



COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

VOLUME 10.0



DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

**CAPITAL IMPROVEMENTS ELEMENT
OF THE
DEERFIELD BEACH COMPREHENSIVE PLAN**

**Adopted April 21, 2015
Revised Capital Improvement Plan FY 16-FY20**

Prepared by the
City of Deerfield Beach

In compliance with the Local Government Comprehensive Planning and
Land Development Regulation Act and Florida State Statute Chapter 163

CITY OF DEERFIELD BEACH

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10.0 CAPITAL IMPROVEMENTS ELEMENT

10.1 INTRODUCTION

The Florida legislature mandated that local governments plan for the availability of public facilities and services to support development concurrent with the impact of such development. Consequently, the Capital Improvements Element (CIE) and Schedule of Improvements has become the “cornerstone” of achieving this mandate. The purpose of the CIE is to: 1) identify the capital improvements that are needed to implement the Plan; 2) 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; 3) estimate the costs of improvements for which local government has fiscal responsibility; 4) analyze the fiscal capability of the local government to finance and construct improvements; and 5) adopt financial policies to guide the funding and construction of improvements. The CIE must demonstrate the economic feasibility and fiscal responsibility of the comprehensive plan.

10.2 GOALS, OBJECTIVES AND POLICIES

10.2.1 PURPOSE AND DEFINITION OF GOALS, OBJECTIVES AND POLICIES

The Florida Department of Community Affairs defines goals, objectives, and policies (for planning purposes) as follows:

GOAL, the long-term end toward which programs or activities are ultimately directed;

OBJECTIVE, a specific, measurable, intermediate end that is achievable and marks progress toward a goal;

POLICY, the way in which programs and activities are conducted to achieve an identified goal.

The goals, objectives and policies set forth in the Capital Improvement Element are the general ends the City wants to achieve; the objectives that need to be accomplished to achieve them; and the positions, programs and level of service standards which need to be adopted in order to achieve the objectives. The goals of the City are designed to represent a picture of what the City will be like once the plan is implemented. These goals can represent both physical and non-physical ends. Some examples of non-physical ends are employment opportunity, economic vitality, community pride and public participation.

10.2.2 GOAL SETTING PROCESS

The capital improvement goals, objectives and policies were originally developed over several months by numerous different groups and individuals. City staff provided the Local Planning Agency (LPA) with a description of existing and projected demographic and land use conditions. These findings were discussed in depth during a series of workshop meetings, and a list of the major concerns expressed by the LPA was compiled.

These concerns were then discussed with a Comprehensive Planning Task Force organized by the Greater Deerfield Beach Chamber of Commerce. Using the combined input from the Chamber's Task Force and the LPA, a draft of Goals and Objectives was developed and presented at a series of public hearings held by the LPA and, later, the City Commission. Policies needed to effectuate the goals and objectives were then developed, relying upon input from workshops with the City Commission and from the City Manager. Subsequently, final drafts of the Land Use Goals, Objectives and Policies were prepared and presented at another series of public hearings. Ample opportunity for written and oral comments was given at each of these public hearings. Public comment was duly considered, and the drafts were appropriately modified.

In 2006, the goals, objectives and policies were amended based upon the 2005 Evaluation and Appraisal Report. Updates were made based upon changes in Florida Statutes and Rules, changes to the South Florida Regional Planning Council's Strategic Regional Policy Plan and changes in City circumstances. These changes were made after comments were heard at a public workshop, a public hearing held by the LPA, and later the City Commission. A final draft of the Element was prepared based upon comments heard at these meetings.

10.2.3 CAPITAL IMPROVEMENTS GOALS, OBJECTIVES AND POLICIES

GOAL CIE 1.0: The City will provide, in a timely and cost effective manner, whatever public facilities are necessary within its jurisdiction to meet the adopted level of service standards established by the comprehensive plan.

Objective CIE 1.1: Capital improvements will be provided as a means to meet existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the Five Year Schedule of Improvements.

Policy CIE 1.1.1: The City shall include all projects identified in the other elements of this plan and having a cost of at least \$25,000, as capital improvement projects within the Five Year Schedule of Improvements of this element.

Policy CIE 1.1.2: The City shall, as a matter of priority, schedule and fund all capital improvement projects in the Five Year Schedule of Improvements which are meant to correct existing deficiencies.

Policy CIE 1.1.3: The City Manager, in conjunction with the annual updating of the Five Year Capital Improvement Program and the Five Year Schedule of Improvements, shall evaluate proposed projects and make recommendations to the city commission based on the following criteria.

- a) the project will maintain appropriate level of service standards,
- b) the project preserves and protects, public health and safety, fulfills the city's legal commitment to provide facilities and services, or achieves full use of existing facilities.
- c) the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service.
- d) the project is financially feasible, in terms of both capital and operational costs, and represents a logical extension of existing facilities and services.
- e) the project is consistent with County plans and the plans of other agencies.

Policy CIE 1.1.4: The Capital Improvements Element shall be updated on an annual basis per the requirements of Section 163.3177(3)(b), F.S..

Policy CIE 1.1.5: Continue implementation of approved master plans as outlined within the Transportation, Recreation and Utility Elements.

Policy CIE 1.1.6: The City shall continue to provide for the availability of public facilities and services needed to support previously approved and new development concurrent with the impact of such development.

Objective CIE 1.2: Public expenditures that subsidize development in coastal high hazard areas (CHHA) will be limited to those improvements, if any, included in the Coastal Management Element.

Policy CIE 1.2.1: The City shall expend funds in high hazard coastal areas for the replacement and renewal of existing public facilities, but will not encourage the development of additional public facilities, unless those facilities will increase public safety and the ability to evacuate the coastal area when necessary.

Policy CIE 1.2.2: The City shall continue to provide or require provision of public recreational facilities and parking within the high hazard coastal areas.

Policy CIE 1.2.3: Appropriations for infrastructure shall be made only to maintain existing infrastructure within CHHA unless LOS standards are not being met.

Objective CIE 1.3: Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service standards.

Policy CIE 1.3.1: The City will explore various impact fees which have proven successful in other jurisdictions and will consider their adoption if they appear to be reasonable and can be administered in a cost effective and equitable manner. Such impact fees will be used to assess new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by said developments in order to adequately maintain adopted level of service standards.

Policy CIE 1.3.2: Bond funding alternatives will be evaluated for all projects to ensure that the future population shares in construction costs.

Objective CIE 1.4: The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy CIE 1.4.1: Prior to the issuance of certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders were previously issued.

Policy CIE 1.4.2: General obligation bonds, backed by the full faith and credit of the City, shall be issued only if all general obligation bonds outstanding at the time together with the amounts of bonds proposed to be issued does not exceed fifteen percent (15%) of the assessed valuation of taxable property.

Policy CIE 1.4.3: The annual adoption of a Five - Year Capital Improvement Program shall be an integral part of the City's annual budgeting process.

Policy CIE 1.4.4: The City shall account for its water and sewer and solid waste operations through the use of enterprise funds.

Policy CIE 1.4.5: The water and sewer and solid waste operations shall be fully supported by their respective rate structures.

Policy CIE 1.4.6: The City shall attempt to keep its year-end general fund undesignated fund balance at a level equal to five percent (5%) of the total general fund expenditures for that year.

Policy CIE 1.4.7: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy CIE 1.4.8: The City shall use its fiscal policies to direct its capital expenditures toward improvements which recognize the policies established within the other elements of this comprehensive plan.

Objective CIE 1.5: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed. Such land use decisions will be coordinated with the Five Year Schedule of Capital Improvements which is designed to maintain the adopted level of service standards.

Policy CIE 1.5.1: The City shall use the following level of service standards in reviewing the impacts of new development and redevelopment upon public facilities:

- **Sanitary Sewer Wastewater Treatment:** The LOS standard for the City's service area shall be 126 gallons average annual daily flow per capita of permanent populations. Non-residential flows are included in this factor.

Wastewater treatment and disposal capacity for customers living in the city, but served by the Broward County wastewater system are set by the county per their Comprehensive Plan.

- **Solid Waste:** The LOS for collection (including municipal solid waste and recyclables) is 5.4 lbs/capita/day. The LOS for solid waste disposal is 7.0 lbs/person/day.

As part of the annexation agreements, the City provides, or will provide within 5 years, solid waste services for the entire City, including those areas annexed from Broward. The City's solid waste LOS standards would then apply to these areas.

- **Stormwater Management:** The level of service standards for drainage will be consistent with the regulations of the South Florida Water Management District (SFWMD), Broward County Water Resources Management Division (WRMD), and the Florida Building Code. The City has no additional drainage standards and abides by those of the WRMD and SFWMD. The application of level of service standards are based on regulatory systems set up by the SFWMD, Broward County and the City of Deerfield Beach. Together they assure that development orders are not issued unless necessary drainage facilities will be in place. These regulations include:
 - a) Drainage discharge quantity shall be determined from a three day 25 year design storm. Peak runoff shall not exceed 35 cubic feet per second per square mile.
 - b) First floor elevations in high risk areas shall be set at or above the 100 year storm flood elevation per the most recent Flood Rate Insurance Map.
 - c) Street elevations shall be set at or above the 10-year design storm flood elevation per the County's Flood Criteria Map.
 - d) Water quality shall be considered preserved when ½ inch of stormwater runoff is retained on-site or as required.
- **Potable Water:** The LOS for the City's service area is 175 gallons per capita per day (gpcd) for average annual residential service. The system-wide LOS (including non-residential and irrigation) is 200 gpcd on an average day basis and 265 gpcd on a maximum day basis.

The minimum LOS maintained for system pressure is 40 pounds per square inch (psi) under normal operating conditions and 20 psi under fire flow conditions.

Potable water needs for customers who are within the City limits but served by the Broward County system is set by the county according to the Broward County Comprehensive Plan. The County's Level of Service (LOS) standard is an average day flow demand. The potable water average day demand is multiplied by a factor for each particular water district to determine the maximum day demand available for supply that is being requested. An analysis of available potable water capacity is then

included prior to commitments to serve permitted undeveloped projects, as well as current customer usage.

- **Recreation and Open Space:** The City shall provide a minimum LOS of three (3) acres of community and/or regional parks within the city limits for every 1,000 permanent residents, including those areas annexed from Broward County. Recreational LOS acreage shall comply with the requirements outlined in the Broward County Comprehensive Plan.
- **Transportation Concurrency:** LOS standards for roadways shall be as follows:

a.) City collector roadways: LOS D for peak hour travel.

b.) State and county arterial roadways: Shall comply with the County’s transit oriented concurrency (TOC) standards for the Northeast District. Within the Northeast Concurrency District, the transportation LOS standard for the purpose of issuing development orders and permits are to achieve and maintain the following by FY 2009:

- Achieve headways of 30 minutes or less on 90% of routes.
- Establish at least one neighborhood transit center.
- Establish at least one additional community bus route.
- Overall TOC districts shall increase the number of bus stop shelters by 30 percent.
- Maintain the maximum service volumes on arterial roadways within the Northeast District as stated in Table 10.1

Table 10.1 Peak Hour Two Way Maximum Service Volumes

	State and County roads
Two-lane arterials	2555
Four-lane arterials	5442
Six-lane arterials	8190
Eight-lane arterials	10605

(Maximum Service Volumes are calculated from “Generalized Peak Hour Two-way Volumes for Florida’s Urbanized Areas”, as Published by the Florida Department of Transportation (FDOT), as 75% above the volumes for Class II State 2-way arterials LOS D.)

c.) The transportation LOS standards for the purpose of long range transportation planning are per the policies of the Broward County Transportation Element as noted below:

For roadway facilities included in the Strategic Intermodal System (SIS) or the Florida Intrastate Highway System (FIHS), the Generalized Peak Hour Two-way Level of Service Standard, established by the Florida Department of Transportation shall be per Table 10.2.

Table 10.2 Long Range Transportation Planning LOS

FIHS Roadway and SIS Corridor	Roadway Segment	LOS Standard
Florida Turnpike	Miami-Dade County line to Palm Beach County line	D
Interstate 95	Miami-Dade County Line to Palm Beach County line	E
Sawgrass Expressway	Interstate 75 to S.W. 10 th Street	D
Hillsboro Blvd.	I-95 to Deerfield Beach Tri-Rail Station	D

(For facilities not within the FIHS, the LOS standard shall be the generalized two-way peak-hour LOS “D” standard volumes depicted on Table F-1, Level of Service Manual, Florida Department of Transportation, (2002) within all Districts other than the eastern core.)

State law requires FDOT to develop a five-year work program which list all transportation projects and planned expenditures over the next five years. As a component of that plan, SIS project funding shall be in accordance with the FDOT five-year work program. The SIS Cost Feasibility Plan will be the primary source of SIS projects that are selected for inclusion in the work program. The financial feasibility of SIS and FIHS roadway projects are subject to Federal guidelines for use of Federal funds and their eligibility.

Based on policies of the Broward County Transportation Element, the County shall adopt a five-year County Transit Program (CTP) that is projected to achieve the LOS standards for Transportation Concurrency as stated above. The County Commission shall ensure that the CTP is a financially feasible plan. The CTP shall be updated annually. Any change in the County’s LOS standard will require an amendment to the County’s Transportation Element. The City of Deerfield Beach will modify its Transportation and CIE in accordance with any County’s transportation concurrency amendments.

- **School Concurrency:** The uniform, district-wide LOS shall be 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school

Policy CIE 1.5.2: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a.) contribute to a condition of public hazard;
- b.) exacerbate any existing condition of public facility capacity deficits;

- c.) generate public facility demands that may be accommodated by capacity increases planned in the Five Year Schedule of Improvements;
- d.) conform with future land uses as shown on the future land use map;
- e.) if public facilities are developer-provided, accommodate public facility demands based on adopted level of service standards;
- f.) if public facilities are provided, in part or in whole, by the City, demonstrate financial feasibility, subject to this element, and
- g.) affect State agencies' and South Florida Water Management District's facilities plans.

Objective CIE 1.6: The City, in coordination with the County and School Board shall ensure that public school facilities are available for current and future students consistent with available resources per the adopted level of service (LOS).

Policy CIE 1.6.1: Consistent with policies and procedures within the adopted Interlocal Agreement (ILA), the District Educational Facilities Plan (DEFP) shall contain a five (5) year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all Concurrency Service Areas (CSA). This financially feasible schedule shall be updated on an annual basis and adopted into the CIE.

Policy CIE 1.6.2: The uniform, district-wide LOS shall be 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy CIE 1.6.3: The adopted LOS shall be applied consistently by the City, County, and the School Board, district-wide to all schools of the same type.

Policy CIE 1.6.4: The School Board's DEFP, including the five-year schedule of capital improvements, as adopted September 7, 2010 and amended by the School Board is hereby adopted by reference into the CIE.

10.3 CONSISTENCY WITH STATE, REGIONAL AND COUNTY PLANS

Chapter 163, F.S. requires “coordination of the local comprehensive plan with the comprehensive plans of adjacent municipalities, the County, adjacent Counties, or the region...and with the State Comprehensive Plan.”

During development of the 1989 Comprehensive Plan, city staff was involved in a variety of activities to insure consistency of the City’s plan with the State Comprehensive Plan, the South Florida Regional Planning Council’s Policy Plan, and the Broward County Comprehensive Plan. These activities included attendance at Florida Department of Community Affairs workshops, meetings with adjacent local governments, membership on comprehensive planning committees and analysis of other plans.

City staff attended meetings and workshops conducted by the Florida Department of Community Affairs. These meetings provided technical information and insight into the Department’s expectations regarding the development of the comprehensive plan.

The City of Deerfield Beach submitted drafts of portions of its Comprehensive Plan to several state agencies, which had provided funds for their development. The comments provided by these agencies assisted in insuring comprehensive plan consistency. The City received technical memorandums from state agencies regarding preparation of the comprehensive plans. The ideas and recommendations from these memorandums were incorporated into the City’s plan.

City staff met with the South Florida Regional Planning Council and South Florida Water Management District to coordinate development of the Comprehensive Plan. The Regional Planning Council provided a copy of the Comprehensive Review Process. This document describes the comprehensive planning process, lists ideas and expectations the Council has for the plans and provides checklists for information to be contained within the Plans.

In 2006, the City adopted the 2005 Evaluation and Appraisal Report (EAR). As a result, corrections, modifications of time frames, and the addition of policies mandated by Chapter 163, F.S. have been included in this element as EAR-based amendments.

10.4 BASELINE DATA

10.4.1 PUBLIC FACILITIES INVENTORY

The analyses performed in the other comprehensive plan elements have identified facility improvements needed to meet the demands of existing and future development. The impacts of new or improved public educational and public health care systems and facilities on the provision of infrastructure were examined within these analyses.

10.4.1.1 Consistency With Other Comprehensive Plan Elements

The Utilities Element lists the capital improvements necessary for sanitary sewer, solid waste, stormwater management, potable water, and natural groundwater aquifer recharge under the Capital Improvements, Labor, and Organizational Needs sections of the element.

The Transportation Element describes necessary improvements to streets, bikeways, pedestrian networks, and transit in the Implementation Strategies section. The listed Broward County Transportation Improvement Program (TIP) projects are funded federal, state and county projects that support regional transit and long range transportation concurrency per LOS transportation standards.

The Recreation and Open Space explains that while the City is meeting its level of service, there are capital improvements planned for the next planning horizon as part of the Park System Master Plan. These projects are listed in the Capital Improvements, Labor, and Organizational Needs section of the element.

The Future Land Use Element supports the facilities needs identified in the Utilities, Transportation, and Recreation and Open Space Elements. The other elements of the plan, Housing, Coastal Management, Conservation, and Intergovernmental Coordination do not specifically identify any capital improvement needs.

10.4.1.2 Five Year Schedule of Capital Improvements

The Plan has identified facility improvements which are needed to meet the demands of existing and future development. Table 10.3 identifies those capital improvements which are required to meet level of service standards as defined in Policy CIE 1.5.1 and those projects that support the GOP's of the Plan for fiscal years 16-20.

In 2005, the City performed an assessment of its Plan and its ability to meet the demands of growth on infrastructure, maintain level of service (LOS) standards, provide public services and facilities, concurrency management and financial feasibility throughout the 2025 planning period. The assessment concluded, that except for meeting potable water LOS standards, (which are subject to the Lower East Coast Regional Water Supply Plan (LECRWSP) requirements), all LOS standards were being met and would continue to be met throughout the 2025 planning period. The potable water projects listed in Table 10.3 are in compliance with the LECWSP. Potable LOS standards will be met throughout the 2030 planning period in concert with the regional water supply plan.

Table 10.3 Five Year Schedule of Capital Improvements FY 2016- FY2019

PROJ. NO.	PROJECT DESCRIPTION	PROJECT COST	FISCAL YEAR	* FUNDED / UNFUNDED	PRIORITY	FUND SOURCE
<u>POTABLE WATER</u>						
WS001	East Plant Site - 4 MGD Storage Tank	\$2,000,000	2017	Funded		4
WS001	East Plant Site - 4 MGD Storage Tank	\$2,000,000	2018	Funded		4
WS005	1MGD Elevated Storage Tank Rehab	\$350,000	2016	Funded		4
WS006	Automatic Meter Reading	\$500,000	2016	Funded		4
WS006	Automatic Meter Reading	\$500,000	2017	Funded		4
WS006	Automatic Meter Reading	\$500,000	2018	Funded		4
-	Replace 3 yd Loader (veh# 739)	\$140,000	2018	Funded		4
WS007	Well Rehab. (wells 17,18 and 21)	\$100,000	2015	Funded		4
WS008	High Service Pump Replacement Motors (Pumps 9, 10 and 11)	\$40,000	2016	Funded		4
WS009	East Plant Demolition	\$150,000	2016	Funded		4
	Replace Vacuum Truck (veh#4409)	\$300,000	2016	Funded		4
	Replace Vehicle #110	\$35,000	2016	Funded		4
	Replace Ford Pickup	\$30,000	2016	Funded		4
	Replace Utility Service #4421 &402	\$90,000	2016	Funded		4
	Potable Water Subtotal:	\$6,735,000				
<u>DRAINAGE</u>						
DR004	Misc. drainage projects	\$200,000	2016	Funded		4
	Drainage Subtotal:	\$200,000				
<u>SANITARY SEWER</u>						
WS003	Gravity Sewer Lining	\$1,200,000	2016	Funded		6
WS003	Gravity Sewer Lining	\$1,200,000	2017	Funded		6
WS003	Gravity Sewer Lining	\$1,200,000	2018	Funded		6
WS003	Gravity Sewer Lining	\$1,200,000	2019	Funded		6
WS003	Gravity Sewer Lining	\$1,200,000	2020	Funded		6
WS004	Rehab of Lift Stations	\$450,000	2016	Funded		6
WS007	Gravity Sewer Lateral Lining	\$150,000	2016	Funded		6
WS007	Gravity Sewer Lateral Lining	\$150,000	2017	Funded		6
WS007	Gravity Sewer Lateral Lining	\$150,000	2018	Funded		6
WS007	Gravity Sewer Lateral Lining	\$150,000	2019	Funded		6
WS007	Gravity Sewer Lateral Lining	\$150,000	2020	Funded		6
	Replace Service Trucks (veh # 4401,4425)	\$150,000	2016	Funded		4
	Replace TV Truck (veh #4407)	\$240,000	2017	Funded		4
	Replace Vac. Truck #488	\$300,000	2015	Funded		4
	Sanitary Sewer Subtotal:	\$7,890,000				
<u>SOLID WASTE/RECYCLING</u>						
	<i>Equipment/ Fleet</i>					
	Replace Boom Trash Truck 147	\$245,000	2016	Funded		3

	Replace Boom Trash Truck 148	\$245,000	2016	Funded		3
	Replace Roll-off Truck 155	\$315,000	2016	Funded		3
	Replace Heil Front Loader Truck 157	\$400,000	2016	Funded		3
	Replace Heil Front Loader Truck 183	\$400,000	2016	Funded		3
	Replace GS products Recycle Truck 5103	\$390,00	2016	Funded		3
	Replace Ford Escape Truck 555	\$35,000	2016	Funded		3
	Pneumatic fork lift	\$60,000	2016	Funded		3
	Replace/repair Misc. Dumpsters, roll-offs and other containers	\$500,000	2016	Funded		3
	Replace Boom Trash Truck 185	\$270,000	2017	Funded		3
	Replace Boom Trash Truck 186	\$270,000	2017	Funded		3
	Replace Trash Truck 193	\$429,000	2017	Funded		3
	Replace/repair Misc. Dumpsters, roll-offs and other containers	\$350,000	2017	Funded		3
	Replace Boom Trash Truck 5101	\$283,000	2018	Funded		3
	Replace Boom Trash Truck 5102	\$283,000	2018	Funded		3
	Replace GS Products Recycle Truck 5104	\$450,000	2018	Funded		3
	Replace Trash Truck 5105	\$225,000	2018	Funded		3
	Replace EZ Pack Front Loader Truck 5106	\$420,000	2018	Funded		3
	Replace Ford Escape Truck 187	\$31,000	2018	Funded		3
	Replace/repair Misc. Dumpsters, roll-offs and other containers	\$300,000	2018	Funded		3
	Replace EZ Pack Front Loader Truck 5110	\$441,000	2019	Funded		3
	Replace EZ Pack Front Loader Truck 5111	\$441,000	2019	Funded		3
	Replace Mack Roll-off Truck 5112	\$382,000	2019	Funded		3
	Replace Mack Roll-off Truck 5113	\$382,000	2019	Funded		3
	Replace GS Products Recycle Truck 5114	\$473,000	2019	Funded		3
	Replace GS Prod. Recycle Truck 5115	\$473,000	2019	Funded		3
	Replace GS Products Recycle Truck 5116	\$473,000	2019	Funded		3
	Replace Heil Front Loader Truck 5117	\$441,000	2019	Funded		3
	Replace Automated Sideloaders Truck 5119	\$473,000	2019	Funded		3
	Replace F150 Pickup Truck 5107	\$31,000	2019	Funded		3
	Replace F150 Pickup Truck 5108	\$31,000	2019	Funded		3
	Replace/repair Misc. Dumpsters, roll-offs and other containers	\$250,000	2019	Funded		3
	Replace Autocar Sideloaders Truck	\$500,000	2020	Funded		3
	Replace Mack Auto. Sideloaders Tr	\$500,000	2020	Funded		3
	Replace F150 Pickup Truck 5118	\$37,000	2020	Funded		3
	Replace/repair Misc. Dumpsters,	\$200,000	2020	Funded		3

	roll-offs and other containers					
	Solid Waste/Recycling Subtotal:	\$11,429,000				
<u>TRANSPORTATION IMPROVEMENTS</u>						
TR002	Concrete Sidewalk Construction Program	\$200,000	2016	Unfunded	1	2
TR002	Concrete Sidewalk Construction Program	\$200,000	2017	Unfunded	1	2
TR002	Concrete Sidewalk Construction Program	\$200,000	2018	Unfunded	1	2
TR002	Concrete Sidewalk Construction Program	\$200,000	2019	Unfunded	1	2
TR002	Concrete Sidewalk Construction Program	\$200,000	2020	Unfunded	1	2
TR003	Rehabilitation of City Bridges	\$500,000	2016	Unfunded	1	2
TR003	Rehabilitation of City Bridges	\$500,000	2017	Unfunded	1	2
TR003	Rehabilitation of City Bridges	\$500,000	2018	Unfunded	1	2
TR004	SW 11th Way - Four lane Imp.	\$400,000	2016	Funded		7
TR004	SW 11th Way - Four lane Imp.	\$6,000,000	2016	Unfunded	3	7
TR004	SW 11th Way - Four lane Imp.	\$3,600,000	2017	Unfunded	3	7
	Rehab. Traffic Signal Mast Arms	\$100,000	2016	Funded		2
	Install Patterned Crosswalks	\$220,000	2016	Funded		2
	Hillsboro Blvd. Lighting	\$60,000	2016	Funded		2
	Replace Street Sweeper (veh # 673)	\$240,000	2016	Unfunded	3	2
	Replace Street Sweeper (veh # 676)	\$240,000	2018	Unfunded	3	2
	CRA Sidewalk Improvements	\$1,000,000	2016	Funded		10
	CRA Beach Area Sidewalks	\$425,000	2016-19	Unfunded	4	10
	CRA Aquisition Entryway/NE 1st Street	\$1,100,000	2017	Unfunded	4	10
	CRA Lighting Upgrades	\$666,900	2016-19	Unfunded	4	10
	Transportation Subtotal:	\$16,551,900				
<u>RECREATION IMPROVEMENTS</u>						
RE001	Constitution Park Rec. Ctr. Renovation	\$300,000	2017	Funded		1
RE002	Pioneer Park Concession/press box	\$700,000	2019	Unfunded	3	9
RE003	Const. Park - Fencing	\$30,000	2016	Funded		1
RE004	Citywide Park Improvements	\$500,000	2017	Funded		1
RE007	Westside Park Center Improvements	\$3,000,000	2018	Unfunded	4	9
RE008	Constitution Park Land Management	\$140,000	2016	Funded		7
RE010	Pioneer Park Upgrades	\$1,275,000	2018	Unfunded	2	9
RE011	Tam O'Shanter Park Design	\$4,000,000	2018	Unfunded	3	9
	Tam O'Shanter Park Design	\$4,000,000	2019	Unfunded	3	9
RE013	Beach Area Landscape	\$50,000	2016	Funded		1
RE014	Aggregate Tree Surrounds- Hillsboro Blvd	\$50,000	2016	Funded		1
RE015	S. Beach Restrooms	\$150,000	2018	Funded		1
RE018	Lifeguard Station (9)	\$400,000	2017	Funded		1
RE020	Citywide Playground Equipment	\$520,000	2016-19	Funded		1
RE021	Citywide Picnic Tables	\$25,000	2016	Funded		1
RE022	Citywide Parks Fencing & Repairs	\$140,000	2016-17	Funded		1

RE023	Tennis Center Improvements	\$125,000	2019	Unfunded	5	1
RE025	Citywide Park Signage	\$75,000	2016-17	Funded		1
RE026	Village of Hillsboro Park Improvements	\$150,000	2017	Funded		1
RE028	McKeithen Park Improvement	\$350,000	2017	Funded		1
RE029	S. Beach Renovations	\$960,000	2018	Unfunded	1	1
RE033	Constitution Park Pavilion	\$40,000	2016	Funded		1
RE034	Sealcoat Pavers- Beach, Pioneer Park	\$175,000	2016	Funded		1
RE035	Powerline Median Beautification (County Line to Sample)	\$300,000	2016	Funded		1
RE036	Hillsboro Lane Elimination	\$100,000	2016	Funded		7
	Hillsboro Lane Elimination	\$260,000	2016	Funded		1
RE037	Waterfall/landscape Imp. Fire Station #1	\$150,000	2016	Funded		1
General:	Equipment /Fleet	\$329,500	2016-18	Funded		12
	CRA Island Entryway Improvements	\$1,000,000	2018	Unfunded	4	10
	CRA Sullivan Park Improvements	\$4,700,000	2016	Funded		10
	CRA N. Beach Pavilion Improvements	\$1,016,500	2016	Unfunded	4	10
	CRA Acquisition Chamber of Commerce	\$350,000	2016	Unfunded	4	10
	Recreation Improvements Subtotal:	\$25,461,000				
<i>MPO/Transportation Improvement Plan</i>						
TIP 188	FAU Research Blvd. add 2 lanes	\$4,000,000	2016-17	Funded		11
4346951	US-1 Bike and sidewalk (Sample to County Line)	\$7,470,352	2017-19	Funded		11
435261	Landscape Sample Rd.	\$453,000	2016	Funded		11
4306021	Hillsboro Resurfacing	\$3,494,685	2016	Funded		11
4327861	Sample Rd. Capacity Study	\$1,025,000	2017-19	Funded		11
TIP	I-95 managed lanes	\$10,994,097	2016-17	Funded		11
4331082	I-95 landscaping	\$610,000	2018	Funded		11
	MPO/FDOT Transportation Projects	\$28,047,143				

***Funded subject to City Commission approval**

LEVEL OF PRIORITY CODES:

- Safety:** Project is needed to reduce or eliminate an unsafe condition or provide
 - 1) additional safety.
- Leveraged Funds:** Project is partially funded by others (grant match, partnering
 - 2) entity, etc.)
- Level of Service:** Project is needed to maintain an adopted LOS or address a
 - 3) deficiency.
- 4) **Enhancement Project:** None of the above apply.

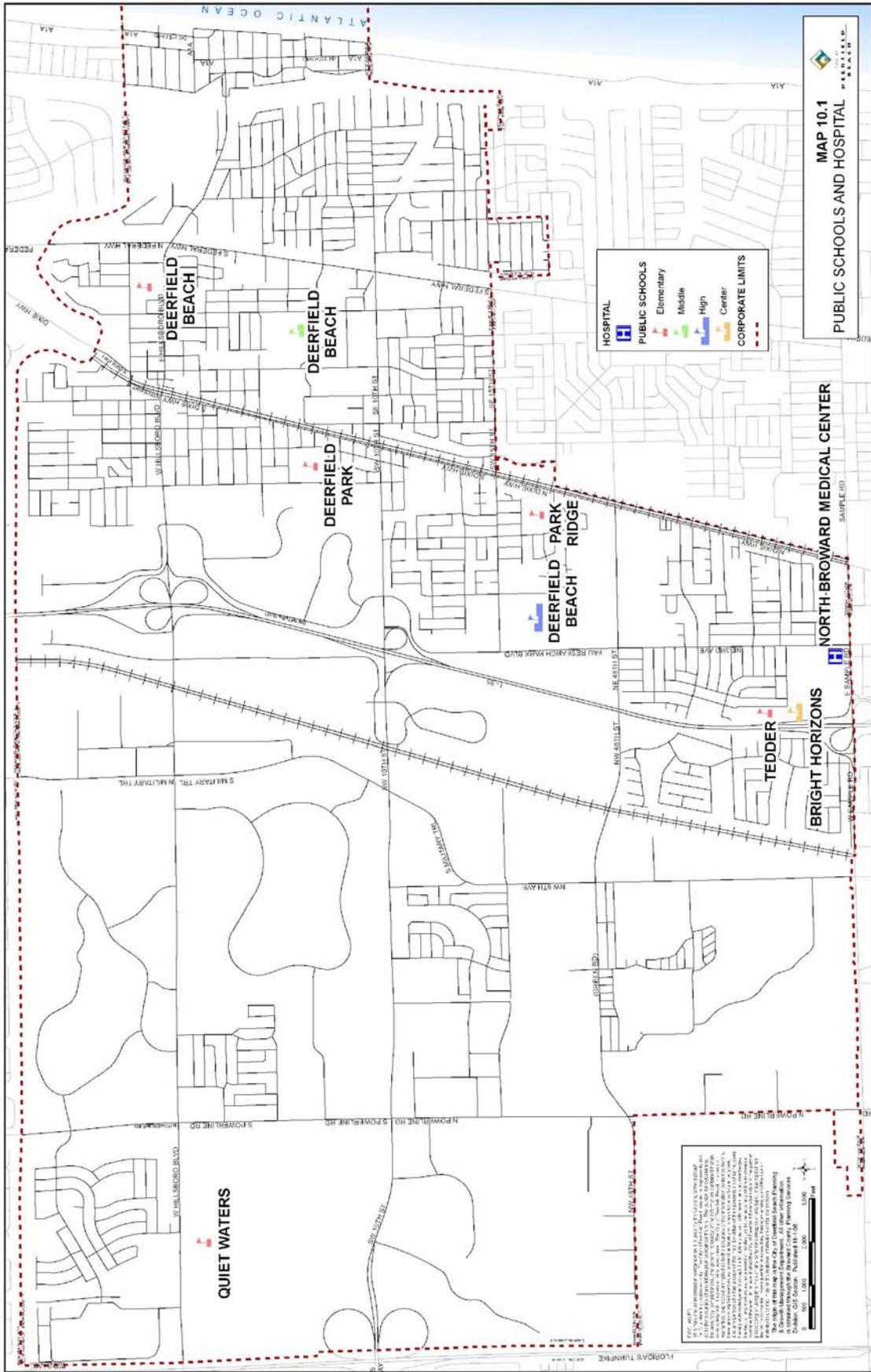
FUNDING SOURCE CODES:

- | | |
|---|--|
| 1. - General Fund | 2. – Road and Bridge Fund |
| 3. – Solid Waste Fund | 4. – Utility Operating Fund |
| 5. – Stormwater fee | 6. – W/S Renewal & Replacement Fund |
| 7. – Grant Funds | 8. – State Revolving Loan Fund |
| 9. – Fl. Muni. Loan Council Rev. Bonds | 10 – CRA Fund |

10.4.1.3 Public Education and Public Health Systems Facilities

The geographic locations of all public schools and hospitals within the City’s jurisdiction are depicted on Map 10.1. Since the City is considered “built-out”, the Broward County School Board has not proposed any new school facility within the City for the next 5 years. The North Broward Hospital District includes the entire City as the regional public health facility. No new hospitals are expected to be built in the City by 2013. Both public schools and hospitals operate under their own taxing district and thus fund their own infrastructure needs. The City does not fund or operate any public school or hospital. The existing infrastructure to support schools and the hospital meet level of service standards. Impact fees for future expansion of these public facilities may be waived by the County.

DEERFIELD BEACH PUBLIC SCHOOLS AND HOSPITAL



10.4.2 REVENUE RESOURCES AND FUNDING MECHANISMS

The City's five year Capital Improvement Plan (CIP) is developed separately from the operating budget and is presented to the City Commission for approval on an annual basis. The Capital Projects Funds, which account for general capital improvements are financed from various governmental fund sources and are not accounted for in the operating budget. However debt service on capital projects is included in the operating budget, (including debt service on new borrowings for capital projects based on the maximum amount authorized). Each year during the budgetary process the City Commission identifies priorities for the upcoming year, and approves funding based upon available levels of resources.

The City presently derives funds for capital improvements from the following primary sources: the general fund, road and bridge fund, general obligation bonds, water and sewer enterprise fund, solid waste enterprise fund and other sources of funding. These sources are described in greater detail below:

Governmental Funds

▪ General Fund

The general fund is comprised of revenues from property taxes, franchise fees, licenses and permits, intergovernmental revenue, charges for services and fines and forfeitures. The FY09 budget for general fund revenues is \$81.6 million. This is 7.7% higher than the previous year's budget of \$75.8 million.

▪ Road and Bridge Fund

The road and bridge fund is a special revenue fund that accounts for the proceeds from motor fuel tax revenues that are restricted to the acquisition and maintenance of roads and bridges. This fund has budgeted revenues of \$3.5 million in fiscal year 2009, a 20.7% increase from the budgeted amount of \$2.9 million in the prior fiscal year.

Enterprise Funds

▪ Water and Sewer Fund

The water and sewer fund accounts for the provision of water and sewer services to the City's residents. The primary sources of revenue for this fund are charges for water and sewer service. The City Commission approved increases to the water and sewer rates for utility customers in March 2008. Restrictions imposed by the South Florida Water Management District along with the issuance of \$17 million in revenue bonds in August 2008 resulted in the need for increased rates. The 2009 budget for the water and sewer fund is \$22.9 million, or 5.5% higher than the previous year.

▪ Solid Waste Fund

The solid waste fund accounts for the provision of solid waste services to the City's residents. The fiscal year 2009 budget for this fund is \$17.5 million. The budget in fiscal year 2008 was 4.2% lower at \$16.8 million.

10.4.2.1 Major Sources of Revenue

Property Taxes

The City of Deerfield Beach taxes property owners based upon the assessed value of their property. The assessed value of property is established by the Broward County Property Appraiser. The city sets the millage rate at which property owners are taxed. One mill generates \$1 of tax revenue per each \$1,000 of assessed property value. For fiscal 2008-09, the property appraiser certified the city's taxable value at \$6,844,484,301. This will generate \$34,461,978, which is 24.8% of the total budgeted revenues. This decrease of 7.9% over the estimated property tax revenue of the previous year is primarily the result of the slowdown in the real estate market as well as the impact of Amendment 1, as approved by voters in the State of Florida. Property taxes are the single largest source of revenue in the General Fund.

Franchise Fees

Franchise fees are charges to service providers which operate within the City. The charge is based upon a percentage of gross receipts, a flat fee or a combination of both. Revenue estimates are based on rate increase information received from the companies, anticipated growth and historical trends. Fiscal 2009 represents the eighth year of the State of Florida's "Communication Simplification Tax" on telecommunications and cable television services. Municipalities previously collected these franchise fees individually; however, the state "simplified" this process by channeling all of these payments directly to the state who then distributes them to cities. Revenues from this source are expected to increase by approximately 9.1% from the previous year.

Electric franchise fees constitute the largest source of franchise fee revenue. This revenue source fluctuates based upon petroleum prices and supply and demand. The total of all franchise fees for fiscal year 2009 is projected to be approximately \$11,646,269, which amounts to 8.4% of total citywide revenues.

Building Permits

Building permits are fees collected in the general fund for building additions, new construction and alterations. Building permit fees are further categorized by specific type of fee which include: building/structural, electrical, plumbing, alarm, backflow preventer, landscaping and mechanical. Fees from building permits comprise 0.8% of the total city revenues. These fees are expected to decrease slightly. The total of building permit fees for fiscal year 2009 is projected to be \$1,135,800

State Shared Revenues

State shared revenues are monies collected by the State of Florida for the following:

Source of Revenue	<i>Budgeted Revenue</i>		Dollar Change	Percentage Change
	2007/08	2008/09		
Mobile home licenses	\$ 11,000	\$ 7,500	\$ (3,500)	-31.8%
Alcoholic beverage licenses	50,000	40,000	(10,000)	-20.0%
Half-cent sales tax	4,846,954	4,540,626	(306,328)	-6.3%
Firefighters' supplemental comp	57,000	57,000	-	0.0%
Motor fuel tax rebate	45,000	48,000	3,000	6.7%
State revenue sharing	2,234,833	2,011,607	(223,226)	-10.0%
Total	<u>\$ 7,244,787</u>	<u>\$ 6,704,733</u>	<u>\$ (540,054)</u>	<u>-7.5%</u>

The amounts distributed are determined by the State and are based upon receipts, population and municipal assessed value per capita. The half-cent sales tax makes up the greatest portion of this source of revenue. Collections from this source are expected to decrease slightly from the previous year, as a result of a projected decrease in consumer spending. State shared revenues are estimated to be \$4,540,626 for the ½ cent sales tax and \$2,011,607 in state revenue sharing for fiscal year 2009.

Charges for Service-Public Safety

Ambulance service fees are estimated to be \$2,134,000 for fiscal 2009. Further, the fire protection assessment fee is estimated to be \$6,283,180. These two fees, combined with other public safety charges such as fire inspection fees, the fire services agreement with the Town of Hillsboro Beach and public safety impact fees make up 7.1% of the city's total revenues. This revenue category is expected to remain fairly constant over the next fiscal year.

Local Option Gas tax

Local governments may impose a tax on every gallon of motor fuel and special fuel sold by retailers in accordance with Florida Statutes Section 336.025. This road and bridge fund revenue source fluctuates with the economy and with oil prices. Budgeted revenues from this source are 1.0% of the total city revenues and are expected to decrease slightly, as a result of the price of gasoline and other petroleum products that have caused a notable decrease in demand by consumers. The local option gas tax is expected to generate \$1,394,988 in fiscal year 2009.

Charges for Service – Water, Sewer and Solid Waste

Charges for service in the Utility Fund and the Solid Waste Fund are 16.0% and 10.8%, respectively, of the city's total revenues. The provision of water and sewer and solid waste disposal services to the residents of the city are accounted for in these two funds. The water and sewer charges reflect rate increases that were approved by the City Commission in fiscal year 2008. However, solid waste revenues are expected to remain fairly constant. The expected revenue for water and sewer charges is \$22,272,500 and solid waste \$15,030,500 in fiscal year 2009.

Table 10.4 identifies the revenue source of all funds and the amount legally budgeted for fiscal year 2008-09.

Table 10.4 City of Deerfield Beach Legally Budgeted Summary 2008/09 – All Funds

	Actual 2007	Estimated 2008	Budgeted 2009
Revenues:			
Property taxes	\$ 39,688,749	\$ 37,502,151	\$ 34,461,978
Franchise fees	12,477,400	11,571,128	11,646,269
Local option gas tax	1,384,787	1,429,362	1,394,988
Licenses and permits	2,394,634	1,790,800	1,735,800
Intergovernmental	12,520,390	9,057,796	8,516,846
Charges for service	39,365,557	43,478,514	44,561,181
Fines and forfeitures	1,687,341	1,681,250	1,673,250
Interfund transfers	9,462,370	10,024,447	10,999,384
Cash carryover			8,717,068
Miscellaneous	12,485,356	13,908,698	15,442,711
Total revenues	\$ 131,446,584	\$ 130,444,147	\$ 139,149,475
Expenditures:			
Personal services	\$ 44,663,277	\$ 48,432,424	\$ 50,919,299
Operating expenditures	61,269,620	58,218,803	61,962,306
Capital outlay	2,281,117	4,682,300	6,040,183
Non-operating expenditures	9,609,991	11,135,471	11,640,765
Debt service	6,050,817	7,975,149	8,586,922
Total expenditures	\$ 123,874,822	\$ 130,444,147	\$ 139,149,475

10.5 ANALYSIS

10.5.1 LOCAL PRACTICES GUIDING TIMING AND LOCATION OF PUBLIC FACILITIES

The City prepares and adopts annual operating budgets for its departments. Capital improvement needs, as well as related funding are identified during this process. Each department is responsible for determining their specific capital needs in accordance with the City's five year capital improvement program. Projects that involve multi-jurisdictional facilities, such as the State of Florida or Broward County are coordinated in collaboration with the relevant agency. The City's five year capital improvement program is supported by a projection of revenues to ensure its feasibility. There are a number of important factors that play a key role in the determination of the need for capital improvements. These include the need for specific capital enhancements due to demand resulting from growth, the coordination of projects with other governmental agencies to achieve economies of scale, the need for capital improvements due to facility deterioration and the need to continue an acceptable level of service. For these reasons the annual operating budget and the CIP are created each year as companion documents for the review by the City Commission, based upon the following funding policies:

- the City will develop and update a five-year CIP on an annual basis;
- the mission of the organization is to enhance the quality of life within our community through a proactive and effective government;
- continued maintenance and repair of city facilities;
- maximization of city resources, availability of funds and reflection of sound fiscal policies including infrastructure investments;
- capital improvements to include items/projects that have a life expectancy of over one year and a cost in excess of \$25,000, and;
- capital improvements to be ranked in order of priority by city staff based upon the proposed guidelines contained in Policy CIE 1.1.3 of this Element.

10.5.2 FISCAL IMPLICATION OF DEFICIENCIES IN SUPPORT OF THE FUTURE LAND USE ELEMENT

Per the 2014 EAR analysis, the City meets and will continue to meet LOS standards throughout the 2030 planning period. An analysis of the City's ability to meet the 2030 LOS requirement for recreation indicates that current park acreage exceeds the 2040 requirement by 15.55 acres. The recreation projects listed in the five year schedule for capital improvement projects are included to meet the goals, objectives and policies of the recreation element, rather than meeting LOS standards. The funding for large recreation projects are generally listed in the fourth and fifth year of the capital improvement schedule. Water Supply projects generally have committed funding and are listed in the first three years of the five-year schedule of capital improvements

Table 10.5 summarizes the capital improvement expenditures by their functional category. This is consistent with the provisions of Section 9J-5.016 of the Florida Administrative Code

(F.A.C.), which requires this element to address existing and future capital improvements needed for at least the first five fiscal years after adoption of the comprehensive plan. Capital improvements needed for the latter part of the planning period, 2013-2025, will be evaluated during the required annual reviews of this element.

10.5.3 COSTS OF NEEDED CAPITAL IMPROVEMENTS AND BASIS OF COST ESTIMATES

The City of Deerfield Beach's CIP process begins with city departments submitting their five-year capital project needs and annual operating budget requests to the Office of the City Manager. Department directors use a capital improvement project request form to help guide them through the process. Key components of the request form include a category of capital expenditures and the relationship to the City's goals and objectives. The office of the City Manger, in conjunction with the Finance Director, then reviews the project requests and produces a 5-year capital improvement plan for review and consideration by the City Commission.

The estimated 2016-20 project costs as indicated on Tables 10.3 were prepared either by a consulting firm as part of a planning or project study, (10-Year Water Supply, various transportation and recreation master plans), or by City staff using the latest version of R.S. Means Construction Costs and bid tabs with unit costs from previous projects. With the recent increase in material and labor costs, the City has found that the review of recent bids and their costs from similar projects to be the best indicator of future project costs

**Table 10.5 Five-Year Schedule of Capital Improvements
Summary by Functional Category FY 2015-FY2019**

Project Type	FY16	FY17	FY18	FY19	FY20	Total 5-year Cost FY16-20
Potable Water	\$1,595,000	\$2,500,000	\$2,640,000	\$0	\$0	\$6,735,000
Sanitary Sewer	\$1,950,000	\$1,890,000	\$1,350,000	\$1,350,000	\$1,350,000	\$7,890,000
Drainage	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Transportation	\$9,586,900	\$5,625,000	\$940,000	\$200,000	\$200,000	\$16,551,900
Recreation	\$7,756,000	\$2,035,000	\$10,715,000	\$2,955,000	\$2,000,000	\$25,461,000
Solid Waste	\$2,590,000	\$1,319,000	\$1,992,000	\$4,291,000	\$1,237,000	\$11,429,000
Total City/CRA LOS Projects	\$23,677,900	\$13,369,000	\$17,637,000	\$8,796,000	\$4,787,000	\$68,266,900
MPO/TIP Projects	\$5,947,685	\$21,489,449	\$610,000	\$0	\$0	\$28,047,134
Total Capital Imp. FY16-FY20	\$29,625,585	\$34,858,449	\$18,247,000	\$8,796,000	\$4,787,000	\$96,314,034

10.5.4 IMPACT OF PUBLIC EDUCATIONAL AND HEALTH CARE SYSTEMS ON INFRASTRUCTURE

Based upon the Broward County School Board (BCSB) District Educational Facilities Plan, one new high school is proposed which might be located in the vicinity of Deerfield Beach. The exact location of the proposed “FFF” high has not been determined and is currently narrowed to three of the seven school district planning areas. No new elementary or middle schools are proposed within the City. It has been determined that existing schools are adequately served by current roadways, sanitary sewer, solid waste, drainage, potable water and recreation facilities.

The North Broward Hospital District (NBHD) master plan includes the construction of a new doctor’s office building, parking garage and other hospital improvements. The NBHD is served and will continue to be served by the County’s roadways, sanitary sewer, and potable water system. The City will only provide for the NBHD’s solid waste and recreational service requirements. No additional public facilities will be needed beyond those already planned in order to adequately satisfy the projected demand and maintain the adopted level of service standards for NBHD.

10.5.5 SUPPORT OF THE FUTURE LAND USE ELEMENT AND PLAN

The platting and concurrency process established by Broward County and discussed in the Plan ensures that future capital facilities are in place when needed by a new development or a significant redevelopment. Any major increase in density or intensity of use in the City would require a land use amendment which would be reviewed by the County’s Planning Council.

Due to the nearly built-out nature of the City, the issue of timing and location of capital improvements to public facilities is insignificant. As of 2006, there were only 355.6 acres of vacant land, or 3.4 percent of total land remaining in the City. Public utilities and services either are available or are within close proximity to all of these parcels.

The most likely land use scenario in the future is to see redevelopment of underutilized residential parcels at higher densities, redevelopment of blighted commercial areas into new residential, commercial or mixed use projects, and development of vacant land at the highest density and intensity permitted or as mixed use. This combination of land uses will accommodate the projected population growth and land use needs. The resulting concern for public facilities and services is the ability to accommodate increased densities. This is analyzed in detail in the Utilities Element. The requirements and goals of the South Florida Water Management District have also been taken into consideration within the Utilities Element. The effect of increased density on transportation and transit has been addressed in the Transportation Element. The 2008/09 transportation improvement plan of the Florida Department of Transportation, District Four has been taken into consideration in the Transportation Element as well.

The five-year schedule of capital improvement is sufficient in its timing and location to support efficient land development and support the goals, objectives and policies of the Future Land Use Element.

10.5.6 PROJECTED REVENUES AND EXPENDITURES

The projection of revenues, expenditures and cash balance for all funds has been forecasted in order to determine the financial feasibility of the comprehensive plan. The approach to making such determination involved a two step process. First a historical trend was evaluated for both revenues and expenditures. Then the average annual rate of increase resulting from the historical trend was taken into consideration for establishing a projected rate of increase. Due to unique circumstances, such as a major annexation in 2004, changes in the economy and housing market, the projected rate of increase does not necessarily equal the historical rate of increase. Other factors were taken into consideration to determine a more accurate rate of increase as appropriate. The summary of resulting revenue and expenditures is shown on Table 10.7 as a five-year forecast.

Table 10.6 Projected Revenues and Expenditures All Funds FY09 - FY13

(Note: see paper copy original)

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10.5.7 ABILITY TO FINANCE CAPITAL IMPROVEMENTS

The City of Deerfield Beach utilizes debt to pay for essential capital expenditures. These non-recurring expenditures are of a magnitude which would have a tremendous impact if they were included in the operating budget. Debt financing distributes the costs of improvements to the project's users over its lifetime. The pay-as-you-go method of financing is employed for capital expenditures which are appropriately incorporated into the current budget.

The goal of the City of Deerfield Beach's debt policy is to maintain the ability to provide quality municipal services in a cost-efficient manner. The City uses the following guidelines before incurring any additional long term debt:

- Borrowing is only considered for essential non-recurring capital expenditures.
- The length of financing of the improvement will not exceed its useful life.
- Efforts shall be made to maintain or improve the City's bond rating.

10.5.7.1 Outstanding Bonds and Notes

The following City of Deerfield Beach bond issues are currently outstanding:

General Obligation Bonds

The City of Deerfield Beach currently has four separate issues of general obligation bonds outstanding which are secured by the full faith and credit of the City. The City must levy a tax on all taxable property each year to cover the debt service on these issues, which are more fully described as follows:

- *General Obligation Bonds 2000A/2000B* - This bond issue is being used for a variety of City improvements, namely: to construct a new public safety/public works facility, to design and implement a multitude of park and recreational improvements, to enhance City right-of-ways and to expand the Northeast Focal Point Thrift Shop.
- *General Obligation Bonds 2003A* – Proceeds of this bond issue were used to refund two series of previously issued general obligation bonds, namely Series 1993 and Series 1995.
- *General Obligation Bonds 2003B* – Proceeds of this bond issue will be used to finance the acquisition and construction of a public works facility, a fire station, neighborhood right-of-way improvements, and improvements to park and recreational facilities.

Covenant Bonds

The City also has three separate issues of outstanding covenant bonds for which the City is required to appropriate non-ad valorem revenues to satisfy the annual debt service for these bond issues.

- *Florida Municipal Loan Council Covenant Bond, Series 2003A/2003B* – Proceeds of these bond issues are to be used to finance streetscape improvements in the community redevelopment area. The City is required to appropriate non-ad valorem revenues to satisfy the annual debt service on this bond.
- *Florida Municipal Loan Council Covenant Bonds, Series 2006* – Proceeds of this bond issue are to be used to finance the construction of a public works facility as well as a mitigation operations center. The annual debt service for this bond issue is payable from and secured by a pledge of the City’s electric franchise fees.

Water and Sewer Revenue Bonds

- *Water and Sewer Revenue Bonds, Series 2008A* – The City issued these bonds during August 2008 for the amount of \$17 million. Proceeds of this issue are to be used for the financing of the reverse osmosis treatment addition to the west water treatment facility, an additional Floridan well for the reverse osmosis process, two Biscayne wells to augment the current wells, transmission mains from the new wells to the treatment facility and various improvements to the water distribution system. This agreement is for twenty years and is backed by water and sewer revenue.

Notes Payable:

The City also has several outstanding loans with the State of Florida Department of Environmental Protection. These loans were obtained to provide funding for the construction of water and wastewater facilities. The purpose of each loan follows:

- *Drinking Water Revolving Loan* – This loan was secured to expand and improve the City’s West Water Treatment Plant to provide for the resident’s drinking water needs. A nanofiltration membrane treatment plant, lime softening unit, construction of new wells and existing well rehabilitation were all financed by this loan. The total amount borrowed was \$20 million and the outstanding loan amount as of September 30, 2007 was \$15 million.
- *Water Pollution Control Financing Corporation (Deep Injection Well)* – This loan was obtained to construct a deep injection well for the City’s wastewater treatment process. Specifically, this 4.0 million gallons per day concentrate injection well at the City’s west water treatment plant is used to dispose of the concentrate generated from the nanofiltration and reverse osmosis membrane plant. The well was also designed to handle the concentrate from the treatment process conveyed by the concentrate pump station. The injection well consists of multiple steel casing strings to a depth of approximately 2,800 feet, final tubing of fiberglass reinforced pipe, a dual zone monitor well, a well pad, yard piping and appurtenances, wellhead piping and controls and instrumentation. Of the \$7.0 million borrowed in 2006, the outstanding amount of this loan is approximately \$6.6 million and will be paid off over twenty years.

- *Water Pollution Control Financing Corporation (Concentrate Pumping Station)* - \$1.7 million was borrowed in 2005 to construct a 2.88 million gallons per day concentrate effluent pump station at the City of Deerfield Beach's west water treatment plant. This pump station was necessary to dispose of concentrate via deep injection well. The outstanding balance of this loan was \$1.6 million as of September 30, 2007.

The table below summarizes the outstanding principal balance of the City's various sources of debt.

Table 10.7 Summary of Debt Obligations

<u>Debt Type</u>	<u>Outstanding Principal Balance</u>
General Obligation Bonds	\$28,013,411
Covenant Bonds	14,235,000
Water and Sewer Loans	17,028,786
Notes Payable	<u>23,540,349</u>
Subtotal	82,817,546
 Vehicle and Equipment Leases	 <u>1,273,551</u>
Total	<u>\$84,091,097</u>

10.5.7.2 Impact of Debt Repayment For Capital Improvements

Table 10.9 incorporates the most recent estimate for completion of all projects financed with general obligation bonds, revenue bonds, revolving loans, capital leases, and their associated operating impact. This table also identifies the impact of debt repayments over the next six years, as of October 1, 2009 for capital improvements projects as well as the incremental operating costs of these projects.

Table 10.8 Capital Improvement Impacts On Operating Budget

Item	FY 2008 (Estimated)	FY 2009 (Budgeted)	FY 2010 (Projected)	FY 2011 (Projected)	FY 2012 (Projected)	FY 2013 (Projected)
Principal	3,047,685	3,089,284	3,739,057	3,793,291	3,797,737	3,853,376
Interest and Finance Charges	2,749,719	2,614,510	3,389,299	3,292,802	3,269,658	3,205,347
GOB Projects	1,111,092	1,000,000	-	-	2,850,000	19,000,000
Covenant Bond Projects - CRA	111,951	3,550,000	1,750,000	1,750,000	-	-
Water & Sewer Revenue Bond Projects	-	10,000,000	7,000,000	-	-	-
State Revolving Loan Projects	<u>1,074,382</u>	<u>125,577</u>	=	=	<u>4,300,000</u>	=
Subtotal	8,094,829	20,379,371	15,878,356	8,836,093	14,217,395	26,058,723
Vehicle and Equipment Leases	<u>1,561,858</u>	<u>1,347,964</u>	<u>925,089</u>	<u>402,273</u>	<u>170,557</u>	<u>55,110</u>
Total	<u>\$9,656,687</u>	<u>\$21,727,335</u>	<u>\$16,803,445</u>	<u>\$ 9,238,366</u>	<u>\$14,387,952</u>	<u>\$26,113,833</u>

Note: Projections for Fiscal Years 2009 through 2013 were produced by the City of Deerfield Beach Finance Department.

It is important to note the following in regard to the City's ability to fund capital improvements:

1. The impacts on the operating budget as noted in the table above are less than the overall revenues and available financing.
2. There is sufficient financing through bonds for the needed capital improvements.
3. Revenues from enterprise funds shall cover some capital improvement projects and related debt service expenses.

10.5.7.3 Projection of Debt Capacity

No debt limit presently exists for governmental entities in the State of Florida. However, the City has historically utilized fifteen percent (15%) of its taxable value as an indicator of how much bonded debt should be outstanding. This analysis of the City's debt margin is contained in Table 10.10 and shows the City's ability to take on more debt.

Table 10.9 Projection of Debt Capacity

**City of Deerfield Beach Debt Capacity
Fiscal Years 2009 - 2013**

	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13
Taxable value of property	<u>\$ 6,844,484,301</u>	<u>\$ 6,639,149,772</u>	<u>\$ 6,439,975,279</u>	<u>\$ 6,633,174,537</u>	<u>\$ 6,832,169,773</u>
Debt limit	1,026,672,645	995,872,466	965,996,292	994,976,181	1,024,825,466
Outstanding GO Debt	26,608,200	25,209,670	23,797,435	22,369,938	20,933,370
Debt margin	<u>\$ 1,000,064,445</u>	<u>\$ 970,662,796</u>	<u>\$ 942,198,857</u>	<u>\$ 972,606,243</u>	<u>\$ 1,003,892,096</u>

Projection based on 3% annual decline in taxable value of property through 2011, increasing 3% for 2012 and 2013.

10.6 MONITORING AND EVALUATION

The monitoring and evaluation of the progress of the composite comprehensive plan will be coordinated by the City's Department of Planning & Growth Management.

In addition, as required by Rule 9J-5, F.A.C., an Evaluation and Appraisal Report (EAR) will be prepared every seven years to assess the long range progress of the plan. The Planning and Growth Management Department will submit the EAR to the City Manager, City Commission and to the State as necessary and required.

The Capital Improvements Element will be revised on an annual basis in response to change in the Capital Improvement Program and City Budget. The Planning and Growth Management Division will work very closely with the Management and Budget Department to ensure that the comprehensive plan remains financially feasible and adopted by December 1 of each year per Section 163.3177 (3) (b) F.S.. This review will include the following considerations:

- The Capital Improvement Element's consistency with the other elements, the state plan, the regional plan, the county plan and its support of the Future Land Use Element.
- Any corrections, updates or modifications concerning revenue and expenditure projections.
- The appropriateness of the priority assigned to the various capital improvement projects.
- The progress made in meeting those needs which have been deemed to be existing deficiencies.
- The city's effectiveness in maintaining the adopted level of service (LOS) standards.
- A revision of the Five Year Schedule of Capital Improvements in concert with the city's future capital improvement needs.