

## CAPITAL IMPROVEMENTS ELEMENT

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### GOALS, OBJECTIVES AND POLICIES

**Goal 1.0.0.** To annually adopt and utilize a 5-Year Capital Improvements Program and Annual Capital Budget to coordinate the timing and to prioritize the construction and redevelopment of public facilities which support the implementation of the Comprehensive Plan in a manner that protects investments in existing facilities and promotes orderly growth.

**Objective 1.1.0.** The City shall require construction and redevelopment of new or existing public facilities identified in the Comprehensive Plan to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.

Measure - Implementation of Capital Improvements Program that meet one of the three criteria.

**Policy 1.1.1.** The City shall include in the 5-Year Schedule of improvements all projects identified in the other elements of this Comprehensive Plan and determined to be both of relatively large scale and high cost (\$25,000 or greater) and of long-term (10 + years) usefulness.

All capital improvements with costs of less than \$25,000 shall be included as separate items in the 5-year Capital Improvement Program Budget are adopted by reference and are identified in Appendix C of the Data and Analysis Section of the Capital Improvements Element.

**Policy 1.1.2.** The City shall continue to use the Capital Improvements Program Committee composed of the City Manager and the appropriate City Department Directors to evaluate and rank in order of priority projects proposed for inclusion in the 5-Year Schedule of improvements.

**Policy 1.1.3.** The City shall evaluate and rank proposed capital improvements project, including renewal and replacement, in order of priority based on the following criteria:

1. whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
2. whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, or provides service to developed areas lacking full service; and

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3. whether the project represents a logical extension of facilities and services within the City's designated service area considering both financial feasibility and plans of state agencies and special districts that provide facilities within the City.

**Policy 1.1.4** The City shall identify within the Capital Improvement Plan whether the improvement meets the existing deficiencies, to accommodate desired growth and to replace obsolete or worn out facilities.

**Objective 1.2.0.** The City shall ensure that future development pays a proportionate share of the cost of public facilities improvements necessitated by a project.

Measure – Number of facility impact assessments completed and fees collected.

**Policy 1.2.1.** The City shall continue to implement the Master Parks Plan and related agreements for the provision of recreation and open space area.

**Policy 1.2.2.** The City shall continue to implement its program for mandatory dedications or fees in lieu of dedication for the provision of recreation and open space.

**Policy 1.2.3.** The City shall consider the use of other impact fees as may become necessary.

**Objective 1.3.0.** The City shall coordinate its land use decisions with its fiscal resources to ensure the provision of needed capital improvements.

Measure– Financial feasibility of the Capital Improvements Program.

**Policy 1.3.1.** In providing capital improvements, the City shall limit the maximum ratio of total debt service to no greater than 15% of total revenue.

1. In providing capital improvements, the City shall limit the use of revenue bonds, excluding enterprise debt, to no greater than 100% of total debt.

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2. In providing capital improvements, the City shall limit the maximum ratio of outstanding bonded indebtedness to no greater than 15% of the property tax base.

**Policy 1.3.2.** The City shall continue to make effort to secure grants or private funds whenever available to finance the provision of capital improvements.

**Objective 1.4.0.** The City shall, at a minimum, base its decisions regarding the issuance of development orders and permits for new developments and developments for which development orders were issued prior to adoption of this plan 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.

Measure - The extent to which development proposals have been evaluated for consistency with the plan, existing regulations and LOS impacts.

**Policy 1.4.1.** The City shall use the LOS standards identified previously in this element and within other elements of the Comprehensive Plan in reviewing the impacts of new development and redevelopment upon public facility provision. These adopted LOS standards are as follows:

### TRANSPORTATION

**Policy 1.4.2.** The concurrency management system shall establish the following transportation Level of Service (LOS) standards:

1. Within the City's Transit Oriented Concurrency District the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2009:
  - (a) Coordinate with Broward County to achieve headways on all mainline transit routes serving the City to 30-minutes or less.
  - (b) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to establish at least one additional community bus route.

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- (c) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to expand the transit coverage area to 53 percent.
- (d) The City will pursue the development of a Neighborhood Transit Center within the Downtown Development of Regional Impact (DDRI).
- (e) The City will continue coordinating with Broward County to increase the number of bus shelters within the City as appropriate.
- (f) The City shall maintain the maximum service volumes on arterial roadways as displayed below:

<b>Peak Hour Two-Way Maximum Service Volumes*</b>	
Two-lane arterials	2,555
Four-lane arterials	5,442
Six-lane arterials	8,190
Eight-lane arterials	10,605

\* The Maximum Service Volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas”, published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D.

[Note: Headway standards apply only to non-contract BCT routes].

- 2. Within the City’s Standard Concurrency District, the transportation LOS standard, for the purpose of issuing development orders and permits, is the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002), shown below:

<b>Peak Hour Two-Way Maximum Service Volumes Within the Northwest Standard Concurrency District *</b>	
Two-lane arterials	1,460
Four-lane arterials	3,110
Six-lane arterials	4,680

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Eight-lane arterials	6,060
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\* An alternative maximum service volume on arterial roadways, or segments thereof, may be established by the City based upon a specific roadway link analysis prepared by a traffic engineer if approved by the City, Broward County, or FDOT.

The City establishes a minimum level of service standard of "D" for locally maintained collector roadways.

**SANITARY SEWER**

**Policy 1.4.3.** The following levels of service standards are hereby adopted:

<b>Water Service Area</b>	<b>Level of Service Standard/ gallons per day per capita</b>
Coral Springs Public Utilities	123.00
North Springs Improvement District	117.24
Royal Utilities	134.00
Coral Springs Improvement District	113.51

**Policy 1.4.4.** To calculate sanitary sewer demand through a land development action, the City shall utilize the following to calculate demand. The City shall provide the additional sanitary sewer demand to the appropriate district and ensure that the level of service for each service area is maintained.

<b>Land Use Type</b>	<b>Sewerage Availability</b>
Single Family Residential	350 gpd/du
Multi-Family Residential	300 gpd/du
Commercial/Industrial	2,000 gpd/du
Public/Civic	2,000 gpd/du

**POTABLE WATER**

**Policy 1.4.5.** The following level of service standards are hereby adopted

<b>Water Service Area</b>	<b>Level of Service Standard/ gallons per day per capita</b>
Coral Springs Public Utilities	123.00

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North Springs Improvement District	117.24
Royal Utilities	134.00
Coral Springs Improvement District	113.51

**Policy 1.4.6.** To calculate potable water demand through a land development action, the City shall utilize the following to calculate demand. The City shall provide the additional potable water demand to the appropriate district and ensure that the level of service for each service area is maintained.

<b>Land Use Type</b>	<b>Potable Water Demand</b>
Single Family Residential	350 gpd/du
Multi-Family Residential	300 gpd/du
Commercial/Industrial	2,000 gpd/du
Public/Civic	2,000 gpd/du

**SOLID WASTE**

**Policy 1.4.7.** The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Land Use	Level of Service Standard
<b>RESIDENTIAL</b>	8.9 lbs. per unit per day
<b>INDUSTRIAL &amp; COMMERCIAL</b>	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft.
<b>SCHOOL</b>	
Grade School	10 lbs. per room & 1/4 lbs per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
<b>INSTITUTION</b>	
Hospital	8 lbs. per bed per day
Nurse or Interim Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

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### DRAINAGE

**Policy 1.4.8.** The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

<b>Facility/Services Area</b>	<b>Level of Service Standard</b>
Drainage Facilities City-Wide	<p>Storm Design</p> <p>Primary drainage system - 10 Year – 1-day storm event. Cumulative rainfall total of 8.0 Inches.</p> <p>Secondary – drainage system - 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall intensity – Duration – Frequency Curves for Zone 10.</p> <p>House pads – Roadways and parking lot elevations at, or above the 10-year flood stage.</p>

### RECREATION AND OPEN SPACE

To maintain a level of service for public parks of at least four acres (of developed park land) per 1,000 population within the City.

**Policy 1.4.9.** The Coral Springs development action review and approval process will require that necessary facilities and services will be available concurrent with the impacts of development through any of the following situations. Development Action includes any comprehensive plan amendment, building permit, zoning permit, subdivision, site plan approval, rezoning, certification, special exception, variance, or any other official action of the City Commission or other appropriate City official having the effect of permitting the development of land.

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1. The necessary facilities are in place at the time a Development Action is approved by the City Commission or other appropriate City officials or the Development Action is approved subject to the condition that the necessary facilities will be in place when building permits are issued.
2. The necessary facilities are under construction at the time a Development Action is approved by the City Commission or other Appropriate City officials.
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a Development Action is approved by the City Commission or other appropriate City officials.
4. The necessary facilities have been included in the municipal, county or state annual budget at the time a Development Action is approved by the City Commission or other appropriate City officials although the facilities are not yet the subject of a binding contract for their construction.
5. At the time a Development Action is approved by the City Commission, or other appropriate City officials the City is able to assure that the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Section 163.3202(2)(g), Florida Statutes, as amended. At a minimum, the necessary facilities are to be included within a financially feasible Capital Improvements Element or an alternative implementation plan which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary regulations and a concurrence monitoring system.

**Policy 1.4.10** Proposed comprehensive plan amendments and requests for new Development or redevelopment shall be evaluated according to the following guidelines. Is the proposed action:

1. Consistent with the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Sub-Element, and does not contribute to a condition of public hazard.
2. Consistent with the Transportation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Recharge Sub-element and Recreation and Open Space



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Element and does not exacerbate any existing condition of public facility capacity deficits.

3. Generating public facility demands that any be accommodated by planned capacity increases.
4. In conformance with future land uses as shown on the Future Land Use Plan Map of the Future Land Use Element, and service areas as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Sub-Element.
5. To address public facility demands based upon LOS standards by provision of facilities by the developer or by the City consistent with this element.
6. Consistent with the plans of State agencies and the water, sewer, drainage improvement/management districts' facilities plans.

**Objective 1.5.0.** The City, in collaboration with the School Board, Broward County and non-exempt municipalities shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

Measure: School enrollment projections compared to the School District's Adopted Five-Year DEFP, as adopted in the Capital Improvement Element.

**Policy 1.5.1.** Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 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 annually adopted into the CIE.

**Policy 1.5.2.** The uniform, district-wide LOS shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle, and high school.

**Policy 1.5.3.** The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.

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**Policy 1.5.4.** The School Board's District Educational Facilities Plan (DEFP), including pages 1 through 314 and appendices A to E adopted by the School Board on August 25, 2009 are adopted by reference into the CIE.

**Objective 1.6.0.** The City, in collaboration with the City's Utilities Division, the North Springs Improvement District, the Coral Springs Improvement District and Royal Utilities or any successors, shall ensure that sufficient funding is available for the 10-year water supply plan to provide potable water in the quantity and quality necessary to satisfy existing and projected growth within the City of Coral Springs.

Measure: Annual per capita cost of capital projects to meet demand.

**Policy 1.6.1.** The City shall adopt the Capital Improvement Plans of the Coral Springs Improvement District and Royal Utilities or any successors are adopted by reference into the City of Coral Springs Capital Improvement Element as identified in Appendix B of the Data and Analysis Section of the Capital Improvements Element.

**Policy 1.6.2.** The North Springs Improvement District (NSID) is currently working on a modeling project that will be incorporated into its Master Plan and Capital Improvement Plan. Once the Capital Plan is complete, the City of Coral Springs will adopt NSID's Capital Improvement Plan in the next available amendment cycle or with the adoption of the City's Capital Improvement Element Amendment in 2009.

**Objective 1.7.0.** The City in collaboration with the Broward County Metropolitan Planning Organization (MPO) shall ensure that sufficient funding is available to satisfy existing and projected growth and the adopted level of services to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.

Measure: Number of improvements in the MPO plan that meet one of the three criteria.

**Policy 1.7.1** The City shall adopt the Transportation Improvement Plan of the Broward County Metropolitan Planning Organization or any successors by reference into the City of Coral Springs Capital Improvement Element as identified in Appendix A of the Data and Analysis Section of the Capital Improvements Element.