

# **CAPITAL IMPROVEMENT ELEMENT – DATA AND ANALYSIS**

## **I. Introduction**

An integral part of the City of Fort Lauderdale’s budget is the funding for its Capital Improvement Plan (CIP). The five-year capital improvement plan is based on the City Commission CIP policies and CIP Committee deliberations, and in recognition of the need to have a comprehensive and financially balanced plan. Under the guidance of the City Manager, the CIP has been assembled by the Capital Improvement Committee, which is comprised of the Directors of Public Works, Management & Budget, Parks & Recreation, Procurement and Finance. The Committee is responsible for developing the plan, for meeting and managing the City’s capital improvement needs based upon the established levels of service, and for controlling the CIP upon approval by the City Commission. The five-year capital improvement plan is presented to the City Commission annually for adoption.

A capital improvement project must meet the following criteria in order to be a candidate for the CIP:

1. Represent a physical improvement;
2. Have an anticipated life of not less than 10 years; and
3. Cost \$5,000 or more.

## **II. Data and Analysis**

### **Inventory of Existing Revenue Sources**

The Capital Improvement Plan existing revenue sources include transfers from the General Fund and grants for business enterprises, parks, police and fire, and public works. The Gas tax funds transportation projects. FAA/FDOT fund aviation related projects. Other sources include Enterprise funds earmarked for water and sewer, stormwater, parking and sanitation.

### **How the Timing and Location of Public Facilities are Determined**

Capital Improvement Projects are submitted to the CIP Committee for review and possible inclusion to the CIP. Proposed projects are reviewed by the Committee using the following criteria:

- Department ranking
- Estimated lifespan
- Impact on Operating Budget

Of these items, estimated lifespan is highlighted in the programming process.

Projects selected for submittal to the CIP basically come from two sources: departmental master plans and/or projected capital facilities needed to achieve the department’s goals. In both cases level of service standards are figured into the CIP

process. The comprehensive planning process provides for an additional formalization of the preparation of the CIP. By examining individual functional areas by element and establishing respective levels of service standards, a more comprehensive list of improvements may be prepared. Department goals, master plan recommendations and additional need determined in the individual elements may be addressed via the comprehensive planning process. The Capital Improvements Element (CIE) provides the implementation mechanism for serving infrastructure needs for specific comprehensive plan elements.

### **Fiscal Implications of Existing Deficiencies**

Capital improvement projects respond to needs identified in the other elements. Certain areas are not addressed here. These include areas of service for which the City has no responsibility and areas for which there were no capital needs projected for the five-year timeframe of the Capital Improvement Element

The CIP tables identify the following: the years in which funds were programmed; the nature of the project (new facilities and expansions, replacements, and maintenance of existing facilities/correcting deficiencies); and, revenue sources for financing the project. The planned capital improvements were designed to support efficient land use in the City.

With the exception of the improvement projects identified in the “Waterworks 2011” program, the majority of the listed capital improvement needs are for existing facilities, as Fort Lauderdale is a mature City in terms of population and infrastructure.

### **Airport Capital Improvement Program**

The Fort Lauderdale Executive Airport CIP, in most years, receives a significant amount of funding from FAA and FDOT. This five-year plan has a number of projects that have previously been identified by the Airport Master Plan.

### **Utility Services Capital Improvement Program**

The City of Fort Lauderdale’s Water and Wastewater Capital Improvement Program, or “Waterworks 2011”, includes approximately \$555 million in utilities infrastructure repair, replacement and upgrades to be constructed. The bulk of that work (\$490 million) is scheduled to be completed by 2011, the City’s 100-year anniversary. The program includes improvements to the City’s water and wastewater facilities, as well as the construction of new sanitary sewers to all unsewered areas of the City.

### **Stormwater Management Capital Improvement Program**

The Stormwater Fund's Capital Program is ongoing. Approximately one-half of stormwater fund revenues are designated for recapitalization of existing facilities and new construction. The City continues preparation of a more comprehensive plan for use of the programs funds in subsequent years.

**Location and Service Areas for Public Health and Education Systems**

There are six hospitals/community health facilities located in Fort Lauderdale, which primarily serve residents of eastern Broward County. These facilities are listed in Table 1 and shown on Map 1.

Broward County operates the public school system. There are elementary, middle, and high schools serving City residents as part or all of their service areas. These are listed in Table 2 and shown on Maps 2, 3 and 4.

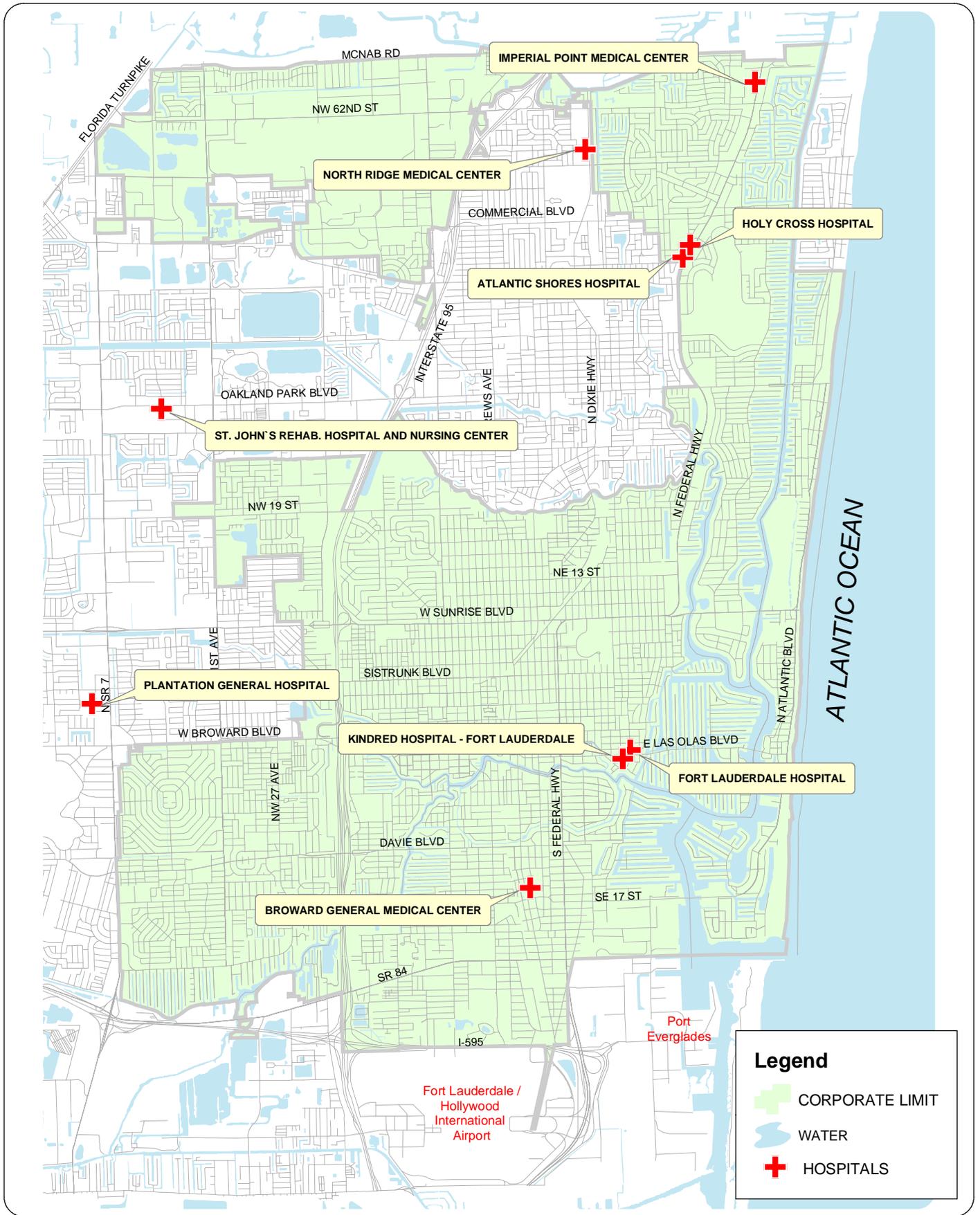
**Table 1  
Hospitals and Health Facilities**

Facility	Number of Beds
Broward General Medical Center	744 Beds
Holy Cross Hospital	587 Beds
Imperial Point Medical Center	205 Beds
Atlantic Shores Hospital	86 Beds
Kindred Hospital	64 Beds
Fort Lauderdale Hospital	100 Beds

**Table 2  
Public Schools in Fort Lauderdale**

School	Type	School	Type
Bayview Elementary	Elementary	North Fork Elementary	Elementary
Bennett Elementary	Elementary	North Side Elementary	Elementary
Broward Estates Elementary	Elementary	Riverland Elementary	Elementary
Croissant Park Elementary	Elementary	Sunland Elementary	Elementary
Dillard Elementary	Elementary	Walker Elementary	Elementary
Floranada Elementary	Elementary	Westwood Heights Elementary	Elementary
Stephen Foster Elementary	Elementary	Virginia S.Young Elementary	Elementary
Harbordale Elementary	Elementary	William Dandy Middle	Middle
Martin Luther King Elementary	Elementary	New River Middle Annex	Middle
Larkdale Elementary	Elementary	Parkway Middle	Middle
Lauderdale Elementary	Elementary	Sunrise Middle	Middle
Thurgood Marshall Elementary	Elementary	Dillard High	High
Meadowbrook Elementary	Elementary	Ft. Lauderdale High	High
North Andrews Gardens Elem.	Elementary	Stranahan High	High

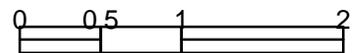
There are no plans for additional health and educational facilities within the City. And, the City does not operate any health or education facilities. Therefore, there will not be any infrastructure impact on the City’s budget for new or improved public health care or educational systems.



# HOSPITALS

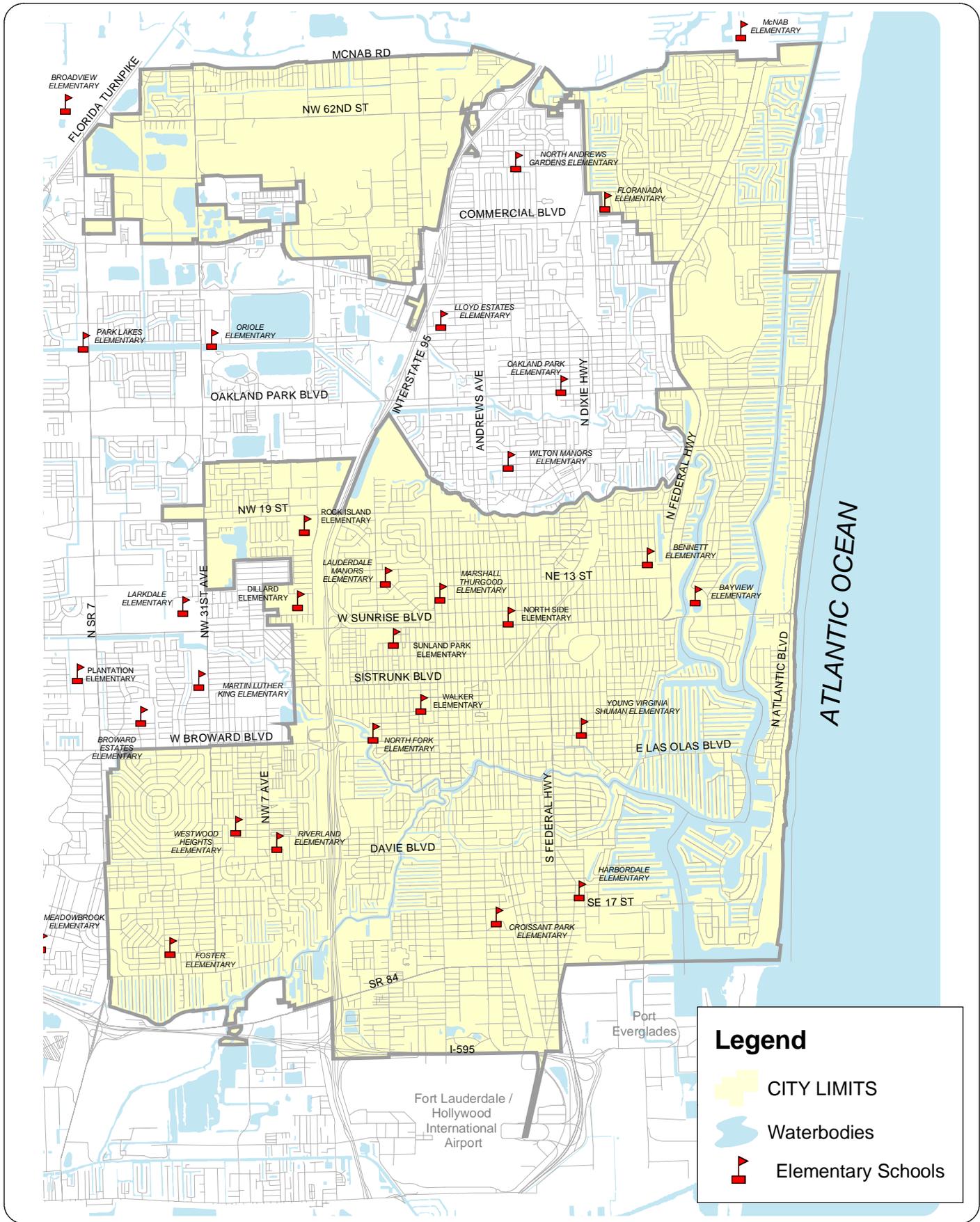
# MAP 1

DATA SOURCE: BROWARD COUNTY PLANNING SERVICES DIVISION - APRIL, 2005  
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT - JULY, 2006



Miles  
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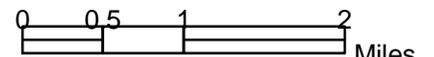
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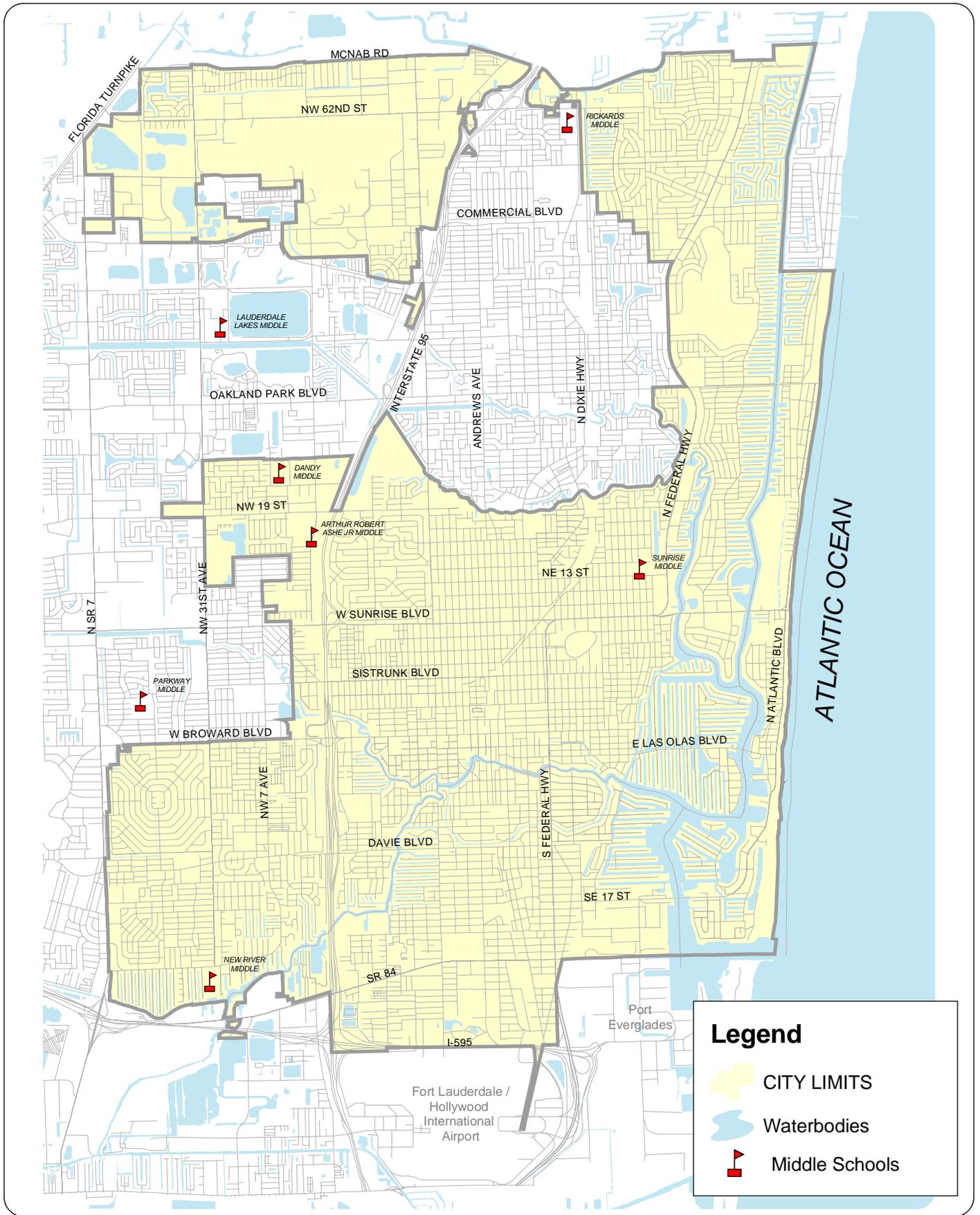
- CITY LIMITS
- Waterbodies
- Elementary Schools

# ELEMENTARY SCHOOLS

# MAP 2

DATA SOURCE: BROWARD COUNTY PLANNING SERVICES DIVISION - SEPT 2006  
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006





**Legend**

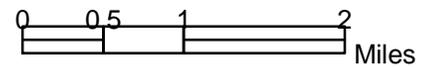
- CITY LIMITS
- Waterbodies
- Middle Schools

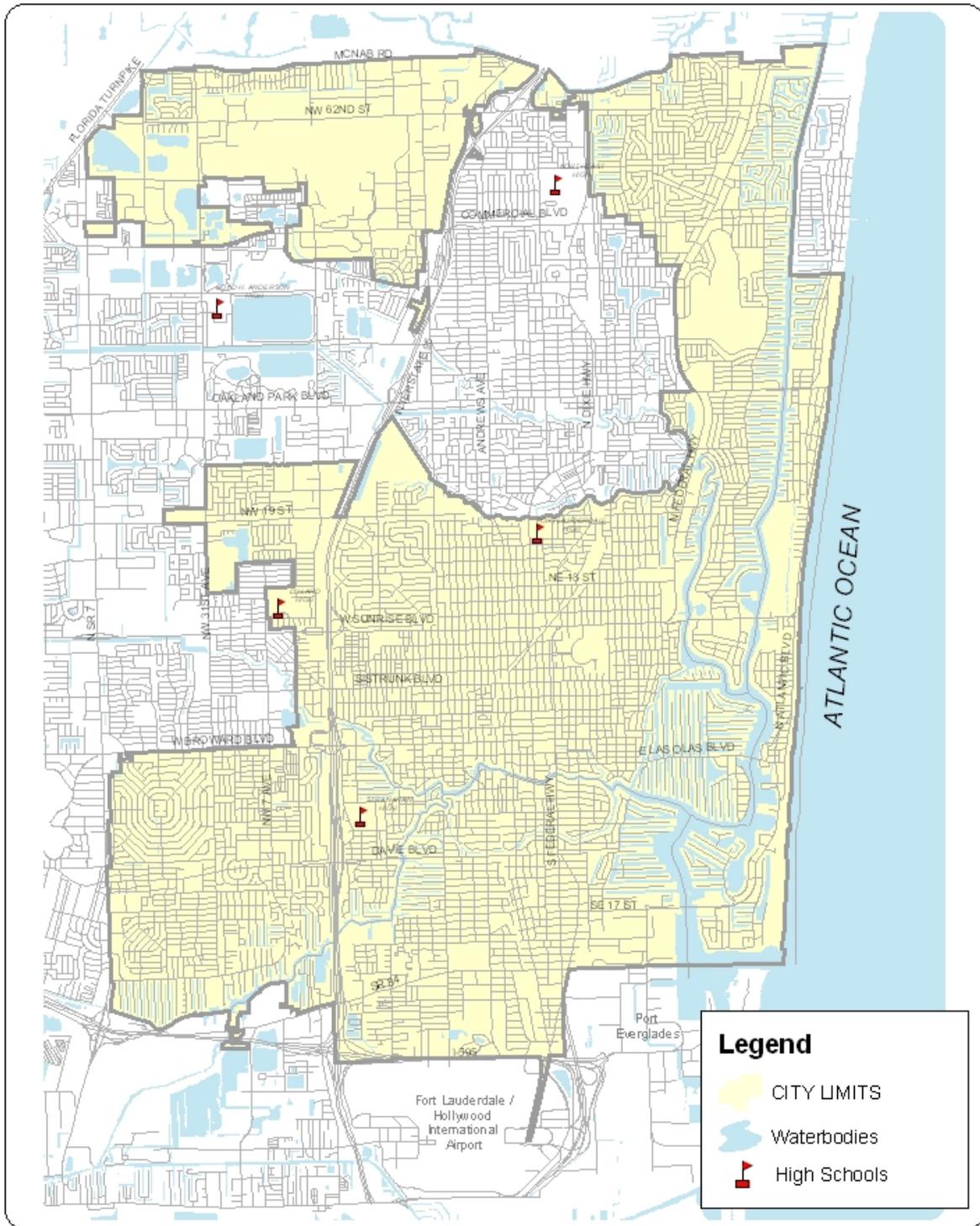


# MIDDLE SCHOOLS

# MAP 3

DATA SOURCE: BROWARD COUNTY PLANNING SERVICES DIVISION - SEPT 2006  
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2006



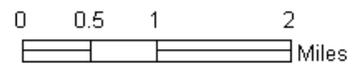


# HIGH SCHOOLS

# MAP 4



DATA SOURCE: BROWARD COUNTY PLANNING SERVICES DIVISION - SEPT 2005  
 MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT - JULY, 2006



### **Use of Capital Improvements to Support Efficient Land Use**

The capital improvements identified in other elements and summarized in the Capital Improvements Element were designed to support efficient land use as presented in the Future Land Use Element. Because Fort Lauderdale is a mature City, scheduled capital improvements are basically designed to address the needs of the existing and estimated population. The Capital programming process plans for efficient use of revenues and resources to provide services that can support development and redevelopment in an urban community. Four areas are identified as focal points for future capital programming in anticipation new development and redevelopment activity. These are: the Downtown Regional Activity Center, the Central Beach Regional Activity Center, the Northwest Progresso/Flagler Heights Community Redevelopment Area, and the South Regional Activity Center.

Other than for the areas named above, the timing and location of capital improvements in the City has minimal impact on land development, Future scheduled capital improvements will continue to be designed to address the needs of a mature City.

### **Ability to Finance Capital Improvements**

Fort Lauderdale has budgeted monies sufficient to finance all projects listed in its capital improvements plan. The City intends to finance all projects using either current fund balances or future revenues generated by ad valorem taxes, general revenues, assessments, tax increment, enterprise revenues, and user charges. If necessary, the City has unused debt capacity which could be used to complete its improvement program.

Fort Lauderdale's legal debt margin is 15 percent of the total assessed value of all real property in the City. Tables 3 and 4 present information on the City's debt ratios.

**Table 3**  
**Ratio of Annual Debt Service Expenditures for General Bonded Debt to Total General Governmental Expenditures**

Fiscal Year	Principal	Interest	Total Debt Service	Total General Governmental Expenditures	Ratio Debt Service to General Expenditures
1996	2,400,000	2,129,563	4,529,563	151,458,426	3.0 %
1997	2,560,000	1,944,393	4,504,393	160,502,918	2.8 %
1998	3,425,000	3,857,665	7,282,665	180,761,861	4.0 %
1999	4,330,000	2,726,445	7,056,445	189,167,400	3.7 %
2000	3,960,000	2,826,023	6,786,023	196,826,546	3.4 %
2001	4,160,000	2,642,168	6,802,168	209,446,626	3.2 %
2002	4,350,000	2,454,094	6,804,094	224,946,405	3.0 %
2003	5,005,000	2,204,311	7,209,311	249,748,345	2.9 %
2004	4,895,000	1,575,144	6,470,144	249,521,806	2.6 %
2005	5,105,000	1,367,326	6,472,326	268,303,253	2.4 %

**Table 4**  
**Ratio of Net Bonded Debt Total Assessed Value and Net Bonded Debt Per Capita**

Fiscal Year	Population	Total Assessed Value	Gross Bonded Debt	Less Sinking Fund	Net Bonded Debt	Ratio of Net Bonded Debt Total Assessed Value	Net Bonded Debt Per Capita
1996	149,500	11,700,917,998	33,310,000	226,522	33,083,478	0.28	221.29
1997	150,000	11,999,410,361	65,750,000	175,364	65,574,636	0.55	437.16
1998	150,000	12,637,005,304	62,325,000	185,829	62,139,171	0.49	414.26
1999	150,000	13,782,006,091	58,570,000	341,669	58,228,331	0.42	388.19
2000	148,900	14,843,844,579	54,610,000	537,876	54,072,124	0.36	363.14
2001	152,400	16,232,434,181	50,450,000	244,377	50,205,623	0.31	329.43
2002	167,800	18,379,383,238	46,100,000	270,829	45,829,171	0.25	273.12
2003	167,600	21,510,615,094	43,005,000	4,446	43,000,554	0.20	256.57
2004	169,000	24,566,994,298	38,110,000	733	38,109,267	0.16	225.50
2005	170,300	27,640,714,113	53,005,000	385,768	52,619,232	0.19	308.98