

**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 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 # 28 – Citywide Resurfacing of Local Streets. Cost: \$2,630,000; Source: Broward Metropolitan Organization (MPO) Transportation Improvement Program FY 2017-FY 2021; Timing: Fiscal Year 2017 - 2018.
- TIP # 1745 – Central City Traffic Management Improvements (Bike Lane/Sidewalks) – various location. Cost: \$10,000; Source: Broward Metropolitan Organization (MPO) Transportation Improvement Program FY 2017-FY 2021; Timing: Fiscal Year 2017- 2018.
- TIP # 1921 – Urban Corridor Improvements – Midtown East-West Greenway Connector. Cost: \$10,000; Source: Broward Metropolitan Organization (MPO) Transportation Improvement Program FY 2017-FY 2021; Timing: Fiscal Year 2017-2018.
- TIP # 1922 – Plantation Midtown Perimeter Road Improvements. Cost: \$10,000; Source: Broward Metropolitan Organization (MPO) Transportation Improvement Program FY 2017-FY 2021; Timing: Fiscal Year 2017- 2018.
- TIP # 2057 – Citywide Sidewalk Repair. Cost: \$80,000; Source: Broward Metropolitan Organization (MPO) Transportation Improvement Program FY 2017-FY 2021; Timing: Fiscal Year 2017 - 2018.

Note: Projects noted in the Metropolitan Planning Organization Transportation Improvement Plan listed here are not required to meet Transportation LOS Requirements and are for informational purposes only.

#### **Recreation and Open Space (Parks):**

The Comprehensive Plan requires four (4) acres of parks 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:**

- Neighborhood Sewer Main Rehabilitation. Cost: \$10,000,000; Source: Utilities Department; Timing: Fiscal Years 2016/17-2020/21.
- Neighborhood Water Main Rehabilitation. Cost: \$12,950,000; Source: Utilities Department : Timing: Fiscal Years 2016/17-2018/19.

## **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, 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.
- Central Park Elementary  
East of Hiatus Rd., west of Pine Island Rd., generally south of Sunrise Blvd.
- 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.

## **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 38% of the total revenues. Franchise fees and utility taxes account for 17% of the revenue.

Utility Funds: User connection fees, impact fees, Service Fees and R&R Funds are major sources funding the water and wastewater utilities. Revenue Bonds are an elective revenue source for future capital improvement projects.

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

On February 12, 2012, the City Council approved Public Resources Management Group (PRMG) to conduct a rate study. On March 12, 2013 the Rate Study Report was submitted to Council for review. On March 20, 2013, PRMG conducted presentation on the Rate Study to Council; Council moved it forward for public hearing. The proposed rate increase was approved by City Council in June 2013. Revenue Bonds were secured on December 20, 2013 for approximately \$30 Million to fund pending CIP's.

The proposed rate structure changes are anticipated to be sufficient to (a) retire All existing Utility debt and (b) meet the assumed rate covenant with respect to the issuance of anticipated utility revenue bonds. Again, the rate structure changes have prepared the City to fund a series of bond issues to fund major water and wastewater capital projects.

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.

Bond Construction Fund: The City issued bonds for construction of various City projects. These funds are dedicated for any capital projects, including development of park sites.

Plantation Midtown Development District Funds: This includes Special Taxing District funds, (currently 1.0000 mills; up to 2.0000 mills allowed) applied to all properties within the Midtown Development District.

Impact Fees: This includes fees collected for new construction and for applicable changes of use. These fees do not affect and differ from Utility Funds described above.

## **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
2006	6,405,763,770	31,272,499	30,108,633	96.3%	4.5889
2007	7,428,847,680	36,160,250	34,816,501	96.3%	4.5889
2008	8,161,619,000	33,542,563	32,384,673	96.5%	3.9155
2009	7,789,156,290	33,342,593	32,057,470	96.1%	4.0925
2010	7,053,928,910	33,784,069	33,166,517	98.2%	4.5142
2011	6,257,278,410	30,104,439	29,676,652	98.6%	4.5142
2012	6,269,298,260	30,716,652	30,386,525	98.9%	4.6142
2013	6,385,286,190	37,972,562	37,625,841	99.1%	5.6142
2014	6,584,722,990	39,120,016	38,841,356	99.3%	5.6142
2015	7,072,128,010	42,833,152	41,991,626	98.0%	5.7500
2016	7,414,659,780				

Source: City of Plantation CAFR, Finance Department, 2016.

**Debt Service Projections**

**\$ 16,420,350 Non-Ad Valorem Refunding Revenue Note, Series 2013** - In August 2013, the City closed on a note for the purpose of refunding the outstanding City of Plantation Non-Ad Valorem Revenue Bonds (Refunding and Public Improvement Projects), Series 2003 maturing in the years 2014 through 2024. The Note was also issued to provide monies for a 2013 Project which shall mean the construction, renovation, and improvements to the governmentally-owned building known as the Kennedy Community Center or such other capital improvements authorized by law and approved by Note Counsel. The Note will mature on August 15, 2024 with principal payments beginning in August 2014. The Note is secured by a covenant to budget and appropriate from all legally available non-ad valorem revenues. Interest is payable semiannually in February and August at a fixed rate of 2.35%. The note is subject to a prepayment premium if prepaid prior to maturity.

**\$ 1,300,000 Plantation Community Redevelopment Agency Tax Increment Revenue Note 2005** - In August 2005, the City closed on a note for the purpose of providing financing for the

Community Redevelopment Agency's portion of a grant payable to the developer of the Altman Property. The note will mature fifteen years from closing. The note balance is due in equal payments of principal and interest beginning in August 2006 and annually thereafter through August 2020. The note is secured by a covenant to budget and appropriate from all legally available non-ad valorem revenues. Interest is payable annually at 5.34%.

**\$ 442,200 Acres IV Special Assessment Revenue Note** - In September 2009, the City closed on a note pertaining to the Plantation Acres Roadway Improvement Project. Repayment of the note will be made primarily from special assessments levied against benefitted properties.

Interest on the note balance is payable semiannually in April and October, at a fixed rate of 3.98%. The note balance is due in equal payments of principal and interest beginning on April 1, 2010, and semiannually thereafter through October 1, 2024. The note payable is secured only by the City's covenant to budget and appropriate available non-ad valorem revenues sufficient to meet future debt service requirements. If necessary, the principal of and interest on the note and all other payments provided for in the loan agreement shall be payable from the non-ad valorem revenues. The note is not subject to a prepayment premium if prepaid prior to maturity.

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**  
**Non-Ad Valorem Refunding Revenue Note, Series 2013; Community Redevelopment Agency Tax Increment Revenue Note 2005; Acres IV Special Assessment Revenue Note**

Year Ending September 30	Principal	Interest	Principal Plus Interest
2016	1,514,276	363,148	1,877,424
2017	1,553,193	324,232	1,877,425
2018	1,593,197	284,228	1,877,425
2019	1,634,323	243,100	1,877,423
2020	1,676,573	200,815	1,877,388
2021-2025	6,614,656	398,791	7,013,447

Source: City of Plantation CAFR, Finance Department, 2016

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

**\$7,226,613 Non-Ad Valorem Refunding Revenue Note, Series 2013** - In August 2013, the City closed on a note for the purpose of refunding the outstanding City of Plantation Non-Ad Valorem Revenue Bonds (Refunding and Public Improvement Projects), Series 2003 maturing in the years 2014 through 2024. The Note will mature on August 15, 2024 with principal payments beginning in August 2014. The Note is secured by a covenant to budget and appropriate from all legally available non-ad valorem revenues. Interest is payable semiannually beginning in 2014 in February and August at a fixed rate of 2.35%. The note is subject to a prepayment premium if prepaid prior to maturity.

**\$30,099,570 Utility System Revenue Note, Series 2013** - During the year, the City issued \$30,099,570 of Utility System Revenue Note. The note was issued to provide funds for certain improvements, extensions and enlargements to the Utility System and to pay closing costs of the loan. The note bears interest at 2.88% and matures in August 2023. Interest is payable semiannually on each February 1 and August 1. Principal on the note is paid annually commencing on August 1, 2014. The note is not pre-payable before December 1, 2018 and at a premium after December 1, 2018 and prior to December 1, 2020. The City pledged as security for payment of the principal and interest on the note the net revenues (gross revenues less cost of operations and maintenance) derived from the operation of the City's Water and sewer system. The note contains a rate covenant that requires net revenues to be at least 110% of the debt service requirements for that fiscal year. At September 30, 2014, the City is in Compliance with the rate covenant.

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**  
**Non-Ad Valorem Refunding Revenue Note, Series 2013; Utility System Revenue Note, Series 2013**

Year Ending September 30	Principal	Interest	Principal Plus Interest
2016	2,383,186	929,886	3,313,072
2017	2,447,511	864,499	3,312,010
2018	2,513,582	797,336	3,310,918
2019	2,581,446	2,202,592	4,784,038
2020	2,651,155	657,485	3,308,640
2021-2025	20,826,923	1,545,107	22,372,030

Source: City of Plantation CAFR, Finance Department, 2016