

OFFICE OF THE MAYOR

Lynn Stoner,
Mayor



CITY COUNCIL

Ron Jacobs
President
Nick Sortal
President Pro Tem
Erik Anderson
Denise Horland
Mark Hyatt

December 27, 2018

Department of Economic Opportunity
Attn: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, FL 32399-4120

Subject: Adopted 2018-19 Capital Improvements Element Annual Update of the City of Plantation Comprehensive Plan.

Dear Mr. Eubanks:

As per the requirements of Section 163.3177(3), Florida Statutes, enclosed for your review is an original and two electronic copies of the adopted annual update of the Capital Improvements Element (CIE) of the City of Plantation Comprehensive Plan.

On November 13, 2018, the City of Plantation Local Planning Agency (Planning and Zoning Board) recommended approval of the CIE annual update. On December 12, 2018, the City of Plantation City Council approved by ordinance on first reading the CIE annual update. On December 19, 2018, the City of Plantation City Council approved on second reading an ordinance to transmit the CIE annual update to the Department of Economic Opportunity (DEO).

The comprehensive plan amendment was adopted and no objections were raised by an affected party, on December 19, 2018. The amendment was not previously reviewed by the Department.

Pursuant to Section 163.3180(6), F.S. and Rule 9J-11.011(8)(b), the City is not providing de minimis impact records due to the fact that the projects that would qualify for de minimis impacts are located on roadways that are currently operating above the adopted level of service.

Changes not previously reviewed: The following is a summary of changes made to the Capital Improvements Element Update:

- 1) The following changes have been made to the Five-Year Schedule of Capital Improvements:
 - a) Fiscal year 2022-2023 has been added.
 - b) Transportation projects that are State or County managed and funded projects are listed on the Broward County MPO's five-year TIP.
 - c) Infrastructure projects have been updated.

2) The Data and Analysis section has been updated.

The proposed amendments do not affect an area of critical state concern (Rule 9J-11.006(1)(a)5., F.A.C.) and are not subject to the Wekiva River Protection Area (Rule 9J-11.006(1)(a)6., F.A.C.). These amendments are not subject to joint planning agreements and do qualify for exemptions.

The City of Plantation requests DEO review the adopted amendment pursuant to Section 163.3184(7)(a), Florida Statutes. A copy of Ordinance No. 2572 and related documents, including action minutes of the December 19, 2018 City Council meeting, are attached in triplicate.

The newspaper in which the Department should publish the required Notice of Intent is the Broward County edition of the Sun-Sentinel.

Concurrent with this submittal, copies of the adopted 2017-18 Capital Improvements Element Annual Update of the City of Plantation's Comprehensive Plan are being submitted to the review agencies (See Attachment A) listed in Rules 9J-11.009(8)(a)-(h), F.A.C.).

In accordance with Section 163.3184(8)(b), Florida Statutes, this letter confirms that the City announced the availability of a "Comprehensive Plan Citizen Courtesy Information List" at these public hearings and did not receive any request from citizens interested in receiving direct notification from DEO.

Please contact Peter Dokuchitz, Principal Planner, at 400 NW 73 Avenue, Plantation, FL 33317, phone number: 954.797.2622, or fax number 954.797.2793, or e-mail: pdokuchitz@plantation.org if you have any questions.

Sincerely,



Lynn Stoner
Mayor

Enclosures

LS/pd

Cc: Danny A. Holmes, AICP, Planning, Zoning, and Economic Development Director
Peter Dokuchitz, AICP, Principal Planner

ATTACHMENT A

Department of Education

Attn: Kylene Casey,
Educational Consultant-Growth Management Liaison
Office of Educational Facilities
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
Email: kylene.casey@fldoe.org

Department of Environmental Protection

Attn: Plan Review
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, Mail Station 47
Tallahassee, FL 32399-3000
Email: plan.review@dep.state.fl.us

Department of State

Attn: Robin Jackson, Historic Preservation Planner
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, FL 32399-0250
Email: robin.jackson@dos.myflorida.com

Department of Transportation, District Four

Attn: Stacey L. Miller-Novello, P.E., Director of Transportation Development
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Email: stacey.miller@dot.state.fl.us

South Florida Regional Planning Council

Attn: Isabel Cosio Carballo, Executive Director
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021
Email: isabelc@sfrpc.com

South Florida Water Management District

Attn: Terry Manning, AICP, Policy and Planning Analyst
Water Supply Coordination Unit
3301 Gun Club Road, MSC 4223
West Palm Beach, FL 33406
Email: tmanning@sfwmd.gov

Broward County Planning Council

Attn: Barbara Blake Boy, Executive Director
Governmental Center, Room 307
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Email: bblakeboy@broward.org

CITY OF PLANTATION
CITY COUNCIL MEETING
ACTION MINUTES

COUNCIL CHAMBERS
CITY HALL

6:00 P.M.

WEDNESDAY
December 19, 2018

Councilmember Anderson
Councilmember Horland
Councilmember Hyatt
Councilmember Jacobs
Councilmember Sortal
Mayor Stoner
Asst. City Attorney Morgan

1. **ROLL CALL**
2. **OPENING REMARKS/INVOCATION/PLEDGE OF ALLEGIANCE – Councilmember Horland**
3. **WORKSHOP RELATING TO VACATION RENTALS**

ACTION: NO ACTION, WILL COME BACK TO PLANNING & ZONING BOARD & CITY COUNCIL

ITEMS SUBMITTED BY THE MAYOR

Parks and Rec announcements: Phil Goodrich

There's Snowplace Like Plantation – deadline this Friday
Santa's Visit December 24, 2018
Selfies with Santa December 21
Winter Break Camps
Rock the Park – January at Pine Island Park

Mayor announcements:

4. **RESOLUTION # 12674 of Appreciation to Frederick Murray for 30 years of dedicated service to the City of Plantation - Approved**

Employee Service Awards
Winter Wonderland
Doggie Palooza
Share a Pony
Bright & Smart Day Camps
FLL Noise Study – Public Information Meeting
Farmers Market at Volunteer Park

Public Request – Siobhan Edwards – Greater Plantation Chamber of Commerce – please review letter sent to Chamber from Mayor Stoner about funding provided to Chamber – Mayor and Chamber to meet
Tony Inanzonni – resident, in favor of Chamber of Commerce
Dennis Conklin – comments about General Employees' pension

**CITY OF PLANTATION
CITY COUNCIL AGENDA
December 19, 2018**

CONSENT AGENDA

- 5 **Request for authorization and approval to execute/issue a purchase order to DayCoven Constructions, LLC., for "Utilities Department East Water Chemical Plant Floor Rebuild" in accordance with WB No. 048-18.**
- 6 **Resolution # 12675 for the appointment of a Fire Chief for the City of Plantation's Fire Department fixing the initial annual compensation to be paid for said executive position; and the appointment of an individual to said executive position. (Donald Todd)**
- 7 **Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 7, 2018 through December 12, 2018 for the City of Plantation.**
- 8 **A motion to approve and file the legal expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 13, 2018 through December 13, 2018 for the City of Plantation.**
- 9 **Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 7, 2018 through December 12, 2018 for the City of Plantation's Community Redevelopment District.**

ACTION: All items approved, Item No. 6 voted on separately (must complete degree within 3 years), Mayor voted affirmatively on Item No. 9

ADMINISTRATIVE ITEMS: None

LEGISLATIVE ITEMS

- 10 **Ordinance # 2572 Adoption of Ordinance Approving Annual Capital Improvements Element Update**

 **ACTION:** Adopted on second reading
 Approved on first reading December 12, 2018

- 11 **Public Hearing and First Reading of an Ordinance of Plantation, Florida pertaining to the subject of retirement; amending the General Employees Retirement System so as to remove the City attorney's obligation as legal advisor to the Board of Trustees; providing a conflicts clause; providing a savings clause; and providing an effective date therefor.**

ACTION: Approved on first reading

- 12 **Public Hearing and First Reading of an Ordinance of Plantation, Florida pertaining to the subject of retirement; amending the Firefighters Retirement System so as to remove the City attorney's obligation as legal advisor to the Board of Trustees; providing a conflicts clause; providing a savings clause; and providing an effective date therefor.**

ACTION: Approved on first reading

- 13 **Request for the assignment of LAC Units for Palms of Plantation. Property located at 1019 S State Road 7 and zoned SPI-2 (Healthcare Services) PP18-0023**

ACTION: Approved on first reading

**CITY OF PLANTATION
CITY COUNCIL AGENDA
December 19, 2018**

QUASI-JUDICIAL ITEMS

14 Resolution #12676 Request to approve use variance, site plan, elevation, and landscape plan for Palms of Plantation. Property located at 1019 S. State Road 7. (PP18-0023)

ACTION: All items approved subject to staff comments and working with staff, including all waivers

15 Request to approve site plan, elevation, and landscape plan for Plantation Pointe Phase 5. Property located at the northeast corner of N. University Drive and N. Marcano Boulevard and zoned I-L2P (Large Light Industrial). (PP18-0026)

ACTION: All items approved subject to staff comments, including all waivers, no metal cladding

COMMENTS BY COUNCIL MEMBERS:

MAYOR STONER – voted no on budget on September 12, Happy Holidays

SORTAL – during the discussion about Fire Chief would like to have heard Mr. Buehler, speaks about Santa visit, Merry Christmas

JACOBS – None

HORLAND – would like to reconsider Chamber and budget, Happy Holidays

HYATT – None

ANDERSON – Happy Holidays

PUBLIC COMMENTS:

Mark Morganstern – comments on wheelchair tennis, requests more publicity

Carl Buehler – comments on Fire Chief

Dennis Conklin – Happy Holidays, thank you for placing residents at beginning of agenda for comments, would like 5 minutes for comments

Jay Stahl – Happy Holidays and Happy New Year

Aron Davis – thank you for allowing comments at beginning and end of the meetings

Marcus Hurt – Chief Don Todd is my Chief

ADJOURNED: 10:27 pm

ORDINANCE NO. 2672

AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; ADOPTING THE ANNUAL AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF PLANTATION; APPROVING TRANSMITTAL OF THE AMENDMENT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY AND THE RELATED AGENCIES FOR THE PURPOSES OF SUFFICIENCY REVIEW IN ACCORDANCE WITH FLORIDA STATUTES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE THEREFOR.

WHEREAS, the City of Plantation, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been submitted to and reviewed by the Broward County Planning Council, the South Florida Regional Planning Council, and the State Land Planning Agency; and

WHEREAS, the Department of Economic Opportunity has found the City of Plantation Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Section 163.3177 (3), Florida Statutes, directs local governments to annually adopt amendments to the Capital Improvements Element; and

WHEREAS, the Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed the amendments to the Comprehensive Plan, held an advertised public hearing, provided for participation by the public in the process, and rendered its recommendations to the City Council; and

WHEREAS, the City Council has reviewed the amendments to the Comprehensive Plan, held an advertised public hearing, and provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing; and

WHEREAS, a public hearing before the City Council was held pursuant to the published notice described above, at which all citizens so desiring had an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA:

Section 1. That the foregoing "Whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are repealed.

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. The effective date of this Ordinance shall be: The date a final order is issued by the Department of Economic Opportunity finding the amendment to be in compliance in accordance with Section 163.3184, Florida Statutes; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance with Section 163.3184, Florida Statutes.

Section 5: The City Council does hereby adopt the amendment to the City of Plantation Comprehensive Plan, attached here as Exhibit A.

Section 6: The City Council does hereby approve transmittal of the Comprehensive Plan amendments to the Department of Economic Opportunity and required agencies for the purpose of a sufficiency review in accordance with Section 163.3184, Florida Statutes.

PASSED ON FIRST READING this 12 day of December, 2018.

PASSED AND ADOPTED ON SECOND READING this 19 day of December, 2018.

SIGNED by the Mayor this 21 day of December 2018.


Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM ONLY DATE

DEPT. OK: _____

ADMN. OK: _____

ATTY. OK: _____

AS TO FORM ONLY

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed document was received by the Office of the City Clerk and entered into the Public Record this 21 day of December, 2018.


Susan Slattery, City Clerk

Exhibit A

CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To undertake capital improvements necessary to keep present public facilities in good condition and to accommodate new and existing development by preserving, modifying, and replacing existing infrastructure within sound fiscal practices.
- OBJECTIVE 1.1** The City shall prepare a five-year capital improvements budget. As part of the annual budget process the City shall evaluate the status of all programmed capital improvements and the overall status of public facilities in relation to current and projected demand. Revisions to budgets, work programs, the Capital Improvements Program, the Capital Improvements Budget, the Comprehensive Plan, and the Capital Improvement Element shall be made as necessary to ensure that facilities are provided in a timely and financially feasible manner consistent with adopted level of service standards. (Ord. No. 2146, 2/18/98)
- Policy 1.1.1** Staff and engineering studies or reviews shall form the basis for annual preparation of a five-year capital improvement program, including a one-year capital budget to further these comprehensive plan elements; this process will be initiated annually during the fiscal budget preparation.
- Policy 1.1.2** Include in the capital programming process a systematic policy for utility line replacement and street repaving.
- Policy 1.1.3** The City will provide adequate public facilities to all residents within its jurisdiction as determined by adopted level of service standards. The City of Plantation shall identify and fund services and capital improvements required by this Plan.
- In the absence of legal constraints in the use of revenues, projects and programs shall be funded or consideration of at least the following factors in terms of whether the project or programs:
- a. Corrects public hazards;
 - b. Eliminates existing deficiencies as described by the minimum levels of service;
 - c. Provides capacity for developments that have received a valid Development Order / Permits determination when such developments are within the City Service Area;
 - d. Provides for the renewal and replacement of, and improvement to, existing public infrastructure and physical assets;
 - e. Maintains levels of service as new growth occurs;
 - f. Increases existing levels of service as new growth occurs;

- g. Where financially feasible, promotes reuse and rehabilitation over new construction;
- h. Increases existing levels of service to desired levels of service;
- i. Implements the Goals, Objectives and Policies of other Plan elements.
- j. 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.
- k. Is otherwise determined by the city governing body to be desirable and appropriate for the City,

Policy 1.1.4

Assure that for all capital improvements made pursuant to this Capital Improvement Element that a reasonable financial analysis has been completed to demonstrate that sufficient revenues will be available to properly maintain the new facilities.

- 1. Estimate additional operating costs (if any) for all future capital improvements and compare to available or projected operating revenues to assure funding adequacy. The City will not provide a public facility, nor will it accept the dedication of a public facility by others, if the City is unable to complete a reasonable financial analysis that sufficient revenues will be able to pay for the subsequent annual operating and maintenance costs of the facility.

Policy 1.1.5

Revenue Policies. The City of Plantation shall establish the following fiscal policies regarding budgeting, revenues, and expenditures to ensure that the needs of the City are met for construction of capital facilities, to meet existing deficiencies, accommodate future growth, and replace obsolete or worn-out facilities; to ensure that future development will bear its proportionate share of the cost of facility improvements necessitated by the development in order to maintain adopted levels of service; and to demonstrate compliance with applicable Florida Statutes.

- 1. The City shall develop and maintain non-ad valorem revenue sources; however, if non-ad valorem revenue sources are not adequate to fund adopted minimum levels of service, governing body shall raise ad valorem taxes sufficiently to fund the adopted minimum levels of service or shall initiate a Plan amendment to lower the adopted minimum levels of service, or shall otherwise make suitable budgetary adjustments as appropriate to accommodate such levels of service.
- 2. Cost recovery fees or user charges, where appropriate, shall be established and maintained to offset as appropriate some of the cost of providing specific services.
- 3. The City's Finance Department and Budget shall continue to prepare and incorporate a consolidated summary of revenue sources into the City's budget documentation.

4. Promote the leveraging of non-City revenues by making grant applications, promoting state and federal spending in Plantation and by other means.

Policy 1.1.6

Debt Policies.

1. The City of Plantation shall continue to use long-term debt financing to support capital improvements that provide long-term benefits to the community.
2. The City shall continue to ensure that long-term debt is soundly financed by:
 - a. Conservatively projecting the revenue sources that will be utilized to pay the debt; and
 - b. Financing the improvement over a period not greater than the useful life of the improvement; and continually satisfying debt coverage services and requirements as may be established in outstanding bond issues.
3. The City will continue to regularly analyze total indebtedness including underlying and overlapping debt as a part of its analysis of financial condition.
4. The City shall continue to include debt service payments and reserve requirements for all debt currently outstanding, and for all proposed debt issues, in its annual budgets and long-range forecasts.
5. The City of Plantation will consider issuing bonds to fund construction of public facilities needed to maintain the public health, safety and welfare of the citizens.
6. The city may adopt by ordinance additional debt management policies that will be codified in Chapter 2, Plantations City Code or in the City's Charter.

Policy 1.1.7

In the capital programming process use the above criteria plus the priorities of providing quality neighborhoods and a strong job/tax base with minimal bonding (other than utilities) and maximum developer participation as the fiscal planning philosophy.

Policy 1.1.8

Continue to utilize the capital budget and program process as a vehicle to implement the needs included within the Capital Improvements Element.

Policy 1.1.9

Funds will continue to be allocated for the replacement and renewal of infrastructure in an amount that will minimize the operating costs of infrastructure and to maximize the life of the infrastructure.

OBJECTIVE 1.2

The City shall use the Future Land Use Plan, growth trends, and the adopted levels of service for public facilities described in the Plan to ensure that new growth meets all concurrency requirements and does not impose a financial burden on the City. (Ord. No. 2146, 2/18/98)

Policy 1.2.1 Sewers: A Level of Service (LOS) of 275 gallons per day for each Equivalent Residential Connection (ERCs) shall be accomplished with septic tanks remaining in some areas. See Element for further details.

Policy 1.2.2 Solid Waste: The following LOS standards are hereby adopted:

<u>Residential</u>	8.9 lbs. per unit per day
<u>Industrial & Commercial</u>	
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. per day
<u>School</u>	
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
<u>Institution</u>	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

Policy 1.2.3 Drainage: The following LOS standards are hereby adopted: Design Storm Primary drainage system - 25 year - 3 day storm event. Cumulative rainfall total of 17.0". 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.

Roadways - Roadways and parking lot elevations at, or above, at the 10-year flood stage.

- Policy 1.2.4** Water Supply: A LOS of 350 gallons per day for each Equivalent Residential Connection (ERCs). See the Infrastructure Element for further details.
- Policy 1.2.5** Recreation: A LOS of 4 acres of park per 1,000 population. See the Recreation and Open Space Element for further details.
- Policy 1.2.6** Streets: A LOS "D" shall be maintained for arterial and collector streets.
- OBJECTIVE 1.3** Future development in the City shall pay for itself. New development projects approved by the City shall be assessed a pro rata share of the costs necessary to finance public facility improvements which are required as a result of the development. (Ord. No. 2146, 2/18/98)
- Policy 1.3.1** Park impact fees shall be continued and refined as needed.
- Policy 1.3.2** The development review process shall continue to require on-site detention and drainage structures.
- Policy 1.3.3** Sewer and water extension and/or connection shall be required in the case of all new development, if feasible; developer financial participation shall be required.
- Policy 1.3.4** County road impact fees and DRI requirements along with the City requirement that developers build service streets shall continue to result in minimal need for City roadway construction funding.
- Policy 1.3.5** The City shall continue to encourage the County and the State of Florida Department of Transportation not to eliminate or reallocate budgeted appropriations for State and County funded road improvements for over-capacity road unless these improvements will be constructed by other financial resources.
- Policy 1.3.6** The transportation concurrency management system, as described within the Transportation Element, shall be implemented to determine whether development orders shall be issued in areas with existing road deficiencies.
- Policy 1.3.7** Public facilities required to eliminate existing deficiencies for which the City is financially responsible shall be included in the City's 5-Year Capital Program.

OBJECTIVE 1.4 The issuance of development orders and permits shall require meeting adopted Levels of Service to ensure availability of public facility capacity to support the development at time of implementation. (Ord. No. 2146, 2/18/98)

Policy 1.4.1 The adopted Levels of Service shall be implemented through procedures adopted in Ordinance 1741 (10/10/91). These procedures include the standards to be met prior to issuance of a development order or permit. (Ord. No. 2146, 2/18/98)

Policy 1.4.2 Continue to implement the City's approved master plans as outlined within the Future Land Use, Transportation, Infrastructure and other Comprehensive Plan Elements to assure adequate quantity and quality services commensurate with projected growth.

Policy 1.4.3 The City shall continue to monitor the Jacaranda DRI to assure compliance with all development order requirements; this and other previously issued permits with implications for public facilities shall be incorporated in the adopted concurrency management system. (Ord. No. 2146, 2/18/98)

Policy 1.4.4 Land development regulations shall be revised and adopted pursuant to Florida Statutes, Chapter 163 to ensure that all the objectives within the Comprehensive Plan are accomplished.

Policy 1.4.5 The City shall evaluate and close out the Jacaranda DRI and confirm that all development order requirements have been completed.

Note: Objective 9J-5.016(3)2 is not applicable since Plantation is not a coastal community.

OBJECTIVE 1.5 The City shall assist Broward County in their collaboration with the School Board to ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

Policy 1.5.1 Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the School Board's District Educational Facilities Plan (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 by the School Board on an annual basis and annually adopted into the CIE by the City.

Policy 1.5.2 The School Board uniform, district-wide LOS adopted by the School Board shall be 100% of the gross capacity 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% of permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 1.5.3 The LOS adopted by the School Board shall be applied consistently by the City to all schools of the same type.

Policy 1.5.4 The current version of the Broward County Public Schools Adopted District Educational Facilities Plan as annually amended is hereby adopted by reference into the CIE.

OBJECTIVE 1.6 The City will maintain a Water Supply Plan for a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the City's water service area. The City will utilize the Water Supply Plan to meet projected demand increases as necessary, and as financially feasible.

Policy 1.6.1 When updating the Water Supply Plan, the City will seek alternative sources of water in order to meet projected demand as financially feasible and as necessary.

Policy 1.6.2 The Water Supply Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, treat, store and distribute potable water to meet future needs and to incorporate those projects into the City's financially feasible five-year CIE.

Policy 1.6.3 The City will establish and maintain, at a minimum, a financially feasible five-year schedule of capital improvements for the improvement, extension and/or increase in capacity of water facilities.

Policy 1.6.4 The City shall incorporate the projects listed in the City's 10-year Water Supply Plan, as may be amended from time to time, that are anticipated within the first five (5) years, into the City's financially feasible five-year CIE.

CAPITAL IMPROVEMENTS IMPLEMENTATION

Five-Year Schedule of Capital Improvements

See Five Year Schedule of Capital Improvements on subsequent pages.

Programs

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in Volume II:

1. An annual capital programming and budgeting process including use of project selection criteria; and, the annual review of this Element.
2. Engineering and other studies to pinpoint the cost of projects.
3. Review and revisions to the development code shall a) assure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing, b) continue impact fees for parks, and c) in other ways achieve maximum feasible developer participation in public improvements.
4. Implementation of a concurrency management system.

Monitoring and Evaluation

The Mayor, assisted by the Department Directors, shall annually review and prepare a status report (or updated draft) on this Element for submittal to the City Council. The purpose is to update all pertinent tables and the project list as necessary. The project evaluation criteria shall be used in the project list review and special attention shall be devoted to maintenance of level of service standards. This entire evaluation process shall be integrated in the City's annual capital programming and budget process.

Project Number	Project Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	Total Project Cost
1	Citywide Road Resurfacing of Local Streets TIP # 28	\$1,250,000	\$1,380,000				\$2,630,000
2	Central City Traffic Management Improvements TIP # 1745	\$10,000					\$10,000
3	Urban Corridor Improvements—Midtown East-West Greenway Connector TIP # 1921	\$10,000					\$10,000
4	Plantation Midtown Perimeter Road Improvements TIP # 1922	\$10,000					\$10,000
5	Citywide Sidewalk Repair TIP # 2057	\$40,000	\$40,000				\$80,000
6	Roadway Resurfacing Projects	\$6,450,000 AVB	\$2,000,000 AVB				\$8,450,000

Project Number	Project Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	Total Project Cost
1	Infrastructure Neighborhood-Sewer Main Rehabilitation (1)	\$2,000,000 WARR	\$1,000,000 WARR	\$1,000,000 WARR	\$1,000,000 WARR	\$1,000,000 WARR	\$6,000,000
2	Neighborhood-Water Main Rehabilitation (1)	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$10,000,000
3	Neighborhood-Street Lighting Projects	\$250,000 AYB	\$250,000 AYB	\$250,000 AYB	\$250,000 AYB		\$750,000
4	Stormwater System Rehabilitation/Replacement	\$2,250,000 AYB	\$5,650,000 AYB	\$6,400,000 AYB			\$14,300,000

Notes for Revenue Sources:

AVB—2017 Ad Valorem Bond

BC—Broward County

DC—Designated Capital

RTC—Road & Traffic Control Funds

WRR—Water Repair/Replace

WAWCF—Wastewater Capacity Fund

WARR—Wastewater Repair/Replace

TIP—Transportation Improvement Program

FDOT—Florida Department of Transportation

(1)—City of Plantation Utilities Department (Note: Funding for projected expenditures based on securing revenue bond.)

*Improvements are not required to meet concurrency level of service.

<u>Project Number</u>	<u>Project Name</u>	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Total Project Cost</u>
<u>Transportation (local)</u>							
<u>1</u> <u>FDOT</u>	<u>Bike Lane/ Sidewalk University Drive FM # 4320669</u>		<u>\$1,215,000</u> <u>TIP</u>		<u>\$8,769,441</u> <u>TIP</u>		<u>\$9,984,441</u>
<u>2</u> <u>FDOT</u>	<u>Lighting Sunrise Blvd. FM # 4334282</u>	<u>\$1,114,205</u> <u>TIP</u>					<u>\$1,114,205</u>
<u>3</u> <u>MPO</u>	<u>Transit Improv. Plantation Anchor Hub FM # 4400741</u>	<u>\$3,000,000</u> <u>TIP</u>					<u>\$3,000,000</u>
<u>4</u> <u>FDOT</u>	<u>Intersection Lighting – SR7 Item # 440081</u>	<u>\$598,771</u>					<u>\$598,771</u>
<u>5</u> <u>CITY</u>	<u>Roadway Resurfacing Projects</u>	<u>\$2,360,000</u> <u>AVB</u>		<u>3,500,000</u> <u>AVB</u>			<u>\$5,860,000</u>

<u>Project Number</u>	<u>Project Name</u>	<u>FY</u> 2018-19	<u>FY</u> 2019-20	<u>FY</u> 2020-21	<u>FY</u> 2021-22	<u>FY</u> 2022-23	<u>Total Project Cost</u>
<u>1</u>	<u>Neighborhood Sewer Main Rehabilitation (1)</u>	\$1,000,000 WWRR	\$1,000,000 WWRR	\$1,000,000 WWRR	\$1,000,000 WWRR	\$1,000,000 WWRR	\$5,000,000
<u>2</u>	<u>Neighborhood Water Main Rehabilitation (1)</u>	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$2,000,000 WRR	\$10,000,000
<u>3</u>	<u>Neighborhood Street Lighting Projects</u>		\$125,000 AVB	\$125,000 AVB			\$250,000
<u>4</u>	<u>Stormwater System Rehabilitation/Replacement</u>	\$503,000 AVB	\$4,500,000 AVB	\$6,947,000 AVB			\$11,950,000

Notes for Revenue Sources:

AVB – 2017 Ad Valorem Bond

BC – Broward County

DC – Designated Capital

RTC – Road & Traffic Control Funds

WRR – Water Repair/Replace

WWCF – Wastewater Capacity Fund

WWRR – Wastewater Repair/Replace

TIP – Transportation Improvement Program

FDOT – Florida Department of Transportation

(1) City of Plantation Utilities Department (Note: Funding for projected expenditures based on securing revenue bond.)

*Improvements are not required to meet concurrency level of service.

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):

- **Bike Lane/Sidewalk along University Drive.** Cost: \$9,984,441; Source: FDOT; Timing: Fiscal Years 2019-22.
- **Lighting along Sunrise Blvd.** Cost: \$1,14,205; Source: FDOT; Timing: Fiscal Year 2018-19.
- **Transit Improvements Plantation Anchor Hub.** Cost: \$3,000,000; Source: MPO; Timing: Fiscal Year 2018-19.
- **Intersection Lighting – SR7.** Cost: \$598,771; Source: FDOT; Timing: Fiscal Year 2018-19.

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.

Traffic

- **Roadway Resurfacing Projects.** Cost: \$5,860,000; Source: 2017 Ad Valorem Bond; Timing: Fiscal Years 2018-21.

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: \$5,000,000; Source: Utilities Department; Timing: Fiscal Years 2018-2023.

- **Neighborhood Water Main Rehabilitation.** Cost: \$10,000,000; Source: Utilities Department ; Timing: Fiscal Years 2018-2023.
- **Neighborhood Street Lighting Projects.** Cost: \$250,000; Source: 2017 Ad Valorem Bond; Timing: Fiscal Years 2019-2021.
- **Stormwater System Rehabilitation/Replacement.** Cost: \$11,950,000; Source: 2017 Ad Valorem Bond; Timing: Fiscal Years 2018-2021.

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.

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 issues bonds for construction of various City projects. These funds are dedicated for any capital projects, including development of park sites. On November 8, 2016, Plantation voters approved a \$60 million bond that will allow the City to provide for Plantation's future to fund projects in Public Safety - \$14.2 Million, Public Works - \$28.7 Million, and Parks & Recreation - \$17.1 Million.

Plantation Midtown Development District Funds: This includes Special Taxing District funds, (currently 0.9707 mills; up to 2.0000 mills allowed) applied to all properties within the Midtown Development District.

Plantation Gateway Development District Funds: This includes Special Taxing District funds, (currently 1.9760 mills; up to 2.0000 mills allowed) applied to all properties within the Gateway 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**

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	45,881,243	45,575,482	99.3%	5.9000
2017	7,894,949,800	48,716,488	48,463,236	99.5%	5.9000
2018	8,427,894,990	TBD	TBD	TBD	5.8000

Source: City of Plantation CAFR, Finance Department, 2017.

Debt Service Projections

\$ 49,370,000 Ad Valorem Bonds, Series 2017 - In June 2017, the City closed on a bond voted on by residents and approved by City Council for the purpose of financing the construction of various capital improvements in the areas of public safety (police and fire), parks and recreation, and public works (including various stormwater drainage improvements). The bond will mature July 1, 2037 with principal payments beginning July 2018. The bond is secured by a lien on ad valorem taxes levied by the City. Interest is payable semiannually in January and July with the first year's rate of 3.00% and 5.00% in subsequent years, until maturity.

\$ 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
Ad Valorem Bonds, Series 2017; 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,	Bonds		Revenue Notes		Special Assessment Revenue Note		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2018	\$ 1,490,000	\$ 1,314,040	\$ 1,358,682	\$ 276,128	\$ 24,535	\$ 8,101	\$ 3,045,197	\$ 2,798,267
2019	1,570,000	2,396,000	1,808,803	235,994	25,520	7,118	3,204,323	2,539,100
2020	1,650,000	2,317,800	1,630,629	194,724	26,344	6,091	3,326,573	2,513,313
2021	1,730,000	2,235,000	1,564,315	152,313	27,610	5,026	3,321,945	2,392,339
2022	1,813,000	2,148,800	1,501,057	115,351	28,718	3,917	3,444,815	2,257,966
2023-2027	10,849,000	9,288,000	3,313,934	117,340	76,941	4,648	13,987,893	9,407,984
2028-2032	13,490,000	6,373,000	-	-	-	-	13,490,000	6,373,000
2033-2037	17,160,000	2,637,790	-	-	-	-	17,160,000	2,637,790
Total	\$ 48,370,000	\$ 29,927,790	\$ 11,308,682	\$ 1,092,036	\$ 209,855	\$ 34,899	\$ 60,284,748	\$ 31,054,727

Source: City of Plantation CAFR, Finance Department, 2017

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
2018	2,513,582	797,336	3,310,918
2019	2,581,446	728,348	3,309,794
2020	2,651,155	657,485	3,308,640
2021	2,722,755	584,697	3,307,452
2022	2,796,301	509,931	3,306,232
2023-2025	15,307,867	450,479	15,758,346
Total	28,573,106	3,728,276	32,301,382

Source: City of Plantation CAFR, Finance Department, 2017