



CAPITAL IMPROVEMENTS

LIVE

GOALS, OBJECTIVES, AND POLICIES

GOAL CIE 1 Capital Improvement Planning, Programming, and Implementation

WORK

GOAL CIE 2 Public Safety and Quality of Life.

GOAL CIE 3 Sustainability and Resiliency

GOAL CIE 4 Technology

PLAY

GOAL CIE 5 Economic Development

GROW



CAPITAL IMPROVEMENTS ELEMENT

WHAT IS THE CAPITAL IMPROVEMENTS ELEMENT?

The Capital Improvements Element establishes standards, processes, and principles to support the facilities and services that are provided by the City to ensure that all residents and visitors of Delray Beach can use and enjoy quality infrastructure, facilities, and amenities for enhanced health, safety, and welfare.

GOAL CIE 1	CAPITAL IMPROVEMENT PLANNING, PROGRAMMING AND IMPLEMENTATION Plan, program, fund, and install public facilities and infrastructure and related capital improvements that serve the existing community and are necessary to accommodate future demand, in an effective and timely manner.
GOAL CIE 2	PUBLIC SAFETY AND QUALITY OF LIFE Provide public facilities and invest public funds to sustain and improve a high degree of public safety and quality of life.
GOAL CIE 3	SUSTAINABILITY AND RESILIENCY To prevent loss of property and protect public facilities, implement programs and strategies that mitigate impacts due to climate change.
GOAL CIE 4	TECHNOLOGY Invest public funds to enhance the city's use of technology to maintain and/or improve the level of service of its public facilities and services and to improve public safety, quality of life, and economic development.
GOAL CIE 5	ECONOMIC DEVELOPMENT Invest public funds to support the city's economic development goals and which maximize private investment.



CIE 1 CAPITAL IMPROVEMENT PLANNING, PROGRAMMING AND IMPLEMENTATION

PLAN, PROGRAM, FUND, AND INSTALL PUBLIC FACILITIES AND INFRASTRUCTURE AND RELATED CAPITAL IMPROVEMENTS THAT SERVE THE EXISTING COMMUNITY AND ARE NECESSARY TO ACCOMMODATE FUTURE DEMAND IN AN EFFECTIVE AND TIMELY MANNER.

Performance Measures: Success in addressing Objectives and Policies of **GOAL CIE 1** shall be measured utilizing the following performance indicators:

- ✿ Meeting established and adopted Level of Service (LOS) standards.
- ✿ Maintaining regularly scheduled internal planning sessions held to prioritize, plan and monitor capital projects.
- ✿ Completing the annual infrastructure public hearing
- ✿ Annually adopting the Capital Improvements Plan
- ✿ Maintaining an annual inventory of infrastructure characteristics (i.e. age, outdated technology, condition) shall reflect "good" condition, or better, for 75% of total inventory.

Objective CIE 1.1 Maintain and Upgrade Existing Facilities.

Direct available financial resources to projects that maintain and upgrade existing public facilities to achieve and maintain the adopted levels of service and allocate enough reserves and annual recurring funding to address critical needs and system deficiencies.

Policy CIE 1.1.1

Continue the program for establishing and maintaining the schedule of improvements in the Capital Improvement Element. **Policy A-1.1 Carried Forward**

Policy CIE 1.1.2

Coordinate projects providing water and sewer services to unserved, inhabited areas with other infrastructure work in the area, and include them in the Capital Improvement Plan to optimize cost efficiency and service delivery. **Policy A-1.2 Carried Forward**

Policy CIE 1.1.3

Use the Stormwater Utility Fee to finance drainage improvements and the related maintenance and administration of the system. **Policy A-1.3 Carried Forward**

Policy CIE 1.1.4

Maintain a funding source for the maintenance and repair of buildings and facilities; allocate funds for these purposes annually from general funds. **Policy A-1.5 Carried Forward**

Policy CIE 1.1.5

Allocate funds annually to maintain and improve public facilities that serve existing development. **Policy A-1.7 Carried Forward**

Policy CIE 1.1.6

Maintain a funding source for the timely replacement of irreparable or obsolete buildings, facilities, and major facility elements, and for upgrading of existing facilities to maintain their ability to deliver the established level of service for the community; allocate funding for these purposes annually from general funds or long-term financing. **Policy A-1.6 Carried Forward**

Policy CIE 1.1.7

Maintain a General Fund Reserve equal to 25% of the recurring annual operating revenue, excluding major one-time costs, such as those related to bonding. **Policy A-1.8 Carried Forward**

Policy CIE 1.1.8

Use water and sewer operating funds to provide for the repair, replacement, and upgrade of critical components of the water and sewer systems in the amount of 2.5% of the value of fixed assets, excluding land and works in progress. **Policy A-1.9 Carried Forward**

Policy CIE 1.1.9

Allocate funds necessary to implement the 10-Year Water Supply Facilities Work Plan as



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adopted in the Capital Improvement Plan.
Policy A-1.10 Carried Forward



Objective CIE 1.2 Programs and Procedures for Needed and Desired Improvements

Establish programs and procedures that require the provision of needed and desired improvements, as identified in other elements, and that manage the land development process so that needs created by development will not exceed the ability of the City to meet them. **Objective A-3 Carried Forward**

Policy CIE 1.2.1

The list of capital projects contained in **Table CIE-1 Capital Improvements Plan** is hereby adopted and all projects identified be carried out in accordance with that schedule or within one-year thereof unless a comprehensive plan amendment is adopted to change the schedule. **Policy A-3.1 Carried Forward**

Policy CIE 1.2.2

Establish the Capital Improvements Plan in accordance with the Guidelines for Prioritizing Capital Improvement Projects, as contained in this Element. **Policy A-3.2 Carried Forward**

Policy CIE 1.2.3

Consider the following criteria in the amendment or modification of the Five Year Capital Improvements Plan:

- a) The highest priority shall be afforded to activities and projects which eliminate a public hazard whether it be to health or the reduction of damage potential.
- b) The second highest priority shall be given to public safety equipment replacement.
- c) The third highest priority shall be given to activities and projects which eliminate system deficiencies, less than desirable conditions or provide services to unserved, inhabited areas.
- d) Consideration shall be given to impacts upon the availability of funds for the project and for other projects; when appropriate for the purpose of providing financial resources for other needs, an activity or project may be phased over a period of time.
- e) A project shall receive a higher priority when it can be combined with another project in the same geographic area, e.g. combining needed street improvements with scheduled water and sewer improvements may accelerate the street improvement project.
- f) A project shall be accelerated on the schedule when it will receive significant funding assistance from a grant, development project, through neighborhood contributions, through an assessment district, or other method.
- g) When a project can be funded through an exclusive funding source, it shall have a priority determined through that funding source regardless of its relationship to projects which are funded by other funding sources, e.g. a park constructed with dedicated park funding can have a higher priority than a mandatory need when the financing for the need is not available.
- h) A project's priority shall increase if it can be tied to the construction of a project undertaken by another unit of government, e.g. water main upgrading and hydrant placements shall be coordinated with street improvements constructed by Palm Beach County.
- i) A project's scheduling shall be consistent with respect to other projects which have been prioritized within other elements of this Plan, except as they may be modified



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through the criteria contained within this Policy. **Policy A-3.3 Carried Forward**

Policy CIE 1.2.4

Prepare a Capital Improvement Plan each year for adoption that, in addition to a projection of the current year, includes the following:

- ❖ Publicly funded federal, state, and local government projects and unfunded projects over a five-year period, including priority levels of funding for projects necessary to achieve LOS standards
- ❖ Projects greater than \$25,000 that are funded through dedicated financial resources for renewal and replacement
- ❖ Projects greater than \$25,000 that are proposed, except for repair and replacement items identified and funded via renewal and replacement programs.
- ❖ Transportation improvements from the Transportation Planning Agency that are related to concurrency and financial feasibility.

Policy CIE 1.2.5

The first year of the Capital Improvement Plan will be the Capital Improvement Budget projected for the next year. **Policy A-3.4 Carried Forward**

Policy CIE 1.2.6

Schedule the Capital Improvement Plan for review annually by the Planning & Zoning Board, which shall determine consistency with the Comprehensive Plan prior to consideration by the City Commission. **Policy A-3.5 Carried Forward**

Policy CIE 1.2.7

Whenever a grant which will fund a capital project becomes available, determine that either the grant will fund a previously identified need, or that obtaining the grant and its administration and the construction of the capital project will not diminish resources and activity directed toward meeting scheduled needs.

Policy CIE 1.2.8

In developing financial programs to fund needed capital projects, consider the following principles for the management of debt:

- a) Do not issue long term debt to finance current operating costs or normal, routine maintenance.
- b) Strive to maintain a gross bonded general obligation debt (general obligation bond principal) at a level not to exceed 2% of the assessed value of property within the City.
- c) Strive to ensure that the net bonded debt does not exceed \$700 per capita.
- d) Strive to ensure that the combined total of its direct net bonded debt and its share of overlapping debt issued within Palm Beach County does not exceed \$2,000 per capita.
- e) Strive to ensure that annual general bonded debt service costs (principal and interest) will not exceed 15% of General Fund Expenditures.
- f) Wherever possible, use Revenue, Self-Supporting, or Special Assessment Bonds instead of General Obligation Bonds.
- g) Relate the length of a bond issue to the useful life of the projects that it is financing; and, attempt to schedule Bond Issues so that an equal principal amount is retired each year over the life of the Issue, producing a total debt service schedule with a declining balance each year.
- h) Analyze the impact of the future debt service for each proposed borrowing upon projections of operating revenues and expenditures and make a finding that the impact will not diminish the City's ability to continue to provide services.
- i) Use long-term borrowing only for capital projects listed in the Capital Project Schedule of this Element.

Policy A-3.9 Carried Forward



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Policy CIE 1.2.9

The City of Delray Beach hereby adopts the Level of Service (LOS) standards as set forth in **Table CIE-2 Level of Service Standards**, as the levels of service for public facilities within the city's municipal boundaries and planning area.

Policy A-3.6 Carried Forward



Table CIE-2 Level of Service Standards	
FACILITY	STANDARDS
Sewer Treatment System	
Generation Inflow	115 gal per person per day.
Plant Design Capacity	24 mgd average / 30 mgd peak.
Water Treatment System	
Finished Water Usage	234.8 gal per person per day.
Storage	15% of maximum flow + fire reserve at 1.5 mg + emergency reserve at 25% of storage
Raw Water	19.10 mgd
Permitted Water Treatment Capacity	26 mgd
Water Pressure	20 psi, minimum.
Solid Waste	
Generation Inflow	7.13 pounds per capita per day.
Drainage	
South Florida Water Management District Standard	Retention of the first one inch of runoff for the entire site or 2.5 inches of water storage times the percentage of impervious areas, to protect water quality.
Roads	
Local Streets	"E" under any condition.
City Collectors and Arterials	"E" under any conditions.
County Streets	"D" under any conditions, per the adopted County level of service. Basis for calculations are the County Traffic Performance Standards.
State Facilities	"D" Under any conditions, pursuant to Exhibit 2.
SIS Facilities	"E" for I-95 and "D" for the Tri-Rail connector (Atlantic Avenue westward from I-95 to Congress Avenue and Congress Avenue southward to the Tri-Rail Station)
Coastal Zone Levels of Service	Sufficient for reasonable use of the land with respect to traffic, solid waste, water supply, drainage, and sewage capacity and considers future flood risk

Source: The City of Delray Beach



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Objective CIE 1.3 New Development or Redevelopment.

Concurrent with new development or redevelopment, the City of Delray Beach shall require the development to include needed and desired improvements as identified in this plan and improvements required to address the development's impact on public facilities and/or the respective LOS.

Policy CIE 1.3.1

Wherever the term "concurrent" is used in this Element and other elements of the Plan, it shall mean that the public facility capacity needed to satisfy the adopted level of service standards established in this Plan shall be in place and operational under the following conditions:

- a) The improvement is guaranteed to be completed prior to the issuance of a certificate of occupancy on the basis of financial surety provided by the developer, or the inclusion of the funded improvement in the schedule of capital improvements;
- b) In the case of public school facilities, a project may also satisfy concurrency if adequate capacity is available in a contiguous Planning Area or the School District of Palm Beach County Five Year Capital Improvement Schedule provides for commencement of construction within three years of the earlier of either a final plat or site plan approval. Alternatively, the developer may execute a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the development pursuant to the mitigation options established in the Public Schools Facilities Element and the Interlocal Agreement.
- c) For roadways, a project may also satisfy concurrency if the developer enters into a binding agreement to pay for or construct its proportionate fair-share of required improvements pursuant to F.S.

163.3180 and Article 8.6 of the Land Development Regulations. **Policy A-3.7 Carried Forward**



Objective CIE 1.4 Proportionate Fair Share.

Continue to require future development and redevelopment pay its proportionate share for providing or expanding public facilities to maintain adopted levels of service and be responsible for the extension of public facilities to the site of development. **Objective A-4 Carried Forward**

Policy CIE 1.4.1

Continue to require impact fees for water and sewer connection and for park facilities. **Policy A-4.1 Carried Forward**

Policy CIE 1.4.2

Continue to endorse the Palm Beach County Traffic Impact Fee Program and to the collection and transfer of funds pursuant to the program. **Policy A-4.2 Carried Forward**

Policy CIE 1.4.3

Coordinate with Palm Beach County in the mobility fee planning process to explore the feasibility of implementing a mobility fee to fund multimodal improvements in the City as an alternative to roadway concurrency.

Policy CIE 1.4.4

Continue to require the dedication of rights-of-way for alleys, streets and easements for utility systems concurrent with the appropriate stage of granting of development orders; the size and location of such dedications shall be consistent with the Mobility and Public Facilities Elements. **Policy A-4.3 Carried Forward**

Policy CIE 1.4.5

Require new development to extend public utilities for water, sewer, and drainage to the furthest portions of the property which is being developed in a manner so that adjacent property will have access to the facilities, unless the City Engineer determines no other



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development will occur at the end of such extensions. **Policy A-4.4 Carried Forward**

Policy CIE 1.4.6

Require new development install sidewalks along abutting streets and be responsible for the construction of one-half of any street or alley which abuts the property being developed whether it serves the development or not. The developer's responsibility is limited to one-half of a local street or alley unless the improvement is needed to meet LOS standards, in which case full improvement is required. **Policy A-4.5 Carried Forward**



Objective CIE 1.5 Coordination with Land Use. Maintain programs and procedures to ensure that the land use decision-making process is coordinated with the Capital Improvement Element. **Objective A-5 Carried Forward**

Policy CIE 1.5.1

Review all new development in terms of the Level of Service Standards in CIE - Table 2.



CIE 2 PUBLIC SAFETY AND QUALITY OF LIFE

PROVIDE PUBLIC FACILITIES AND INVEST PUBLIC FUNDS TO SUSTAIN AND IMPROVE A HIGH DEGREE OF PUBLIC SAFETY AND QUALITY OF LIFE.

Performance Measures: Success in addressing the Objectives and Policies of **Goal CIE 2** shall be measured utilizing the following performance indicators:

- Infrastructure investments budgeted to support new and improved public facilities that improve public safety and quality of life.
- Programming and installation of infrastructure projects identified in City master plans.

Objective CIE 2.1 Fiscal Evaluation of Programs. Programs and activities identified in this and other elements will be evaluated using the fiscal policies established in this element.

Policy CIE 2.1.1

All projects and activities identified in this Element shall be included on the Capital Improvement Plan.

Policy CIE 2.1.2

The projects and activities identified in this element shall be subject to the rules of implementation of the schedule, with the exception of changes in priority or timing which may be enacted as local amendments to the Comprehensive Plan.

Policy CIE 2.1.3

The School District of Palm Beach County Five-Year Capital Improvement Schedule is adopted as a supplement to the City of Delray Beach's "Capital Improvements Plan".



Objective CIE 2.2 Complete Streets.

Support capital investments in right-of-way infrastructure projects that implement the goals and principles of Complete Streets.

Policy CIE 2.2.1

Incorporate the adopted Complete Streets Policy and its long-range goals into the planning, scoping, budgeting, funding, design, approval and implementation process for all city roadways and right-of-way infrastructure projects.

Policy CIE 2.2.2

Prioritize public infrastructure projects that provide safe and comfortable routes for

walking, bicycling, and riding public transportation to increase use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets, including children, families, older adults, and people with disabilities.

Policy CIE 2.2.3

Consult city master plans and policies related to pedestrian, bicycle, transit, and vehicle transportation to advance and integrate multiple goals, including high-quality public spaces, place-making projects, "Green Streets", expanding the tree canopy and landscaping beautification.

Policy CIE 2.2.4

Require projects to provide or seek resources to acquire necessary right-of-way and/or easements or to provide separate accommodations within the existing right-of-way for each mode of travel, if right-of-way acquisitions are cost prohibitive.



CIE 3 SUSTAINABILITY AND RESILIENCY

TO PREVENT LOSS OF PROPERTY AND PROTECT PUBLIC FACILITIES, IMPLEMENT PROGRAMS AND STRATEGIES THAT MITIGATE IMPACTS DUE TO CLIMATE CHANGE.

Performance Measures: Success in addressing the Objectives and Policies of **Goal CIE 3** shall be measured utilizing the following performance indicators:

- Completion of projects that “harden” existing facilities
- Percentage of new public facilities that achieve green building certification
- Completion of a renewable energy feasibility study

Objective CIE 3.1

During the annual Capital Improvements Project planning process, prioritize and fund projects and programs intended to enhance protection of infrastructure and development against the impacts of climate change and the effects of natural disasters.

CME OBJECTIVE

Policy CIE 3.1.1

Limit the amount and type of public infrastructure investments in the Coastal High Hazard Area to minimize the impacts and costs to the City as a result of a disaster.

Policy CME 3.2.1

Policy CIE 3.1.2

Work to ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into the planning, siting, construction, replacement, and maintenance of public infrastructure in a manner that is cost effective and that maximizes the viability of the infrastructure.

Policy CME 3.2.2

CSR

Policy CIE 3.1.3

Analyze and determine whether to build, modify, or relocate public infrastructure to allow for strategic retreat from areas at risk to sea level rise.

Policy CME 3.2.4

Policy CIE 3.1.4

Pursue state and federal funding to support adaptation planning, assessment, and mitigation.

Policy CIE 3.1.5

Prioritize funding for adaptation planning, assessment, and mitigation and include such

projects in the schedule of capital improvements.

Policy CIE 3.1.6

Require green building certification for all new public buildings.

CSR Policy 5.1.6

Policy CIE 3.1.7

Complete a renewable energy feasibility study on all City facilities within two (2) years to identify opportunities for renewable energy projects to power municipal operations, minimize disruptions from major storms and weather events coupling renewable energy with backup power storage and establish a renewable energy target for municipal operations. [2021].

CSR 5.2.8

Policy CIE 3.1.8

Prior to adding to the Capital Improvements Element, review projects for resiliency, including impacts from climate change, such as sea level rise and storm surge, future flooding, and heat conditions. The City shall focus on level of service standards, as one of the points of analysis, to assure that infrastructure useful life and service expectations can be met in the face of climate change impacts.

Policy CSR 8.6.15

Policy PFE 7.2.2



Objective CIE 3.2 Barrier Island Development.

Limit public expenditures on the barrier island that subsidize increased development intensities or development that adversely



affects hurricane evacuation times. **Objective A-6 Carried Forward**

Policy CME 2.2.1

Policy CIE 3.2.1

Do not use public expenditures to subsidize expanded development on the barrier island, unless such expenditures are:

- ✿ necessary to provide services to development allowed by the Future Land Use Map;
- ✿ provide for recreational needs;
- ✿ maintain, restore or enhance natural resources;
- ✿ maintain adequate evacuation times;
- ✿ maintain or enhance public beach access; and, public
- ✿ promote access via walking, bicycling, or riding transit.

CME Policy 2.7.2

Policy CIE 3.2.2

Limit the use of public funds in the Coastal High Hazard Area to those projects that

- ✿ Provide a Level of Service for infrastructure that is sufficient for reasonable use of the land with respect to traffic, solid waste, water supply, drainage, and sewage capacity and considers future flood risk.
- ✿ Provide adequate evacuation in case of an emergency,
- ✿ Provide public access to the water,
- ✿ Provide recreational needs and other water-related uses in a manner consistent with the preservation of existing natural resources
- ✿ Improve the resiliency of the area against the impacts of climate change;
- ✿ Promote access via walking, bicycling or riding mass transit.

Policy CIE 3.2.3

Do not increase the density or intensity of land use designations within the barrier island.



CIE 4 TECHNOLOGY

INVEST PUBLIC FUNDS TO ENHANCE THE CITY'S USE OF TECHNOLOGY TO MAINTAIN AND/OR IMPROVE THE LEVEL OF SERVICE OF ITS PUBLIC FACILITIES AND SERVICES AND TO IMPROVE PUBLIC SAFETY, QUALITY OF LIFE, AND ECONOMIC DEVELOPMENT.

Performance Measures: Success in addressing the Objectives and Policies of **Goal CIE 4** shall be measured utilizing the following performance indicators:

- Completion of an assessment of technological needs to provide more efficient service to the community
- Percentage of the City's budget dedicated to improving technology

Objective CIE 4.1 High Speed Internet.

Explore options for improving access to high speed internet.

Policy CIE 4.1.1

Assess the need, determine necessary improvements, and identify funding sources to provide access to high speed internet.

Policy CIE 4.1.2

Coordinate with strategic partners to increase access to computers and technology to reduce the "digital divide" among residents.



Objective CIE 4.2 Technological Upgrades to City Facilities.

To more efficiently serve the public, invest in technological upgrades to its systems.

Policy CIE 4.2.1:

Continue to evaluate and fund technological upgrades that improve efficiency and the customer service experience.

Policy CIE 4.2.2:

Continue to use new technology to better share information with the public.

Policy CIE 4.2.3

Maintain a funding source for replacement of irreparable or obsolete office equipment, replacement of computer hardware and software and replacement of other major pieces of equipment. Funds for these purposes will be allocated annually from general funds.

Policy A-1.4 Carried Forward



CIE 5 ECONOMIC DEVELOPMENT

INVEST PUBLIC FUNDS TO SUPPORT THE CITY'S ECONOMIC DEVELOPMENT GOALS AND WHICH MAXIMIZE PRIVATE INVESTMENT

Performance Measures: Success in addressing the Objectives and Policies of **Goal CIE 5** (Economic Development) shall be measured utilizing the following performance indicators:

- ✿ Identification and programming of infrastructure projects needed to support specific industry clusters
 - ✿ Continuing public information practices, such as web-site postings, direct mail, digital mail, etc., to inform residents and business owners of infrastructure projects.
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Objective CIE 5.1 Capital Improvement Projects.

Support capital improvement projects that further the City's Economic Development goals.

Policy CIE 5.1.1

Coordinate with strategic partners, including the Downtown Development Authority, Community Redevelopment Agency, Chamber of Commerce and other local business representatives, to identify, plan, and provide the necessary public infrastructure to enable businesses to operate successfully and direct new businesses to areas that can adequately serve their infrastructure needs.

Policy CIE 5.1.2

Continue to publicize the purpose, phasing, and goals of major capital improvements to inform business owners and potential developers of the City's commitment of providing a quality infrastructure system.

Policy CIE 5.1.3

Continue to maintain and expand infrastructure and other public amenities, including cultural and recreational assets, to sustain the quality of life enjoyed by residents and attractive to outside businesses.