

CAPITAL IMPROVEMENT ELEMENT  
Inventory  
Analysis

## **INTRODUCTION**

The principal purpose of this element is to identify the capital improvements that are needed to implement the comprehensive plan and ensure that adopted level of service (LOS) standards are achieved and maintained for concurrency related facilities (sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities, including mass transit where applicable.)

A capital improvement is defined here as a non-recurring City-financed physical improvement project at least \$100,000 in magnitude.

## **DATA AND ANALYSIS**

### **FORECAST OF EXPENDITURES**

The City of Plantation meets the comprehensive plan level of service requirements for transportation/traffic, parks and recreation, and infrastructure.

#### **Transportation Improvements Program (TIP):**

- TIP # 52 Florida Turnpike widening – adding two lanes. Cost: \$3,000,000; Source: Broward Metropolitan Organization Transportation Improvement Program FY 2010/11-FY 2014/15; Timing: Fiscal Year 2010/11.
- TIP # 1462 Sunrise Blvd. Resurfacing – NW 56<sup>th</sup> Avenue to the Florida Turnpike. Cost: \$472,000; Source: Broward Metropolitan Organization Transportation Improvement Program FY 2010/11-FY 2014/15; Timing: Fiscal Year 2010/11.
- TIP # 1537 I-595 Reconstruction – From east of I-75 to west of I-95. Cost: \$18,900,000; Source: Broward Metropolitan Organization Transportation Improvement Program FY 2010/11-FY 2014/15; Timing: Fiscal Year 2010/11-2013/14.

Note: Other projects noted in the Metropolitan Planning Organization Transportation Improvement Plan not listed here are not required to meet Transportation LOS Requirements. TIP Nos. 53, 1462, and 1537 are funded by other government agencies.

#### **Parks and Recreation**

The Comprehensive Plan requires four (4) acres of park and open space for each 1,000 persons in the City. Based on a projected build-out population of 97,061 persons in 2015, 388.2 acres are required. Existing parks and open space total approximately 640 acres, or over six and one-half (6 ½ ) acres per thousand.

#### **Infrastructure Element:**

- Neighborhood sewer main rehabilitation. Cost: \$8,900,000; Source: Utilities Department; Timing: Fiscal Years 2010/11-2014/15.
- Neighborhood water main rehabilitation. Cost: \$8,900,000; Source: Utilities Department ; Timing: Fiscal Years 2010/11-2014/15.
- Alternative Water Supply Reuse. Cost \$33,000,000; Source: Utilities Department, Timing: Fiscal years 2012/13-2014/15.

## **SCHOOL AND PUBLIC HEALTH FACILITIES**

The City is serviced by Plantation General Hospital and Westside Regional Hospital.

The following are the public schools located in the City and their service areas:

- Peters Elementary  
Central Plantation, i.e. between Broward Blvd. and Plantation Canal plus Plantation Acres.
- Mirror Lake Elementary  
North of the Plantation Canal and east of University Drive.
- Plantation Elementary  
East of the Turnpike and north of Broward Blvd.
- Plantation Park Elementary  
West of Turnpike, south of Broward Blvd. to Holloway Canal.
- Tropical Elementary  
West of Holloway Canal, south of Broward Blvd to Hiatus Road.
- Seminole Middle  
West of Turnpike and generally south of Plantation Canal/Broward Blvd.
- Plantation Middle  
Northeastern Plantation, i.e. east of University Drive and north of Broward Blvd.
- Plantation High  
North of Broward Blvd., including areas outside Plantation.
- South Plantation High  
South of Broward Blvd., including areas outside Plantation.
- Central Park Elementary  
East of Hiatus Rd., west of Pine Island Rd., generally south of Sunrise Blvd.

## SOURCES OF REVENUE

The following are the principal current and projected sources of revenue for capital projects undertaken by the City.

General Fund: This fund is the source of ordinary capital projects and replacements for general government departments. Ad valorem taxes amount to approximately 41% of the revenue, excluding Appropriated Fund Balance/Reserves/Net Assets. Franchise fees and utility taxes account for 20% of the revenue. As of September 30, 2010, the fund had an approximate balance of \$15,711,182. The projected balance of the fund in fiscal year 2011/2012 is \$15,711,182 as well.

Designated Capital Improvement and Reserve Fund : This is the principal source for larger City projects. Its origins are General Fund surpluses from prior years plus interest. The latter typically amounts to about \$2,500,000 per year. This fund had an approximate balance \$13,380,052 as of September 30, 2010. The projected balance of the fund in fiscal year 2011/2012 is \$12,055,052.

Utility Funds: User and impact fees are major sources going into this fund for water and wastewater utilities. As of September 30, 2010, the Utilities system had over \$16,328,622 in unrestricted funds available for operating and future projects.

In response to the City's 10-Year Water Supply Conservation Plan, the Utilities Department implemented a water and wastewater rate structure in June 2009 to meet present projects and lay the foundation for future needs.

The June 2009 rate structure changes are anticipated to be sufficient to (a) meet the rate covenant of the existing SRF loan agreement with the FDEP; and (b) meet the assumed rate covenant with respect to the issuance of anticipated utility revenue bonds. Again, the June 2009 rate structure changes have prepared the City to fund a series of bond issues to fund major water and wastewater capital projects with construction beginning in 2013/2014.

- \* Water Repair and Replacement is funded by user fees (residential and non-residential bills) and development-generated impact fees.
- \* Wastewater Repair and Replacement is funded by user fees from residential and non-residential users and development-generated impact fees.

Road and Traffic Control Fund: This is the City's portion of the State Revenue Sharing of the gasoline tax and local option gas tax. Gasoline tax revenues are used for sidewalk construction, street resurfacing, and road drainage. As of September 30, 2010, the Road and Traffic Control Fund had an approximate balance of \$676,542.

2003 Bond Construction Fund: The City issued bonds for construction of various City projects. These funds are dedicated for capital projects, including development of park sites. As of September 30, 2010 , \$1,245,848 is available for additional capital projects.

Plantation Midtown Development District Funds: This includes Special Taxing District funds, (currently 0.4702 mills; up to 2.000 mills allowed) applied to all properties within the Midtown Development District. As of September 30, 2010, the approximate balances of available funds are \$987,712.

Broward County Redevelopment Grant: The City of Plantation and Broward County entered into an Interlocal Agreement dated June 13, 2006 whereas the County agreed to provide funding of public improvement projects that are associated with private redevelopment projects for the Plantation Midtown Development District within the parameters of the Midtown Redevelopment Capital Program.

## **ANALYSIS**

### **PUBLIC FACILITY PLANNING PRINCIPLES**

The basic principles applied for construction, extension, or increase in capacity of public facilities as well as addressing existing public facility deficiencies include:

1. Corrects public hazards;
2. Eliminates existing deficiencies as described by the minimum levels of service;
3. Provides capacity for developments that have received a valid Development Order/Permits determination when such developments are within the City Service Areas;
4. Provides for the renewal and replacement of, and improvement to, existing public infrastructure and physical assets;
5. Maintains levels of service as new growth occurs;
6. Increases existing levels of service as new growth occurs;
7. Where financially feasible, promotes reuse and rehabilitation over new construction;
8. Increases existing levels of service to desired levels of service;
9. Implements the Goals, Objectives, and Policies of other Plan elements;
10. Takes advantage of an opportunity to promote the community sense of place, quality of environment, or one of the City's conceptual or master design plans; and is otherwise determined by the city governing body to be desirable and appropriate for the City.

### **FISCAL, LOCATION AND TIMING IMPLICATIONS OF DEFICIENCIES AND NEEDS**

The first section of this Element, "Forecast of Expenditures," shows the proposed public facility with cost estimates, when the facility will be needed, the general location of the facility and projected revenue sources for funding. In the context of the ten principles outlined above and the Land Use Plan, the following standards will be applied to ensure the availability of public facilities and adequacy of the facilities including acceptable level of service:

1. Highest priority are the replacement of aging infrastructures in older sections of the City, especially the replacement of older galvanized and ductile iron water mains and vitrious clay sewer lines. Attention is being given to "optimizing treatment methods." An Annual Engineering Study and Report will be used to show future areas with deficiencies and identify alternatives. Funding for these projects is coming from the Utility Reserve Funds.
2. The 10-Year Water Supply Plan identified the need to investigate alternative water supply and or conservation, due the limits of the City's Consumptive Use Permit. The City chose two projects. One has been implemented, which is a water rate hike based on usage. This water rate fee increase has been very effective, encourage water conservation among the City's residents and businesses.

The second is a possible wastewater reuse program. The City is preparing for the construction in the fiscal years 2013/2014 and 2014/15. This project is anticipated to be funded by Utility Bonds based on a water rate and use study.

3. Street improvements to accommodate the increasing traffic volumes reflected in the Transportation Element are primarily a County, State and developer responsibility.

The fiscal implications of addressing the deficiencies and needs in this manner are as follows:

1. Assure continued water and wastewater user fee revenues sufficient to fund improvements and meet bond obligations.
2. Continue to strengthen the ad valorem tax base particularly in the Plantation Midtown area, in order to feed the Designated Capital Improvement and Reserve Fund through the General Fund.

## **PUBLIC HEALTH AND EDUCATION PLANS**

No facilities are planned within Plantation by public health agencies.

**ABILITY TO FINANCE; PROJECTIONS OF REVENUES, EXPENDITURES, TAX BASE, TAX RATE AND OPERATING COSTS**

**Table 2.58  
Ad Valorem Tax Base, Rate and Revenue Projections  
City of Plantation**

CITY OF PLANTATION, FLORIDA  
PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL YEARS

Fiscal Year Ended 9/30	Assessed Taxable Value	Gross Property Taxes Levied	Property Taxes Collected	Percent of Collected Tax Levied	Millage Rate
2000	4,347,613,413	16,303,550	15,737,129	96.53	3.750
2001	4,608,306,536	17,672,856	17,202,453	97.34	3.835
2002	4,889,458,699	19,557,835	19,378,350	99.08	4.000
2003	5,186,649,766	20,746,599	19,916,262	96.00	4.000
2004	5,605,119,781	23,821,759	23,191,216	97.35	4.250
2005	6,517,346,088	26,784,455	25,787,198	96.28	4.350
2006	6,895,063,091	31,640,755	30,173,550	95.36	4.589
2007	7,891,491,784	36,213,269	34,788,581	96.07	3.915
2008	8,669,046,319	33,943,651	32,410,458	95.48	3.916
2009	8,163,025,733	31,910,200	32,248,294	101.10	4.093
2010	7,407,604,993	32,107,200	31,902,353	99.36	4.5142
2011*	6,656,786,025	28,876,900	28,299,362	98.00	4.5142

\*2011 Estimate

Source: City of Plantation, Finance Department, 2010.

## **Debt Service Projections**

In April 2002, the City issued \$22,360,000 of serial bonds maturing from 2007 to 2011. The 2002 Bonds were issued to provide for the acquisition, construction, and equipping of certain capital improvements including: (1) park development, (2) recreation and cultural facilities, (3) purchase of real property and interests therein, (4) police and fire equipment and facilities, (5) purchase and upgrading of electronic or information technologies, (6) installation, construction, and relocation of roadway and utilities infrastructure, and (7) other City facilities and equipment. The bond issue also paid the cost of the issue and established a reserve account. This debt will be eliminated in 2011.

In August 2002, the City secured a line of credit/term note for the purpose of financing dredging and dredging improvements for certain canals in the City. Repayment of this obligation will be made primarily from special assessments levied against the 474 benefited parcels of property. This debt will be eliminated in the year 2012.

In June 2003, the City issued \$28,480,000 of serial bonds maturing from 2004 to 2024. The 2003 Bonds were issued to provide for the refunding of the City's Electric Franchise Fee Revenue Bonds, Series 1993, pay the cost of issuing and insuring the Series 2003 Bonds, fund a debt service reserve account for the Series 2003 Bonds and pay a portion of the costs for one or more of the following: (a) planning and building a Plantation Midtown Development District Transit Greenway Project, (b) renovations to the Kennedy Community Center, (c) a City building expansion project, and (d) an economic development project.

Table 2.59 shows the annual debt service requirements for all Governmental debt for the first five years and in increments of five years thereafter.

**Table 2.59**  
**Series 2002 and 2003 Non-Ad valorem**  
**Revenue Bonds and Dredging Series 2002A**  
**Promissory Note**

	<b>Principle</b>	<b>Interest</b>	<b>Principal plus Interest</b>
2002 Bond			
2010	5,648,450	10,000	5,658,450
2011	5,658,650	3,500	5,662,150
2002 Dredging Bond			
2010	192,150	2,000	194,150
2011	194,050	0	194,050
2012	194,126	0	194,126
2003 Bond			
2010	1,030,000	950,652.50	1,980,652.50
2011	1,060,000	924,902.50	1,984,902.50
2012	1,555,000	895,752.50	2,245,752.50
2013	1,590,000	852,990	2,442,990
2014	1,640,000	805,290	2,445,290
2015-2019	8,575,000	3,013,450	11,588,450
2020-2024	8,070,000	1,052,837.50	9,122,837.50

**Source: City of Plantation, Finance Department, 2010**

In addition to the Governmental debt shown above the City has Enterprise related debt indicated below.

In June 2003, the City issued \$8,320,000 of serial bonds maturing from 2004 to 2024. This portion of the 2003 Bonds were issued to provide for the development of a golf course and park element on land acquired at the golf course site.

The City issued \$17,636,726 Series 1989 Water and Sewer Revenue Capital Appreciation Bonds, and entered into a \$12,077,791 Federal Department of Environmental Regulation Revolving Loan for the expansion of its regional plant and certain modifications to an existing pump station.

In June 2003, the City issued \$8,320,000 of serial bonds maturing from 2004 to 2024. This portion of the 2003 Bonds were issued to provide for the development of a golf course and park element on land acquired at the golf course site.

Table 2.60 shows the annual debt service requirements for all Enterprise related debt for the first five years and in increments of five years thereafter.

**Table 2.60**  
**2003 Non-Ad valorem**  
**Revenue Bonds-Golf Course**  
**1989 Water and Sewer Capital**  
**Appreciation Bonds, DER Loan,**  
**and**

	<b>Principle</b>	<b>Interest</b>	<b>Principal plus Interest</b>
2003 Bond Golf Course			
2010	---	363,048	363,048
2011	---	363,048	363,048
2012	245,000	363,048	608,048
2013	250,000	356,310	606,310
2014	260,000	348,810	608,810
2015-2019	2,070,000	1,585,950	3,655,950
2020-2024	5,495,000	717,700	6,212,700
DER Loan			
2010	862,478	37,522	900,000
2011	21,510	15,341	36,851
2012	43,897	29,805	73,702
2013	45,095	28,607	73,702
2014	46,326	27,376	73,702
2015-2020	307,743	134,469	442,212
2021-2031	669,597	104,274	773,871
1989 Water Sewer Capital Bond			
2010	479,260	246,190	725,450
2011	500,358	225,092	725,450
2012	522,358	203,092	725,450
2013	545,378	180,072	725,450
2014	569,384	156,066	725,450
2015-2020	3,245,680	1,107,020	4,352,700

**Source: City of Plantation, Finance Department, 2010**