

## 9.1 CAPITAL IMPROVEMENTS ELEMENT

### 9.2 INTRODUCTION

### 9.3 GOALS, OBJECTIVES, POLICIES

#### 9.2.1 Introduction

The Capital Improvements Element presents goals, objectives, and policies to be adopted and implemented by the City of Hallandale Beach. These goals, objectives, and policies incorporate the use of sound fiscal principles to efficiently provide and maintain public services and facilities.

These statements present the City's approach toward implementing expansions and improvements to its public services and facilities. This approach ensures that Level of Service standards established in other elements of this comprehensive plan are not compromised by new development, inaction, or neglect.

**GOAL 1:** The City of Hallandale Beach shall plan and manage its fiscal responsibilities to ensure the timely and efficient provision of capital projects that adequately serve its existing and projected needs.

**OBJECTIVE 1.1:** A five-year schedule of Capital improvements will be maintained. The schedule will be oriented toward implementation of concurrency requirements of Chapter 163.F.S. that require public facilities and services be available, at levels of service consistent with those adopted in the Comprehensive Plan, when the impacts of development occur.

**POLICY 1.1.1:** The City will annually adopt a budget that contains funding for Capital improvements from the 5-year schedule of improvements, which identifies funded or unfunded projects and a given level of priority for funding, for projects necessary to ensure that any adopted level of service standards are achieved and maintained.

**POLICY 1.1.2:** The City shall determine the status and capabilities of existing and proposed facilities (including wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands. Required improvements will be added to the 5-year Capital Improvements Plan. Future water supply needs and water requirements will be addressed in the Water Supply Facilities Work Plan and will be adopted as part of the City's Comprehensive Plan.

**POLICY 1.1.3:** The Capital Improvements Plan shall be updated annually to include those projects identified in the first five years of the Water Supply Facilities Work Plan to ensure the potable water Level of Standard is maintained.

**POLICY 1.1.4:** Capital improvements needs for each individual element of the Comprehensive Plan will be aggregated and listed within the Capital Improvements Element (see Table 9-1). Prioritization of capital improvements projects will be based on their relative importance to achievement of the goals and objectives and implementation of the policies of the Comprehensive Plan. In particular, projects

involving public safety and health issues will be of a higher priority than other projects. The five-year Schedule of Improvements will include funding for capital improvements which do not exceed the City's financial capacity to support such expenditures. Funding priorities will be reflected in the annual Five-Year Schedule of Improvements through the year in which they appear in the Schedule.

**POLICY 1.1.5:** Prioritization of funding capital improvements shall include consideration of the following criteria: eliminating public hazards; elimination of existing capacity deficits; City budget impacts; locational needs based on projected growth areas; accommodation of new development and redevelopment facility demands; and financial feasibility.

**POLICY 1.1.6:** Prioritization of funding improvements shall involve coordination with the comprehensive plans of adjacent incorporated communities, in addition to those of Broward County, South Florida Regional Planning Council, State, the Florida Department of Transportation, the South Florida Water Management District, and any other state agencies that provide public facilities in the City of Hallandale Beach.

**POLICY 1.1.7:** The City of Hallandale Beach will manage its long-term debt in such a manner that the ratio of the debt service millage to the City millage does not exceed 30 percent.

**POLICY 1.1.8:** Prioritization of capital improvements projects will consider the policies of the other comprehensive plan elements.

**OBJECTIVE 1.2:** Construction, improvement, or replacement of public facilities shall be provided at a level that maintains Level of Service standards as adopted in the Comprehensive Plan. Facilities necessary to maintain level of service will be included annually in the five-year Capital Improvement Plan.

**POLICY 1.2.1:** The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

**POLICY 1.2.2:** Land use decisions that impact the provision of public services or facilities shall be based upon the City's capability to maintain adequate service levels as described in the elements of the Comprehensive Plan.

**POLICY 1.2.3:** The City shall provide public facilities and services to serve developments for which development orders were issued prior to adoption of the City's Comprehensive Plan. The ability of facilities to serve new development at levels of service at or above adopted levels shall be established prior to issuance of a development order or permit.

**POLICY 1.2.4:** The City shall ensure that developments that benefit from the extension or provision of services or facilities shall share a cost of the extension of such service or facility, or make contributions to the City to offset the cost of that service or facility.

**POLICY 1.2.5:** The assessment of needed capital improvements shall be based on the Level of Service standards adopted in the Transportation, Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge, and Recreation and Open Space Elements of the Comprehensive Plan. These Level of Service standards include:

Transportation	FIHS – As per FDOT Guidelines (2002 Manual)  Arterial Roadways – Broward County adopted Level of Service for Southeast Benefit District of Transportation Concurrency Management Area (TCMA). However, for the City’s traffic impact analysis use LOS "E" for all arterial roadways.  City Collector / Local Roads - Level of Service "D" for all City collector and local streets.
Sanitary Sewer	Collection and treatment capacity of 190 gallons per capita per day.
Stormwater Management	New Development: Design storm - five year frequency; one hour duration; 3.3 total inches. Existing Development: To meet Florida Building Code drainage standards.
Solid Waste	Ability to collect and dispose of 5.65 pounds of solid waste per person per day, which includes nonresidential waste.
Potable Water	Maximum day water consumption rate: 175 gallons per capita per day.
Recreation/Open Space	Park Area Ratio - <u>43.00</u> acres of park and open space per 1,000 permanent residents. <u><a href="#">The inventory of publicly dedicated water bodies used to calculate this ratio shall exclude 47.4 acres (approximately one-half) of the Golden Isles Waterways.</a></u>

**OBJECTIVE 1.3:** Restrict public expenditures that subsidize development that is not well suited to environmental conditions, or that would not be in compliance with any element of the Comprehensive Plan. In particular, restrict investment in coastal high hazard areas.

**POLICY 1.3.1:** The City shall not locate any new public facilities within coastal high hazard areas with the exception of recreational facilities and those required to maintain existing level of service standards.

**POLICY 1.3.2:** The City and/or property owners shall replace capital facilities which have been destroyed. This shall be accomplished in a manner which is in compliance with the Comprehensive Plan. Facilities in coastal high hazard areas that are destroyed

due to natural disaster will be replaced at levels no greater than the previously existing

level of service. This shall not be construed to limit the replacement and/or upsizing of antiquated facilities to meet modern design standards.

**OBJECTIVE 1.4:** Funding mechanisms necessary to meet the facilities requirements of the Comprehensive Plan shall be adopted and maintained.

**POLICY 1.4.1:** In order to adequately maintain adopted Level of Service standards, the City shall maintain an effective and appropriate schedule of user charges, such as the water and wastewater impact fees included in the City Ordinances, and shall employ other appropriate means to properly collect necessary funds.

**OBJECTIVE 1.5:** Land use decisions and available resources will be coordinated within the five-year capital improvements plan. The Plan will be adopted annually.

**POLICY 1.5.1:** The City shall review changes to the land use plan for consistency with the five-year capital improvements plan.

**OBJECTIVE 1.6:** The City of Hallandale Beach, 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 and the adopted level of service (LOS).

**Evaluation Measure Objective 1.6:** Record of public school facilities being available at the adopted level of service concurrent with construction of residential development

**POLICY 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 1.6.2:** The uniform, district-wide LOS shall be 110 percent of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

**POLICY 1.6.3:** The adopted LOS shall be applied consistently by the City of Hallandale Beach, Broward County, and the School Board, district-wide to all schools of the same type.

**POLICY 1.6.4:** The School Board's DEFP, as adopted and amended by the School Board on or before September 30<sup>th</sup> of each year, is hereby adopted by reference into the CIE.

