



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING & ZONING BOARD STAFF REPORT

### Capital Improvements Plan

Meeting	File No.	Application Type
August 21, 2023	N/A	5-Year Capital Improvement Plan Review

#### Request

Provide a statement of finding that the proposed 5-Year Capital Improvement Plan for FY 2023-24 through FY 2027-28 and the FY 2023-24 Capital Improvement Budget are consistent with the Comprehensive Plan.

#### Background Information

The City of Delray Beach is required by Florida Statutes 163.3177(3)(b) to update the 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan on an annual basis. The Capital Improvement Plan (CIP) is a listing of the projects with capital expenditures over \$25,000, which the City plans to initiate over the next five fiscal years. The Capital Improvement Budget (CIB) is the first year of that plan, to which the City Commission will commit as part of the adopted annual budget.

The Planning and Zoning Board, acting as the Local Planning Agency, has the responsibility to review the CIB and CIP annually, prior to their adoption by the City Commission and issue a statement of consistency with the Comprehensive Plan. This responsibility is expressed in Capital Improvement Element Policies CIE 1.2.3, 1.2.4, 1.2.5, and 1.2.6 under Policy CIE 1.2, Programs and Procedures for Capital Improvements in the Always Delray Comprehensive Plan.

The entire CIP budget totals **\$506.2 million** for FY 2023-24 through FY 2027-28. The Capital Improvement Plan is organized by funds, and then line items. Line items can be individual projects (i.e. Beach Renourishment), or annual allocations for repair and replacement such as "Building Maintenance" or "Vehicle Replacement". Expenditures on current projects that are not completed in the current fiscal year will "carry over" into the next fiscal year. The total expenditures by fund are summarized in the chart at right.

The City of Delray Beach Capital Improvement Program for FY 2023-24 through FY 2027-28, which provides more detail on expenses and revenues sources used to fund the projects in the capital plan, is provided as an attachment. The City Commission is expected to adopt the Capital Improvements Budget at its meeting of September 19, 2023; the entire Capital Improvements Program document is included as an attachment.

Funding Account	CIP 5 Year Total
115 - Special Projects	\$1,975,000
125 - Building Fund	\$4,000,000
117 - Recreational Impact fee	\$1,260,000
120 - Gas Tax Fund	\$4,115,000
332 - Beach Fund	\$7,028,841
334 - General Construction Fund	\$158,011,922
377 - Infrastructure Surtax Fund	\$31,622,561
442 - Water & Sewer Fund	\$202,395,050
445 - Municipal Golf Course	\$3,300,000
446 - Lakeview Golf Course	\$1,250,000
448 - Stormwater Fund	\$68,931,554
475 - Cemetery	\$1,500,000
501 - City Garage	\$20,960,087
<b>TOTAL</b>	<b>\$506,250,015</b>

#### Review and Analysis

Major projects and expenditures included in the CIP are summarized by fund. Relevant Comprehensive Plan policies that apply to the major priorities reflected in the 5-Year Schedule of Capital Improvements are discussed below. Please note that the proposed expenditures and policies discussed below are a selection; the full Capital Improvements Plan, for adoption by the City Commission into the Comprehensive Plan, is provided as an attachment.

#### Project Planner:

Rebekah Dasari, Principal Planner;  
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#### Attachments:

- Ordinance No. 29-23
- Table CIE-1, 5-Year Schedule of Capital Improvements (Capital Improvements Element)
- FY24 Capital Improvement Program (DRAFT)

### Coastal Management Element

The proposed CIP includes capital expenditures related to beach nourishment, sea turtle nest monitoring, and dune management in FY 2023/24 to FY 2027/28. These items, which **total nearly \$7.3 million over the next five years**, are funded by the Beach Restoration Fund. Expenditures are authorized by the following policies of the proposed Coastal Management Element:

Policy CME 1.3.1 *Continue to maintain beach quality through a regular program of beach cleaning and maintenance that removes litter and marine debris and includes beach tilling.*

Policy CME 1.3.2 *Continue to participate in beach nourishment programs, work with the State and the County to secure continued Federal funding, and seek new funding sources to ensure the continued health and maintenance of City beaches.*

Policy CME 1.3.3 *Undertake studies as required by permitting agencies to monitor and maintain the beach nourishment project.*

Policy CME 1.4.5 *Maintain a program to facilitate monitoring of sea turtle nesting activity.*

Objective CME 1.5 Dune Systems and Coastal Vegetation *Continue to actively protect, maintain, and enhance dune systems and coastal vegetation and to implement beach protection and erosion control programs, as well as the environmental protection and enhancement aspects of the Beach Renourishment Program.*

### Open Space, Parks, and Recreation Element

The proposed CIP includes expenditures for multiple City parks from both the Recreation Impact Fee Fund and the General Construction Fund for a total of **\$47 million**. The largest single-project capital expenditure is related to the Pompey Park Improvements in the amount of **\$45.7 million** from the CRA. **\$975,000** is dedicated from the Special Projects Fund for tree planting. **\$1.25 million** is dedicated to the Lakeview Golf Course and **\$3.3 million** to the Municipal Golf Course from their respective dedicated funds. **\$300,000** is budgeted for a mobile stage from the Recreation Impact Fee Fund. **\$225,000** is dedicated for improvements on the Pine Grove playground. The following policies from the proposed Comprehensive Plan support these expenditures:

Policy OPR 1.3.6 *Evaluate parks in terms of age-friendly features such as connectivity, adequate shade, drinking fountains, and sufficient seating.*

Policy OPR 1.3.14 *Provide facilities for activities which serve all residents of the community and which can be achieved through redevelopment of existing park areas, enhancing existing facilities, and adding specialized items such as playgrounds to existing facilities.*

Policy OPR 2.3.3 *Provide public access (i.e. trails, wildlife observation areas, etc.) to publicly owned native ecosystems and natural areas for the public use and enjoyment of the site.*

Objective OPR 3.5 Tree Canopy *Preserve and enhance the tree canopy to mitigate the heat island effect and provide beautification throughout Delray Beach.*

### Mobility Element

A total of **\$56 million** in mobility and roadway improvements are included in the CIP, associated with multiple funds. The General Construction Fund includes **\$32.8 million** in improvements for Lowson Road, George Bush Boulevard, Lindell Boulevard and Barwick Road bicycle/pedestrian improvements, Brant Bridge, and Germantown Road from the TPA. The Infrastructure Surtax Fund includes **\$8.1 million** for the Swinton / Atlantic Avenue intersection, N. Swinton Avenue roadway / utility improvements, and general roadway restoration. The Gas Tax Fund dedicates **\$1.7 million** to the Andrews Avenue Safety Improvements project and **\$2.4 million** for public right of way ADA improvements. The following policies support these expenditures:

Objective MBL 1.1 Mobility Plan *Provide facilities to support the use of all modes of travel by developing and implementing a citywide Mobility Plan and implementing a Mobility Fee based upon the Mobility Plan.*

Policy MBL 1.1.1 *Collaborate with strategic partners to develop a Mobility Plan to determine the city's overall mobility needs. The Mobility Plan will: Outline a range of mobility projects identified to provide facilities for all users. Include evaluation measures to assess the mobility impacts of development. Identify opportunities for new transit, bicycle and pedestrian infrastructure. Identify opportunities to reinvest in existing roadway infrastructure without increasing laneage. Provide a mechanism to calculate funding contributions by development. Development shall refer to both new development and redevelopment or expansion of existing development.*

Policy MBL 1.2.2 *Implement context-sensitive Complete Streets principles, where appropriate, in the planning, programming, and construction of new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including motorists, bicyclists, transit riders, and pedestrians of all ages and abilities. Provide landscaping, shading, protected lanes, pedestrian scale lighting and speed-reduction measures that support a pleasant environment for pedestrians and bicyclists.*

Policy MBL 1.2.4 Increase non-automobile transportation mode share by at least 5% by providing more opportunities for walking, biking, using golf carts, and riding transit throughout the city. [Complete by 2025]

Policy MBL 2.4.3 Incorporate adequate public facilities, such as sidewalks and bike routes into the transit network to provide access to all users and to provide connectivity.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Policy MBL 2.5.7 Support traffic calming based upon the adopted city policy, in residential neighborhoods to reduce incidences of crashes and to promote bicycle and pedestrian activity.

Policy MBL 2.8.3 Continue to provide ongoing maintenance, including filling potholes and leveling pavement at railroad crossings and manholes and consider these needs in determining prioritization of street resurfacing projects.

### Public Facilities

The Water and Sewer Replacement Fund has a total of **\$202.4 million** in maintenance and repair projects planned over the next 5 years, and the Stormwater Fund has **\$68.9 million** allocated. The CIP includes funding for maintenance and repair of a wide range of public facilities, including buildings and water and sewer infrastructure. The plan contains over **\$39.6 million in roadway, water, sewer, and stormwater improvements for Tropic Isles** from the Water and Sewer Fund and the Stormwater Utility Fund. The General Construction fund dedicates **\$300,000** for drainage improvements in Artists Alley (CRA funds), **\$76.8 million in improvements in the Northwest Neighborhood** (CRA funds), and **\$500,000** for Marine Way Seawall, Stormwater and Roadway Improvements. **\$5.2 million** is allocated for the rebuild of the Thomas Street Pump Station rebuild from the Stormwater Utility Fund. **\$100,000** is allocated to be used for a 100% match through a Resilient Florida Grant to implement the Coastal Resiliency Adaptation Plan.

**\$19.5 million** is dedicated to the Historic Marine Way Seawall, Roadway and Drainage Improvements, from the Stormwater Utility Fund. **\$800,000** is allocated for the Seaboard Air Line Railway Station reconstruction from the Infrastructure Surtax Fund, and **\$210,922** is allocated for the Crest Theater to receive A/C Replacements. **\$4 million** is allocated in the Building fund for Building Division configurations.

The City Garage fund allocates **\$21 million** in fire, police, and stormwater maintenance vehicles, and **\$1.5 million** is allocated from the Cemetery Fund.

Policy PFE 2.4.3 Provide for upgrades of existing potable water distribution facilities through annual appropriations in the capital improvement program.

Policy PFE 3.2.3 Expand the use of reclaimed water as a water conservation measure.

Policy PFE 3.4.1 Program upgrades of existing wastewater facilities through annual appropriations in the capital improvement program.

Policy PFE 4.1.9 Establish a program to accommodate necessary repair, replacement, and maintenance of City owned seawalls and stormwater outfalls along the Intracoastal Waterway and canals consistent with the recommendations of the City of Delray Beach Intracoastal Waterway Water Level & Infrastructure Vulnerability Study.

Objective PFE 7.1 Implementation of a Facilities Maintenance Program Implement a comprehensive program to maintain and upgrade existing public facilities to a state of the art level of service and attractive appearance.

Policy PFE 7.1.1 Continue the established programs for the maintenance and repair of buildings and facilities in a timely manner to maximize their viability.

### Review By Others

Pursuant to Section 163.3177(3)(b), Florida Statutes, modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed amendments to the Comprehensive Plan. First reading of Ordinance No. 29-23 is anticipated for September 5, 2023, and second reading on September 18, 2023 to coincide with the adoption of the City budget.

### Board Action Options

- A. Provide a statement of finding that the proposed Five-Year Capital Improvement Plan for FY 2023-24 through FY 2027-28 and the FY 2023-24 Capital Improvement Budget, as set forth in Ordinance No. 29-23, **are consistent with** the Comprehensive Plan.
- B. Provide a statement of finding that the proposed Five-Year Capital Improvement Plan for FY 2023-24 through FY 2027-28 and the FY 2023-24 Capital Improvement Budget, as set forth in Ordinance No. 29-23, **are not consistent with** the Comprehensive Plan.

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