# **MEMORANDUM**

# FROM OFFICE OF ADMINISTRATIVE SERVICES BUDGET SERVICES

Date:

February 8, 2008

To:

DISTRIBUTION LIST

See Below

From:

Dinah L. Lewis

Administrative Ser

Emma K. Wolf

CIP Management Analyst

RE: CIP AND MAJOR MAINTENANCE KICK-OFF

It is time to prepare the FY 08/09–12/13 Capital Improvement Program and Major Maintenance Program budgets. This memo includes all of the documentation necessary to complete the request forms.

The Impact Fee revenue projections are adjusted for the downturn in building permits. The reduced revenue projections have affected the current five-year CIP plan. The beginning fund balances have been adjusted to recognize the potential shortfall of revenue in FY 07-08.

In the current CIP plan, the reduced revenue projections have an affect on Community Park districts 22, 24, 28 and Regional Park projects and loan repayments. For Roads, the districts affected are districts 22, 23, 24 and 25 projects and loan repayments.

# CIP REQUESTS

Please review administrative code AC-3-9 (see attachment) to familiarize yourself with the criteria that are used for evaluating CIP projects. As the administrative code states, mandated projects will be considered first in importance followed by non-mandated projects of countywide or regional benefit which is followed by non-mandated projects that do not provide countywide or regional benefits. New projects to be considered by the Board will be placed in the last year of the five-year CIP unless there are valid reasons to begin the construction of the project at an earlier time.

The CIP Request form (attached) is required to be completed and turned in to Emma Wolf by Tuesday, March 11, 2008. As the instructions indicate, the CIP Request form is required for each new project as well as any current projects that are requesting additional funding, change in scope or alternative funding sources. Please provide the operating impact information for each project since this is crucial information that is used to help determine which projects will be funded.

# MAJOR MAINTENANCE

The Major Maintenance Request form (attached) is required to be completed and turned in to Emma Wolf by **Tuesday**, **March 11**, **2008**, also. The Major Maintenance Request

form is required for each new project as well as any current projects that need additional funding.

# GENERAL INFORMATION

The maintenance vs. capital guideline from Finance (attached) is helpful in determining whether a project request is capital or maintenance expense.

The Director from the requesting department needs to sign each CIP and Major Maintenance Request form. The Department's analyst will need to meet with the Director to review all requests and sign off on each form indicating agreement or disagreement.

Revenue projections have been provided for those individuals who will require this information. Please use the revenue projections for FY 08/09-12/13 while you determine which projects you would like to see implemented.

Also review the Capital Project Status Report (CPSR). If any of the names on the CPSR do not agree with actual project names, please e-mail Emma Wolf the name change requests by March 3, 2008.

Please contact Emma Wolf or your management analyst if you have any questions regarding these procedures in general or if you have any specific questions.

Thank you for ensuring that this CIP and Major Maintenance budget season is a smooth one.

### Enclosures

# **Distribution List:**

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# 2007/2008 TENTATIVE CIP SCHEDULE FY 08/09 - 12/13

January								
	Preliminary Revenues							
	February							
8	Kickoff Memo							
	March							
3	Name Corrections							
11	Project Requests							
	April							
	Meet with Departments to discuss projects							
	May							
8	Administrative Review (Tentative)							
19	LPA Sign-Off							
	June							
18	Bocc Review - Workshop #1 (Tentative)							
	September							
	Public Hearings							

# CIP Budget Prep Project Request Procedure Revised 1/26/06

The CIP Budget Prep Procedure relating to processing of CIP project requests differs according to whether the request includes funding from Fund 301 versus other funding sources.

# For those CIP Requests Seeking Funding from Fund 301:

• Departments will prioritize each of their Capital Improvement Fund-related CIP project requests by placing a "CIP rating" on each CIP Request Form in the space provided. The purpose of the rating is to gain the department's perspective on the necessity/urgency/practicality of the project request in general and to assist in prioritizing requests in the event funding is limited.

The four categories departments will utilize in rating each CIP request are listed below:

Mandated
Non-Mandated—Core Critical
Non-Mandated—Essential
Non-Mandated—Discretionary/Deferrable

Following are the CIP Rating System definitions:

# Mandated

- State/Fed/County legal requirement
- Health/Safety/Welfare of emergency/urgent nature

# **Non-Mandated Core Critical**

- Comprehensive Land Use Plan "Required"
- Critical to maintaining core level of service
- Previously approved Board actions (not referring to projects currently reflected in 5 year
   CIP)
- Major renovations pertaining to large staff increases or department office relocations or major reorganizations

# **Non-Mandated Essential**

- Maintenance/Repairs to County facilities
- Comprehensive Land Use Plan "Desired"
- Core services impacted (but not critically) if not approved
- Project causes dollar savings to benefit County while maintaining core level of service
- Project generates offsetting revenues to County's benefit while maintaining core level of service
- Stated Board goal

# Non-Mandated Discretionary/Deferrable

- Maintenance to County facility (to modernize) and not health/safety/welfare related
- Enhances quality of life and not addressed in other categories
- Establishes a new service

Departments need to adhere to these categories and be realistic in assessing each CIP request. Budget Services may challenge the ratings. Departments will need to be prepared to defend these ratings.

Departments will only need to rate *proposed* CIP requests that will be submitted in a budget cycle. However, if departments plan to seek additional funds for the fifth year of the existing five year CIP, change any dollars amounts per year, or make any other changes relative to those projects already in the five year CIP, then a new CIP Request Form will need to be generated along with a rating for the request.

- Budget Services' analysts will scrutinize each CIP Request Form to ensure operating impacts are noted on the form. The analysts will be tracking this information as it relates to departmental operating budget requests for next year and future years.
- The "Estimated Project Cost" field on the form should be calculated by a trained professional such as a qualified source in the county or a consultant. The form requires the department to note who prepared the cost estimate. The management and budget analysts will be diligent in ensuring the estimate was prepared by a qualified person.
- The requesting department's management and budget analyst will meet with the requesting department to review the completed CIP Request Forms relating to capital improvement funded projects (Fund 30100) and consider the department's assigned CIP Rating for each request. During this meeting, the management and budget analyst will mark on each form whether he/she agrees or disagrees with the department's rating. Please note it is the department's responsibility to ensure the department director sees and is aware of any analyst comments prior to department's submittal of the request forms to Budget Services.
- Departments are responsible for submitting these completed CIP Request Forms, *signed by both the department director and by the department's management and budget analyst*, to the CIP Management Analyst (Emma) (Emma) in Budget Services by the due date specified by Budget Services.
- For those 301 funded CIP requests relating to <u>Facilities Management</u>:

If the request is of a maintenance and/or repair nature, departments should continue to funnel those requests through to Facilities Management. Facilities Management will be responsible for preparing the form and assigning a CIP request rating. In many cases, Facilities Management will initiate the form without any prompting from departments because they may already be aware of such needs.

If the request deals with a minor renovation or other project of a nature not relating to routine maintenance and repair but still under the auspices of Facilities Management, Facilities Management will be responsible for completing the form. Facilities Management will assign a CIP rating after conferring with the requesting department.

• For those 301 funded CIP requests relating to **Construction and Design**:

The requesting department (not Construction and Design) will be responsible for completing the form, assigning a CIP rating, meeting with the analyst to consider the request, and forwarding the completed form to the CIP Management Analyst (Emma) in Budget Services. The requesting department will need to get from Construction and Design a project cost estimate.

- Budget Services' staff (director, manager and all analysts) will review the CIP requests in preparation for the County Manager CIP Budget Review. The County Manager will be provided with a balanced proposed five year CIP. He will be informed if Budget Services disagrees with any project rating and funding shortages.
- In the event there is a funding shortage for Fund 301, the project ratings will be an aid in prioritizing projects for funding.
- After the County Manager review, departments will be apprised if their project requests are revised in any way to balance the CIP.

Departments are encouraged to include their Budget Services' analysts on any discussions relating to CIP projects. For example, departments may discuss projects during staff meetings, strategy meetings or designated CIP budget sessions. Holding these discussions with the analyst present should prove very helpful in conveying the need for a CIP project.

It should be noted, however, that departments' management and budget analysts will *not* be in a position to discuss CIP funding options/availability during these discussions. As in the past, any questions concerning CIP revenue projections/funding concerns should be directed to the Budget Services' CIP Management Analyst (Emma).

# For Those CIP Requests Not Seeking Funding from Fund 301:

- No CIP project rating will be required for those CIP requests not seeking funding from the Capital Improvement Fund (Fund 30100.) The department director and the management and budget analyst need to sign them.
- Departments need to indicate operating impacts on the form. The analysts will be tracking this information as it relates to departmental operating budget requests for next year and future years.
- The "Estimated Project Cost" field on the form should be calculated by a trained professional such as a qualified source in the county or a consultant. The form requires the department to note who prepared the cost estimate. The management and budget analysts will be diligent in ensuring the estimate was prepared by a qualified person.

- Departments will need to submit these completed CIP Request Forms to the CIP Management Analyst (Emma) by the due date specified by Budget Services.
- After the County Manager review, departments will be apprised if their project requests are revised in any way.

Beyond the CIP budget cycle, the Budget Services CIP Management Analyst (Emma) will continue to process all CIP related bluesheets and handle all other tasks related to the CIP Program. All efforts on the part of departments to keep their management and budget analysts informed of CIP issues during the year will also be appreciated.

Note: If a department wants to change a project request after the department has submitted it to the CIP Management Analyst (Emma), the department will be required to submit a brand new project request form to the CIP Management Analyst (Emma).

ADMINISTRATIVE CODE BOARD OF COUNTY COMMISSIONERS					
CATEGORY: Financial/Fiscal/Budget	CODE NUMBER: AC-3-9				
TITLE: Criteria For Evaluating CIP Projects	ADOPTED: 07/05/95				
	AMENDED: 08/09/05				
	ORIGINATING DEPARTMENT: County Administration/Budget Services				

# **PURPOSE/SCOPE:**

The purpose of adopting formalized criteria for evaluating CIP projects is to:

- A. Ensure projects are prioritized in a consistent, objective manner;
- B. Ensure no undue burden is placed on ad valorem funding sources to cover proposed CIP projects.

# **POLICY/PROCEDURE:**

The policy is broken down by general policy statements followed by specific non-restrictive-funded project criteria (i.e., ad valorem funded) and then specific restrictive funded project criteria. (i.e., impact fees, gas, tax, user fees, tourist tax, grants, TIF, and bonding.

### I. GENERAL

- 1. Mandated projects will be considered first in importance for funding considerations; non-mandated projects of countywide or regional benefit will be considered second and non-mandated projects not of countywide or regional benefit will be considered last.
  - Projects will be considered mandatory if: 1) the Lee Plan (Comprehensive Land Use Plan) specifies a required level of service, i.e., is considered regulatory, or if the project is deemed necessary to comply with a policy set forth in the Lee Plan; and/or, 2) Federal or State or other County mandates dictate a need for a CIP project. Non-mandated projects are those projects needed to meet a non-regulatory Comprehensive Land Use Plan level of service, projects that fit general Comprehensive Land Use Plan goals and objectives, but not actually required, projects not addressed in the Comprehensive Land Use Plan, and/or projects not dictated by Federal, State, or County mandates.

# AC-3-9 (Continued)

- 1. The Project managing departments will determine whether their proposed projects are mandated. Lee County's Planning Division will review to determine if a project is considered mandated or *not mandated* by the Comprehensive Land Use Plan.
- 2. The project managing department will determine whether the proposed new project is reasonable, justifiable, and beneficial to Lee County.
- 3. Grants should be explored for possible CIP funding through construction. Grant funds should be sought if a project is eligible, and the grant conditions appear to be cost effective to the County in the long run.
- 4. Operational and maintenance plans (see attached) shall be submitted for projects which are public/private partnerships that include the following:
  - a. An identification of the revenues expected to be generated by the proposed project, once completed.
  - b. A five-year projection of revenues from the facility. Revenue producing projects that completely offset operational expenses will be more favorably considered.
  - c. A proposed operation/maintenance plan that meets the County's expectations and a sufficient budget to cover materials, equipment, and labor needed to carry out the plan.
- 5. New projects may be considered by the Board for placement in a year other than the fifth year of the proposed five year CIP plan, if: a) the new project is a mandated project that cannot be delayed; b) the new project would replace a project budgeted an earlier year, assuming that the new project does not exceed the funding of the existing budgeted project from the same funding source(s); c) conditions indicate that funding the new project in an earlier year would be more cost effective or advantageous to the County; d) funding is available for a new project even if placed in an earlier year rather than the fifth year. Project managing departments will recommend the timing for proposed new project funding.
- 6. Supplemental CIP information is contained in Section VIII, Capital Improvement Element of The Lee Plan. Pursuant to Policy 70.1.1b, the Lee County Planning Division will rank non-mandated projects prior to submittal to the Board of County Commissioners for consideration.
- 7. All project requests seeking Capital Improvement Fund (Fund 301) funding will be further evaluated by Budget Services by applying the following ranking system:
  - Departments will prioritize each of their Capital Improvement Fund-related CIP project requests by placing a "CIP rating" on each CIP Request Form in the space provided. The purpose of the rating is to gain the department's perspective on the necessity/urgency/practicality of the project request in general and to assist in prioritizing requests in the event funding is limited.

# AC-3-9 (Continued)

The four categories departments will utilize in rating each CIP request are listed below:

Mandated

Non-Mandated – Core Critical

Non-Mandated – Essential

Non-Mandated – Discretionary/Deferrable

# II. NON-RESTRICTIVE FUNDING SOURCE (Ad Valorem Collections)

### II-A Mandated

- 1. The project should not exceed Federal/State/Lee County Comprehensive Land Use Plan required level of service unless deemed advantageous to the County. Project managing departments will determine whether a project should exceed the Comprehensive Land Use Plan requirements.
- 2. Capital Ad Valorem Revenue may be used as a funding source through construction relating to non-transportation and subsidized enterprise operation projects, a) if the project is not eligible for alternative types of funding or, b) if the project cannot be postponed until sufficient funds are available from an alternative funding source. Consideration should be given to the cost benefits associated with funding a project earlier rather than postponing it until alternative funding is available.
- 3. The General Fund may be used only as a last resort for funding maintenance and operation costs for non-transportation projects (but not as a funding source for enterprise operation projects) with initial CIP approval by County Administration. Proposed mandatory projects that can generate their own funds to cover maintenance and operating costs will be given a higher priority.

# II-B Non-Mandated (Countywide Benefit- Area)

- 1. Non-mandated projects of countywide benefit will be considered *only* after all mandated projects are funded.
- 2. Government facility projects, special large-scale maintenance projects, projects that are needed to protect the health, safety, and welfare of Lee County citizenry, or other special projects are the *only* non-transportation and subsidized enterprise operation projects authorized for funding from capital ad valorem funds for the projects' planning through construction stages.
- 3. Consideration may be given to fund construction with capital ad valorem dollars in those cases wherein it is demonstrated to and accepted by the Board of County Commissioners that the capital expenses will be reimbursed by another funding source at a later date.

### AC-3-9 (Continued)

4. The General Fund is an acceptable funding source for maintenance and operation costs relating to a non-transportation and/or non-enterprise project upon completion when: a) General Fund user fees are generated once the project comes on line, and are sufficient to cover the project's operation and maintenance cost; or, b) the project is deemed necessary to help protect the health, safety, and welfare of Lee County citizens and no other funding source is available or sufficient.

# II-C Non-Mandated (Limited Benefit Area of Less Than a Countywide Nature)

- 1. Ad funds may be used to fund a project through construction if the new project will significantly help to protect the health, safety, & welfare of Lee County citizens when no other funding source is available or sufficient.
- 2. Non-mandated projects of limited benefit area will be considered *only after all mandated* projects are funded.
- 3. Government facility projects, special large-scale maintenance projects, projects that are needed to protect the health, safety and welfare of Lee County citizenry, or other special projects are the only non-transportation and subsidized enterprise operation projects allowable for funding from capital ad valorem for the projects', planning through construction stages.
- 4. MSTU's and MSBU's should be considered for covering operating and maintenance costs whenever legally permissible.

# III. RESTRICTIVE FUNDING SOURCES (i.e., OTHER THAN AD VALOREM REVENUES)

- 1. The project should not exceed Federal/State/Lee County Comprehensive Land Use Plan required level of *service*, *unless* deemed advantageous to the County. Project managing departments will determine whether it is advantageous for a project to exceed Federal/State or Comprehensive Land Use Plan requirements. Projects shall be proposed and developed within the restrictions of the revenue source.
- 2. With regard to enterprise funding, the project must be cost effective, cover or significantly reduce future operation and maintenance cost, and satisfy future capacity needs.

# IV. CRITERIA FOR RETAINING, FROM YEAR TO YEAR, EXISTING BUDGETED CIP PROJECT

Existing budgeted CIP projects will remain budgeted, from year to year, with remaining balance carried forward, unless one of the following occurs:

- 1. The Project is complete;
- 2. The Project has been deleted by Board action; or
- 3. A review of the 18-month period just prior to the preliminary CIP carryover process reveals little expenditure activity, and there is no valid reason for inactivity.

# Infrastructure Definition, Capitalization Threshold, and Useful Life

Infrastructure assets are defined as public domain fixed assets such as roads, bridges, curbs and gutters, streets, sidewalks, drainage systems, lighting systems, and similar assets that are immovable and of value only to the government unit. Other examples of infrastructure are parks, concrete/asphalt bike paths, trestles, canals, waterways, wharves, weirs, docks, seawalls, bulkheads, boat ramps, piers, boardwalks, dams, water control structures, culverts, water lines, fire hydrants, airport runways/strips, airport taxiways, and airport aprons.

The capitalization threshold for infrastructure is \$100,000 in both governmental and proprietary funds. However, any infrastructure reported in proprietary funds that does not meet the \$100,000 threshold must be classified as improvements and subject to the \$1,000 threshold. The threshold per project does not include land, which is always capitalized separately regardless of its cost.

# Maintenance vs. Improvements and Operating Projects vs. Capital Projects

Some projects seem to be "capital" in nature, however pursuant to certain accounting standards they have to be classified as maintenance/operating projects and expensed when incurred as opposed to being capitalized when completed. Maintenance and operating projects are those that allow the asset to continue to be used during its originally established life and can possibly extend the life. Projects that involve a non-County owned asset are also classified as maintenance and operating projects. Examples of maintenance and operating projects are beach renourishment, road and parking lot resurfacing, sign replacement, fence replacement, roof replacement, and building repair and maintenance projects, to name a few.

Improvements are those capital outlays that increase the capacity or efficiency of an asset, but not necessarily extend the life. A change in capacity increases the level of service provided by an asset. A change in efficiency maintains the same service level, but at a reduced cost. Examples of such projects are adding lanes to an existing road or increasing weight capacity of a bridge. Capital projects build or create assets, such as the Midpoint Bridge project. Improvements and capital projects need to be capitalized when completed.

Some projects are "mixed" in that they are a combination of maintenance and capital acquisitions. A project that is classified as maintenance may have some capital purchases and capitalize assets. This does not preclude the total project from being classified as maintenance or operating project. The same is true for capital projects that have maintenance costs that are not capitalized. Each project and its related expenditures need to be evaluated on a case by case basis to determine its classification.

# CIP REQUEST FORM - FY 08/09 - 12/13

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PROJECT NUMBER	1000 <b>(B)</b>	(0)			EXISTING P	ROJECT					
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MANAGING DEPT.	Planning and Const	truction (D)			COMMISSIC	ON DIST.	1	(F)			
PROJECT DESCRIPT	ION.					- NWPIN -					
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CONSTRUCTION				21,500					21,500		21,500
PROJECT MGMT.			_	1,000					1,000		1,000
FURNITURE/EQUIPM	ENT								0		0
OTHER				2,750					2,750		2,750
TOTAL		0	0	28,750	0	0	0	0	28,750	0	28,750
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of the form)		RECURRIN	G		N/A						
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NONE (O)

# CIP PROJECTS OPERATING IMPACTS - FY08/09 - 12/13

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1	complete section										
AGREE	DISAGRE	E	ISSUE	(CC)							
MANAGEMEN	IT ANALYST				DATE						
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DEPARTMEN'	T DIRECTOR	(DD)			DATE						

# PROCEDURE for FY08/09 – 12/13 CIP REQUEST FORM

**PURPOSE:** The CIP REQUEST form will: a) assist managing and requesting departments/divisions in identifying specific costs related to proposed CIP projects; and, b) assist County Administration and the Board of County Commissioners in making informed decisions.

**FREQUENCY:** A CIP REQUEST will be completed for each new project requested, as well as any current project for which additional funding is being requested, or funding changes are being made (years, sources).

**RESPONSIBILITY:** Completion of the form is a joint effort by the managing, requesting, and planning departments.

**DISTRIBUTION**: The CIP REQUEST should be sent to Budget Services by the date specified during the CIP kick-off memo.

# PREPARATION:

- A. PROPOSED PROJECT NAME: Enter the name of the proposed project, or the existing project name from the Capital Project Status Report.
- **B. PROJECT NUMBER:** Enter project number, if a number exists.
- C. REQUESTING DEPARTMENT: Enter the name of the department/division that is requesting the project, and will ultimately be responsible for the operation.
- **D. MANAGING DEPARTMENT:** Enter the name of the department/division responsible for the project prior to it being an active operating facility/property.
- **E. NEW PROJECT/EXISTING PROJECT:** Check the appropriate box.
- **F. COMMISSION DISTRICT**: Enter the number(s) of the district(s) in which the project is located. If the project is countywide, enter ALL.
- **G. PROJECT DESCRIPTION**: Enter a brief narrative describing the purpose and scope of the project. If this is an existing project be certain to include what the additional requested funds will provide.
- **H. PROJECT LOCATION**: Enter the general location of the project.
- I. CIP PROJECT RATING: (Required if requesting 30100 funds) Provide one of the following ratings:
  - 1.) Mandated
  - 2.) Non-Mandated Core Critical

# PROCEDURE for FY08/09 – 12/13 CIP REQUEST FORM (continued)

- 3.) Non-Mandated Essential
- 4.) Non-Mandated Discretionary/Deferrable
- J. JUSTIFICATION FOR THE PROJECT: Describe why the project is necessary. If the project is mandated, indicate under what authority, by providing the code in the appropriate box.
- K. ESTIMATED PROJECT COST: Input information in whole dollars. Provide the name of the person preparing the cost estimate (space in the upper left of the box).
- L. CIP FUNDING SOURCES & AMOUNTS: Input the funding source, fund number and the requested amount. If the funding source is a grant or donation, list the grantor or donator.
- M. CONTACT PERSON/PHONE NUMBER: Provide the name and phone number of the person responsible for preparing the CIP request.
- N. OPERATING IMPACT: Input the anticipated Start Up and Recurring costs in the appropriate years. If no anticipated costs, enter "N/A" in the first year the cost will occur.
- O. **COMMENTS**: Additional comments that would help explain the project further. If no additional comments are required, enter "NONE" as per the sample.

**GENERAL GUIDELINES:** Please contact other departments as appropriate to include their project management time. For instance, if DOT plans to request assistance from County Lands to acquire land, then DOT must obtain and budget the project management time for County Land's project managers.

Use upper and lower case for all narrative except for the Project Name, which should be all upper case. Please be certain all project names match what is currently being used in the Capital Project Status Report. If a project name change is requested, please contact the CIP Analyst.

Please note and follow formatting as illustrated in the sample.

# CIP PROJECTS OPERATING IMPACTS (Page 2 [backside] of the CIP Request Form)

- P. PROJECT NAME/PROJECT#: This information will be entered automatically if entered previously.
- Q. PROPOSED FUNDING SOURCE(S): Enter the source of operating funds with associated dollars.

# PROCEDURE for FY08/09 – 12/13 CIP REQUEST FORM (continued)

- **R. START UP:** Enter pertinent information for one-time start up costs, regardless if they occur in one or multiple years.
- **S. START UP TOTAL:** This figure will calculate automatically.

# **RECURRING COSTS:**

PERSONNEL SERVICES: (for the first full year of operation)

- T. JOB TITLES: Enter all job titles that will be required to operate/maintain project.
- U. SALARY/BENEFITS: Enter the annual salary and fringe total per job title for full-time positions.
- V. REQUIRED FTE's: FTE is Full Time Equivalents. Enter the number (by job title) of Full Time Equivalents required to operate/maintain the proposed facility. For example, a new park may require 60 hours of work per week to maintain. This translates to 1.5 FTE's (HRS WK/HRS in time period: 60/40 = 1.5). A passive park may require two maintenance workers a total of 4 hours over the course of two weeks. The calculated FTE is .05 (Total Work Hours/Hours in time period: 80).
- W. TOTAL COSTS: This will calculate automatically.
- X. ADDITIONAL FTE's REQUIRED: Enter the additional FTE's you will need to hire as a result of this project. Again, enter this figure based on hours, not people. This figure would be included in the prior FTE figure.
- Y. **NEW COSTS**: This figure will calculate automatically.
- **Z. TOTAL:** These fields will calculate automatically.

**OPERATING EXPENSES:** (for the first full year of operation).

- **AA. OPERATING RECURRING COST**: Enter the recurring operating costs this project will require.
- BB. RECURRING COST TOTAL: This field will calculate automatically.
- **CC. MANAGEMENT & BUDGET ANALYST**: To be completed by the Management & Budget Analyst.
- **DD. DEPARTMENT DIRECTOR/DATE:** Obtain the requesting department director's signature and date.

# MAJOR MAINTENANCE REQUEST FORM - FY 08/09

PROJECT NAME SAMPLE F	ROJECT	(A)	<del> </del>			NFW	PROJECT		
PROJECT NUMBER 401000	(B)	. ,							(E)
REQUESTING DEPT. Parks and	,	C)				EXISTING	PROJECT	Χ	
MANAGING DEPT. Facilities M	anagement	(D)							
PROJECT DESCRIPTION: (F)									
Repair the structure of th	e picnic shel	ters in the	park systen	n.					
PROJECT LOCATION: (G)									
County-wide Park System	1								
, , , , , , , , , , , , , , , , , , , ,									
	T (11)							************	
JUSTIFICATION FOR THE PROJECT		·····ot·····oo	Cama naintí	na la raqui	rad ta main	tain tha ac	athetics of t	ho nork ava	tom
To maintain the interroga	tory of the st	ructures. S	some painu	ng is requi	red to mair	itain the ae	estnetics of t	ne park sys	tem.
					,	<b>y</b>	·		
ESTIMATED PROJECT COST				,					
PREPARED BY: (I)	ACTUAL	FY 07/08	FY	FY	FY	FY	FY	5 YEAR TOTAL	PROJECT TOTAL
OTHER CONTRACTED SERVICES	PRIOR 15,945	100,000	08/09	09/10	100,000	11/12	12/13	500,000	615,945
PROJECT MANAGEMENT TIME	15,945	100,000	100,000	100,000	100,000	100,000	100,000	. 0	013,943
MINOR EQUIPMENT								0	0
OTHER								0	0.
TOTAL	15,945	100,000	100,000	100,000	100,000	100,000	100,000	500,000	615,945
							· · · · · · · · · · · · · · · · · · ·		.,
FUNDING SOURCE AND AMOUNT:			FY	FY	FY	FY	FY		
		00100	08/09	09/10	10/11	11/12	12/13		
		30700	100,000	100,000	100,000	100,000	100,000		
(J)		30101							
		30101							
		30103							
						_			
COMMENTS: (K)									
The remaining budget will	not carryove	er each yea	ır. Each ye	ar's budge	t will cover	the propos	ed work for	that year.	
				*****					
Operations Analyst to complete se			<del></del>						
AGREE DISAGREE			ISSUE .	(L)					
-							· · · ·		
MANAGEMENT ANALYST	- Hartings		,		DATE				
							CONTACT	DERSON:	
							OONTAGE	I LINOON.	(N)
									· · · · · · · · · · · · · · · · · · ·
DEPARTMENT DIRECTOR	(M)			DATE			PHONE NU	IMBER :	

# PROCEDURE for FY 08/09 MAJOR MAINTENANCE REQUEST FORM

PURPOSE: The MAJOR MAINTENANCE REQUEST form will: a) assist

managing and requesting departments/divisions in identifying specific costs related to proposed MAINTENANCE projects; and, b) assist County Administration and the Board of County

Commissioners in making informed decisions.

**DEFINITION:** A MAJOR MAINTENANCE Project refers to (a) annually

recurring maintenance activity that costs at least \$25,000 per year to accomplish; (b) a remodeling and/or replacement project valued at least \$25,000; or (c) a project for grants and aid purposes wherein is a pass through of dollars to or from

outside organizations.

FREQUENCY: A MAJOR MAINTENANCE REQUEST will be completed for

each new project requested, as well as any current project for which additional funding is being requested, or funding changes

are being made (years, sources).

**RESPONSIBILITY:** Completion of the form is a joint effort by the managing,

requesting, and planning departments.

**DISTRIBUTION**: The MAJOR MAINTENANCE REQUEST should be sent to

Budget Services by the date specified during the

CIP/MAINTENANCE kick-off memo.

# PREPARATION:

A. PROPOSED PROJECT NAME: Enter the name of the proposed project, or the existing project name from the Maintenance Status Report.

**B. PROJECT NUMBER:** Enter project number, if a number exists.

C. REQUESTING DEPARTMENT: Enter the name of the department/division that is requesting the maintenance project.

**D. MANAGING DEPARTMENT:** Enter the name of the department/division responsible for performing the maintenance project.

**E. NEW PROJECT/EXISTING PROJECT:** Check the appropriate box.

**F. PROJECT DESCRIPTION**: Enter a brief narrative describing the purpose and scope of the project. If this is an existing project be certain to include what the additional requested funds will provide.

**G. PROJECT LOCATION**: Enter the general location of the project.

# PROCEDURE for FY 07/08 MAJOR MAINTENANCE REQUEST FORM (continued)

- **H. JUSTIFICATION FOR THE PROJECT:** Describe why the project is necessary. If mandated, please state the mandate.
- I. ESTIMATED PROJECT COST: Input information in whole dollars. Provide the name of the person preparing the cost estimate (space in the upper left of the box).
- J. CIP FUNDING SOURCES & AMOUNTS: Input the funding source, fund number and the requested amount. If the funding source is a grant or donation, list the grantor or donator.
- **K. COMMENTS:** Additional comments that would help explain the project further. If no additional comments are required, enter "NONE."
- L. MANAGEMENT & BUDGET ANALYST: To be completed by the Management & Budget Analyst.
- M. DEPARTMENT DIRECTOR/DATE: Obtain the requesting department director's signature and date.
- N. CONTACT PERSON/PHONE NUMBER: Provide the name and phone number of the person responsible for preparing the MAINTENANCE request.

# Blackwell, Peter C.

From: Noble, Matthew A.

Sent:

Thursday, October 16, 2008 1:34 PM

To:

Blackwell, Peter C.

Subject: FW: Lee County 08PEFE1(adopted)

You have to read the ones toward the bottom...

From: Suzanne.Lex@dca.state.fl.us [mailto:Suzanne.Lex@dca.state.fl.us]

Sent: Tuesday, September 23, 2008 11:14 AM

To: Noble, Matthew A.

Subject: RE: Lee County 08PEFE1(adopted)

Matt,

I spoke with Tracy at length this morning and have a clearer understanding of the issues discussed in her previous email. Do you have some free time (15 minutes) to speak this afternoon?

Let me know,

Suzanne

Suzanne K. Lex, Community Planner Department of Community Affairs Division of Community Planning 2555 Shumard Oaks Blvd. Tallahassee, FL (850) 922-0047 Direct Line (850) 488-3309 Fax Line suzanne.lex@dca.state.fl.us

The Department of Community Affairs is committed to maintaining the highest levels of service and values your feedback. Please take a few moments to complete our Customer Service Survey by visiting http://www.dca.state.fl.us/CustomerServiceSurvey/. Thank you in advance for letting us know what you think.

The Florida Discount Drug Card is designed to lower the cost of prescriptions for certain Florida residents. To learn more, visit http://www.FloridaDiscountDrugCard.com or call toll-free 1-866-341-8894 or TTY 1-866-763-9630.

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

"Noble, Matthew A." < NOBLEMA@leegov.com>

To <Suzanne.Lex@dca.state.fl.us>

Subject RE: Lee County 08PEFE1(adopted)

09/22/2008 02:59 PM

### I don't listen to voicemail anymore, too much...

From: Suzanne.Lex@dca.state.fl.us [mailto:Suzanne.Lex@dca.state.fl.us]

Sent: Monday, September 22, 2008 9:33 AM

To: Noble, Matthew A.

**Subject:** RE: Lee County 08PEFE1(adopted)

Listen to my voice mail. Call me after luch please.

Thanks,

Suzanne

Suzanne K. Lex, Community Planner Department of Community Affairs Division of Community Planning 2555 Shumard Oaks Blvd.
Tallahassee, FL (850) 922-0047 Direct Line (850) 488-3309 Fax Line suzanne.lex@dca.state.fl.us

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"Noble, Matthew A." <NOBLEMA@leegov.com>

09/19/2008 04:10 PM

To <Suzanne.Lex@dca.state.fl.us>

CC

Subject RE: Lee County 08PEFE1(adopted)

Wow so we incorporate all of the capital projects, which were included in the staff report, contrary to what is said, and that still is not good enough! Its not weak it actually includes all of the capital projects of the district. The LDC stuff is already adopted. It is user friendly and mirrors how we do the County's CIP into the CIE. Nobody locally is having this issue. We will do whatever yall want. We have initiated an amendment for this next cycle to

fix anything you want us to fix. We are moving forward with our first Concurrency Management Report that includes school concurrency...have a great weekend!

From: Suzanne.Lex@dca.state.fl.us [mailto:Suzanne.Lex@dca.state.fl.us]

Sent: Friday, September 19, 2008 11:24 AM

To: Noble, Matthew A.

**Subject:** Fw: Lee County 08PEFE1(adopted)

Suzanne K. Lex, Community Planner Department of Community Affairs Division of Community Planning 2555 Shumard Oaks Blvd.
Tallahassee, FL (850) 922-0047 Direct Line (850) 488-3309 Fax Line suzanne.lex@dca.state.fl.us

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Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure

---- Forwarded by Suzanne Lex/DCA/FLEOC on 09/19/2008 11:27 AM -----

"Suber, Tracy" < Tracy. Suber@fldoe.org>

09/19/2008 10:42 AM

To <Suzanne.Lex@dca.state.fl.us>, <Brenda.Winningham@dca.state.fl.us>

CC <Ray.Eubanks@dca.state.fl.us>
Subject Lee County 08PEFE1(adopted)

### Suzanne -

With the exception of the adoption of a financially feasible plan to meet school LOS, in general, the revisions address adequately the ORC report. The LOS analysis is fine and consistent with the revisions we'd previously reviewed. Here are two things I wanted to bring to your attention (I'm not sure they rise to the level of compliance issue, but they seem to deserve a letter from DCA to ensure the county is clear about its obligation to implement school concurrency):

1. PSFE Policy 71.2 and Policy 71.2.4 – provide for adoption of amendments to the land development regulations by December 2008. Pursuant to Section 163.3194(1), F.S., school concurrency will be in effect upon the effective date of the plan amendments. Therefore, the county should complete any needed revisions to the land development regulations as soon as possible to minimize delays in processing development applications.

2. Policy 71.2.5 – relates to exemptions from school concurrency and paragraph e. relates to DRIs approved prior to July 1, 2005, "but only as to the number of residential units authorized in the DRI Development Order." The law (Section 29 of Ch. 2005-290, Laws of Florida) doesn't provide for the captioned limitation. While from an educational facilities policy perspective, it appears reasonable – and desirable – DCA may view it differently.

The capital plan is less clear cut. I think the county's approach might squeak by but it is <u>not tidy or technically accurate</u>. In deference to the county's strong history of good land-use planning, I'd be willing to go out on a limb to say FLDOE will accept this for time being as long as the county makes a written commitment to add the policy to its CIE and adopt the complete district facilities work plan by reference by author, title and date when it adopts the CIE update prior to December 1.

Here's what I think the potential problem is -- there is no policy included in the CIE that effects adoption of the school board's district facilities work plan into the county's CIE. The county instead in Ordinance 08-18 "amends Tables 3 and 4 of the Lee Plan to incorporate the Lee County School District Capital Improvement Program" as summarized in Exhibit A (see Section Two of Ordinance 08-18). There is no Exhibit A attached to the Ordinance (presumably which includes the amended Tables 3 and 4 of the Lee Plan). The Ordinance also adopts the "Staff Reports and Analysis, along with all the attachments" as "Support Documentation" for the Lee Plan. The staff report is attached but does not include amended Tables 3 and 4. The staff report does include pages 9-15 of the district facilities work plan (those are the pages list the school board approved capacity projects). While the staff report references pages 6-8 of the district facilities work plan as including the committed and planned revenues needed to pay for the capacity projects, the referenced pages are not included in the staff report. Ordinance 08-18 is a separate ordinance from the ordinance that adopts the PSFE, revisions to the ICE and other revisions to the CIE (Ordinance 08-17). While that in itself is not problematic, it seems to be a contorted and weak effort to meet the requirement to include the school district's plan in the local CIE.

To add to the disconnects, the Exhibit for Ordinance 08-17 includes CIE policy 95.5.1, which commits the county to "annually incorporate into the Capital Improvements Element the 'Summary of Capital Improvements Program' and 'Summary of Estimated Revenue' tables from the School District's annually adopted Five-Year Capital Facilities Plan." As you and I have discussed previously, because those tables report revenues and projects at the "grand total" level only, they alone are not sufficient to document the revenue sources/amounts and the location/timing of the capacity projects to demonstrate a financially feasible plan to achieve and maintain the adopted level of service. Further, it creates an internal inconsistency in that the CIE requires adoption of summary tables, but the county amended its existing Tables 3 and 4 to incorporate detailed tables (which is better – but not consistent).

A lay person who doesn't understand the local government and school board budgeting process would not be able to tell how the county's capital plan is supposed to tie together. The county really needs to fix this so that it is transparent, clear and user-friendly.

I know we should probably discuss this by phone with the documents in front of us. I've got to jump on a conference call now and will be out this afternoon. If you'll let me know a good time on Monday (between 8:00 and 11:00 or between 12:30 and 3:00), I'll give you a call.

Have a great weekend! Tracy

### Tracy D. Suber

Educational Consultant-Growth Management Liaison

Office of Educational Facilities Florida Department of Education 325 West Gaines Street, Suite 1014 Tallahassee, Florida 32399-0400 850-245-9312 tracy.suber@fldoe.org http://www.fldoe.org/edfacil/

Please take a few minutes to provide feedback on the quality of service you received from our staff. The Department of Education values your feedback as a customer. Commissioner of Education Dr. Eric J. Smith is committed to continuously assessing and improving the level and quality of services provided to you. Simply click on the link to the "DOE Customer Survey." Thank you in advance for completing the survey.

**DOE Customer Survey** 

# Collins, Donna Marie

From:

Collins, Donna Marie

Sent:

Wednesday, November 12, 2008 2:38 PM

To:

Blackwell, Peter C.

Cc:

Noble, Matthew A.

Subject:

RE: CPA2008-11

Importance: High



**GOMMUNITY DEVELOPMENT** 

# Pete and Matt

I have reviewed the report and have noted my suggested revisions in ink. It is on its way to you via interoffice mail. Please call me to discuss as necessary. Peace.

Donna Marie Collins Chief Assistant County Attorney Lee County Attorney's Office Phone: 239-533-2236 Fax: 239-485-2106

collinsd@leegov.com

Please note that Florida has a broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records subject to review by the public and media upon request. Your email communication may be subject to public disclosure.

"Patience is the companion of wisdom" - Saint Augustine

From: Blackwell, Peter C.

Sent: Wednesday, November 12, 2008 1:38 PM

**To:** Collins, Donna Marie **Cc:** Noble, Matthew A. **Subject:** CPA2008-11

Ms. Collins,

I am attaching the staff report and excel table for the School District CIP. It is going before the LPA this month. The table is Table 3a of the Lee Plan. Please let me know if you see any issues or concerns.

Thanks for your help.

Planner, Planning Division,

Peter Blackwell, AICP

Lee County DCD (239) 533-8312

# CPA 2008-11 SCHOOL DISTRICT CAPITAL IMPROVEMENT PROGRAM BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

# THE LEE PLAN

LPA Public Hearing Document for the November 24, 2008 Public Hearing

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 533-8585

November 10, 2008

# LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA 2008-11

	✓ Text Amendment Map Amendment						
	This Document Contains the Following Reviews:						
1	Staff Review						
	Local Planning Agency Review and Recommendation						
	Board of County Commissioners Hearing for Transmittal						
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report						
41	Board of County Commissioners Hearing for Adoption						

STAFF REPORT PREPARATION DATE: November 10, 2008

### PART I - BACKGROUND AND STAFF RECOMMENDATION

# A. SUMMARY OF APPLICATION

### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

# 2. REQUEST:

Amend the Lee Plan Capital Improvement Element, Table 3a, to incorporate the latest adopted Lee County School District Facilities Work Plan. Amend Policy 95.5.1 to adopt the current School District Facilities Work Plan by reference.

### B. BACKGROUND INFORMATION

Florida Statute 163.3177(3) requires a Capital Improvement Element in the Lee Plan. This element is to be annually reviewed and modified, per Florida Statute 163.3177(3)(b). In 2005, Senate Bill SB360 modified the Florida Statutes. The bill included a requirement that county and local jurisdictions incorporate local School Districts' Capital Improvement Plans (CIP) into their county or local commences and plans.

Local comprehensive plans:

Florida Statelles Requires local governments comprehensive plans to include a Capital Imprirement Element that is reviewed and modefied on an annual basis. In 2005, the Flunda Legislature adopted Senate Bill 360 which mandated the inclusion of public education Facilities into local governments on writing management programs and The Senate Bill also required local STAFF REPORT FOR governments to include the local School November 10, 2008 CPA 2008-11 Districts Capital Empreonent Plan into their PAGE 2 OF 8

### C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Amend the Lee Plan to incorporate the Lee County School Districts School Capital Improvement Program as Table 3a of the Capital Improvement Element ( ) of the Lee Plan. Amend Lee Plan Policy 95.5.1 to adopt the School District Work Plan by reference.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- In 2001, the BOCC adopted a county-wide School Impact Fee ordinance (Ordinance 01-22) which requires that the school district present the board of commissioners with a proposed CIP for educational facilities for each fiscal period.
- Florida Statute 163.3177 [12][c] requires that the Lee Plan CIE should include the Lee County School District CIP.
- The updated School District CIP
  This amendment covers Fiscal Years FY08/09-12/13.

### PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Lee Plan Policy 70.1.1 requires a Capital Improvements Program to be prepared and adopted on an annual basis. Florida Statute 163.3177(12)(c) requires that the Capital Improvements Element of the comprehensive plan should include the CIP of the Lee County School District. The proposed School CIP covers fiscal years FY08/09 to FY12/13. The Lee Plan, to conform to Florida Statute 163.3177, should be amended to include the updated School CIP.

In a previous Lee Plan amendment (CPA2006-18) the Department of Education noted that the Capital Improvement Element of the Lee Plan did not include a policy that effected adopted of the School District Work Plan by reference into the CIE. Another Lee Plan amendment (CPA2006-16), adopted concurrently with CPA2006-18, proposed such a policy (95.5.1). Further comment from the Department of Education has mandated that the policy must adopt the complete School District Facilities Work Plan by reference by author, title, and date of adoption. To address this recommendation, staff proposes the following modifications to the adoption Policy 95.5.1. Amending this policy in the Lee Plan will facilitate the adoption of future School District work plans and weally keep the Capital Improvement Element up-to-date.

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's annually adopted Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

STAFF REPORT FOR

CPA 2008-11

November 10, 2008 PAGE 3 OF 8

ponse to State In order to keep the Lee Plan up-to-date with the states requirements, the proposed Table 3a has been prepared and are attached to this report. Table 3a is a reproduction of relevant sections of the Lee County School District School CIP. The relevant sections are titled "Capacity Project Schedules" and "Other Project Schedules" and are on pages 8 through 11 of 32 on the attached exhibit. The tables are in the format required by the Florida Department of Education. This amendment incorporates the most up to date School CIP into the Capital Improvements Element.

Major funding sources for the Schools Capital Projects Fund include Public Education Outlay (PECO) funds, Classrooms For Kids funding, and property tax revenues. The first two sources are collected and allocated by the State while the property tax revenues are levied by the School Board. PECO funds are derived from utility taxes and are the primary state-level source for capital projects. Classrooms For Kids funding is used to build facilities to reduce class sizes. The property tax is generated by a levy of 2.00 mills for capital projects. These revenue sources are summarized by tables on pages 5 through 8 of the 2008-2009 Work Plan.

The table shown on page 1 of the 2008-2009 Work Plan lists the five-year totals for revenues and project costs for new construction and remodeling projects. The five-year total for revenues is \$332,211,333. The five-year total for project costs is also \$332,211,333. The listed revenues are identical to the project costs. which means that the work plan is both balanced and financially feasible.

update the Copy tel Improvement Element Copytal in compliance **B. CONCLUSIONS** Approval of this amendment will bring the Lee Plan into compliance with the annual Chand with Florida Statute 163.3177. By incorporating the updated School CIP, the Lee Plan will provide information on the expected capital outlays by the Lee County School District.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners amend the Capital Improvements Element to include the latest adopted Lee County School Districts School Capital Improvement Program as Table 3a. Staff also recommends to amend Lee Plan Policy 95.5.1 to adopt the School District Work Plan by reference:

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's annually adopted Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan, adopted by the Lee County School District on September

23, 2008.

November 10, 2008

STAFF REPORT FOR CPA 2008-11

PAGE 4 OF 8

# PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC LPA HEARING: November 24, 2008

**RAY ANN WESEL** 

Α.	LOCAL	PLANNING A	GENCY RE	EVIEW				
В.	LOCAL SUMMA		AGENCY	RECOMMENDATI	ION AND	FINDINGS	OF	FACT
	1. RECO	OMMENDATI	ON:					
	2. BASI	S AND RECO	MMENDED	FINDINGS OF FAC	CT:			
C.	VOTE:							
		NOEL AN	DRESS		,			
		LES COCI	HRAN					
		RONALD	INGE	<u></u> -				
		VACANT						
		CARLETO	N RYFFEL					
		LELAND I	M. TAYLOI	₹				

# PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

	DATE OF TRANSMITTAL HEARING:	·
Α.	BOARD REVIEW:	
В.	BOARD ACTION AND FINDINGS OF FA	ACT SUMMARY:
	1. BOARD ACTION:	
	2. BASIS AND RECOMMENDED FI	NDINGS OF FACT:
C.	VOTE:	
	A. BRIAN BIGELOW	
	TAMMARA HALL	
	RAY JUDAH	
	ROBERT P. JANES	
	FRANKLIN B. MANN	

# PART V- DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DA	TE	OF	ORC	REPORT:	
レハ	LLL	OI.	OILC	KEFUKI.	

- A. DCA OBJECTIONS, RECOMMENDATIONS, AND COMMENTS:
- B. STAFF RESPONSE

# HEARING FOR ADOPTION OF PROPOSED AMENDMENT

	DAT	E OF ADOPTION HEARING:	
A.	BOA	ARD REVIEW:	
В.	BOA	ARD ACTION AND FINDINGS OF F.	ACT SUMMARY:
	1.	BOARD ACTION:	
	2.	BASIS AND RECOMMENDED FI	NDINGS OF FACT:
<b>C.</b>	VOT	TE:	
		A. BRIAN BIGELOW	-
		TAMMARA HALL	
		RAY JUDAH	
		ROBERT P. JANES	
		FRANKLIN B. MANN	

TABLE 3(a)

Lee County School District Five-Year Capital Improvement Program

Project Description	Location	Planned Cost:							
	4	2008-2009	2009-2010	2010-2011	2011-2012 2012-2013 Total		Total		
CAPACITY PROJECT SC	HEDULES								
Oak Hammock New Middle	and the second of the second of the second						J. C. H. S.	and the stage of the stage of	
School KK/East (6-8)	Location Not Specified	\$3,842,498	\$0	40	\$0	\$0	\$0	\$3,842,498	Yes
New Middle School LL/East									
(6-8)	Location Not Specified	\$13,065,107	\$26,159,893		<b>\$0</b>	\$0	\$0	\$39,225,000	Yes
New Elementary V/East (K-	I THE NAME OF THE	<b>****</b>	40		00	**		200 1777 716	
5) New Elementary W/West (K-	Location Not Specified	\$23,477,713	\$0		\$0	\$0	\$0	\$23,477,713	Yes
5)	Location Not Specified	\$0	\$8,145,000	\$19,005,0	200	\$0	\$(	\$27,150,000	Yes
New Elementary /East (K-5)	Location Not Specified	φυ \$0					\$22,050,000		Yes
Replacement Building	Heights Elementary	\$2,428,064			\$0 \$0	\$0	ΨΖΖ,030,000 \$(		Yes
New Elementary/ South (K-		ΨΣ, 120,001	Ψ		ΨΟ	ΨΟ	Ψ	γ2,120,001	100
5)	Location Not Specified	\$0	\$0		\$0	\$0	\$9,922,500	\$9,922,500	Yes
New Elementary A/West				district party could be included	lo <b>d</b> ing it is a large transfer of	aretical (Marieta)			1 444 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Zone	Location Not Specified	\$0	\$8,145,000	\$19,005,0	000	.\$0	\$0	\$27,150,000	Yes
	Alternative Learning				Transfer and				the Transport
New ALC/West	Center West	\$1,001,497	\$3,600,000	and the second second	\$0	\$0	\$(	\$4,601,497	Yes
New Elementary/ West Zone	Location Not Specified	\$0	\$0		\$0 \$9.450	0.000	\$22,050,000	\$31,500,000	Yes
New Middle MM/West Zone		\$300,000				\$0	\$0	CONTRACTOR OF THE CONTRACTOR O	Yes
эт уулган тэрг нь нь хүргэх хэргээр хүргээр нь нь хүргэх хүргээр хэргээр хургаан хан хүргээр хүргээр хүргээр х В	MICHIGAN	CONTRACT CON	Province Company Compa		COLORAGE SECTION CONTRACTOR CONTRACTOR SECTION SECTION CONTRACTOR SECTION SECTI	norussatusativa	NOTION OF THE OWNERS OF THE OW	alla colo di 16 materia di 16 di	2007-004-000-000-000-00-00-00-00-00-00-00-00
Michigan Elementary	INTERNATIONAL								
Replacement School	ACADEMY	\$23,066,661	\$0	 	\$0	\$0	\$(	\$23,066,661	Yes
CAPACITY PROJECT SUB	TOTAL	\$67,181,540	\$77,097,715	\$41,159,7	758 \$18.90	0 000	\$54,022,500	) \$258,361,51 <b>3</b>	
	. ~	1	<b>Y</b> 111,9 <b>Y</b> 11,11	<b>4.1.</b> 1,1.5011	Y.5,75		YV1;9;X9.	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000 SAT (1800 SAT )
OTHER PROJECT									
Lee County Public Education			and the second s		and the first terms of				
Center	ADMINISTRATIVE	\$1,353,021	\$0		\$0	\$0	\$(	\$1,353,021	Yes
East Transportation Facility	TRANSPORTATION								
At Leonard & Leonard	EAST BUS FACILITY	\$3,965,000	\$0	rikase visitsiaa in junistiisine	\$0	\$0	\$0	\$3,965,000	Yes
	HECTOR A.				Transfer of the second				
Balance Remaining Within	CAFFERATA, JR. ELEMENTARY		144	9.00					100
Project/ Not Closed	SCHOOL	\$59,753	\$0		\$0	\$0	\$(	n ¢60.759	Voc
Lioleen vor Ciosen	EAST ZONE STAGING	<b>ಫಲಕ,/ರಿ</b> ಶ	PΨ		ΨΨ	ΨU	. ; фі	\$59,753	Yes
Treeline Staging School	SCHOOL STAGING	\$478,623	\$0	1	\$0	\$0	\$(	\$478,623	Yes
	33.1302	Ψ-11-0,02-0	Ψυ		ΨΟ	ΨΟ	Ψ	, ψ+10,020	100

Project Description	Location	Planned Cost:							
		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total		
Balance Remaining Within Project/ Not Closed	PATRIOT ELEMENTARY	\$10,505	\$0	\$		\$0 S		\$40 F0F	¥2
Balance Remaining Within	ELEMENTARY	, alu¦a∩a	φu	Þ	U	<b>\$</b> U	60	\$10,505	Yes
Project/ Not Closed	CHALLENGER MIDDLE	\$531,131	\$0	\$	n	\$0 \$	60	\$531,131	Yes
Balance Remaining Within	MANATEE	ψυσι, ιστ	Ψ	Ψ	U	Ψ	90	φυσι, ισι	169
Project/ Not Closed	ELEMENTARY	\$16,846	\$0	\$	o .	\$0 \$	so	\$16,846	Yes
Balance Remaining Within	EAST LEE COUNTY					30 H		3131513	
Project/ Not Closed	HIGH SCHOOL	\$747,464	\$0	\$	0	\$0 \$	60	\$747,464	Yes
No. of the Control of	MARINER SENIOR		region and the						
Fransportation Renovation	HIGH	\$805	\$0	\$	0	\$0 \$	60	\$805	Yes
West Zone Land Purchase					enterent particular mende in a particular a commission in particular in the depth of 600000000000000000000000000000000000		######################################	Carrier - Shirten Programme and Carrier Court	-0.00202-0.0000000000000000000000000000
NW 15th Terrace	Location Not Specified	\$2,554,606	\$0	\$	0	\$0 \$	\$ 0	2,554,606	Yes
West Zone Land Purchase				Marie Comments		No. of Contract Contract		an addition for	100
NW 21st Terrace	Location Not Specified	\$2,767,273	\$0	\$	0	\$0 \$	60 \$	2,767,273	Yes
West Zone Land Purchase									
27th Terrace	Location Not Specified	\$3,776,856	\$0	\$		\$0 \$	SO \$	3,776,856	Yes
West Zone Land Purchase-							grading to		
Daybreak Property	Location Not Specified	\$6,988	\$0	\$	0	\$0 \$	60	\$6,988	Yes
Thieman Land Purchase	Landing Nat Consider	<b>04.405</b>	40	•	•				
Additional Costs	Location Not Specified LEE COUNTY HIGH	\$1,125	\$0	\$	U	\$0	60	\$1,125	Yes
Renovation	TECH CENTRAL .	\$1,500,000	\$500,000	\$	0	\$0 \$	·	000000	
Lee County Public Safety	IECH CENIRAL	\$1,500,000	จอบบ,บบบ	•	U	<b>3</b> 0 3	so \$	2,000,000	Yes
Training Center	Location Not Specified	\$1,500,000	\$1,500,000	\$	0	\$0 \$	so \$	3,000,000	Yes
	CAPE CORAL SENIOR	Ψ1,000,000	ψ1,500,000	Ψ		ΨU	,	3,000,000	100
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	0	\$0 \$	60 \$1	0,000,000	Yes
	MARINER SENIOR	1.21.221223			₩	<b>Y</b> Y	<b>'</b>	0,000,000	
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	0	\$0 9	50 \$1	0,000,000	Yes
Balance Remaining Within	ISLAND COAST HIGH		According to the control of the cont	Mile weeks in	geren i		id.		
Project/ Not Closed	SCHOOL	\$7,647,868	\$0	\$	0	\$0 \$	so \$	7,647,868	Yes
Major Renovations	LEHIGH ELEMENTARY	\$18,972,501	\$0	\$	0	\$0 \$	50 \$1	8,972,501	Yes
West Zone Land				Medical Control					
Purchase/Buckingham	Location Not Specified	\$843,511	\$0	\$	0 4 4 4	\$0 \$	60	\$843,511	Yes
Balance Remaining in	TREELINE	A COLUMN TO THE STREET OF THE	vide 7 - 1000 - 100 Million (100 - 1	ittisti (Medi) (1970) – tien televisionisti med 1774 – 1994 All interestri i 1994 All interestri i 1994 All int	Marcon 2 100 2000 2 1	NGU CUNTO 1915 (41) # 17 1 25 COCCOSCOSO (41) PROBOCUTO COCCOSO (41)	Madden (1880) (1890) (1990) (1990)		accontacticonación
Project	ELEMENTARY	\$5,115,944	\$0	\$	0	\$0 \$	so \$	5,115,944	Yes
OTHER PROJECT			100000000000000000000000000000000000000	4.0	192	erroller beschilt			
SCHEDULE SUB TOTAL		\$71,849,820	\$2,000,000	\$	0	\$0 \$	60    \$7	3,849,820	

Project Description	Location		Planned Cost:							
		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total			

Source: Lee County School District 2008-2009 Work Plan

# CPA 2008-11 SCHOOL DISTRICT CAPITAL IMPROVEMENT PROGRAM BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

LPA Public Hearing Document for the November 24, 2008 Public Hearing

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 533-8585

**November 10, 2008** 

# LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA 2008-11

	✓ Text Amendment
	This Document Contains the Following Reviews:
1	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: November 10, 2008

#### PART I - BACKGROUND AND STAFF RECOMMENDATION

#### A. SUMMARY OF APPLICATION

#### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

#### 2. REQUEST:

Amend the Lee Plan Capital Improvement Element, Table 3a, to incorporate the latest adopted Lee County School District Facilities Work Plan. Amend Policy 95.5.1 to adopt the current School District Facilities Work Plan by reference.

#### B. BACKGROUND INFORMATION

Florida Statute requires local governments' comprehensive plans to include a Capital Improvement Element that is reviewed and modified on an annual basis. In 2005, the Florida Legislature adopted Senate Bill 360, which mandated the inclusion of public education facilities into local governments concurrency management programs. The Senate Bill also required local governments to include the local school districts capital improvement plan into their comprehensive plans.

#### C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

#### 1. RECOMMENDATION:

Amend the Lee Plan to incorporate the updated Lee County School Districts School Capital Improvement Program (CIP) as Table 3a of the Capital Improvement Element. Amend Lee Plan Policy 95.5.1 to adopt the updated School District Work Plan by reference.

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- In 2001, the BOCC adopted a county-wide School Impact Fee ordinance (Ordinance 01-22) that requires the school district present the board of commissioners with a proposed CIP for educational facilities for each fiscal period.
- Florida Statute 163.3177 [12][c] requires the Lee Plan Capital Improvement Element include portions of the School District CIP.
- The updated School District CIP covers Fiscal Years FY08/09-12/13.

#### **PART II - STAFF ANALYSIS**

#### A. STAFF DISCUSSION

Lee Plan Policy 70.1.1 requires a CIP to be prepared and adopted on an annual basis. Florida Statute 163.3177(12)(c) requires the Capital Improvements Element of the comprehensive plan to include the CIP of the Lee County School District. The proposed School CIP covers fiscal years FY08/09 to FY12/13. The Lee Plan must now be amended to include the updated School CIP.

In a previous Lee Plan amendment (CPA2006-18) the Department of Education noted that the Capital Improvement Element of the Lee Plan did not include a policy that adopted the School District Work Plan by reference into the CIE. Lee Plan amendment CPA2006-16, adopted concurrently with CPA2006-18, proposed such a policy (95.5.1). Further comment from the Florida Department of Education has mandated that the policy adopt the complete School District Facilities Work Plan by reference by *author*, *title*, *and date of adoption*. To address this recommendation, staff proposes the following modifications to Lee Plan Policy 95.5.1. Amending Policy 95.5.1 will facilitate the adoption of future School District work plans and will keep the Capital Improvement Element current.

**Policy 95.5.1:** The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

In response to state requirements, the proposed Table 3a has been attached to this report. Table 3a was generated from data included in the Lee County School District 2008-2009 Work Plan. The tables from

the Work Plan titled "Capacity Project Schedules" and "Other Project Schedules" were used to create Table 3a. Table 3a was created in a format similar to Lee Plan Table 3, The Capital Improvement Program. This amendment incorporates the most current School CIP into the Capital Improvements Element.

Major funding sources for the Schools Capital Projects Fund include Public Education Capital Outlay (PECO) funds, Classrooms For Kids funding, and property tax revenues. The first two sources are collected and allocated by the State. Property tax revenues are levied by the School Board. PECO funds are derived from utility taxes and are the primary state-level source for capital projects. Classrooms For Kids funding is used to build facilities to reduce class sizes. The property tax is generated by a levy of 2.00 mills for capital projects. These revenue sources are summarized by tables on pages 5 through 8 of the 2008-2009 Work Plan.

The table shown on page 1 of the 2008-2009 Work Plan lists the five-year totals for revenues and project costs for new construction and remodeling projects. The five-year total for revenues is \$332,211,333. The five-year total for project costs is also \$332,211,333. The listed revenues are identical to the project costs which means that the work plan is both balanced and financially feasible.

#### **B. CONCLUSIONS**

Approval of this amendment will update the Capital Improvement Element in compliance with Florida Statutes. By incorporating the updated School CIP, the Lee Plan will provide information on the expected capital outlays by the Lee County School District.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners amend the Capital Improvements Element to include the latest adopted Lee County School Districts School Capital Improvement Program as Table 3a. Staff also recommends to amend Lee Plan Policy 95.5.1 to adopt the School District Work Plan by reference:

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

# PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC LPA HEARING: November 24, 2008

**RAY ANN WESEL** 

A.	LOCAL PLANNING AC	GENCY RE	VIEW		•		
В.	LOCAL PLANNING SUMMARY	AGENCY	RECOMMENDAT	ION AN	D FINDINGS	OF	FACT
	1. RECOMMENDATIO	ON:					
	2. BASIS AND RECOM	MENDED	FINDINGS OF FA	CT:			
C.	VOTE:						
	NOEL AND	DRESS					
	LES COCH	IRAN					
	RONALD I	NGE	_				
	VACANT						
	CARLETO	N RYFFEL					
	LELAND M	1. TAYLOF	<b>t</b>				

#### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

	DATE OF TRANSMITTAL HEARING:
A.	BOARD REVIEW:
В.	BOARD ACTION AND FINDINGS OF FACT SUMMARY:
	1. BOARD ACTION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:
	A. BRIAN BIGELOW
	TAMMARA HALL
	RAY JUDAH
	ROBERT P. JANES
	FRANKLIN B. MANN

# PART V- DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

- A. DCA OBJECTIONS, RECOMMENDATIONS, AND COMMENTS:
- B. STAFF RESPONSE

#### HEARING FOR ADOPTION OF PROPOSED AMENDMENT

	DAT	TE OF ADOPTION HEARING:	
<b>A.</b>	BOA	ARD REVIEW:	
В.	BOA	ARD ACTION AND FINDINGS OF FA	ACT SUMMARY:
	1.	BOARD ACTION:	
	2.	BASIS AND RECOMMENDED FI	NDINGS OF FACT:
C.	VOT	ГЕ:	
		A. BRIAN BIGELOW	
		TAMMARA HALL	
		RAY JUDAH	
		ROBERT P. JANES	
		FRANKLIN B. MANN	The the polytone continues and

TABLE 3(a)

Lee County School District Five-Year Capital Improvement Program

Project Description	Location			Pla	nned C	ost:			Funded
		2008-2009	2009-2010	2010-2011	20	11-2012	2012-2013	Total	
CAPACITY PROJECT SC	HEDULES								
Oak Hammock New Middle							A SECTION OF SECTION		
School KK/East (6-8)	Location Not Specified	\$3,842,498	\$0		\$0	\$0	\$	0 \$3,842,498	Yes
New Middle School LL/East		040.005.407	000 450 000		00	00	•	000 005 000	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(6-8)	Location Not Specified	\$13,065,107	\$26,159,893		\$0	\$0	\$	0 \$39,225,000	Yes
New Elementary V/East (K-	Location Not Consider	600 477 740	\$0		\$0	\$0	\$	0 600 477 740	V
5)	Location Not Specified	\$23,477,713	<b>⊅</b> ∪		<b>⊅</b> U	<b>⊅</b> U	Þ	0 \$23,477,713	Yes
New Elementary W/West (K-		\$0	\$8,145,000	\$19,005,	000	\$0	\$	0 \$27,150,000	Yes
5)	Location Not Specified	Φυ	<b>Φ</b> 0, 140,000	φ19,005,	,000	Φυ	Φ	υ φ27,150,000	res
New Elementary /East (K-5)	Location Not Specified	\$0	\$0		\$0	\$9,450,000	\$22,050,00	0 \$31,500,000	Yes
Replacement Building	Heights Elementary	\$2,428,064	\$0		\$0	\$0		entrettisktion o karetimiseren mittimiset okolotist franskrivet met 17.5 sok	Yes
New Elementary/ South (K-		<del>1</del> - 1 · - 1 · - 1	T-			<b>,</b>			
5)	Location Not Specified	\$0	\$0		\$0	\$0	\$9,922,50	0 \$9,922,500	Yes
New Elementary A/West				al jurali serence de la comandene com var con				2.2.3.1.15.002.2.0.14.2.0.1.4.04.1.3.0.2.7.0.1.5.00	PENNESS - NEW AND A PRESS, A CONTRACT OF THE
Zone	Location Not Specified	\$0	\$8,145,000	\$19,005,	,000	\$0	\$	0 \$27,150,000	Yes
	Alternative Learning		100						
New ALC/West	Center West	\$1,001,497	\$3,600,000		\$0	\$0	\$	0 \$4,601,497	Yes
New Elementary/ West Zone	Location Not Specified	\$0	\$0		\$0	\$9,450,000	\$22,050,00	0 \$31,500,000	Yes
New Middle MM/West Zone	Location Not Specified	\$300,000	\$31,047,822	\$3,149,	,758	\$0	\$	0 \$34,497,580	Yes
- Andrew State (1981). The Control Control of the C	MICHIGAN		THE SECOND SCHOOL SCHOOL HESSEN THE SECOND SCHOOL S		T. (1,000 17.145) MP (1,000 AU 1,000 A	teri elikupaksuuri poliikal ortioniseksialaja Allin ola tääsil		s no cura controvamento de sente mistro restante del tempo sotto resto familia se e materia.	
Michigan Elementary	INTERNATIONAL								
Replacement School	ACADEMY	\$23,066,661	\$0		\$0	\$0	\$	0 \$23,066,661	Yes
CAPACITY PROJECT SUB	TOTAL	\$67,181,540	\$77,097,715	\$41,159,	,758	\$18,900,000	\$54,022,50	0 \$258,361,513	
OTHER PROJEC	T SCHEDULES								
	NEW								
Lee County Public Education									
Center	COMPLEX	\$1,353,021	\$0		\$0	\$0	\$	0 \$1,353,021	Yes

Project Description	Location			Pla	nned Cost:				Funded
		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	3 To	otal	
East Transportation Facility At Leonard & Leonard	TRANSPORTATION EAST BUS FACILITY HECTOR A.	\$3,965,000		\$0	\$0	\$0	<b>\$</b> 0	\$3,965,000	Yes
Balance Remaining Within Project/ Not Closed	CAFFERATA, JR. ELEMENTARY SCHOOL	\$59,753		\$0	\$0	\$0	<b>\$</b> 0	<b>\$</b> 59,753	Yes
Treeline Staging School	EAST ZONE STAGING SCHOOL	\$478,623	3	\$0	<b>\$</b> 0	<b>\$</b> 0	\$0	\$478,623	Yes
Balance Remaining Within Project/ Not Closed	PATRIOT ELEMENTARY	\$10,50	5	\$0	\$0	\$0	\$0	\$10,505	Yes
Balance Remaining Within Project/ Not Closed	CHALLENGER MIDDLE	\$531,13 <sup>-</sup>		\$0	\$0	<b>\$</b> 0	\$0	\$531,131	Yes
Balance Remaining Within Project/ Not Closed	MANATEE ELEMENTARY	\$16,846		\$0	\$0	<b>\$</b> 0	\$0	\$16,846	Yes
Balance Remaining Within Project/ Not Closed	EAST LEE COUNTY HIGH SCHOOL	\$747,464		\$0		\$0	\$0	\$747,464	Yes
Transportation Renovation	MARINER SENIOR HIGH	\$80	5 (Marie 1997)	<b>\$</b> 0	<b>\$</b> 0	\$0	\$0	\$805	Yes
West Zone Land Purchase NW 15th Terrace	Location Not Specified	\$2,554,606	5	\$0	<b>\$</b> 0	\$0	\$0	\$2,554,606	Yes
West Zone Land Purchase NW 21st Terrace	Location Not Specified	\$2,767,27		<b>\$</b> 0	\$0	<b>\$</b> 0	\$0	\$2,767,273	Yes
West Zone Land Purchase 27th Terrace	Location Not Specified	\$3,776,856	6	\$0	<b>\$0</b>	\$0	\$0	\$3,776,856	Yes
West Zone Land Purchase- Daybreak Property Thieman Land Purchase	Location Not Specified	\$6,988	3	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	\$0	\$6,988	Yes
Additional Costs	Location Not Specified LEE COUNTY HIGH	\$1,12	5	\$0	\$0	\$0	\$0	\$1,125	Yes
Renovation	TECH CENTRAL	\$1,500,000	)        \$500,0	)00	\$0	\$0	\$0	\$2,000,000	Yes

Project Description	Location			Planr	ned Cost:				Funded
		2008-2009 2009-2010		2010-2011	2011-2012		2012-2013	Total	
Lee County Public Safety					-				
Training Center	Location Not Specified	\$1,500,000	\$1,500,000	\$	60	\$0	\$(	\$3,000,000	Yes
	CAPE CORAL SENIOR				120000				
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	0	\$0	\$(	\$10,000,000	Yes
and the south that the state of	MARINER SENIOR	num mentru sines en busilismeseen en lustralistik tultan el uuleanilaasuura	are e consiste som un entrologique en que e con encue y propositional actività pour assaultipasses.	endals was confer assessed for works opening the first or wherefore is an	eggennikoror i, oktori ikuseserri iki colosida du dazelari ikralin consist	steronine strange	STENSOR OF THE THE WAY SERVING THE WAY THE PROPERTY OF THE PRO	deplete authorities de service de service de la constant de la con	SECRETARISTICS CONTRACTOR
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	0	\$0	\$(	\$10,000,000	Yes
Balance Remaining Within	ISLAND COAST HIGH								
Project/ Not Closed	SCHOOL	\$7,647,868	\$0	\$	0	\$0	\$0	\$7,647,868	Yes
Major Renovations	LEHIGH ELEMENTARY	´ \$18,972,501	\$0	\$	50	\$0	\$(	3 \$18,972,501	Yes
West Zone Land									
Purchase/Buckingham	Location Not Specified	\$843,511	\$C	9	<b>50</b>	\$0	\$ \$0	\$843,511	Yes
Balance Remaining in	TREELINE		elicites or successive their community of the control of the contr		and State And and and with the property of the state of t	dwy and proceeding	with the state of		MITTO CONTRACTOR OF THE STREET
Project	ELEMENTARY	\$5,115,944	\$C	\$	0	\$0	\$(	5,115,944	Yes
OTHER PROJECT					and the second second				
SCHEDULE SUB TOTAL		\$71,849,820	\$2,000,000	\$	50	\$0	\$(	0 \$73,849,820	
TOTAL								\$332,211,333	

Source: Lee County School District 2008-2009 Work Plan

## **STAFF REPORT FOR**

LPA DECEMBER 9, 2008 PUBLIC HEARING

# CPA 2008-11 2008 CAPITAL IMPROVEMENT ELEMENT UPDATE BoCC SPONSORED AMENDMENT TO THE

### LEE COUNTY COMPREHENSIVE PLAN

### THE LEE PLAN

BoCC Public Hearing Document for the December 9, 2008 Public Hearing

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 533-8585

**November 24, 2008** 

# LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA 2008-11

	✓ Text Amendment Map Amendment
	This Document Contains the Following Reviews:
1	Staff Review
1	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: November 24, 2008

#### PART I - BACKGROUND AND STAFF RECOMMENDATION

#### A. SUMMARY OF APPLICATION

#### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

#### 2. REQUEST:

Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program for Lee County. Amend the Lee Plan Capital Improvement Element, Table 3a, to incorporate the latest adopted Lee County School District Facilities Work Plan. Amend Policy 95.5.1 to adopt the current School District Facilities Work Plan by reference. Amend the Lee Plan Community Facilities Element to update the School Concurrency Provisions by amending Policies 71.1.1, 71.1.3, 71.2.3, and 95.1.3 to clarify how concurrency is measured for "special purpose" facilities, and adding a new policy to include student generation rates associated with residential unit types.

#### **B. BACKGROUND INFORMATION**

This staff report includes proposed language, analyses, and recommendations that were originally part of proposed plan amendments CPA2006-21 (CIP) and CPA2008-21 (School concurrency) in addition to the original CPA2008-11 (School CIP). Only CPA2006-21 has been before the Board of County Commissioners for a transmittal hearing. Florida State Statute requires that all of these amendments

be adopted prior to December 1, 2008. Therefore, Staff has combined all three of these related proposed amendments into one single amendment to be adopted in accordance with FS163.3187(1)(j) which allows these amendments to be adopted without a transmittal phase.

Florida Statute requires local governments' comprehensive plans to include a Capital Improvement Element that is reviewed and modified on an annual basis. In 2005, the Florida Legislature adopted Senate Bill 360, which mandated the inclusion of public education facilities into local governments concurrency management programs. The Senate Bill also required local governments to include the local school districts capital improvement plan in their comprehensive plans. This legislation requires each local government adopt a Public School Facilities Element (PSFE) as part of its Comprehensive Plan and amend its Capital Improvement Element and Intergovernmental Coordination Element to reference public school concurrency. The PSFE must establish school levels of service as well as address: school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities; and financial feasibility.

As mandated by the Florida Administrative Code (Rule 9J-5.025), the PSFE must contain the following requirements: existing school facility enrollment and school facilities required to meet future needs; projected enrollment for each school facility; existing and projected school facility surpluses and deficiencies by Concurrency Service Area; school level of service standards; a financially feasible five-year schedule of school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service; provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points; and, that schools be co-located with other public facilities.

The element must also include maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and Concurrency Service Areas (CSAs). The element must also contain a Proportionate Fair Share Methodology to address circumstances when there is not enough school capacity to accommodate a development. In addition, the element must contain goals, objectives, and policies for planning and school concurrency to achieve the above mentioned requirements.

These requirements were satisfied when the Board of County Commissioners, on August 26, 2008, adopted CPA2006-16 and CPA2006-18. These amendments were found to be in compliance by the State of Florida. These two amendments have not been codified into the Lee Plan at the time of drafting this current amendment. The codification of the adopted policy language will likely result in the renumbering of the PSFE Goal, Objectives and Policies. This current amendment will refer to the policy numbering as contained in CPA2006-16.

#### C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

#### 1. RECOMMENDATION:

Staff recommends that the Board of County Commissioners amend the Capital Improvements Element (Table 3 & 4) to reflect the latest adopted Capital Improvement Program. Amend the Lee Plan to incorporate the updated Lee County School Districts School Capital Improvement Program (CIP) as Table 3a of the Capital Improvement Element. Amend Lee Plan Policy 95.5.1 to adopt the updated School District Work Plan by reference. Amend the Lee Plan to clarify Policies 71.1.1, 71.1.3 and 95.1.3.7. Adopt Lee Plan Policy 71.2.6 to address student generation rates.

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- In 2001, the BOCC adopted a county-wide School Impact Fee ordinance (Ordinance 01-22) that requires the school district present the board of commissioners with a proposed CIP for educational facilities for each fiscal period.
- Florida Statute 163.3177 [12][c] requires the Lee Plan Capital Improvement Element include portions of the School District CIP.
- The updated School District CIP covers Fiscal Years FY08/09-12/13.
- The Lee County School District is expected to grow in the future. Historically, 3,000 to 5,000 new students enter the School District each year.
- Florida Statute Section 163.3180 requires that each local government adopt a Public School Facilities Element.
- The BoCC adopted a plan amendment on August 26, 2008, that addressed the Public Facilities Element state requirements. This amendment, CPA2006-16, incorporated schools as required public facilities for concurrency purposes as well as incorporated two new maps, School Concurrency Service Areas, and Educational and School District Facilities in Lee County.
- The purpose of the proposed plan amendment is to update the School Concurrency Provisions of the Lee Plan.
- Policy 71.1.3 is silent on how concurrency is to be managed for "special centers."
- The terms "Special centers" and Special Purpose" are used interchangeably in the Lee Plan referring to the identical type of facility.

#### **PART II - STAFF ANALYSIS**

#### A. STAFF DISCUSSION

The latest CIP adopted by the Board of County Commissioners covers fiscal years FY08/09 to FY12/13. In order to keep the Lee Plan up-to-date with the County's latest plans, revised Tables 3 and 4 have been prepared and are attached to this report. Revised Table 3 is a direct reproduction of relevant sections of the CIP. Revised Table 4 addresses the relation of individual capital projects with the Lee Plan. Approval of this amendment will bring the Lee Plan into compliance with the annual CIP.

Lee Plan Policy 70.1.1 requires a CIP to be prepared and adopted on an annual basis. Florida Statute 163.3177(12)(c) requires the Capital Improvements Element of the comprehensive plan to include the CIP of the Lee County School District. The proposed School CIP covers fiscal years FY08/09 to FY12/13. The Lee Plan must now be amended to include the updated School CIP.

In response to state requirements, the proposed Table 3a has been attached to this report. Table 3a was generated from data included in the Lee County School District 2008-2009 Work Plan. The tables from the Work Plan titled "Capacity Project Schedules" and "Other Project Schedules" were used to create Table 3a. Table 3a was created in a format similar to Lee Plan Table 3, The Capital Improvement Program. This amendment incorporates the most current School CIP into the Capital Improvements Element.

Major funding sources for the Schools Capital Projects Fund include Public Education Capital Outlay (PECO) funds, Classrooms For Kids funding, and property tax revenues. The first two sources are collected and allocated by the State. Property tax revenues are levied by the School Board. PECO funds are derived from utility taxes and are the primary state-level source for capital projects. Classrooms For Kids funding is used to build facilities to reduce class sizes. The property tax is generated by a levy of 2.00 mills for capital projects. These revenue sources are summarized by tables on pages 5 through 8 of the 2008-2009 Work Plan.

The table shown on page 1 of the 2008-2009 Work Plan lists the five-year totals for revenues and project costs for new construction and remodeling projects. The five-year total for revenues is \$332,211,333. The five-year total for project costs is also \$332,211,333. The listed revenues are identical to the project costs which means that the work plan is both balanced and financially feasible.

In a previous Lee Plan amendment (CPA2006-18) the Department of Education noted that the Capital Improvement Element of the Lee Plan did not include a policy that adopted the School District Work Plan by reference into the CIE. Lee Plan amendment CPA2006-16, adopted concurrently with CPA2006-18, proposed such a policy (95.5.1). Further comment from the Florida Department of Education has mandated that the policy adopt the complete School District

Facilities Work Plan by reference by *author*, *title*, *and date of adoption*. To address this recommendation, staff proposes the following modifications to Lee Plan Policy 95.5.1. Amending Policy 95.5.1 will facilitate the adoption of future School District work plans and will keep the Capital Improvement Element current.

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

#### OTHER TEXT CHANGES

Subsequent to the Board adoption hearing on August 26, 2008, staff incorporated public school facilities in the annual Concurrency Management Report. In this process two issues were identified as needing clarification. The first issue deals with Special Purpose Facilities while the second deals with Student Generation Rates. These issues are discussed below.

#### **Special Purpose Facilities**

Policy 71.1.3 provides that "CSAs exclude multizone magnet schools and special centers."

Policy 71.1.3 is silent on how concurrency is to be managed for "special centers." Policy 71.1.1 refers to "Special Purpose" facilities while Policy 71.1.3 refers to "special centers."

Capital Improvement Element Policy 95.1.3.7 also includes a reference to "Special Purpose" facilities.

The terms "Special centers" and Special Purpose" refer to the same facility type. Policy 71.1.3 should be amended to be consistent with the language in Policies 71.1.1 and 95.1.3.7 by using the term "Special Purpose Facilities." Staff also recommends a slight language modification to clarify facility types. For example, "Elementary," refers to "Elementary Schools." Staff recommends the following modifications to Policy 71.1.1, 71.1.3 and 95.1.3.7:

**POLICY 71.1.1:** The County adopts the following Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory of School Houses (FISH) capacity.

- a. Elementary <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

- c. High <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

For purposes of this subsection, a "measurable programmatic change" means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.

Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed three years.

Relocatables may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation.

**POLICY 71.1.3:** The County adopts the School Board's current School Choice Zone boundaries depicted on Lee Plan Map 22, as Concurrency Service Areas (CSAs). CSAs exclude multizone magnet schools and Sepecial centers Purpose Facilities. Concurrency for new development will be measured against capacity in the 3 Student Assignment Zones (West Zone, East Zone, and South Zone) depicted on Map 22. Special Purpose Facility capacity will be added to the total CSA capacity as these facilities potentially provide service to students from all CSAs. Following the release of the 2010 census data, Lee County and the School District will evaluate expanding the number of CSAs to utilize the CSA Zone geography as the basis for measuring school concurrency.

#### **POLICY 95.1.3.:**

#### 1. Through 6. NoChange.

#### 7. Public School Facilities

The following Level of Service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity.

a. Elementary <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

#### **Student Generation Rates**

Through the preparation of the 2008 Concurrency Management Report staff concluded that additional policy guidance was necessary to measure impacts to the School District from proposed development. The earlier amendment did include a discussion concerning Student Generation Rates. CPA2006-16 included the following discussion:

A critical component of the school concurrency process is projecting the number of students that will be generated from new residential development. In order to calculate the number of students associated with new residential development, a student generation multiplier was created in Lee County in 2005 and Lee County has begun the process of developing another Impact Fee Study that should be concluded by the end of 2008. Any revised student generation rates determined by that study will take the place of Student Generation Rates referenced below upon adoption of the revised impact fee ordinance reflecting those generation rates. Because the number of students living in a housing unit varies depending on the type of residential housing, the student generation rate per residential unit is based on three housing types: single family, multi-family, and mobile home.

Consequently, the number of students associated with a development can be calculated by applying the multiplier to the development's proposed number and type of residential housing units. The projected number of students is the product of the development units multiplied by the student generation multiplier for the unit type.

The amendment next provided a table, Table PSFE 5: Student Generation Rates, Lee County 2005 that provided the multiplier by unit type. This table provided the following multipliers: Single Family 0.316; Multi Family 0.125; Mobile Home 0.072; and, All Housing Types 0.212. The source of these multipliers was the Duncan Associates School Impact Fee Update Study, September 2005. The Duncan study was subsequently updated in late August 2008 and changed the multiplier for each unit type. The 2008 Study adopted the following multipliers: Single Family 0.299; Multi Family 0.118; Mobile Home 0.068; and, All Housing Types 0.201.

General Policy guidance is in order so that all parties know what student generation rates to utilize when assessing the impacts of new residential developments upon School District facilities. Staff recommends that a new policy be incorporated into the Lee Plan as follows:

POLICY 71.2.6: For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the latest School Impact Fee Update Study. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type.

#### **B. CONCLUSIONS**

Lee Plan Policy 70.1.1 requires a Capital Improvements Program to be prepared and adopted on an annual basis. Florida Statute 163.3177(3)(b) requires that the Capital Improvements Element of the comprehensive plan be amended to reflect the modifications of the adopted Capital Improvement Program (CIP). This amendment incorporates the most recently adopted CIP in the Capital Improvements Element.

By incorporating the updated School CIP, this amendment will update the Capital Improvement. Element in compliance with Florida Statutes.

This amendment also updates the Lee Plan policy provisions pertaining to School Concurrency. The amendment addresses the issues that were identified through the preparation of the 2008 Lee County Concurrency Report. Lee Plan policy guidance is warranted concerning utilization of student generation rates.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners amend the Lee Plan by incorporating the attached revised tables 3 and 4 into the Capital Improvements Element and include the latest adopted Lee County School Districts School Capital Improvement Program as Table 3a. Staff also recommends to amend Lee Plan Policy 95.5.1 to adopt the School District Work Plan by reference. Staff recommends that the Board of County Commissioners adopt the proposed plan amendment which modifies Policy 71.1.1, Policy 71.1.3, and Policy 95.1.3 as well as incorporating a new Policy, Policy 71.2.6 which provides guidance concerning student generation rates.

# PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC LPA HEARING FOR CPA2006-21: <u>August 25, 2008</u>
DATE OF PUBLIC LPA HEARING FOR CPA2008-11 and CPA2008-21: <u>November 24, 2008</u>

#### A. LOCAL PLANNING AGENCY REVIEW

For CPA2006-21, Planning staff made a presentation to the LPA. One LPA member asked if the rankings on Table 3 were a classification system or a priority system. Staff responded that it was a classification system. The same member asked why Estero Boulevard was not listed on Table 3. Lee County Department of Transportation staff stated that there is currently no money budgeted in the five-year window for construction on the Estero Boulevard project. LPA members asked questions about specific DOT projects and funding sources in the CIP which DOT staff answered. One member asked about possible destruction of bike lanes on county maintained roads. DOT staff explained the situation regarding such lanes and road shoulders.

The LPA provided no discussion on proposed amendments CPA2008-11 and CPA2008-21.

# B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

#### 1. RECOMMENDATION:

CPA2006-21 went before the LPA as an item for transmittal rather than adoption. The LPA recommended that the Board of County Commissioners transmit this amendment. The LPA recommends that the Board of County Commissioners adopt both amendments CPA2008-11 and CPA2008-21.

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepts the findings of fact as advanced by Staff.

C. VOIE.	
CPA2006-21:	
NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE

C VOTE

JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
LELAND M. TAYLOR	AYE
RAE ANN WESSEL	AYE
CPA2008-11 and CPA2008-21:	
NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
VACANT	NO VOTE
CARLETON RYFFEL	AYE
LELAND M. TAYLOR	AYE
RAE ANN WESSEL	AYE

#### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: December 9, 2008

<b>A.</b>	BOARD REVIEW:	
В.	BOARD ACTION AND	FINDINGS OF FACT SUMMARY:
	1. BOARD ACTION	<b>V:</b>
	2. BASIS AND REC	COMMENDED FINDINGS OF FACT
C.	VOTE:	
	A. BRIAN	BIGELOW
	TAMMAF	RA HALL
	RAY JUD	AH
	ROBERT	P. JANES
	FRANKL	IN B. MANN

	Approved	COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

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COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

ΝΔ	THE	AI	RES	OUR	CES

	Briarcliff/Fiddlesticks Water Quality Improvements	4	Α	1,400,000	2,000,000	0	0	0	3,400,000	0
	Caloosahatchee Creek Preserve	5	Α	0	240,000	300,000	0	0	540,000	0
208588	Caloosahatchee TMDL Compliance	2	Α	0	0	100,000	100,000	100,000	300,000	5,300,000
208589	Charlotte TMDL Compliance	2	Α	0	0	100,000	100,000	100,000	300,000	525,000
208596	Culvert Replacement	3	Α	0	188,500	530,400	0	0	718,900	0
	Daughtreys Creek Improvements	5	Α	0	71,400	285,600	0	0	357,000	0
203072	Eagle Ridge/Legends Interconnect	4	Α	0	450,000	0	0	0	450,000	0
208597	East Mulloch Drainage Dist Improvements	4	Α	100,000	0	0	0	0	100,000	0
208591	Everglades-West Coast TMDL Compliance	2	Α	0	0	100,000	100,000	100,000	300,000	5,800,000
208548	Fichter Creek Restoration	5	Α	1,400,000	. 0	0	0	0	1,400,000	0
208549	Halfway Creek Filter Marsh	4	Α	1,400,000	0	0	0	0	1,400,000	0
208598	Lakes Park Water Quality Improvements	4	Α	600,000	0	0	0	0	600,000	0
	Palm Creek Restoration	1	Α	0	0	600,000	0	0	600,000	0
208556	Poling Lane Drainage	1	Α	500,000	0	0	0	0	500,000	0
208593	Popash Creek Preserve		Α	1,400,000	0	0	0	0	1,400,000	0
	Powell Creek Bypass Extension	4	A	0	0	1,200,000	0	0	1,200,000	0
	Powell Creek Weir/Valencia	4	Α	0	50,000	100,000	0	0	150,000	0
	Prairie Pine Restoration	5	Α	0	650,000	150,000	0	0	800,000	0
	Spring Creek PMP Development	1	Α	0	0	100,000	0	0	100,000	0
208539	Ten Mile Canal/Six Mile Cypress Pump Facility	3	Α	0	0	250,000	0	0 ·	250,000	0
	NATURAL RESOURCES CAPITAL TOTAL			6,800,000	3,649,900	3,816,000	300,000	300,000	14,865,900	11,625,000

#### DEPARTMENT OF TRANSPORTATION

204030	Alico Road Multi-Laning	R	gt	600,000	1,000,000	400,000	0	0	2,000,000	0
205034	Alico-Green Meadows Corridor	5	GT	0	0	0	0	0	0	54,450,000
206002	Bicycle/Pedestrian Facilities	4	GT,I-21/25	0	0	927,915	932,192	936,514	2,796,621	5,000,000
205720	Bonita Beach Road - Phase II	5	I-24,A,S	0	0	0	0	0	0	10,318,000
205723	Bonita Beach Road - Phase III	5	I-24,A,S	0	0	0	8,000,000	0	8,000,000	26,750,000

		Annroyed	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PI	ROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
	#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

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	Brantley Rd Guardrail/Culverts	3	GT	1,000,000	0	0	0	0	1,000,000	0
	Buckingham / Orange River-SR80	5	A,I-23	0	0	0	0	. 0	0	40,179,320
204088	Burnt Store Road Four Laning-78 to Van Buren	5	Ε	0	0	0	0	0	0	52,255,655
205061	Bus US 41/Littleton - US 41	5	GT,I-22	0	0	0	0	0	0	29,978,100
206064	Colonial @ Metro Queue Jump	5	D	0	0	0	0	0	0	40,200,000
204054	Colonial Blvd/Six Mile to SR82	5	I-23,A	15,046,143	829,000	0	0	0	15,875,143	0
205054	Colonial Expressway	5	I,D,E	0	0	0	0	0	0	595,134,068
205035	Communications Plant Updates	. 3	GT	100,000	0	100,000	0	0	200,000	900,000
	Daniels 6L / Chamberlin-Gateway	5	I-23,A	0	0	1,740,000	1,200,000	10,260,000	13,200,000	650,000
	DOT Operations Expansion	3	· A	0	0	700,000	0	0	700,000	0
	E-ARCS Replacement	NR	Ε	0	0	0	. 0	0	0	2,500,000
205021	Estero Parkway Extension	5	Α	0	241,000	0	0	0	241,000	0
205721	Hancock Bridge Parkway Extension	5	I-22	0	0	0	0	0	0	64,580,000
205063	Homestead 4L / Sunrise-Alabama	5	I-23,A,L	2,500,000	1,000,000	1,000,000	0	0	4,500,000	17,497,500
	Joel Blvd 4L /17th Street-SR80	5	I-23,A	0	0	0	0	0	0	21,210,000
	Lee Blvd Street Lighting	NR	Α	0	0	0	0	0	0	1,462,666
205068	Luckett Road 4L / Ortiz to I-75	5	I-23,A	0	0	0	0	0	0	8,179,000
205904	Matlacha Pass Bridge Replacement	3	GT,I-22	0	0	0	0	23,000,000	23,000,000	4,500,000
205069	Meadow Road Upgrade	4	I-23	0	1,600,000	0	0	0	1,600,000	6,150,000
205602	Monitoring Camera Deployment	NR	GT,S	0	0	0	0	0	0	175,000
	North Airport Road Extension	4	TBD	0	0	0	. 0	0	0	5,815,000
	Ortiz 4L / Colonial-MLK	5	I-23,A	0	0	0	. 0	0	0	14,541,000
205056	Ortiz Avenue/SR80 - Luckett	5	I-23,A	0	1,300,000	0	0	0	1,300,000	12,404,000 -
204072	Ortiz Four Laning - MLK to Luckett	5	I-23,A	0	1,300,000	0	0	0	1,300,000	11,898,000
204604	Six Mile Cypress Pkwy 4 Laning	4	I-23	0	0	0	0	0	0	15,080,000
206007	Summerlin Road-Boy Scout to Cypress Lake	5	I-23,A	880,000	0	0	0	0	880,000	0
204053	Three Oaks Pkwy Extension, North	R	I-24,A	0	0	0	0	0	0	44,932,073
206752	Traffic Building Replacement	5	Α	900,000	0	9,500,000	0	0	10,400,000	0
205029	Veterans Pkwy @ Del Prado	5	E	0	0	0	0	0	0	7,000,000
	Veterans/Santa Barbara Interchange	5	Е	0	0	0	0	0	0	32,250,000
	DEPT OF TRANSPORTATION CAPITAL	TOTAL		21,026,143	7,270,000	14,367,915	10,132,192	34,196,514	86,992,764	1,125,989,382

	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

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	UTILITIES									
207143	Alico Road Water Main Relocation/Metro Pkwy Ext	3	E	4,224,480	0	0	. 0	0	4,224,480	0
	Ben Hill Griffin Parallel Forcemain	3	E	800,000	3,000,000	2,200,000	0	0	6,000,000	0
207144	Bus 41 Line Upgrade-Littleton/Shell Factory	3	E	0	0	75,000	0	0	75,000	0
207158	Corkscrew Road & I-75 Interchange	5	E	3,001,900	0	0	0	0	3,001,900	0
	Corkscrew WTP Expansion to 20 MGD	5	D	0	0	0	0	0	0	13,501,000
	Corkscrew WTP Wellfield Improvements	F	D	0	0	0	0	0	0	9,750,000
	County 951 Utility Relocation	4	E	0	0	0	0	0	0	350,000
207146	Daniels Parkway & I-75 Interchange	3	E	2,356,200	0	0	0	0	2,356,200	0
	Daniels Parkway Widening-Chamb/Gateway	3	E	0	0	0	60,000	720,000	780,000	0
	Daniels Pkwy Force Main Ext to Gateway	5	E	287,000	0	1,435,000	0	0	1,722,000	0
	Deep Injection Well - #2	5	Ε	0	0	0	0	0	0	5,000,000
	Desalination Plant Transmission Mains	5	E	0	0	0	0	0	0	18,195,500
207416	DOT Project Utility Relocations	3	Ε	600,000	600,000	600,000	600,000	600,000	3,000,000	0
207429	Electrical Equipment Upgrades & Replacements	3	E	450,000	250,000	150,000	150,000	0	1,000,000	0
	Electrical System / Maintenance Building	5	E	0	0	0	0	400,000	400,000	
	Feasibility Analysis/Design Desalination Plant	5	E	200,000	0	0	0	0	200,000	70,000,000
207304	FGCU Sewer	4	E	0	735,000	0	0	0	735,000	.0
207197	FGCU Water	4	E	110,000	690,000	0	0	0	800,000	0
	Fiesta Village Expansion to 6.0 MGD	5	E	0	0	0	0	0	0	1,200,000
	FMB WWTP Improvements	3	Ε	0	0	0	0	0	0	2,000,000
	FMB WWTP Second EQ Tank	5	E	0	0	0	0	0	0	1,500,000
207270	Force Main to PS 393 Replacement	3	E	525,000	0	0	0	0	525,000	0
	Gateway WWTP - Davco Rehab	3	E	0	150,000	150,000	0	0	300,000	0
	Gateway WWTP ASR Well System	3	E	400,000	1,600,000	600,000	600,000	0	3,200,000	0
207247	Inflow & Infiltration Improvements	3	E	0	0	1,000,000	1,000,000	1,000,000	3,000,000	0
207430	Instrumentation Upgrades & Improvements	3	E	150,000	150,000	150,000	150,000	150,000	750,000	0
	LCU Generator Replace & Improve	3	E	0	500,000	800,000	800,000	0	2,100,000	0
207190	Lime Sludge Handling Facilities Improvements	3	E	0	0	100,000	800,000	. 0	900,000	0
207602	North Lee County RO Plant Wellfield Expansion	5	Е	6,690,000	8,700,000	0	0	0	15,390,000	0

	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PRO	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/0912/13	YEARS 6-10

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

207028	North Lee County WTP Expansion to 10 MGD	5	Ε	0	1,250,000	13,750,000	0	0	15,000,000	0
207265	Olga WTP Reservoir & Plant Improvements	1	Ε	700,000	0	0	0	0	700,000	0
	Olga WTP Seawall	3	Ε	0	0	0	0	150,000	150,000	3,400,000
207161	Ortiz Ave Water Relocation-Colonial to SR 80	3	Ε	0	0	0	0	0	0	5,990,000
207127	Page Park Waterline Improvements	3	Е	200,000	0	0	0	0	200,000	0
207284	Reclaim Water ASR	5	E	0	0	0	600,000	0	600,000	0
207300	Reuse Valves Control, SCADA Project	3	E	100,000	0	0	0	0	100,000	0
	San Carlos WWTP Diversion to 3 Oaks WWTP	3	Ε	0	0	0	0	0	0	2,600,000
207424	SCADA Upgrades & Improvements	3	Е	200,000	200,000	200,000	200,000	0	800,000	1,000,000
	Security System Installation & Improvements	1	Ε	0	0	300,000	0	0	300,000	0
207184	SFM Water Transmission Line Improvements	5	E	810,779	0	0	0	0	810,779	0
207199	SR 80 & I-75 Water Relocation	5	E.	168,000	0	0	0	0	168,000	0
207194	Summerlin Road Water System Improvements	5	Ε	0	0	2,000,000	2,000,000	2,000,000	6,000,000	0
207010	US 41 NFM Watermain Replacement	, 3	Ε	0	600,000	0	0	0	600,000	0
207170	US 41 Watermain Improvement	3	Ε	2,216,050	1,118,522	0	0	0	3,334,572	0
207438	Utility Wide Master Plan	5	E	800,000	0	0	0	0	800,000	0
	Wastewater Collection Rehab & Replacement	3	Е	750,000	750,000	750,000	750,000	750,000	3,750,000	0
207229	Wastewater System Improvements	3	E	450,000	450,000	450,000	450,000	450,000	2,250,000	0
207138	Wastewater Treatment Plant Improvements	1	E	250,000	250,000	250,000	250,000	250,000	1,250,000	1,250,000
	Water Distribution Rehab & Replacement	3	Ε	850,000	850,000	850,000	850,000	850,000	4,250,000	0
207094	Water System Improvements	3	Е	500,000	500,000	500,000	500,000	500,000	2,500,000	0
207193	Water Transmission Lines-Ben Hill to Treeline	5	E	7,428,556	4,220,000	0	0	0	11,648,556	0
207268	Water Treatment Plant Improvements	1	Ε	0	200,000	200,000	200,000	200,000	800,000	1,000,000
207151	Water Treatment Plants & Reservoirs Security System	3	E	300,000	0	0	. 0	0	300,000	0
207426	Water/Sewer Line Relocation-Three Oaks Ext.	3	Ε	0	0	0	0	0	0	300,000
207149	Well Redevelopment/Upgrade & Rebuild	3,5	Ε	300,000	410,000	260,000	140,000	140,000	1,250,000	775,000
207183	WWE Water Transmission Line Improvement	5	E	76,100	0	0	0	. 0	76,100	0
207274	WWTP Odor Control System Improvements	3	E	750,000	0	0	0	0	750,000	0
	UTILITIES CAPITAL TOT	AL		36,644,065	27,173,522	26,770,000	10,100,000	8,160,000	108,847,587	137,811,500

**SOLID WASTE** 

	On i	Y U8/U9 -	12/10	CAPITAL IIV	II IVOVEIV		OI OTH		<u> </u>	
	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10
1 = MSBU	SOURCE CODES: A = AD VALOREM; D = DEBT FINA /TU; L=LOAN FROM GENERAL FUND AN CODES: R = REQUIRED; NR = NOT REQUIRED; F									IAL; T = TDC;
200932	Ash Monofill & Class III	5	E	2,420,982	0	0	0	0	2,420,982	
	Landfill Gas Collection System	NR	E	0	250,000	2,700,000	550,000	Q	3,500,000	2,000,000
200935	Landfill Gas to Energy	NR	E	200,000	0	0	0	0	200,000	1
200931	Lee Hendry Landfill Leachate Treatment	1	E	1,000,000	800,000	0	0	0	1,800,000	2,600,00
	Lee Hendry Landfill Phase IV	5	E	0	0	0	900,000	8,400,000	9,300,000	1,000,00
200933	MRF Expansion	5	E	1,500,000	2,000,000	0	0	0	3,500,000	
	Processing Facility (Future)		E	0	0	0	0	0	0	75,000,00
	SOLID WASTE CAPITAL	TOTAL		5,120,982	3,050,000	2,700,000	1,450,000	8,400,000	20,720,982	80,600,000
	COUNTY LANDS									
208800	Conservation 2020		Α	36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	
	COUNTY LANDS CAPITAL	TOTAL		36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	•
	GOVERNMENT FACILITIES									
	Animal Shelter Chiller	5	Α	450,000	0	0	0	0	450,000	ı
	Animal Shelter Expansion	5	Α	350,000	0	0	. 0	0	350,000	
203414	Beach Park & Ride	5	A, E	400,000	0	0	. 0	0	400,000	
208946	Central Records Warehouse Acquisition	NR	Α	0	0	0	5,000,000	0	5,000,000	
208666	Emergency Operations Center	5	Α	2,240,000	7,910,000	0	0	0	10,150,000	
208873	Fiber Optic Expansion	5	E	1,000,000	1,000,000	1,000,000	0	0	3,000,000	
208943	Jail Expansion - Phase II	3	Α	3,000,000	0	0	0	0	3,000,000	
208630	Justice Center Courtroom Renovations	3	Α	0	0	0	0	0	0	250,000

2,284,345

328,888

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27,884,345

250,000

1,576,380

1,750,000

2,338,109

500,000

208646

Justice Center Expansion

New EMS Station - 7 NFM

New EMS Station - Matlacha

New EMS Station - EOC Buckingham

North Sheriff Substation Expansion

Morgue Chiller

	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

	GOVERNMENT FACILITIES CAPITAL TO	TAL		10,053,233	17,916,564	12,553,577	10,825,460	5,300,000	56,648,834	5,550,000
	LIBRARY PROJECTS									
203619	Fort Myers Library Expansion	5	LA	5,500,000	0	0	0	0	5,500,000	0
	Fort Myers Library Fresh Air Unit Replacement	3	LA	0	0	0	0	0	0	125,000
	LIBRARY CAPITAL TO	TAL		5,500,000	0	0	0	0	5,500,000	125,000

<sup>\*</sup> The amount and timing of the project to be determined

#### **PARKS - COMMUNITY AND REGIONAL**

201861	Adult Soccer Fields	5	Α	0	. 0	0	0	0	0	500,000
	Alva Community Park Maintenance Building	3	Α	0	0	100,000	0	0	100,000	0
	Bay Oaks Park Maintenance Building	3	Α	0	0	250,000	0	0	250,000	0
202014	Boca Grande Historic Buildings	3	Α	150,000	0	0	0	0	150,000	0
201778	Boca Grande Improvements	NA	I-27	0	0	0	0	0	. 0	18,000
202015	Brooks Park Irrigation/Well System	3	Α	0	0	0	0	0	0	20,000
	Brooks Park Master Plan & Improvements	5	Α	0	500,000	750,000	0	0	1,250,000	0
	City Of Palms & 5 Plex Underdrain System	3	Α	150,000	0	0	0	0	150,000	0
201870	City of Palms Improvements	3	Α	0	0	0	0	0	0	2,000,000
	Deep Lagoon Preserve	5	I-R	0	0	0	0	0	0	610,000
	Flint Pen Strand Regional Park	5	I-R	0	0	0	0	0	0	2,000,000
	Hunter Park Improvements	5	Α	0	0	220,000	0	0	220,000	0
202101	Lynn Hall Bathhouse ADA Compliant Remodel	2	Α	150,000	0	0	0	0	150,000	0
201665	Matanzas Pass Preserve	5	Α	0	0	. 0	0	0	0	150,000
	North Fort Myers Recreation Center	5	L	500,000	0	0	0	0	500,000	0
	Orange River Property	NR	Α	0	0	100,000	0	0	100,000	0
201798	Phillips Park	5	1-5,25	553,408	0	0	0	0	553,408	0
201868	Pool Water Feature Playground	5	Α	80,000	. 0	0	0	0	80,000	80,000
201834	Replacement Parking Machines, County Wide	3	Α	50,000	50,000	50,000	50,000	50,000	250,000	0

	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10	
FUNDING COURSE CORES, A - ADVALOREM, D - DEPT FINANCE, E - ENTERPRISE FUND. C - CRANT, CT - CAC TAY, L - IMPACT SEES, LA - LIBRARY ADVALOREM, S - SPECIAL, T - TRO-											

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

1,851,662	PARKS CAPITAL TOTAL						3,971,662	11,448,000
0	Α	0	Ò	0	0	0	0	2,500,000
0	Α	0	0	0	0	0	0	120,000
0	Α	. 0	0	0	0	0	0	2,000,000
0	Α	0	0	0	0	0	0	50,000
0	Α	0	0	0	0	0	0	200,000
0	Α	0	0	0	0	0	0	1,000,000
0	Α	0	0	0	0	0	0	200,000
218,254	A, I-21	218,254	0	0	0	0	218,254	0

TOTAL CAPITAL BUDGET	123,131,472	95,745,373	97,812,879	69,715,746	94,001,770	480,407,240	1,373,148,882

TABLE 3(a)

Lee County School District Five-Year Capital Improvement Program

Project Description	Location	<u> </u>		Pla	nned Cost:		<del>_</del>			Funded
		2008-2009	2009-2010	2010-2011	2011-2012		2012-2013	Tota	ı	
CAPACITY PROJECT SO	HEDULES									
				L. ja						
Oak Hammock New Middle										
School KK/East (6-8)	Location Not Specified	\$3,842,498	\$0		\$0.	\$0	\$(	0	\$3,842,498	Yes
New Middle School LL/East (6-8)	Location Not Specified	\$13,065,107	' \$26,159,893		\$0	\$0	\$0	n 4	39,225,000	Yes
New Elementary V/East (K-	Location Not Specified	\$13,000,107	Ψ20,109,093		ΨΟ	ΨU	Ψ	J 4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	169
5)	Location Not Specified	\$23,477,713	\$0		\$0	\$0	\$0	o (	23,477,713	Yes
New Elementary W/West (K-										SECURE OF SECURE SECURE SECURE SECURE SEC
5)	Location Not Specified	\$0	\$8,145,000	\$19,005,0	000	\$0	\$0	0 \$	27,150,000	Yes
		37	40.0							
New Elementary /East (K-5) Replacement Building		\$0 \$2,422.00				estes for sea variables and a	\$22,050,000	Management of the Co.	\$31,500,000	Yes
New Elementary/ South (K-	Heights Elementary	\$2,428,064	\$0		\$0	\$0	\$(	U	\$2,428,064	Yes
5)	Location Not Specified	. \$0	) SO		\$0	\$0	\$9,922,500	n .	\$9,922,500	Yes
New Elementary A/West							1919 (Standard Professional Australia			
Zone	Location Not Specified	\$0	\$8,145,000	\$19,005,0	000	\$0	\$0	0 \$	27,150,000	Yes
100	Alternative Learning									
New ALC/West	Center West	\$1,001,497	\$3,600,000		\$0	\$0	\$(	0	\$4,601,497	Yes
New Elementary/ West Zone	Location Not Specified	\$0	\$0		\$0 \$9,45	50,000	\$22,050,000	0 \$	\$31,500,000	Yes
			No. of the second							
New Middle MM/West Zone	Location Not Specified	\$300,000	\$31,047,822	\$3,149,	758	\$0	\$(	0 9	34,497,580	Yes
Michigan Florentes	MICHIGAN									
Michigan Elementary Replacement School	INTERNATIONAL ACADEMY	\$23,066,661	\$0		\$0	\$0	\$(	n 4	\$23,066,661	Yes
replacement ochool	AOADEMI	Ψ25,000,00	ΨΟ		Ψ0	ΨΟ	ψι	U 4	P23,000,001	103
CAPACITY PROJECT SUB	TOTAL	\$67,181,540	\$77,097,715	\$41,159,	758 \$18,90	000,00	\$54,022,500	0 \$2	258,361,513	
OTHER PROJEC	T SCHEDULES									
	NEW	1						100		
Lee County Public Education				1			A E. Sagi		100 TO	φ (g) (F) (B)
Center	COMPLEX	\$1,358,021	\$10		\$0.	\$0	- \$(	0	\$1,353,021	Yes

Project Description	Location			Plan	ned Cost:			Funded
···		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total	
East Transportation Facility At Leonard & Leonard	TRANSPORTATION EAST BUS FACILITY	\$3,965,000	)	<b>60</b>	\$0 :	\$O \$0	3,965,000	Yes
Balance Remaining Within	FIECTOR A. CAFFERATA, JR. ELEMENTARY							
Project/ Not Closed	SCHOOL EAST ZONE STAGING	\$59,753				6O \$(		CONTROL OF THE PROPERTY OF THE PARTY OF THE
Treeline Staging School	SCHOOL	\$478,623	3	<b>60</b>	\$0	\$0 \$0	\$478,623	Yes
Balance Remaining Within Project/ Not Closed	PATRIOT ELEMENTARY	\$10,505	Security of the Security of th	50	<b>\$0</b>	50 \$0	\$10,505	Yes
Balance Remaining Within Project/ Not Closed	CHALLENGER MIDDLE	\$531,131		<b>\$</b> 0	\$0	\$0 \$0	D \$531,131	Yes
Balance Remaining Within Project/ Not Closed	MANATEE ELEMENTARY	\$16,846		<b>60</b>	\$0 '	<b>50 \$</b> 0	\$16,846	Yes
Balance Remaining Within Project/ Not Closed	EAST LEE COUNTY HIGH SCHOOL	\$747,464		<b>5</b> 0	\$0	\$O \$0	\$747,464	Yes
Transportation Renovation	MARINER SENIOR HIGH	\$805	j S	50	\$0	<u>\$0</u> \$0	\$805	Yes
West Zone Land Purchase NW 15th Terrace	Location Not Specified	\$2,554,606	5	<b>\$</b> O	\$0	\$O \$0	) \$2,554,606	Yes
West Zone Land Purchase NW 21st Terrace	Location Not Specified	<b>\$2,767,27</b> 3	17 - 12 (10 th 10	5 <del>0</del>	\$0	<b>50</b> .\$0	)     \$2,767, <b>27</b> 3	Yes
West Zone Land Purchase 27th Terrace	Location Not Specified	\$3,776,856	5	<b>\$</b> 0	\$0	\$O \$(	3,776,856	Yes
West Zone Land Purchase- Daybreak Property  Thieman Land Purchase	Location Not Specified	\$6,988		<b>5</b> 0	\$0	<b>5</b> 0 \$0	)	Yes
Additional Costs	Location Not Specified	\$1,125		<b>50</b>	\$0	\$O \$(	) \$1,125	Yes
Renovation	TECH CENTRAL	\$1,500,000	\$500.00	00	\$0 <sup>4</sup>	50	\$2,000,000	Yes

Project Description	Location			Planr	ned Cost:			Funded
		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total	
Lee County Public Safety	•			9				
Training Center	Location Not Specified	\$1,500,000	\$1,500,000	\$	0	\$0	\$3,000,000	Yes
	CAPE CORAL SENIOR	and the second s	s de la constante de la consta	and a state of the second	and the second second second second	นใจใหม่จะเจ้าสร้าง เกมสายเปลี่ยดีเลย		Salitani V
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	0	-\$0 .	\$10,000,000	Yes
	MARINER SENIOR							
Repairs & Renovation	HIGH	\$10,000,000	\$0	\$	50	\$0	\$10,000,000	Yes
and the second second			gathering and Applications					
Balance Remaining Within	ISLAND COAST HIGH				<u>U line de proposition de la companya de la company</u>	id <u>ele s</u> alada e i sa ca felale.	Market Land	Santaga Karla Santa R
Project/ Not Closed	SCHOOL	\$7,647,868	\$0	<b>3</b>	30	\$0	<b>50</b> \$7,647,868	Yes
Major Renovations	LEHIGH ELEMENTARY	\$18,972,501	\$0	•	50	\$0 5	\$18,972,501	Yes
West Zone Land	LLI IIOI I LLLIVILIVIAIVI	\$10,972,001	φυ	Ψ	0	ΨΟ	φιο,972,501	103
Purchase/Buckingham	Location Not Specified	\$843,511	\$0	S	80	\$0	\$843,511	Yes
Balance Remaining in	TREELINE			7				
Project	ELEMENTARY	\$5,115,944	\$0	\$	<b>5</b> 0	\$0 \$	\$5,115,944	Yes
OTHER PROJECT	and the second transfer of		energia de la casa de la compansión de la compansión de la casa de la compansión de la comp		en anna de Santon de La company	en e		
SCHEDULE SUB TOTAL		\$71,849,820	\$2,000,000	S	50	\$0	\$73,849,820	al de la sect
								STATESTANDONINGS C. COSTA PARTIES
TOTAL							\$332,211,333	na som il s

Source: Lee County School District 2008-2009 Work Plan

TABLE 4

#### Approved

# LEE COUNTY, FLORIDA CAPITAL IMPROVEMENT PROGRAM FY 08/09 - 12/13 TOTAL REVENUE AND PROJECT SUMMARY FIGURES EXPRESSED IN THOUSANDS

		CAPITAL IMPROVEMENT FUND (1)	TRANSPORTATION IMPROVEMENT FUND (2)	LONG-TERM DEBT OR LEASE/PURCH (3)	WATER & SEWER REV/DEBT (4)	SOLID WASTE FEES/DEBT (5)	IMPACT FEES & DEVELOP AGREEMENTS	TOTAL
COUNTY LAND \$	182,859	\$ 182,859 \$	0 \$	0 \$	0 \$	0 \$	0	\$ 182,859
GOVERNMENT	56,649	56,649	0	0	0	0	0	56,649
LIBRARY	5,500	5,500	0	0	0	0	0	5,500
NATURAL RES	14,866	14,866	0	0	0	0	0	14,866
PARKS/RECRE	3,972	2,700	0	500	0	0	772	3,972
SOLID WASTE	20,721	0	0	0	0	20,721	0	20,721
TRANSPORTA	86,993	13,050	21,700	6,500	0	0	45,743	86,993
UTILITIES	108,847	0	0	0	108,847	0	0	108,847
FY 08/09 - 12/1: \$	480,407	\$ 275,624 \$	21,700 \$	7,000 \$	108,847 \$	20,721 \$	46,515	\$ 480,407

<sup>(1)</sup> CAPITAL IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE AD VALOREM TAXES AND GRANTS.

<sup>(2)</sup> TRANSPORTATION IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE GASOLINE TAXES AND SURPLUS BRIDGE REVENUES.

<sup>(3)</sup> NON-AD VALOREM REVENUE, FEE OR TOLL SUPPORTED DEBT, LEASE PURCHASES AND GENERAL FUND LOANS..

<sup>(4)</sup> WATER AND SEWER REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.

<sup>(5)</sup> SOLID WASTE TIPPING FEE REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.

		EV 00/0	7 40/44 (	NADITAL II	MDDOVEN	ENT DDC	CDAM - I	FE SOUNT	Y, FLORIDA	
		FY 06/0	7-10/11	JAPHALI	VIPROVEIV	IENTFIC	OINAIII - I	LLL UUUIT	1, I LONIDA	
ROJ #	PROJECT NAME	FUND.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 6-10 ADDITIONAL DESCRIPTION-INFORMATION	)N
	NATURAL RESOURCES									
	Briarcliff/Fiddlesticks Water Quality Improve	30100	0	. 0	1,400,000	2,000,000	0	3,400,000	0 accusition of land along Briarcliff ditch & construct of filter marsh	1
	Caloosahatchee Creek Preserve	30100	0	0	0	240,000	300,000	540,000	0 reestablish historical flowways on Conservation 20/20 NFM	
	Culvert Replacement	30100	0	225,000	0	188,500	530,400	943,900	0 replace culverts in N Ft Myers locations	
	Daughtreys Creek Impovements	30100		. 0	0	71,400	285,600	357,500	0 provide equalization channel parell I-75 connect-2 triple box culv	er
03072	Eagle Ridge/Legends Interconnect	30100	112,500	0	0	0	0	112,500	0 extend Eagle Ridge flow way from current terminus to Legends	
03072	• •	WMD 22-30100	112,500	0	0	0	_	112,500	0 stormwater system	
-	-	SWFIA	112,500	0	0	. 0	0	112,500	0	
		MSBU	112,500	0	0	0	0	112,500	0	
	East Mulloch Drainage Dist Improvements	30100	0	20,000	100,000	0	0		0 install littoral plantings at stormwater facility	
08988	Environmental Laboratory Expansion/Remodel	30100	6,319,875	0	0		0		0 expansion & remodel of Lee Co lab at 60 Danley Dr.	
08548	Fichter Creek Restoration	30100	1,400,000	600,000			0		0 water conserv area land acquisition N ft Myers/Alva	.1.
08549	Halfway Creek Filter Marsh	30100	800,000	1,400,000	0	0			0 land acquisition/design/construction of filter marsh Halfway Cree	K
	Lakes Park Water Quality Improvements	30100	0	120,00	600,000	. 0		720,000	0 improvements consistent with CERP install BMP's	
08550	Matlacha Pass Restoration	30100	1,000,000	500,000	900,000	0	C		establish historical flows to Matlacha Pass from N Ft Myers/Cap	
08555	NFM/Charlotte County Aerial Contour Mapping	30100	750,000	0	0	0	C	7.0000		t Store
	Palm Creek Restoration	30100	0	0	0	0	600,000	600,000	replace undersize/failing culverts on Palm Creek	
08556	Poling Lane Drainage	30100	450,000	750,000	0	. 0	(	1,200,000	0 culvert upgrades-bank stabilization Mello/DelPrado-Slater Rd	
00000	Powell Creek Bypass Extention	s0100	0	0	0	. 0	1,200,000	1,200,000	0 setension of Powell Creek bypass N Ft Myers to Del Prado ext	
	Powell Creek Weir/Valencia	30100	0	0	0	50,000	100,000	150,000	study or news between natural creek & Powell Creek	
	Prairie Pine Restoration	30100	. 0	0	0	650,000	150,000	000,008	Hydrological restal tion-exotic removal	
20005		. G	n	0	0	0	(	) (	0 modification of ramp to inc. ase capacity after construction of n	ew bric
03025	Punta Rassa Boat Ramp	30104	305,000	0	0	0	(	305,000	0	
	O the O the Description	30100	000,000	0	0	0	100,000	100,000	0 pest mgmt plan for golf course communities Soring Creek	
	Spring Creek PurP Development	30100	350,000	0	0	0			0 complete drainage study Nine Mile Run Olga area	
208557	Sunnamed/Nine Mile Run Drainage Study		500,000	200,000	300.000	700,000	1,600,000			
202965	Ten Mile Canal Filter Marsh	30100		200,000	300,000	700,000		1,800,000		
20.547	Three Oaks Parkway Filter Marsh  CAPITAL	30100 TOTAL	1,800,000 14,124,875	3,615,000	3,300,000	3,899,900	4,866,00			

	FY	)6/07- <u>10</u>	/11 CAF	PITAL IM	PROVE	MENT P	ROGRA	M - LEE CO	UNTY, FLORIDA	
	25-Nov-08	T	CIP	CIP	CIP	CIP	CIP	CIP	CIP	
PROJ	25-1404-06	FUND.	BUDGET	BUDGET			BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09			FY 06/07-10/11	YEARS 6-10 ADDITIONA	L DESCRIPT ON-INFORMATION
	ROADS TRANSPORTATION	].					•			
204030	Alico Road Multilaning	GT	0	0	600,000	1,000,000	400,000	2,000,000	0 2 to 6 lane widening bet	ween Dusty Ln & Three Oaks Pkwy
206002	Bicycle/Pedestrian Facilities	GT	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	5,000,000 constructible paths/sid	ewalks existing Co-maint roads
	2.0, 2.0	-	650	715	787	826	867	3,845	11,000,000	
	·	1-22	115,000	127,500	141,250	148,813	156,753	689,316	0	
		1-23	1, 75,000	1,298,500	1,434,350	1,509,068	1,587,521	7,004,439	0	
		1-24	535,00	596,000	663,100	700,005	738,755	3,232,89	0	
		1-25	60,000	67,500	75,750	80,288	85,052	568,590	0	
206047	Boca Grande Drainage - Master Drainage	GT	500,000		. 0	0	0	500,000	0 master drainage plan ce	entral Boca Grande Community
	Bonita Beach Road-Phase II	TBD						0	11,097,000 Bonita Beach Rd wider	n 2 to 6 lane 0.9 miles
		Α	0	0		0	0	0	100,000	
	Bonita Beach Road-Old41 to Lime St	Loan	3,300,000	0	0		0		0	
	Buckingharn/Orange River-SR80	1-23				1 ,50, 20	15,000,000		11,880,000 widen existing Co arteri	al 2 to 4 lane 2.55 miles
		Α	0	0		0	0		255,000	110101
204088	Burnt Store Road 4 Laning	307-21	1,608,937	1,000,000	5 54,068	7,715,941	2,941, 97	18,830,233	32,155,000 widen existing rural arts	
205061	Bus 41/Littleton-US 41	I-2	1,048,713		0	0	0	1,010,110	•	tate arterial to 4 lanes, 2.54 miles
		I-22	351,287	0	0	0			20,690,000	10 O I DOLL THE COURT
205815	Cape Coral Toll Plaza Rehab	421-35	6,000,000	0	. 0	0				pand Cape Coral Bridge Toll Facility
205053	Captiva Drive Shoulders	GT	0	0	596,000					oulders on both sides of Captova Dr
204054	Colonial Blvd/I75 To SR82	I-23	10,525,000	0		0	•	,,	0 widen existing 4 lane to	6 lane rural arterial, 2.65 miles
		TRUISIB	3,250,000	0	0	0	-	0,200,000		
		Α	0		0	0			0	1 COLUMN TO THE PROPERTY OF COLUMN
205054	Colonial /McGregor - US 41	Debt	0	-	200,000,000		181,900,000		0 grade-separation of pol	rtion of Colonial per Expressway Cor Study
		307-21	8,605,109		0					D D H. de Diene
206064	Colonial @ Metro Queue Jump	Debt	0				24,400,000			n of callonial Blvd over Metro Pkwy
205035	Communications Plant Podates	GT	0							Creek-down own-SONET & FDOT Center
	Corkscrew Curv	GT	. 0		0					curve on rural, 2-lan, arterial
204079	CR 951 Catension South	Debt	0		0				86,100,000 4 lane CR 951ext.4.5m	iles inc 1.5 miles of bridging Immokalee Rd-Bonita
	Collier County Contribution		0	5,070,000	0					
	Daniels 6L/Chamberlin-Gateway	I-23	0		0	.,			0 4 to 6 lane 1.7 miles Da	aniels Airport/Gateway chamberlin to ateway
		Α	0	0	0	. 0		) 0	200,000	

<i>─</i>										DUNTY, FL	
		25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
ROJ			FUND.	BUDGET	BUDGET			BUDGET	BUDGET	BUDGET	
#	PROJECT NAME		SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
	ROADS TRANSPORTATION										
5062	Del Prado ROW		l-5	26,222	0	0	0		26,222	0 1	ight-of-way acquisit in for improving DelPrado S of SR78
.0002	501.14457.511		1-22	3,973,778	0	0	0	0	3,973,778	0	
	DOT Operations Expansion		30100	0	0	0	0	700,000	700,000	0 (	expansion of DOT Operations Facility
5038	E-ARCS Upgrade for Leeway		421.05	768,000	0	0	0	0	768,000		apgrade ARCS Service Ctr software to e-ARCS software
05021	Estero Parkway Extension		1-3	454,962	. 0	0	0	. 0	454,962	0	extend 4-In arterial across I75 Three Oaks To Ben Hill 0.7 miles
			I-24	0	14,874,533	0	0	0	14,874,533		
			I-25		2,200,000	0	0	0	2,200 0	0	
			Α	0	0	120,000	0	0	120,000	0	
04083	Gladiolus 4 Laning/South Fort Myers		GT	0	6,603,4≥.	0	0	0	6,603,422	0	2 lane to 6 Bass Rd - Winkler Rd/ 4 lane from Pine Is Rd - Bass Ro
			I-4	0	386,578	0	0	0	386,578	0	
			I-24	0	8,500,000		0	0	8,500,000	0	•
			Α	0	0	515,000		0	515,000	0	
05063	Homestead 4L/Sunrise-Alabama		1-23	2,100,000	4,740,000	7,060,000		0	13,900,000	0	widen existing 2 lane County arterial to 4 lane, 1.50 miles
			Α	0	0	0	0	0	0	150,000	
05036	I-75 Complimentary ITS Deploy		GT	0	0	400,000	0		400,000	0	install ITS devices on Co roads serving as major I75 diversion
	Joel Blvd 4L/17th street -SR 80		1-23	0	2,180.000	0	6,000,000	7,280,000	15,460,000	13,480,000	widen existing 2 lane to 4 lane, 3.24 miles
			Α	0	0	0	0	0	0		
	Luckett Rd 4L/Ortiz to I-75		I-23		1,630,000	2,380,000	3,860,000	0	7,870,00		4 laning of existing 2 lane arterial between 2 major roads, 0.46 mi
			Α	0	0	0	0	0			
05904	Matlacha Pass Bridge Replacement		GT	ó	0	0	0	14,000,000	14,000,000	0	replacement of 2-lane, bascule Matlacha Pass Bridge
			ادرا	0	0	0	0	11,000,000	11,000,000		<u> </u>
	Monitoring Camera Deployment		GT	0	130,000	0	0	0	130,000	0	install a enitor cameras at select Co locations
			182-00	. 0	45,000	0	0	0	45,000		
206750	Monitoring Station Upgrades		GT	30,000	30,000	30,000	60,000	60,000	210,000		convert periodic traffic sounters to permanent monitor stations
204072	Ortiz Avenue - MLK To Lucket		A	0	0	0	155,000	0	155,000	0	widen existing 2 lane to 4 lan, urban section, 1.25 miles
			1-23	3,500,000	0	8,935,000	0	C	12,435,000		
205056	Ortiz Ave/SR80 Luckett		I-23	5,984,824	0	9,475,600	0	C	15,460,424	. , 0	widen existing 2 lane to 4 lane urban sectio. 1.33 miles
			Α	0	0	0	185,000	C	185,000	0	
			I -1	15,176	0	0	0	C	15,176		
	Ortiz 4L/Colonial-MLK		I-23	0	0	1,840,000	12,060,000	C	13,900,000	0	widen existing 2 lane to 4 lane, 1.73 miles
			Α	0	C	) 0	0	C	. 0	200,000	

<u> </u>	FY	06/07-10	/11 CAF	'ITAL IN	IPROVE	MENIP	ROGRA	M - LEE CO	DUNTY, FLORIDA
	25-Nov-	18	CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	20.000	FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10 ADDITIONAL DESCRIPTION-INFORMATI
	ROADS TRANSPORTATION								
06751	Pine Island ITS	GT	0	189,000	0	0	120,000	309,000	0 fiber optio adio comm plant & ITS field devices along Pine Is F
		.02-00	21,000	0	0	0	0	21,000	0
04065	Plantation Extension/Idlewild-Colonial	1-23	6,709,880	0	0	0	0	6,709,880	0 construct new 4 lane arterial linking Plantation to Shoemaker
		A	0	140,000	0	0	0	140,000	0
	Plantation 4L/Six Mile-Daniels	1-24	0	0	1,910,000	1,000,000	8,360,000	11,270,000	widen existing 2 lane to 4 lane, 1.25 miles
		A	0	0	0	0	0	0	175,000
00700	Project Planning & Pre-Design	GT	150,000	150,000	150,000	150,000	150.000	750,000	750,000 fund to support project studies-estimates & pre-design activitie
04079	Right-of-Way Opportunities	GT	500,000	500,000	500,00	500,000	500,000	2,500,000	2,500,000 fund for voluntary righ-of-way purchase for future road projects
	Sandy Lane Ext North	1-24	0	0	0		1,410,000	1,410,000	17,260,000 extend 2 lane collector N from Corkscrew to Estero Pkwy 1.43
204604	Six Mile Cypress Parkway 4 Laning	I-23	10,229,000	0		V	0	10,229,000	0 widen existing 2 lane rural arterial to 4 lane, 2.3 miles
		Α	0	604,000	0	0	0	604,000	0
205064	SR 82/Daniels Dual Left Lanes	I-23	200,000	800.0.0	0	0	0	1,000,000	expand intersec to include duel N bound-westbound L turn lan
	SR82 from Ortiz to Lee Blvd (FDOT)	Loan	0	0,000,000	0	0	0	10,500,000	0 widening project SR 82 Daniels to Lee Blvd
206007	Summerlin Rd Boy Scout-University	I-23	0	30,381,000	0	0	0	30,381,000	0 widen existing 4 lane to 6 lane and add overpass at College P
		Α	0	0	380,000	0	0	380,000	0
204053	Three Oaks Parkway Extension, North	اشرا	685,940	. 0	0	21,200,000	0	21,885,940	0 Trur lane arterial extension, 3.5 miles
		Α	0	0	0	0	577,000	577,000	0
204043	Three Oaks Parkway Extension, South	Α	997,000	0	0	0	0	997,000	0 four lane arteriars, tension, 4.15 miles
206752	Traffic Building Replacement	30100	1,000,000	0	0	0	9,500,000	10,500,000	0 construct 3 story bldg & paking for traffic division
205037	Traffic Mgmt Center United	GT .	80,000	0	0	0	0	80,000	upgrade & enhance Billy Creek Trace Mgmt Ctr
204068	Treeline Extension North/Daniels-Colonial	Α	0	1,002,000	0	0	0	1,002,000	0 extend & expand existing 2 lane to 4 lane up. o arterial, 4.2 m
204086	Urba Street Lighting	А	1,200,000	1,200,000	700,000	700,000	700,000	4,500,000	3,500,000 install std St. lighting - existing Co-maint roads urban, ed area
205029	Veterans Parkway @ Del Prado	307-21	700,000	0	0	500,000	6,500,000	7,700,000	0 design & construction of improvements at exit ramp overpass
	Veterans/Santa Barbara Interchange	307-21	0	0	2,250,000	0	0	2,250,000	30,000,000 construction of an interchange
	CAPITAL TO	TAL	77,400,478	105,296,639	247,020,905	61,924,941	299,077,235	790,720,198	246,842,000

_	FY 06/07-1	0/11 CAI	PITAL IM	IPROVE	MENT P	<u>ROGRA</u>	M - LEE	COUNTY,	FLORIDA
1									
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	
ROJ		FUND.	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	A DESCRIPTION AND DESCRIPTION OF THE PROPERTY
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
	UTILITIES								
07110	ASR Wells @ North Reservoir	487-30	600,000	600,000	0	0	0	1,200,000	Const of 3,0 aSD add"I ASR wells N resivior & Olga
07111	Automated Flushing Devices	487-30	25,000	25,000	25,000	25,000	0	100,000	instal automated flush devices on dead-end water mains
07111	Bartow WTP Upgrade Additional RO Skid	487-30	1,700,000	0	0	0	0	1,700,000	expand Bartow WTP to 2.4 MGD
07185	Beacon Manor Improvements	187-20	125,000	125,000	0	0	0		replace galvanized & AC waterlines Beacon Manor
07144	Bus 41 Line Upgrade-Littleton/Shell Factory	487-30	60,000	0	0	0	0	60,000	upgrade water mains along US Bus 41 SR 739 Littleton-Shell Fact
07413	Chlorine System Improvements	487-30	60,000	0	0	0	0	60,000	provides alternative to existing chlorine system at plants
207023	Collins St Booster Station Improvements	487-12	230,520	0	0	0	0	230,000	upgrade Collins St Booster Station to flow/pump either direction
207158	Corkscrew Road & I-75 Interchange	487-12	0	0	970,000	550.0	0	1,520,000	relocation of water, sewer, & refuse mains for interchange impr
07024	Corkscrew WTP Contact Time Storage Tank	487-30	1,590,000	0	0	0	0	1,590,000	2 MG tank storage structure with battle walls
07027	Corkscrew WTP Filter Upgrade	487-20	400,000	0		0	. 0	400,000	upgrade filter backwash to Air Scout Technology
207091	Corkscrew WTP Main Improvements	487-30	0	4,180,300		0	0	4,180,300	30" water transmission main I 75 to Metro & US 41
207097	Corkscrew WTP Wellfield-Alico Road	487-12	1,000,000	0	0	0	0	1,000,000	design/const 5 mgd wellfield & transmission system
207146	Daniels Parkway & I-75 Interchange	487-30	0	0	260,000	515,620	0	775,000	relocate/upgrade water main for interchange improvements
207140	Daniels Parkway Widening-Chamb/Gateway	487-30		0	0	60,000	720,000	780,000	relocate water mains on Daniels -Chamberlin to Gateway
	Decommission San Carlos WWTP	487-30	0	0	0	400,000	0	400,000	install reuse main Three Oaks WWTP to San Carlos WWTP
07416	DOT Project Utilitiy Relocations	487-30	500,000	500,000	500,000	500,000	500,000	2,500,000	misc FDOT/LCDOT roadway/drainage projects
07233	East Lee County Force Main Replacement	37-30	600,000	600,000	0	0	0	1, 20,000	replace deteriorating raw sewage force main east Lee Co
207429	Electrical Equipment Upgrades & Replacements	487-30	150,000	150,000	150,000	150,000	. 0	600,000	replace old electrical equip-upgrade equip to meet load demands
01.120	Feasibility Analysis/Design Desalination Plant	487-30	0	0	300,000	0	0	300,000	analy is & concept design for future desalination plant
207201	FGCU Dorms East Campus Core Sewer	487-13	263,700	100,000	0	. 0	0	363,700	furnish & ins. Il gravity sewer lines East Campus inside Loop Rd
207214	FGCU Dorms East Sewer	487-13	430,000	604,300	0	0	0	1,034,300	furnish/install gravity sewer lines, mains & lift Station E campus
207050	FGCU Dorms East Campus Care Water	487-12	125,000	185,000	0	0	0	310,000	furnish/install water lines Exampus core inside Loop Rd
207195	FGCU Dorms East Water	487-12	130,000	125,000	0	0	0		furnish /install waterlines & hydram, new dorm area
07293	Fiesta Village Sewer Collection System Impro	487-20	600,000	0	0	0	) 0	600,000	o evaluate/improve sewes collect system Fig. 1a Village WWTP
207302	Fiesta Mage WWTP Barscreen	487-20	245,000	0	0	0	) 0		add new mechanical barscreen Fiesta Village Ww.TP
207303	Desta Village WWTP Filtration System Improvement	487-20	600,000	0	0	0	) 0	600,000	refurbish filter media & weir structures Fiesta Village WW. P
207297	FMB Elevated Storage Tank	487-13	1,500,000	0	0	0	) 0	1,500,000	construct elevated refuse storage tank Ft Myers Beach WWTP
07224	FMB Splitter Box Rehab & Flow Controls	487-30	500,000	) 0	0	0	) 0	500,000	improve spiller box & flow Control System Ft Myers Beach WWTF

	FY 06/07-1	0/11 CAI	PITAL IM	PROVE	MENT P	ROGRA	M - LEE	COUNTY,	FLORIDA
<del>\</del>									
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	
PROJ		FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	ADDITIONAL DESCRIPTION INFORMATION
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION ORDINATION
	LUMIU ITIEO								
	UTILITIES	487-13	500,000	1,900,000	0	0	0	2,400,000	expand Ft Myers Beam WWTP for future development
07298	FMB WWTP Expansion			0		0	0		Replace existing system with new system & piping-pump station
07261	FMB WWTP Filtration System Replacement	487-20	2,000,000	0	0	0	0		
07278	FMB WWTP Office/Admin Building	487-30	75,000		0	0	. 0		
07299	FMB WWTP Pretreatment Facilities Expansion	487-13	200,000	1,000,000		50,000	. 0		evacuate/ replace defective underground valves on sewer sytem
07134	Force Main Valve Installation & Replacement	187-30	50,000	50,000	50,000		. 0		replace small water mains serving residential communities
07182	GES Small Waterline Replacements	487-30	200,000	200,000	200,000	200,000	. 0		water trans main upgrades between Lee Co & Gulf Systems
07179	GES Water Transmission System Improvements	487-12	250,000	500,000	1,500,000	250,000			relocation of water sewer mains Gladiolus Dr-Pine Rg to Winkler
07431	Gladiolus W/S Relocation-Pine Ridge to Winkler	487-12	1,500, 90	0	0	0	0		
07187	Green Meadow WTP Expansion	Bonds	10,000,000	2,000,000	7,000,000		0		to include aeration, clarification , clearwell, filtration & equipment
07188	Green Meadow WTP Raw Line Improvement	487-30	1,000,000		0	0			upsize/replace raw water mains in waterfield - increase efficiency
07150	Green Meadows WTP Well Pumping System Improvements	487-20	300,000	0		0	0		replace pumps and improve equipment at wellfield
207287	I & I Study/Rehab GES Sanitary Sewer System	487-30	300,000	0		0	0		complete sudy/repairs in former GES sanitary sewer system
207247	Inflow & Infiltration Improvements	487-20	550,000	550,000	550,000	550,000	0		rehab gravity lines & pump stations which cause inflow
07430	Instrumentation Upgrades & Improvements	487-30	150,000	150,000	150,000		0		install new equip as needed to improve control & meet standards
207189	Interconnections of Water W/ Various Utilities	487-30	200,000	200,000	200,000	0	0		multi municipality project for interconnect of water distrib. System
207264	Large Water Meter Replacements	487-30	550,000	350,000	350,000	0		1,050,000	replace & upgrade large meters to meet LCU operation specs
207436	LCU Fiber Optic & Network System	487-30	200,000	300,000	300,000	200,000	C	1,000,000	) fiber wiring to connect plants including large lift st and reserviors
:07430	Lime Kiln Recovery Facility	21-30	0	. 0	1,500,000	0	C	,500,000	lime kiln to recover spent lime at plants throught Lee Co
2400		487-30	2,500,000	0	0	0	C	2,500,00	improve lime sludge handling Olga/Gr Meadows/Corkscrew WTP
07190	Lime Sludge Handling Facilities Improvements	487-30	0	60,000	0	470,000	(	530,000	o relocation of existing water/sewer mains for road widening
	Luckett Rd Util Relocation-Ortiz/I-75	487-20	150,000	0	0	0		150,000	o rehab of we well at Main St master pump Station
207231	Main Street Master Pump Station Rehab	487-20	5,600,000	0				5,600,000	build bldg at Colleg Pkwy site for operations & mechanics staff
207439	Maintenance Facilities & Admin Building		50,000						0 install hydrants where non-exist for equal service to customers
207147	New Fire Hydrant Installations	487-30			150,000				0 relpace/upgrade AC waterlines in LFT Myers water system
207168	NFM Waterline Improvement	487-20	150,000		200,000				0 relocate old mains from back yards to from easements NFM
207169	NFM Watermai Relocation	487-20	200,000	200,000					0 expand cap of Rev Osmosis plant from 5mgd-10-rad N Ft Myers
207028	North Le County WTP Expansion to 10 MGD	487-12	1,250,000		8,000,000				0 install biofilters & odor control devices at pupm stations. LCU
207227	dor Control Devices at Pump Stations	487-30	100,000		100,000				0 relocate water mains for roadway improvement
20716	Ortiz Ave Water Relocation-Colonial to Ballard	487-30	0	0	3,580,000				
207127	Page Park Waterline Improvements	487-30	200,000	200,000	200,000	) (	) (	0 600,000	0 replace old cast iron & small pipes Page Park area

FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE COUNTY, FLORIDA												
					,,,,		·					
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP				
ROJ		FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	ADDITIONAL DESCRIPTION-INFORMATION			
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION			
					•							
	UTILITIES		500 000	0	0	0	0	500,000	expansion of Pine Island WWTP			
07239	Pine Island WWTP Expansion	487-13	500,000	0	70,000	0	500,000		relocation of later mains for roadway widening			
	Plantation Rd Util Relocation-6 Mile/Daniels	487-30	0	0	70,000	0	500,000	200,000				
07135	Portable Generator-Pump Stations	487-30	200,000		550,000	550,000	0		ehab/reconstruct lift stations and force mains			
7207	Pump Station Rehabilitation & Reconstruction	487-20	550,000	550,000			. 0		development of regional biosolid treatment/handling facility			
7289	Regional Sludge Handling Plant	187-30	400,000	10,900,000	0	0	0		network connections for all plants control computers CITECT sys			
7440	Remote Control & Operations for LCU Facilities	487-36	100,000	300,000					install reuse lines FT Myers Beach/lona McGregor sewer system			
7217	Reuse System Improvements	487-30	100,000	100,000	100,000	100,000	0		actuating valves/controls with remote RTU's SCADA system			
07300	Reuse Valves Control, SCADA Project	487-30	300, 20	300,000	150,000	0			water transmission lines along Treeline Pkwy W to US 41			
7193	RSW Transmission Lines-Ben Hill to Treeline	487-12	0	2,000,000	0		0	.,				
		487-30	0	1,180, 90	0	0	0					
07163	S Lee County Watermain Relocations	487-30	500,000	200,000	200,000	200,000	0		relocate water mains from back to front yard easements			
07116	Sampling Stations	487-30	0	25,000		0	0		install sampling stations for DOH testing county-wide			
	San Carlos Blvd Booster Sta & Storage Tank	487-30	0	407,350	500,000	0	0		Construct booster pump stations per TKW modeling report			
7162	San Carlos Blvd Improvement	487-12	0	790,560	0		0		replace 14" AC waterline with 16" Summerlin to Kelly Rd			
07178	San Carlos Pk Water Main Extension	487-30	100,000	100,000	100,000	100,000	0		GES project new mains within San Carlos area			
07424	SCADA Upgrades & Improvements	487-30	300,000	500,000	250,000	250,000	250, 20		install new SCADA equipment & upgrades county-wide			
07200	Sewer - Small Projects	487-30	100,000	100,000	100,000	100,000	0		unanticipated minor equipment replacement			
07255	Sewer Easement Acquisition	o1-30	100,000	100,000	100,000	100,000	100,000	500,000	to obtain additional sewer line easements county-wide			
07208	Sewer Transmission System Improvements	487-13	200,000	200,000	200,000	200,000	0	800,00	install pump stations & force mains for future growth			
07184	SFM Water Transmission Line Improvements	487-30	1,200,000	0	0	0	0	1,200,000	S Ft. Ivers transmission line improvements per TKW model rpt			
07219	Stormwater Inflow Protection	487-30	50,000	50,000	50,000	0	0	150,000	install storm, rater inflow protector & concrete risers county-wide			
07425	Summerlin Rd-Boy Scout to University VI/S Relocation	487-30	1,360,000	0	0	0	0	1,360,000	relocate water & so, er mains for roadway construction			
07194	Summerlin Road Water System Improvements	487-30	. 0	2,200,000	. 0	0	0	2,200,000	phase I, II, III of water system const Summerlin & Winkler			
07279	Three Oaks Parkway Wildening-Sewer	487-13	1,010,000	. 0	0	0	0		relocate water/sewer/ mains three taks - Corkscrew road const			
07301	Three Oaks Rose System Augmentation	487-30	100,000	0	0	0	0	100,000	use raw water wells at Bartow WTP to So. Three Oaks system			
	Three Oaks Reuse Transmission Improvements	487-13	0	780,000	0	0	0	780,000	upsize/expand Three Oaks reuse trans lines Three Oaks WWTP			
07164	Tice Street Loop	487-20	100,000	0	0	0	C		add lines to distrubution system Tice Area Ft. Myers			
07012	US 41 NFM Watermain Replacement	487-12	600,000	. 0	0	0	C	600,000	o replace & upgrade 8" AC watermain US 41 K-Mart to Tamiami			
07170	US 41 Watermain Improvement	487-20	1,900,000	0	0	0	(	1,900,000	o replace old 10" water mains US 41 Alico to Cypress Lake Dr			

_	FY 06/07-1	0/11 0/							
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	
PROJ		FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	TON INFORMATION
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
	LITH ITIES	[							
	UTILITIES	487-30	100.000	100,000	100.000	100.000	100,000	500,000	coupt wide pump replacements to prevent sewer overflow
207137	Wastewater Collection System Pump Replacement	487-30	200,000	200,000	200.000	200,000	200,000	1,000.00	county-wide equipment replacement within wastewater system
207229	Wastewater System Improvements  Wastewater Treatment Plant Improvements	487-30	400,000	400,000	300,000	300,000	0	1,400,000	county-wide replacement/improvements to wastewater plants
207138		487-30	75,000	75,000	75,000	75,000	_	300,000	obtain adequate water line access
207117	Water Easement Acquisition	487-30	200,060	200,000	200,000	200,000	200,000	1,000,000	county-wide equipment improvements within water system
207094	Water System Improvements  Water Transmission System Improvements	487-12	300,000	360,000	300,000	300,000	300,000	1,500,000	install water transmission mains for future growth-county-wide
207086 207268	Water Treatment Plant Improvements	487-30	600,000	400,000	300,000	300,000	300,000	1,900,000	LCU water treatment plant improvements county-wide
207268	Water Treatment Plants & Reservoirs Security System	487-30	100,000	100,000	100,000	0	0	300,000	county-wide water plants and reserviors security improvements
207031	WTP's & Wellfield Generator Improvements	487-30	400,000	500,000	0	0	0	900,000	add new generators to serve existing water plants & wellfields
207051	Water Valve Installation & Replacement	487-30	50,000	50,000	50,000	50,000	0	200,000	install water valves within water distribution system
207434	Water/Sewer Line Relocation-Summerlin Road Widening	487-30	200,000	0	0	0	- 3	300,000	relocate water/sewer force main/reuse lines san Carlos-Gladiolus
207426	Water/Sewer Line Relocation-Three Oaks Ext.	487-30	0	0	0	540,000	0	540,000	relocate water/sewer lines along Fiddlesticks Blvd
207082	Waterline Extensions	487-30	150,000	150,000	150,000	150,000	150,000	750,200	install required waterline extensions county-wide in system
207062	Water-Small Projects	487-30	100,000	100,000	100,000	100,000	100,000	500,000	functing increase for small projects from increased system size
207149	Well Redevelopment/Upgrade & Rebuild	487-20	800,000	300,000	150,000	150,000	150,000	1,550,000	upgrade/reco. ctruc/replace old wells throught system
207149	Wellfield Monitors	487-30	75,000	40,000	0	0	C	115,000	install continous auton. Yed monitors Corkscrew WTP
207290	WWE Grit Removal Equipment Replacement	487-30	200,000	0	0	0		200,000	replace grit removal equip Wate, vay Estates WWTP
207183	WWE Water Is a mission Line Improvement	487-30	1,200,000	0	0	0	C	1,200,000	construct transmission lines Waterway S. Area -TKW system
207180	WWE waterline Replacement	487-20	100,000	100,000	100,000	100,000		400,000	Waterway Estates waterline replacements
207296	WWE WWTP Expansion	487-13	700,000	4,300,000	0	0	(	5,000,000	plant capacity study for increase treatment capacity
201230	WWTP Odor Control System Improvements	487-30	100,000	100,000	0	0	(	200,000	Waste Water Treatment Pland odor control upgrades

55,578,700 67,302,510 30,730,000 9,855,000 3,670,000

167,136,210

CAPITAL TOTAL

FY 06/07-10/11 CAPITAL		

PROJ #	25-Nov-08 PROJECT NAME	FUND.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET EV 25/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
	SOLID WASTE	]							
200919	Church Road Extension	40102	4,600,000	0	0	0	0		design & construct up-to 6 miles paved road Hendry Co
200928	Household Chemical Facility	40102	-,200,000	0	0	0			design/permit/const household chem waste facility
200931	Lee Hendry Landfill Leachate Treatment	102	500,000	1,000,000	-0	0	0	1,500,000	add"l leachate equipment Lee/Hendry traetment system
200932	Lee Hendry Landfill Phase III	40102	750,000	6,500,000	1,500,000	0	C	8,750,000	design/control add'l disposal area & facilities
200933	MRF Expansion	40102	50,000	700,000	0	0	C	750,000	design/construct add'l area a. recycling facility
200933	NITC Expension	40104	50,000	700,000	0	0		750,000	
2000	South Recycle/Transfer Facility	40102	200,000	6,000,000	500,000	0	C	6,700,000	build facility S Lee Co to separate recycle & trans municipal solid wa-
	SOLID WASTE CAPITAL TOTA		8,350,000	14,900,000	2,000,000	0	C	25,250,000	

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA

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	25-Nov-00-	CIP	CIP	CÍP	CIP	CIP	CIP	CIP	
PROJ		FUND. BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	SRC. FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/4	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION

#### COUNTY LANDS

208803 Bal	abcock Ranch Acceleration Budgeted in 30108	30103	0	16,471,914	17,789,667	19,212,841	20,749,868	74,224,290	0 acquire Lee Co portion of Ed. 199k Ranch
	onservation 2020	30103	38,129,431	24,707,871	26,684,501	28,819,261	31,124,802	149,465,866	acquire envirnmentally sensitive lands
	CARITAL TOTAL		38 129 431	41 179 785	44.474.168	48.032.102	51,874,670	223,690,156	0

	FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA									
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
ROJ	20 1101 00	FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
#	TROUBERT WATE	0								
	GOVERNMENT FACILITIES								*	
08701	ADA Compliance in Lavatories	30100	300,000	300,000	300,000	300,000	300,000	1,500,000	1,500,000	bring families up to ADA standards in Lee Co
08867	Administration Bldg Fresh Air Dehumidification	30100	150,000	0	0	0	0	150,000	0	grade system in County Admin Bldg
08774	Animal Control Kennel & Office Expansion	30100	0	0	0	4,000,000	0	4,000,000	0	expansion of animal control facility
08868	Animal Control Parking Lot Expansion	9100	100,000	0	0	0	0	100,000	0	parking lot expansion
08730	Cape Coral Gov't Buidling Controls Upgrades	30100	40,000	0	0	. 0	0	40,000	0	replace HVAC controls in Cape Coral Gov Bldg
.00700	Central Records Warehouse Acquisition	30100	0	0	0	0	5,000,000	5.00,000	0	purchase central records warehouse on Fowler
:08777	Constitutional Complex A/C Controals Upgrade	30100	2,000	50,000	0	0	C	100,000	0	upgrade & changeout HVAC controls
.00777	Constitutional Complex Parking Garage	30100		0	0	0	6,600,000	6,600,000	0	construct multi-level parking garage
	Court Administration IS Dept Auxilliary A/C Unit	30100	0	60,000	0	0		60,000	0	auxillary A/C unit Court Admin IS Dept
08869	Dehumidifying the Ice Plant - CD/PW	30100	55,000	0	0	0		55,000	0	preventive measures to increase life of chiller/HVAC controls
08870	Dentention Facilities Power Surge Protectors	30100	50,000	-	0		0	50,000	0	install power surge protectors-detension facilities
08871	Downtown Buildings Phone/Computer Room A/C Replacement		100,000	0	. 0	0	C	100,000	0	A/C replacement
08872	Edison Mall Transfer Center	30100	0	1,196,500	0	0	. (	1,196,500	0	passenger waiting area, bus bays, security office
00072	(Includes portion from City of Ft Myers)	48640	565,000	, ,	0	0	C	565,000	0	
08993	EMS Stations	18900	150,000	150,000	150,000	50,000	150,000	750,000	750,000	design/construct EMS stations-ambulance bays-sleeping quart
08873	Fiber Optic Expansion	51500	1,000,000	1,000,000	1,000,000	1,000,0.3	1,000,000	5,000,000		fiber optic expansion to link Co bldgs with high speed broadba
08782	Hough St Remodel & Reroof	30100	800,000	20,,000	0	0		1,000,000	0	renovate-reroof Hough St warehouse
208734	Jail Mixing Valves Replacement	30100	0	0	0	0		) (	25,000	replace mixing valves
208874	Jail Walk-In Refrigeration Units	30100	75.00	0	0	0		75,000	) 0	install new walk-in refer units at jail
208646	Justice Center Expansion-Clerk of Courts	30100	2 30,000	5,310,000	0	5,300,000	9,100,000	21,910,000	5,300,000	construct multi-story tower. Renovate Justice Ctr Annex, garage
	Justice Center Expansion Polent of Counts  Justice Center Courtroom Renovations	30100	0	0	0	0	(		250,000	renovate courtrooms
208630	Justice Center Courteon Renovations  Justice Center Louvers	30100	200,000	0	0	0	(	200,00	0	install louvers at Justice Ctr to prevent rain intrusion
	Justice Center Louvers  Justice Center Maint, BAS Controls Upgrade	30100	50,000	50,000	50,000	50,000	50,000	250,000		upgrade in non-proprietary system software
208712		30100	100,000	100,000	100,000	100,000	100,000	500,000		change out obsolete controls with new digital system
208681	Justice Center Pneumatic Change Out	30100	15,000	0	,	0		15,000	0	) In place AC unit
208877	Lee Tran Operations & Maint Facility Loan	48640	1,470,622	6,932,934	14,075,957	0		22,479,51	3 0	construct a transit facility
208735		30100	8,400,000	0,502,504		0		0 8,400,000		build bldg at Wege Pkwy site for operations & mechanics sta
207439		30100	8,400,000		1,346,400	144,248		0 1,758,94		new EMS/FD ALS no transport unit
	New Bokeelia Station	30100	0			0		0 1,505,000		new FD station participation for EMS Brooks Rd & old US 41
	New EMS Station 7 Nov	30100	463,325	67,325	1,505,000	0		530,650		modular EMS facility near Bucking, om Rd/SR 80
208785	New EMS Stafi - Buckingham	30100	463,325	17,325	0	0		0 480,65		EMS site near Suncoast Elem school
208786	New EMO Station - Site D NFM	30100	463,325			1,831,104				o joint EMS/LCSO/MPIFD facility Matlacha area
	New EMS Station - Matlacha			304,000	1,632,000	50,000		0 1,996,00		Pine Ridge Public Safety station Helicopter LZ
208787	New EMS Station - Pine Ridge  New EMS Station - Treeline South	30100 30100	10,000		1,632,000	30,000		0 356,90		D new EMS facility Treeline and Daniels

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA CIP CIP CIP CIP 25-Nov-08 CIP CIP CIP FUND. **BUDGET BUDGET BUDGET** BUDGET BUDGET **BUDGET** BUDGET PROJ FY 06/07-10/11 YFA 3 6-10 FY 09/10 ADDITIONAL DESCRIPTION-INFORMATION FY 06/07 FY 07/08 FY 08/09 FY 10/11 PROJECT NAME GOVERNMENT FACILITIES 500,000 0 expand North Shefiff substation North Ft Myers N Sheriff Substation Expansion 30100 150,000 0 150,000 0 expand substation parking lot 30100 208878 N Sheriff Substation Parking Lot Expansion 420,000 150,000 paver replacement in front of Old Courthouse Old Courthouse Concrete Replacement 30100 300,000 30,000 30,000 208879 3,526,000 0 construct 12,000 sq ft helicopter hangar Page Field 3,018,000 0 208880 Page Field EMS Hangar 30100 0 0 0 renovate forensic lab 30100 250,000 Sheriff Forensics Lab Renovation 0 replace switchgear at stockade 0 0 0 100,000 208881 Sheriff Stockade Switchgear Replacement 30100 100,000 0 75,000 375,000 hurrica m shutters for county buildings 75,000 75,000 375,000 Storm Shutters - County Wide 30100 75,000 75,000 208790 375,000 75,000 75,000 375,000 18200 75,000 75,000 75,000 0 0 0 250,000 0 bus transfer center and park n ride local Summedia quare Park & Ride 48640 0 250,000 30100 0 250,000 0 250,000 22,658,117 8,725,000 CAPITAL TOTAL 18,015,272 20,311,284 20,668,245 13,605,352 95,258,270

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA

	25 Nov-08	CI	CIP	CIP	CIP	CIP	CIP	CIP	
PRO.		FUND BUDG	ETBUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	SRC. FY 0	/07 1 1 07/05	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION

#### LIBRARIES

203618	Bonita Springs Library Modular Unit	14000	100,000	0	0	0	0	100,000	o if for additional storage space
	Fort Myers library Fresh Air Unit D Jacement	14800	0	0	0	0	0	0	125,000 replace fresh air un
203619	Fort Myers Livery Expansion	14800	1,196,748	0 5	5,500,000	0	0	6,696,748	0 20,500 sq ft expansion of Ft Myers librar, 2050 Central
203624	South Fort Myers Library Expansion	14800	25,000	0	0	0	0	25,000	0 expansion S Ft Myers library
	CAPITAL TOTAL		1.321.748	0 5	5,500,000	0	0	6,821,748	125,000

		- 40/4	4 0 4 5 1		DOVE	ACNIT D	DOOD 4	W LEE CO	NUNITY F	TORIDA
	FY 06/0	)7-10/1	1 CAPI	AL IMP	KOVE	<u> </u>	ROGRA	<b>M - LEE 60</b>	JUNIY, F	LORIDA
		т	OID	OID	OID	OID	CID	CID	CIP	
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	BUDGET	
PROJ			BUDGET					BUDGET		ADDITIONAL DESCRIPTION INFORMATION
#	PROJECTIONE	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
	COMMUNITY PARKS									
201827	ADA Standard Compliance Improvements	30100	200,000	50,000	50,000	50,000	50,000	400,000	200,000	correction of AP . violations
201861	Adult Soccer Fields	30100	50,000	300,000	0	0	0	350,000	300,000	construction of 3-4 scooer fields
	Alva Community Park Maint Building	30100	0	0	0	0	100,000	100,000	0	construct a single bay maint bldg Alva Comm Park
	Bay Oaks Park Maint Building	9100	0	0	0	0	250,000	250,000		1 bay 2 story maintenance bldg Bay Oaks Park
202014	Boca Grande Historic Buildings	30100	150,000	150,000	150,000	0	0	450,000		building restoration/maintenance
201778	Boca Grande Improvements	I-18627	2,000	3,400	3,700	4,000	4,000	18,100	18,000	improvements to Bocca Grande facilities
01808	Bowditch Point Park Boat Docks	30100	70,000	0	0	0	0	0,000	0	Boat Dock(s) Bowditch Point
202015	Brooks Park Irrigation/Well System	30100	0	0	0	0	0	0	20,000	well system Brooks Park
1	Brooks Park Master Plan & Improvements	30100	0		0	500,000	750,000	1,250,000	0	parking lot and master plan for Brooks Park
01862	County Wide New Boardwalks	30100	120,000	0	0	0	0	120,000	0	new boardwalks at Six Mile Cypress Preserve & Matlacha Park
01863	Fort Myers Shores Nature Trail Weir	30100	39,000	0	8	٤	0	39,000	0	design/build weir to restore hydro-period in adjacent wetland
	Hunter Park Improvements	30100	0	0	0	0	220,000	220,000	0	improve lighting throught park-install restroom facilities
201864	Lehigh Comm Pool Shower Room Addition	30100	250,000	0	٥		0	250,000	0	add 500 sq ft to N side of existing restroom
201865	Lehigh Land Acquisition	I-18623	3,988,000	4,532,000	4,950,000	5,235,000	5,457,000	24,237,000	. 0	acquire land for future park site
	Lynn Hall Bathhouse ADA Compliance Remodel	30100	Ò	150,000	0	0	0	150,000	C	remodel restrooms to meet ADA compliance
	Matanzas Pass Preserve	30100	0	0	0	0	0	0	150,000	construct 20' observation tower for visitors to Matanzas Pass Presen
202034	Matlacha Park Land Acquisition	30100	200,000	0	0	0	0	2.9.000		purchase 3 lot/homes approx 1/2 acres to add to park
	North Shore Park Improvements	18622	0	0	0	0	250,000	250,000		improvements including restroom facility
201999	Oak Hill Community Park	186-28	0	0	307,000	2,493,000	2,617,000	5,417,000	2749,000	construction and improvements at Oak Hill Park
	Olga Comm Park Restroom & Improvements	20100	0	250,000	0	0	0	250,000		construction of outdoor restrooms & amenities Olga Comm Park
	Orange River Property	30100	0	0	0	0	100,000	100,000		construction of canoe/kayak launch Orange River property
201715	Parks Automation	30100	150,000	150,000	150,000	150,000	150,000	750,000	750,000	ongoing a qual maintenance and upgrades
201798	Phillips Park	I-18625	65,000	72,000	81,000	83,000	88,000	389,000	390,000	construct new park across from existing park
		I-18605	6,300	0	0	. 0	0	6,300		
201866	Pool Pump Houses	30100	100,000	100,000	100,000	100,000	0	400,000		construct pool pump housees Civerdale-NFM-Cypress-Pine Is
01867	Pool Slides-County Wile	30100	50,000	50,000	0	0	0	100,000	(	purchase & install flume slide a each 14 comm pools
201868	Pool Water Feat re Playground	30100	80,000	80,000	80,000	0	0	240,000	80,000	o install water feature/playground area at concunity pools
201834	Replacement Parking Machines, Countywide	30100	50,000	50,000	50,000	50,000	50,000	250,000	250,000	O replace old, outdated parking machines various los tions
201869	Riverdale Irrigation Upgrades	30100	100,000	0	0	0	0	100,000	(	upgrade irrigation system at Riverdale
	Royal Palm Pier Replacement	30100	0	350,000	0	0	0	350,000		O replace Royal Palm fishing pier
20 038	Sanibel/Captive Park Improvement	I-18626	3,865	3,500	3,900	4,000	4,100	19,365	19,000	Park improvements in Sanibel/Captiva/Cayo Costa area

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA CIP CIP CIP CIP CIP CIP CIP 25-Nov-08 **BUDGET** FUND. BUDGET BUDGET BUDGET BUDGET BUDGET PROJ EY 06/07 | FY 07/08 | FY 08/09 | FY 09/10 | FY 10/11 | FY 06/07-10/11 | YEARS ADDITIONAL DESCRIPTION-INFORMATION **PROJECT NAME** COMMUNITY PARKS 0 redesign of facility and new community center 1,956,000 1,133,000 1,247,000 1,374,000 7,018,000 Schandler Hall Park Improvements/ Land Acq I-18621 201758 22,262 1-18601 22,262 construction of community park 59 acres Summerlin & Bass Rd I-18604 201873 Wa-Ke Hatchee Community Park 2,159,000 1,650,000 1,819,000 1,913,000 1,511,000 9,052,000 install/replace access readers at stadium buildings 120,000 60,000 60,000 0 0 30100 202043 Stadiums-Building Access Readers 0 500,000 500,000 0 design & construct tennis co 18624 0 0 Three Oaks Community Park 49,000 0 construction of improvements to Veterans C 1-18603 49,000 0 0 201760 aster Plan/Improvements 390,000 1,890,000 I-18623 1,890,000 11,936,534 9,133,900 9,026,600 11,890,000 13,515,100 55,502,134 5,316,000 CAPITAL TOTAL

	•	•								
	FY 06/	07-10/1	1 CAPIT	AL IMPI	ROVEM	<b>ENT PR</b>	OGRAN	1 - LEE 601	JNTY, FL	LORIDA
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
PROJ		FUND.					BUDGET	BUDGET	BUDGET	A TONA TION
#	PROJECTNAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION INFORMATION
		_								
	REGIONAL PARKS									
202066	Bunche Beach Improvements	18700	. 0	0	100,000	0	1,000,000	1,100,000	. 0	
	Caloosahatchee Northside Restrooms & Park. o	<b>i-</b> 18700	0	0	100,000	0	0	100,000		facility improvements restroom & parking
	Caloosahatchee Reg Park Maintenance Facility	1-18700	. 0		0		500,000	500,000	0	construct maintenance building with restroom Hickey Creek Pk
	5 Plex Parking	30100	0	250,000	0		0	250,000	500	Signature Ped Soy Agreement
201870	City of Palms Improvements	20100	1,000,000	0		0	0	1,000,000		improvements per Red Sox Agreement
	City of Palms & 5 Plex Bleachers & Canopies	30100	0	0	250,000	0	0	250,000	0	
	City of Palms & 5 Plex Underdrain System	30100	0	0		0	0	150,00	610,000	
	Deep Lagoon Preserve	18700		0			0	3,900,000		) improvements at a variety of sports facilities
202047	East County Regional Sports Complex	18700	1,900,000	2 000,000	0		0			upgrade fishermans coop, parking, boat slips and store
201871	Fisherman's Co-op Improvements	30100	1,000,000	0	0			1,000,000		replace batting practice bldg at five-plex
	Five Plex Batting Practice Building	30100	0		0		0	350,000		Construct new maintenance bldg at Five Plex
	Five Plex Maintenance Building	30100	0		0		50,000	50,000		
	Flint Pen Strand Regional Park	18700	0			0	0	500,000		orecreational greenways throught Lee Co.,trails-tables-benches
202048	Greenways	18700	100,000			0 000	100,000	550,000		D new regional park east Lee Co
201000	Harn's Marsh	18700	50,000				500,000	200,000		
202050	Lakes Park ADA Compliance Restrooms Remodel	30100	200,000				1000	5,000,000		·
201796	Lakes Park Master Plan	30100	1,000,000		1,000,000		1,000,00			
		I-18700	900,000				1,000,000	4,900,000		0 construct new observation bridge over cooling/discharge canal
	Manatee Park Bridge	18700		0						0 par for off road & ATV vehicle use
201001	Off Road Vehicle Park	18700	.00,000				<del></del>		<del></del>	0 docking facility -Idalia property Olga
202020	Regional Paddling Center	I-18700	142,350			) 0				0 expansion of facility inc. 1800 sq ft floating docks
202021	Royal Palm Sailing Center	3700	135,000							
201002	Sports Complex Improvements	30100	1,000,000							0 purchase & install batting cages Lee Co Sports Com Softball
	Sports Complex-Batting Cages	30100								0 replace bath, a practice building at Hammond Stadium
	Sports Complex-Batting Practice Building	30100	0							0 renovate dugout real froom facilities
	Sports Complex-Dugout Restroom	30100	(			) (			1,000,00	
	Sports Complex-Grandstand Seating Replacement	30100		<del></del>	<u> </u>		`			Construct freight elevator-Sports Complex
201003	Sports Complex-Freight Elector	30100	400,000							generator at maintenance building Sports Complex
	Sports Complex-Generator	30100		) (						0 expansion of sports complex maintenance building
201004	Sports Comple: Maintenance Bldg Enlargement	30100	75,000			-			-	00 put new vinyl siding on Sports Complex
	Sports Camplex Reside /vinyl	30100		) (		0 (				00 close in the top of the softball building
	Sports Complex-Softball Tower	30100		) (				100,00		0 replace ballfield lights control panel at Hammond Stadium
	Sports Complex-Stadium Lights Control Panel	30100		100,000				120,00		0 replace broken hot water boilers as needed
202,23	Stadiums Boiler Replacement	30100	120,000	) (	)	0 (	) (	120,00	120,00	to replace broken flet flater bollore as historia

		FY 06/0	7-10/1	1 CAPIT	AL IMP	ROVEM	ENT PR	OGRAN	1 - LEE 60U	NTY, FLC	ORIDA
		25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
PROJ			FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME		SRC.	FY 06/07	FY 07/08	FY 08/09	1 1 00/10	FY 10/11	FY 06/07-10/11	/EARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
	REGIONAL PARKS										
202001	10 Mile Linear Regional Park		I-18700	3,000,000	2,100,000	0	0	0	5,100,000	0 c	onstruct a pino , "th/pedestrian trail along ten mile linear canal
202016	Terry Park Improvement "Haster Plan		I-18700	1,500,000	0	0	0	0	1,500,000	u	ograde & renovate historic Terry Park
			30100	1,500,000	0	0	0	0	1,500,000	0	
		CAPITAL TOTAL		14,122,350	7,090,000	2,700,000	2,900,000	4,350,000	31,162,350	16,180,000	

12/16/08 DAPacket

SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  Article Addressed to: Department of Transportation, District Southwest Area Urban Office	A. Signature Agent Addressee  B. Received by (Printed Name) C. Date of Delivery  D. Is delivery address different from item 1? Yes  "YES, enter delivery address below: No
2295 Victoria Avenue, Suite 292 Fort Myers, FL 33902	
Attn: Lawrence Massey, Growth Coordinator Manageme	☐ Insured Mail ☐ C.O.D.
2. Article Number	4. Restricted Delivery? (Extra Fee)
(Transfer from service label)	- D810 0002 8337 8164
SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  Article Addressed to:  South Florida Water Management Distress 3301 Gun Club Road West Palm Beach, FL 33406	A. Signature  A. Signature  A. Signature  Addressee  B. Received by (Printed Name)  C. Date of Delivery  12-22-8  D. Is delivery address different from item 1? Yes  14 VES, enter delivery address below:
Attn: Jim Jackson, A.I.C.P., Senior Sup	pervisor Planner
	☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number	
(Transfer from service label) 7 0 0 PS Form 3811, February 2004 Domestic Beti	
Domestic Retu	ırn Receipt 102595-02-M-1540





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**FAQs** 

#### **Track & Confirm**

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Status: Delivered

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Additional information for this item is stored in files offline.

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12/16/08 DCA Packet

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SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  Article Addressed to: Department of Transportation, District Southwest Area Urban Office 2295 Victoria Avenue, Suite 292	A. Signature  A. Signature  Agent  Addressee  B. Beceived by (Printed Name)  D. Is delivery address different from item 1? Yes  "YES, enter delivery address below: No  One
Fort Myers, FL 33902 Attn: Lawrence Massey, Growth Coordinator Manageme	3. Service Type  Certified Mail
2. Article Number (Transfer from service label)	
SENDER: COMPLETE THIS SECTION	COMPLETE THE STATE OF THE STATE
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X  Agent Addressee  B. Received by (Printed Name)  C. Date of Delivery  12-22-08
1. Article Addressed to: (A)	
Tuni. Jun Jackson, A.I.C.I., Bentor Bul	☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/16/08 DCA Packet

OMPLETE THIS SECTION		COMPLETE	THIS SEC	TION ON D	ELIVERY	
r name and address on the re can return the card to you. is card to the back of the man front if space permits.	everse	A. Signature	by ( <i>Printed</i>	ferent from	C. Date of	Idressee Delivery
ment of State  1 of Historic Preservat  2 outh Bronough Street  1 assee, FL 32399-0250  Susan Harp, Historic F	CL	EA	RE	ED	w: DN	THE STATE OF THE S
	12	Contified	Mail E	C.O.D.	Mail coeceipt for Merc	
Number r from service label)	7006	0810	2000	8337	8140	
3811, February 2004	Domestic Return	Receipt			102595-0	2-M-1540

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  A. Signature  A. Agent  Addressee  B. Received by (Pinted Name)  C. Date of Delivery  2/22/05  D. Is delivery address different from item 1? Yes
Department of Agriculture and Consume	· · · · · · · · · · · · · · · · · · ·
	ervices
CA8, The Capitol	•
Tallahassee, FL 32399-0810	
Attn: Wendy Evans, Administrative Ass	t. II erylée Type
• ,	☐ Certified Mail ☐ Express Mail
	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number 700 (Transfer from service label)	6 0810 0002 8337 8119
PS Form 3811, February 2004 Domestic Retu	urn Receipt 102595-02-M-1540

12/16/08 DCA Packet

	NA. ANALYSIA ARIA	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIV	VERY
■ Complete items 1, 2, and 3. Also complete	A. Signature	
item 4 if Restricted Delivery is desired.  Print your name and address on the reverse	X Eddin Late Comment	☐ Agent ☐ Addressee
so that we can return the card to you.	B. Received by (Printed Name)	C. Date of Delivery
Attach this card to the back of the mailpiece,	DEC 2 2 Zivil	O. Date of Delivery
or on the front if space permits. CA 2008-1/	D. Is delivery address different from item	11?
<sup>1</sup> Department of Environmental Protect		
Office of Intergovernmental Programs		. 2
3900 Commonwealth Boulevard, Mai		
Tallahassee, FL 32399-3000		
Attn: Jirn Quinn, Environmental Man	ager	
Attit. Jill Quitti, Elivitoimientat istan	Certified Mail    Express Mail	
	l '	pt for Merchandise
	☐ Insured Mail ☐ C.O.D.	
	4. Restricted Delivery? (Extra Fee)	☐ Yes
2. Article Number 700	L 0810 0002 8337 8	133
(Iranster from service label)		
PS Form 3811, February 2004 Domestic Ret	urn Receipt	102595-02-M-1540
		;
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIV	/ERY
Complete items 1, 2, and 3. Also complete	A. Signature	
Item 4 if Restricted Delivery is desired	Department Of Education	☐ Agent
Print your name and address on the reverse so that we can return the card to you.	Mail Room R1-31	☐ Addressee
Attach this card to the back of the mailning	B.3R5. Hest Gain Esin Madel Name) Tallahassec, Florida 32399-0400	C. Date of Delivery
or on the front if space permits.		
1. Article Addressed to:	<ul> <li>D. Is delivery address different from item</li> <li>If YES, enter delivery address below:</li> </ul>	1?
Department of Education and Wall	in 720, enter delivery address below:	□ No
SMART Schools Clearinghouse		
Office of Educational Facilities	,	
325 West Gaines Street, Suite 1014		
Tallahassee, FL 32399-0400	3. Service Type	
Attn: Tracy D. Suber	☐ Certified Mail ☐ Express Mail	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	☐ Registered ☐ Return Receip ☐ Insured Mail ☐ C.O.D.	t for Merchandise
	Restricted Delivery? (Extra Fee)	
2. Article Number	V =	☐ Yes
(Transfer from service John) 700L	≈0810 DDD2 A332 A1	71

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY							
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse</li> </ul>	x FWCC Agent Addressee							
so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits And Sall	B. Received by ( <i>Printed Name</i> ) DEC 2 2 2008  C. Date of Delivery							
Florida Fish and Wildlife	D. Is delivery address different from item 1? ☐ Yes  MAILINGOM PFelow: ☐ No							
Conservation Commission Office of Policy and Stakeholder Coordination 620 South Meridian Street, Farris Bryant Building								
Tallahassee, FL 32399-1600 Attn: Mary Ann Poole, Director	3. Service Type  ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.							
	4. Restricted Delivery? (Extra Fee) ☐ Yes							
2. Article Number 7001 (Transfer from service label)	. 0810 0002 8337 8157							
PS Form 3811, February 2004 Domestic Retu	ırn Receipt 102595-02-M-1540							
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY							
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse</li> </ul>	A. Signature  ☐ Agent ☐ Addressee							

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY			
<ul> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse</li> </ul>	A. Signature  X □ Agent □ Addressee			
so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by ( Printed Name)  C. Date of Delivery			
Department of Community Affairs Division of Community Planning	D. Is delivery address different from item 1? ☐ Yes lelivery address below: ☐ No			
2555 Shumard Oak Boulevard Tallahassee, FL 32399	2008			
Attn: Ray Eubanks, Plan Processing Administrator				
	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.			
The AMERICA	4. Restricted Delivery? (Extra Fee)			
2. Article Number 7 [	06 0810 0002 8337 8195			
PS Form 3811, February 2004 Domestic Retu	ırn Receipt 102595-02-M-1540			

102595-02-M-1540



#### **BOARD OF COUNTY COMMISSIONERS**

Bob Janes District One

A. Brian Bigelow District Two

Ray Judah District Three

Tammy Hall District Four

Frank Mann District Five

Donald D. Stilwell County Manager

David M. Owen County Attorney

Diana M. Parker County Hearing Examiner December 16, 2008

Ray Eubanks, Administrator, Plan Review and Processing

Florida Department of Community Affairs

Bureau of State Planning Plan Processing Section 2555 Shumard Oak Boulevard

Tallahassee, FL. 32399-2100

Re: Amendment CPA2008-11
Adoption Submission Package
2008 Capital Improvement Element Update Amendment Cycle

#### Dear Mr. Eubanks:

In accordance with the provisions of <u>F.S.</u> Chapter 163.3184 and of 9J-11.006, this submission package constitutes the adoption of the proposed 2008 Capital Improvement Element Update Amendment Cycle to the Lee Plan to update specific School Concurrency provisions and update Lee Plan Tables 3, 3a and 4. The Lee County Board of County Commissions held an adoption hearing on December 9, 2008. They took final action concerning the adopted amendment at that public hearing. Copies of the adoption ordinance (NO.08-27) are included in this submission package. The December 9<sup>th</sup> public hearing was properly advertised in the Fort Myers News Press.

Any findings made by the Board of County Commissioners are included in Part V. B. of the staff report accompanying that amendment.

No member of the public spoke or entered their name into the record for the amendment, therefore, a copy of the Citizen Courtesy Information List has been attached indicating no requests were made.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Paul O'Connor, AICP Lee County Planning Division Director P.O. Box 398 Fort Myers, Florida 33902-0398 (239) 479-8585 Fax (239) 479-8319

Email: oconnops@leegov.com

Included with this package, per 9J-11.006, are three copies of the proposed amendments, and supporting data and analysis and the adopting ordinance. By copy of this letter and its attachments, I certify that these amendments have been sent to: the Southwest Florida Regional Planning Council; the Florida Department of Transportation (FDOT); the Florida Department of Environmental Protection; Florida Department of State; the Florida Fish and Wildlife Conservation Commission; the Department of Agriculture and Consumer Services; Florida Department of Education; Florida Office of Tourism, Trade, and Economic Development; and, the South Florida Water Management District.

Sincerely,

DEPT. OF COMMUNITY DEVELOPMENT

**Division of Planning** 

Paul O'Connor, AICP

Director

#### **NEWS-PRESS**

Published every morning – Daily and Sunday Fort Myers, Florida

#### Affidavit of Publication

# STATE OF FLORIDA COUNTY OF LEE

Before the undersigned authority, personally appeared

Kathy Allebach

who on oath says that he/she is the

**Legal Assistant** of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

**Display** 

In the matter of

Notice of Amendment to the Lee County Comprehensive Plan

In the court was published in said newspaper in the issues of

November 28, 2008

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades

and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

28th day of November 2008 by

Kathy Allebach

personally known to me or who has produced

Notary Public

......

Print Name

Adys D. Vanderbeck Commission # DD378967 Expires December 13, 2008

My commission Spires: Bonded Troy Fain Insurance, Inc. 800 385-7019



# NOTICE OF AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

In compliance with Florida Statutes, notice is hereby given that the Lee County Board of County Commissioners will hold a public hearing to consider adopting amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Tuesday, December 9, 2008. The hearing will be held in the Board of County Commissioners Hearing Chambers in the renovated Courthouse at 2120 Main Street in downtown Fort Myers. The hearing will commence at 9:30 a.m., or as soon thereafter as may be heard. The purpose of the amendment is to adopt the 2008 Update to the Lee Plan Capital Improvement Element.

This meeting is open to the public. Interested parties may appear and be heard with respect to the proposed amendment. Pursuant to Florida Statutes, Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find the plan amendment in compliance.

If a person decides to appeal a decision made by the Board of County Commissioners with respect to matters considered at this hearing, that person will need to ensure that a verbatim record of the proceedings is made. The record must include the testimony and evidence that forms the basis of the appeal. Further information may be obtained by contacting the Lee County Division of Planning at 533-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 533-8583.

The Board of County Commissioners of Lee County, Florida, proposes to adopt amendments to the Lee Plan by Ordinance described in the agenda below:

#### December 9, 2008 9:30 A.M.

- 1. Call to order; Certification of Affidavit of Publication
- 2. Proposed Lee Plan Amendment
  - A. CPA2008-11 2008 Update to the Capital Improvement Element and School Concurrency

Amendment serves as the 2008 Update to the Lee Plan Capital Improvement Element. Incorporates the latest Lee County School District Facilities Work Plan, amends Lee Plan Policy 95.5.1. to adopt the current School District Facilities Work Plan by reference, and incorporates a new fifth year to the County Capital Improvement Program. Also, amends School Concurrency provisions to further clarify student generation rates and special purpose facilities. Sponsor: BOCC

B. Adopt the following ordinance, which incorporates the contents of CPA2008-11 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2008-11 PERTAINING TO THE 2008 UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT AND SCHOOL CONCURRENCY IN ACCORDANCE WITH FLORIDA STATUTES, APPROVED DURING A SPECIAL COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. Adjourn

# CPA 2008-11 2008 CAPITAL IMPROVEMENT ELEMENT UPDATE BoCC SPONSORED AMENDMENT TO THE

### LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

**BoCC** Adoption Document

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 533-8585

# LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA 2008-11

	✓ Text Amendment Map Amendment	
	This Document Contains the Following Reviews:	
1	Staff Review	
1	Local Planning Agency Review and Recommendation	
1	<b>Board of County Commissioners Hearing for Adoption</b>	

STAFF REPORT PREPARATION DATE: November 24, 2008

#### PART I - BACKGROUND AND STAFF RECOMMENDATION

#### A. SUMMARY OF APPLICATION

#### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

#### 2. REQUEST:

Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program for Lee County. Amend the Lee Plan Capital Improvement Element, Table 3a, to incorporate the latest adopted Lee County School District Facilities Work Plan. Amend Policy 95.5.1 to adopt the current School District Facilities Work Plan by reference. Amend the Lee Plan Community Facilities Element to update the School Concurrency Provisions by amending Policies 71.1.1, 71.1.3, 71.2.3, and 95.1.3 to clarify how concurrency is measured for "special purpose" facilities, and adding a new policy to include student generation rates associated with residential unit types.

#### **B. BACKGROUND INFORMATION**

This staff report includes proposed language, analyses, and recommendations that were originally part of proposed plan amendments CPA2006-21 (CIP) and CPA2008-21 (School concurrency) in addition to the original CPA2008-11 (School CIP). Only CPA2006-21 has been before the Board of County Commissioners for a transmittal hearing. Florida State Statute requires that all of these amendments

be adopted prior to December 1, 2008. Therefore, Staff has combined all three of these related proposed amendments into one single amendment to be adopted in accordance with FS163.3187(1)(j) which allows these amendments to be adopted without a transmittal phase.

Florida Statute requires local governments' comprehensive plans to include a Capital Improvement Element that is reviewed and modified on an annual basis. In 2005, the Florida Legislature adopted Senate Bill 360, which mandated the inclusion of public education facilities into local governments concurrency management programs. The Senate Bill also required local governments to include the local school districts capital improvement plan in their comprehensive plans. This legislation requires each local government adopt a Public School Facilities Element (PSFE) as part of its Comprehensive Plan and amend its Capital Improvement Element and Intergovernmental Coordination Element to reference public school concurrency. The PSFE must establish school levels of service as well as address: school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities; and financial feasibility.

As mandated by the Florida Administrative Code (Rule 9J-5.025), the PSFE must contain the following requirements: existing school facility enrollment and school facilities required to meet future needs; projected enrollment for each school facility; existing and projected school facility surpluses and deficiencies by Concurrency Service Area; school level of service standards; a financially feasible five-year schedule of school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service; provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points; and, that schools be co-located with other public facilities.

The element must also include maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and Concurrency Service Areas (CSAs). The element must also contain a Proportionate Fair Share Methodology to address circumstances when there is not enough school capacity to accommodate a development. In addition, the element must contain goals, objectives, and policies for planning and school concurrency to achieve the above mentioned requirements.

These requirements were satisfied when the Board of County Commissioners, on August 26, 2008, adopted CPA2006-16 and CPA2006-18. These amendments were found to be in compliance by the State of Florida. These two amendments have not been codified into the Lee Plan at the time of drafting this current amendment. The codification of the adopted policy language will likely result in the renumbering of the PSFE Goal, Objectives and Policies. This current amendment will refer to the policy numbering as contained in CPA2006-16.

#### C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

#### 1. RECOMMENDATION:

Staff recommends that the Board of County Commissioners amend the Capital Improvements Element (Table 3 & 4) to reflect the latest adopted Capital Improvement Program. Amend the Lee Plan to incorporate the updated Lee County School Districts School Capital Improvement Program (CIP) as Table 3a of the Capital Improvement Element. Amend Lee Plan Policy 95.5.1 to adopt the updated School District Work Plan by reference. Amend the Lee Plan to clarify Policies 71.1.1, 71.1.3 and 95.1.3.7. Adopt Lee Plan Policy 71.2.6 to address student generation rates.

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- In 2001, the BOCC adopted a county-wide School Impact Fee ordinance (Ordinance 01-22) that requires the school district present the board of commissioners with a proposed CIP for educational facilities for each fiscal period.
- Florida Statute 163.3177 [12][c] requires the Lee Plan Capital Improvement Element include portions of the School District CIP.
- The updated School District CIP covers Fiscal Years FY08/09-12/13.
- The Lee County School District is expected to grow in the future. Historically, 3,000 to 5,000 new students enter the School District each year.
- Florida Statute Section 163.3180 requires that each local government adopt a Public School Facilities Element.
- The BoCC adopted a plan amendment on August 26, 2008, that addressed the Public Facilities Element state requirements. This amendment, CPA2006-16, incorporated schools as required public facilities for concurrency purposes as well as incorporated two new maps, School Concurrency Service Areas, and Educational and School District Facilities in Lee County.
- The purpose of the proposed plan amendment is to update the School Concurrency Provisions of the Lee Plan.
- Policy 71.1.3 is silent on how concurrency is to be managed for "special centers."
- The terms "Special centers" and Special Purpose" are used interchangeably in the Lee Plan referring to the identical type of facility.

#### PART II - STAFF ANALYSIS

#### A. STAFF DISCUSSION

The latest CIP adopted by the Board of County Commissioners covers fiscal years FY08/09 to FY12/13. In order to keep the Lee Plan up-to-date with the County's latest plans, revised Tables 3 and 4 have been prepared and are attached to this report. Revised Table 3 is a direct reproduction of relevant sections of the CIP. Revised Table 4 addresses the relation of individual capital projects with the Lee Plan. Approval of this amendment will bring the Lee Plan into compliance with the annual CIP.

Lee Plan Policy 70.1.1 requires a CIP to be prepared and adopted on an annual basis. Florida Statute 163.3177(12)(c) requires the Capital Improvements Element of the comprehensive plan to include the CIP of the Lee County School District. The proposed School CIP covers fiscal years FY08/09 to FY12/13. The Lee Plan must now be amended to include the updated School CIP.

In response to state requirements, the proposed Table 3a has been attached to this report. Table 3a was generated from data included in the Lee County School District 2008-2009 Work Plan. The tables from the Work Plan titled "Capacity Project Schedules" and "Other Project Schedules" were used to create Table 3a. Table 3a was created in a format similar to Lee Plan Table 3, The Capital Improvement Program. This amendment incorporates the most current School CIP into the Capital Improvements Element.

Major funding sources for the Schools Capital Projects Fund include Public Education Capital Outlay (PECO) funds, Classrooms For Kids funding, and property tax revenues. The first two sources are collected and allocated by the State. Property tax revenues are levied by the School Board. PECO funds are derived from utility taxes and are the primary state-level source for capital projects. Classrooms For Kids funding is used to build facilities to reduce class sizes. The property tax is generated by a levy of 2.00 mills for capital projects. These revenue sources are summarized by tables on pages 5 through 8 of the 2008-2009 Work Plan.

The table shown on page 1 of the 2008-2009 Work Plan lists the five-year totals for revenues and project costs for new construction and remodeling projects. The five-year total for revenues is \$332,211,333. The five-year total for project costs is also \$332,211,333. The listed revenues are identical to the project costs which means that the work plan is both balanced and financially feasible.

In a previous Lee Plan amendment (CPA2006-18) the Department of Education noted that the Capital Improvement Element of the Lee Plan did not include a policy that adopted the School District Work Plan by reference into the CIE. Lee Plan amendment CPA2006-16, adopted concurrently with CPA2006-18, proposed such a policy (95.5.1). Further comment from the Florida Department of Education has mandated that the policy adopt the complete School District

Facilities Work Plan by reference by *author, title, and date of adoption*. To address this recommendation, staff proposes the following modifications to Lee Plan Policy 95.5.1. Amending Policy 95.5.1 will facilitate the adoption of future School District work plans and will keep the Capital Improvement Element current.

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

#### **OTHER TEXT CHANGES**

Subsequent to the Board adoption hearing on August 26, 2008, staff incorporated public school facilities in the annual Concurrency Management Report. In this process two issues were identified as needing clarification. The first issue deals with Special Purpose Facilities while the second deals with Student Generation Rates. These issues are discussed below.

#### **Special Purpose Facilities**

Policy 71.1.3 provides that "CSAs exclude multizone magnet schools and special centers."

Policy 71.1.3 is silent on how concurrency is to be managed for "special centers." Policy 71.1.1 refers to "Special Purpose" facilities while Policy 71.1.3 refers to "special centers."

Capital Improvement Element Policy 95.1.3.7 also includes a reference to "Special Purpose" facilities.

The terms "Special centers" and Special Purpose" refer to the same facility type. Policy 71.1.3 should be amended to be consistent with the language in Policies 71.1.1 and 95.1.3.7 by using the term "Special Purpose Facilities." Staff also recommends a slight language modification to clarify facility types. For example, "Elementary," refers to "Elementary Schools." Staff recommends the following modifications to Policy 71.1.1, 71.1.3 and 95.1.3.7:

**POLICY 71.1.1:** The County adopts the following Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory of School Houses (FISH) capacity.

- a. Elementary <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

- c. High <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

For purposes of this subsection, a "measurable programmatic change" means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.

Relocatable classrooms may be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables may not exceed 20% of the Permanent FISH Capacity and may be used for a period not to exceed three years.

Relocatables may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation.

**POLICY 71.1.3:** The County adopts the School Board's current School Choice Zone boundaries depicted on Lee Plan Map 22, as Concurrency Service Areas (CSAs). CSAs exclude multizone magnet schools and Sepecial centers Purpose Facilities. Concurrency for new development will be measured against capacity in the 3 Student Assignment Zones (West Zone, East Zone, and South Zone) depicted on Map 22. Special Purpose Facility capacity will be added to the total CSA capacity as these facilities potentially provide service to students from all CSAs. Following the release of the 2010 census data, Lee County and the School District will evaluate expanding the number of CSAs to utilize the CSA Zone geography as the basis for measuring school concurrency.

#### POLICY 95.1.3.:

1. Through 6. No Change.

#### 7. Public School Facilities

The following Level of Service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity.

a. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

#### **Student Generation Rates**

Through the preparation of the 2008 Concurrency Management Report staff concluded that additional policy guidance was necessary to measure impacts to the School District from proposed development. The earlier amendment did include a discussion concerning Student Generation Rates. CPA2006-16 included the following discussion:

A critical component of the school concurrency process is projecting the number of students that will be generated from new residential development. In order to calculate the number of students associated with new residential development, a student generation multiplier was created in Lee County in 2005 and Lee County has begun the process of developing another Impact Fee Study that should be concluded by the end of 2008. Any revised student generation rates determined by that study will take the place of Student Generation Rates referenced below upon adoption of the revised impact fee ordinance reflecting those generation rates. Because the number of students living in a housing unit varies depending on the type of residential housing, the student generation rate per residential unit is based on three housing types: single family, multi-family, and mobile home.

Consequently, the number of students associated with a development can be calculated by applying the multiplier to the development's proposed number and type of residential housing units. The projected number of students is the product of the development units multiplied by the student generation multiplier for the unit type.

The amendment next provided a table, Table PSFE 5: Student Generation Rates, Lee County 2005 that provided the multiplier by unit type. This table provided the following multipliers: Single Family 0.316; Multi Family 0.125; Mobile Home 0.072; and, All Housing Types 0.212. The source of these multipliers was the Duncan Associates School Impact Fee Update Study, September 2005. The Duncan study was subsequently updated in late August 2008 and changed the multiplier for each unit type. The 2008 Study adopted the following multipliers: Single Family 0.299; Multi Family 0.118; Mobile Home 0.068; and, All Housing Types 0.201.

General Policy guidance is in order so that all parties know what student generation rates to utilize when assessing the impacts of new residential developments upon School District facilities. Staff recommends that a new policy be incorporated into the Lee Plan as follows:

POLICY 71.2.6: For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the School Impact Fee Update Study prepared by Duncan Associates adopted on September 23, 2008. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type.

#### **B. CONCLUSIONS**

Lee Plan Policy 70.1.1 requires a Capital Improvements Program to be prepared and adopted on an annual basis. Florida Statute 163.3177(3)(b) requires that the Capital Improvements Element of the comprehensive plan be amended to reflect the modifications of the adopted Capital Improvement Program (CIP). This amendment incorporates the most recently adopted CIP in the Capital Improvements Element.

By incorporating the updated School CIP, this amendment will update the Capital Improvement Element in compliance with Florida Statutes.

This amendment also updates the Lee Plan policy provisions pertaining to School Concurrency. The amendment addresses the issues that were identified through the preparation of the 2008 Lee County Concurrency Report. Lee Plan policy guidance is warranted concerning utilization of student generation rates.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners amend the Lee Plan by incorporating the attached revised tables 3 and 4 into the Capital Improvements Element and include the latest adopted Lee County School Districts School Capital Improvement Program as Table 3a. Staff also recommends to amend Lee Plan Policy 95.5.1 to adopt the School District Work Plan by reference. Staff recommends that the Board of County Commissioners adopt the proposed plan amendment which modifies Policy 71.1.1, Policy 71.1.3, and Policy 95.1.3 as well as incorporating a new Policy, Policy 71.2.6 which provides guidance concerning student generation rates.

# PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC LPA HEARING FOR CPA2006-21: <u>August 25, 2008</u>
DATE OF PUBLIC LPA HEARING FOR CPA2008-11 and CPA2008-21: <u>November 24, 2008</u>

#### A. LOCAL PLANNING AGENCY REVIEW

For CPA2006-21, Planning staff made a presentation to the LPA. One LPA member asked if the rankings on Table 3 were a classification system or a priority system. Staff responded that it was a classification system. The same member asked why Estero Boulevard was not listed on Table 3. Lee County Department of Transportation staff stated that there is currently no money budgeted in the five-year window for construction on the Estero Boulevard project. LPA members asked questions about specific DOT projects and funding sources in the CIP which DOT staff answered. One member asked about possible destruction of bike lanes on county maintained roads. DOT staff explained the situation regarding such lanes and road shoulders.

The LPA provided no discussion on proposed amendments CPA2008-11 and CPA2008-21.

## B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

#### 1. RECOMMENDATION:

CPA2006-21 went before the LPA as an item for transmittal rather than adoption. The LPA recommended that the Board of County Commissioners transmit this amendment. The LPA recommends that the Board of County Commissioners adopt both amendments CPA2008-11 and CPA2008-21.

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepts the findings of fact as advanced by Staff.

C. VOTE:		
CPA2006-21:		
	NOEL ANDRESS	AYE
	LES COCHRAN	AYE
	RONALD INGE	AYE

JACQUE RIPPE	AYE
CARLETON RYFFEL	ABSENT
LELAND M. TAYLOR	AYE
RAE ANN WESSEL	AYE
CPA2008-11 and CPA2008-21:	
NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
VACANT	NO VOTE
CARLETON RYFFEL	AYE
LELAND M. TAYLOR	AYE
RAE ANN WESSEL	AYE

# PART IV - REVISIONS TO POLICY 71.2.6 RECOMMENDED BY THE DEPARTMENT OF COMMUNITY AFFAIRS

In conversations with Planning Staff, the Department of Community Affairs recommended the following revision to Policy 71.2.6:

**POLICY 71.2.6:** For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the latest School Impact Fee Update Study prepared by Duncan Associates adopted on September 23, 2008. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type.

# PART V - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: December 9, 2008

## A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment.

# B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

# 1. BOARD ACTION:

The Board of County Commissioners adopted the proposed plan amendment with the revisions to Policy 71.2.6 recommended by the Department of Community Affairs.

## 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the finding of facts as advanced by Staff and the LPA.

# C. VOTE:

A. BRIAN BIGELOW	ABSENT
TAMMARA HALL	AYE
RAY JUDAH	AYE
ROBERT P. JANES	AYE
FRANKLIN B. MANN	ABSENT

The Board of County Commissioners adopted the following changes to the language in the Lee Plan:

Policy 95.5.1: The County will annually incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's Five Year Capital Facilities Plan. The County adopts by reference the Lee County School District 2008-2009 Work Plan adopted by the Lee County School District on September 23, 2008.

**POLICY 71.1.1:** The County adopts the following Level of Service (LOS) standards for public schools, based upon Permanent Florida Inventory of School Houses (FISH) capacity.

a. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

- b. Middle <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. High <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

**POLICY 71.1.3:** The County adopts the School Board's current School Choice Zone boundaries depicted on Lee Plan Map 22, as Concurrency Service Areas (CSAs). CSAs exclude multizone magnet schools and <u>Sspecial centers Purpose Facilities</u>. Concurrency for new development will be measured against capacity in the 3 Student Assignment Zones (West Zone, East Zone, and South Zone) depicted on Map 22. <u>Special Purpose Facility capacity will be added to the total CSA capacity as these facilities potentially provide service to students from all CSAs.</u> Following the release of the 2010 census data, Lee County and the School District will evaluate expanding the number of CSAs to utilize the CSA Zone geography as the basis for measuring school concurrency.

# **POLICY 95.1.3.:**

# 1. Through 6. No Change.

## 7. Public School Facilities

The following Level of Service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity.

- a. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- b. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. High <u>Schools</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose <u>Facilities</u>: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- POLICY 71.2.6: For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the School Impact Fee Update Study prepared by Duncan Associates adopted on September 23, 2008. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type.

	Approved	COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PRO	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

١	NAT	TURAL.	RESO	URCES
1				

	Briarcliff/Fiddlesticks Water Quality Improvements	4	Α	1,400,000	2,000,000	0	0	0	3,400,000	0
	Caloosahatchee Creek Preserve	5	Α	0	240,000	300,000	0	0	540,000	0
208588	Caloosahatchee TMDL Compliance	2	Α	0	0	100,000	100,000	100,000	300,000	5,300,000
208589	Charlotte TMDL Compliance	2	Α	0	0	100,000	100,000	100,000	300,000	525,000
208596	Culvert Replacement	3	Α	0	188,500	530,400	0	Ö	718,900	0
	Daughtreys Creek Improvements	5	Α	. 0	71,400	285,600	0	0	357,000	0
203072	Eagle Ridge/Legends Interconnect	4	Α	. 0	450,000	0	0	0	450,000	0
208597	East Mulloch Drainage Dist Improvements	4	Α	100,000	0	0	0	0	100,000	0
208591	Everglades-West Coast TMDL Compliance	2	Α	. 0	0	100,000	100,000	100,000	300,000	5,800,000
208548	Fichter Creek Restoration	5	Α	1,400,000	. 0	0	0	0	1,400,000	0
208549	Halfway Creek Filter Marsh	4.	Α	1,400,000	0	0	0	0	1,400,000	0
208598	Lakes Park Water Quality Improvements	4	Α	600,000	0	0	0	0	600,000	0
	Palm Creek Restoration	1	Α	0	0	600,000	0	0	600,000	0
208556	Poling Lane Drainage	1	Α	500,000	0	0	0	0	500,000	0
208593	Popash Creek Preserve		Α	1,400,000	0	0	0	0	1,400,000	0
	Powell Creek Bypass Extension	4	A	0	. 0	1,200,000	0	0	1,200,000	0
	Powell Creek Weir/Valencia	4	Α	0	50,000	100,000	0	0	150,000	0
	Prairie Pine Restoration	5	Α	0	650,000	150,000	0	0	800,000	0
	Spring Creek PMP Development	1	Α	· · 0	0	100,000	0	0	100,000	0
208539	Ten Mile Canal/Six Mile Cypress Pump Facility	3	Α	0	0	250,000	0	0 ·	250,000	0
	NATURAL RESOURCES CAPITAL TO	OTAL		6,800,000	3,649,900	3,816,000	300,000	300,000	14,865,900	11,625,000

## DEPARTMENT OF TRANSPORTATION

204030	Alico Road Multi-Laning	R	gt	600,000	1,000,000	400,000	0	0	2,000,000	0
205034	Alico-Green Meadows Corridor	5	GT	0	0	0	. 0	0	0	54,450,000
206002	Bicycle/Pedestrian Facilities	4	GT,I-21/25	0	· . 0	927,915	932,192	936,514	2,796,621	5,000,000
205720	Bonita Beach Road - Phase II	5	I-24,A,S	0	0	0	0	0	О	10,318,000
205723	Bonita Beach Road - Phase III	5	1-24,A,S	0	. 0	0	8,000,000	0	8,000,000	26,750,000

	Annavad	COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

	Brantley Rd Guardrail/Culverts	3	GT	1,000,000	0	0	0	0	1,000,000	0
	Buckingham / Orange River-SR80	5	A,1-23	0	0	0	0	. 0	0	40,179,320
204088	Burnt Store Road Four Laning-78 to Van Buren	5	E	0	0	O	0		0	52,255,655
205061	Bus US 41/Littleton - US 41	5	GT,1-22	0	0	0	0	0	0	29,978,100
206064	Colonial @ Metro Queue Jump	5	D	. 0	0	0	0	0	0	40,200,000
204054	Colonial Blvd/Six Mile to SR82	5	I-23,A	15,046,143	829,000	0	. 0	0	15,875,143	0
205054	Colonial Expressway	5	I,D,E	0	0	0	0	0	0	595,134,068
205035	Communications Plant Updates	, З	GT	100,000	0	100,000	0	0	200,000	900,000
	Daniels 6L / Chamberlin-Gateway	5	1-23,A	0	. 0	1,740,000	1,200,000	10,260,000	13,200,000	650,000
	DOT Operations Expansion	3	· A	0	0	700,000	0	0	700,000	0
	E-ARCS Replacement	NR	E	. 0	0	0	. 0	0	0	2,500,000
205021	Estero Parkway Extension	5	Α	0	241,000	0	0	0	241,000	. 0
205721	Hancock Bridge Parkway Extension	5	1-22	. 0	0	0	0	0	0	64,580,000
205063	Homestead 4L / Sunrise-Alabama	5	I-23,A,L	2,500,000	1,000,000	1,000,000	0	0	4,500,000	17,497,500
	Joel Blvd 4L /17th Street-SR80	5	1-23,A	0	0	0	0	0	0	21,210,000
	Lee Blvd Street Lighting	NR	Α	0	0	0	0	0	0	1,462,666
205068	Luckett Road 4L / Ortiz to I-75	5	I-23,A	0	0	0	. 0	0	0	8,179,000
205904	Matlacha Pass Bridge Replacement	3	GT,I-22	0	0	0	0	23,000,000	23,000,000	4,500,000
205069	Meadow Road Upgrade	4	1-23	0	1,600,000	0	0	0	1,600,000	6,150,000
205602	Monitoring Camera Deployment	NR	GT,S	0	0	0	0	0	0	175,000
	North Airport Road Extension	4	TBD	0	0	0	. 0	0	0	5,815,000
	Ortiz 4L / Colonial-MLK	5	I-23,A	0	0	0	. 0	. 0	. 0	14,541,000
205056	Ortiz Avenue/SR80 - Luckett	5	I-23,A	0	1,300,000	0	C	0	1,300,000	12,404,000 -
204072	Ortiz Four Laning - MLK to Luckett	5	1-23,A	0	1,300,000	0	0	0	1,300,000	11,898,000
204604	Six Mile Cypress Pkwy 4 Laning	4	I-23	0	0	0	0	0	0	15,080,000
206007	Summerlin Road-Boy Scout to Cypress Lake	. 5	I-23,A	880,000	0	0	0	0	880,000	0
204053	Three Oaks Pkwy Extension, North	R	1-24,A	0	0	0	0	0	0	44,932,073
206752	Traffic Building Replacement	5	Α	900,000	0	9,500,000	0	0	10,400,000	0
205029	Veterans Pkwy @ Del Prado	5	Ε	0	0	0	0	0	0	7,000,000
	Veterans/Santa Barbara Interchange	5	E	0	0	0	0	0	0	32,250,000
	DEPT OF TRANSPORTATION CAPITAL T			21,026,143	7,270,000	14,367,915	10,132,192	34,196,514	86,992,764	1,125,989,382

	Approved	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND

COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

	UTILITIES									
207143	Alico Road Water Main Relocation/Metro Pkwy Ext	3	· E	4,224,480	0	0	. 0	0	4,224,480	0
	Ben Hill Griffin Parallel Forcemain	3	Ε	800,000	3,000,000	2,200,000	0 .	0	6,000,000	0
207144	Bus 41 Line Upgrade-Littleton/Shell Factory	3	E	0	0	75,000	0	0	75,000	0
207158	Corkscrew Road & I-75 Interchange	5	E	3,001,900	0	0	0	0	3,001,900	0
	Corkscrew WTP Expansion to 20 MGD	5	D	0	0	0	0	0	0	13,501,000
	Corkscrew WTP Wellfield Improvements	F	D	0	0	0	0	0	0	9,750,000
	County 951 Utility Relocation	4	E	0	0	0	0	0	0	350,000
207146	Daniels Parkway & I-75 Interchange	3	E	2,356,200	0	0	0	0	2,356,200	0
	Daniels Parkway Widening-Chamb/Gateway	3	Ε	0	0	0	60,000	720,000	780,000	0
	. Daniels Pkwy Force Main Ext to Gateway	5	E	287,000	0	1,435,000	0	0	1,722,000	0
	Deep Injection Well - #2	5	E	0	0	0	0	0	0	5,000,000
	Desalination Plant Transmission Mains	5	E	0	0	0	0	0	0	18,195,500
207416	DOT Project Utility Relocations	3	Ε	600,000	600,000	600,000	600,000	600,000	3,000,000	0
207429	Electrical Equipment Upgrades & Replacements	3	E	450,000	250,000	150,000	150,000	0	1,000,000	0
	Electrical System / Maintenance Building	5	E	0	0	0	0	400,000	400,000	
	Feasibility Analysis/Design Desalination Plant	5	E	200,000	0	0	0	0	200,000	70,000,000
207304	FGCU Sewer	4	Ε	0	735,000	0	0	0	735,000	0
207197	FGCU Water	4	E	110,000	690,000	. 0	0	0	800,000	. 0
	Fiesta Village Expansion to 6.0 MGD	5	E	0	. 0	0	0	0	0	1,200,000
	FMB WWTP Improvements	3	E	0	0	0	0	0	0 (	2,000,000
	FMB WWTP Second EQ Tank	5	E	0	0	0	0	0	0	1,500,000
207270	Force Main to PS 393 Replacement	3	E	525,000	0	0	0	0	525,000	ó
	Gateway WWTP - Davco Rehab	3	Ε	0	150,000	150,000	0	0	300,000	0
	Gateway WWTP ASR Well System	3	Ë	400,000	1,600,000	600,000	600,000	0	3,200,000	. 0
207247	Inflow & Infiltration Improvements	3	E	0	0	1,000,000	1,000,000	1,000,000	3,000,000	0
207430	Instrumentation Upgrades & Improvements	3	E	150,000	150,000	150,000	150,000	150,000	750,000	0
	LCU Generator Replace & Improve	3	Ε	. 0	500,000	800,000	800,000	0	2,100,000	0
207190	Lime Sludge Handling Facilities Improvements	3	E	0	0	100,000	800,000	. 0	900,000	0
207602	North Lee County RO Plant Wellfield Expansion	5	E	6,690,000	8,700,000	0	0	0	15,390,000	0

	A	COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/0912/13	YEARS 6-10	
FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND											
COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5											

	UTILITIES CAPITAL TOTA	\L		36,644,065	27,173,522	26,770,000	10,100,000	8,160,000	108,847,587	137,811,500
207274	WWTP Odor Control System Improvements	3	E	750,000	0	0	0	0	750,000	0
207183	WWE Water Transmission Line Improvement	5	E	76,100	0	0	0	. 0	76,100	0
207149	Well Redevelopment/Upgrade & Rebuild	3,5	E	300,000	410,000	260,000	140,000	140,000	1,250,000	775,000
207426	Water/Sewer Line Relocation-Three Oaks Ext.	3	E	0	0	0	0	0	0	300,000
207151	Water Treatment Plants & Reservoirs Security System	3	E	300,000	0	0	. 0	0	300,000	0
207268	Water Treatment Plant Improvements	1	E	0	200,000	200,000	200,000	200,000	800,000	1,000,000
207193	Water Transmission Lines-Ben Hill to Treeline	5	E	7,428,556	4,220,000	0	0	0	11,648,556	0
207094	Water System Improvements	3	E	500,000	500,000	500,000	500,000	500,000	2,500,000	0
	Water Distribution Rehab & Replacement	3	E	850,000	850,000	850,000	850,000	850,000	4,250,000	0
207138	Wastewater Treatment Plant Improvements	1	E	250,000	250,000	250,000	250,000	250,000	1,250,000	1,250,000
207229	Wastewater System Improvements	3	E	450,000	450,000	450,000	450,000	450,000	2,250,000	0
	Wastewater Collection Rehab & Replacement	3	E	750,000	750,000	750,000	750,000	750,000	3,750,000	0
207438	Utility Wide Master Plan	5	Е	800,000	0	0	0	0	000,008	0
207170	US 41 Watermain Improvement	3	E	2,216,050	1,118,522	0	0	0	3,334,572	0
207010	US 41 NFM Watermain Replacement	3	E	0	600,000	0	0	0	600,000	0
207194	Summerlin Road Water System Improvements	5	E	0	0	2,000,000	2,000,000	2,000,000	6,000,000	0
207199	SR 80 & I-75 Water Relocation	5	E.	168,000	0	0	. 0	0	168,000	0
207184	SFM Water Transmission Line Improvements	5	E	810,779	0	0	0	0	810,779	0
	Security System Installation & Improvements	1	E	0	. 0	300,000	0	0	300,000	0
207424	SCADA Upgrades & Improvements	3	E	200,000	200,000	200,000	200,000	0	800,000	1,000,000
	San Carlos WWTP Diversion to 3 Oaks WWTP	3	Ε	0	0	. 0	0	0	0	2,600,000
207300	Reuse Valves Control, SCADA Project	3	E	100,000	0	0	0	0	100,000	0
207284	Reclaim Water ASR	5	E	0	0	0	600,000	0	600,000	0
207127	Page Park Waterline Improvements	3	E	200,000	0	0	0	0	200,000	0 -
207161	Ortiz Ave Water Relocation-Colonial to SR 80	3	Ę.	0	0	0	. 0	0	0	5,990,000
	Olga WTP Seawall	3	E	0	0	0	0	150,000	150,000	3,400,000
207265	Olga WTP Reservoir & Plant Improvements	1	E	700,000	0	0	0	0	700,000	. 0
207028	North Lee County WTP Expansion to 10 MGD	5	É	0	1,250,000	13,750,000	0	0	15,000,000	0

CIP FY 08/09	19/13	CAPITAL	IMPROVEM	<b>ENT PROGRAM</b>	ı
CIP FT U0/U3	- 1 <i>2i</i> 13	CAPHAL	HAILLOACIAN		

[		COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10
	SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE						<u> </u>	<del></del>	L	
	SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE I/TU; L=LOAN FROM GENERAL FUND	, C = ENIT	errise ru	JAD, G - GRANT,	G1 ~ GAS 1AA	, I-WIFACI	- EE3, EA - LIE	IVAICE AD VAI	LONEW, 3 - 31 LO	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
COMP PL	AN CODES: R = REQUIRED; NR = NOT REQUIRED; F = F	URTHERS	SPECIFIC O	R GENERALIZED R	EQUIREMENT	OF LEE PLAN	; CATEGORY	CODE 1 THRO	DUGH 5	
					2					
200932	Ash Monofill & Class III	5	E	2,420,982	0	0	0	0	2,420,982	0
	Landfill Gas Collection System	NR	E	0	250,000	2,700,000	550,000	· Q	3,500,000	2,000,000
200935	Landfill Gas to Energy	NR	E	200,000	0	0	0	0	200,000	0
200931	Lee Hendry Landfill Leachate Treatment	1	E	1,000,000	800,000	0	0	0	1,800,000	2,600,000
	Lee Hendry Landfill Phase IV	5	Ε	0	0	0	900,000	8,400,000	9,300,000	1,000,000
200933	MRF Expansion	5	E	1,500,000	2,000,000	0	0	0	3,500,000	0
	Processing Facility (Future)		E	0	0	0	0	0	0	75,000,000
	SOLID WASTE CAPITAL TOTAL	<b>AL</b>		5,120,982	3,050,000	2,700,000	1,450,000	8,400,000	20,720,982	80,600,000
•	COUNTY LANDS	_								
208800	Conservation 2020		Α	36,135,387	36,135,387	36,135,387	36,858,094	37,595,256		0
•	COUNTY LANDS CAPITAL TOTA	AL		36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	0
		AL		36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	0
	GOVERNMENT FACILITIES	<u> </u>		36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	0
	GOVERNMENT FACILITIES									
	GOVERNMENT FACILITIES  Animal Shelter Chiller	5	A	450,000	0	0	0	0	450,000	0
	Animal Shelter Chiller Animal Shelter Expansion	5 5	Α	450,000 350,000	0	0	0	a	450,000 350,000	0
203414	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride	5 5 5	A A, E	450,000 350,000 400,000	0 0	0 0	0 0	0	450,000 350,000 400,000	0
208946	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition	5 5 5 NR	A A, E A	450,000 350,000 400,000 0	0 0 0	0 0	0 0 0 5,000,000	0	450,000 350,000 400,000 5,000,000	0 0
208946 208666	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center	5 5 5 NR 5	A A, E A A	450,000 350,000 400,000 0 2,240,000	0 0 0 0 0 7,910,000	0 0 0 0	0 0 0 5,000,000	000000000000000000000000000000000000000	450,000 350,000 400,000 5,000,000 10,150,000	0 0 0 0
208946 208666 208873	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion	5 5 5 NR 5 5	A A, E A A E	450,000 350,000 400,000 0 2,240,000 1,000,000	0 0 0 0 0 7,910,000 1,000,000	0 0 0 0 0	0 0 0 5,000,000 0	000000000000000000000000000000000000000	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000	0 0 0 0
208946 208666 208873 208943	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II	5 5 5 NR 5 5 3	A A, E A A E A	450,000 350,000 400,000 0 2,240,000 1,000,000 3,000,000	0 0 0 0 7,910,000 1,000,000	0 0 0 0 0 0 1,000,000	0 0 0 5,000,000 0 0		450,000 350,000 400,000 5,000,000 10,150,000 3,000,000	0 0 0 0 0
208946 208666 208873	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion	5 5 5 NR 5 5 3	A A, E A A E	450,000 350,000 400,000 0 2,240,000 1,000,000 3,000,000	0 0 0 0 0 7,910,000 1,000,000	0 0 0 0 0 1,000,000	0 0 0 5,000,000 0 0		450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 3,000,000	0 0 0 0 0 0 0 250,000
208946 208666 208873 208943	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II	5 5 5 NR 5 5 3	A A, E A A E A	450,000 350,000 400,000 0 2,240,000 1,000,000 3,000,000	0 0 0 0 7,910,000 1,000,000 0 0 5,900,000	0 0 0 0 0 1,000,000 0 0	0 0 5,000,000 0 0 0 5,300,000	0 0 0 0 0 0 0 0 0	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 3,000,000 0 27,884,345	0 0 0 0 0 0 250,000 5,300,000
208946 208666 208873 208943 208630	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II Justice Center Courtroom Renovations	5 5 5 NR 5 5 3	A A, E A A E A	450,000 350,000 400,000 0 2,240,000 1,000,000 3,000,000	0 0 0 0 7,910,000 1,000,000 0 0 5,900,000	0 0 0 0 1,000,000 0 9,100,000 250,000	0 0 5,000,000 0 0 0 5,300,000	5,300,000	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 0 3,000,000 0 27,884,345 250,000	0 0 0 0 0 0 250,000 5,300,000
208946 208666 208873 208943 208630	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II Justice Center Courtroom Renovations Justice Center Expansion	5 5 5 NR 5 5 3	A A, E A A E A A	450,000 350,000 400,000 0 2,240,000 1,000,000 3,000,000 0 2,284,345	0 0 0 0 7,910,000 1,000,000 0 0 5,900,000	0 0 0 0 0 1,000,000 0 0	0 0 5,000,000 0 0 0 5,300,000	0 0 0 0 0 0 0 0 0	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 0 27,884,345 250,000 1,576,380	0 0 0 0 0 0 250,000 5,300,000
208946 208666 208873 208943 208630	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II Justice Center Courtroom Renovations Justice Center Expansion Morgue Chiller	5 5 NR 5 5 3 3 3 3 3	A A, E A A E A A	450,000 350,000 400,000 0 2,240,000 1,000,000 0 2,284,345	0 0 0 0 7,910,000 1,000,000 0 0 5,900,000	0 0 0 0 1,000,000 0 9,100,000 250,000 525,460 1,500,000	0 0 5,000,000 0 0 0 5,300,000 0 525,460	5,300,000	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 3,000,000 27,884,345 250,000 1,576,380 1,750,000	0 0 0 0 0 0 250,000 5,300,000
208946 208666 208873 208943 208630	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II Justice Center Courtroom Renovations Justice Center Expansion Morgue Chiller New EMS Station - 7 NFM	5 5 5 NR 5 5 3 3 3 5 5	A A E A A A A	450,000 350,000 400,000 0 2,240,000 1,000,000 0 2,284,345 0	0 0 0 7,910,000 1,000,000 0 5,900,000 0 525,460	0 0 0 0 1,000,000 0 9,100,000 250,000 525,460	0 0 5,000,000 0 0 0 5,300,000	5,300,000	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 0 27,884,345 250,000 1,576,380 1,750,000 2,338,109	0 0 0 0 0 0 250,000 5,300,000 0
208946 208666 208873 208943 208630	Animal Shelter Chiller Animal Shelter Expansion Beach Park & Ride Central Records Warehouse Acquisition Emergency Operations Center Fiber Optic Expansion Jail Expansion - Phase II Justice Center Courtroom Renovations Justice Center Expansion Morgue Chiller New EMS Station - 7 NFM New EMS Station - EOC Buckingham	5 5 5 NR 5 5 3 3 5 5 5	A A A A A A	450,000 350,000 400,000 0 2,240,000 1,000,000 0 2,284,345 0 0	0 0 0 7,910,000 1,000,000 0 5,900,000 0 525,460 250,000	0 0 0 0 1,000,000 0 9,100,000 250,000 525,460 1,500,000	0 0 5,000,000 0 0 0 5,300,000 0 525,460	5,300,000	450,000 350,000 400,000 5,000,000 10,150,000 3,000,000 0 27,884,345 250,000 1,576,380 1,750,000 2,338,109	0 0 0 0 0 0 250,000 5,300,000

Ţ	A	СОМР		CIP	CIP	CIP	CIP	CIP	CIP	CIP
PRO.	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10

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COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5

	GOVERNMENT FACILITIES CAPITAL TO		10,053,233	17,916,564	12,553,577	10,825,460	5,300,000	56,648,834	5,550,000	
	LIBRARY PROJECTS									
203619	Fort Myers Library Expansion	5	LA	5,500,000	0	0	0	. 0	5,500,000	0
	Fort Myers Library Fresh Air Unit Replacement	3	LA	0	0	0	0	00	0	125,000
	LIBRARY CAPITAL TO	TAL		5,500,000	0	0	0	0	5,500,000	125,000

<sup>\*</sup> The amount and timing of the project to be determined

PARKS -	COMMUNIT	Y AND	REGIONAL
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201861	Adult Soccer Fields	5	Α	0	. 0	0	0	0	0	500,000
	Alva Community Park Maintenance Building	3	Α	0	0	100,000	0	0	100,000	0
•	Bay Oaks Park Maintenance Building	3	Α	0	0	250,000	0	0	250,000	0
202014	Boca Grande Historic Buildings	3	Α	150,000	0	0	0	0	150,000	0
201778	Boca Grande Improvements	NA	1-27	0	0	0	0	0	0	18,000
202015	Brooks Park Irrigation/Well System	3	Α	0	0	0	0	0	0	20,000
	Brooks Park Master Plan & Improvements	5	Α	0	500,000	750,000	0	0	1,250,000	0
	City Of Palms & 5 Plex Underdrain System	3	Α	150,000	0	0	0	0	150,000	0
201870	City of Palms Improvements	3	Α	0	0	. 0	0	0	0	2,000,000
	Deep Lagoon Preserve	5	I-R	0	0	0	0	0	0	610,000
	Flint Pen Strand Regional Park	5	I-R	. 0	0	0	0	0	0	2,000,000
	Hunter Park Improvements	5	Α	0	0	220,000	0	0	220,000	0
202101	Lynn Hall Bathhouse ADA Compliant Remodel	2	Α	150,000	0	0	0	0	150,000	0
201665	Matanzas Pass Preserve	5	А	0	0	. 0	0	0	0	150,000
20,000	North Fort Myers Recreation Center	5	L	500,000	0	0	0	0	500,000	0
	Orange River Property	NR	A	0	0	100,000	0	0	100,000	0
201798	Phillips Park	5	1-5,25	553,408	0	0	0	0	553,408	0
201868	Pool Water Feature Playground	5	Α.	80,000	٠ ٥	0	0	0	80,000	80,000
201834	Replacement Parking Machines, County Wide	3	A	50,000	50,000	50,000	50,000	50,000	250,000	0
201034	replacement raining machines, county vide	•	••	30,000	,		•			

2,500,000

11,448,000

3,971,662

50,000

50,000

CIP FY 08/09 - 12/13	CAPITAL	<b>IMPROVEMENT</b>	<b>PROGRAM</b>
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	A	COMP		CIP	CIP	CIP	CIP	CIP	CIP	CIP			
PROJ	Approved	PLAN	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET			
#	PROJECT NAME	CODE	SOURCE	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	YEARS 6-10			
FUNDING SOURCE CODES: A = AD VALOREM; D = DEBT FINANCE; E = ENTERPRISE FUND; G = GRANT; GT = GAS TAX; I = IMPACT FEES; LA = LIBRARY AD VALOREM; S = SPECIAL; T = TDC; M = MSBU/TU; L=LOAN FROM GENERAL FUND  COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5													
COMP PL	AN CODES: R = REQUIRED; NR = NOT REQUIRED, F = 1	PORTHERS	31 2011 10 01	COLITEIO	1112011111111								
201758	Schandler Hall Park Improvements/Land Acquisition	5	A, I-21	218,254	0	0	0	0	218,254				
	Sports Complex - Batting Cages	5	Α	0	0	0	0	0	0	200,00			
	Sports Complex - Grandstand Seating Replacement	3	Α	o	0	0	C	) Ç	) 0	1,000,00			
	Sports Complex - Reside with Vinyl	3	Α	a	) 0	0	C	) (	) 0	200,00			
	Sports Complex - Softball Tower	NR	Α		0	) 0	C	) (	0	50,00			
201002	Sports Complex Improvements	3	Α		) 0	) (		) (	0	2,000,00			
201002	Sports Complex Improvements	2	Δ	c	) 0	) (		) (	) 0	120,00			

•						0 4 00 4 770	480,407,240	1.373,148,882
3	TOTAL CAPITAL BUDGET	123,131,472	95,745,373	97,812,879	69.715.746	94,001,770	480,407,240	1,373,140,002
- 1	I IOTAL CAPITAL GUUGET	160,101,716	00,1 10,010	,,				

1,851,662

550,000

1,470,000

PARKS CAPITAL TOTAL

202023

Stadiums - Boiler Replacement

Tower-Player Development Complex

TABLE 3(a)

Lee County School District Five-Year Capital Improvement Program

Project Description	Location			Plai	nned Cost:					Funded
<u>L </u>		2008-2009	2009-2010	2010-2011	2011-2012	2	2012-2013	Tota	ıl	
CAPACITY PROJECT S	CHEDULES									
Market States										
Only garaged tyen Model										
Station Blow Base (6:8) Program	sal acestronolyton Contectificatio	\$ (4.6%,659)				50			\$3,842,498	Yes
New Middle School LL/East		#40 OCE 40	r ene 150 en	•	\$0	\$0	\$	n :	\$39,225,000	Yes
(6-8)	Location Not Specified	\$13,065,107	\$26,159,89	<b>3</b> 2014 - 1914 - 1914	\$U	φU	φ' 2		\$39,223,000	163
ingo ili cine nervivo della dis-	Service to react Specified 2	5 . 5 J. 2 . 7 T. 7 C.		S. Karlanda		\$ <b>(</b> */0)	6		\$23/4777718	Yes
New Elementary W/West (k					en e		Manager Company of the Company of th	and the same of the same	GENERAL PARTIES PARTIES	nak dier even Menheting von der Australie in 1900 in 19
5)	Location Not Specified	\$0	\$8,145,00	0 \$19,005,0	000	\$0	\$	0	\$27,150,000	Yes
ELANGE A WARE COLOR							je sile			
	gjaranin krasjonijo					<b>E C C C C C C C C C C</b>	\$222 <b>0</b> 50000		\$31/500/000 \$2,428,064	PARTY SERVICE CALLED SERVICE CONTRACTOR CONT
Replacement Building	Heights Elementary	\$2,428,064	\$	U Singiga ay maga	\$0	\$0	¢		\$2,420,004	162
Rewilling day. South its	Lesim Kolonikistist.			1	4Yo	. Cin	3 977 140		\$9,922,500	Yes
New Elementary A/West		100 e 1 e 10 e 12 20 20 20 20 20 20 20 20 20 20 20 20 20						CONSTRUCTION (SE		Mary Callery Commercial
Zone	Location Not Specified	\$(	\$8,145,00	0 \$19,005,	000	\$0	\$	0	\$27,150,000	Yes
	WALL IN THE STATE OF STREET									
BCIT/ALCONICTION CONTRACTOR	\$65 (a.)/fit@a&&&&	28/1/06/6/28				660		0	\$4,601,497	Yes
N (5)	and a second National Control	œ.		0	\$0 \$9,45	0,000	\$22,050,00	0	\$31,500,000	Yes
New Elementary/ West Zon	le Location Not Specified	\$1	у 1978-жылда жана	0	φυ φσ,44c	0,000	Ψ22,000,00		\$51,500,000	
vevy Middle v MVVesi Zend	The saids and Consulting	in the second			715B	- 50	(	0.5	\$34,497,580	Yes
	MICHIGAN		A CONTRACTOR OF STATE			NO KINESTA AND COME.	30E2JSJEDOV SOCIETA	MANAGE AND ASSE	Full State Control of the State	Service Annual Services and Additional Contractions of the Contraction
Michigan Elementary	INTERNATIONAL									
Replacement School	ACADEMY	\$23,066,66	1 \$	0	\$0	\$0	\$	0	\$23,066,661	Yes
						75 67 6V	0.210.00.16			
GAFAGINVERGOLEFISII		(377.460.47) 	S & S / Z O D Z / A	3					258,361/513	
OTHER PROJEC	CT SCHEDULES									
STATE OF THE PARTY										
res County troffic Four air										
Gentel	(C(01/19) 1.7) at 152 (19)	4, 86,868,62		(18)	S(i)	\$ 50		0	-\$1,358,021	Yes

							·	
Project Description	Location				nned Cost:			Funded
	Į	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total	
East Transportation Facility At Leonard & Leonard	TRANSPORTATION EAST BUS FACILITY	\$3,965,000	)	\$0	\$0	\$0 \$	\$0 \$3,965,000	Yes
Balance Cemanno Willing Project/Notelosec	ija iz (vi aki vi se) sija iz (vi aki vi se) siga (se) (o o)	\$555.775		50 %25 %3	(50)	10	50° \$59,753	Yes
Treeline Staging School	EAST ZONE STAGING SCHOOL	\$478,623	3	\$0	\$0	\$0	\$478,623	Yes
Estanos romalnino Admic Erojes/AVoltGloses	TURKERTON	e de la composição de l		Su	361 1	\$0)	10 \$10(505	Yes
Balance Remaining Within Project/ Not Closed	CHALLENGER MIDDLE	\$531,13	1	\$0	\$0	\$0	\$0 \$531,131	Yes
Estlence Renembro William Project Not Closed	TANTA ET Tanta Control (S	\$ 155 <b>/5%</b> (	6	(4)	(3))	¥0	\$0 \$16 <sub> </sub> 846	Yes
Balance Remaining Within Project/ Not Closed	EAST LEE COUNTY HIGH SCHOOL	\$747,46	4	\$0	\$0	\$0	\$0 \$747,464	Yes
usugnaistouskoiovetou.	247 (1114) (251) (6) (116)	(i)   5 (i)   5 (ii)		6		(6)	\$805	Yes
West Zone Land Purchase NW 15th Terrace	Location Not Specified	\$2,554,60	6	\$0	\$0	\$0	\$0 \$2,554,606	Yes
Wasi Zone Land Purchase NW-21st die nace West Zone Land Purchase	Location (No. Specified)	\$\$246 £24		0	\$60.000	S0	\$0% \$2,767;273	Yes
27th Terrace	Location Not Specified	\$3,776,85	6	\$0	\$0	\$0	\$0 \$3,776,856	Yes
West-Zone Eand Purchase Daybreak Property:	Cocation Not Specified	\$ <b>5</b> ,98	8	\$0	50	\$0	\$ <b>0</b> \$6;988	Yes
Thieman Land Purchase Additional Costs	Location Not Specified	\$1,12	5 ************************************	\$0	<b>\$0</b>	\$0	\$0 \$1,125	Yes
Renovation	MINESCOUNTY HIGH	###### 50 <b>0</b> (40	08 <b>% \$5</b> 00.0	00000 10000	60 E E E	\$07.27.37.5	<b>\$0</b> \$2,000,000	Yes

Project Description	Location			Plani	ned Cost:				Funded
		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Tot	al	
Lee County Public Safety	•			•		,			
Training Center	Location Not Specified	\$1,500,000	31,500,000	9	\$O	\$0	\$0	\$3,000,000	Yes
aRepaire GIRALIOVALION	CAPE CORAL SENIOR	40,000				80 22 25	<b>S0</b>	\$10,000,000	Yes
	MARINER SENIOR								
Repairs & Renovation	HIGH	\$10,000,000	D \$0	)	\$O	\$0	\$0	\$10,000,000	Yes
Balance Remaining Within: Bioject/Note-Biosett		76.77.56		ACTION CONTRACTOR OF THE PARTY	IQ (	\$02 × \$25.5	<b>s</b> 0.	\$7/647,868	Yes
Major Renovations	LEHIGH ELEMENTARY	° \$18,972,50°	1 \$0	)	\$0	\$0	\$0	\$18,972,501	Yes
West Zone Land	Luciational (on Specifico	3/2//			80	<b>30</b> 2 3 2 4	\$0.5	\$843,511	Yes
Balance Remaining in Project	TREELINE ELEMENTARY	\$5,115,94	4 \$0	) .	\$0	\$0	\$0	\$5,115,944	Yes
OTHER PROJECT SCHEDULES DESIGNAL			1845 - \$2,0014,000		SOZE EN EX	SO <sub>LE</sub> SOLE	\$0±4	\$73,849,820	22 70 W
101/462								i032.211,336	16 16 16 16 16 16 16 16 16 16 16 16 16 1

Source: Lee County School District 2008-2009 Work Plan

### Approved

### LEE COUNTY, FLORIDA CAPITAL IMPROVEMENT PROGRAM FY 08/09 - 12/13 TOTAL REVENUE AND PROJECT SUMMARY FIGURES EXPRESSED IN THOUSANDS

CATEGORY OFFY		CAPITAL IMPROVEMENT FUND (1)	TRANSPORTATION IMPROVEMENT FUND (2)	LONG-TERM DEBT OR LEASE/PURCH (3)	WATER & SEWER REV/DEBT (4)	SOLID WASTE FEES/DEBT (5)	IMPACT FEES & DEVELOP AGREEMENTS	TOTAL
COUNTY LAND \$	182,859	\$ 182,859 \$	0 \$	0 \$	0 \$	0 \$	0 \$	182,859
GOVERNMENT	56,649	56,649	0	0	0	. 0	0	56,649
LIBRARY	5,500	5,500	0	0	0	0	0	5,500
NATURAL RES	14,866	14,866	0	0	0	0	0	14,866
PARKS/RECRE	3,972	2,700	0	500	0	0	772	3,972
SOLID WASTE	20,721	0	0	0	0	20,721	0	20,721
TRANSPORTAT	86,993	13,050	21,700	6,500	0	0	45,743	86,993
UTILITIES	108,847	0	0	. 0	108,847	0	00	108,847
EV 09/00 40/41 F	480.407	¢ 275 624 ¢	31 700 ¢	7.000 \$	108,847 \$	20,721 \$	46,515 \$	480,407
FY 08/09 - 12/1:\$_	480,407	\$ 275,624 \$	21,700 \$	7,000 \$	(00,047 \$	20,721 \$	40,515 ¢	400,407

- (1) CAPITAL IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE AD VALOREM TAXES AND GRANTS.
  (2) TRANSPORTATION IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE GASOLINE TAXES AND SURPLUS BRIDGE REVENUES.
- (3) NON-AD VALOREM REVENUE, FEE OR TOLL SUPPORTED DEBT, LEASE PURCHASES AND GENERAL FUND LOANS...
- (4) WATER AND SEWER REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.
- (5) SOLID WASTE TIPPING FEE REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.

_		FY 06/0	7-10/11 C	APITAL I	MPROVEN	MENT PRO	GRAM - I	LEE 60UNT	Y, FLORIDA	
		1 1 00/0	, , , , , , ,							
PROJ #	25-Nov-08	FUND, SRC.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 6-10 ADDITIONAL DESCRIPTION-INF	FORMATION
	NATURAL RESOURCES	]								
	Briardiff/Fiddlesticks Water Quality Improve	30100	0	. • •	1,400,000	2,000,000	a	3,400,000	0 accusition of land along Briarcliff ditch & construct	of filter marsh
	Caloosahatchee Creek Preserve	30100	o	0	0	240,000	300,000	540,000	0 reestablish historical flowways on Conservation 20	20 NFM
	Culvert Replacement	30100	0	225,000	0	188,500	530,400	943,900	0 replace culverts in N Ft Myers locations	
	Daughtreys Creek Impovements	30100		0	0	71,400	285,600	357,000	0 provide equalization channel parell I-75 connect-2	triple box culver
203072	Eagle Ridge/Legends Interconnect	30100	112,500	0	0	0	0	112,500	o extend Eagle Ridge flow way from current terminus	s to Legends
203072		D 22-30100	112,500	0	0	0		112,500	0 stormwater system	
		SWFIA	112,500	0	0	. 0	0	112,500	, o	
		MSBU	112,500	0	0	0	0	112,500	0	
	East Mulloch Drainage Dist Improvements	30100	0	20,000	100,000	0	0		0 install littoral plantings at stormwater facility	
208988	Environmental Laboratory Expansion/Remodel	30100	6,319,875	0	0	0	. 0		0 expansion & remodel of Lee Co lab at 60 Danley D	
208548	Fichter Creek Restoration	30100	1,400,000	600,000			0		water conserv area land acquisition N ft Myers/Alv.	
208549	Halfway Creek Filter Marsh	30100	000,008	1,400,000	0	0			0 land acquisition/design/construction of filter marsh	Hallway Creek
•	Lakes Park Water Quality Improvements	30100	. 0	120,00	600,000	. 0		720,000	0 improvements consistent with CERP install BMP's	
208550	Matjacha Pass Restoration	30100	1,000,000	300,000	900,000	0	0		establish historical flows to Mattacha Pass from N	
208555	NFM/Charlotte County Aerial Contour Mapping	30100	750,000	0	0	0	0	7.0000	obtain contour map Charlotte Co areas draining to	N Ft M-Burnt Store
	Palm Creek Restoration	30100	0	00	0	0	600,000	600,000	replace undersize/failing culverts on Palm Creek	
208556	Poling Lane Drainage	30100	450,000	750,000	0	, 0		1,200,000	culvert upgrades-bank stabilization Mello/DelPrade	
	Powell Creek Bypass Extention	S0100	0	0	. 0	0	1,200,000	1,200,000	Stension of Powell Creek bypass N Ft Myers to D	
	Powell Creek Weir/Valencia	30100	0	0	0	50,000	100,000	150,000	study or it, ws between natural creek & Powell Cre	ek
	Prairie Pine Restoration	30100	. 0	0	. 0	650,000	150,000	800,000	Hydrological resto, tion-exotic removal	
203025	Punta Rassa Boat Ramp	· G	0	0	0	0	c	0	0 modification of ramp to inc. ase capacity after cor	struction of new bridg
		30104	305,000	0	0	0	C	305,000	0	
	Spring Creek PmP Development	30100	0	0	0	0	100,000	100,000	0 pest rigmt plan for golf course communities corin	g Creek
208557	Sunn and/Nine Mile Run Drainage Study	30100	350,000	0	0	0	. (	350,000	<ol> <li>complete drainage study Nine Mile Run Olga area</li> </ol>	
202985	Ten Mile Canal Filter Marsh	30100	500,000	200,000	300,000	700,000	1,600,000	3,300,000	0 improve channel to better convey Ten Mile Canal	Master Plan
202,000	Three Oaks Parkway Filter Marsh	30100	1,800,000	0		0		1,800,000	0 construction of filter marsh W of 1 75 between Alic	o -Daniels
041	CAPITAL TOT		14,124,875	3,615,000	3,300,000	3,899,900	4,866,000	29,805,775	0	

	FY	06/07-10	/11 CAF	PITAL IN	PROVE	MENIP	ROGRA	M - LEE CO	JUNIT, FL	ORIDA
	25-Nov-0		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
	25-1104-0		BUDGET	BUDGET			BUDGET	BUDGET	BUDGET	
(OJ	THE WORLD		FY 06/07	FY 07/08			FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
#	PROJECT NAME	1 310.	1 1 00/01	1101.00		<u> </u>	· · · · · · · · · · · · · · · · · · ·			
	ROADS TRANSPORTATION									
04030	Alico Road Multilaning	GT	0	0	600,000	1,000,000	400,000	2,000,000		2 to 6 lane widening between Dusty Ln & Three Oaks Pkwy
06002	Bicycle/Pedestrian Facilities	GT	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	5,000,000	constant bike paths/sidewalks existing Co-maint roads
25002	Bicyde/Fedestilatti aciilles	1-	650	715	787	826	867	3,845	11,000,000	
	•	1-22	115,000	127,500	141,250	148,813	156,753	689,316	0	
		1-23	75,000	1,298,500	1,434,350	1,509,068	1,587,521	7,004,439	0	
		1-24	535.00	596,000	663,100	700,005	738,755	3,232,89	0	
		1-25	60,000	67,500	75,750	80,288	85,052	568,590	. 0	
	Boca Grande Drainage - Master Drainage	GT	500,000		. 0	0	C	500,000		master drainage plan central Boca Grande Community
06047		TBD						0	11,097,000	Bonita Beach Rd widen 2 to 6 lane 0,9 miles
•	Bonita Beach Road-Phase II	A	0	0		0		) 0	100,000	
	Bonita Beach Road-Old41 to Lime St	Loan	3,300,000	0	0		. (	3,300,000		
		1-23				1 ,50, 90	15,000,000	16,880,000	11,880,000	widen existing Co arterial 2 to 4 lane 2.55 miles
	Buckingham/Orange River-SR80	A	0	c		d		) 0		
0.4000	Burnt Store Road 4 Laning	307-21	1,608,937	1,000,000	5 54,068	7,715,941	2,941,187	18,830,233		widen existing rural arterial 2 to 4 lane divided 3,6 miles
204088	Bus 41/Littleton-US 41	I-2	1.048,713	_	0		) (	1,048,713	, (	widen existing 2 lane State arterial to 4 lanes, 2.54 miles
205061	Bds 41/Filderor-G2 41	1-22	351,287		) 0		) (	0 351,287		
205045	Cape Coral Toll Plaza Rehab	421-35	6,000,000			) (	) (	6,000,5		completely rebuild & expand Cape Coral Bridge Toll Facility
205815	Captiva Drive Shoulders	GT		) (	596,000	. (	) .	0 596,000		project to add 4-foot shoulders on both sides of Captova Dr
205053		I-23	10,525,000	) (	) (	) (	)	0 10,525,000		widen existing 4 lane to 6 lane rural arterial, 2.65 miles
204054	Colonial Bivd/I75 To SR82	TRU SIB	3,250,000		) (	) (	)	0 3,250,000		
	•	9 9,5	0,200,000			) (	)	0 221,000		0
	2 > 110 14	Debt			200,000,000	) (	181,900,00	0 381,900,000	י	o grade-separation of portion of Colonial per Expressway Cor Study
205054	Colonial /McGregor - US 41	307-21	8,605,109				0	0 15,500,000		
		Debt				)	24,400,00	0 24,400,00		0 tolled graded separation of collonial Blvd over Metro Pkwy
206064	Colonial @ Metro Queue Jump	GT			0 300,00	0	0	0 300,000	0	0 fiber optic connect Billy Creek-down ewn-SONET & FDOT Center
205035	Communications Plant puates	GT		1,305,00			0	0 1,305,00		0 project to easy severe curve on rural, 2-lan, arterial
	Corkscrew Curv	Debt		0 1,430,00			0	0 1,430,00	0 86,100,00	0 4 Iane CR 951ext.4.5miles inc 1.5 miles of bridging Immokalee Rd-Bonit
204079	CR 951 Extension South			0 5,070,00	•	-	-	0 5,070,00	0	
	Collier County Contribut					0 1,520,00				0 4 to 6 lane 1.7 miles Daniels Airport/Gateway chamberlin to Catewa
	Daniels 6L/Chamberlin-Gateway	1-23 A		•	•				0 200,00	

<u> </u>							ROGRA			
103		25-Nov-08 FUN			CIP BUDGET FY 08/09			CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
#	PROJECT NAME	SR	FY 06/07	FT U//U8	F1 00/03	F1 03/10	1 1 10/11	1 1 00/01 10////	,	
	ROADS TRANSPORTATION									
		I_5	26,222	0	0	0		26,222	0	right-of-way acquisit in for improving DelPrado S of SR78
5062	Del Prado ROW	1-22	3,973,778	0	0	0	0	3,973,778	0	
	DOT Operations Expansion		0100 0	0	0	0	700,000	700,000	0	expansion of DOT Operations Facility
5038	E-ARCS Upgrade for Leeway	42. 25	768,000	0	0	. 0	0	768,000		apgrade ARCS Service Ctr software to e-ARCS software
05021	Estero Parkway Extension	1-3	454,962	. 0	0	0	. 0	454,962	0	extend 4-in arterial across 175 Three Oaks To Ben Hill 0.7 miles
J0021	Estelo Laivada Evicinion	1-24	0	. 14,874,533	0	0	0	14,874,533		
		1-25		2,200,000	0	0	0	2,200,000	0	
		Α	0	0	120,000	0	0			
04083	Gladiolus 4 Laning/South Fort Myers	GT	0	6,603,42	0	0	9	-,,		2 lane to 6 Bass Rd - Winkler Rd/ 4 lane from Pine Is Rd - Bass Rd
.0.,000	•	1-4	0	386,578	0	0		386,578	c	
	•	. 1-24	C	8,500,000		0	· ·			
		Α		0	515,000	<u> </u>				
205063	Homestead 4L/Sunrise-Alabama	I-23	2,100,000	4,740,000	7,060,000					widen existing 2 lane County arterial to 4 lane, 1.50 miles
		Α				0				install ITS devices on Co roads serving as major I75 diversion
205036	I-75 Complimentary ITS Deploy	GT	(			0		400,000		widen existing 2 lane to 4 lane, 3.24 miles
+	Joel Blvd 4U17th street -SR 80	1-23	. (	2,180.000	0					
		Α							500,000	4 laning of existing 2 lane arterial between 2 major roads, 0.46 mi
	Luckett Rd 4L/Ortiz to I-75	J <b>-23</b>		1,630,000	_	3,860,000			50,000	
		A					14,000,00			replacement of 2-lane, bascule Matlacha Pass Bridge
205904	Matlacha Pass Bridge Replacement	GT	9				11,000,00			
										0 install a pritor cameras at select Co locations
	Monitoring Camera Deployment	GT		130,000	_					0
		182-0		45,000						0 convert periodic traffic sounters to permanent monitor stations
206750	Monitoring Station Upgrades	GT	30,00					0 155,000		0 widen existing 2 lane to 4 lan, urban section, 1.25 miles
204072	Ortiz Avenue - MLK To Luckel	A		0 . (		•	•	0 12,435,000		0
		1-23	3,500,00		9,475,600			0 15,460,424		0 widen existing 2 lane to 4 lane urban section 1.33 miles
205056	Ortiz Ave/SR80 Luckett	1-23	5,984,82	•	o 9,475,600 N (			0 185,000		0
		Α	15,17		n (			0 15,176		0
		1-1			0 1.840.000			0 13,900,000		0 widen existing 2 lane to 4 lane, 1.73 miles
	Ortiz 4L/Colonial-MLK	. 1-23 A		-	0 (,040,001 0 (				0 200,00	

<u> </u>		1 00/0/-10	III CAP	IIAL IIVI	FKOVE	AIT-IAI L	10010	M - LEE CO		
	25-Nov-	08	CIP	CIP	CIP	CIP	CIP	CIP	CIP	
ROJ	20-1101	FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
									•	
	ROADS TRANSPORTATION		. 0	189,000	0	. 0	120,000	309,000	0	fiber optic aulo comm plant & ITS field devices along Pine is Rd
6751	Pine Island ITS	GT	•	189,000	0	a	0		0.	
		192-00	21,000	0	0	0	0	6,709,880	0	construct new 4 lane arterial linking Plantation to Shoemaker
4065	Plantation Extension/Idlewild-Colonial	1-23	6,709,880	140,000	. 0	0	0	140,000	0	
		A	Ů	140,000	1,910,000	1,000,000	8,360,000	11,277,000		widen existing 2 lane to 4 lane, 1.25 miles
	Plantation 4L/Six Mile-Danlels	1-24	0	ů	1,910,000	1,000,000	0,000,000	0	175,000	
<del> </del>		A	150,000	150,000	150,000	150,000	150.00	750,000	750,000	fund to support project studies-estimates & pre-design activities
0700	Project Planning & Pre-Design	GT	500,000	500,000	500,000	500,000	500,000	2,500,000	2,500,000	fund for voluntary righ-of-way purchase for future road projects
4079	Right-of-Way Opportunities	GT	000,000	300,000	0	000,000	1,410,000	1,410,000		extend 2 Jane collector N from Corkscrew to Estero Pkwy 1.43 ml
	Sandy Lane Ext North	I-24		0	0		1,410,000	10,229,000		widen existing 2 lane rural arterial to 4 lane, 2.3 miles
04804	Six Mile Cypress Parkway 4 Laning	1-23	10,229,000	604,000	0	0	0	604,000	0	·
		A		800.00	0	0	0		0	expand intersec to include duel N bound-westbound L turn lanes
05064	SR 82/Daniels Dual Left Lanes	I-23	200,000	0.000.000	0	. 0				widening project SR 82 Daniels to Lee Blvd
	SR82 from Ortiz to Lee Blvd (FDOT)	Loan	0		0	0	0	30,381,000		widen existing 4 lane to 6 lane and add overpass at College Pkwy
06007	Summerlin Rd Boy Scout-University	1-23	U U	30,381,000	380,000	n	0	380,000		•
		A	685,940	. 0		21,200,000				ur lane arterial extension, 3.5 miles
204053	Three Oaks Parkway Extension, North			_		21,200,000				
		<u> </u>	997,000	0		0				four lane arterial of tension, 4.15 miles
204043	Three Oaks Parkway Extension, South	A		0						construct 3 story bldg & parking for traffic division
06752	Traffic Building Replacement	3010	·	0	0	0				upgrade & enhance Billy Creek Trail & Mgmt Ctr
205037	Traffic Mgmt Center Usuale	GT .	80,000		0					extend & expand existing 2 lane to 4 lane unam arterial, 4.2 mi
204068	Treeline Extension North/Daniels-Colonial	A	1,200,000		700,000	700,000				install std St. lighting - existing Co-maint roads urban, and areas
204086	Urba street Lighting	A								design & construction of improvements at exit ramp overpass
205029	Veterans Parkway @ Del Prado	307-21	700,000			500,000				construction of an interchange
	Veterans/Santa Barbara Interchange  CAPITAL T	307-21	0	105,298,639			299,077,235			

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			1175 1101	11012			-	COUNTY,	
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	
	25-1104-00	FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
ROJ	DO LOT MANE	SRC.	FY 06/07		FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
#	PROJECT NAME	0,,,,,	1 - 1 - 2 - 2 - 2 - 2						
	UTU ITICO			•					
	UTILITIES	ĺ							
	ACD Maile @ Modh December	487-30	600,000	600,000	0	0	0		Const of 3.0 InSD add"I ASR wells N resivior & Olga
07110	ASR Wells @ North Reservoir	487-30	25,000	25,000	25,000	25,000	0	100,000	instal automated flush devices on dead-end water mains
07111	Automated Flushing Devices	487-30	1,700,000	0	0	0	0		
207186	Bartow WTP Upgrade Additional RO Skid	187-20	125,000	125,000	0	0	C		replace galvanized & AC waterlines Beacon Manor
07185	Beacon Manor Improvements	487-30	60,000	0	0	0	C		upgrade water mains along US Bus 41 SR 739 Littleton-Shell Fact
207144	Bus 41 Line Upgrade-Littleton/Shell Factory	487-30	60,000	. 0	0	. 0			provides alternative to existing chlorine system at plants
207413	Chlorine System Improvements	487-12	230,500	0	0	0			upgrade Collins St Booster Station to flow/pump either direction
207023	Collins St Booster Station Improvements	487-12	. 0	0	970,000	550.0	(	1,520,000	relocation of water, sewer, & refuse mains for interchange impr
207158	Corkscrew Road & I-75 Interchange		1,590,000		0.0,00			1,590,000	2 MG tank storage structure with battle walls
207024	Corkscrew WTP Contact Time Storage Tank	487-30				0	(		upgrade filter backwash to Air Scout Technology
207027	Corkscrew WTP Filler Upgrade	487-20	400,000		$\rightarrow$	0			30" water transmission main I 75 to Metro & US 41
207091	Corkscrew WTP Main Improvements	487-30	0	4,180,300					design/const 5 mgd wellfield & transmission system
207097	Corkscrew WTP Weltfield-Alico Road	487-12	1,000,000						relocate/upgrade water main for interchange improvements
207146	Daniels Parkway & I-75 Interchange	487-30	0						relocate water mains on Daniels -Chamberlin to Gateway
	Daniels Parkway Widening-Chamb/Gateway	487-30		. 0					install reuse main Three Oaks WWTP to San Carlos WWTP
	Decommission San Carlos WWTP	487-30	0						o misc FDOT/LCDOT roadway/drainage projects
207416	DOT Project Utility Relocations	487-30	500,000	500,000					oreplace deteriorating raw sewage force main east Lee Co
207233	East Lee County Force Main Replacement	57-30	600,000	600,000					eplace old electrical equip-upgrade equip to meet load demands
207429	Electrical Equipment Upgrades & Replacements	487-30	150,000	150,000	150,000	150,000			
	Feasibility Analysis/Design Desalination Plant	487-30	0	0	300,000	) (			O analy is & concept design for future desalination plant
207201	FGCU Dorms East Campus Core Sewer	487-13	263,700	100,000		) (			0 furnish & ins. Ill gravity sewer lines East Campus inside Loop Rd
207214	FGCU Dorms East Sewer	487-13	430,000	604,300		) (			0 furnish/install gravity sewer lines, mains & lift Station E campus
207050	FGCU Dorms East Campus Care Water	487-12	125,000	185,000	) '	) (	)		0 fumish/instali water lines Exampus core inside Loop Rd
207195	FGCU Dorms East Water	487-12	130,000	125,000	)	) (	) .		0 furnish /install waterlines & hydran, new dorm area
	Flesta Village Swer Collection System Impro	487-20	600,000	) (	)	) (	0		0 evaluate/improve sewes collect system Fig. 4a Village WWTP
207293	Fiesta Village VWTP Barscreen	487-20	245,000	) (	)	0 (	0		0 add new mechanical barscreen Fiesta Village WATP
207302		487-20	600,000		)	0	0		0 refurbish filter media & weir structures Flesta Village WW
207303	Mesta Village WWTP Filtration System Improvement	487-13	1,500,000			0	0	0 1,500,00	o construct elevated refuse storage tank Ft Myers Beach WWTP
207297	FMB Elevated Storage Tank	401-13	1,500,000				0	0 500.00	0 improve spiller box & flow Control System Ft Myers Beach WWT

	FY 06/07-10	)/11 CAI	TIAL IN	PROVE	VIENT PI	TUGKA	IAI - L'T'T	COUNTY,	
				- ala T	OID I	CIP	CIP	CIP	
	25-Nov-08		CIP	CIP	CIP	BUDGET	BUDGET	BUDGET	
ROJ		FUND.	BUDGET			FY 09/10		FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
#	PROJECT NAME	SRC.	FY 06/07	FY 07/08	F1 00/03	F1 03/10	11 10/11	1	
	UTILITIES		500 000	1,900,000	0	0	0	2,400,000	expand Ft Myers Beam WWTP for future development
07298	FMB WWTP Expansion	487-13	500,000	1,900,000	0	0	0		Replace existing system with new system & piping-pump station
207261	FMB WWTP Filtration System Replacement	487-20	2,000,000	<u> </u>	0	0	0		new blog for admin/control room & training room
207278	FMB WWTP Office/Admin Building	487-30	75,000		0	0			
07299	FMB WWTP Pretreatment Facilities Expansion	487-13	200,000	1,000,000	-50,000	50,000	·		evacuate/ replace defective underground valves on sewer sytem
07134	Force Main Valve Installation & Replacement	187-30	50,000	50,000	200,000	200,000	. 0		replace small water mains serving residential communities
07182	GES Small Waterline Replacements	487-35	200,000	200,000	1,500,000	250,000			water trans main upgrades between Lee Co & Gulf Systems
07179	GES Water Transmission System Improvements	487-12	250,000	500,000	1,500,000	230,000			relocation of water sewer mains Gladiolus Dr-Pine Rg to Winkler
207431	Gladiolus W/S Relocation-Pine Ridge to Winkler	487-12	1,500, 00	0					to include aeration, clarification, dearwell, filtration & equipment
207187	Green Meadow WTP Expansion	Bonds	10,000,000	000,000	7,000,000			1.000.000	upsize/replace raw water mains in waterfield - increase efficiency
07188	Green Meadow WTP Raw Line Improvement	487-30	1,000,000			0			replace pumps and improve equipment at wellfield
207150	Green Meadows WTP Well Pumping System Improvements	487-20	300,000				<del></del>		complete sudy/repairs in former GES sanitary sewer system
207287	1 & I Study/Rehab GES Sanitary Sewer System	487-30	300,000			550,000			o rehab gravity lines & pump stations which cause inflow
207247	Inflow & Infiltration Improvements	487-20	550,000		550,000	330,500		) 450,000	install new equip as needed to improve control & meet standards
207430	Instrumentation Upgrades & Improvements	487-30	150,000		150,000				multi municipality project for interconnect of water distrib. System
207189	Interconnections of Water W/ Various Utilities	487-30	200,000	200,000	200,000			0 1 050 000	0 replace & upgrade large meters to meet LCU operation specs
207264	Large Water Meter Replacements	487-30	050,000		350,000				0 fiber wiring to connect plants including large lift st and reserviors
207436	LCU Fiber Optic & Network System	487-30	200,000			200,000			0 lime kiln to recover spent lime at plants throught Lee Co
	Lime Kiln Recovery Facility	31-30						0 2,500,00	ATA COLOR DE LA CO
207190	Lime Sludge Handling Facilities Improvements	487-30	2,500,000					0 530,00	· · · · · · · · · · · · · · · · · · ·
	Luckett Rd Util Relocation-Ortiz/1-75	487-30	(				·		0 rehab of we well at Main St master pump Station
207231	Main Street Master Pump Station Rehab	487-20	150,000						build bldg at Colles Pkwy site for operations & mechanics staff
207439	Maintenance Facilities & Admin Building	487-30	5,600,000				<u> </u>		to install hydrants where non-exist for equal service to customers
207147	New Fire Hydrant Installations	487-30	50,000						o relpace/upgrade AC waterlines in LFT Myers water system
207168	NFM Waterline Improvement	487-20	150,000				<u> </u>		00 relocate old mains from back yards to from easements NFM
207169	NFM Watermai Relocation	487-20	200,00						on expand cap of Rev Osmosis plant from 5mgd-15 and N Ft Myers
207028	North Les County WTP Expansion to 10 MGD	487-12	1,250,00						on install biofilters & odor control devices at pupm stations. LCU
207227	Gor Control Devices at Pump Stations	487-30	100,00						on relocate water mains for roadway improvement
20716	Ortiz Ave Water Relocation-Colonial to Ballard	487-30		) (	******				00 replace old cast iron & small pipes Page Park area
07127	Page Park Waterline Improvements	487-30	200,00	0 200,00	200,00	0	0	0 600,00	to Teblace old cast from a small pipes 1 ago 1 and area

	FY 06/07-1	0/11 CAL	DITAL IM	PROVE	MENT P	ROGRAI	M - LEE	COUNTY,	FLORIDA
<u> </u>	[1 00/07-1	O/ I I O/I	117,000						
-	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	
	20-1101-03	FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
ROJ	PROJECT NAME	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
<del>"</del> 1	PROJECT RUILE		<u></u>		-				
	UTILITIES	] .							
07239	Pine Island WWTP Expansion	487-13	500,000	0	0	0	0		expansion of Pine Island WWTP
01203	Plantation Rd Util Relocation-6 Mile/Daniels	487-30	0	0	70,000	0	500,000	570,000	relocation of tater mains for roadway widening
7135	Portable Generator-Pump Stations	487-30	200,000	0	0	0	0		
	Pump Station Rehabilitation & Reconstruction	487-20	550,000	550,000	550,000	550,000	0		
07207	Regional Sludge Handling Plant	187-30	400,000	10,900,000	0	0	0		development of regional biosolid treatment/handling facility
07289 07440 ·	Remote Control & Operations for LCU Facilities	487-36	100,000	300,000	0	0	0		network connections for all plants control computers CITECT sys
	Reuse System Improvements	487-30	100,000	100,000	100,000	100,000			install reuse lines FT Myers Beach/lona McGregor sewer system
207217	Reuse Valves Control, SCADA Project	487-30	300, 90	300,000	150,000	0	0		actuating valves/controls with remote RTU's SCADA system
07300	RSW Transmission Lines-Ben Hill to Treeline	487-12	0	2,000,000	0		0	3,000,000	water transmission lines along Treeline Pkwy W to US 41
207193	K2M Italiamission rines-peri nili to Iteenite	487-30	. 0	1,180,190	0	0	0	1,180,000	
	The second secon	487-30	500,000	200,000	200,000	200,000	0	1,100,000	relocate water mains from back to front yard easements
07163	S Lee County Watermain Relocations	487-30	0			. 0	0	25,000	install sampling stations for DOH testing county-wide
07116	Sampling Stations	487-30	0		500,000	0	C	907,350	Construct booster pump stations per TKW modeling report
	San Carlos Blvd Booster Sta & Storage Tank	487-12	0	190,560	0	- 2	C	790,560	replace 14" AC waterline with 16" Summerlin to Kelly Rd
207162	San Carlos Blvd Improvement	487-30	100.00	100,000		100,000		400,000	GES project new mains within San Carlos area
207178	San Carlos Pk Water Main Extension	487-30	300,000			250,000	250, 20	1,750,000	install new SCADA equipment & upgrades county-wide
207424	SCADA Upgrades & Improvements	487-30	100,000			100,000	(	400,000	unanticipated minor equipment replacement
207200	Sewer - Small Projects	407-30	100,000				100,000	500,000	to obtain additional sewer line easements county-wide
207255	Sewer Easement Acquisition	487-13	200,000				) (	800,00	install pump stations & force mains for future growth
207208	Sewer Transmission System Improvements		1,200,000					1,200,00	S Fr. Vvers transmission line improvements per TKW model rpt
207184	SFM Water Transmission Line Improvements	487-30 487-30	50,000					150,00	o install storm rater inflow protector & concrete risers county-wide
207219	Stormwater Inflow Protection		1,360,000					1,360,00	O relocate water & so yer mains for roadway construction
207425	Summerlin Rd-Boy Scout to University V/S Relocation	487-30	1,360,000				) (		0 phase I, II, III of water systems const Summerlin & Winkler
207194	Summertin Road Water Syste Improvements	487-30							0 relocate water/sewer/ mains three aks - Corkscrew road const
207279	Three Oaks Parkway Mening-Sewer	487-13	1,010,000						0 use raw water wells at Bartow WTP to So, Three Oaks system
207301	Three Oaks Rouse System Augmentation	487-30	100,000		<u></u>				0 upsize/expand Three Oaks reuse trans lines Tring Oaks WWTP
	Three Caks Reuse Transmission Improvements	487-13		780,000					0 add lines to distrubution system Tice Area Ft. Myers
207164	The Street Loop	487-20	100,000			) (			0 replace & upgrade 8" AC watermain US 41 K-Mart to Tamiami
207012	US 41 NFM Watermain Replacement	487-12	600,000						0 replace old 10" water mains US 41 Alico to Cypress Lake Dr
0/170	US 41 Watermain Improvement	487-20	1,900,000	D	)	)	<u> </u>	0 1,500,00	o ropines ou la maior maior

	FY 06/07-10	MA CAL	DITAL IRAE	POVEN	JENT PI	ROGRAI	M - LEE	COUNTY,	FLORIDA
	FY 06/07-10	JITI CAI	LI WE HAIL	- KOAFI	III-III I	(00.0.			
	25-Nov-08	FUND.	CIP	CIP BUDGET	CIP BUDGET	CIP BUDGET	CIP BUDGET	CIP BUDGET	
ROJ #	PROJECT NAME	SRC.			-	FY 09/10	FY 10/11	FY 06/07-10/11	ADDITIONAL DESCRIPTION-INFORMATION
	UTILITIES	487-30	100,000	100,000	100.000	100,000	100,000	500,000	count wide pump replacements to prevent sewer overflow
07137	Wastewater Collection System Pump Replacement		200,000	200,000	200,000	200,000	200,000		county-wide equipment replacement within wastewater system
207229	Wastewater System Improvements	487-30	400,000	400,000	300,000	300,000	0	1,400,000	county-wide replacement/improvements to wastewater plants
207138	Wastewater Treatment Plant Improvements	487-5	75,000	75,000	75,000	75,000			obtain adequate water line access
207117	Water Easement Acquisition	487-30	200.000	200,000	200,000	200,000	200,000	1,000,000	county-wide equipment improvements within water system
207094	Water System Improvements	487-30	300,000	300,000	300,000	300,000	300,000		Install water transmission mains for future growth-county-wide
207086	Water Transmission System Improvements	487-12 487-30	600,000	400,000	300,000	300,000		1,900,000	LCU water treatment plant improvements county-wide
207268	Water Treatment Plant Improvements	487-30	100,000	100,000	(00.00.3	0	0	300,000	county-wide water plants and reserviors security improvements
207151	Water Treatment Plants & Reservoirs Security System	487-30	400,000	500,000	0	0	C		add new generators to serve existing water plants & welffields
207031	WTP's & Weilfield Generator Improvements	487-30	50,000	50,000	50,000	50,000		200,000	install water valves within water distribution system
207152	Water Valve Installation & Replacement	487-30	00,000	0	0	0			relocate water/sewer force main/reuse lines san Carlos-Gladiolus
207434	Water/Sewer Line Relocation-Summerlin Road Widening	487-30	000,000	0	0	540,000			relocate water/sewer lines along Flddlesticks Blvd
207426	Water/Sewer Line Relocation-Three Oaks Ext.	487-30	150,000	150,000	150,000	150,000	150,000		install required waterline extensions county-wide in system
207082	Waterline Extensions	487-30	100,000	100,000	100,000	100,000	100,000		full-ling increase for small projects from increased system size
207062	Water-Small Projects	487-20	000,000	300,000	150,000		150,00	0 1,550,000	upgrade/reco. struc/replace old wells throught system
207149	Well Redevelopment/Upgrade & Rebuild	487-20	75,000	40,000	, , , , , , , , , , , , , , , , , , ,		)		install continous auton, led monitors Corkscrew WTP
207118	Wellfield Monitors		200,000	40,000			) .		replace grit removal equip Water vay Estates WWTP
207290	WWE Grit Removal Equipment Replacement	487-30	1,200,000	0			)	0 1,200,00	construct transmission lines Waterway S. Area -TKW system
207183	WWE Water Toursmission Line Improvement	487-30	1,200,000	100,000		100,000	 D.	0 400,00	Waterway Estates waterline replacements
207180	WWF raterline Replacement	487-20	700,000						plant capacity study for increase treatment capacity
207296	WWE WWTP Expansion	487-13						0 200,00	Waste Water Treatment Pland odor control upgrades
31274	WWTP Odor Control System Improvements  CAPITAL TOTA	487-30 L	100,000 55,578,700						

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE COUNTY, FLORIDA CIP CIP CIP CIP CIP CIP 25-Nov-08 BUDGET BUDGET **BUDGET** BUDGET BUDGET ADDITIONAL DESCRIPTION-INFORMATION FUND. BUDGET FY 10/11 FY 00/07-10/11 FY 09/10 **PROJ** FY 08/09 FY 06/07 FY 07/08 PROJECT NAME SOLID WASTE 4,600,000 design & construct up-to 6 miles paved road Hendry Co 4,600,000 40102 2,200,000 design/permit/const household chem waste facility Church Road Extension 200919 40102 con add"i leachate equipment Lee/Hendry traetment system Household Chemical Facility 0 0 1,000,000 500,000 Lee Hendry Landfill Leachate Treatment 8,750,000 design/combact add'l disposal area & facilities 1,500,000 0 6,500,000 750,000 40102 Lee Hendry Landfill Phase III 750,000 design/construct add'l area ac-200932 0 700,000 0 40102 50,000 200933 0 0 700,000 40104 50,000 6,700,000 build facility S Lee Co to separate recycle & trans municipal solid ٥ 0 500,000 6,000,000 200,000 40102 South Recycle/Transfer Facility 0 2,000,000 8,350,000 14,900,000 SOLID WASTE CAPITAL TOTAL

#### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA CIP CIP CIP CIP CIP CIP DUDGET BUDGET BUDGET BUDGET BUDGET BUDGET ADDITIONAL DESCRIPTION-INFORMATION FUND. FY 10/41 I-Y 06/07-10/11 YEARS 6-10 FY 09/10 FY 07/00 FY 06/07 PROJECT NAME

# COUNTY LANDS

200903 Rahoork Ranch Assigned Budgeted in 30108 30103	0	16,471,914	17,789,667	19,212,841	20,749,868	74,224,290	0 acquire Lee Co portion or Ball and Ranch	
208803 Babcock Ranch Sales Badgetoum 575	38,129,431	24,707,871	26,684,501	28,819,261	31,124,802	149,465,866	acquire envirnmentally sensitive lands	
20899 Conservation 2020 30103  CAPITAL TOTAL	38,129,431	41,179,785	44,474,168	48,032,102	51,874,670	223,690,156	0	

	EV	06/07-1	0/11 CAPI	TAL IMPR	OVEMENT	PROGRA	M - LEE	60UNTY, F	LORIDA	
		00/07-1	0/11 0/41	77 (12 /1111 - 1						
	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
		FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	ADDITIONAL DESCRIPTION-INFORMATION
ROJ	and leave being	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
#	PROJECT NAME	U.t.								
	GOVERNMENT FACILITIES									
	GOVERNMENT PACIETY 5									A ADA of an decide le Leo Co
	and a life to the sustantian	30100	300,000	300,000	300,000	300,000	300,000	1,500,000	1,500,000	
8701	ADA Compliance in Lavatories	30100	150,000	. 0	0	0	0	150,000	0	grade system in County Admin Bldg
8867	Administration Bldg Fresh Air Dehumidification	30100	0	0	0	4,000,000	. 0	4,000,000		expansion of animal control facility
8774	Animal Control Kennel & Office Expansion	0100	100,000	0	0	0	0	100,000		parking lot expansion
8888	Animal Control Parking Lot Expansion		40,000	0	0	. 0	C	40,000		replace HVAC controls in Cape Coral Gov Bldg
8730	Cape Corel Gov't Buildling Controls Upgrades	30100	40,050	<u> </u>	0	0	5,000,000	5,250,000		purchase central records warehouse on Fowler
	Central Records Warehouse Acquisition	30100	2,000	50,000	0	0	C	100,000	0	upgrade & changeout HVAC controls
8777	Constitutional Complex A/C Controals Upgrade		- 200	0	0	. 0	6,600,000	6,600,000		construct multi-level parking garage
	Constitional Complex Parking Garage	30100		60,000	0	0		60,000	0	auxillary A/C unit Court Admin IS Dept
	Court Administration IS Dept Auxiliary A/C Unit	30100	55,000	0	0	0		55,000		preventive measures to increase life of chiller/HVAC controls
8869	Dehumidifying the Ice Plant - CD/PW	30100	50,000		0		(	50,000	0	install power surge protectors-detension facilities
8870	Dentention Facilities Power Surge Protectors	30100	100,000	- 0	.0	0	(	100,000		A/C replacement
8871	Downtown Buildings Phone/Computer Room A/C Replaceme	51500	100,000	1,196,500	0	0		0 1,196,500	) 0	passenger waiting area, bus bays, security office
8872	Edison Mali Transfer Center	30100	585,000	1,150,500	0	0		0 565,000	) 0	
	(Includes portion from City of Ft Myers)		150,000	150,000	150,000	50,000	150,00	0 750,000	750,000	design/construct EMS stations-ambulance bays-sleeping qua
08993	EMS Stations	18900	1,000,000	1,000,000	1,000,000	1,000,019	1,000,00	0 5,000,000	)	fiber optic expansion to link Co bldgs with high speed broadb
08873	Fiber Optic Expansion	51500	800,000	20,000		0		0 1,000,00	) (	renovate-reroof Hough St warehouse
08782	Hough St Remodel & Reroof	30100	800,000	0,000	0			0		replace mixing valves
08734	Jail Mixing Valves Replacement	30100	75.00	0				75,00	0 (	install new walk-in refer units at jail
08874	Jail Walk-In Refrigeration Units	30100	2 30,000	5,310,000			9,100,00	21,910,00	0 5,300,000	construct multi-story tower. Renovate Justice Ctr Annex, gard
08646	Justice Center Expansion-Clerk of Courts	30100		5,310,000				0		renovate courtrooms .
08830	Justice Center Courtroom Renovations	30100	0					0 200,00		install louvers at Justice Ctr to prevent rain intrusion
08876	Justice Center Louvers	3010	200,000					00 250,00	0	upgrade in non-proprietary system software
08712	Justice Center Maint, BAS Controls Upgrade	50100	50,000	50,000					0	change out obsolete controls with new digital system
08681	Justice Center Pneumatic Change Out	30100	100,000	100,000				0 15,00		o Nalace AC unit
208877	Lee Tran Warehouse A/C Replacement	30100	15,000					0 22,479,51	3	O construct a transit facility
208735	Lee Tran Operations & Maint Facility Loan	48640	1,470,622	6,932,934		<u></u>		D 8,400,00		0 build bldg at Ollege Pkwy site for operations & mechanics s
07439	Maintenance Facilities & Admin Building 301 portion only	30100	8,400,000					0 1,758,94	8	0 new EMS/FD ALS no transport unit
	New Bokeelia Station	30100	0					0 1,505,00	00	0 new FD station participation for EMS Brooks Rd & old US 4
	New EMS Station 7 Nov.	30100						0 530,65		0 modular EMS facility near Bucking, am Rd/SR 80
208785	New EMS State - Buckingham	30100	463,325					0 480,65	50	0 EMS site near Suncoast Elem school
208788	New EMS Station - Site D NFM	30100	463,325			<u></u>				0 joint EMS/LCSO/MPIFD facility Matlacha area
	N EMS Station - Matlacha	30100						0 1,996,0		Pine Ridge Public Safety station Helicopter LZ
208787	New EMS Station - Pine Ridge	30100	10,000					0 356,9		new EMS facility Treeline and Daniels
	New EMS Station - Treeline South	30100		356,90	) (	, ,				

		FY	06/07-1	0/11 CAPI	TAL IMPR	OVEMENT	PROGRA	M - LEE	60UNTY, F	LORIDA	
PROJ #	PROJECT NAME	25-Nov-08	FUND.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION
	GOVERNMENT FACILITIES  N Sheriff Substation Expansion		30100	0.	Ū	0	500,000		500,000		expand North Shefiff substation North Ft Myers expand substation parking lot
208878	N Sheriff Substation Parking Lot Expansion	1	30100 30100	150,000 300,000	30.000	30,000	30,000	30,000	420,000	150,000	paver replacement in front of Old Courthouse
208879 208880	Old Courthouse Concrete Replacement Page Field EMS Hangar		30100	508,000	3,018,000 250,000	0	0		3,526,000		construct 12,000 sq ft helicopter hangar Page Field renovate forensic lab
208881	Sheriff Forensics Lab Renovation Sheriff Stockade Switchgear Replacement		30100 30100	100,000	0	0	0	75,000	,		replace switchgear at stockade hurrican form shutters for county buildings
208790	Storm Shutters - County Wide		30100 <sup>°</sup> 18200	75,000 75,000	75,000 75,000	75,000 75,000	75,000 75,000	75,000 75,000	0 375,000	375,000	bus transfer center and park n ride location.
	Summedia quare Park & Ride		48640 30100	0	250,000 250,000	. 0	. 0		0 250,000 0 250,000		
	·	CAPITAL TOTAL		18,015,272		20,668,245	13,605,352	22,658,11	7 95,258,270	8,725,000	

### FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 60UNTY, FLORIDA CIP CIP BUDGET PUDGET BUDGET BUDGET BUDGET BUDGET ADDITIONAL DESCRIPTION-INFORMATION SRC. FY 06/07 FT 92/08 FY 08/09 FY 09/10 FY 10/11 FY 06/07 10/11 TEARS 6-10 **PROJ** PROJECT NAME LIBRARIES or additional storage space 100,000 100,000 Bonita Springs Library Modular Unit 203618 125,000 replace fresh all ur 0 14800 Fort Myers library Fresh Air Unit F 0 20,500 sq ft expansion of Ft Myers libr 6,696,748 0 0 0 5,500,000 1,196,748 Fort Myers Lang expansion 14800 203619 0 expansion S Ft Myers library 25,000 0 25,000 14800 South Fort Myers Library Expansion 125,000 6,821,748 0 5,500,000 1,321,748 CAPITAL TOTAL

	EV 06/	07-10/11	CAPIT	AI IMP	ROVEM	ENT PF	ROGRA	M - LEE 60	UNTY, FL	ORIDA
	. F1 00/	0/-10/1	OAI III	(III)						
	25-Nov-0	<del>а Г</del>	CIP	CIP	CIP	CIP	CIP	CIP	CIP	
	Z5-NOV-0	1	DUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	ADDITIONAL DESCRIPTION INFORMATION
501		SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DESCRIPTION APPROPRIES
#	PROJECT NAME	1 01.0.	1100.01							
		_						•		
	COMMUNITY PARKS									
		30100	200,000	50,000	50,000	50,000	50,000	400,000		correction of AD violations
1827	ADA Standard Compliance Improvements	30100	50,000	300,000	0	0	0	350,000		construction of 3-4 scooer fields
1861	Adult Soccer Fields	30100	0	0	0	0	100,000	100,000		
	Alva Community Park Maint Building	30100	0	0	0	0	250,000	250,000		1 bay 2 story maintenance bldg Bay Oaks Park
	Bay Oaks Park Maint Building	30100	150,000	150,000	150,000	0	0	450,000		building restoration/maintenance
2014	Boca Grande Historic Buildings	I-18627	2,000	3,400	3,700	4,000	4,000	18,100		Improvements to Bocca Grande facilities
1778	Boca Grande Improvements	30100	70,000	- 0	0	0	0	0,000		Boat Dock(s) Bowditch Point
1808	Bowditch Point Park Boat Docks	30100	0	0	0	0	0	0		well system Brooks Park
2015	Brooks Park Irrigation/Well System	3010D	0		0	500,000	750,000	1,250,000	0	parking lot and master plan for Brooks Park
	Brooks Park Master Plan & Improvements		120,000	0	0	0	0	120,000	0	new boardwalks at Six Mile Cypress Preserve & Matlacha Park
1862	County Wide New Boardwalks	30100			_	<u> </u>	0	39,000	0	design/build weir to restore hydro-period in adjacent wetland
1863	Fort Myers Shores Nature Trail Weir	30100	39,000	0	0	0	220,000	220,000		improve lighting throught park-install restroom facilities
	Hunter Park Improvements	30100		0	<u> </u>		0		0	add 500 sq ft to N side of existing restroom
01864	Lehigh Comm Pool Shower Room Addition	30100	250,000		4.90,000	5,235,000	5.457.000	24,237,000		acquire land for future park site
1865	Lehigh Land Acquisition	1-18623	3,988,000	4,532,000	450,000	0,200,000	0,100	150,000	) 0	remodel restrooms to meet ADA compliance
	Lynn Hail Bathhouse ADA Compliance Remodel	30100	0	150,000	0		0		150,000	construct 20' observation tower for visitors to Matanzas Pass Pres
	Matanzas Pass Preserve	30100	0	0	- 0				0	purchase 3 lot/homes approx 1/2 acres to add to park
02034	Matiacha Park Land Acquisition	30100	200,000	0	0			250,00		improvements including restroom facility
	North Shore Park Improvements	18622	0	0						construction and improvements at Oak Hill Park
01999	Oak Hill Community Park	186-28	0							construction of outdoor restrooms & amenities Olga Comm Park
	Olga Comm Park Restroom & Improvements	3100	0						0 0	co. struction of canoe/kayak launch Orange River property
	Orange River Property	30100							0 750,000	ongoing a qual maintenance and upgrades
01715	Parks Automation	30100		150,000						t and the same
01798	Phillips Park	I-1862	-		•	•		n 6,30	n 0	
		I-1860					<u></u>	0 400,00	0 0	construct pool pump housees Riverdale-NFM-Cypress-Pine Is
01866	Pool Pump Houses	30100						0 100,00		purchase & install flume slide a each 44 comm pools
01867	Pool Sildes-County Wild	30100						0 240,00		install water feature/playground area at con, qunity pools
01868	Pool Water Feature Playground	30100	80,000						250 000	replace old, outdated parking machines various los tions
201834	Replacement Parking Machines, Countywide	30100	50,000							upgrade irrigation system at Riverdale
201869	Ri ordale Imigation Upgrades	30100	100,000			0 0				replace Royal Palm fishing pier
EU 1003	Royal Palm Pler Réplacement	30100	) (	350,000		0 (				Park improvements in Sanibel/Captiva/Cayo Costa area
20, 138	Sanibel/Captive Park Improvement	-1862	6 3,865	3,50	3,90	0 4,000	0 4,10	0 19,30	30 19,000	· • • • • • • • • • • • • • • • • • • •

		FY 06/07	'-10/1	1 CAPIT	AL IMP	ROVEN	IENT PI	ROGRA	M - LEE 60	UNTY, F	LORIDA
PROJ #	PROJECT NAME	25-Nov-08	FUND.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET FY 09/10	CIP BUDGET FY 10/11	CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 9 10	ADDITIONAL DESCRIPTION-INFORMATION
201758	COMMUNITY PARKS Schandler Hall Park Improvements/ Land A	cq	I-18621 I-18601	1,956,000 22,262	1,133,000	1,247,000	0	1,374,000	7,018,000 22,262	0	redesign of facility and new community center
201873	Wa-Ke Hatchee Community Park		I-18604	125 103 2,159,000	0 1,650,000	0 1,819,000	0 1,913,000	0 1,511,000	9,052,000		construction of community park 59 acres Summerlin & Bass Rd
202043	Stadiums-Building Access Readers		30100 18624	60,000	60,000	0	. 0	0 500,000	120,000 500,000		install/repract occass readers at stadium buildings design & construct tennis coo.
01760	Three Oaks Community Park  Veterans Post-master Plan/Improvements		I-18603		0	0	0	. 0	49,000 1,890,000		construction of improvements to rotation
		CAPITAL TOTAL		11,936,534	9,133,900	9,026,600	11,890,000	13,515,100	55,502,134	5,316,000	

	FY 06/0	7-10/11	CAPIT	al impi	COAFINE	NIPR	UGRAIN	- LEE 601	JIN 1 1 , 1 L	
<del></del>	25-Nov-08		CIP	CIP	CIP	CIP	CIP	CIP	CIP	
		FUND.	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	ADDITIONAL DESCRIPTION INFORMATION
ROJ	THE WARK	SRC.	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 06/07-10/11	YEARS 6-10	ADDITIONAL DEGORIT INC. IIII CIIII
#	PROJECT NAME									
	313/3	1								
	REGIONAL PARKS	J							_	
		18700	. 0	0	100,000	0	1,000,000	1,100,000	. 0	
02066	Bunche Beach Improvements	1-18700	0	0	100,000	0	0	100,000		Why with an transmit Hallow Creak Pk
	Calcosahatchee Northside Restrooms & Park of	1-18700	. 0	0	0	0	500,000	500,000		
	Caloosahatchee Reg Park Maintenance Facility	30100	0	250,000	0	0	0	250,000		
	5 Plex Parking	20100	1,000,000	0	Ó	0	0	1,000,000		improvements per Red Sox Agreement
201870	City of Palms improvements	30100	0	0	250,000	0	0	250,000		)
	City of Palms & 5 Plex Bleachers & Canopies	30100	0	0	150,000	0	0	150,00		0
	City of Palms & 5 Plex Underdrain System	18700		0	0	0	Ö			0 Improvements at a variety of sports facilities
	Deep Lagoon Preserve	18700	1,900,000	2,000,000	0	0	0	3,900,000		o upgrade fishermans coop, parking, boat slips and store
202047	East County Regional Sports Complex	30100	1,000,000	0	0	0		1,000,000		
201871	Fisherman's Co-op Improvements	30100	0	0	0	350,000	0		)	0 replace batting practice bldg at five-plex
	Five Plex Batting Practice Building	30100	0	0	0	و	50,000	50,00		0 construct new maintenance bldg at Five Plex
	Five Plex Maintenance Building	18700	O	0	Ü	0	0		2,000,00	10 recreational greenways throught Lee Co.,trails-tables-benches
	Filnt Pen Strand Regional Park	18700	100,000	100,000	100,000	.10,000	100,000		0 500,00	no recreational greenways direction Co.
202048	Greenways	18700	50,000	0	0		500,000			0 new regional park east Lee Co
201000	Ham's Marsh	30100	200,000	) 0	0	0	0		<u> </u>	0
202050	Lakes Park ADA Compliance Restrooms Remodel	30100	1,000,000		1,000,000	1,000,000	1,000,05	5,000,00		
201796	Lakes Park Master Plan	I-18700	900,000		1,000,000	1,000,000	1,000,000		0 5,000,00	0 construct new observation bridge over cooling/discharge canal
		18700			) (	100,000	) (			
	Manatee Park Bridge	18700	(0,00	500,000	) (	). (	) (	600,0		0 per for off road & ATV vehicle use
201001	Off Road Vehicle Park	I-18700	142,35		) (	) (	) (	142,35		0 docking facility -Idalia property Olga 0 expansion of facility inc. 1800 sq ft floating docks
202020	Regional Paddling Center	1-1/00	135,00		) (	) (	) (	135,00		
202021	Royal Palm Sailing Center	30100	1,000,00	0 (	) , (	) (	) (	0 1,000,00	00 500,0	00 Wyins Agreement section B 00 purch e & install batting cages Lee Co Sports Com Softball
201002	Sports Complex Improvements	30100			) (	) (	)	0		00 purch a & install batting tages tee comports delivered to replace batting practice building at Hammond Stadium
	Sports Complex-Batting Cages	30100		0 1	)	350,00	0	0 350,0		
	Sports Complex-Batting Practice Building	30100		0 40,00	0	0	0	0 40,0		0 renovate dugout re-troom facilities
	Sports Complex-Grandstand Seattle Replacement	30100		0	0	0	0	0	0 1,000,0	
	Sports Complex Comments	30100	400.00	Ö	0	0	0	0 400,0	00	Construct freight elevator-Sports Complex
201003	Sports Complex-Freight Elector	30100			0	0	0 200,00			U generator at mantemente parties
	Sports Complex-Gen alor	30100	75,00		o ·	0	0 '	0 75,0	00	0 expansion of sports complex maintenance beliging
201004	Sports Comple Maintenance Bidg Enlargement	30100			0	0	0	0	0 200,0	000 put new vinyl siding on Sports Complex
	Sports Camplex Reside Minyl	30100			0	0	0	0	0 50,0	close in the top of the softball building
	S ons Complex-Softball Tower	30100		0 100,00	0	0	0	0 100,0	00	0 replace ballfield lights control panel at Hammond Stadium
	Sports Complex-Stadium Lights Control Panel Stadiums Boiler Replacement	30100				0	0	0 120,0	00 120,0	000 replace broken hot water boilers as needed

	FY 06/07-10/11 CAPITAL IMPROVEMENT PROGRAM - LEE 6OUNTY, FLORIDA												
PROJ #	PROJECT NAME	25-Nov-08	FUND. SRC.	CIP BUDGET FY 06/07	CIP BUDGET FY 07/08	CIP BUDGET FY 08/09	CIP BUDGET	CIP BUDGET	CIP BUDGET FY 06/07-10/11	CIP BUDGET YEARS 6-10	ADDITIONAL DESCRIPTION-INFORMATION		
202001 202016	REGIONAL PARKS  10 Mile Linear Regional Park  Terry Park Improvement Madier Plan		I-18700 I-18700 30100	3,000,000 1,500,000 1,500,000	2,100,000 0 0	0 0 0	0 0 0	0	5,100,000 1,500,000 1,500,000	0 0 16,180,000	construct a trace <u>a throe destrian trail along ten mile linear canal</u> upgrade & renovate historic Terry Park		
		CAPITAL TOTAL		14,122,350	7,090,000	2,700,000	2,900,000	4,350,000	31,162,350	16, 160,000			

TABLE 4

## LEE COUNTY, FLORIDA CAPITAL IMPROVEMENT PROGRAM FY 06/07 - 10/11 TOTAL REVENUE AND PROJECT SUMMARY FIGURES EXPRESSED IN THOUSANDS

COSTS	MPROVEMENT		DEBT OF	VVATER & SEWER REV/DEBT (4)	WASTE	MPACT FEES & DEVELOP AGREEMENTS	TOTAL
				\$ 0.9	8 0.3	0	\$ 223,690
•		*	0	0	Ō	0	86,858
•		ů	0	0	. 0	0	6,822
•		<b>X</b> 0	. 0	0	0	0	29,806
•	29,000	o o	o o	0	0	68,120	86,664
•	1044		0	0	25,250	0	25,250
	20.662	94.051	421.030	0	0	254,977	790,720
	20,002	0-,557	0	175,536	0	0	175,536
	\$ 386,382	\$ 94,051	\$ 421,030	\$ 175,536	\$ 25,250	\$ 323,097	\$1,425,346
	7 06/07 - 10/11 223,690 86,858 6,822 29,806 86,664 25,250 790,725	COSTS IMPROVEMENT (106/07 - 10/11 FUND (1) 223,690 \$ 23,690 86,858 86,830 6,822 6,822 29,806 29,806 86,664 10,444 25,250 0 790,728 20,662 175,536 0	COSTS   IMPROVEMENT   IMPROVEMENT   7 06/07 - 10/11   FUND (1)   FUND (2)    223,690 \$ 23,690 \$ 0   86,858 86,652 0   6,822 6,822 0   29,806 29,806 0   86,664 19,544 0   25,250 0 0   790,725 20,662 94,051   175,536 0 0	COSTS IMPROVEMENT IMPROVEMENT DEBT OF (06/07 - 10/11 FUND (1) FUND (2) LEAST URCH (3)  223,690 \$ 23,690 \$ 0 0 86,858 86,532 0 0 6,822 6,822 0 0 29,806 29,806 0 0 86,664 19,644 0 0 25,250 0 0 0 790,726 20,662 94,051 421,030 775,536 0 0 0	COSTS IMPROVEMENT IMPROVEMENT DEBT OF SEWER (106/07 - 10/11 FUND (1) FUND (2) LEASE FORCH (3) REV/DEBT (4) (223,690 \$ 23,690 \$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PRSTECT CAPITAL IMPROVEMENT IMPROVEMENT OF 10/11 FUND (1) FUND (2) LEASET URCH (3) REV/DEBT (4) FEES/DEBT (5) A SEWER WASTE DEBT (3) REV/DEBT (4) FEES/DEBT (5) A SEWER WASTE DEBT (4) FEES/DEBT (5) A SEWER WASTE DEBT (4) FEES/DEBT (5) A SEWER WASTE DEBT (5) A SEWER WASTE DEBT (6) A SEWER WASTE DEBT	PRSTECT CAPITAL INANSPORTATION CONSTITUTE (COSTS) IMPROVEMENT IMPROVEMENT DEBT OF SEWER WASTE & DEVELOP (10/10 - 10/11 FUND (1)) FUND (2) LEASET URCH (3) REV/DEBT (4) FEES/DEBT (5) AGREEMENTS (10/10 - 10/11 FUND (2)) LEASET URCH (3) REV/DEBT (4) FEES/DEBT (5) AGREEMENTS (10/10 - 10/11 FUND (2)) CONTROL (10/10 FUND (2))

- (1) CAPITAL IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE AD VALOREM TAXES AND GRANTS.
- (2) TRANSPORTATIO IMPROVEMENT FUND PRIMARY SOURCES OF REVENUE ARE GASOLINE TAXES AND SURPLUS BRIDGE REVENUES.
  (3) NON-AD VALOREM REVENUE, FEE OR TOLL SUPPORTED DEBT AND LEASE PURCHASES.
- (4) WATER AND SEWER REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.
- SOLID WASTE TIPPING FEE REVENUES (CASH FLOW), INCLUDING LONG-TERM DEBT SUPPORTED BY THESE REVENUES.

# LEE COUNTY ORDINANCE NO. 08-27 (2008 Update to the Capital Improvement Element and School Concurrency) (CPA2008-11)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2008-11 PERTAINING TO THE 2008 UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT AND SCHOOL CONCURRENCY IN ACCORDANCE WITH FLORIDA STATUTES, APPROVED DURING A SPECIAL COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on portions of the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on November 24, 2008; and,

WHEREAS, Florida Statutes, Sections 163.3177(3)(b)(2) and 163.3187(1)(f) allow for the adoption of plan amendments to update the Capital Improvement Element outside the regular plan amendment cycle; and,

WHEREAS, Florida Statutes, Section 163.3187(1)(j) allows for the adoption of plan amendments relative to school concurrency to ensure consistency between the Elements addressing public educational facilities and the Capital Improvement Element outside the regular plan amendment cycle; and

WHEREAS, the Board held a public hearing on the adoption of the proposed amendment to the Lee Plan on December 9, 2008; and,

WHEREAS, on December 9, 2008, the Board adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

# SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendment to the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2008 CIE Update and School Concurrency Program Clarification Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2008 UPDATE TO THE CAPITAL

IMPROVEMENT ELEMENT AND FURTHER CLARIFICATION OF SCHOOL

CONCURRENCY AS PART OF A SPECIAL PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment updating the Capital Improvement Element of the Lee Plan and further clarifying the school concurrency management program to:

- 1) incorporate the latest Lee County School District Facilities Work Plan; and,
- amend Policy 95.5.1. to adopt the current School District Facilities Work
   Plan by reference;
- 3) incorporates new fifth year to County Capital Improvement Program; and
- 4) revises and introduces new policies to further clarify school concurrency.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

# SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

# SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County,

Florida, except in those unincorporated areas included in joint or interlocal agreements

with other local governments that specifically provide otherwise.

# SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

# SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the . County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

## SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Hall, who moved its adoption. The motion was seconded by Commissioner Janes. The vote was as follows:

Robert P. Janes

Aye

Brian Bigelow

**Absent** 

Ray Judah

Aye

Tammy Hall

Aye

Frank Mann

Absent

DONE AND ADOPTED this 9th day of December 2008

ATTEST:

CHARLIE GREEN, CLERK

**COMMISSIONERS** 

LEE COUNTY

**BOARD OF COUNTY** 

Marcea Wilson

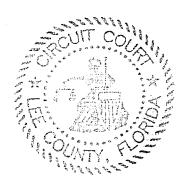
Deputy Clerk

DATE:

Approved as to form by:

Donna Marie Collins County Attorney's Office

S:\LU\COMP PLAN AMENDMENTS\2008 Special Cycle\CPA2008-11 - Cl Element w-school concurrency - Ord.wpd Page 5 of 5



State of Florida County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

\_, A.D. Dec.

CHARLIE GREEN, CLERK

# **Comprehensive Plan Citizen Courtesy Information List**

Local	Government:	LEE COUNTY

Hearing Date: December 9, 2008

Type of Hearing: Adoption of CPA2008-11 – 2008 Update to the Capital Improvement Element and School Concurrency

DCA Amendment Number: \_\_\_\_\_ (DCA Official Use)

### PLEASE PRINT CLEARLY

		Check (√) Appropriate Response(s)		Identify Amendment	
Citizen Name	Address, City, State, Zip Code	Written Comment	Spoken Comment	which is of Interest	
	No Citizens signed this list				
-					





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Track & Confirm

**FAQs** 

#### Track & Confirm

#### Search Results

Label/Receipt Number: 7006 0810 0002 8337 8263 Status: Delivered

Your item was delivered at 9:48 am on January 08, 2009 in TALLAHASSEE, FL 32301. A proof of delivery record may be available through your local Post Office for a fee.

Additional information for this item is stored in files offline.

(Restore Offline Details > ) (?)



( Return to USPS.com Home >

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature
Department of Community Affairs - Division of Community Planning 2555 Shumard Oak Boulevard	D. Is delivery add As different from item 1 ses No
Attn: Ray Eubanks, Plan Processing A  (3 Sets)	dmin vice Type  dmin vice Type    Construction   C
2. Article Number 7006	0810 0002 8337 8201
PS Form 3811, February 2004 Domestic Return	rn Receipt 102595-02-M-1540
SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>1. Article Addressed to: <ul> <li>Department of Education and</li> <li>SMART Schools Clearinghouse</li> </ul> </li> </ul>	A. Stepatifient Of Education  Mail Room B1-34  325 West Gaines Street  B. Received by (Firing 32399-0400  D. Is delivery address different from item 1?  Yes  If YES, enter delivery address below:  No
<ul> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>1. Article Addressed to:  Department of Education and SMART Schools Clearinghouse Office of Educational Facilities 325 West Gaines Street, Suite 1014 Tallahassee, FL 32399-0400</li> </ul>	B. Receives Street C. Date of Delivery C. Date of Del
<ul> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>1. Article Addressed to:         <ul> <li>Department of Education and SMART Schools Clearinghouse Office of Educational Facilities</li> <li>325 West Gaines Street, Suite 1014</li> </ul> </li> </ul>	B. Redelived by Huffill 32399-0400 C. Date of Delivery  D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No

(Transfer from service label)
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

1/5/09 DCA Dacket

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X
Department of Environmental Protection Office of Intergovernmental Programs 3900 Commonwealth Boulevard, Mail Tallahassee, FL 32399-3000 Attn: Jim Quinn, Environmental Mana	Station 47
	☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label)	6 0870 0005 8332 8552
SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  Print your name and address on the reverse so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  A. Signature  A. Signature  A. Signature  C. Date of Delivery  D. Is delivery address different from item 1?   Yes
1. South Florida Water Management Dis 3301 Gun Club Road West Palm Beach, FL 33406 Attn: Jim Jackson, A.I.C.P., Senior S  CPA 2008-11	strict ddress below: ☐ No
	4. Restricted Delivery? (Extra Fee)
2. Article Number 7[ (Transfer from service label)  PS Form 3811, February 2004 Domestic Ret	102595-02-M-1540

1	5/09
7	DCA
	Dacker

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X Agent  Addressee  B. Received by (Pynted Name)  C. Date of Partvery
Department of Agriculture and Consun	ner Services lelivery address below:
Bureau of Planning and Budgeting	.40
CA8, The Capitol	**
Tallahassee, FL 32399-0810	
Attn: Wendy Evans, Administrative A	
CPA 2008-11	☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number	DP 0970 0005 9333 9579
(Transfer from service label) PS Form 3811, February 2004 Domestic Ret	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
	A Signature
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	☐ Agent
Print your name and address on the reverse so that we can return the card to you.	Addressee  A. Received by (Prilited Warne) / C/Date of Delivery
Attach this card to the back of the mailpiece,	Grade or of the control of the contr
or on the front if space permits.	D. Is delivery address different from item 1? Yes
Department of Transportation, Distric	t One enter delivery address below: ☐ No
Southwest Area Urban Office	
2295 Victoria Avenue, Suite 292	
2295 Victoria Avenue, Suite 292 Fort Myers, FL 33902	~ . <sup>2</sup>
2295 Victoria Avenue, Suite 292 Fort Myers, FL 33902 Attn: Lawrence Massey, Growth Man	
2295 Victoria Avenue, Suite 292 Fort Myers, FL 33902	agement Type    Certified Mail
2295 Victoria Avenue, Suite 292 Fort Myers, FL 33902 Attn: Lawrence Massey, Growth Man	Certified Mail  Registered  Express Mail  Return Receipt for Merchandise

PS Form 3811, February 2004

Domestic Return Receipt

1/5/09 DCA Packet

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name ánd address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X DEPT OF STATE Addressee  B. Received by (Printed Name)  C. Date of Delivery
Department of State	er delivery address below:
Bureau of Historic Preservation 500 South Bronough Street Tallahassee, FL 32399-0250 Attn: Susan Harp, Historic Preservation	CLEARED
CPA 2008-11	Express Mail  Registered Return Receipt for Merchandise Insured Mail C.O.D.  4. Restricted Delivery? (Extra Fee)
2. Article Number (Transfer from service label)	O6 D810 0002 8337 8256
PS Form 3811, February 2004 Domestic Re	turn Receipt 102595-02-M-1540 ;

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  ■ Print your name and address on the reverse so that we can return the card to you.  ■ Attach this card to the back of the mailpiece, or on the front if space permits.   Office of Tourism, Trade, and Econ Suite 2001, The Capitol Tallahassee, FL 32399-0001  Attn: Mary Helen Blakeslee, Chief	
L	3 Service Type   Certified Mail   Express Mail   Registered   Return Receipt for Merchandise   Insured Mail   C.O.D.  4. Restricted Delivery? (Extra Fee)   Yes
2. Article Number (Transfer from service label)	6 0810 0002 8337 8966

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

1/5/09 DCA Dacket

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature    Agent   Addressee     B. Received by (Printed Name)   C. Date of Delivery
1 Article Address 11	D. Is delivery address different from item 1?
Southwest Florida Regional Planning	Council, enter delivery address below:
1926 Victoria Avenue	
Fort Myers, FL 33901	
Attn: Mr. Ken Heatherington, Exec. I	Direc:
CPA 2008-11	3. Service Type  Certified Mail  Registered  Return Receipt for Merchandise  C.O.D.
	4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label)	0810 0002 8337 8287
PS Form 3811, February 2004 Domestic Ret	urn Receipt 102595-02-M-1540



#### **BOARD OF COUNTY COMMISSIONERS**

Bob Janes District One

A. Brian Bigelow District Two January 5, 200**9** 

Ray Judah District Three

Ray Eubanks, Plan Review and Processing Administrator

Tammy Hall District Four

Florida Department of Community Affairs

Frank Mann District Five Bureau of State Planning
Plan Processing Section

Donald D. Stilwell County Manager 2555 Shumard Oak Boulevard

David M. Owen

Tallahassee, FL. 32399-2100

David M. Owen County Attorney

Re: Amendment Lee County 08-C1E1

Diana M. Parker County Hearing Examiner

Adoption Submission Package Supplement

2008 Capital Improvement Element Update Amendment Cycle

Dear Mr. Eubanks:

In response to your letter dated December 24, 2008, please be advised that it is Lee County's intent that Lee County 08-C1E1, CPA2008-11, be considered as an "exempt amendment pursuant to Section 163.3187(1)(f)."

Also as requested in your letter, included with this letter are three copies of the 2008 Lee County De Minimis Impacts Report pursuant to Section 163.180(6) F.S. and Rule 9J-11.011(8)(b).

By copy of this letter and its attachments, I certify that this letter and attachments have been sent to: the Southwest Florida Regional Planning Council; the Florida Department of Transportation (FDOT); the Florida Department of Environmental Protection; Florida Department of State; the Florida Fish and Wildlife Conservation Commission; the Department of Agriculture and Consumer Services; Florida Department of Education; Florida Office of Tourism, Trade, and Economic Development; and, the South Florida Water Management District.

Sincerely,

DEPT. OF COMMUNITY DEVELOPMENT Division of Planning

Paul O'Connor, AICP

.0 Oco-

Director

#### Lee County 2008 De Minimis Impacts Report

#### **De Minimus Impacts**

The Lee County Land Development Code now includes the following state-mandated requirement:

"LCLDC Section 2-46(o).

De minimus impact. The Florida Legislature has found that a de minimus impact is consistent with Part II of Chapter 163. Therefore, the impact of a single-family home on an existing lot will constitute a de minimus impact on all roadways regardless of the level of deficiency of the roadway.

Other than single-family homes on existing lots, no impact will be de minimus if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility. Further, except for single family homes on existing lots, no impact will be de minimus if it would exceed the adopted level of service standard of any affected designated hurricane evacuation route.

Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions".

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon their failure to meet the Level of Service standards as reported in the 2006/2007-2007/2008 Concurrency Management Report.

			Future Volume (VPH)	Capacity (VPH)	Future Volume/ Capacity (%)	De Minimus Trips 2007 (VPH)	
Immokalee Road (SR 82)	Colonial Boulevard	Commerce Lakes Drive	1106	630 LOS D	176% <sup>(3)</sup>	0	(3) Exceeds 110%
Immokalee Road (SR 82)	Commerce Lakes Drive	Gunnery Road	710	390 LOS D	182% (3)	1	(3) Exceeds 110%
Immokalee Road (SR 82)	Gunnery Road	Alabama Road	1278	420 LOS C	304% (3)	0	<sup>(3)</sup> Exceeds 110%
Immokalee Road (SR 82)	Alabama Road	Alex Bell Boulevard	636	420 LOS C	151% <sup>(3)</sup>	0	<sup>(3)</sup> Exceeds 110%
Immokalee Road (SR 82)	Alex Bell Boulevard	Hendry County Line	659	420 LOS C	157% <sup>(3)</sup>	0.5	<sup>(3)</sup> Exceeds 110%

<sup>(1)</sup> See Road Link Volumes Table; Forecast Future Volume Column.

(3) Exceeds the 110% criterion.

<sup>(2)</sup> See Road Link Volumes Table; Performance Standard Capacity Column.

### Lee County 2008 De Minimis Impacts Report

On all of the listed links, the sum of existing roadway volumes and the projected volumes (called Future Volume) from approved projects exceeds 110 percent of the maximum volume (called Capacity) at the adopted Level of Service of the affected transportation facility. As a result, de minimus impacts on these links are limited to impacts from single-family homes on existing lots. New de minimus trip impacts resulting from the issuance of certificates of occupancy on building permits for single family homes on existing lots were recorded on only two (2) of these transportation facilities during the year 2007. No de minimus trip impacts were recorded on the remaining links which required monitoring.



### DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST

THOMAS G. PELHAM Secretary

December 24, 2008

Mr. Paul O'Connor, AICP Lee County Planning Division Director P.O. Box 398 Fort Myers, Florida 33902-0398

Dear Mr. O'Connor:



COMMUNITY DEVELOPMENT

We have received the Lee County 08-CIE1 adopted plan amendment. The adopted amendment package, received by the Department is incomplete because it does not include all of the information required in Section 163.3184, F.S. and Rule 9J-11.011, F.A.C. Your submittal package for the adopted amendment does not include the following:

- Summary of the de minimis impact records pursuant to Section 163.180(6),F.S. and Rule 9J-11.011(8)(b). (Example enclosed);
- In your transmittal letter please identify the amendment as being exempt twice per calendar year. The letter should state "exempt amendment pursuant to Section 163.3187(1)(f)";

The adopted amendment, received on December 23, 2008, will not be processed until the required information is received, as required by section 163.3187, F.S. If we may be of further assistance, please contact myself or Terri Stoutamire, Plan Processor at (850) 922-1804.

Sincerely,

D. Ray Eubanks

Plan Review and Processing Administrator

DRE/ts

cc: Ken Heatherington, Executive Director Southwest Florida RPC longer term solutions such as long term concurrency management systems, transportation concurrency exception areas, multimodal transportation districts, transportation concurrency management areas, strategies in the CIE to be implemented over the planning timeframe, or other innovative solutions.

Updates to the CIE which reflect proportionate fair-share contributions may not be found not in compliance based on s.163.3177(3), F.S., (which is the requirement for the CIE) and s.163.3164(32), F.S., (which is the definition of financial feasibility) if additional contributions, payments or funding sources are reasonably anticipated during a period not to exceed 10 years to fully mitigate impacts on the transportation facilities. See s.163.3180(16)(b), F.S. Thus, the annual update to the CIE should demonstrate that the impacted transportation facility will meet the LOS Standard within 10 years through funding sources that are reasonably anticipated.

For additional details regarding proportionate share, please see the *Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors*, February 14, 2006, prepared by the Center for Urban Transportation Research under contract to the Florida Department of Transportation. This report may be found at http://www.dea.state.fl.us/fdcp/dcp/transportation/model-ordinance.pdf

(d) De Minimis Report Requirement: If local governments opt to allow exceptions for de minimis impacts, such local governments must comply with the reporting requirements described below. Section 163.3180(6), F.S., recognizes that certain types of development have a de minimis impact on level of service. A de minimis impact is an impact that affects no more than 1% of the maximum service volume at the adopted LOS Standard. Development which causes only a de minimis impact is not subject to traffic concurrency. However, total traffic volume should not exceed 110% of the maximum service volume at the adopted LOS Standard. Local governments must maintain records to ensure that the 110% criterion is not exceeded. Local governments need not maintain a record of de minimis impacts on roadways that are operating below 100% of the maximum service volume. Exceptions to concurrency for de minimis impacts are allowed only when a roadway is operating between 100% and 110% of the maximum service volume. When a roadway reaches 110%, a local government must stop granting de minimis concurrency exceptions. A summary of these records must be submitted with the annual update of the CIE. Note that the impact of a single family home on an existing lot of record will always constitute a de minimis

impact regardless of the level of deficiency of the affected roadway even if the 110% threshold is exceeded.

The annual update of the CIE must demonstrate that the 110% criterion has not been exceeded or, if it has been exceeded, that the impacted roadway is scheduled for improvement in the Schedule. No de minimis exceptions may be granted on roadways where the 110% criterion is exceeded until such time as the volume of the roadway is reduced below 110%.

Rule 9J-11.011(5)(f), F.A.C., requires that, after December 1, 2007, adopted plan amendment packages that contain a future land use map amendment must include a statement indicating the date that the annual capital improvement element update was adopted and submitted along with the summary of de minimis impact records.

Rule 9J-11.011(8)(b), F.A.C., specifies that if an adopted amendment is the annual CIE update amendment or is an amendment to eliminate, defer, or delay the construction for any facility listed in the Schedule, then pursuant to Section 163.3177(3)(b), F.S., the local government must submit a copy of the executed ordinance, the amendment in strike thru and underline format, and a summary of the de minimis impact records pursuant to Section 163.3180(6), F.S.

6) <u>Urban Service Boundary</u>: If a local government has designated an urban service boundary pursuant to s.163.3177(14), F.S., then it must demonstrate that the area within the boundary is served or is planned to be served with adequate public facilities and services by adopting a 10-year facilities plan in the CIE. This 10-year plan must be financially feasible and updated on an annual basis along with the rest of the element.

### E. Capital Planning in the CIE Beyond the Five-Year Schedule

Local governments will occasionally receive applications for future land use map amendments for proposed developments which, due to their size or intensity, are planned to be built out over an extended period. For example, a local government may intend to approve a large map amendment for a planned development that will be developed in phases over twelve years. This development will have infrastructure impacts over this entire build-out, some of which will occur outside the five years covered by the adopted Schedule. In such an instance, the local government will need to explain in the CIE how the infrastructure impacts for all twelve years will be addressed, including the seven years that are beyond the Schedule.

Example

#### CITY OF DUNEDIN DE MINIMIS RECORDS FOR FY 05/06

Address	ESTIMATED PEAK	ROADS IMPACTED	V/C	EVACUATION
	HOUR TRIPS <sup>1</sup>		PERCENTAGE <sup>2</sup>	ROUTE?
1623 St. Mary Drive	1.0	San Salvador	9.16	
		San Christopher	58.84	
		Pinehurst	63.56	
		New York	19.95	
48 Arnoni Drive	1.0	Beltrees	23.81	
37 Arnoni Drive	1.0	Union	48.47	
		Patricia	64.66	
		Scotsdale	19.41	
2038 Golf View Drive	1.0	Michigan	61.11	
		Pinehurst	45.59	
1745 San Mateo Drive	1.0	San Salvador	10.10	
		Highland/Paloma	27.65	
		San Jose	23.88	
		Alt. US 19	109.90	Yes
2015 Water Wheel Court	1.0	CR 1	54.02	1 65
2015 Water Whiter Court	1.0	Belcher	62.68	
		Hickory Gate	9.98	
		Michigan Michigan	61.11	
		Garrison	20.19	
934 Gulf View Boulevard	1.0	Palm	6.73	
23 / Gail View Boulevald	1.0	Michigan	61.11	
		Alt US 19	120.55	Yes
		Pinehurst	45.59	res
1940 Del Oro Court	1.0	CR 1	58.59	
1940 Del Old Court	1.0	Michigan	61.11	
		Solon	31.09	
		Garrison		
561 Lyndhurst Street	1.0		20.19	
Joi Lynanaist Sirect	1.0	Lyndhurst	11.41	
		Beltrees	23.81	
		Broadway	13.37	Million I was to the same of t
		Douglas	60.65	
		Highland	27.10	
		Milwaukee	40.03	
		New York	20.14	
		Main	23.77	
404 Vinninia Stand	1.0	Virginia	66.11	
494 Virginia Street	1.0	Lyndhurst	11.41	
		Broadway	13.37	
		Douglas	60.65	
		Highland	27.65	,
		Milwaukee	39.69	
		New York	20.21	
		Main	23.77	
		Virginia	66.11	
		SR 580	78.06	Yes
		Alt US 19	109.93	Yes

<sup>&</sup>lt;sup>1</sup> Single Family DU Trip Rate of 9.6 times Peak Hour Factor of .093 equals .8923 Peak Hour Trips, rounded to 1.0 Peak Hour Trip.

<sup>&</sup>lt;sup>2</sup>Roads within .5 miles of "development." Volume based on most recently approved concurrency case; capacity based on FDOT's "Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas" (2002). Highest V/C used when multiple segments of same road are impacted.



# City of Fort Myers, Florida

To Paul O.

09 JAN 201824H4ndp28t Suite 101 Fort Myers FL 48901 / PUB. WRKS. CNTR. SECOND FLOOR

January 9, 2009

Ray Eubanks Division of Community Planning 2555 Shumard Oak Blvd. Tallahassee, FL 32399

RE: Adoption of Amended Capital Improvement Element

Mr. Eubanks:

The City of Fort Myers is pleased to submit an amendment of the Capital Improvement Element of the Comprehensive Plan, adopted on January 5, 2009 by Ordinance No 3495. Pursuant to Section 163.3177(3)(b)1, Florida Statutes, municipalities are required to update the CIE annually with the adopted Five-Year Schedule of Capital Improvements Budget. Please note, due to the expedited process, no DCA identification number is available for the adopted amendment. Pursuant to Rule 9J-11.011(5) F.A.C. and Section 163.3184(8)(c)1, F.S., the Notice of Intent will be published in The News-Press, Fort Myers, Florida.

Enclosed, please find three (3) copies of the adopted Ordinance, the amended Capital Improvements Element, and supporting documentation. City staff has also forwarded adoption packets to the Southwest Florida Regional Planning Council, Lee County, the Florida Department of Environmental Protection, the Florida Department of Transportation, the South Florida Water Management District, and the Florida Department of State.

The local contact person is:

Nicole DeVaughn, AICP Planning Manager City of Fort Myers 1825 Hendry Street, Suite 101 Fort Myers, FL 33901 (239) 321-7976 – Office (239) 344-5925 – Fax ndevaughn@cityfytmyers.com



# City of Fort Myers, Florida

1825 Hendry St Suite 101 Fort Myers, FL 33901

Please do not hesitate to contact me if you have any questions regarding the adopted comprehensive plan amendment.

Sincerely

Robert Gardner, AICP, ICC-CBO Community Development Director

City of Fort Myers

CC:

William P. Mitchell, City Manager Lee County Southwest Florida Regional Planning Council South Florida Water Management District Department of Environmental Protection Department of State Department of Transportation

# Capital Improvement Element Amendment FY 2008-2009 through FY2012-2013

**Adopting Ordinance** 

# AN ORDINANCE To Be Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, PROVIDING FOR A TEXT AMENDMENT 08-TA-02 TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF FORT MYERS COMPREHENSIVE PLAN, AS AMENDED, PROVIDING FOR LEGAL STATUS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS:** The City of Fort Myers Comprehensive Plan, as amended, has been prepared in compliance with Chapter 163, Florida Statutes, and properly submitted for review by the appropriate agencies; and

**WHEREAS:** The City of Fort Myers has solicited public comment in accordance with its duly adopted public participation procedures; and

**WHEREAS:** Pursuant to Florida Statute 163.3177(3)(b)2, one (1) public hearing, with due public notice, has been held on the annual update to the Capital Improvements Element 08-TA-02 before the Mayor and City Council to inform the public in the expedited process as allowed by Florida Statutes.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

**SECTION 1.** The text of the Fiscal Year 2008-2009 Capital Improvements Element, attached as Exhibit A, of the City of Fort Myers Comprehensive Plan is hereby adopted.

SECTION 2. The effective date of Comprehensive Plan Amendment 08-TA-02 shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may

be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, the amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

**SECTION 3.** Severability. Should any provision or section of this ordinance be held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**SECTION 4.** This ordinance shall become effective immediately upon adoption.

PASSED IN PUBLIC SESSION of the City Council of the City of Fort Myers, Florida, this 5th day of January, A.D., 2009.

Aye	Warran J. Wright
Aye	Johnny W. Streets, Jr.
Aye	Levon Simms
Aye	Michael Rlanders
Ауе	Randall P. Henderson, Jr.
Ауе	Thomas C. Leonardo Council Members

**APPROVED** this 5th day of January, A.D., 2009, at 5:25 o'clock

p.m.

2009.

Aye

FILED in the Office of the City Clerk this 5th day of January, A.D.,

Marie Adams, CMC City Clerk

Jim Humphrey

**EXHIBIT A** 

10

# CAPITAL IMPROVEMENTS

#### **GOAL**

To ensure the provision of adequate public facilities in a timely, efficient, and cost-effective manner.

#### **OBJECTIVE 1**

To facilitate the construction, repair, and maintenance of capital improvements needed to correct existing service-level deficiencies and meet future demand.

Policy 1.1) The City shall prepare and maintain an adequate data base on its capital facilities so as to be able to annually identify existing service level deficiencies and project future growth demands on public facilities.

Policy 1.2) The City will prepare, maintain, and implement a capital improvements program (CIP) showing projects over a five-year period.

Standard 1.2.1.1) The City shall include projects identified in the other elements of this plan, and determined to be of relatively large scale, high cost (\$20,000 or greater), and have a useful life or extend the life of an existing capital item at least five years.

Policy 1.3) The City shall establish evaluation criteria for ranking the capital project requests submitted for the capital improvements program with priority given to ensuring that public facilities are available to serve developments for which development orders were issued prior to adoption of the Comprehensive Plan.

Action 1.3.1) Prepare a five-year capital improvements program annually.

Standard 1.3.1.1) The evaluation criteria shall consider at least: the elimination of public hazards; the elimination of existing capacity deficits; the plans of other agencies and the South Florida Water Management District; the impact on the operating budget; the location of the project relative to growth areas; the financial feasibility of the project; fulfillment of the City's legal commitment to provide facilities and services, and the accommodation of future service level demands.

Policy 1.4) Systematic, scheduled routine maintenance of all existing and future capital facilities shall be conducted.

Action 1.4.1) The City has instituted a program to identify necessary facility repairs, and such repairs will be scheduled and budgeted within the CIP.

Action 1.4.2) Incorporate capital facilities maintenance costs into the annual City operating budget.

Policy 1.5) The Capital Improvements Element shall be consistent with state statutes and updated and submitted to the state land planning agency by December 1 of each year. The City shall convene (one/two) public hearing(s) in

(October/November) of each year to ensure adoption prior to December 1. The adoption of the Capital Improvement Element may occur outside of the two regular Comprehensive Plan Text Amendment cycles established by the City.

#### **OBJECTIVE 2**

To ensure that adequate levels of service, as described in the Concurrency Management System of this Comprehensive Plan, are maintained for those public facilities that are the responsibility of the City.

Policy 2.1) The City's capital improvement program shall contain those projects that meet or exceed public facility service levels and are the direct fiscal responsibility of the City, as well as projects necessary to ensure concurrency or financial feasibility.

Action 2.1.1) Rehabilitate or replace worn out or obsolete capital facilities that are contributing to current service level deficiencies.

Standard 2.1.1.1) Program capital improvements needed to correct current service level deficiencies in the capital improvement plan if financially feasible.

Action 2.1.2) Replace or expand existing capital facilities and construct new capital facilities in order to meet future service level demands.

Standard 2.1.2.1) Schedule the construction of growth-related capital improvements before the projected service level deficiency will occur.

Policy 2.2) Continue to monitor and track approved de minimis impacts on the roadway network of its jurisdiction. All de minimis impacts shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

**Policy 2.3)** The City shall annually review the formally adopted Florida Department of Transportation District 1 5-Year Schedule of Improvements to ensure that the projects pertaining to the City are incorporated in the City's 5-Year Schedule of Capital Improvements.

#### **OBJECTIVE 3**

To coordinate the availability of capital improvements with related land use decisions and available or projected fiscal resources.

**Policy 3.1)** Changes in any land use policy, plan, or regulation shall include consideration of the provision of public facilities at adopted service levels and analysis to ensure that the fiscal resources are in place to provide those facilities.

Action 3.1.1) City staff analysis of proposed future land use changes shall include a report summarizing the results of the service level impact evaluation of each proposed change and specify funding sources for any additional capital outlay identified.

Policy 3.2) The City shall coordinate its capital facility planning with other State or Local agencies proposing capital improvements within the City's urban reserve area.

Action 3.2.1) Analyze the need for additional capital facilities generated by any construction or expansion of major non-City facilities, especially public health care systems or educational facilities.

#### **OBJECTIVE 4**

To require future development to pay for its proportionate share of public facility improvements made necessary by its construction.

Policy 4.1) To utilize impact fees to finance public facility capacity needed to serve new development where and when needed.

Action 4.1.1) Review and update existing impact fees as needed.

Action 4.1.2) The City shall conduct a feasibility study regarding the establishment of a parks and recreation impact fee.

**Policy 4.2)** Extension of public facilities and services solely benefiting a new development, single person or an isolated group of landowners shall be financed entirely by those beneficiaries, on a pro rata basis. However, at its option, the City may establish a geographical special assessment area for the financing of capital facilities in a given area.

Action 4.2.1) Adopt Administrative Procedures regarding geographical special assessment areas.

Standard 4.2.1.1) The criteria should define which party is responsible for designing, engineering, and constructing the proposed facility improvements.

Standard 4.2.1.2) The criteria should include a discussion of the methods for computing special assessments (i.e., per acre, lineal foot, or other method.) and under what conditions they are most likely to be applied in the City.

Standard 4.2.1.3) The criteria should include a discussion of the situations under which the City would provide funding to facilities within a special assessment area, as well as the amounts that may be provided.

Policy 4.3) The City shall rely upon private contributions as a funding source within the 5-Year Schedule of Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The City shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the 5-Year Schedule of Capital Improvements, a plan amendment to delete the capital improvement from the Schedule shall be required. The deletion of the capital

improvement from the 5-Year Schedule of Capital Improvements must be supported by data analysis demonstrating that the project is no longer needed in order to achieve and maintain the adopted level of service standards.

Policy 4.4) New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the City's adopted proportionate share ordinance, site-related developer dedications, and developer contributions.

Policy 4.5) The City shall use the adopted LOS standards, as referenced in other elements of the Comprehensive Plan, to review the impact of new development and redevelopment upon public facilities.

#### **OBJECTIVE 5**

To identify, obtain, and expend sufficient funds for needed capital facilities.

**Policy 5.1)** The City shall annually adopt a capital budget as part of the five-year capital improvement program.

Action 5.1.1) Adopt the first-year of the five-year capital improvements program as the capital budget.

Policy 5.2) The City shall employ an evaluation program to determine the relative significance of requested capital projects, and shall rank those projects according to adopted criteria.

Action 5.2.1) Include as evaluation criteria: the elimination of public hazards, the elimination of capacity deficits and level of service shortfalls, the impact of capital projects on the budget, the level of service based on projected growth patterns, the accommodation of new development and redevelopment, the financial feasibility of capital projects, and the necessitation of projects based on coordination with other governmental or quasi-governmental agencies.

Policy 5.3) The City's capital improvements program shall be financially feasible and contain five-year projections of revenue sources for the funding of capital improvements.

**Policy 5.4)** The City shall confine its long-term borrowing to capital improvements that cannot be financed from current operating revenues.

Action 5.4.1) Identify and fund those capital improvements that can be funded out of the operating budget.

Policy 5.5) When the City finances a capital project via bonds, it will strive to repay the bonds within the expected useful life of the project.

Policy 5.6) Prior to issuing or refunding any long-term debt, the City Budget Department shall prepare an analysis of the City's debt structure and present it to City Council. The analysis shall review the trend, over the previous five-year period of short-term debt, both total and as a percent of operating revenues; long-term debt compared to the base that most closely approximates the City's

ability to repay (e.g., assessed valuation, population, per capita income) and total debt service. The analysis shall also consider the debt of other jurisdictions that City taxpayers will also have to pay, (e.g., Lee County, South Florida Water Management District). The following standards shall serve as benchmark indicators of healthy debt structure:

Standard 5.6.1.1) The City's overall outstanding debt should not exceed 10% of its total assessed property valuation.

Standard 5.6.1.2) The City's overall outstanding debt should not exceed \$1,200 per capita.

Standard 5.6.1.3) The City's total annual debt service should not exceed 20% of its general operating revenues.

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Policy 5.7) The City shall not use long-term debt to fund any operating budget expenses.

Policy 5.8) The City shall investigate all reasonable means of debt financing and should choose the method most appropriate.

Policy 5.9) The City shall retire any short-term debt it assumes in a timely manner.

Policy 5.10) The City shall initiate and maintain good communications with national bond rating agencies.

Action 5.10.1) Analyze the City's current financial condition in terms of established bond rating criteria.

Action 5.10.2) Prepare a plan to correct any deficiencies identified in Action 5.10.1.

**Policy 5.11)** City fiscal policies impacting capital expenditures shall be coordinated with this plan.

#### OBJECTIVE 6

Capital Improvements that subsidize development within the coastal high-hazard zone (CHHZ) will be limited to those improvements included in the Conservation and Coastal Management Element.

**Policy 6.1)** The City may expend funds within the coastal high-hazard zone for the replacement and renewal of existing public facilities.

**Policy 6.2)** The City may continue to expend funds within the coastal high-hazard zone to maintain existing facilities and services at their existing capacity.

Policy 6.3) The City may continue to provide or otherwise require provision of recreational facilities within the coastal high-hazard zone.

# Capital Improvement Element Amendment FY 2008-2009 through FY2012-2013

**Adopted Element** 

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### CITY OF FT. MYERS 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

CATEGORY	FY 2009	FY 2010	 FY 2011	FY 2012	 FY 2013	 FIVE YEAR TOTAL	BEYOND 2013
BUILDINGS \$	1,202,617.00	\$ -	\$ -	\$ _	\$ 64,854.00	\$ 1,267,471.00	\$ 1,370,001.00
DEVELOPMENT	3,440,000	2,000,000	2,000,000	-		7,440,000	5,205,000
EQUIPMENT	3,227,771	804,150	720,000	30,000	385,000	5,166,921	7,959,387
PARKS & BEAUTIFICATION	3,944,734	400,000	325,000	-	-	4,669,734	500,000
TRANSPORTATION	40,284,075	4,100,000	5,670,445	8,092,865	13,240,890	71,388,275	80,195,856
UTILITY	63,960,497	43,157,713	57,552,737	23,154,568	31,353,192	219,178,707	45,688,022
TOTAL EXPENDITURES \$	116,059,694	\$ 50,461,863	\$ 66,268,182	\$ 31,277,433	\$ 45.043,936	\$ 309.111.108	\$ 140.918.266

FUNDING	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FIVE YEAR TOTAL
2006 General Bond \$	8,669,616.00 \$	400,000.00	\$ -	\$ · - \$	- \$	9,069,616.00
2006 Utility Bond	445,415	-	-	-	-	445,415
General LOC	3,357,617	2,500,000	2,000,000	-	+	7,857,617
Utility LOC	53,109,076	40,427,363	55,217,737	20,019,568	27,178,192	195,951,936
Sanitation LOC	1,341,371	234,150		-	-	1,575,521
PAYG-General Fund	1,225,000	-	-	-	-	1,225,000
PAYG-Utility	1,415,000	573,400	235,000	565,000	1,360,000	4,148,400
PAYG-Harborside	-	-	-	-	95,000	95,000
Utility R&R	2,375,500	2,226,950	2,250,000	2,600,000	3,105,000	12,557,450
Harborside R&R	350,000	_		-	-	350,000
Eastwood R&R	45,000	-	-	-	-	45,000
IMAG - R&R	-	-	•	-	64,854	64,854
Land Acquisition	390,000	-	-	-	-	390,000
TIF District	525,000	-	-	· <u>-</u>	-	525,000
Fire Impact Fees	391,400	-	570,000	-	-	961,400
Water Impact Fees	1,670,152	-	-	-	-	1,670,152
Sewer Impact Fees	1,465,472	-	_	-	_	1,465,472
Road Impact Fees	19,109,075	4,100,000	5,670,445	8,092,865	13,240,890	50,213,275
Developers	175,000	· · · · -	325,000			500,000
Lee County	2,500,000	-		-	-	2,500,000
FDOT	17,500,000	-	-	-	-	17,500,000
TOTAL REVENUES \$	116,059,694 \$	50,461,863	\$ 66,268,182	\$ 31,277,433 \$	45,043,936 \$	309,111,108

# CITY OF FORT MYERS, FLORIDA BUILDINGS 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

					-						
COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
			Public Works Department								
Element 10	М	31000191	Hurricane Protection of Selected City Facilities	2006 Gen Bond	540,000	_	_	-	-	540,000	_
Element 10	М	31000156	Citywide ADA Compliance Renovations	2006 Gen Bond	500,000	-	-	-	_	500,000	1,370,001
Element 6	M	31400002	EW Upgrade Equipment Wash Area/Chemical Storage	General LOC	112,617	-	_	_	-	112,617	1,010,001
Element 4	D	31100139	Re-roof Water Plant Administration Building	PAYG-Util	25,000	_	-	_	_	25,000	
Element 4	CP-2	31100140	Re-roof Winkler Pump Station	PAYG-Util	25,000	_	-	-	_	25,000	_
			Total Public Works Department		1,202,617	•			-	1,202,617	1,370,001
			Venues								
Element 6	D	32300012	Imaginarium Refurbish Entrance Area	IMAG R&R		-		-	64,854	64,854	-
			Total Venues		-	-	-	•	64,854	64,854	-
			BUILDINGS TOTAL		1,202,617				64,854	1,267,471	1,370,001
			SUMMARY OF FUNDING SOURCES								
				2006 Gen Bond	1,040,000	-	_		-	1,040,000	
				General LOC	112,617	-		_	_	112,617	
				PAYG-Util	50,000	_	-		-	50,000	
				IMAG R&R		-	-	_	64,854	64,854	
			TOTAL		1,202,617		-	-	64,854	1,267,471	

## CITY OF FORT MYERS, FLORIDA DEVELOPMENT 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
			Community Development								
Element 3	M	31000010	Wellfield Wetland Mitigation	General LOC	2,000,000	2,000,000	2,000,000	_	-	6,000,000	_
Element 2	CP-2	31000133	Neighborhood Improvement Program	PAYG-Gen Fund	525,000		_,,	_	_	525,000	245,000
Element 3	CP-2	31000018	Lot Acquisition Program	Land Acq	390,000	-	-	-	-	390,000	2,960,000
			Total Community Development		2,915,000	2,000,000	2,000,000	•		6,915,000	3,205,000
			Ft. Myers Redevelopment Agency								
Element 8	CP-2	31800005	US 41 Corridor Improvements Colonial-Boy Scout	TIF Districts	250,000	_	_	-	_	250,000	_
Element 8	CP-2	31800007	US 41 Corridor Improvements Edison-Canal	TIF Districts	225,000		-	_	-	225,000	2,000,000
Element 8	CP-2	31800006	US 41 Corridor Improvements Winkler-Colonial	TIF Districts	50,000	-				50,000	2,000,000
			Total Ft. Myers Redevelopment Agency		525,000	-	•	•	-	525,000	2,000,000
			. DEVELOPMENT TOTAL		3,440,000	2,000,000	2,000,000			7,440,000	5,205,000
			SUMMARY OF FUNDING SOURCES								
				General LOC	2,000,000	2,000,000	2,000,000	-	_	5,000,000	
				PAYG-Gen Fund	525,000	_	-	-	-	525,000	
				Land Acq.	390,000	-	-	-	-	390,000	
				TIF Districts	525,000		-			525,000	
			TOTAL		3,440,000	2,000,000	2,000,000	-		7,440,000	

## CITY OF FORT MYERS, FLORIDA EQUIPMENT 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
			Fire Department								
Element 7	CP-2	31000201	Mobile Data Computers	Fire Impact Fees	316,400	-	-		_	316,400	
Element 7	CP-1	31000113	Squad 41 - New Rescue Truck	Fire Impact Fees	75,000	-	-	_		75,000	-
Element 7	CP-1	31000194	Hazardous Material Vehicle	Fire Impact Fees		-	570,000		-	570,000	
Element 7	CP-1	31000161	Engine 11 - Replacement	General LOC		500,000	· _		-	500,000	_
			Total Fire Department		391,400	500,000	570,000	-		1,461,400	-
			Police Department								
Element 7	Ð	31000200	Underground Fuel Storage Tanks	General LOC	285,000	-	-			285,000	
			Total Police Department		285,000	*	-			285,000	
			Public Works Department						_		
Element 4	CP-2	31700011	Recycling Trucks	Sanitation LOC	675,000	-	-	-	-	675,000	
Element 4	CP-1	34200011	Stormwater Gradali	General LOC	310,000	-		-	-	310,000	
Element 4	CP-1	31100137	Winkler Generator Purchase	Utility R&R	300,000	-	-			300,000	_
Element 4	CP-1	31700003	Automated Side Loading Garbage Truck	Sanitation LOC	223,000	234,150	-	-	-	457,150	3,329,992
Element 4	CP-1	31700001	Front Loading Garbage Truck	Sanitation LOC	205,000	-	-		-	205,000	1,551,389
Element 10	D	31000198	Harborside Cooling Tower	Harborside R&R	175,000	-	-	-	-	175,000	-
Element 10	D	31000199	Harborside Chiller	Harborside R&R	175,000	-	-	-		175,000	-
Element 4	CP-1	31700004	Roll Off Truck	Sanitation LOC	130,000	-	-	-		130,000	1,441,225
Element 4	CP-1	31700002	30 CY Horticultural Truck	Sanitation LOC	108,371	-	•	-	-	108,371	969,781
Element 4	D	31100133	Util Maintenance Bobcat Excavator	PAYG-Utility	95,000	-		-	-	95,000	130,000
Element 8	D	31100194	Utilities Maintenance Public Works Security System	PAYG-Utility	80,000	-	-	-	-	80,000	-
Element 6	D	31400016	EW Replace Fairway Mower	Eastwood R&R	45,000		-	-	-	45,000	47,000
Element 4	M	31100039	Lift Station Telemetry Upgrade	PAYG-Utility	30,000	30,000	30,000	30,000	30,000	150,000	150,000
Element 4	D	31100135	Util Maintenance Dump Truck	PAYG-Utility	•		80,000	-	80,000	160,000	80,000
Element 4	CP-1	31100132	Util Maintenance Loader	PAYG-Utility	-	-	-	•	100,000	100,000	100,000
Element 4	D	31100136	Util Maintenance Flat Bed Truck	PAYG-Utility		-		-	80,000	80,000	80,000
Element 4	D	31100043	Util Maint 3/4 Ton Pick up w/ Utility Body/Lift Boom	PAYG-Utility	-	-	40,000	-	-	40,000	80,000
Element 4	D	31100134	Util Maintenance Forklift	PAYG-Utility	-	40,000			<u> </u>	40,000	-
			Total Public Works Department		2,551,371	304,150	150,000	30,000	290,000	3,325,521	7,959,387
Element 6	D	35300009	Venues								
Element 6	D	35300010	Harborside Electronic Marquee (Bay/Monroe)	PAYG-Harborside	•	-	•	-	40,000	40,000	-
Element 6	D	35300010	Harborside Sound System - Upgrade/Replacement	PAYG-Harborside	-	•	-	-	30,000	30,000	-
Clement o	D	33300011	Harborside Concession Stand Venues	PAYG-Harborside			<u> </u>	· · · · · · · · · · · · · · · · · · ·	25,000	25,000	<u> </u>
			EQUIPMENT TOTAL					-	95,000	95,000	-
			EQUIPMENT TOTAL		3,227,771	804,150	720,000	30,000	385,000	5,166,921	7,959,387
			SUMMARY OF FUNDING SOURCES								
				Fire Impact Fees	391,400	-	570,000	-	-	961,400	
				General LOC	595,000	500,000			-	1,095,000	
				Sanitation LOC	1,341,371	234,150			_	1,575,521	
				PAYG-Utility	205,000	70,000	150,000	30,000	290,000	745,000	
				Utility R&R	300,000	,	,,		200,000	300,000	
				Harborside R&R	350,000	-	-		_	350,000	
				Eastwood R&R	45,000		-	_		45,000	
				PAYG-Harborside			_	-	95,000	95,000	
			TOTAL		3,227,771	804,150	720,000	30,000	385,000	5,166,921	

## CITY OF FORT MYERS, FLORIDA PARKS & BEAUTIFICATION 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
Element 6	CP-1	31000175	Community Development Lot Acquisition to Expand Parks Total Community Development	2006 General Bond	150,000	150,000		-		300,000	500,000
			Public Works Department		150,000	150,000				300,000	500,000
Element 2 Element 2	CP-2 CP-2	34900037 31000172	Downtown Redevelopment Phase I Beautification SR 82 Landscape/Ortiz-Lee Blvd	2006 General Bond Developers	3,794,734	-	325,000	<u>.</u>	-	3,794,734 325,000	-
Element 6	CP-2	31000120	Clemente Park Rehabilitation Total Public Works Department	2006 General Bond	3,794,734	250,000 250,000	325.000	-		250,000 4,369,734	
			PARKS TOTAL		3,944,734	400,000	325,000			4,669,734	500,000
			SUMMARY OF FUNDING SOURCES								
				2006 General Bond Developers	3,944,734	400,000	325,000	-	-	4,344,734 325,000	
			TOTAL		3,944,734	400,000	325,000			4,669,734	

# CITY OF FORT MYERS, FLORIDA TRANSPORTATION 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
			Public Works Department								
Element 2	CP-1	34900047	(SR82) Dr. Martin L. King Blvd/Ortiz to Lee Blvd.	RdImp/FDOT/County	30,000,000		_	_	5,000,000	35,000,000	
Element 2	CP-1	34900042	Hanson St Extension/Cocos-Ortiz Avenue	Road Impact Fees	4,319,000	4,000,000	5,470,445	5,470,445	6,940,890	26,200,780	_
Element 2	CP-1	34900048	Edison Ave Realign/Virginia-Cleveland-Cortez	Road Impact Fees	1,575,075	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	0,110,710	0,040,030	1,575,075	4,714,926
Element 2	CP-1	34900043	Hanson St Extension/Ortiz-SR82/Buckingham	Road Impact Fees	1,500,000	_	_	2,322,420	-	3,822,420	48,976,160
Element 2	CP-2	34900051	Veronica Shoemaker Blvd, Sidewalks	Road Impact Fees	915,000	-	_	2,022,720		915,000	40,370,100
Element 2	M	34900001	Citywide Street Overlay Program	PAYG-Gen Fund	400,000	-	_	-	_	400,000	2,000,000
Element 2	M	34900059	SR 80 Access Modification Seaboard to E City Limits	Road Impact Fees	400,000		-	_	-	400,000	2,000,000
Element 2	CP-2	34900024	Sidewalks (Phase III, IV Utility Improvements)	General LOC	300,000	-	~	-		300,000	1,150,000
Element 2	CP-2	34900032	Citywide Alternative Transportation Modes	Road Impact Fees	300,000		-	-	_	300,000	7,100,000
Element 2	CP-2	34900002	Citywide New Sidewalk Installation	PAYG-Gen Fund	200,000	-	_	-	-	200,000	500,000
Element 2	CP-2	34900046	McGregor/Virginia Roundabout Construction	Developers	175,000	-	-	-		175,000	-
Element 2	CP-1	34900061	SR 82 Realignment & Widening Fowler Street to US 41	Road impact Fees	100,000	100,000	200,000	300,000	300,000	1,000,000	15,000,000
Element 2	M	34900004	Citywide Sidewalk Replacement Program	PAYG-Gen Fund	100,000	-		,		100,000	1,500,000
Element 2	CP-1	34900062	(SR82) Dr. Martin L. King Blvd/Michigan to Ortiz	Road Impact Fees		-	_	-	1,000,000	1.000,000	6,354,770
			Public Works Department		40,284,075	4,100,000	5,670,445	8,092,865	13,240,890	71,388,275	80,195,856
			TRANSPORTATION TOTAL		40,284,075	4,100,000	5,670,445	8,092,865	13,240,890	71,388,275	80,195,856
			SUMMARY OF FUNDING SOURCES	•							
				Road Impact Fees	19,109,075	4,100,000	5,670,445	8.092.865	13,240,890	50,213,275	
				FDOT	17,500,000			-	-	17,500,000	
				Lee County	2,500,000	-			-	2,500,000	
				PAYG-Gen Fund	700,000	-	-	-	-	700,000	
				Developers	175,000			-	•	175,000	
				General LOC	300,000			_		300,000	
			TOTAL		40,284,075	4,100,000	5,670,445	8,092,865	13,240,890	71,388,275	

#### CITY OF FORT MYERS, FLORIDA UTILITY IMPROVEMENTS 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
			Public Works Department								
Element 4	CP-1	31100072	East Water Reclamation Facility	Imp Fees/UtilLOC/DEP	14,050,000	31,500,000	46,000,000	13,500,000	.=.	105,050,000	_
Element 4	CP-1	31100184	Downtown Redevelopment - Phase 1 K-3	Utility LOC	7,565,000	- 1,000,000	40,000,000	15,500,500		7,565,000	
Element 4	М	31100015	Reuse Facility at South Plant SWWTP	Utility LOC	5,957,000	5,157,363	4,107,637	_	4,000,000	19,222,000	-
Element 4	CP-1	31100076	Brookhill Subdivision Water/Sewer Replacement	Util R&R/Util LOC	5,712,000	0,101,000	4,107,007		4,000,000	5,712,000	-
Element 4	CP-1	31100069	Utility Relocation - Colonial Widening East of I-75	Utility LOC	5,040,000	_			-	5,040,000	-
Element 4	CP-1	31100153	Marion Street Force Main	Utility LOC	3,920,000	_				3,920,000	-
Element 4	CP-1	31100097	Injection Well - DEP Requirement CWWTP	Utility LOC	2,500,000				-	2,500,000	6,000,000
Element 4	М	31100113	Injection Well DEP Requirement SWWTP	Utility LOC	2,500,000	_			-	2,500,000	6,000,000
Element 4	M	31100190	Odor Control Upgrade SWWTP	Utility LOC	2,298,000	_			-	2,298,000	0,000,000
Element 4	CP-1	31100117	Citywide Water Main Repl Prog. PhaselV Area B	Utility LOC	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	10,828,000
Element 4	CP-1	31100124	SR739 Metro Pkwy/Winkler-Hansen Utility Relocation	Utility LOC	1,500,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	10,020,000
Element 4	CP-1	34200009	Manuels Branch Watershed Drainage Improvements	2006 Gen Bond	1,200,000	_	_	_		1,200,000	
Element 4	CP-1	31100191	Eastwood Retention Lake	Utility LOC	1,200,000	_	_	_	_	1,200,000	
Element 4	CP-1	31100122	Citywide Sewer Main Repl Prog. Phase IV Area B	Utility LOC	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	5,600,000	-
Element 4	М	34200006	Brookhill Subdivision Drainage Improvements	2006 Gen Bond	1,026,000	1,120,000	1,120,000	1,120,000	1,120,000	1,026,000	
Element 4	CP-1	34200008	Dean Park Neighborhood Improvements	2006 Gen Bond	1,000,382	_	_	_		1,000,382	_
Element 4	M	31100192	Reclaimed Water Production 100% CWWTP	Utility LOC	1,000,000	1,000,000		_	9,105,000	11,105,000	-
Element 4	CP-1	31100179	Citywide Sewermain Replacement PH III C - Industrial	06 Util Bond/Util R&R	944,700		_	_	-	944,700	-
Element 4	CP-2	31100175	Citywide Inflow and Infiltration Evaluation	PAYG-Util/Util R&R	500,000	500.000	500,000	500,000	500,000	2,500,000	_
Element 4	M	31100125	Palomino Estates Extraordinary Utility Cost	Utility LOC	500,000	500,000	510,100	399,146		1,909,246	_
Element 4	CP-1	31100040	Citywide Water Meter Replacement Program	PAYG-Utility	500,000	-		· -	-	500,000	-
Element 4	CP-1	31100129	Reclaimed Water SAWWTP to CAWWTP	Util R&R/Util LOC	400,000	-		4,950,000	4,950,000	10,300,000	_
Element 4	CP-2	34200007	Citywide Drainage Rehab/Drainage Improvements	2006 Gen Bond	400,000	-		-	-	400,000	5,390,000
Element 4	М	34200002	Drainage Phase III, IV and Downtown	General LOC	350,000	-	-	-	-	350,000	610,000
Element 4	CP-1	31100094	Odor Control Equipment CWWTP	Utility R&R	300,000	-	-	-	-	300,000	950,000
Element 4	CP-1	31100183	Hanson Ext Ortiz-SR 82/Buckingham Road-Utilities	Utility LOC	282,700	-	-	-	-	282,700	3,364,130
Element 4	CP-1	31100193	High Service Pump Rebuild	Utility R&R	175,000	-	-	-	-	175,000	-
Element 4	CP-1	31100158	Traveling Screen Rehabilitation CWWTP	Utility R&R	120,000	-	•	-	-	120,000	-
Element 4	CP-1	31100142	Clearwell Transfer Pump #4	Utility R&R	101,500	-	-	-	-	101,500	-
Element 4	CP-2	31100178	Citywide Watermain Replacement PH III C - Industrial	Utility R&R	79,715	-	-	-	-	79,715	-
Element 4	CP-1	31100056	Miscellaneous Sewer Rehabilitation	PAYG-Utility	75,000	-	•	-	75,000	150,000	250,000
Element 4	М	34200012	BMWC Water Quality Improvement	2006 Gen Bond	58,500	-	-	-	-	58,500	4,751,500
Element 4	М	31100168	Water/Sewer Emergency Repairs	PAYG-Utility	50,000	-	50,000	-	100,000	200,000	500,000
Element 4	CP-1	31100145	Well Pump and Motor	PAYG-Utility	35,000	35,000	35,000	35,000	35,000	175,000	175,000
Element 4	CP-1	31100164	Hanson St Extsn. Cocos to Ortiz Avenue - Utilities	Util LOC/Util R&R	-	976,950	1,100,000	1,100,000	1,384,000	4,560,950	-
Element 4	M	31100182	SR 82 (MLK) - Ortiz Ave. to Colonial Blvd	Util LOC/Util R&R	-		2,080,000	-	*	2,080,000	-
Element 4	CP-1	31100159	Influent Pump Replacement CWWTP	Utility R&R	-	-	-	-	1,500,000	1,500,000	-
Element 4	М	31100188	Influent Pump Replacement SWWTP	Utility LOC	-	-	-	-	1,500,000	1,500,000	-
Element 4	M	31100109	Residuals Treatment Process Upgrade SWWTP	Utility LOC	-	-	•	-	1,000,000	1,000,000	-
Element 4	М.	31100075	Parker Annexation Extraordinary Utility Cost Reimb	Utility LOC	-	400,000	400,000	50,422		850,422	• •
Element 4	CP-1	31100119	Citywide Sewer Main Repl Program, Phase III Area 4	Utility R&R	-		-	•	690,000	690,000	690,000
Element 4	CP-1	31100114	Citywide Water Main Repi Prog, Phaselll C Area 4	Utility LOC	-	-	-	-	507,192	507,192	507,192
Element 4	CP-1	31100115	Citywide Water Main Repl Prog, PhaseIII C Area 5	Utility LOC	-	-	-	•	500,000	500,000	2,352,000
Element 4	CP-1	31100092	Power Distribution System Rehab CWWTP	Utility R&R	-	-	-	-	500,000	500,000	500,000
Element 4	М	31100110	Power Distribution System Rehab SWWTP	Utility LOC	-	-	-	-	500,000	500,000	500,000
Element 4	M	31100189	Influent Line Rehabilitation SWWTP	Utility LOC	-	-	-	-	500,000	500,000	
Element 4	CP-1	31100028	Membrane & Associated Equipment	PAYG-Utility	-	358,400	-	-	-	358,400	1,344,000

#### CITY OF FORT MYERS, FLORIDA UTILITY IMPROVEMENTS 5 YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013

COMP PLAN ELEMENT	NEED	PROJECT NUMBER	PROJECT DESCRIPTION	FUNDING SOURCE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	5-YEAR TOTAL	BEYOND 2013
Element 4	CP-1	31100120	Citywide Sewer Main Repl Program, Phase III Area 5	Utility LOC	-	-	-	-	342,000	342,000	
Element 4	CP-1	31100085	Plant Wide Structural Rehab CWWTP	Utility R&R	-	-	-	_	300,000	300,000	300,000
Element 4	CP-1	31100026	Wellfield Capacity Enhancement	PAYG-Utility	-	-	-		250,000	250,000	300,000
Element 4	CP-1	31100157	Sludge Feed Pump Replacement CWWTP	Utility R&R	-		150,000			150,000	-
Element 4	М	31100187	Sludge Feed Pump Replacement SWWTP	Utility LOC	-	-	,	_	150,000	150,000	-
Element 4	CP-1	31100045	Lift Stations Replacement/Upgrade Program	PAYG-Utility		60,000		-	60,000	120,000	60,000
Element 4	CP-1	31100186	Traveling Screen Rehabilitation SWWTP	Utility LOC	-	-	_	_	120,000	120,000	60,000
Element 4	D	31100141	Corrosion Inhibitor Bulk Storage	Utility R&R		-	_	-	115,000	115,000	-
Element 4	CP-1	31100060	Citywide Manhole Rehabilitation	PAYG-Utility	-	50,000	-	_	50,000	100,000	616,200
			Public Works Department		63,960,497	43,157,713	57,552,737	23,154,568	31,353,192	219,178,707	45,688,022
			UTILITY TOTAL		63,960,497	43,157,713					
					05,500,437	43,137,713	57,552,737	23,154,568	31,353,192	219,178,707	45,688,022
			SUMMARY OF FUNDING SOURCES								-
				Utility LOC	53,109,076	40,427,363	55,217,737	20,019,568	27,178,192	195,951,936	
				Utility R&R	2,075,500	2,226,950	2,250,000	2,600,000	3,105,000	12,257,450	
				PAYG-Utility	1,160,000	503,400	85,000	535,000	1,070,000	3,353,400	
				Water Impact Fees	1,670,152	-	-	500,500	1,070,000	1,670,152	
				Sewer Impact Fees	1,465,472			-	-	1,465,472	
				General LOC	350,000		_	_		350,000	
				2006 Utility Bond	445,415	-		_	-	445,415	
				2006 General Bond	3,684,882	-		_	_	3,684,882	
					• •				_	0,004,002	
			TOTAL		63,960,497	43,157,713	57,552,737	23,154,568	31,353,192	219,178,707	

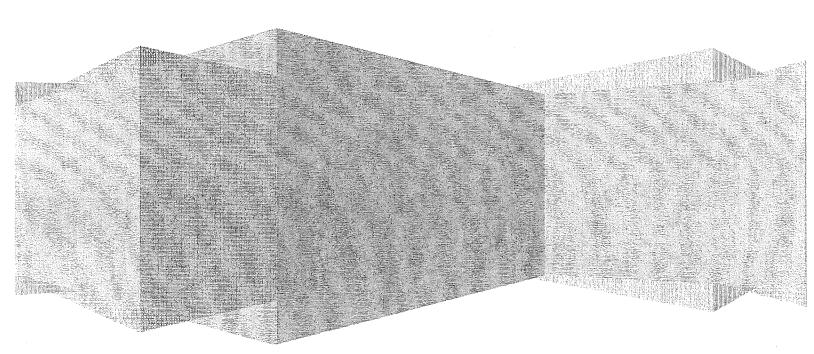
# Capital Improvement Element Amendment FY 2008-2009 through FY2012-2013

**Data and Analysis** 

### City of Fort Myers, Florida

### **Concurrency Analysis**

Supplement to the Comprehensive Plan Capital Improvement Element Update FY 2008-2009 through FY 2012-2013





### CITY OF FORT MYERS, FLORIDA COMPREHENSIVE PLAN CAPITAL IMPROVEMENT ELEMENT UPDATE

### CONCURRENCY ANALYSIS FY 2008-2009 through FY 2012-2013

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### CITY OF FORT MYERS, FLORIDA COMPREHENSIVE PLAN CAPITAL IMPROVEMENT ELEMENT UPDATE

#### CONCURRENCY ANALYSIS FY 2008-2009 through FY 2012-2013

#### **PURPOSE**

Pursuant to Florida Statutes, local governments are required to adopt and transmit to the Florida Department of Community Affairs (DCA) an annual update to their capital improvement elements (CIE) (Sec. 163.3177, F.S.). The purpose of the update amendment is to incorporate into the jurisdiction's CIE its five-year capital improvement program (CIP) as a way of demonstrating concurrency and financial feasibility for core level of service (LOS) improvements.

The following concurrency analysis has been prepared as a supplement to the City of Fort Myers annual CIE update amendment. The analysis outlines a concurrency management strategy developed by the City of Fort Myers to program funding in the CIP out-years for replacement and supplemental improvements. The strategy identifies improvements ranked in the City's CIP at the LOS-level but for which funding has not been committed or planned within the five-year CIP period. The analysis demonstrates the City's compliance with the CIE update requirements and other related governing state concurrency regulations.

#### **CONCURRENCY ANALYSIS**

The concurrency analysis presented here focuses on the LOS improvements included in the City of Fort Myers CIE but the funding for which is planned or committed outside of the five-year CIP period. Funding for these improvements falls into two categories: (1) those planned for beyond the five-year CIP; or (2) those committed through a redistribution from other capital improvements in the event that the targeted LOS improvement will be required during the five-year CIP period. The City recognizes that funding for core LOS improvements must be either committed or planned within the five-year CIP in order for the improvements to be considered financially feasible. However, the City maintains an inventory of replacement-type improvements, outside of its core LOS improvements, for concurrency management.

The concurrency management strategy described in this analysis complies with Standard 1.3.1.1 of the City of Fort Myers Comprehensive Plan, CIE states:

Standard 1.3.1.1) The evaluation criteria shall consider at least: the elimination of public hazards; the elimination of existing capacity deficits; the plans of other agencies and the South Florida Water Management District; the impact on the operating budget; the location of the project relative to growth areas; the financial feasibility of the project; fulfillment of the City's legal commitment



to provide facilities and services, and the accommodation of future service level demands.

The improvements contained in the CIE will become high-priority only as the existing facilities fail or growth occurs in new geographic areas. The City's inventory of LOS improvements targeted under this strategy is described below in the following as narrative and detailed in **Table 1**.

#### **Equipment**

#### Fire Department

The City of Fort Myers Fire Department has identified the following facilities needing replacement in order to maintain LOS compliance. These facilities traditionally have a 12- to 14-year life span, and at the time of this analysis they are operating at a capacity consistent with adopted LOS standards. Given the age of the facilities, replacement is not expected during the five-year CIP period. Therefore, funding has been scheduled for FY 2014-2015. The facilities are as follows:

- Engine 41. Located at City of Fort Myers Fire Station #4.
- Engine 51. Located at City of Fort Myers Fire Station #5.
- Ladder 51. Located at City of Fort Myers Fire Station #5.

#### Public Works Department

The City of Fort Myers Public Works Department has identified two categories of LOS improvements to be included in the concurrency management strategy. The first category includes those facilities that will require replacement due to normal wear and depreciation; the second category consists of facilities that had been programmed into the five-year CIP to accommodate projected high growth but that now have been removed due to slowing growth rates. The list of improvements required in or beyond FY 2014-2015 are as follows:

- Utility Maintenance Vactor Truck. Existing facility will require replacement due to normal wear and depreciation. This facility is currently seven years old. Replacement is not anticipated during the five-year CIP.
- Container Delivery Truck. Facility has been programmed the CIP in anticipation of future high growth. However, slow growth rates have allowed postponing the facility's replacement to beyond the five-year CIP.
- Small Sideloader/Rear Loader. Facility has been programmed into the CIP in anticipation of demand associated with future high growth. However, slow growth rates have allowed postponing the facility's replacement to beyond the five-year CIP.



- Stormwater Vactor Truck. Facility is required to maintain drainage system. However, the drainage LOS has not been degraded and is consistent with adopted standard levels. Replacement is not expected during the five-year CIP.
- Limitorque Valve Actuator Replacement. Existing facility will require replacement due to normal wear and depreciation. However, the water treatment plant is still operating at LOS capacity. Replacement during this five-year CIP will be accomplished through a redistribution of funds earmarked as needed for other improvements.

#### Parks & Beautification

Public Works Department

In the Parks & Beautification category, the City of Fort Myers Public Works Department has programmed one LOS improvement into concurrency management strategy. This facility is currently operating at a capacity consistent with LOS standards. The improvement is as follows:

• Development of North Colonial Park - Trailhead Park. The park facility, which is an LOS facility, has been completed as part of prior year capital improvements. Improvements scheduled in the concurrency management strategy are supplemental in nature, will be developer funded, and do not impact the LOS standards.

#### **Utility Improvements**

Public Works Department

The City of Fort Myers Public Works Department has identified a series of replacement-related LOS improvements to be included in the concurrency management strategy. However, at this time, the facilities are operating at a capacity consistent with adopted LOS standards and replacement is not anticipated during the five-year CIP period. If replacement is required during the five-year period, funding will be redistributed from other improvements. These facilities are as follows:

- Nitrification Gearbox Rebuild/Replacement Central Waste Water Treatment Plant (CWWTP). Existing facility to be rebuilt or replaced to maintain capacity at LOS standard.
- Effluent Pump Replacement South Waste Water Treatment Plant (SWWTP). Existing facility needed to meet permit requirements. Replacement required to maintain capacity at LOS standard.
- Nitrification Gearbox Rebuild/Replacement SWWTP. Existing facility needed for plant process control. Rebuild/Replacement needed to maintain plant capacity at LOS standard.
- US 41 Water Main Replacement Victoria-Winkler. Water main replacement and existing water service connection replacement on US 41 needed to meet LOS standard.



- Alum Storage/Feed System Replacement CWWTP. Existing facility to be replaced to maintain capacity at LOS standard.
- Plant Mixer and Motor Replacement CWWTP. Plant-wide replacement required for existing facility.
- Belt Press Refurbish/Replacement CWWTP. Existing facility to be replaced to meet Florida Department of Environmental Protection (FDEP) permit requirements.
- Residuals Treatment Process CWWTP. Existing facility to be replaced to meet required stabilization and disposal requirements.
- Return Activated Sludge Pump Expansion CWWTP. Existing facility will require expansion beyond CIP horizon to accommodate future demand and growth.
- Citywide Water Main Replacement Program, Phase III C Area 8. Existing facility to be replaced due to normal wear and deterioration.
- Citywide Water Main Replacement Program Phase V. Existing facility to be replaced due to normal wear and deterioration.
- Citywide Sewer Main Replacement Program, Phase III Area 8. Existing facility to be replaced due to normal wear and deterioration.
- Citywide Sewer Main Replacement Program, Phase V. Existing facility to be replaced due to normal wear and deterioration.
- Reclaimed Water Ortiz Ave/MLK-Eastwood Golf Course. Facility to be expanded to accommodate future growth.
- New Storage Tank Pump Station in SE Area. Capacity expansion of existing facility to accommodate future demand and growth.
- Residual Conveyor Replacement CWWTP. Replacement of existing facility when necessary to meet regulatory requirements.
- Feed Pump #3 #4 Replacement. Existing capacity to be expanded to accommodate future demand and growth.
- Effluent Pump Replacement CWWTP. Replacement of existing facility when necessary to meet regulatory requirements.
- Grit Equipment Rehabilitation CWWTP. Rehabilitation of existing facility when necessary to meet regulatory requirements.



- Nitrification Aerator Blade Replacement CWWTP. Replacement of existing facilities when necessary to maintain LOS standards.
- Rehabilitation of Reclaimed Water Equipment CWWTP. Rehabilitation or replacement of existing facilities when necessary to meet concurrency requirements.
- Laboratory Analyzer SWWTP. Facility meets FDEP permit requirements. Replacement will be required at the end of facility life cycle.
- Citywide Sewer Main Replacement Phase III Area 9. Replacement and expansion of facilities as needed to provide sewer service to previously underserved areas.
- Citywide Water Main Replacement Phase III Area 9, Replacement and expansion of facilities as needed to provide water service to previously underserved areas.
- Downtown Redevelopment Water/Sewer Phase II, III. Comprehensive utility replacement and expansion within the Downtown Redevelopment District.
- Evans Ave Potable Water Transmission Main Construction. Expansion of water facilities and services to accommodate new commercial growth in east-central portion of the City.
- Reclaimed Water CWWTP to McGregor Boulevard. Expansion of existing facilities to accommodate new growth along McGregor Boulevard.
- SWWTP Influent Gravity South Drive. Enhance gravity service to maintain consistency with requirements of the facility master plan.
- SSMP-Force Main Construction. Develop new facility and capacity to be consistent with service standards established in the Sanitary Sewer Master Plan (SSMP).
- SSMP-Gravity Sewer Construction. Expand capacity of existing sewer facility as necessary to accommodate future growth.
- SSMP-Lift Station Recommendations Construction. Increase pumping capacity of sewer lift stations as needed to accommodate future growth.
- Utility Improvements Ortiz Ave from Martin Luther King Boulevard to the Nature Center. Expand capacity for the management of reclaimed water in the eastern portion of the City to accommodate future growth.
- 8 1/2" Membrane Vessel Pressure Replacement. Replace existing facilities as necessary to maintain water production and distribution process.
- Bulk and Day Storage Tank Replacement. Replace and recoat existing facilities as needed to maintain LOS standards and to ensure water production/distribution capacity.



- Degasifier #1 #2 Replacement. Existing facilities to be replaced and expanded as required to enhance capacity and accommodate future growth.
- Imaginarium Pump Station & Storage Tank. Facility design and construction to ensure compliance with the facility master plan.
- Process Probes-Transmitter Replacement. Existing facility replacement to ensure LOS capacity for water production and distribution processes.



# TABLE 1. CITY OF FORT MYERS, FLORIDA 5-YEAR CAPITAL IMPROVEMENT PROGRAM FY 2008-2009 through FY 2012-2013 LEVEL OF SERVICE (CP-1) PROJECTS WITH PLANNED (OUT-YEAR) OR REDISTRIBUTED FUNDS

COMP		PROJECT		
PLAN SECTION	NEED	ACCOUNT NUMBER	PROJECT DESCRIPTION	ESTIMATED COST
EQUIPMENT				
			Fire Department	
Element 7	CP-1		Engine 51 - Replacement	\$550,000
Element 7	CP-1		Engine 41 - Replacement	\$550,000
Element 7	CP-1		Ladder 51 - Replacement	\$1,000,000
			Total Fire Department	\$2,100,000
			Public Works Department	
Element 4	CP-1	31100131	Util. Maintenance Vactor Truck	\$280,000
Element 4	CP-1	31700005	Container Delivery Truck	\$150,000
Element 4	CP-1	31700007	Small Sideloader/Rear Loader	\$225,000
Element 4	CP-1	34200010	Stormwater Vactor Truck	\$200,000
Element 4	CP-1		Limitorque Valve Actuator Replacement	\$194,400
			Total Public Works Department	\$1,049,400
			TOTAL EQUIPMENT	\$3,149,400
PARKS & B	EAUTIFIC	ATION		
			Public Works Department	
Element 6	CP-1	31000168	Development of North Colonial Park - Trailhead Park	\$200,000
			Total Public Works Department	\$200,000
			TOTAL PARKS & BEAUTIFICATION	\$200,000



COMP PLAN SECTION	NEED	PROJECT ACCOUNT NUMBER	PROJECT DESCRIPTION	ESTIMATED COST
UTILITY IMF			FROJECT DESCRIPTION	
OTILITY III	I COVEINE	NIO	Public Works Department	
Element 4	CP-1	31100007	Nitrification Gearbox Rebuild/Replacement CWWTP	\$130,000
Element 4	CP-1	31100014	Effluent Pump Replacement SWWTP	\$360,000
Element 4	CP-1	31100017	Nitrification Gearbox Rebuild/Replacement SWWTP	\$130,000
Element 4	CP-1	31100058	US41 Water Main Replacement - Vict-Winkler	\$4,953,000
Element 4	CP-1	31100086	Alum Storage/Feed System Replacement CWWTP	\$75,000
Element 4	CP-1	31100088	Plant Mixer and Motor Replacement CWWTP	\$320,000
Element 4	CP-1	31100091	Belt Press Refurbish/Replacement CWWTP	\$1,000,000
Element 4	CP-1	31100093	Residuals Treatment Process CWWTP	\$1,000,000
Element 4	CP-1	31100095	Return Activated Sludge Pump Expansion CWWTP	\$100,000
Element 4	CP-1	31100116	Citywide Water Main Replacement Program, Phase III C Area 8	\$1,120,000
Element 4	CP-1	31100118	Citywide Water Main Replacement Program Phase V	\$4,952,500
Element 4	CP-1	31100121	Citywide Sewer Main Replacement Program, Phase III Area 8	\$2,800,000
Element 4	CP-1	31100123	Citywide Sewer Main Replacement Program, Phase V	\$27,526,701
Element 4	CP-1	31100128	Reclaimed Water Ortiz Ave/MLK-Eastwood Golf Course	\$1,120,000
Element 4	CP-1	31100146	New Storage Tank Pump Station in SE Area	\$2,317,500
Element 4	CP-1	31100161	Residual Conveyor Replacement CWWTP	\$60,000
Element 4	CP-1	31100172	Feed Pump #3 - #4 Replacement	\$458,990
Element 4	CP-1		Effluent Pump Replacement CWWTP	\$360,000
Element 4	CP-1		Grit Equipment Rehabilitation CWWTP	\$500,000
Element 4	CP-1		Nitrification Aerator Blade Replacement CWWTP	\$63,000
Element 4	CP-1		Rehabilitation of Reclaimed Water Equipment CWWTP	\$400,000
Element 4	CP-1		Laboratory Analyzer SWWTP	\$160,000
Element 4	CP-1		Citywide Sewer Main Replacement Phase III Area 9	\$1,004,000
Element 4	CP-1		Citywide Water Main Replacement Phase III Area 9	\$1,506,000
Element 4	CP-1		Downtown Redevelopment Water/Sewer Phase II, III	\$3,381,250
Element 4	CP-1		Evans Ave Potable Water Transmission Main Construction	\$1,876,000
Element 4	CP-1		Reclaimed Water CAWWTP to McGregor Blvd	\$13,339,188



COMP PLAN		PROJECT ACCOUNT		ESTIMATED
SECTION	NEED NUMBER		PROJECT DESCRIPTION	COST
UTILITY IMPROVEMENTS (Continued)		NTS (Continued)		
Element 4	CP-1		SAWWTP Influent Gravity South Drive	\$768,000
Element 4	CP-1		SSMP-Force Main Construction	\$3,328,000
Element 4	CP-1		SSMP-Gravity Sewer Construction	\$4,554,000
Element 4	CP-1		SSMP-Lift Station Recommendations Construction	\$1,122,000
Element 4	CP-1		Utility Improvements Ortiz Ave from MLK to the Nature Center	\$3,262,500
Element 4	CP-1		8 1/2" Membrane Vessel Pressure Replacement	\$800,000
Element 4	CP-1		Bulk and Day Storage Tank Replacement	\$160,000
Element 4	CP-1		Degasifier #1 - #2 Replacement	\$531,128
Element 4	CP-1		Imaginarium Pump Station & Storage Tank	\$4,162,000
Element 4	CP-1		Process Probes-Transmitter Replacement	\$75,000
			Total Public Works Department	\$89,775,757
***	· · · · · · · · · · · · · · · · · · ·		TOTAL UTILITY IMPROVEMENTS	\$89,775,757

Note: The CP-1 designation applies to all City of Fort Myers LOS improvements in the five-year CIP.



#### **CONCLUSION**

The concurrency analysis presented here has documented the strategy developed by the City of Fort Myers to program funding in the CIP out-years for replacement and supplemental improvements. The strategy has proven to be effective for the City as a means of ranking LOS-level improvements in the CIP based on a priority, and enabling the City to maintain a list of critical projects for which funding has not been committed or planned in the five-year CIP period. This strategy has allowed to City of Fort Myers to demonstrate its compliance with the CIE-update requirements established under Sec. 163.3177, F.S., and other governing state concurrency regulations.



### COMPREHENSIVE PLAN CITIZEN COURTESY INFORMATION LIST

Local Government:	City of Fort Myers	Nicole De Vaughn, AICP		
Proposed Amendment:	08-TA-02 Capital Improvement Element FY2008/09 through FY2011/12	Planning Division		
Hearing Date:	Monday, January 5, 2009	Manage of the Association Association (Association Association Ass		
Type Hearing: (Transmittal or Adoption)	Adoption	·		
DCA Amendment No: (DCA Official Use)	N/A			

By providing your name and address you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

#### PLEASE PRINT CLEARLY

					Respons	e 1 ype
Citizen Name	Address	City	State	Zip	Written	e Type Spoken
No requests were made						



### DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST Governor THOMAS G. PELHAM Secretary

January 12, 2009

Mr. Paul O'Connor, AICP Director Lee County P.O. Box 398 Fort Myers, Florida 33902-0398



COMMUNITY DEVELOPMENT

Dear Mr. O'Connor:

Thank you for submitting copies of the Lee County plan amendment DCA# 08-CIE1 adopted by Ordinance No. 08-27 on December 9, 2008, for our review.

We have conducted an inventory of the plan amendment package to verify the inclusion of all required materials. The submission package appears to be complete and your adopted plan amendment will be reviewed pursuant to Chapter 163, Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The Department will conduct a compliance review and issue a Notice of Intent regarding the adopted comprehensive plan amendment on or about <u>February 19</u>, 2009.

Please be advised that Section 163.3184(8)(c)2, Florida Statutes, requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's notice of intent.

If you have any questions, please contact Brenda Winningham, Regional Planning Administrator for region 9 who will be assigning the adopted plan amendment for review at (850) 922-1800.

Sincerely,

Dby E

D. Ray Eubanks Plan Review and Processing Administrator

DRE/ts

cc: Ken Heatherington, Executive Director Southwest Florida RPC



#### **BOARD OF COUNTY COMMISSIONERS**

Bob Janes District One

A. Brian Bigelow District Two

February 6, 2009

Ray Judah District Three

Tammy Hall District Four

Frank Mann District Five Scott Rogers, Principal Planner

Florida Department of Community Affairs Division of Community Planning

Donald D. Stilwell County Manager 2555 Shumard Oak Boulevard Tallahassee, FL. 32399-2100

David M. Owen County Attorney

Diana M. Parker County Hearing Examiner

Re: Amendment CPA2008-11

2008 Capital Improvement Element Update Amendment Cycle

Dear Mr. Rogers:

You have asked for additional data and analysis to support CPA 2008-11, the adopted annual update to the County's Capital Improvement Element. I offer the following support documents to address these concerns.

Included with this letter is a table of revenue sources for the proposed Five-Year Schedule of Capital Improvements. This table includes revenue projections for each fiscal year for the five year period covered by CPA2008-11, Fiscal Year 08/09 through 12/13. The table bottom row also includes a summary of the Total Project Expenditures, listed by yearly total for each year of the Five-Year Schedule of Capital Improvement. In all cases the total listed expenditures match the Total Project Revenues for that fiscal year. Therefore, each fiscal year of the Capital Improvement Plan is shown to be financially feasible.

Staff has also included copies of the Lee County Annual Concurrency Reports for 2003 through 2008. The Concurrency report is a yearly snapshot of the availability of capacity for each of the regulatory level of service standards. Regarding transportation, the report identify road segments that are currently or are projected to fail to achieve the required level of service standard. The report uses three scenarios to make this determination, existing conditions, a one-year projection, and a forecast condition that adds traffic to the segment from adjacent development that has already received a local development order. The last two conditions are the planning tools used to program future capital improvements. Capital improvement projects that address failing or projected to fail level of service standards are then determined and included in the Capital Improvement Plan. As you can see from the report, a similar process is used for all public facilities for which Lee County has mandatory levels of service standards.

In addition to the annual Concurrency Report, Lee Plan Policy 95.1.1b contains criteria to assign priorities to proposed Capital Improvement projects when existing or projected deficiencies exceed projected available revenues. The top priority is assigned to projects that remove a direct or immediate threat to the public health or safety. The next priority is for those projects that are directed by a court order or otherwise by law. The third highest priority is for projects that are essential for the maintenance of the county's investment in existing infrastructure. The fourth priority is for projects that remove a service level deficiency that affects developed areas. The lowest priority is for projects that provide new or additional facility capacity for undeveloped future urban areas.

Included with this letter is a copy of a PowerPoint presentation Lee County Department of Transportation staff recently provided to the Board of County Commissioners. It outlines the CIP programing process for road facilities and may help you to understand our local process.

Feel free to contact us if you have any questions about this information.

Sincerely,

**DEPT. OF COMMUNITY DEVELOPMENT Division of Planning** 

Paul O'Connor, AICP

3,200

Director

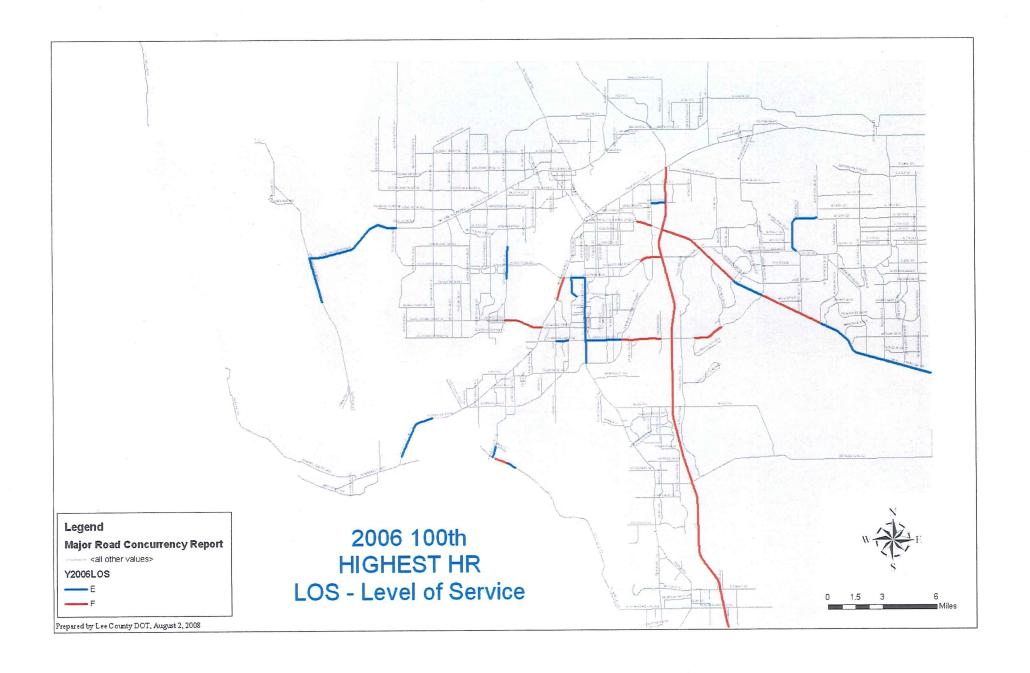
#### FUNDING OF CAPITAL IMPROVEMENT PROGRAM FY 08/09 - 12/13

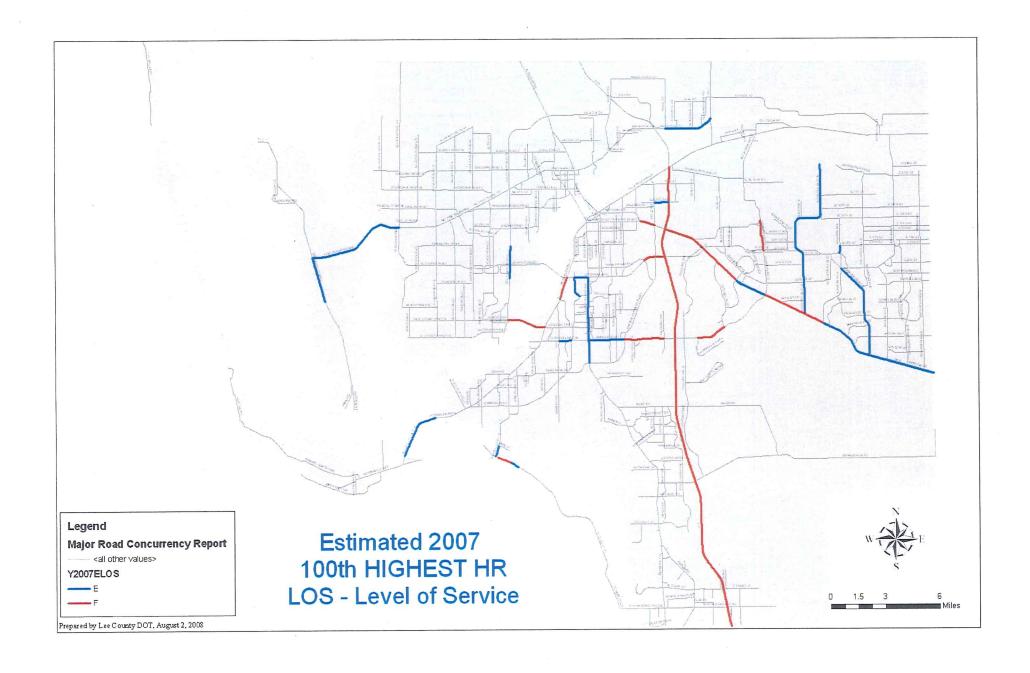
		CIP	CIP	CIP	CIP	CIP	CIP	CIP
REVENUES	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES	1 ONDING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	6-10
		F1 00/03	1 1 03/10	1 1 10/11	1 1 11/12	11 12/10	1 1 00/00 12/10	0 10
Library Ad Valorem	14800	5,500,000	0	0	0	0	5,500,000	125,000
All Hazards Ad Valorem	18200	2,240,000	3,910,000	0	0	0	6,150,000	0
CIP Ad Valorem	30100	14,973,233	14,276,464	27,039,577	11,175,460	5,650,000	73,114,734	33,509,820
Unincorporated MSTU	15500	800,000	0	0	0	0	800,000	1,462,666
Conservation 2020 Ad Valorem	30103	36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	0
Gas Taxes	30700	1,700,000	1,000,000	1,000,000	500,000	17,500,000	21,700,000	58,025,000
Cape Surplus Tolls	30721	0	0	0	0	0	0	91,505,655
Grant for EOC Building	Grant	. 0	4,000,000	0	0	0	4,000,000	0
Proposed Debt	DEBT	. 0	0	0	o o	0	0	635,334,068
Contribution - Bonita Springs	DLDI	0	. 0	0	4,000,000	0	4,000,000	18,023,500
Loan from the General Fund	Loan	500,000	0	0	.,090,000	0	500,000	0
Road Revolving Loan Program	Loan	2,500,000	0	0	0	0	2,500,000	0
Cape/Midpoint Surplus Tolls	42135	2,500,000	0	0	Ô	0	0	2,500,000
Funding Source to be determined	TBD	0	.0	ő	Ő	. 0	0	5,815,000
Solid Waste Funds	401's	5,120,982	3,050,000	2,700,000	1,450,000	8,400,000	20,720,982	80,600,000
Transit Capital Fund	48640	200,000	0,000,000	0	0	0	200,000	0
Utilities Funds	487's	36,644,065	27,173,522	26,770,000	10,100,000	8,160,000	108,847,587	137,811,500
ITG	51500	1,000,000	1,000,000	1,000,000	0	0	3,000,000	0
Park Impact Fees - Cape Coral/Pine Island		380,000	0	0	0	0	380,000	0
Park Impact Fees - Cape Coran intensiand Park Impact Fees - Sanibel/Captiva	18621	218,254	0	0	0	0	218,254	0
Park Impact Fees - SamberCaptiva  Park Impact Fees - Pine Island/Matlacha	18625	173,408	0	0	0	0	173,408	0
Park Impact Fees - Boca Grande	18627	0	0	0	Ô	0	0	18,000
	18700	0	0	0	0	0	0	2,610,000
Regional Park Impact Fees Road Impact Fees - Boca Grande	18821	0	Ő	1,853	1,871	1,890	5,614	2,500,000
	18822	0	0	36,471	36,835	6,037,204	6,110,510	99,058,100
Road Impact Fees - North Road Impact Fees - Central	18823	15,046,143	5,200,000	2,973,729	1,436,066	10,498,426	35,154,364	142,480,000
Road Impact Fees - Central  Road Impact Fees - Southwest	18824	0	0,200,000	136,567	4,137,933	139,312	4,413,812	61,770,573
•	18825	0	0	19,295	19,487	19,682	58,464	0
Road Impact Fees - Southeast	10020			10,200	10,101	10,002		
Total Project Revenues		123,131,472	95,745,373	97,812,879	69,715,746	94,001,770	480,407,240	1,373,148,882
Total Trojock Novolidos		,,	.,					
		CIP	CIP	CIP	CIP	CIP	CIP	CIP
EXPENDITURES		BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
		FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	6-10
	L							
Total Project Expenditures		123,131,472	95,745,373	97,812,879	69,715,746	94,001,770	480,407,240	1,373,148,882
•		• -					•	

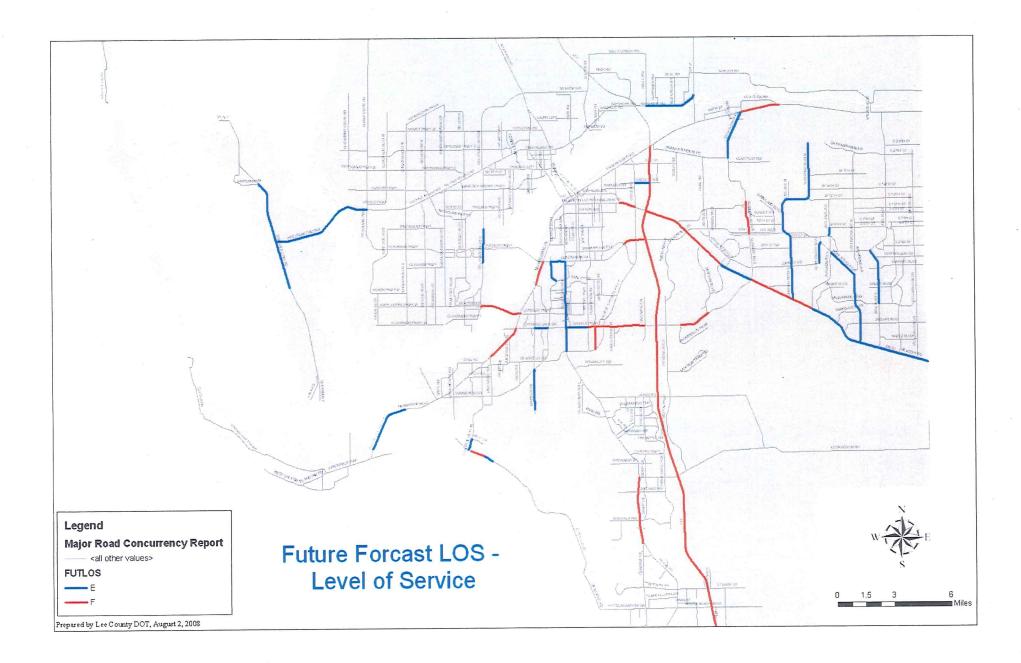
- Direct link between annual concurrency management report and development of transportation CIP
- Annual traffic counts for prior year reported by DOT in January/February – converted by DOT from Annual Average Daily Traffic to 100<sup>th</sup> highest hour conditions, which reflect peak season, peak hour

- Also convert to peak direction, and send converted volumes to Dev. Services
- That converted condition allows for comparison to road LOS standards in comp plan
- Converted counts represent "existing" conditions as presented in concurrency report (e.g. 2006 100<sup>th</sup> highest hour)
- Basis for issuing concurrency certificates

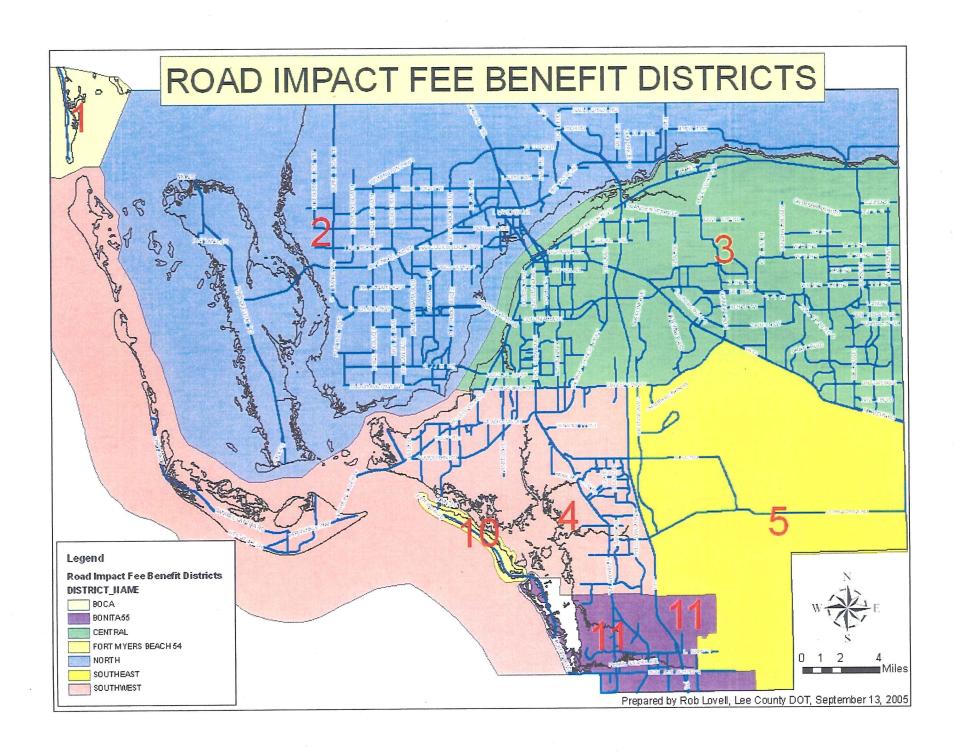
- Dev. Services then adds traffic from development with approved building permits (e.g. Estimated 2007 100<sup>th</sup> highest hour)
- Dev. Services then also adds traffic from development with approved local development orders (e.g. Forecast future volume)







- DOT receives updated road impact fee, local option gas tax, and surplus toll revenue forecasts from Budget Services in February
- Impact fees have to be spent in district where collected, or on improvement that benefits district, and can only be used for capacity-increasing improvements



- Local option gas taxes can be applied County-wide for a variety of uses – but collections flat
- Surplus tolls limited to facilities feeding toll bridges and per interlocal agreements
- DOT updates cost estimates for all projects already in CIP, develops estimates for potential new projects

- Potential new projects drawn from draft concurrency report (which typically isn't finalized until June) and from 5-year model projection done by DOT
- CIP update developed by incorporating additional phases of partially programmed projects, and adding new project phases as needed, within funding limits
- Also guided by Lee Plan policies

# TRANSPORTATION CIP/ CONCURRENCY REPORT LINK

- Draft CIP due to Budget Services in March
- DOT then develops a spreadsheet highlighting all changes to transportation CIP, including an assessment of how needs in concurrency report are met
- Program status for failing roads also reported in concurrency report



### DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST Governor THOMAS G. PELHAM Secretary

February 16, 2009

The Honorable Ray Judah, Chairman Lee County Board of County Commissioners Post Office Box 398 Fort Myers, Florida 33902-0398



Dear Chairman Judah:

The Department has completed its review of the adopted Comprehensive Plan Amendment (Ordinance Number 08-27; DCA No. 08-CIE1) for Lee County as adopted on December 9, 2008, and determined that it meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance, as defined in Subsection 163.3184(1)(b), F.S. The Department is issuing a Notice of Intent to find the plan amendment in compliance. The Notice of Intent was sent to the *Fort Myers News Press* for publication on February 19, 2009.

The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the notice of intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for a development, dependent on the amendment may be issued or commence before the plan amendment takes effect. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's notice of intent.

Please note that a copy of the adopted City's Comprehensive Plan Amendment, and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lee County Planning Division, 1500 Monroe Street, 2<sup>nd</sup> Floor, Fort Myers, Florida 33901.

If this in compliance determination is challenged by an affected person, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

The Honorable Ray Judah, Chairman February 16, 2009 Page Two

If you have any questions, please contact Brenda Winningham, Regional Planning Administrator, at (850) 487-4545, or Scott Rogers, Senior Planner, at (850) 922-1758.

Sincerely yours,

Mike McDaniel

Chief, Comprehensive Planning

MM/sr

Enclosure: Notice of Intent

cc: Ken Heatherington, Executive Director, Southwest Florida RPC

Paul O'Connor, Director, Division of Planning

## STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS NOTICE OF INTENT TO FIND LEE COUNTY

### COMPREHENSIVE PLAN AMENDMENT(S) IN COMPLIANCE DOCKET NO. 08-CIE1-NOI-3601-(A)-(I)

The Department gives notice of its intent to find the Amendment(s) to the Comprehensive Plan for Lee County, adopted by Ordinance No. 08-27 on December 9, 2008, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted Lee County Comprehensive Plan Amendment(s) and the Department's Objections, Recommendations and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lee County Planning Division, 1500 Monroe Street, 2<sup>nd</sup> Floor, Fort Myers, Florida 33901.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment(s) to the Lee County Comprehensive Plan are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.

Mike McDaniel, Chief

Office of Comprehensive Planning Department of Community Affairs 2555 Shumard Oak Boulevard

Tallahassee, Florida 32399-2100



### TABLE 3A CAPITAL IMRPOVEMENTS REFERENCED TO THE LEE PLAN

The following table corresponds to projects adopted in the  $\underline{1994/98}$  CIP. The policies of the comprehensive plan which require or encourage the proposed capital projects are noted by policy number in the far right column.

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA <sup>(2)</sup>	POLICY <sup>(3)</sup>
DEPARTME	NT OF COMMUNITY SERVICES			
REGIONA	AL PARKS			
1685	Big Hickory Island Development	10	5	70.1.3(5)(a),70.1.4(4)(a),59.1
1995	Bowditch Point	10	4	70.1.3(5)(a),70.1.4(4)(a),59.1
1672	Bowman's Beach Master Plan & Devel.	13	5	70.1.3(5)(a),70.1.4(4)(a),59.1
1789	Caloosahatchee Regional Park PH I	5	4	70.1.3(5)(a),70.1.4(4)(a),59.1
	Caloosahatchee Regional Park PH II	5	4	70.1.3(5)(a),70.1.4(4)(a),59.1
1611	Env Sens Land Acq Prog	21	n/a	b,74.1,77.4.2,77.1.1.12,83.1.4
1625	Orange River Canoe Launch	6	5	70.1.3(7)(b),54.1
1656	Pine Island Canoe	12	5	70.1.3(7)(b),54.1
COMMU	NITY PARKS			
1806	Bayshore Community Park	4	4	70.1.3(5)(b),70.1.4(4)(b)
1807	Bayshore Soccer Field Concession	4	4	a,b
1600	Boca Grande Park Improvements	15	5	70.1.3(5)(b),70.1.4(4)(b)
1641	Bonita Springs Comm. Park - East	8	4	70.1.3(5)(b),70.1.4(4)(b),58.1
	Bonita Springs Comm. Park - North	8	4	70.1.3(5)(b),70.1.4(4)(b),58.1
1640	Buckingham Community Park	7	4	70.1.3(5)(b),70.1.4(4)(b),58.1
	Chemical Storage Facilities	28	1	a,b
1651	Comm. Park Concession Buildings	19	3	a,b
	Fort Myers Shores Comm. Park	5	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1
1634	Gateway Community Park	7	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1
1874	Harlem Heights Community Park	11	4	70.1.3(5)(b),70.1.4(4)(b),58.1
	Lehigh Acres Community Park NE	6	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1
1636	Lehigh Acres Community Park - South	6	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1
	Lehigh Acres Comm. Rec Ctr.	6	3	70.1.3(5)(b),70.1.4(4)(b),58.1
1833	Matlacha Comm. Center Expansion	12	3	70.1.3(7)(a),58.2
	North Fort Myers Comm Rec Ctr.	4	4	70.1.3(7)(a),58.2
1631	North Fort Myers/CC Comm Park	3,4	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA <sup>(2)</sup>	POLICY <sup>(3)</sup>	
	North Fort Myers Comm Park - North	4	4	70.1.3(5)(b),70.1.4(4)(b),58.1	
	Pool Bathhouse AddLehigh Acres/ Tice	1	3	58.3	
1674	Pool Remarciting	19	3	58.2,67.1.2	
1638	Sanibel/Captiva Park Improvements	13,14	3,5	70.1.3(5)(b),70.1.4(4)(b),58.1	
1601	Small Projects	19	n/a	a	
	South Fort Myers Comm Rec Ctr/Pool	11	4	8.2,70.1.3(5)(b),70.1.4(4)(b), 58.2	
	Three Oaks Comm Rec Ctr	9	4,5	58.2,70.1.3(7)(a)	
1818	Three Oaks Community Park	9	4,5	70.1.3(5)(b),70.1.4(4)(b),58.1	
1655	Winkler Extension Comm Park	2	4	70.1.3(5)(b),70.1.4(4)(b),58.1	
WATER A	ACCESS				
1659	Boat Ramp Rest Rooms	19	5	a,b	
1687	Emergency Beach Clean Up	28	3	a,b	
	Revegetation of Lighthouse & Gulfside Dunes	15	3	a,b	
1655	Sanibel Beach Maintenance	13	3	a,b	
	Sanibel Lighthouse Improvements	13	3	a,b	
	Tarpon Dune Walkover Repairs	13	3	a,b	
1684	Water Access Development	19	5	57.2, 70.1.3(7)(c)	
MARINE	SCIENCES				
2912	Artificial Reef Dev. & Renourish	18	5	56.1,77.12.1,97	
0686	Beach Renourishment Trust Fund	17	5	83.3	
2905	Estero Bay Trib Marking/Dredge	8,9,11	1	55.1,94.1,94.2	
2903	Florida Boating Imp. Prog. (FBIP)	28	1	54.1,55.1	
2939	Intrepid Waters Dredging	8	1	94.1	
2900	San Carlos Island Harbor Site	10	5	66.4.4	
2916	West Coast Inland Navig District	21	n/a	a,b	
CIVIC CE	ENTER AND FACILITIES				
	Campground Upgrade	5	3	67.1.2	
2714	Clubhouse Improvements	2	3	67.1.2	
2715	Expo Building Partitions	5	3	67.1.2	
	Remodel Concessions	5	3	67.1.2	
2716	Replace Fire Pump	5	3	67.1.2	
	Retainer Wall	5	28	a,b	

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>
	Cape Coral Branch Library Expansion	3	5	70.1.4(5),42.1.1,42.1.2
	Dunbar Branch Library Expansion	1	5	70.1.4(5),42.1.1,42.1.2
3600	East County Regional Library	6	5	70.1.3(8),42.1.1,42.1.2
	Iona-McGregor Branch Library	11	5	70.1.4(5),42.1.1,42.1.2
3601	Main Library Replacement	1	5	70.1.4(5),42.1.1,42.1.2
	Northwest County Regional Library	28	5	70.1.3(8),42.1.1,42.1.2
	Pine Island Branch Lib Replacement	12	5	70.1.4(5),42.1.1,42.1.2
DEPARTME	NT OF TRANSPORTATION AND ENGIN	EERING		
ARTERIA	L AND COLLECTOR ROADS			
MAJOI	R ROADS AND BRIDGE PROJECTS			
	Bayshore Road (SR78) 4 LN, Slater/I-75	4	4	70.1.3(6)*
4003	Bonita Beach Road PH II (50% share) Hickory-Vanderbilt Beach Drive	8	4	70.1.3(6)
	Bonita Beach Rd. Widen & Resurface	8	4	70.1.3(6)*
	Bus. US 41, 4 LN, SR 78/Littleton Rd.	4	4	70.1.3(6)*
4745	Colonial Blvd 6 LN, Metro-Solomon	2,7	5	70.1.3(6)*
4653	Daniels Pkwy Ext Chamber-Gateway	7	5,6	21.1.6,21.1.7,21.2*
4653	Daniels Pkwy Extension (Gateway - Immok)	7	5	70.1.3(6)*
4000	Del Prado Blvd 6 LN	3	5	70.1.3(6)*
4007	Environmental Mitigation Contract	19	2	a,b
4752	Gladiolus Dr (SR 865) 6 LN, US 41- Winkler	2,11	5	70.1.3(6)*
4750	Gladiolus Dr 4 Lane & Realignment	2,11	4	70.1.3(6)*
4013	Henderson Grade, Westerly Extention	3,4	5	70.1.3(6)**
-	Leeland Heights 4 LN, Lee-Richmond	6	5	70.1.3(6)**
	MLK Jr. Blvd., Michigan - Ortiz	1	4	70.1.3(6)*
	North Airport Road Ext to Metro	1,2	5	70.1.3(6)*
4016	Page Field Connector	2	4	70.1.3(6)
4758	Palmetto Street Realignment (City of FM Reimb)	1	5	70.1.3(6)*
4765	Pine Island Rd. (78) 4 Lane (FDOT)	3,4	4	70.1.3(6)*
4656	Pondella Road 5 LN US 41-Orange Grove Boulevard	3,4	4,5	70.1.3(6)*
	Summerlin Road Intersection	2,11	1	a,b
6501	Summerlin/Boy Scout Intersection Realign.	1	1	a,b

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>	
6502	Summerlin/College Intersection Improvement	2	1	a,b	
4014	Summerlin Rd 6 LN Bass-Winkler	11	5	70.1.3(6)*	
4015	Summerlin Rd 6 LN, Winkler-Gladiolus	11	5	70.1.3(6)*	
	US 41 6 LN, Bonita Beach Rd-Terry St	8	5	70.1.3(6)*	
	US 41, 6 LN, Corkscrew - San Carlos (Park) Blvd.	7,9	4 .	70.1.3(6)*	
	US 41, 6 Laning, San Carlos (Park) - Alico	7,9	4	70.1.3(6)*	
	US 41 Intersection Improve.	19	1	a,b	
MINO	R BRIDGES & MAJOR REPAIRS				
5714	Bridge Repairs, Master Contract	19	1,3	a,b	
RESUR	FACE/REBUILD				
4683	Road Resurf & Rebuild Program	19	1,3	a,b	
SIGNA	LS & INTERSECTIONS				
6713	County-wide Intersections/Signals	19	4	70.1.3(6)	
6714	Interim Operational Improvements	19	4	70.1.3(6)	
ROAD	WAY BEAUTIFICATION				
6024	Roadway Beautification/Landscaping	. 19	n/a	b,26.3.1	
BICYC	LE & PEDESTRIAN FACILITIES				
6002	Bicycle/Pedestrian Fac Unspecified	19	4	70.1.3(b)	
TOLL I	REVENUE/BOND FUNDED PROJECTS				
5809	Cape Coral Old Span R&R Phase II	2,3	3	b, 26.2	
	Midpoint/Del Prado Interchange (Design only)	3	5	a,b	
PROPO	OSED BOND FUNDED PROJECTS				
5896	Midpoint Bridge & Corridor Express (Del Prado-I-75)	1,2,3	4	70.1.3(6)*,24.1	
DEPARTME	NT OF GROWTH MANAGEMENT				
WATER R	RESOURCES				
	Alico Road-Culvert Replacements	7,9	3	37,38.3.1	
	Billy Creek-Channel Improvements	1	1	37,38.3.1	
	Billy Creek Weirs	1	1	38.1.2,39.1.2,39.3.12	
	Briarcliff Channel Weirs	7	1	38.1.2,39.1.2,39.3.12	
	E Terry/Bonita Grande Overflow Mgmt System	8	1,3	37	
	Gator Slough-Channel Improvement	3	1	37.1.7,38.1.2,38.1.4,38.3.1	

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>
	Gator Slough-Weirs	3	1	37.1.7,38.1.2,38.1.4,38.3.1
8502	Kehl Canal	10	1	b, 39.1.2
	Leitner Creek Stormwater Mgmt/ Detention	8	1	38.1.2,39.1.2,39.3.12
	Neighborhood Improvement Program	19	n/a	37
	Powell Creek-Clean and Snag	4	1	38.3.1A,37
	Powell Creek-Weir	4	1	38.1.2,39.1.2,39.3.12
0983	Surface Water Mgmt Master Plan	19	1,3	70.1.3(4)(a),37.1.1,38.1
	Ten Mile Canal-Channel Excavation	2	1,3	37,38.3.1A
	Ten Mile Canal-Water Quality Improv	2	1,3	39.2.2
	Whiskey Creek-Weir	2	1	38.1.2,39.1.2,39.3.12
8509	Yellow Fever Creek (E.Branch)-Channel Improvement	3,4	1	37
	Yellow Fever Creek (E.Branch)-Weirs	3,4	1	38.1.2,39.1.2,39.3.12
	Yellow Fever Creek-Weir at Indian Oaks	3,4	1	38.1.2,39.1.2,39.3.12
COMMU	NITY REDEVELOPMENT			
	Children's Home Facility	19	5	a,b
	Housing Development Corporation	19	n/a	100.1
	Kelly Road Soccer Park Entry	11	5	a,b
DEPARTME	ENT OF COMMUNITY DEVELOPMENT			
ENVIRO	NMENTAL SCIENCES			
8575	Buckingham Conservation Area	7	6	b,19.3,77.3.2
8576	Eagle Nesting Sites	19	6	77.6,77.6.1,77.6.2,77.6.3
8577	Mitigation Parks	19	5	a,b
DEPARTME	ENT OF LEE COUNTY UTILITIES			
SEWER S	YSTEM			
7202	Crystal Drive Lift Station	2	3	b,34.1.2
7203	Daniels Parkway Force Main	7	5	b,34.1.2
0731	ELC Master Pump Station Rehab	1	3	b,34.1.2
7204	FMB Plant Minor Modifications	10,11	3	a,b
-	Fuel Tank Upgrades	28	3	a,b
7205	Iona-McGregor Easement Acquisitions	11	5	a,b
7206	Manhole Rehab & Reconstruction	19	3	a,b
	Matlacha Force main & Pump	12	3	b,34.1
	Matlacha Manhole Rehab & Reconst	13	3	a,b

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>
7207	Pump Station Rehab & Reconst	28	3	b,34.1
	San Carlos Blvd. Reloc. Summ./ Glad. (FDOT)	11	5	a,b
7033	Sewer Odor/Corrosion Control Study	28	5	a,b
7009	Sewer Pump Sta Telemetry Improve.	28	3	b,34.1
7200	Sewer - Small Projects	19	3	b,34.1
7208	Sewer Transmission System Improve. (No C/O)	19	3	34.1
	Sludge Drying System	28	3	a,b
7034	Trailwind Sewer System Replacement	2	3	b,34.1,34.1.2
SEWER S	YSTEM PROPOSED BOND			
7000	Airport Sewer District	7	1	34.1.2
7002	North Fort Myers Sewer Improvements	4	1	34.1.2
WATER S	SYSTEM			
	Bayshore Rd. WTR. LN. Reloc N. Reserv - US 41	4	3	a,b
	Briarcliff Road Water Line	7	3	31.1
7064	Corkscrew Plant Aquifer Stor. & Recovery	7	3	31.1
7065	Corkscrew Plant Sludge Lagoons	7	5	31.1
7036	Corkscrew Plant Valves/Tubes Replace	7	3	a,b
7066	Corkscrew Plant Wellfield Road	7	3	a,b
	Corkscrew Plant - 8 Additional Wells	7,8	5	31.1.2
7067	Edison Bridge Water Main Crossing (FDOT)	28	3	a,b
7039	FM Shores Water System Upgrade	5	4	31.1.2
	Fuel Tank Replacement - N. & S. Reservoirs	4,7	3	31.1
7068	Metro Pkwy/Independence Cir Water Line	2	5	31.1
	NFM - Water Line Relocation - US 41 & Bus. 41	4	.3	a,b
7407	North Water Reservoir Improvements	4	3	31.1
7063	N Fort Myers Water System Improvements	4	4	31.1.2
	Olga Plant Fuel Tank Upgrade	5	3	a,b
7070	Olga Plant Neighborhood Alert System	5	1	a,b

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>
7071	Olga Plant Process Evaluation/ Upgrade	5	3	31.1
7016	Olga/Corkscrew WTP Water Dist. Sys. Inter-connection	5 <i>,7</i>	3	a,b
7058	Olga Wtr Treatment PLT 5 MG Water Tank Top	5	3	a,b
7060	Ortiz Ave Water Transmission Line	1	5	31.1
	Six Mile Cypress Water Transmission Line	2,7	5	31.1
	SR. 78 Water Line - Hart to Slater (FDOT)	4	3	31.1
7062	Water - Small Projects	19	3	a,b
7046	Water Sys. Improv. San Souci - Lake Arrowhead	4	3	31.1.1
WATER S	SYSTEM PROPOSED BOND			
	Corkscrew WTP Expansion to 20 MGD	7	5	31.1
	Corkscrew WTP Water Main Improve	7	5	31.1
	Corkscrew WTP Wellfield Improve	7	5	31.1
	NFM Water Treatment Plant Construc	4	5	31.1
ROAD SY	STEM UTILITIES			
7401	Fort Myers Beach Sewer Relocation	10	3,5	34.1
0726	MLK, Jr. Utilities Relocation	1	3,5	a,b
7408	McGregor Blvd. W/S Relo. CYP LK. to College	2	3	a,b
	McGregor Blvd W/S Relo. Wky. Crk. to Tang	2	3	a,b
7049	McGregor Blvd Sewer Relo. Glad/ Cypress Lake	2,11	3	a,b
	Mid-Point Bridge W/S Relo.	28	3	a,b
	Utilities Admin. Building	1	3	a,b
ROAD SY	STEM UTILITIES PROPOSED BOND			
	SR 78, US 41-SR31 (FDOT)	4,5	3,5	a,b
SOLID W	ASTE		<b>,</b>	
	Construction Debris Recycling Facility	28	5	40.1
7019	Hazardous Waste Transfer Station	1	1,2	a,b,40.2.4
0951	Materials Recovery Facility	28	2,5	70.1.3(3),40.1.2,40.1.3
	Recycled Plastic Processing	4	5	40.1.2
0915	Resource Recovery Facility	7	5	70.1.3(3),40.1.2
	Tire Processing Facility	28	5	40.1.3,40.2.1

PROJECT REF#	PROJECT NAME	PLANNING <sup>(1)</sup> DISTRICT	CRITERIA(2)	POLICY <sup>(3)</sup>					
SOLID W	SOLID WASTE PROPOSED BOND								
	Ash Processing & Material Recovery	28	5	40.1					
	Horticulture Mulch Facility	1	5	40.2.1					
0916	Sanitary Landfill Lee / Hendry	***	5	35,70.1.3(3),40.2.6					
0927	Sludge Composting Facility	28	5	34.3.1					
7054	Southwest Transfer Stations (3)	28	5	40.1.1					
FACILITIES	MANAGEMENT								
8700	Capitalized Building Maintenance	19	3	a,b					
8661	Pollutant Storage Tank Removal	28	1	a,b					
8607	Remodeling	28	3	a,b					
8603	Reroofing	28	3	a,b					
FACILITIES	MANAGEMENT - PROPOSED DEBT FIN	ANCED		,					
	Medium Security & Medical Jail	2	. 5	a,b					
	Justice Center Renovation-Court Admin	1	3	47.2					
	POD E Without Sheriff's Operation	1	5	47.2					
	PODS A,B,C,D Retrofit	1	3	47.2					
FACILITIES	MANAGEMENT - LEASE PURCHASE (VO	CB FUNDS)							
	Visitors Welcome Center/VCB Offices	7	5	70.1.3(9)					
PUBLIC SAI	FETY - SALES TAX/DEBT FINANCED								
	EOC Addition - New	1	5	a,b					

#### NOTES:

(1)APlanning Districts referenced by number in the table correspond to the following locations:

1. Fort Myers

6. Lehigh Acres

11. Iona-McGregor

2. South Fort Myers

7. East Fort Myers

12. Pine Island

3. Cape Coral

8. Bonita Springs

13. Sanibel

4. North Fort Myers

9. San Carlos Park

14. Captiva

5. Alva

10. Fort Myers/Bonita Beach

15. Gasparilla

- (1)B Projects which affect more than one planning district are related to one of the following area programs:
  - 16. Preservation of environmentally sensitive areas to protect the natural infrastructure
  - 17. Barrier Islands
  - 18. At permitted artificial reef sites in Lee County jurisdictional waters
  - 19. County-wide
  - 20. Shoreline of an area between 29th Street and 35th Street on Gasparilla Island
  - 21. County-wide jurisdictional waters
  - 22. County-wide search
  - 23. All public boat ramp facilities County-wide
  - 24. All areas of Manatee concentrations County-wide
  - 25. Bodwitch Point to southeast of Palm Grove Marina
  - 26. Caloosahatchee River
  - 27. Civic Center
  - 28. Not determined
  - 29. Mosquito Control, East Buckingham
  - 30. Emergency Operations Center Site at 2665 Ortiz Avenue
  - 31. Harlem Heights Redevelopment Area
- (2) Priority Criteria numbers correspond to the following priorities for the CIP:
  - 1. Projects which remove a direct and current threat to the public health or safety;
  - 2. Specific projects, the character, location, and timing of which are directed by action of a court order or by law;
  - 3. Projects which are essential for the maintenance of the county's investment in existing infrastructure;
  - 4. Projects which remove a service level deficiency which affects developed areas;
  - 5. Projects which are part of the comprehensive expansion of services and facilities to accommodate the development of an area (i.e., all facilities necessary to serve the development of the area);
  - 6. Development of an individual facility to serve an area for which other facilities and services do not exist and are not included in the CIP.
- (3) Plan policies which require or encourage the Capital Projects are referenced by objective and/or policy number and by (a) and/or (b) below as applicable:
  - (a) Not specifically addressed by the goals and policies of the Lee Plan but not inconsistent with any portion thereof.
  - (b) No applicable regulatory or non-regulatory Level of Service Standards stated in the plan.

<sup>\*</sup> Improvement shown on the Interim Traffic Circulation Plan Map (2010 Financially Feasible Plan)

<sup>\*\*</sup> Improvement shown only on the Desirable Traffic Circulation Plan Map (2010 Needs Plan)

<sup>\*\*\*</sup> Hendry County

## December 9, 2008 Revision to Policy 71.2.6 For the 9:30 am Public Hearing #1

In the staff report CPA2008-11, replace recommended Policy 71.2.6 with the following:

**POLICY 71.2.6:** For school concurrency purposes, the number of projected students from a proposed residential development will be calculated using the student generation rate for the unit type identified in the latest School Impact Fee Update Study prepared by Duncan Associates adopted on September 23, 2008. The projected number of students is the product of the number of residential units multiplied by the student generation rate for each unit type.

#### **NEWS-PRESS**

Published every morning – Daily and Sundau Fort Myers, Florida

#### Affidavit of Publication

STATE OF FLORIDA COUNTY OF LEE

Before the undersigned authority, personally appeared

Kathy Allebach

who on oath says that he/she is the

Legal Assistant of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

In the matter of

Notice of Amendment to the Lee County Comprehensive Plan

In the court was published in said newspaper in the issues of

November 28, 2008

Affiant further says that the said News-Press is a paper of general

circulation daily in Lee, Charlotte, Collier, Glades

and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

28th day of November 2008 by

Kathy Allebach

personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

Print Name

Gladys D. Vanderbeck Commission # DD378967

Expires December 13, 2008 Bonded Troy Fain - Insurance, Inc. 800-385-7019

My commission



#### NOTICE OF AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

In compliance with Florida Statutes, notice is hereby given that the Lee County Board of County Commissioners will hold a public hearing to consider adopting amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Tuesday, December 9, 2008. The hearing will be held in the Board of County Commissioners Hearing Chambers in the renovated Courthouse at 2120 Main Street in downtown Fort Myers. The hearing will commence at 9:30 a.m., or as soon thereafter as may be heard. The purpose of the amendment is to adopt the 2008 Update to the Lee Plan Capital Improvement Element.

This meeting is open to the public. Interested parties may appear and be heard with respect to the proposed amendment. Pursuant to Florida Statutes, Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find the plan amendment in compliance.

If a person decides to appeal a decision made by the Board of County Commissioners with respect to matters considered at this hearing, that person will need to ensure that a verbatim record of the proceedings is made. The record must include the testimony and evidence that forms the basis of the appeal. Further information may be obtained by contacting the Lee County Division of Planning at 533-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 533-8583.

The Board of County Commissioners of Lee County, Florida, proposes to adopt amendments to the Lee Plan by Ordinance described in the agenda below:

#### December 9, 2008 9:30 A.M.

- 1. Call to order; Certification of Affidavit of Publication
- 2. Proposed Lee Plan Amendment
  - A. CPA2008-11 2008 Update to the Capital Improvement **Element and School Concurrency**

Amendment serves as the 2008 Update to the Lee Plan Capital Improvement Element. Incorporates the latest Lee County School District Facilities Work Plan, amends Lee Plan Policy 95,5.1. to adopt the current School District Facilities Work Plan by reference, and incorporates a new fifth year to the County Capital Improvement Program. Also, amends School Concurrency provisions to further clarify student generation rates and special purpose facilities. Sponsor: BOCC

B. Adopt the following ordinance, which incorporates the contents of CPA2008-11 into the Lee Plan:

ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2008-11 PERTAINING TO THE 2008 UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT AND SCHOOL CONCURRENCY IN ACCORDANCE WITH FLORIDA STATUTES, APPROVED DURING A SPECIAL COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL SEVERABILITY, CODIFICATION, APPLICABILITY; SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. Adjourn W

#### FUNDING OF CAPITAL IMPROVEMENT PROGRAM FY 08/09 - 12/13

		CIP	CIP	CIP	CIP	CIP	CIP	CIP
REVENUES	FUNDING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES	GREING	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	6-10
		1 1 00/03	1100/10				1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
Library Ad Valorem	14800	5,500,000	0	0	0	0	5,500,000	125,000
All Hazards Ad Valorem	18200	2,240,000	3,910,000	0	0	0	6,150,000	0
CIP Ad Valorem	30100	14,973,233	14,276,464	27,039,577	11,175,460	5,650,000	73,114,734	33,509,820
Unincorporated MSTU	15500	800,000	0	0	0	0	800,000	1,462,666
Conservation 2020 Ad Valorem	30103	36,135,387	36,135,387	36,135,387	36,858,094	37,595,256	182,859,511	0
Gas Taxes	30700	1,700,000	1,000,000	1,000,000	500,000	17,500,000	21,700,000	58,025,000
Cape Surplus Tolls	30721	0	0	0	0	0	0	91,505,655
Grant for EOC Building	Grant	. 0	4,000,000	0	0	0	4,000,000	0
Proposed Debt	DEBT	0	. 0	0	0	0	0	635,334,068
Contribution - Bonita Springs		0	0	0	4,000,000	0	4,000,000	18,023,500
Loan from the General Fund	Loan	500,000	0	0	0	0	500,000	0
Road Revolving Loan Program		2,500,000	0	0	0	0	2,500,000	0
Cape/Midpoint Surplus Tolls	42135	0	0	0	0	0	0	2,500,000
Funding Source to be determined	TBD	0	.0	0	0	. 0	0	5,815,000
Solid Waste Funds	401's	5,120,982	3,050,000	2,700,000	1,450,000	8,400,000	20,720,982	80,600,000
Transit Capital Fund	48640	200,000	0	0	0	0	200,000	0
Utilities Funds	487's	36,644,065	27,173,522	26,770,000	10,100,000	8,160,000	108,847,587	137,811,500
ITG	51500	1,000,000	1,000,000	1,000,000	0	0	3,000,000	0
Park Impact Fees - Cape Coral/Pine Island		380,000	0	0	0	0	380,000	0
Park Impact Fees - Sanibel/Captiva	18621	218,254	0	0	0	0	218,254	0
Park Impact Fees - Pine Island/Matlacha	18625	173,408	0	0	0	0	173,408	0
Park Impact Fees - Boca Grande	18627	. 0	. 0	0	0	0	0	18,000
Regional Park Impact Fees	18700	0	0	0	0	0	0	2,610,000
Road Impact Fees - Boca Grande	18821	0	0	1,853	1,871	1,890	5,614	2,500,000
Road Impact Fees - North	18822	0	0	36,471	36,835	6,037,204	6,110,510	99,058,100
Road Impact Fees - Central	18823	15,046,143	5,200,000	2,973,729	1,436,066	10,498,426	35,154,364	142,480,000
Road Impact Fees - Southwest	18824	0	0	136,567	4,137,933	139,312	4,413,812	61,770,573
Road Impact Fees - Southeast	18825	0	0	19,295	19,487	19,682	58,464	0
Noad Impact 1 ces Courredor	.0020			<u> </u>				
Total Project Revenues		123,131,472	95,745,373	97,812,879	69,715,746	94,001,770	480,407,240	1,373,148,882
-								
		CIP	CIP	CIP	CIP	CIP	CIP	CIP
EXPENDITURES		BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
·		FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 08/09 - 12/13	6-10
							100 107 510	4.070.440.000
Total Project Expenditures		123,131,472	95,745,373	97,812,879	69,715,746	94,001,770	480,407,240	1,373,148,882

## TRANSPORTATION CIP/ CONCURRENCY REPORT LINK

- Direct link between annual concurrency management report and development of transportation CIP
- Annual traffic counts for prior year reported by DOT in January/February – converted by DOT from Annual Average Daily Traffic to 100<sup>th</sup> highest hour conditions, which reflect peak season, peak hour

#### MEMORANDUM FROM THE OFFICE OF COUNTY ATTORNEY



	DATE: December 12, 2008	
latt Noble	FROM: ann Poerts	
Planning Division	Ann Polito Legal Administrative Secretary to	
	Donna Marie Collins Assistant County Attorney	

**RE:** Lee County Ordinance No.: 08-27

2008 Update to the Capital Improvement Element

and School Concurrency

Adoption Hearing - December 9, 2008

Attached please find two (2) certified copies of the executed ordinance referenced above. If you have any questions, please do not hesitate to contact me.

/amp Attachment

To:

cc: w/o Attachment

Donna Marie Collins, Chief Assistant County Attorney

Paul O'Connor, Director, Planning Division

#### LEE COUNTY ORDINANCE NO. 08-27 (2008 Update to the Capital Improvement Element and School Concurrency) (CPA2008-11)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2008-11 PERTAINING TO THE 2008 UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT AND SCHOOL CONCURRENCY IN ACCORDANCE WITH FLORIDA STATUTES, APPROVED DURING A SPECIAL COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on portions of the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on November 24, 2008; and,

WHEREAS, Florida Statutes, Sections 163.3177(3)(b)(2) and 163.3187(1)(f) allow for the adoption of plan amendments to update the Capital Improvement Element outside the regular plan amendment cycle; and,

WHEREAS, Florida Statutes, Section 163.3187(1)(j) allows for the adoption of plan amendments relative to school concurrency to ensure consistency between the Elements addressing public educational facilities and the Capital Improvement Element outside the regular plan amendment cycle; and

WHEREAS, the Board held a public hearing on the adoption of the proposed amendment to the Lee Plan on December 9, 2008; and,

WHEREAS, on December 9, 2008, the Board adopted the proposed amendment to the Lee Plan set forth herein.

## NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

#### SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendment to the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2008 CIE Update and School Concurrency Program Clarification Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2008 UPDATE TO THE CAPITAL

IMPROVEMENT ELEMENT AND FURTHER CLARIFICATION OF SCHOOL

CONCURRENCY AS PART OF A SPECIAL PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment updating the Capital Improvement Element of the Lee Plan and further clarifying the school concurrency management program to:

- incorporate the latest Lee County School District Facilities Work Plan;
   and,
- amend Policy 95.5.1. to adopt the current School District Facilities Work
   Plan by reference;
- 3) incorporates new fifth year to County Capital Improvement Program; and
- 4) revises and introduces new policies to further clarify school concurrency.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

#### SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

#### SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

#### SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

#### SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

#### SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Hall, who moved its adoption. The motion was seconded by Commissioner Janes. The vote was as follows:

Robert P. Janes

Aye

Brian Bigelow

Absent

Ray Judah

Aye

Tammy Hall

Aye

Frank Mann

Absent

DONE AND ADOPTED this 9th day of December 2008

ATTEST:

CHARLIE GREEN, CLERK **COMMISSIONERS** 

LEE COUNTY **BOARD OF COUNTY** 

Deputy Clerk

Approved as to form by:

Donna Marie Collins County Attorney's Office



S:\LU\COMP PLAN AMENDMENTS\2008 Special Cycle\CPA2008-11 - CI Element w-school concurrency - Ord.wpd Page 5 of 5



State of Florida County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 12th day of Dec., A.D. 2008

CHARLIE GREEN, CLERK

#### **INTRODUCTION**

Public schools are critical components to the well-being and future of a community. Because of the importance of the public school system and its impact on the future of Lee County, and because of a history of significant population growth, coordinated school planning among the School District, the County and the municipalities within the County is necessary to ensure that public school capacity is sufficient to meet the needs created by future growth. Because of the relationship between residential development and the provision of public schools, the Public School Facilities Element (PSFE) focuses on coordinated planning among the School District, County and local governments to accommodate future student growth needs in the public school system. Within Lee County, the local governments participating in school concurrency are Lee County, the City of Fort Myers, the City of Cape Coral, the City of Bonita Springs, the City of Sanibel and the Town of Fort Myers Beach. Once implemented, school concurrency will ensure that the public school facilities necessary to maintain the adopted level of service for schools are in place before or concurrent with the school impacts of new residential development.

#### **BACKGROUND**

In 2005, the Florida Legislature amended s. 163.3180, F.S., and mandated the implementation of public school concurrency. That legislation requires that each local government adopt a Public School Facilities Element (PSFE) as part of its Comprehensive Plan and amend its Capital Improvement Element and Intergovernmental Coordination Element. The PSFE must address school level of service; school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities; and financial feasibility.

As mandated by Rule 9J-5.025 F.A.C., the PSFE must contain the following:

- Existing school facility enrollment and school facilities required to meet future needs;
- Projected enrollment for each school facility;
- Existing and projected school facility surpluses and deficiencies by Concurrency Service Area
- School level of service standards;
- A financially feasible five-year schedule of school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be colocated with other public facilities;
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and Concurrency Service Areas (CSAs); and
- Goals, objectives, and policies for planning and school concurrency.

#### **EXISTING CONDITIONS**

For school concurrency purposes, existing conditions relate not only to the number and location of public schools, but also to the County's population and overall level of residential development activity. Because the County's land use and demographic characteristics relate to the various components of the public school system, this section identifies past and projected County population figures, recent residential development activity, student enrollment data, and the existing conditions of Lee County's public school system.

#### **County and Municipal Related Data**

#### Past and Projected Population

Table PSFE 1 shows past population and projections for the future.

Table PFSE 1: Population Data, 2000 – 2007

	Table PFSE 1: Population Data, 2000 – 2007									
	2000 (Actual)	2001 (Est.)	2002 (Est.)	2003 (Est.)	2004 (Est.)	2005 (Est.)	2006 (Est.)	2007 (Est.)		
Lee County	440,888	458,782	474,585	490,785	513,013	542,480	570,089	590,564		
Ft. Myers	48,208	52,752	53,496	54,838	56,993	58,325	60,481	64,258		
Cape Coral	102,286	107,551	112,138	118,740	127,843	139,525	151,044	156,981		
Bonita Springs	32,797	33,752	35,005	35,152	35,849	37,990	40,878	42,268		
Sanibel	6,064	6,122	6,154	6,136	6,088	6,046	5,798	5,700		
Ft. Myers Beach	6,561	6,669	6,763	6,851	6,765	6,804	6,543	6,474		
Total	636,804	665,628	688,167	712,502	746,551	791,213	836,833	866,245		

Source: US Census Bureau

#### Permit Activity/Projected Permit Activity

In Lee County, the increase in population has been accompanied by an increase in residential housing units. Table PSFE 2 details building permit activity for the unincorporated county for the period between 2003 and 2007. Table PSFE 3 identifies the increase in total residential units from the 2000 Census to 2006.

Table PSFE 2: Total Residential Permits Issued Per Year

Building Type	2003	2004	2005	2006	2007
Single Family Units	9,221	14,157	19,017	12,470	3,584
Multi-Family Units	1,037	1,652	1,926	1,322	494

Source: Lee County Statistical Digest, Economic Development Office of Lee County

Table PSFE 3: Lee County Total Residential Units

Residential Units	Census 2000	2006		
Total Single Family Units	134,511	203,546		
Total Multi-Family Units	70,952	100,111		
Total Mobile Home Units	39,942	37,460		
Total Housing Units	245,405	3,41,117		

Source: U.S. Census Bureau

The data detailed in Table PSFE 3 indicates a steady increase in the number of single family residential building permits issued in Lee County between 2003 and 2005 with a decline in 2006 and 2007, however, a significant number of permits were still issued. These new units place additional demands on the school system's capacity because each new housing unit has the potential to generate new students. Table PSFE 4 shows the projected number of building permits to be issued annually through the year 2012.

Table PSFE 4: Projected Building Permits for Next 5 Years

	2008	2009	2010	2011	2012
Projected Annual					
Population Change					
Projected Permits					
			<u></u>		

Source:

#### Residential Development Activity

While building permit data provides an indication of future growth, development review activity also serves as a growth indicator. Consequently, development review information, including the number of new residential housing units under review by Lee County and municipal planning departments in Lee County, was collected. This information can assist the local governments and School District in anticipating the demand for public schools.

Figure PSFE 1 depicts the location and intensity of approved and potential new residential development. This information was obtained from the County and municipalities. For analysis, these data were incorporated into a GIS dataset. According to these data, approximately \_\_\_\_\_\_ housing units are under construction or in the development review process. Generally, it is expected that proposed new residential developments will create a demand for new school construction.

Figure PSFE 1: Approved and Potential New Residential Development

#### **Student Generation Multiplier**

A critical component of the school concurrency process is projecting the number of students that will be generated from new residential development. In order to calculate the number of students associated with new residential development, a student generation multiplier was adopted in 2008 as part of the Impact Fee Study. Because the number of students living in a housing unit varies depending on the type of residential housing, the student generation rate per residential unit is based on three housing types: single family, multifamily, and mobile home.

Consequently, the number of students associated with a development can be calculated by applying the multiplier to the development's proposed number and type of residential housing units. The projected number of students is the product of the development units multiplied by the student generation multiplier for the unit type.

Table PSFE 5: Student Generation Rates, Lee County, 2008

Housing Type	Student/Unit
Single Family Detached	0.299
Multi Family	0.118
Mobile Home	0.068
All housing types	0.201

Source: Duncan Associates School Impact Fee Update Study, Aug. 2008

To determine the student impact of a proposed residential development for school concurrency purposes, a proposed development's projected units by type of unit are converted into the number of projected students using the student generation rate for the unit type as identified in Table PSFE 5. As shown in Table PSFE 6, the approximately \_\_\_\_\_\_\_ new residential units in Lee County are estimated to yield a total of \_\_\_\_\_\_ students.

**Table PSFE 6: New Residential Development** 

	Lee County - New Residential Developments with Estimated Student Generation								
	Development	Unit Type*	Number of SF Units	Number of MF Units	SF Students (0.316)	MF Students (0.125)	Total Students per Development		
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Table PFSE 6: New Residential Development (Continued)

	Lee County - New Residential Developments with Estimated Student Generation									
	Development	Unit Type*	Number of SF Units	Number of MF Units	SF Students (0.316)	MF Students (0.125)	Total Students per Development			
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#### PUBLIC SCHOOL SYSTEM

As required by the Florida Department of Education, the School District must implement a financially feasible Five-Year Capital Facilities Work Plan that provides for school capacity improvements to accommodate projected student growth. Those improvements which are budgeted and programmed for construction within the first three years of the Plan are considered committed projects for concurrency purposes. Within the current Five-Year Capital Facilities Work Plan, the capital improvements that will provide capacity by 2012 consist of four new Elementary schools, two Middle schools, one Elementary school replacement (increasing elementary capacity by 308 student stations and reducing Middle school capacity by 221 student stations). More detail on the proposed capital facilities is found in Table PSFE 16. Residential development impacts students and school facilities because increases in new student enrollment can place demands on school capacity and cause overcrowding of facilities.

#### **Enrollment and Capacity**

The Lee County School District provides the facilities necessary to educate its students. Recently enacted state-mandated changes, such as early childhood education and class size limitations, have impacted the capacity needs of the School District. In 2003, voters passed Amendment 9 to the Florida Constitution which prescribes no more than 18 students per classroom in grades Pre-Kindergarten through grade 3; no more than 22 students in grades 4 through 8; and, no more than 25 students in grades 9 through 12. While Lee County exercises great control of student assignments through its controlled open-enrollment choice system, the mandates of class size make utilization of facilities inefficient. Accommodating one student more than the exact multiple of 18, 22 or 25 students in a classroom means the addition of one whole classroom and teacher. This is compounded by three zones, 9 sub-zones and 13 grade levels in a growing District. In 2003, voters also passed Amendment 8 to the Florida Constitution which provided free, relevant educational programs to four-year olds. While students are being accommodated in private, for profit and not-for-profit institutions, the District must make services available as a last resort. Much of this service can and has been provided in concentrated summer-time programs at District schools; however, growth in the program is being felt in District schools during the traditional school year. Accommodating these students in existing schools is a challenge given our commitment to limit the use of relocatable classrooms and the unpredictability of enrollment growth.

Currently, the School District operates 93 public schools, from pre-kindergarten to 12th grade. The School District operates forty-three elementary schools, seventeen middle schools, thirteen high schools, four K-8 schools, thirteen special centers and three High Tech Centers and Community Schools serving more than 79,000 students. Figure PSFE 2 shows the geographic locations of public schools operated by the School District. In Tables PSFE 10-13 a breakdown of the enrollment and school capacity for School Year 2008-09 and a projection for future enrollment is provided. The figures in Tables PSFE 10-13 exclude charter schools and Department of Juvenile Justice residential centers which are not operated by the School District. School capacity figures are determined by the Florida Department of Education (FDOE) and are based on the Florida Inventory of School Houses (FISH) capacity analysis. This inventory system can and usually does change annually with amendments to the State Requirements for School Facilities (SREF). A minor reduction of student stations attributable to a particular type of room (i.e., primary, intermediate, ESE or gymnasium) has a significant impact depending upon the number of such rooms in each school and the number of schools in the District. One way the District addresses capacity deficiencies and other program needs at individual schools is through the use of relocatables or portables. The District currently uses relocatables to accommodate 5,603 student stations. The District plans to phase out the use of relocatables over the next five years. A breakdown of current and projected use of relocatables is shown in Table PSFE 14. In order to serve the needs of the school population, the District also operates a number of ancillary facilities, which are listed in Table PSFE 15.

#### **Enrollment Projections**

Current enrollment and school capacity data provide a baseline that can be used to develop a financially feasible level of service standard. DOE projections are updated annually based on information derived from BEBR statistics and are used as a planning tool to determine facility needs in the public schools throughout the state. In Tables PSFE 8 and 9, the DOE Capital Outlay Full-Time Equivalent (COFTE) results are presented. COFTE represents the sum of unweighted FTE enrollment from the second (October) and third (February) FTE counts. Those counts include only the schools reported in the FISH report. These estimates do not include unique student categories (hospital-bound, home-bound, summer school students, etc.). Consequently, unique categories were not included in these estimates because they do not require additional student stations. Table PSFE 8 below summarizes the enrollment forecast.

Table PSFE 8: Grade Level Enrollment Forecast

	Actual 2007-2008	Forecast 2008-2009	Forecast 2012-2013	Forecast 2017-2018	Forecast 2027-2028
Elementary	34,325	35,467	39,768	51,275	84,734
Middle	15,554	16,248	16,306	17,825	36,979
High	20,755	20,833	18,537	19,314	44,750
Other				1,850	4,217
Total	70,634	72,548	74,612	90,264	170,680

Source: Lee County School District Work Plan, 2008-2009

The projected student enrollment data are used to determine the need for school facilities in light of the growing demands on public schools because of new residential development. To accommodate the projected future student growth, additional capacity projects are included in the School District's Capital Facilities Plan.

Table PSFE 9 shows the projected growth rate by grade level over the long-range planning horizon. Tables PSFE 10 through PSFE 13 detail the actual and projected student enrollment starting in 2008-09 and ending with year 2013-14 at the elementary, middle, and high school levels, detailed by Student Assignment Zones and Subzones. The initial Concurrency Service Areas (CSAs) will be coterminous with Student Assignment Zones, with a plan to move to Subzones in three years.

**Public School Facilities** 

**PSFE Figure 2 – Geographic Locations of Existing School Facilities** 

Table PSFE 9 - Student Growth Rates by Grade Level - Actual and Projected COFTE

Grade	Actual 2007-08	Forecast 2008-09	Forecast 2009-10	Forecast 2010-11	Forecast 2011-12	Forecast 2012-13	Forecast 2013-14	Forecast 2014-15
Pre-K	611	676	736	806	854	883	905	926
Grade K	5976	6162	6100	6770	7547	8183	8558	8843
Grade 1	5865	5955	5943	5890	6476	7243	7868	8293
Grade 2	5547	5883	5803	5785	5732	6289	7014	7656
Grade 3	5601	5915	6080	6014	5986	5953	6461	7212
Grade 4	5275	5408	5533	5676	5609	5596	5549	6029
Grade 5	5449	5467	5431	5544	5674	5621	5591	5555
Grade 6	5188	5590	5453	5418	5528	5683	5638	5633
Grade 7	5390	5332	5549	5414	5362	5474	5606	5578
Grade 8	4977	5327	5116	5311	5184	5149	5244	5387
Grade 9	5590	5273	5348	5257	5477	5495	5530	5710
Grade 10	5524	5133	4683	4651	4562	4711	4723	4752
Grade 11	5063	5474	4998	4505	4379	4258	4316	4297
Grade 12	4578	4953	5190	4701	4205	4073	3924	3963
Total	70634	72548	71963	71742	72575	74611	76927	79834

Source: 2008 Capital Outlay FTE Forecast, Department of Education

# **Public School Facilities**

Table PSFE 10: Projected EAST Zone Broken Down By Subzones

		2008/			2009/			2010/			2011/			2012/			2013/	
School	F .11	2009	T 14:107	F11	2010		F11	2011	T 14:10/	Enroll	<b>2012</b> Cap	Util%	Empoli	2013 Cap	Util%	Enroll	2014 Cap	Util%
	Enroll	Cap	Util%	Enroll	Cap		Enroll	Cap	Util%	Enron	Сар	UII176	Enroll	Сар	Util 76	Ellion	Сар	
E1																		
Bayshore Elementary	590	693	85%	581	693	84%	604	693	87%	570	639	89%	566	639	89%	630	639	99%
Edgewood Elementary	479	741	65%	622	741	84%	645	741	87%	636	713	89%	632	713	89%	703	713	99%
Manatee Elementary	765	1,042	73%															
Michigan Int. Elem.	366	442	83%	629	750	84%	653	750	87%	669	750	89%	665	750	89%	739	750	99%
Orange River Elem.	766	817	94%	685	817	84%	712	817	87%	682	765	89%	678	765	89%	754	765	99%
Tice Elementary	545	587	93%	492	587	84%	511	587	87%	481	539	89%	478	539	89%	531	539	99%
Elementary Total	3,511	4,322	81%	3,010	3,588	84%	3,125	3,588	87%	3,038	3,406	89%	3,019	3,406	89%	3,357	3,406	99%
Lee Middle	462	926	50%	769	926	83%	780	926	84%	796	917	87%	802	917	87%	658	917	72%
Michigan International Middle	118	221	53%		**								****					
Oak Hammock Middle	794	1,192	67%															
Middle School Total	1,374	2,339	59%	769	926	83%	780	926	84%	796	917	87%	802	917	87%	658	917	72%
Dunbar High				867	1,242	70%	813	1,242	65%	638	983	65%	634	983	65%	631	983	64%
High School Total	0	0		867	1,242	70%	813	1,242	65%	638	983	65%	634	983	65%	631	983	64%
E2																	<u>,</u>	
Gateway Elementary	749	758	99%	636	758	84%	660	. 758	87%	607	680	89%	603	680	89%	670	680	99%
Harns Marsh Elementary	898	912	98%	765	912	84%	794	912	87%	778	872	89%	773	872	89%	859	872	99%
Manatee Elementary				874	1,042	84%	908	1,042	87%	929	1,042	89%	924	1,042	89%	1,027	1,042	99%
River Hall Elementary	873	1,046	83%	876	1,046	84%	911	1,046	87%	910	1,020	89%	904	1,020	89%	1,005	1,020	99%
Sunshine Elementary	1,152	1,191	97%	999	1,191	84%	1,037	1,191	87%	988	1,108	89%	982	1,108	89%	1,092	1,108	99%
Treeline Elementary	850	1,034	82%	867	1,034	84%	901	1,034	87%	922	1,034	89%	916	1,034	89%	1,019	1,034	99%
Elementary "V"										922	1,034	89%	916	1,034	89%	1,019	1,034	99%
Elementary "W"													916	1,034	89%	1,019	1,034	99%
Elementary Total	4,522	4,941	92%	5,018	5,983	84%	5,212	5,983	87%	6,056	6,790	89%	6,935	7,824	89%	7,711	7,824	99%
Oak Hammock Middle				990	1,192	83%	1,005	1,192	84%	1,035	1,192	87%	1,043	1,192	87%	855	1,192	72%
Varsity Lakes	910	1,024	89%	851	1,024	83%	863	1,024	84%	864	995	87%	870	995	87%	713	995	72%
Middle "LL"											******					860	1,200	72%
Middle Total	910	1,024	89%	1,841	2,216	83%	1,868	2,216	84%	1,900	2,187	87%	1,913	2,187	87%	2,429	3,387	72%
Lehigh Senior	1,516	1,732	88%	1,208	1,732	70%	1,133	1,732	65%	1,112	1,713	65%	1,105	1,713	65%	1,100	1,713	64%
Riverdale High School	1,706	1,926	89%	1,343	1,926	70%	1,260	1.926	65%	1,251	1,926	65%	1,242	1,926	65%	1,237	1,926	64%

	Υ																	
High Total	3,222	3,658	88%	2,551	3,658	70%	2,393	3,658	65%	2,363	3,639	65%	2,347	3,639	65%	2,337	3,639	64%

Table PSFE 10: Projected EAST Zone Broken Down By Subzones (cont.)

School		2008/ 2009			2009/ 2010			2010/ 2011			2011/ 2012			2012/ 2013			2013/ 2014	
E3	Enroll	Cap	Util%															
Alva Elementary	412	391	105%	328	391	84%	341	391	87%	269	302	89%	268	302	89%	298	302	99%
Lehigh Elementary*				867	1,034	84%	901	1,034	87%	922	1,034	89%	916	1,034	89%	1,019	1,034	99%
Mirror Lakes Elementary	1,027	1,061	97%	890	1,061	84%	924	1,061	87%	892	1,000	89%	886	1,000	89%	986	1,000	99%
Veterans Park Elementary	891	1,178	76%	988	1,178	84%	1,026	1,178	87%	963	1,080	89%	957	1,080	89%	1,064	1,080	99%
East Zone Staging **	792	758	104%	636	758	84%	660	758	87%	676	758	89%	672	758	89%	747	758	99%
Elementary Total	3,122	3,388	92%	3,710	4,422	84%	3,852	4,422	87%	3,723	4,174	89%	3,699	4,174	89%	4,114	4,174	99%
Alva Middle	560	513	109%	426	513	83%	432	513	84%	446	513	87%	449	513	87%	368	513	72%
Lehigh Acres Middle	1,025	1,057	97%	878	1,057	83%	891	1,057	84%	875	1,007	87%	881	1,007	87%	722	1,007	72%
Veterans Park Middle	600	589	102%	489	589	83%	496	589	84%	469	540	87%	472	540	87%	386	540	72%
Middle Total	2,185	2,159	101%	1,794	2,159	83%	1,820	2,159	84%	1,789	2,060	87%	1,802	2,060	87%	1,476	2,060	72%
East Lee County High	1,623	1,946	83%	1,357	1,946	70%	1,273	1,946	65%	1,263	1,946	65%	1,255	1,946	65%	1,250	1,946	64%
High Total	1,623	1,946	83%	1,357	1,946	70%	1,273	1,946	65%	1,263	1,946	65%	1,255	1,946	65%	1,250	1,946	64%
E1 Total	3,511	4,322	81%	3,010	3,588	84%	3,125	3,588	87%	3,038	3,406	89%	3,019	3,406	89%	3,357	3,406	99%
E2 Total	4,522	4,941	92%	5,018	5,983	84%	5,212	5,983	87%	6,056	6,790	89%	6,935	7,824	89%	7,711	7,824	99%
E3 Total	3,122	3,388	92%	3,710	4,422	84%	3,852	4,422	87%	3,723	4,174	89%	3,699	4,174	89%	4,114	4,174	99%
Elementary Total	11,155	12,651	88%	11,738	13,993	84%	12,189	13,993	87%	12,817	14,370	89%	13,653	15,404	89%	15,182	15,404	99%
E1 Total	1,374	2,339	59%	769	926	83%	- 780	926	84%	796	917	87%	802	917	87%	658	917	72%
E2 Total	910	1,024	89%	1,841	2,216	83%	1,868	2,216	84%	1,900	2,187	87%	1,913	2,187	87%	2,429	3,387	72%
E3 Total	2,185	2,159	101%	1,794	2,159	83%	1,820	2,159	84%	1,789	2,060	87%	1,802	2,060	87%	1,476	2,060	72%
Middle Total	4,469	5,522	76%	4,404	5,301	83%	4,468	5,301	84%	4,485	5,164	87%	4,517	5,164	87%	4,563	6,364	72%
E1 Total	0	0		867	1,242	70%	813	1,242	65%	638	983	65%	634	983	65%	631	983	64%
E2 Total	3,222	3,658	88%	2,551	3,658	70%	2,393	3,658	65%	2,363	3,639	65%	2,347	3,639	65%	2,337	3,639	64%
E3 Total	1,623	1,946	83%	1,357	1,946	70%	1,273	1,946	65%	1,263	1,946	65%	1,255	1,946	65%	1,250	1,946	64%
High Total	4,845	5,604	86%	4,775	6,846	70%	4,479	6,846	65%	4,264	6,568	65%	4,236	6,568	65%	4,218	6,568	64%

<sup>\*</sup> Lehigh Elementary located in East Zone Staging School for 2008-2009 school year while existing campus is remodeled.

\*\* East Zone Staging School will become Elementary "I" in 2009-2010 school year when converted to permanent campus.

Table PSFE 11: Projected WEST Zone Broken Down By Subzones

School		2008/ 2009		-	2009/ 2010			2010/ 2011			2011/ 2012			2012/ 2013			2013/ 2014	
School	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%
W1																		
J. Colin English Elementary	422	601	70%	531	601	88%	553	601	92%	561	584	96%	568	584	97%	599	584	103%
Littleton Elementary	628	738	85%	652	738	88%	680	738	92%	624	649	96%	631	649	97%	666	649	103%
North Ft Myers Acad. Elem.	548	876	63%	774	876	88%	807	876	92%	820	853	96%	830	853	97%	875	853	103%
Elementary Total	1,598	2,215	72%	1,958	2,215	88%	2,040	2,215	92%	2,005	2,086	96%	2,029	2,086	97%	2,141	2,086	103%
North Ft Myers Acad. Midd.	438	438	100%	412	438	94%	349	438	80%	340	426	80%	344	426	81%	347	426	82%
Middle Total	438	438	100%	412	438	94%	349	438	80%	340	426	80%	344	426	81%	347	426	82%
Island Coast High	1,094	2,004	55%	1,881	2,004	94%	1,802	2,004	90%	1,772	2,004	88%	1,796	2,004	90%	1,790	2,004	89%
High Total	1,094	2,004	55%	1,881	2,004	94%	1,802	2,004	90%	1,772	2,004	88%	1,796	2,004	90%	1,790	2,004	89%
W2																		
Caloosa Elementary	993	1,075	92%	950	1,075	88%	990	1,075	92%	1,015	1,056	96%	1,027	1,056	97%	1,084	1,056	103%
Diplomat Elementary	944	1,086	87%	960	1,086	88%	1,000	1,086	92%	935	973	96%	946	973	97%	999	973	103%
Elementary "C"			*******							994	1,034	96%	1,006	1,034	97%	1,061	1,034	103%
Elementary "A"									********				1,006	1,034	97%	1,061	1,034	103%
Hancock Creek Elementary	874	1,044	84%	923	1,044	88%	961	1,044	92%	976	1,015	96%	987	1,015	97%	1,042	1,015	103%
Hector A. Cafferata, Jr.	<b>722</b>	002	020/	700	002	0.007	012	883	92%	750	780	96%	759	780	97%	800	780	103%
Elementary Tropic Isles Elementary	732 880	883 1,051	83% 84%	780 929	883 1,051	88% 88%	813 968	1,051	92%	959	997	96%	970	997	97%	1,023	997	103%
	4,423	5,139	86%	4,542	5,139	88%	4,732	5,139	92%	5,628	5,855	96%	6,700	6,889	97%	7,070	6,889	103%
Elementary Total  Caloosa Middle	892	1,005	89%	945	1,005	94%	801	1,005	80%	765	957	80%	772	957	81%	780	957	82%
Diplomat Middle	863	973	89%	914	973	94%	775	973	80%	773	967	80%	780	967	81%	788	967	82%
Mariner Middle	928	1,141	81%	1,072	1,141	94%	909	1,141	80%	903	1,130	80%	911	1,130	81%	921	1,130	82%
Middle "MM"		1,171	0170	1,072	1,171		950	1,192	80%	953	1,192	80%	962	1,192	81%	972	1,192	82%
Middle Total	2,683	3,119	86%	2,931	3,119	94%	3,435	4,311	80%	3,393	4,246	80%	3,425	4,246	81%	3,461	4,246	82%
Mariner High	1,631	1,635	100%	1,535	1,635	94%	1,470	1,635	90%	1,445	1,635	88%	1,465	1,635	90%	1,460	1.635	89%
North Fort Myers High	1,748	1,763	99%	1,655	1,763	94%	1,585	1,763	90%	1,559	1,763	88%	1,580	1,763	90%	1,575	1,763	89%
High Total	3,379	3,398	99%	3,190	3,398	94%	3,055	3,398	90%	3,004	3,398	88%	3,045	3,398	90%	3,035	3,398	89%

Table PSFE 11: Projected WEST Zone Broken Down By Subzones (cont.)

		2008/			2009/			2010/			2011/		,, , , , , , , , , , , , , , , , , , , ,	2012/			2013/	
School		2009			2010			2011			2012			2013			2014	
W3	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Сар	Util%									
Cape Elementary	751	898	84%	794	898	88%	827	898	92%	839	873	96%	849	873	97%	896	873	103%
Gulf Elementary	1,216	1,347	90%	1,190	1,347	88%	1,240	1,347	92%	1,244	1,294	96%	1,259	1,294	97%	1,328	1,294	103%
Patriot Elementary	769	1,046	74%	924	1,046	88%	963	1,046	92%	1,005	1,046	96%	1,017	1,046	97%	1,073	1,046	103%
Pelican Elementary	1,088	1,362	80%	1,204	1,362	88%	1,254	1,362	92%	1,244	1,294	96%	1,259	1,294	97%	1,328	1,294	103%
Skyline Elementary	1,017	1,380	74%	1,220	1,380	88%	1,271	1,380	92%	1,211	1,260	96%	1,226	1,260	97%	1,293	1,260	103%
Trafalgar Elementary	830	1,036	80%	915	1,036	88%	954	1,036	92%	996	1036	96%	1,008	1,036	97%	1,063	1,036	103%
Elementary Total	5,671	7,069	80%	6,246	7,069	88%	6,509	7,069	92%	6,538	6,803	96%	6,617	6,803	97%	6,982	6,803	103%
Challenger Middle	1,046	1,230	85%	1,156	1,230	94%	980	1,230	80%	953	1,192	80%	962	1,192	81%	972	1,192	82%
Gulf Middle	874	943	93%	886	943	94%	751	943	80%	730	914	80%	737	914	81%	745	914	82%
Trafalgar Middle	956	1,034	92%	972	1,034	94%	824	1,034	80%	818	1,023	80%	825	1,023	81%	834	1,023	82%
Middle Total	2,876	3,207	90%	3,014	3,207	94%	2,556	3,207	80%	2,501	3,129	80%	2,524	3,129	81%	2,551	3,129	82%
Cape Coral High School	1,964	1,759	112%	1,651	1,759	94%	1,582	1,759	90%	1,555	1,759	88%	1,577	1,759	90%	1,571	1,759	89%
Ida Baker High School	1,920	1,940	99%	1821	1,940	94%	1,744	1,940	90%	1,715	1,940	88%	1,740	1,940	90%	1,733	1,940	89%
High Total	3,884	3,699	105%	3,472	3,699	94%	3,326	3,699	90%	3,270	3,699	88%	3,316	3,699	90%	3,304	3,699	89%
Totals for West Zone																		
W1 Total	1,598	2,215	72%	1,958	2,215	88%	2,040	2,215	92%	2,005	2,086	96%	2,029	2,086	97%	2,141	2,086	103%
W2 Total	4,423	5,139	86%	4,542	5,139	88%	4,732	5,139	92%	5,628	5,855	96%	6,700	6,889	97%	7,070	6,889	103%
W3 Total	5,671	7,069	80%	6,246	7,069	88%	6,509	7,069	92%	6,538	6,803	96%	6,617	6,803	97%	6,982	6,803	103%
West Elementary Total	11,692	14,423	81%	12,746	14,423	88%	13,281	14,423	92%	14,171	14,744	96%	15,346	15,778	97%	16,193	15,778	103%
W1 Total	438	438	100%	412	438	94%	349	438	80%	340	426	80%	344	426	81%	347	426	82%
W2 Total	2,683	3,119	86%	2,931	3,119	94%	3,435	4,311	80%	3,393	4,246	80%	3,425	4,246	81%	3,461	4,246	82%
W3 Total	2,876	3,207	90%	3,014	3,207	94%	2,556	3,207	80%	2,501	3,129	80%	2,524	3,129	81%	2,55,1	3,129	82%
West Middle Total	5,997	6,764	89%	6,357	6,764	94%	6,340	7,956	80%	6,234	7,801	80%	6,293	7,801	81%	6,359	7,801	82%
W1 Total	1,094	2,004	55%	1,881	2,004	94%	1,802	2,004	90%	1,772	2,004	88%	1,796	2,004	90%	1,790	2,004	89%
W2 Total	3,379	3,398	99%	3,190	3,398	94%	3,055	3,398	90%	3,004	3,398	88%	3,045	3,398	90%	3,035	3,398	89%
W3 Total	3,884	3,699	105%	3,472	3,699	94%	3,326	3,699	90%	3,270	3,699	88%	3,316	3,699	90%	3,304	3,699	89%
West High Total	8,357	9,101	92%	8,543	9,101	94%	8,183	9,101	90%	8,046	9,101	88%	8,157	9,101	90%	8.129	9,101	89%

# **Public School Facilities**

Table PSFE 12: Projected SOUTH Zone Broken Down By Subzones

		2008/			2009/			2010/			2011/			2012/			2013/	
School		2009			2010			2011			2012	,		2013			2014	
	Enroll	Cap	Util%	Enroll	Сар	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util
S1																		
Allen Park Elementary	880	1,056	83%	890	1,056	84%	878	1,056	83%	860	1,010	85%	848	1,010	84%	895	1,010	89%
Colonial Elementary	684	965	71%	813	965	84%	802	965	83%	792	930	85%	781	930	84%	824	930	89%
Edison Park Elementary	385	449	86%	378	449	84%	373	449	83%	371	436	85%	366	436	84%	386	436	89%
Franklin Park Elementary	506	579	87%	488	579	84%	481	579	83%	485	570	85%	479	570	84%	505	570	89%
Heights Elementary	824	1,306	63%	1,101	1,306	84%	1,085	1,306	83%	1,112	1,306	85%	1,097	1,306	84%	1,158	1,306	89%
Orangewood Elementary	688	637	108%	537	637	84%	529	637	83%	468	549	85%	461	549	84%	487	549	89%
Ray V. Pottorf Elementary	604	912	66%	769	912	84%	758	912	83%	746	876	85%	736	876	84%	777	876	89%
Tanglewood Riverside Elementary	679	793	86%	668	793	84%	659	793	83%	636	747	85%	627	747	84%	662	747	89%
Villas Elementary	788	943	84%	795	943	84%	784	943	83%	730	857	85%	720	857	84%	760	857	89%
Elementary Total	6,038	7,640	79%	6,438	7,640	84%	6,350	7,640	83%	6,201	7,281	85%	6,116	7,281	84%	6,454	7,281	89%
Cypress Lake Middle	749	880	85%	747	880	85%	741	880	84%	736	860	86%	755	860	88%	763	860	89%
P.L. Dunbar Middle	907	1,013	90%	860	1,013	85%	853	1,013	84%	838	980	86%	860	980	88%	869	980	89%
Fort Myers Middle	694	858	81%	729	858	85%	723	858	84%	740	865	86%	759	865	88%	767	865	89%
Middle Total	2,350	2,751	85%	2,336	2,751	85%	2,318	2,751	84%	2,313	2,705	86%	2,374	2,705	88%	2,399	2,705	89%
Cypress Lake High School	1,348	1,727	78%	1,451	1,727	84%	1,341	1,727	78%	1,293	1,680	77%	1,248	1,680	74%	1,243	1,680	74%
Dunbar High School	1,002	1,242	81%					*********										
Fort Myers High School	1,689	1,964	86%	1,650	1,964	84%	1,525	1,964	78%	1,497	1,945	77%	1,445	1,945	74%	1,439	1,945	74%
High Total	4,039	4,933	82%	3,101	3,691	84%	2,865	3,691	78%	2,791	3,625	77%	2,693	3,625	74%	2,683	3,625	74%
S2																		
Rayma C. Page Elementary	656	836	78%	704	836	84%	695	836	83%	731	858	85%	721	858	84%	761	858	89%
San Carlos Elementary	878	1,081	81%	911	1,081	84%	898	1,081	83%	851	999	85%	839	999	84%	886	999	89%
Three Oaks Elementary	738	738	100%	622	738	84%	613	738	83%	598	702	85%	590	702	84%	622	702	89%
Elementary Total	2,272	2,655	86%	2,237	2,655	84%	2,207	2,655	83%	2,180	2,559	85%	2,149	2,559	. 84%	2,268	2,559	899
Lexington Middle	890	1,027	87%	872	1,027	85%	865	1,027	84%	873	1,021	86%	896	1,021	88%	905	1,021	89%
Three Oaks Middle	802	987	81%	838	987	85%	831	987	84%	844	987	86%	866	987	88%	875	987	899
Middle Total	1,692	2,014	84%	1,710	2,014	85%	1,697	2,014	84%	1,717	2,008	86%	1,762	2,008	88%	1,781	2,008	899
S Ft Myers High School	1,425	1,926	74%	1,618	1,926	84%	1,495	1,926	78%	1,447	1,879	77%	1,396	1,879	74%	1,391	1,879	749
High Total	1,425	1,926	74%	1,618	1,926	84%	1,495	1,926	78%	1,447	1,879	77%	1,396	1,879	74%	1,391	1,879	749

Table PSFE 12: Projected SOUTH Zone Broken Down By Subzones (cont.)

School		2008/ 2009			2009/ 2010			2010/ 2011			2011/ 2012			2012/ 2013			2013/ 2014	
S3	Enroll	Cap	Util%															
Bonita Springs Elementary	441	389	113%	328	389	84%	323	389	83%	326	383	85%	322	383	84%	340	383	89%
Pinewoods Elementary	932	1,044	89%	880	1,044	84%	868	1,044	83%	882	1,035	85%	869	1,035	84%	918	1,035	89%
Spring Creek Elementary	711	753	94%	635	753	84%	625	753	83%	641	753	85%	632	753	84%	668	753	89%
Elementary Total	2,084	2,186	95%	1,842	2,186	84%	1,816	2,186	83%	1,849	2,171	85%	1,824	2,171	84%	1,925	2,171	89%
Bonita Springs Middle	647	876	74%	745	876	85%	737	876	84%	725	847	86%	744	847	88%	751	847	89%
Middle Total	647	876	74%	745	876	85%	737	876	84%	725	847	86%	744	847	88%	751	847	89%
Estero High School	1,427	1,695	84%	1,425	1,695	84%	1,316	1,695	78%	1,275	1,657	77%	1,231	1,657	74%	1,225	1,657	74%
High Total	1,427	1,695	84%	1,425	1,695	84%	1,316	1,695	78%	1,276	1,657	77%	1,232	1,657	74%	1,225	1,657	74%
Totals for South Zone																		
Elementary	Enroll	Сар	Util%	Enroll	Cap	Util%	Enroll	Сар	Util%									
S1 Total	6,038	7,640	79%	6,438	7,640	84%	6,350	7,640	83%	6,201	7,281	85%	6,116	7,281	84%	6,454	7,281	89%
S2 Total	2,272	2,655	86%	2,237	2,655	84%	2,207	2,655	83%	2,180	2,559	85%	2,149	2,559	84%	2,268	2,559	89%
S3 Total	2,084	2,186	95%	1,842	2,186	84%	1,816	2,186	83%	1,849	2,171	85%	1,824	2,171	84%	1,925	2,171	89%
South Elementary Total	10,394	12,481	83%	10,517	12,481	84%	10,373	12,481	83%	10,230	12,011	85%	10,089	12,011	84%	10,647	12,011	89%
	Enroll	Cap	Util%	Enroll	Сар	Util%	Enroll	Сар	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%
S1 Total	2,350	2,751	85%	2,336	2,751	85%	2,318	2,751	84%	2,313	2,705	86%	2,374	2,705	88%	2,399	2,705	89%
S2 Total	1,692	2,014	84%	1,710	2,014	85%	1,697	2,014	84%	1,717	2,008	86%	1,762	2,008	88%	1,781	2,008	89%
S3 Total	647	876	74%	745	876	85%	737	876	84%	725	847	86%	744	847	88%	751	847	89%
South Middle Total	4,689	5,641	83%	4,791	5,641	85%	4,752	5,641	84%	4,755	5,560	86%	4,880	5,560	88%	4,931	5,560	89%
	Enroll	Cap	Util%															
S1 Total	4,039	4,933	82%	3,101	3,691	84%	2,865	3,691	78%	2,791	3,625	77%	2,693	3,625	74%	2,683	3,625	74%
S2 Total	1,425	1,926	74%	1,618	1,926	84%	1,495	1,926	78%	1,447	1,879	77%	1,396	1,879	74%	1,391	1,879	74%
S3 Total	1,427	1,695	84%	1,425	1,695	84%	1,316	1,695	78%	1,275	1,657	77%	1,232	1,657	74%	1,225	1,657	74%
South High Total	6,891	8,554	81%	6,144	7,312	84%	5,676	7,312	78%	5,513	7,161	77%	5,321	7,161	74%	5,299	7,161	74%

Table PSFE 13: Barrier Island and Special Centers

School		2008/ 2009			2009/ 2010			2010/ 2011			2011/ 2012			2012/ 2013			2013/ 2014	
	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%	Enroll	Сар	Util%	Enroll	Cap	Util%	Enroll	Cap	Util%
Barrier Island Schools																		
Fort Myers Beach Elem	153	200	77%	170	200	85%	170	200	85%	161	179	90%	161	179	90%	161	179	90%
Pine Island Elementary	301	391	77%	332	391	85%	332	391	85%	329 ·	347	95%	329	347	95%	329	347	95%
The Sanibel School (Elem)	244	263	93%	224	263	85%	223	263	85%	231	241	96%	231	241	96%	231	241	96%
The Sanibel School (Mid)	126	132	95%	112	132	85%	112	132	85%	115	122	94%	115	122	94%	115	122	94%
	824	986	84%	838	986	85%	837	986	85%	836	889	94%	836	889	94%	836	889	94%
Special Facilities																		
Buckingham Exceptional Center	105	100	105%	110	100	110%	116	100	116%	122	100	122%	128	100	128%	134	100	134%
Dunbar Community School	0	260	0%	0	260	0%	0	260	0%	0	260	0%	0	260	0%	0	260	0%
New Directions	518	665	78%	544	665	82%	571	665	86%	599	640	94%	629	640	98%	661	640	103%
ALC West	76	265	29%	79	265	30%	83	265	31%	88	265	33%	92	265	35%	96	265	36%
Royal Palm Exceptional Center	181	230	79%	190	230	82%	199	230	87%	209	230	91%	220	230	95%	230	230	100%
High Tech Central	78	675	12%	82	675	12%	86	675	13%	90	675	13%	94	675	14%	99	675	15%
High Tech North	100	324	31%	105	324	32%	110	324	34%	115	324	36%	121	324	37%	127	324	39%

Table PSFE 14: Relocatable Student Stations – Number of students to be educated in relocatable

units, by school.					<b></b>
Site	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Allen Park Elementary	5	0	0	0	0
Alva Elementary	108	108	108	0	0
Bayshore Elementary	18	0	0	0	0
Bonita Springs Elementary	62	0	0	0	0
Caloosa Elementary	18	0	0	. 0	0
Colonial Elementary	72	72	18	0	0
Edgewood Academy	36	0	0	0	0
Franklin Park Elementary	81	108	36	0	0
Gateway Elementary	44	36	36	0	0
Hancock Creek Elementary	18	18	0	0	0
Harns Marsh Elementary	0	36	36	36	0
J Colin English Elementary	54.	54	0	0	0
Lehigh Elementary	256	0	0	0	0
Littleton Elementary	36	36	0	0	0
Michigan International	120	0	0	0	0
Mirror Lakes Elementary	108	108	0	0	0
N Ft Myers Acad of the Arts	116	0	0	0	0
Orange River Elementary	126	54	0	0	0
Orangewood Elementary	122	126	0	0	0
Pine Island Elementary	18	18	18	0	0
Pine Island Elementary  Pinewoods Elementary	36	0	0	0	0
Skyline Elementary	18	18	0	0	0
	144	144	36	0	0
Spring Creek Elementary	98	36	0	0	0
Sunshine Elementary The Sepital School	15	15	15	0	0
The Sanibel School	72	108	0	0	0
Three Oaks Elementary	130	126	36	0	0
Tice Elementary		0	0	0	0
Tropic Isles Elementary	36	36	0	0	0
Villas Elementary	36		132	0	0
Alva Middle	132	264			0
Cypress Lake Middle	110	110	0	0	-
Gulf Middle	110	0	0	0	0
Lee Middle	88	0	0	0	0
Lehigh Acres Middle	176	176	88	0	0
Trafalgar Middle	264	308	132	0	0
Cape Coral Senior High	175	175	0	0	0
Estero Senior High	25	0	0	0	0
Fort Myers Senior High	50	50	0	0	0
Lehigh Senior High	150	150	0	0	0
Mariner Senior High	400	200	200	0	0
North Fort Myers Senior High	350	175	0	0	0
Riverdale High	225	0	0	0	0
ALC West	265	128	140	0	0
Buckingham Excep Stud Center	15	5	0	0	0
High Tech Central	351	210	105	0	0
West Zone Staging School	714	0	0	0	0
Totals					
Total students in relocatables	5.602	2 200	1 126	36	0
by year.	5,603	3,208	1,136	] 30	U

Table PSFE 15:	Ancillary Facilities
Facility	Location
Lee County Public Education Center (Administration)	2855 Colonial Blvd., Fort Myers
Support Services Annex	3308 Canal Street, Fort Myers
Bus Garage	3234 Canal Street, Fort Myers
Safety Office	3925 Canal Street, Fort Myers
Leonard Transportation Facility	301 Leonard Blvd., Lehigh Acres
Six Mile Cypress Transportation	14701 Ben C. Pratt, Six Mile Cypress Parkway, Fort
Transportation South	9251 Williams Road, Estero
Transportation West	450 NW 14 <sup>th</sup> Avenue, Cape Coral
Transportation East	3291 Buckingham Road, Fort Myers
East Parent Information Center (Leased Facility)	9 Beth Stacy Blvd., Suite 207, Lehigh Acres

#### **ANALYSIS**

With the data collected from the School District, the County and the municipalities, an analysis was performed to determine the short-term and long-term future conditions that will impact public schools. As part of this analysis, the current inventory of public schools and planned school capital improvements was reviewed in light of the projected student growth and available revenue to finance the planned capital improvements. Generally, the analysis focuses on whether existing and planned school capacity can support residential development at the adopted level of service standard. Specific outputs from this analysis include school capacity figures, a financially feasible adopted level of service, and goals, objectives and policies for the school concurrency program.

### **Concurrency Service Area Boundaries**

A fundamental requirement of school concurrency is the establishment of Concurrency Service Areas (CSAs) to which school concurrency is applied when reviewing the impact of new residential development on public schools. The CSAs are used to determine whether adequate capacity is available to accommodate new students generated from residential development. Since 1998, the Lee County School District has operated under a School Choice Program. As part of this Program, the School District has been divided into three Zones (West, South and East). Each Zone is divided into Sub-Zones as shown on Figure PSFE 2. Generally, students may be assigned to a school in their Sub-Zone or an adjacent Sub-Zone within the same Zone. (For example, a student that lives in E3 may attend a school in E3 or in E2). Prior to the beginning of the school year, parents select from a variety of schools close to where they live. Once the application period ends, each application is assigned a random number that determines the order in which the application is processed. Applications are sorted giving priority to siblings wanting to attend the same school, students living within proximate areas around each school, students whose first choice is a school within their sub-zone and students in full-time special education classes. The remaining applications are processed in order of their random numbers until there are no more applications. Initially, the CSAs will be consistent with the current School Choice Program Zone boundaries in order to be consistent with the School District's current programs. The Choice program provides assurance that once a child is enrolled in a school, they can remain in that school through the highest grade or until the parents decide to make a change, unless they move to a different zone or sub-zone for which that school is not an option. Since the School Choice Program began, the District has tried to balance program offerings in each zone so that children do not have to attend schools in another zone to access a particular program. By limiting the choices to adjacent sub-zones, transportation costs are reduced.

#### School Level of Service

Essentially, level of service (LOS) is the relationship between supply and demand. For schools, LOS is expressed as a ratio of enrollment and capacity, with capacity being the Permanent FISH capacity.

To establish an acceptable LOS, the school district and the local governments must project future demand, identify needed capacity, and determine the level of financial resources available to construct additional capacity. These factors are then used as a basis to establish a school LOS standard. The level of service standard controls the maximum utilization of schools.

Florida law requires that the public school facilities element of a local government comprehensive plan address how the level of service standards will be achieved and maintained. The ability to achieve and maintain the adopted level of service must be based on a financially feasible Five-Year Capital Facilities Work Plan. Also, the law requires that the public school level of service standards be adopted into local government capital improvement element, and must apply to all schools of the same type (elementary, middle, and high). Initial shortfalls in capacity over the five-year period following adoption may be addressed by adopting a tiered level of service standard along with a concurrency management system.

Prior to establishing a level of service standard, the School District must determine the maximum capacity of the schools administered by the District. To determine the capacity for each school, the School District uses Permanent FISH capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on a utilization percentage of the number of existing satisfactory student stations. FISH capacity is a product of the number of classrooms at a school and the student stations assigned to each room type. No capacity is assigned to small instructional spaces and the specialized classrooms (labs), including art, music, etc. A student station is defined as the square footage required per student for an instructional program based on the particular course content.

Tables PSFE 10-13 identify the Permanent FISH capacity of all schools administered by the District and their enrollment and utilization through school year 2013/14. The majority of the schools are within the acceptable Level of Service. Any deficiencies that currently exist and may exist in the future will be addressed with the use of relocatable classrooms. Relocatable classrooms will be utilized to maintain the level of service on a temporary basis when construction to increase capacity is planned and is in process. The temporary capacity provided by relocatables may not exceed 20 percent of the permanent FISH capacity and may be used for a period not to exceed three years. Relocatables may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation. Public school concurrency should ensure that the capacity of schools is sufficient to support current enrollment and the projected students from future residential development. Current enrollment and school capacity data provide a baseline for developing a financially feasible level of service standard for public schools.

As adopted, the public school level of service standard should maximize the efficiency of each school facility for educating students. Based on this, the preferred level of service standard in Lee County is 100% of Permanent FISH capacity.

# Projected Additions to Capacity during the Five Year Planning Period

As detailed in PSFE 16, the District has planned construction of a number of facilities over the five year planning period to accommodate expected growth in the student population.

#### Elementary

Four additional elementary schools are proposed in the Five-Year Capital Facilities Plan; adding

approximately 4,000 additional elementary student stations. The replacement of Michigan International Academy will add approximately 308 elementary student stations and eliminate 221 middle school student stations.

#### Middle Schools

To accommodate the growth at the middle school level, two new middle schools will open in the next 5 years adding approximately 2,668 new middle school student stations.

#### **High Schools**

No new high schools are included in the Five-Year Capital Facilities Plan.

#### **Real Property**

The District currently owns sufficient property to build all schools planned to open through 2012, with a bank of properties for some of the schools planned to open after that date. Figure PSFE 3 identifies the locations of the planned school capacity projects. This figure shows approximate locations, and those locations subject to change

# Projected Additions to Capacity during the Ten and Twenty Year Planning Periods

#### **Ten Year Planning Period**

In the Ten Year Planning Period, the District plans to add five schools in the East Zone consisting of two Elementary Schools, two middle schools and one high school. In the West Zone, two new elementary schools will be added. The South Zone will receive two elementary schools. The District has acquired a bank of land that will accommodate a number of these facilities, however, additional properties will need to be purchased in the East and West Zones. For each elementary school, the District will need a minimum of 13 acres, for each Middle School the District will need a minimum of 20 acres, and for each high school the District will need a minimum of 40 acres.

#### **Twenty Year Planning Period**

In the Twenty Year Planning Period, the District has planned seventeen new schools in the East Zone (nine elementary schools, six middle schools and two high schools), seventeen new schools in the West Zone (nine elementary schools, five middle schools and three high schools) and six new schools in the South Zone (three elementary schools, one middle school and two high schools).

Figure PSFE 3: Programmed District Owned School Locations

Lee County Programmed School Locations

# **School District Capital Funding Sources**

To address the new construction and renovation needs of the School District's Five-Year Capital Facilities Plan, the School District relies on local and state funding. The primary local funding sources are property taxes, and impact fees. By Florida Statute, school districts may levy up to 1.75 mills to fund the district capital program. The School District of Lee County has levied 1.75 mills in its most recent budget. In 2008, Lee County adopted an impact fee of approximately \$4,116/unit for a single family home, \$1,624.00/unit for multi-family and \$936.00/unit for mobile home. Impact fees are collected for new housing to offset a portion of the cost of new student stations generated by new residential development. The School District may also sell bonds or offer certificates of participation (COPs). The District currently has \$574,230,000.00 in outstanding COPs. This COPs funding was used to construct 24,879 student stations.

The Florida Statutes place restrictions on the School District's portion of state funding for capital outlay to specific uses. Expansion projects for student stations may make use of state capital outlay funding sources derived from motor vehicle license tax revenue, known as Capital Outlay and Debt Service funds (CO&DS), and gross receipts tax revenue from utilities Public Education Capital Outlay funds (PECO).

#### **Financial Feasibility**

The School Board is required by Section 1013.35, Florida Statutes, to adopt a financially feasible five-year capital facilities plan. The Five-Year Capital Facilities Plan, which is annually updated and adopted each year, details the capital improvements needed and funding revenues available to construct additional capacity to meet demand for student stations and maintain the adopted level of service. This will ensure that no schools exceed their adopted level of service for the five year period. The School District's Plan identifies how each project meets school capacity needs and when that capacity will be available.

The Five-Year Capital Facilities Plan provides the foundation of an annual planning process that allows the School District to effectively address changing enrollment patterns, development and growth, and the facility requirements of high quality educational programs. The summary of capital improvements shown in Table PSFE 16 details the School District's planned expenditures over the five-year planning period. While this summary must be adopted into the Capital Improvements Element of the County's Comprehensive Plan, the school district's capital improvements program does not require county or city funding. PSFE 16 shows the estimated cost of projects to address future facility needs for the five-year planning period, and the long range planning period, in order to meet the adopted level of service standard.

The Five-Year Capital Facilities Plan Summary of Estimated Revenue, shown in Table PSFE 16, details the School District's projections for its revenue sources over the next five years. A comparison of PSFE 16 and PSFE 17 shows that the School District's capital plan is sufficient to fund necessary capital improvements and is financially feasible.

**PSFE 16: School District's Capital Improvement Summary** 

School	Project	Added Capacity	Cost	Year Available
New Elementary (East)	Elem. V	1,000	\$23,477,713*	2009
New Elementary (West)	Elem. A	1,000	\$27,150,000	2011
New Elementary (East)	Elem. W	1,000	\$27,150,000	2011
New Elementary (South)		1,000	\$9,922,500*	
New Elementary (West)		1,000	\$9,450,000*	
New Elementary (East)		1,000	\$31,500,000	
New Elementary (West)		1,000	\$31,500,000	2012
Heights Elementary Repl			\$2,428,064*	2008
Michigan Elementary Repl		750	\$23,066,661	2009
Oak Hammock Middle	Middle KK	1,334	\$3,842,498*	2008
New Middle (East)	Middle LL	1,334	\$39,225,000	2009
New Middle (West)	Middle MM	1,334	\$34,497,580	2010
New ALC West		265	\$4,601,497	2010
		TOTAL	\$258,361,513	

PSFE 16 - Summary of Capital Improvements (Cont.)

Other Project Schedules
Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2008-2009 Actual Budget	2009-2010 Projected	2010-2011 Projected	2011-2012 Projected	2012-2013 Projected	Total ·	Funded
Lee County Public Education Center	New Administration Complex	\$1,353,021	\$0	\$0	\$0	\$0	\$1,353,021	Yes
East Transportation Facility at Leonard & Leonard	Transportation East Bus Facility	\$3,965,000	\$0	\$0	\$0	\$0	\$3,965,000	Yes
Balance Remaining within project/not closed	Hector A. Cafferata, Jr. Elementary School	\$59,753	\$0	\$0	\$0	\$0	\$59,753	Yes
Treeline Staging School	East Zone Staging School	\$478,623	\$0	\$0	\$0	\$0	\$478,623	Yes
Balance remaining within project/not closed	Patriot Elementary	\$10,505	\$0	\$0	\$0	\$0	\$10,505	Yes
Balance remaining within project/not closed	Challenger Middle	\$531,131	\$0	\$0	\$0	\$0	\$531,131	Yes
Balance remaining within project/not closed	Manatee Elementary	\$16,846	\$0	\$0	\$0	\$0	\$16,846	Yes

# **Public School Facilities**

GRAND TOTAL

\$332,211,333

Project Description	Location	2007-2008 Actual Budget	2008-2009 Projected	2009-2010 Projected	2010-2011 Projected	2011-2012 Projected	Total	Funded
Balance remaining within project/not closed	East Lee County High School	\$747,464	\$0	\$0	\$0	\$0	\$747,464	Yes
Transportation Renovation	Mariner Senior High	\$805	\$0	\$0	\$0	\$0	\$805	Yes
West Zone Land Purchase NW 15 <sup>th</sup> Terrace	Location Not Specified	\$2,554,606	\$0	\$0	\$0	\$0	\$2,554,606	Yes
West Zone Land Purchase NW 21 <sup>st</sup> Terrace	Location Not Specified	\$2,767,273	\$0	\$0	\$0	\$0	\$2,767,273	Yes
West Zone Land Purchase 27 <sup>th</sup> Terrace	Location Not Specified	\$3,776,856	\$0	\$0	\$0	\$0	\$3,776,856	Yes
West Zone Land Purchase – Daybreak Property	Location Not Specified	\$6,988	\$0	\$0	\$0	\$0	\$6,988	Yes
Thieman Land Purchase additional costs	Location Not Specified	\$1,125	\$0	\$0	\$0	\$0	\$1,125	Yes
Renovation	Lee County High Tech Central	\$1,500,000	\$500,000	\$0	\$0	\$0	\$2,000,000	Yes
Lee County Public Safety Training Center	Location Not Specified	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$3,000,000	Yes
Repairs & Renovation	Cape Coral Senior High	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000	Yes
Repairs & Renovation	Mariner Senior High	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000	Yes
Balance remaining within project/not closed.	Island Coast High School	\$7,647,868	\$0	\$0	\$0	\$0	\$7,647,868	Yes
Major Renovations	Lehigh Elementary	\$18,972,501	\$0	\$0	\$0	\$0	\$18,972,501	Yes
West Zone Land Purchase / Buckingham	Location Not Specified	\$843,511	\$0	\$0	\$0	\$0	\$843,511	Yes
Balance remaining in project	Treeline Elementary	\$5,115,944	\$0	\$0	\$0	\$0	\$5,115,944	Yes
	Total	\$74,849,820	\$2,000,000	\$0	\$0	\$0	\$73,849,820	
						Total from Previous Table	\$258,361,513	

**Table PSFE 17: School District's Revenue Summary** 

# **Summary of Estimated Revenue**

Item Name	FY 2008 – 2009 Budget	FY 2009-2010 Projected	FY 2010-2011 Projected	FY 2011-2012 Projected	FY 2012-2013 Projected	Five Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$147,296,040	\$141,630,808	\$136,183,469	\$133,513,205	\$140,188,865	\$698,812,387
PECO and 2 Mill Maint and Other 2 Mill Expenditures	(\$367,110,689)	(\$248,503,334)	(\$219,173,383)	(\$225,568,282)	(\$209,324,672)	(\$1,269,680,360)
PECO Maintenance Revenue	\$2,891,818	\$3,472,847	\$4,647,908	\$4,396,618	\$4,381,272	\$19,790,463
	(\$219,814,649)	(\$106,872,526)	(\$82,989,914)	(\$92,055,077)	(\$69,135,807)	(\$570,867,973)
Item Name	FY 2008 – 2009 Budget	FY 2009-2010 Projected	FY 2010-2011 Projected	FY 2011-2012 Projected	FY 2012-2013 Projected	Five Year Total
CO & DS Revenue	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$5,057,745
PECO New Construction Revenue	\$6,081,424	\$0	\$1,370,343	\$4,189,361	\$1,674,646	\$13,315,774
Other/Additional Revenue*	\$351,753,036	\$184,958,692	\$121,767,780	\$105,754,167	\$120,472,112	\$884,705,787
Total Additional Revenue	\$358,846,009	\$185,970,241	\$124,149,672	\$110,955,077	\$123,158,307	\$903,079,306
Total Available Revenue	\$139,031,360	\$79,097,715	\$41,159,758	\$18,900,000	\$54,022,500	\$332,211,333

<sup>\*</sup>Detailed on next page

# Other/Additional Revenue Detail

Item	2008 – 2009 Actual Value	2009 – 2010 Projected	2010 – 2011 Projected	2011 – 2012 Projected	2012 – 2013 Projected	Total
Other Revenue for Other Capital projects	\$665,800	\$100,000	\$100,000	\$100,000	\$100,000	\$1,065,800
Impact fees received	\$5,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$7,000,000	\$23,000,000
Interest, Including Profit On Investment	\$9,981,000	\$6,490,192	\$5,195,531	\$4,879,795	\$5,250,135	\$31,796,653
Fund Balance Carried Forward	\$336,106,236	\$175,368,500	\$112,472,249	\$96,774,372	\$108,121,977	\$828,843,334
Subtotal	\$351,753,036	\$184,958,692	\$121,767,780	\$105,754,167	\$120,472,112	\$884,705,787

Source: Lee County School District Work Plan, 2008-2009

Table PSFE 18: Level of Service/Ten Year Utilization Rate

Grade Level Projections	FISH Student Stations	Actual 2007/2008 FISH Capacity	Actual 2007- 2008 COFTE	Actual 2007/2008 Utilization	Actual 2008-2009 /2017-2018 Student Capacity to be added/removed	Projected 2017/2018 COFTE	Projected 2017/2018 Utilization
Elementary – District Totals	41,013	41,013	32,067.69	78.19%	12,000	51,275	96.72%
Middle – District Totals	19,168	17,252	13,981.35	81.04%	2,160	17,825	91.82%
High – District Totals	30,472	28,430	23,476.12	82.57%	0	19,314	67.94%
Other – ESE, etc.	7,566	3,010	1,108.42	36.81%	0	1,850	61.46%
	98,219	89,705	70,633.58	78.74%	14,160	90,264	86.91%

Table PSFE 19: Level of Service/Twenty Year Utilization Rate

Grade Level Projections	FISH Student Stations	Actual 2007/2008 FISH Capacity	Actual 2007- 2008 COFTE	Actual 2007/2008 Utilization	Actual 2008-2009 /2027-2028 Student Capacity to be added/ removed	Projected 2027/2028 COFTE	Projected 2026/2027 Utilization
Elementary – District Totals	41,013	41,013	32,067.69	78.19%	44,662	84,734	98.9%
Middle – District Totals	19,168	17,252	13,981.35	81.04%	19,988	36,979	99.30%
High – District Totals	30,472	28,430	23,476.12	82.57%	25,296	44,750	83.29%
Other – ESE, etc.	7,566	3,010	1,108.42	36.81%	1,341	4,217	96.92%
	98,219	89,705	70,633.58	78.74%	91,287	170,680	94.30%

### **Proportionate Share Mitigation**

In the event that there is not adequate school capacity available to accommodate a development's demand for student stations, the School Board may entertain proportionate share mitigation options and, if accepted, shall enter into an enforceable and binding agreement with the developer and the affected local government to mitigate the impact from the development through the creation of additional school capacity. A mitigation contribution provided by a developer to offset the impact of a residential development must be directed by the School Board toward a school capacity project identified in the School District's Five-Year Capital Facility Work Plan. Capacity projects identified within the first three years of the Five-Year Capital Facility Work Plan shall be considered as committed projects. If capacity projects are planned in years four or five of the School District's Five-Year Capital Facility Work Plan within the same Concurrency Service Area (CSA) as the proposed residential development, the developer may pay his proportionate share of the identified capacity project to accelerate the project's schedule and mitigate the proposed development. When the student impacts from a proposed development cause the adopted Level of Service to fail, a developer may enter into a 90 day negotiation period with the School District and the applicable local government to review potential mitigation projects. To be acceptable, a proportionate share project must create a sufficient number of additional student stations to maintain the established level of service with the addition of the development project's demand. Mitigation options may include, but are not limited to:

- 1. The donation of land or of funding of land acquisition or construction of a public school facility sufficient to offset the demand for public school facilities to be created by the proposed development and
- 2. Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF) on a site that meets the minimum acreage provided in the Guidelines for SREF and subject to guarantees that the facility will be conveyed to the School Board at no cost to the Board if the Charter School ceases to operate.

The following standards apply to any mitigation accepted by the School District:

- 1. Proposed mitigation must be directed towards a permanent school capacity improvement identified in the School District's financially feasible work program, which satisfies the demands created by the proposed development; and
- 2. Relocatable classrooms will not be accepted as mitigation.

The amount of the required mitigation shall be determined using the following formula:

(# of housing units by type) x (student generation rate by type of unit) x (student station cost adjusted to local costs) = Proportionate share mitigation amount

The student station cost adjusted to local costs will be calculated utilizing the total cost per student station, established by the Florida Department of Education, plus a share of the land acquisition and infrastructure expenditures for school sites as determined and published annually in the School District's Five Year Capital Facilities Work Plan. The costs associated with the identified mitigation shall be based on the estimated cost of the improvement on the date that the improvement is programmed for construction. Future costs will be calculated using estimated values at the time the mitigation is anticipated to commence. The cost of the mitigation required by the developer shall be credited toward the payment of impact fees imposed by local ordinance for the same need. If the cost of the mitigation option agreed to is greater than the school impact fees for the development, the difference between the developer's mitigation costs and the impact fee credit is the responsibility of the developer. Any mitigation accepted by the School District and subsequently agreed to by the applicable local government entity shall result in a

legally binding agreement between the School District, the local government and the Developer.

#### **School Planning and Shared Costs**

By coordinating the planning of future schools with affected local governments, the school district can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School Board to submit proposed school sites to the County or municipalities for review and approval. This analysis permits the School Board and affected local governments to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.

Because Lee County is undergoing significant infrastructure development, analyzing the infrastructure needs of planned school sites is necessary. With this process, shared funding for capital improvements for school sites can be determined according to the responsibility of each party for each specific school site. Necessary infrastructure improvements may include: potable water lines, sewer lines, drainage systems, roadways including turn lanes, traffic signalization and signage, site lighting, bus stops, and sidewalks. These improvements are assessed at the time of site plan preparation. Approval conditions can cover the timing and responsibility for construction, as well as the operation and maintenance of required on-site and off-site improvements. Any such improvements should be in keeping with the financially feasible capital plan adopted by the School Board.

Other cost-effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes, the County and the cities can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not be limited to, donation and preparation of site(s), acceptance of stormwater run-off from future school facilities into development project stormwater management systems, reservation or sale of school sites at predevelopment prices, construction of new school facilities or renovation of existing school facilities.

#### Coordination

The Florida Statutes require the School District and the local governments to consider co-locating public schools and public facilities. The co-location and shared-use of facilities provide important economic advantages to the County, School District and local governments. The School District and Lee County have recently shared the cost to construct two facilities on school campuses that serve the athletic facility needs of the school and serve as community recreation centers. One of the facilities is located next to a planned County park which will provide additional opportunities for shared use. The School District and Lee County have also engaged in agreements trading pieces of property which will result in construction of an EMS station on property that was part of the North Fort Myers Academy of the Arts campus and a public library on property that was part of the Mariner Middle School campus. The County has constructed several swimming pools and athletic fields on a number of school campuses that are used both by the school and by members of the general public. During the preparation of its Educational Plant Survey, the School District can identify future co-location and shared-used opportunities for new schools and public facilities. Likewise, co-location and shared use opportunities should be considered by the local governments when updating their comprehensive plan, schedule of capital improvements and when planning and designing new or renovating existing libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums.

#### GOALS, OBJECTIVES, AND POLICIES

#### PUBLIC SCHOOL FACILITIES ELEMENT GOAL

Lee County shall have a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand.

#### **OBJECTIVE 1: ADEQUATE SCHOOL FACILITIES**

<u>POLICY 1.1:</u> The County hereby adopts the following Level of Service (LOS) standards for public schools, based upon Permanent FISH capacity.

- a. Elementary: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- b. Middle: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. High: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. Special Purpose: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

For purposes of this subsection, a "measurable programmatic change" means a change to the operation of a school and measurable capacity impacts including, but not limited to, double sessions, floating teachers, year-round schools and special educational programs.

Relocatable classrooms shall be utilized to maintain the LOS on a temporary Basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed 20% of the Permanent FISH Capacity and shall be used for a period not to exceed three years. Relocatables may also be used to accommodate special education programs as required by law and to provide temporary classrooms while a portion of an existing school is under renovation.

POLICY 1.2: Any modification of LOS standards shall be accomplished by amendment to the Interlocal Agreement dated \_\_\_\_ and adoption of amendments to the County's comprehensive plan. No LOS shall be amended without a showing that the amended LOS is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the Five Year Capital Facilities Plan.

<u>POLICY 1.3:</u> The County hereby adopts the School Board's current School Choice Zone boundaries as depicted in Figure PFSE 2, as the Concurrency Service Areas (CSAs). The CSAs exclude multizone magnet schools and special centers.

POLICY 1.4: The County and the School District shall utilize the following procedures for modifying CSAs:

- a. The School District will transmit a proposed CSA modification with data and analysis to the Cities, and the County. Any proposed change to the CSAs shall require a demonstration by the School District that the change complies with the LOS standard and that utilization of school capacity is maximized to the greatest extent possible.
- b. The County, and the Cities, will review the proposed modification and send their comments to the School District within 45 days of receipt of the proposed change.
- c. The modification of the CSAs shall be effective upon adoption by the School Board.

# OBJECTIVE 2: SCHOOL CONCURRENCY REVIEW

There will continue to be adequate school facility capacity within the Lee County public school system to accommodate projected development at the adopted level of service.

<u>POLICY 2.1</u>: The County shall not approve any non-exempt residential development application for comprehensive plan amendments, rezonings, conceptual plans, preliminary plats, site plans or their functional equivalents until the School District has issued a letter verifying available capacity.

<u>POLICY 2.2</u>: The County shall consider the following residential uses are exempt from the requirements of school concurrency:

- a. Single family lots having received final plat approval prior to the effective date of the applicable School Concurrency Ordinance.
- b. Multi-family residential development having received final site plan approval prior to the effective date of the applicable School Concurrency Ordinance.
- c. Amendments to residential development approvals issued prior to the effective date of the applicable School Concurrency Ordinance, which do not increase the number of residential units or change the type of residential units proposed.

<u>POLICY 2.3</u>: The County, through its land development regulations, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 2.2. The minimum process requirements are described below:

- a. A residential development application is submitted to the County.
- b. The County determines application is sufficient for processing and transmits to the School District for review.
- c. The School District reviews application for available capacity:
  - 1. If capacity is available within the affected CSA or sufficient capacity is planned to be under construction within the next three years the School District shall issue a letter verifying available capacity.
  - 2. If capacity is not available within the affected CSA, contiguous CSAs within the same School Choice Zone are reviewed for available capacity.
  - 3. If capacity is available in the contiguous CSAs or sufficient capacity is planned to be

- under construction within the next three years the School District shall issue a letter verifying available capacity.
- 4. If capacity is not available in the contiguous CSAs, the School District shall issue a letter indicating the development is not in compliance with the adopted LOS and offers the developer a 90-day negotiation period for mitigation.
- d. The County and the School District shall review mitigation options during the 90-day negotiation period. Mitigation options may include, but are not limited to:
  - 1. The donation of land or of funding of land acquisition or construction of a public school facility sufficient to offset the demand for public school facilities to be created by the proposed development and
  - 2. Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF) on a site that meets the minimum acreage provided in the Guidelines for SREF and subject to guarantees that the facility will be conveyed to the School Board at no cost to the Board if the Charter School ceases to operate.
- e. The following standards apply to any mitigation accepted by the School Board:
  - 1. Proposed mitigation must be directed towards a permanent school capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development; and
  - 2. Relocatable classrooms will not be accepted as mitigation.
- f. If mitigation can be agreed upon, the County and the School District enter into an enforceable binding agreement with the developer.
- g. If mitigation cannot be agreed upon, the County must deny application based upon no available school capacity.

<u>POLICY 2.4</u>: The County shall notify the School District within 10 working days of receiving payment of school impact fees and vesting school concurrency for any residential development.

#### **OBJECTIVE 3: COORDINATION**

All new public schools built within the County will be consistent with the appropriate jurisdiction's future land use map designation, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

<u>POLICY 3.1</u>: The County and the School District shall jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school.

<u>POLICY 3.2</u>: The County shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school.

POLICY 3.3: The County, in conjunction with the School District, shall seek opportunities to co-locate public

facilities with schools, such as parks, libraries, and community centers, as the need for these facilities is identified.

<u>POLICY 3.4</u>: By April 1, 2008, the County shall adopt school concurrency provisions into its Land Development Regulations (LDR).

<u>POLICY 3.5</u>: The County, in conjunction with the School District and the municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:

- a. The determination of evacuation zones, evacuation routes, and shelter locations.
- b. The design and use of public schools as emergency shelters.
- c. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

<u>POLICY 3.6:</u> In order to reduce hazardous walking conditions to schools, the County, in coordination with the School Board, shall implement the following strategies:

- a. New developments adjacent to school properties shall be required to provide a right of way and a direct safe
  access path for pedestrian travel to existing and planned school sites and shall connect to the neighborhood's
  existing pedestrian improvements;
- b. In order to ensure continuous pedestrian access to public schools, provisions for construction of facilities to address hazardous walking conditions pursuant to Section 1006.23, Florida Statutes will be included in the schedule of capital improvements adopted each fiscal year; and
- c. Evaluate school zones to consider safe crossing of children along major roadways and prioritize areas for sidewalk improvements to increase the ability of children to walk safely to school.

#### OBJECTIVE 4: Five-Year Schedule of Capital Improvements

The five-year schedule of capital improvements will include those projects necessary to address future needs.

<u>POLICY 4.1</u>: The County shall, no later than December 31<sup>st</sup> of each year, incorporate into the Capital Improvements Element the "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" tables from the School District's annually adopted Five-Year Capital Facilities Plan.

<u>POLICY 4.2</u>: The County, in conjunction with the School District, shall annually review the Public School Facilities Element and maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period.

### PLAN IMPLEMENTATION

The implementation of the Public Schools Facilities Element will involve numerous activities. The most extensive of these will be the implementation of the provisions contained in the Interlocal Agreement for Coordinated Planning and School Concurrency. The Public School Facilities Element's implementation is contingent upon the implementation of the other elements of the comprehensive plan.

Overall implementation responsibility rests with the County planning staff. The staff will bear the primary role of bringing the Interlocal Agreement to the County Commission for approval and execution. The planning staff must also provide the local planning agency, the School District, and the Board of County Commissioners the information and analysis upon which their actions and decisions will be based. The plan implementation actions and responsibilities are shown in Table PSFE 17.

Table PSFE 17: Public School Facilities Element Implementation Matrix

Policy Tt	TYPE OF ACTION	RESPONSIBILITY	TIMING	CAPITAL EXPENDITURE
1.1	Establish Level of Service (LOS)	School District/ Municipalities/ Planning Dept.	2008	No
1.2	Establish CSAs	School District/ Municipalities/ Planning Dept.	2008	No
1.3	Procedures to modify CSAs	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
2.1	Approval of residential development	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
2.2	Residential exemptions	School District/ Municipalities/ Planning Dept.	2008. then ongoing	No
2.3	School concurrency review process	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
2.4	Proportionate share mitigation	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
2.5	Enforceable binding agreement	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
2.6	School impact fees/vesting of residential development	School District/ Municipalities/ Planning Dept.	2008, then ongoing	No
3.1	Infrastructure needs identification	BCC/municipalities/School Board	2008 then ongoing	Yes
3.2	School Board agreement on off-site improvements	BCC/municipalities/School Board	2008 then ongoing	No
3.4	Co-location with public facilities	School District/ Municipalities/ Planning Dept.	2008 then ongoing	No
3.6	LDRs amended	Municipalities/ Planning Dept	2008	No
3.7	Emergency preparedness	School District/ Municipalities/ Planning Dept.	2008 then ongoing	No
4.1	Incorporate School District capital improvement plan tables	School District/ Municipalities/ Planning Dept	2008, then ongoing	Yes (School District)
4.2	Annual review of PSFE & long range map series	School District/ Municipalities/ Planning Dept.	2008 then ongoing	No

BCC: Board of County Commissioners

### **EVALUATION AND MONITORING PROCEDURES**

To be effective, a plan must not only provide a means for implementation: the plan must also provide a mechanism for assessing its effectiveness. Generally, a plan's effectiveness can be judged by the degree to which its objectives have been met. Because objectives are measurable and have specific time frames, the plan's objectives are the benchmarks used to evaluate the plan.

The planning department staff will be responsible for monitoring and evaluating the Public Schools Facilities Element on a regular basis, which involves collection of data and compilation of information regarding school capacity, and new residential development. Formal evaluation of the Public School Facilities Element will occur every five years in conjunction with the formal evaluation and appraisal of the entire comprehensive plan. In addition to assessing progress, the evaluation and appraisal process will also be used to determine whether the Public School Facilities objectives should be modified or expanded. In this way, the monitoring and evaluation of the Public School Facilities Element will not only provide a means of determining the degree of success of the plan's implementation; it will also provide a mechanism for evaluating needed changes to the plan element.

#### LEE COUNTY SCHOOL DISTRICT

#### INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.

If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.

If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

# Summary of revenue/expenditures available for new construction and remodeling projects only.

	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Five Year Total
Total Revenues	\$139,031,360	\$79,097,715	\$41,159,758	\$18,900,000	\$54,022,500	\$332,211,333
Total Project Costs	\$139,031,360	\$79,097,715	\$41,159,758	\$18,900,000	\$54,022,500	\$332,211,333
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

District

LEE COUNTY SCHOOL DISTRICT

Fiscal Year Range

#### CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent and Chief Financial Officer have approved the information contained in this 5-year district facilities work program, and they have approved this submission and certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

DISTRICT SUPERINTENDENT

**CHIEF FINANCIAL OFFICER** 

**DISTRICT POINT-OF-CONTACT PERSON** 

JOB TITLE

**PHONE NUMBER** 

E-MAIL ADDRESS

2011 - 2012

2010 - 2011

2012 - 2013

Item

# **Expenditures**

# Expenditure for Maintenance, Repair and Renovation from 2-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

2009 - 2010

2008 - 2009

		Actual Budget	Projected	Projected	Projected	Projected			
HVAC		\$20,814,665	\$12,357,438	\$8,675,319	\$8,675,319	\$8,675,319	\$59,198,060		
Locations:	ALLEN PARK ELEMENTARY, Alternative Learning Center West, ALVA ELEMENTARY, ALVA MIDDLE, BAYSHORE ELEMENTARY, BONITA SPRINGS ELEMENTARY, BONITA SPRINGS MIDDLE, BUCKINGHAM EXCEPTIONAL STUDENT CENTER, CALOOSA ELEMENTARY, CALOOSA MIDDLE, CAPE CORAL ELEMENTARY, CAPE CORAL SENIOR HIGH, CHALLENGER MIDDLE, COLONIAL ELEMENTARY, CYPRESS LAKE MIDDLE, CYPRESS LAKE SENIOR HIGH, DIPLOMAT ELEMENTARY, DIPLOMAT MIDDLE, DUNBAR ATHLETICS, DUNBAR COMMUNITY SCHOOL, DUNBAR HIGH SCHOOL, EAST LEE COUNTY HIGH SCHOOL, EAST ZONE STAGING SCHOOL, EDGEWOOD ACADEMY, EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL, ESTERO SENIOR HIGH, FORT MYERS BEACH ELEMENTARY, FORT MYERS MIDDLE ACADEMY, FORT MYERS SENIOR HIGH, FRANKLIN PARK ELEMENTARY, GATEWAY ELEMENTARY, GULF ELEMENTARY, GULF MIDDLE, GULF PRIMARY, GWYNNE, HANCOCK CREEK ELEMENTARY, HARNS MARSH ELEMENTARY SCHOOL, HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL, HEIGHTS ELEMENTARY, HIPPS BUILDINGS, IDA S. BAKER HIGH SCHOOL, ISLAND COAST HIGH SCHOOL, J COLIN ENGLISH ELEMENTARY, LEE ASSOCIATION FOR RETARDED CITIZENS (LARC), LEE COUNTY DETENTION HOME, LEE COUNTY HIGH TECH CENTRAL, LEE MIDDLE, LEE SUPERINTENDENT'S OFFICE, LEHIGH ACRES MIDDLE, LEHIGH ELEMENTARY, HEIGH SCHOOL, LITTLETON ELEMENTARY, MAINTENANCE DEPARTMENT, MANATEE ELEMENTARY, MARINER MIDDLE, LEE SUPERINTENDENT'S OFFICE, LEHIGH ACRES MIDDLE, LEHIGH ELEMENTARY, NEW ADMINISTRATIVE COMPLEX, NEW DIRECTIONS SCHOOL, NORTH FORT MYERS ACADEMY OF THE ARTS, NORTH FORT MYERS SENIOR HIGH, NORTH YO-TECH, OAK HAMMOCK MIDDLE SCHOOL, NORTH FORT MYERS ACADEMY OF THE ARTS, NORTH FORT MYERS SENIOR HIGH, NORTH YO-TECH, OAK HAMMOCK MIDDLE SCHOOL, RAYMA C. PAGE ELEMENTARY, PINE ISLAND ELEMENTARY, PINEWOODS ELEMENTARY, PATRIOT ELEMENTARY, SUYDLY DEPARTMENT, TANGLEWOOD ELEMENTARY, PATRIOT ELEMENTARY, RAY V. POTTORF ELEMENTARY SCHOOL, RAYMA C. PAGE ELEMENTARY, RIVER DALE LEMENTARY, RIVER HIGH SCHOOL, SPRING CREEK ELEMENTARY, SUNDHINE ELEMENTARY, TRAFALGAR ELEMENTARY, TRANSPORTATION CENTRAL ANNEX, TRANSPORTATION ELEMENTARY, TRANSPORTATION SOUTH - ESTERO, TREELINE								
Flooring		\$0	\$0	\$0	\$0	\$0	\$0		
Locations:	No Locations for this expenditure.								
Roofing		\$4,902,757	\$1,330,029	\$2,645,906	\$2,645,906	\$2,645,906	\$14,170,504		
Locations:	ALLEN PARK ELEMENTARY, Alterna SPRINGS ELEMENTARY, BONITA S CALOOSA MIDDLE, CAPE CORAL E CYPRESS LAKE MIDDLE, CYPRESS DUNBAR COMMUNITY SCHOOL, DIEDGEWOOD ACADEMY, EDISON PELEMENTARY, FORT MYERS MIDDELEMENTARY, GULF ELEMENTARY ELEMENTARY SCHOOL, HECTOR A BAKER HIGH SCHOOL, ISLAND CO CITIZENS (LARC), LEE COUNTY DE OFFICE, LEHIGH ACRES MIDDLE, LELEMENTARY, MAINTENANCE DEFINTERNATIONAL ACADEMY, MIRROFORT MYERS ACADEMY OF THE A ORANGE RIVER ELEMENTARY, OR PELICAN ELEMENTARY, RIVER HALELEMENTARY, SKYLINE ELEMENTARY, SKYLINE ELEMENTARY, SUPPLY DEPARTMITHREE OAKS MIDDLE, TICE ELEMETRANSPORTATION EAST BUS FACSOUTH ESTERO, TREELINE ELEFOR THE ARTS, VILLAS ELEMENTARY	PRINGS MIDDLE LEMENTARY, CA LAKE SENIOR I JUNBAR HIGH SCI ARK CREATIVE A LE ACADEMY, FA A, CAFFERATA, J AST HIGH SCHO LEHIGH ELEMEN' PARTMENT, MAN DR LAKES ELEMI RTS, NORTH FO LANGEWOOD ELI ND ELEMENTARY ARY, SOUTH FOI ENT, TANGLEWC ENTARY, TRAPSO MENTARY, TRAPSO MENTARY, TRAPSO MENTARY, TROP	I, BUCKINGHAM I APE CORAL SENI HIGH, DIPLOMAT HOOL, EAST LEE AND EXPRESSIVI DRT MYERS SENI GULF PRIMARY R. ELEMENTARY OL, J COLIN ENG LEE COUNTY H TARY, LEHIGH SI ATEE ELEMENTA ENTARY, NEW AI RT MYERS SENI EMENTARY, PAT Y, PINEWOODS I R, RIVERDALE HIC RT MYERS HIGH OD RIVERSIDE SI GAR ELEMENTA RTATION SERVI IC ISLES ELEME	EXCEPTIONAL S IOR HIGH, CHALI ELEMENTARY, I ECOUNTY HIGH: ECOUNTY HIGH: EARTS SCHOOL IIOR HIGH, FRAN GWYNNE, HAN SCHOOL, HEIGI BLISH ELEMENTA IGH TECH CENTI ENIOR HIGH, LEX ARY, MARINER M DMINISTRATIVE OR HIGH, NORTH RIOT ELEMENTA ELEMENTARY, R GH, ROYAL PALM SCHOOL, SPRIN SCHOOL, THE SA RY, TRAFALGAR CES NORTH, TRA NTARY, VARSIT	TUDENT CENTEL LENGER MIDDLE DIPLOMAT MIDDLE SCHOOL, EAST Z  , ESTERO SENIC IKLIN PARK ELEI COCK CREEK EL HTS ELEMENTAF ARY, LEE ASSOC RAL, LEE MIDDLI IIDDLE, MARINEL COMPLEX, NEW H VO-TECH, OAK IRY, PAUL LAURI AY V. POTTORF I EXCEPTIONAL IG CREEK ELEMI ANIBEL SCHOOL  MIDDLE, TRANS ANSPORTATION	R, CALOOSA ELE  C, COLONIAL ELE  COLONIAL ELE  CONE STAGING SO  CONE SO  CONE STAGING SO  CONE SO	EMENTARY, MENTARY, HETICS, SCHOOL, MYERS BEACH WAY RNS MARSH INGS, IDA S. FARDED FENDENT'S LETON MICHIGAN CHOOL, NORTH DLE SCHOOL, MIDDLE, CHOOL, RAYMA ARLOS PARK INE LEMENTARY, NTRAL ANNEX, PORTATION		

# LEE COUNTY SCHOOL DISTRICT

Safety to Life		\$5,058,671	\$1,987,298	\$2,086,663	\$2,190,996	\$2,300,546	\$13,624,174
	ALLEN PARK ELEMENTARY, Altern SPRINGS ELEMENTARY, BONITA: CALOOSA MIDDLE, CAPE CORAL ICYPRESS LAKE MIDDLE, CYPRESDUNBAR COMMUNITY SCHOOL, DEDGEWOOD ACADEMY, EDISON FELEMENTARY, FORT MYERS MIDDLE, ELEMENTARY, GULF ELEMENTARY ELEMENTARY SCHOOL, ISLAND COCITIZENS (LARC), LEE COUNTY DIOFFICE, LEHIGH ACRES MIDDLE, ELEMENTARY, MAINTENANCE DE INTERNATIONAL ACADEMY, MIRR FORT MYERS ACADEMY OF THE ACRES MIDDLE, PAGE ELEMENTARY, OF PELICAN ELEMENTARY, PINE ISLA C. PAGE ELEMENTARY, RIVER HAELEMENTARY, SKYLINE ELEMENTARY, SKYLINE ELEMENTARY, SUPPLY DEPARTM THREE OAKS MIDDLE, TICE ELEMENTARY, OF THE ACRES MIDDLE, TICE ELEMENTARY, SUPPLY DEPARTM THREN OAKS MIDDLE, TICE ELEMENTARY OF THE ACRES MIDDLE, TICE ACRES	SPRINGS MIDDLE ELEMENTARY, CA S LAKE SENIOR H VUNBAR HIGH SCH PARK CREATIVE A DLE ACADEMY, FC Y, GULF MIDDLE, A. CAFFERATA, JI DAST HIGH SCHOOL ETENTION HOME, LEHIGH ELEMENT PARTMENT, MAN, PARTMENT, MAN, AND ELEMENTARY AND ELEMENTARY LL ELEMENTARY LL ELEMENTARY LL ELEMENTARY ENTARY, SOUTH FOR ENTARY, TRAFAL CILLITY, TRANSPOL EMENTARY, TRANSPOL EMENTARY, TROP	, BUCKINGHAM I APE CORAL SENI HIGH, DIPLOMAT HOOL, EAST LEE KAND EXPRESSIVI DRT MYERS SENI GULF PRIMARY R. ELEMENTARY OL, J COLIN ENG LEE COUNTY H FARY, LEHIGH SI ATEE ELEMENTA ENTARY, NEW AI ENTARY, NEW AI ENTARY, PAT Y, PINEWOODS I R, RIVERDALE HIGH OD RIVERSIDE SI COR RIVERSIDE SI COR RELEMENTA RTATION SERVI IC ISLES ELEME	EXCEPTIONAL S' IOR HIGH, CHALL ELEMENTARY, E E COUNTY HIGH SE E ARTS SCHOOL IIOR HIGH, FRAN , GWYNNE, HANG 'SCHOOL, HEIGH GLISH ELEMENTA IGH TECH CENTI ENIOR HIGH, LEX ARY, MARINER M DMINISTRATIVE OR HIGH, NORTH RIOT ELEMENTA ELEMENTARY, R. GH, ROYAL PALM SCHOOL, SPRIN SCHOOL, THE SA SCHOOL, THE SCHOOL THE SA SCHOOL	TUDENT CENTEI LENGER MIDDLE SICHOOL, EAST Z LESTERO SENIC KLIN PARK ELEN COCK CREEK EL HTS ELEMENTAF RY, LEE ASSOC RAL, LEE MIDDLE KINGTON MIDDLE HIDDLE, MARINEF COMPLEX, NEW H VO-TECH, OAK LRY, PAUL LAURE AY V. POTTORF H EXCEPTIONAL LIG CREEK ELEME LIG	R, CALOOSA ELE, COLONIAL ELEI, E, DUNBAR ATH CON ESTAGING SON HIGH, FORT MENTARY, HAFRY, HIPPS BUILDI IATION FOR RETE, LEE SUPERINTE, SENCE DUNBAR MELEMENTARY SON CHEMOL, SAN CHEMOL, SAN CHEMOL, SAN CHEMOL, SAN CHEMOL, SAN CHEMOL, SAN CHEME OAKS ELEMENTARY, SUNSHITHREE OAKS ELEMENTATION CELEMENTARY, TRANSP	MENTARY, MENTARY, MENTARY, ILETICS, SCHOOL, IYERS BEACH WAY RNS MARSH INGS, IDA S. ARDED FENDENT'S ETON MICHIGAN HOOL, NORTH DLE SCHOOL, IIDDLE, CHOOL, RAYMA ARLOS PARK INE LEMENTARY, NTRAL ANNEX, FORTATION
Fencing	FOR THE ARTS, VILLAS ELLIVIENT	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
Parking		\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
Electrical		\$0	, \$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
Fire Alarm		\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
Telephone/Interco	om System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						Ann. 10
Closed Circuit Tel	levision	\$0	\$0	\$0	\$0	\$0	\$0.
Locations:	No Locations for this expenditure.						
Paint		\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
Maintenance/Rep	air	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.						
	Sub Total:	\$30,776,093	\$15,674,765	\$13,407,888	\$13,512,221	\$13,621,771	\$86,992,738
	AND LOCAL CONTRACTOR OF THE CO	,I					
PECO Maintenan	ce Expenditures	\$2,891,818	\$3,472,847	\$4,647,908	\$4,396,618	\$4,381,272	\$19,790,463
<u> </u>	Two Mill Sub Total:	\$66,582,729	\$33,687,418	\$27,759,980	\$28,115,603	\$24,240,499	\$180,386,229

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Other Items	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
District Wide Maintenance	\$38,698,454	\$14,485,500	\$15,000,000	\$15,000,000	\$15,000,000	\$98,183,954

Locations ALLEN PARK ELEMENTARY, Alternative Learning Center West, ALVA ELEMENTARY, ALVA MIDDLE, BAYSHORE ELEMENTARY, BONITA SPRINGS ELEMENTARY, BONITA SPRINGS MIDDLE, BUCKINGHAM EXCEPTIONAL STUDENT CENTER, CALOOSA ELEMENTARY, CALOOSA MIDDLE, CAPE CORAL ELEMENTARY, CAPE CORAL SENIOR HIGH, CHALLENGER MIDDLE, COLONIAL ELEMENTARY, CYPRESS LAKE MIDDLE, CYPRESS LAKE SENIOR HIGH, DIPLOMAT ELEMENTARY, DIPLOMAT MIDDLE, DUNBAR ATHLETICS, DUNBAR COMMUNITY SCHOOL, DUNBAR HIGH SCHOOL, EAST LEE COUNTY HIGH SCHOOL, EAST ZONE STAGING SCHOOL, EDGEWOOD ACADEMY, EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL, ESTERO SENIOR HIGH, FORT MYERS BEACH ELEMENTARY, FORT MYERS MIDDLE ACADEMY, FORT MYERS SENIOR HIGH, FRANKLIN PARK ELEMENTARY, GATEWAY ELEMENTARY, GULF ELEMENTARY, GULF MIDDLE, GULF PRIMARY, GWYNNE, HANCOCK CREEK ELEMENTARY, HARNS MARSH ELEMENTARY SCHOOL, HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL, HEIGHTS ELEMENTARY, HIPPS BUILDINGS. IDA S. BAKER HIGH SCHOOL, ISLAND COAST HIGH SCHOOL, J COLIN ENGLISH ELEMENTARY, LEE ASSOCIATION FOR RETARDED CITIZENS (LARC), LEE COUNTY DETENTION HOME, LEE COUNTY HIGH TECH CENTRAL, LEE MIDDLE, LEE SUPERINTENDENT'S OFFICE, LEHIGH ACRES MIDDLE, LEHIGH ELEMENTARY, LEHIGH SENIOR HIGH, LEXINGTON MIDDLE SCHOOL, LITTLETON ELEMENTARY, MAINTENANCE DEPARTMENT, MANATEE ELEMENTARY, MARINER MIDDLE, MARINER SENIOR HIGH, MICHIGAN INTERNATIONAL ACADEMY, MIRROR LAKES ELEMENTARY, NEW ADMINISTRATIVE COMPLEX, NEW DIRECTIONS SCHOOL, NORTH FORT MYERS ACADEMY OF THE ARTS, NORTH FORT MYERS SENIOR HIGH, NORTH VO-TECH, OAK HAMMOCK MIDDLE SCHOOL, ORANGE RIVER ELEMENTARY, ORANGEWOOD ELEMENTARY, PATRIOT ELEMENTARY, PAUL LAURENCE DUNBAR MIDDLE. PELICAN ELEMENTARY, PINE ISLAND ELEMENTARY, PINEWOODS ELEMENTARY, RAY V POTTORF ELEMENTARY SCHOOL, RAYMA C. PAGE ELEMENTARY, RIVER HALL ELEMENTARY, RIVERDALE HIGH, ROYAL PALM EXCEPTIONAL SCHOOL, SAN CARLOS PARK ELEMENTARY, SKYLINE ELEMENTARY, SOUTH FORT MYERS HIGH SCHOOL, SPRING CREEK ELEMENTARY, SUNSHINE ELEMENTARY, SUPPLY DEPARTMENT, TANGLEWOOD RIVERSIDE SCHOOL, THE SANIBEL SCHOOL, THREE OAKS ELEMENTARY, THREE OAKS MIDDLE, TICE ELEMENTARY, TRAFALGAR ELEMENTARY TRAFALGAR MIDDLE, TRANSPORTATION CENTRAL ANNEX, TRANSPORTATION EAST BUS FACILITY, TRANSPORTATION SERVICES NORTH, TRANSPORTATION SOUTH, TRANSPORTATION SOUTH -- ESTERO, TREELINE ELEMENTARY, TROPIC ISLES ELEMENTARY, VARSITY LAKES MIDDLE, VETERAN'S PARK ACADEMY FOR THE ARTS, VILLAS ELEMENTARY, WEST ZONE STAGING SCHOOL

\$0 \$15,000,000 \$4,000,000 \$4,000,000 \$0 \$7,000,000 Major Maintenance Renovations

Locations ALLEN PARK ELEMENTARY, Alternative Learning Center West, ALVA ELEMENTARY, ALVA MIDDLE, BAYSHORE ELEMENTARY, BONITA SPRINGS ELEMENTARY, BONITA SPRINGS MIDDLE, BUCKINGHAM EXCEPTIONAL STUDENT CENTER, CALOOSA ELEMENTARY, CALOOSA MIDDLE, CAPE CORAL ELEMENTARY, CAPE CORAL SENIOR HIGH, CHALLENGER MIDDLE, COLONIAL ELEMENTARY, CYPRESS LAKE MIDDLE, CYPRESS LAKE SENIOR HIGH, DIPLOMAT ELEMENTARY, DIPLOMAT MIDDLE, DUNBAR ATHLETICS, DUNBAR COMMUNITY SCHOOL, DUNBAR HIGH SCHOOL, EAST LEE COUNTY HIGH SCHOOL, EAST ZONE STAGING SCHOOL, EDGEWOOD ACADEMY, EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL, ESTERO SENIOR HIGH, FORT MYERS BEACH ELEMENTARY, FORT MYERS MIDDLE ACADEMY, FORT MYERS SENIOR HIGH, FRANKLIN PARK ELEMENTARY, GATEWAY ELEMENTARY, GULF ELEMENTARY, GULF MIDDLE, GULF PRIMARY, GWYNNE, HANCOCK CREEK ELEMENTARY, HARNS MARSH ELEMENTARY SCHOOL, HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL, HEIGHTS ELEMENTARY, HIPPS BUILDINGS, IDA S. BAKER HIGH SCHOOL, ISLAND COAST HIGH SCHOOL, J COLIN ENGLISH ELEMENTARY, LEE ASSOCIATION FOR RETARDED CITIZENS (LARC), LEE COUNTY DETENTION HOME, LEE COUNTY HIGH TECH CENTRAL, LEE MIDDLE, LEE SUPERINTENDENT'S OFFICE, LEHIGH ACRES MIDDLE, LEHIGH ELEMENTARY, LEHIGH SENIOR HIGH, LEXINGTON MIDDLE SCHOOL, LITTLETON ELEMENTARY, MAINTENANCE DEPARTMENT, MANATEE ELEMENTARY, MARINER MIDDLE, MARINER SENIOR HIGH, MICHIGAN INTERNATIONAL ACADEMY, MIRROR LAKES ELEMENTARY, NEW ADMINISTRATIVE COMPLEX, NEW DIRECTIONS SCHOOL, NORTH FORT MYERS ACADEMY OF THE ARTS, NORTH FORT MYERS SENIOR HIGH, NORTH VO-TECH, OAK HAMMOCK MIDDLE SCHOOL, ORANGE RIVER ELEMENTARY, ORANGEWOOD ELEMENTARY, PATRIOT ELEMENTARY, PAUL LAURENCE DUNBAR MIDDLE, PELICAN ELEMENTARY, PINE ISLAND ELEMENTARY, PINEWOODS ELEMENTARY, RAY V POTTORF ELEMENTARY SCHOOL, RAYMA C. PAGE ELEMENTARY, RIVER HALL ELEMENTARY, RIVERDALE HIGH, ROYAL PALM EXCEPTIONAL SCHOOL, SAN CARLOS PARK ELEMENTARY, SKYLINE ELEMENTARY, SOUTH FORT MYERS HIGH SCHOOL SPRING CREEK ELEMENTARY, SUNSHINE ELEMENTARY, SUPPLY DEPARTMENT, TANGLEWOOD RIVERSIDE SCHOOL, THE SANIBEL SCHOOL, THREE OAKS ELEMENTARY, THREE OAKS MIDDLE, TICE ELEMENTARY, TRAFALGAR ELEMENTARY, TRAFALGAR MIDDLE, TRANSPORTATION CENTRAL ANNEX, TRANSPORTATION EAST BUS FACILITY, TRANSPORTATION SERVICES NORTH, TRANSPORTATION SOUTH, TRANSPORTATION SOUTH -- ESTERO, TREELINE ELEMENTARY, TROPIC ISLES ELEMENTARY, VARSITY LAKES MIDDLE, VETERAN'S PARK ACADEMY FOR THE ARTS, VILLAS ELEMENTARY, WEST ZONE STAGING SCHOOL

\$32,407,888

\$32,512,221

# Local Two Mill Expenditure For Maintenance, Repair and Renovation

\$69,474,547

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Total:

Item	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Remaining Maint and Repair from 2 Mills	\$66,582,729	\$33,687,418	\$27,759,980	\$28,115,603	\$24,240,499	\$180,386,229

\$37,160,265

\$28,621,771

\$200,176,692

Maintenance/Repair Salaries	\$16,000,000	\$11,000,000	\$11,000,000	\$11,000,000	\$11,000,000	\$60,000,000
School Bus Purchases	\$7,914,540	\$8,057,071	\$8,405,439	\$8,528,853	\$8,901,848	\$41,807,751
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$2,283,840	\$2,319,765	\$2,366,161	\$2,413,484	\$2,462,000	\$11,845,250
Rent/Lease Payments	\$446,476	\$441,476	\$441,476	\$441,476	\$441,476	\$2,212,380
COP Debt Service	\$47,838,544	\$47,662,597	\$47,658,880	\$41,678,134	\$41,486,345	\$226,324,500
Rent/Lease Relocatables	\$1,135,107	\$1,078,352	\$1,024,434	\$973,213	\$924,552	\$5,135,658
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
Construction Technology	\$3,479,744	\$3,549,000	\$3,620,000	\$3,692,000	\$3,766,000	\$18,106,744
Technology Equipment/Software	\$11,445,198	\$10,979,405	\$11,308,788	\$11,648,000	\$11,997,000	\$57,378,391
School Improvements/Construction	\$301,938	\$306,000	\$311,000	\$316,000	\$321,000	\$1,555,938
Safety & Inspections	\$128,748	\$264,530	\$232,110	\$239,000	\$246,000	\$1,110,388
Capitalized Personnel	\$1,387,832	\$1,498,800	\$1,618,500	\$1,748,300	\$1,888,300	\$8,141,732
Survey Recommendations	\$9,026,326	\$1,973,674	\$0	\$0	\$0	\$11,000,000
School Technology Upgrades	\$5,742,090	\$6,592,307	\$6,592,307	\$6,592,307	\$6,592,307	\$32,111,318
E Resource Project	\$16,821,172	\$6,560,752	\$0	\$0	\$0	\$23,381,924
District Software Systems	\$1,067,895	\$0	\$0	\$0	\$0	\$1,067,895
Document Imaging	\$36,126	\$0	\$0	\$0	\$0	\$36,126
Reserves	\$175,472,384	\$112,532,187	\$96,834,308	\$108,181,912	\$95,057,345	\$588,078,136
Local Expenditure Totals:	\$367,110,689	\$248,503,334	\$219,173,383	\$225,568,282	\$209,324,672	\$1,269,680,360

# Revenue

#### 2 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 2-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
(1) Non-exempt property assessed valuation		\$88,599,121,913	\$85,191,463,378	\$81,914,868,633	\$80,308,694,738	\$84,324,129,475	\$420,338,278,137
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.75	1.75	1.75	1.75	1.75	
(3) Full value of the 2-Mill discretionary capital outlay per s.1011.71		\$147,296,040	\$141,630,808	\$136,183,469	\$133,513,205	\$140,188,865	\$698,812,387
(4) Value of the portion of the 2- Mills ACTUALLY levied	370	\$147,296,040	\$141,630,808	\$136,183,469	\$133,513,205	\$140,188,865	\$698,812,387

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(5) Difference of lines (3) and (4)	\$0	\$0	\$0	\$0	\$0	\$0

#### **PECO Revenue Source**

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
PECO New Construction	340	\$6,081,424	\$0	\$1,370,343	\$4,189,361	\$1,674,646	\$13,315,774
PECO Maintenance Expenditures		\$2,891,818	\$3,472,847	\$4,647,908	\$4,396,618	\$4,381,272	\$19,790,463
		\$8,973,242	\$3,472,847	\$6,018,251	\$8,585,979	\$6,055,918	\$33,106,237

#### CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$936,036	\$936,036	\$936,036	\$936,036	\$936,036	\$4,680,180
CO & DS Interest on Undistributed CO	360	\$75,513	\$75,513	\$75,513	\$75,513	\$75,513	\$377,565
	6	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$5,057,745

#### Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

#### Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year (2006 - 2007) ?

No

### **Additional Revenue Source**

Any additional revenue sources

Item	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0

Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$665,800	\$100,000	\$100,000	\$100,000	\$100,000	\$1,065,800
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	. \$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	,\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$5,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$7,000,000	\$23,000,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for- profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$9,981,000	\$6,490,192	\$5,195,531	\$4,879,795	\$5,250,135	\$31,796,653
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Carried Forward	\$336,106,236	\$175,368,500	\$112,472,249	\$96,774,372	\$108,121,977	\$828,843,334
Obligated Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$351,753,036	\$184,958,692	\$121,767,780	\$105,754,167	\$120,472,112	\$884,705,787

## **Total Revenue Summary**

Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$147,296,040	\$141,630,808	\$136,183,469	\$133,513,205	\$140,188,865	\$698,812,387
PECO and 2 Mill Maint and Other 2 Mill Expenditures	(\$367,110,689)	(\$248,503,334)	(\$219,173,383)	(\$225,568,282)	(\$209,324,672)	(\$1,269,680,360)
PECO Maintenance Revenue	\$2,891,818	\$3,472,847	\$4,647,908	\$4,396,618	\$4,381,272	\$19,790,463
Available 2 Mill for New Construction	(\$219,814,649)	(\$106,872,526)	(\$82,989,914)	(\$92,055,077)	(\$69,135,807)	(\$570,867,973)

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Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
CO & DS Revenue	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$1,011,549	\$5,057,745
PECO New Construction Revenue	\$6,081,424	\$0	\$1,370,343	\$4,189,361	\$1,674,646	\$13,315,774
Other/Additional Revenue	\$351,753,036	\$184,958,692	\$121,767,780	\$105,754,167	\$120,472,112	\$884,705,787
Total Additional Revenue	\$358,846,009	\$185,970,241	\$124,149,672	\$110,955,077	\$123,158,307	\$903,079,306
Total Available Revenue	\$139,031,360	\$79,097,715	\$41,159,758	\$18,900,000	\$54,022,500	\$332,211,333

# **Project Schedules**

## **Capacity Project Schedules**

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Total	Funded
Oak Hammock New Middle School KK/East (6-8)	Location not specified	Planned Cost:	\$3,842,498	\$0	\$0	\$0	\$0	\$3,842,498	Yes
	St	udent Stations:	1,334	0	0	0	0	1,334	
	Tot	tal Classrooms:	62	0	0	0	0	62	
		Gross Sq Ft:	161,867	0	0	0	0	161,867	
New Middle School LL/East (6-8)	Location not specified	Planned Cost:	\$13,065,107	\$26,159,893	\$0	\$0	\$0	\$39,225,000	Yes
	S		0	1,334	0	0	0	1,334	
	Tot	tal Classrooms:	0	59	0	0	0	59	
	Gross		0	161,867	0	0	0	161,867	
New Elementary V/East (K-5)	Location not specified	Planned Cost:	\$23,477,713	\$0	\$0	\$0	\$0	\$23,477,713	Yes
	St	udent Stations:	0	1,000	0	0	0	1,000	
	Tot	tal Classrooms:	0	54	0	0	0	54	
		Gross Sq Ft:	0	117,500	0	0	0	117,500	
New Elementary W/East (K-5)	Location not specified	Planned Cost:	\$0	\$8,145,000	\$19,005,000	\$0	\$0	\$27,150,000	Yes
	St	tudent Stations:	0	0	0	1,000	0	1,000	

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	Tot	al Classrooms:	0	0	0	54	0	54	
		Gross Sq Ft:	0	0	0	117,500	0	117,500	
New Elementary/East (K-5)	Location not specified	Planned Cost:	\$0	\$0	\$0	\$9,450,000	\$22,050,000	\$31,500,000	Yes
	St	udent Stations:	0	0	0	0	0	0	
	Tot	al Classrooms:	0	. 0	0	0	0	0	
		Gross Sq Ft:	0	0	0	117,500	0	117,500	
	HEIGHTS ELEMENTARY	Planned Cost:	\$2,428,064	\$0	\$0	\$0	\$0	\$2,428,064	Yes
	St	udent Stations:	1,000	0	0	0	0	1,000	
	Tot	al Classrooms:	33	0	0	0	0	33	
	Gross Sq Ft		117,500	0	0	0	0	, , , , , , , , , , , , , , , , , , , ,	
New Elementary/South (K- 5)	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0 <sup>†</sup>	\$9,922,500	\$9,922,500	Yes
	St	udent Stations:	0	0	0	0	1,000	1,000	
	Tot	al Classrooms:	0	0	0	0	54	54	
		Gross Sq Ft:	0	0	0	0	117,500	117,500	
New Elementary A/West Zone	Location not specified	Planned Cost:	\$0	\$8,145,000	\$19,005,000	\$0	\$0	\$27,150,000	Yes
	St	udent Stations:	0	0	1,000	0	0	1,000	
	Tot	al Classrooms:	0	0	54	0	0	54	
		Gross Sq Ft:	0	0	117,500	0	. 0	117,500	
New ALC/West	Alternative Learning Center West	Planned Cost:	\$1,001,497	\$3,600,000	\$0	\$0	\$0	\$4,601,497	Yes
	St	udent Stations:	0	265	. 0	0	0	265	
	Tot	al Classrooms:	0	58	0	0	0	58	
		Gross Sq Ft:	0	45,000	0	0	0	45,000	
New Elementary/West Zone	Location not specified	Planned Cost:	\$0	\$0	\$0	\$9,450,000	\$22,050,000	\$31,500,000	Yes
	St	udent Stations:	0	0	0	. 0	1,000	1,000	
	Tot	al Classrooms:	0	0	0	0	54	54	
		Gross Sq Ft:	0	0	0	0	117,500	117,500	

New Middle MM/West Zone	Location not specified	Planned Cost:	\$300,000	\$31,047,822	\$3,149,758	\$0	\$0	\$34,497,580	Yes
	St	udent Stations:	0	0	1,334	0	0	1,334	
	Tot	al Classrooms:	0	0	59	0	0	59	
	Gross Sq Ft:		0	161,867	0	0	0	161,867	
Replacement School	MICHIGAN INTERNATIONAL ACADEMY	Planned Cost:	\$23,066,661	\$0	\$0	\$0	\$0	\$23,066,661	Yes
	Student Stations:		0	750	0	0	0	750	
	Total Classrooms:		0	54	0	. 0	0	54	
		Gross Sq Ft:	0	117,500	0	0	Ö	117,500	

Planned Cost:	\$67,181,540	\$77,097,715	\$41,159,758	\$18,900,000	\$54,022,500	\$258,361,513
Student Stations:	2,334	3,349	2,334	1,000	2,000	11,017
Total Classrooms:	95	225	113	54	108	595
Gross Sq Ft:	279,367	603,734	117,500	235,000	235,000	1,470,601

## **Other Project Schedules**

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total	Funded
Lee County Public Education Center	NEW ADMINISTRATIVE COMPLEX	\$1,353,021	\$0	\$o	\$0	\$0	\$1,353,021	Yes
East Transportation Facility at Leonard & Leonard	TRANSPORTATION EAST BUS FACILITY	\$3,965,000	\$0	\$0	\$0	\$0	\$3,965,000	Yes
Balance remaining within project/not closed.	HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL	\$59,753	\$0	\$0	\$0	\$0	\$59,753	Yes
Treeline Staging School	EAST ZONE STAGING SCHOOL	\$478,623	\$0	\$0	\$0	\$0	\$478,623	Yes
Balance remaining within project/not closed	PATRIOT ELEMENTARY	\$10,505	, \$0	\$0	\$0	\$0	\$10,505	Yes
Balance remaining within project/not closed	CHALLENGER MIDDLE	\$531,131	\$0	\$0	\$0	\$0	\$531,131	Yes
Balance remaining within project/not closed.	MANATEE ELEMENTARY	\$16,846	\$0	\$0	\$0	\$0	\$16,846	Yes
Balance remaining within project/not closed.	EAST LEE COUNTY HIGH SCHOOL	\$747,464	\$0	\$0	\$0	\$0	\$747,464	Yes
Transportation Renovation	MARINER SENIOR HIGH	\$805	\$0	\$0	\$0	\$0	\$805	Yes
West Zone Land Purchase . NW 15th Terrace	Location not specified	\$2,554,606	\$0	\$0	\$0	\$0	\$2,554,606	Yes
West Zone Land Purchase NW 21st Terrace	Location not specified	\$2,767,273	\$0	\$0	\$0	\$0	\$2,767,273	Yes
West Zone Land Purchase 27th Terrace	Location not specified	\$3,776,856	\$0	\$0	\$0	\$0	\$3,776,856	Yes .

West Zone Land Purchase- Daybreak Property	Location not specified	\$6,988	\$0	\$0	\$0	\$0	\$6,988	Yes
Thieman Land Purchase additional costs	Location not specified	\$1,125	\$0	\$0	\$0	\$0	\$1,125	Yes
Renovation	LEE COUNTY HIGH TECH CENTRAL	\$1,500,000	\$500,000	\$0	\$0	\$0	\$2,000,000	Yes
Lee County Public Safety Training Center	Location not specified	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$3,000,000	Yes
Repairs & Renovation	CAPE CORAL SENIOR HIGH	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000	Yes
Repairs & Renovation	MARINER SENIOR HIGH	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000	Yes
Balance remaining within project/not closed	ISLAND COAST HIGH SCHOOL	\$7,647,868	\$0	\$0	\$0	\$0	\$7,647,868	Yes
Major Renovations	LEHIGH ELEMENTARY	\$18,972,501	\$0	\$0	\$0	\$0	\$18,972,501	Yes
West Zone Land Purchase/Buckingham	Location not specified	\$843,511	\$0	\$0	\$0	\$0	\$843,511	Yes
Balance remaining in project	TREELINE ELEMENTARY	\$5,115,944	\$0	\$0	\$0	\$0	\$5,115,944	Yes
		\$71,849,820	\$2,000,000	\$0	\$0	\$0	\$73,849,820	0

### **Additional Project Schedules**

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

## Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

# **Tracking**

## **Capacity Tracking**

Location	2008 - 2009 Satis. Stu. Sta.	Actual 2008 - 2009 FISH Capacity	Actual 2007 - 2008 COFTE	# Class Rooms	Actual Average 2008 - 2009 Class Size	Actual 2008 - 2009 Utilization	New Stu. Capacity	New Rooms to be Added/Re moved	Projected 2012 - 2013 COFTE	Projected 2012 - 2013 Utilization	Projected 2012 - 2013 Class Size
ALLEN PARK ELEMENTARY	1,061	1,061	861	58	15	81.00 %	-51	-3	916	91.00 %	17
ALVA MIDDLE	703	633	616	30	21	97.00 %	-264	-12	382	104.00 %	21
ALVA ELEMENTARY	499	499	431	27	16	86.00 %	-108	-6	262	67.00 %	12
BONITA SPRINGS ELEMENTARY	467	467	392	25	16	84.00 %	-84	-4	337	88.00 %	16
CAPE CORAL ELEMENTARY	898	898	808	49	16	90.00 %	-5	-1	843	94.00 %	18
CYPRESS LAKE MIDDLE	1,088	979	742	48	15	76.00 %	-132	-6	651	77.00 %	16
DUNBAR COMMUNITY SCHOOL	260	0	0	11	0	0.00 %	0	0	0	0.00 %	0
DUNBAR HIGH SCHOOL	1,248	1,123	833	51	16	74.00 %	-151	-5	646	66.00 %	14
EDGEWOOD ACADEMY	777	777	458	42	11	59.00 %	-64	-1	642	90.00 %	16
EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL	449	449	390	24	16	87.00 %	-13	0	386	89.00 %	16
FORT MYERS BEACH ELEMENTARY	200	200	174	10	17	87.00 %	-13	0	149	80.00 %	15
FORT MYERS MIDDLE ACADEMY	953	858	634	43	15	74.00 %	8	0	655	76.00 %	15
FORT MYERS SENIOR HIGH	2,017	1,916	1,784	88	20	93.00 %	-70	-5	1,435	78.00 %	17
FRANKLIN PARK ELEMENTARY	660	660	430	36	12	65.00 %	-94	-6	510	90.00 %	17
J COLIN ENGLISH ELEMENTARY	655	655	449	35	13	68.00 %	-69	-3	523	89.00 %	16
LEE MIDDLE	1,117	1,005	599	49	12	60.00 %	-98	-3	763	84.00 %	17
LEHIGH ELEMENTARY	1,020	1,020	911	55	17	89.00 %	12	. 1	961	93.00 %	17
NORTH FORT MYERS SENIOR HIGH	2,206	2,096	1,990	92	22	95.00 %	-413	-16	1,319	78.00 %	17
ORANGE RIVER ELEMENTARY	943	943	828	51	16	88.00 %	-214	-9	690	95.00 %	16
ORANGEWOOD ELEMENTARY	759	759	658	41	16	87.00 %	-148	-7	491	80.00 %	14
PINE ISLAND ELEMENTARY	409	409	304	22	14	74.00 %	-62	-2	304	88.00 %	15
LEE ASSOCIATION FOR RETARDED CITIZENS (LARC)	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0

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THE SANIBEL SCHOOL	454	409	370	22	17	90.00 %	-15	-1	302	77.00 %	14
TICE ELEMENTARY	717	717	556	38	15	78.00 %	-264	-14	481	106.00 %	20
TROPIC ISLES ELEMENTARY	1,087	1,087	908	59	15	84.00 %	-90	-4	904	91.00 %	16
VILLAS ELEMENTARY	979	979	826	53	16	84.00 %	-104	-4	775	89.00 %	16
MICHIGAN INTERNATIONAL ACADEMY	857	771	501	44	11	65.00 %	45	1	373	46.00 %	8
HEIGHTS ELEMENTARY	1,306	1,306	639	71	9	49.00 %	0	0	1,190	91.00 %	17
BAYSHORE ELEMENTARY	711	711	612	39	16	86.00 %	-72	-2	574	90.00 %	16
CYPRESS LAKE SENIOR HIGH	1,729	1,643	1,365	71	19	83.00 %	-25	-1	1,237	76.00 %	18
LEE COUNTY HIGH TECH CENTRAL	999	1,199	90	49	2	7.00 %	-325	-11	0	0.00 %	0
TANGLEWOOD RIVERSIDE SCHOOL	803	803	682	45	15	85.00 %	-46	-1	673	89.00 %	15
CALOOSA ELEMENTARY	1,093	1,093	1,041	60	17	95.00 %	-37	-2	959	91.00 %	. 17
CALOOSA MIDDLE	1,117	1,005	905	50	18	. 90.00 %	-54	-2	726	76.00 %	15
RIVERDALE HIGH	2,214	1,993	2,030	93	22	102.00 %	-375	-15	1,409	87.00 %	18
NORTH FORT MYERS ACADEMY OF THE ARTS	1,577	1,419	1,003	69	15	71.00 %	-204	-10	1,105	91.00 %	19
BONITA SPRINGS MIDDLE	987	888	600	. 44	14	68.00 %	-32	-1	641	75.00 %	15
CAPE CORAL SENIOR HIGH	2,027	1,926	1,972	87	23	102.00 %	-200	-8	1,325	77.00 %	17
SAN CARLOS PARK ELEMENTARY	1,062	1,062	887	58	15	83.00 %	-67	-3	906	91.00 %	16
PELICAN ELEMENTARY	1,362	1,362	1,073	76	14	79.00 %	-48	-1	1,179	90.00 %	16
GULF MIDDLE	1,158	1,042	991	51	19	95.00 %	-120	-5	693	75.00 %	15
GULF ELEMENTARY	1,347	1,347	1,283	74	17	95.00 %	-102	-4	1,179	95.00 %	17
SPRING CREEK ELEMENTARY	897	897	740	48	15	83.00 %	137	9	939	91.00 %	16
LEHIGH ACRES MIDDLE	1,351	1,216	1,076	58	19	89.00 %	-186	-8	765	74.00 %	15
BUCKINGHAM EXCEPTIONAL STUDENT CENTER	115	115	99	12	8	86.00 %	-15	-2	74	74.00 %	7
SUNSHINE ELEMENTARY	1,289	1,289	1,110	70	16	86.00 %	-199	-9	1,007	92.00 %	. 17
MARINER SENIOR HIGH	2,122	2,016	1,942	87	22	96.00 %	-488	-17	1,206	79.00 %	17
ESTERO SENIOR HIGH	1,750	1,663	1,523	74	21	92.00 %	-40	-1	1,220	75.00 %	17
THREE OAKS ELEMENTARY	810	810	730	44	17	90.00 %	-98	-6	632	89.00 %	17
SKYLINE ELEMENTARY	1,398	1,398	1,030	78	13	74.00 %	-108	-5	1,147	89.00 %	16
TRAFALGAR MIDDLE	1,413	1,272	1,088	60	18	85.00 %	-276	-14	778	78.00 %	17
DIPLOMAT ELEMENTARY	1,086	1,086	944	59	16	87.00 %	-121	-3	882	91.00 %	16
COLONIAL ELEMENTAR	1,037	1,037	704	56	13	68.00 %	-119	-5	843	92.00 %	17

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LITTLETON ELEMENTARY	774	774	693	42	17	90.00 %	-125	-5	583	90.00 %	16
GATEWAY ELEMENTARY	802	802	783	42	19	98.00 %	-122	-4	612	90.00 %	16
THREE OAKS MIDDLE	1,095	986	792	48	17	80.00 %	0	0	750	76.00 %	16
DUNBAR ATHLETICS	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
HANCOCK CREEK ELEMENTARY	1,062	1,062	886	58	15	83.00 %	-29	0	921	89.00 %	16
LEHIGH SENIOR HIGH	1,974	1,875	1,694	82	21	90.00 %	-170	-6	1,360	80.00 %	18
NORTH VO-TECH	324	389	79	17	5	20.00 %	0	0	0	0.00 %	0
NEW DIRECTIONS SCHOOL	645	645	539	37	15	83.00 %	-25	-2	181	29.00 %	5
PINEWOODS ELEMENTARY	1,080	1,080	934	59	16	86.00 %	-45	-2	940	91.00 %	16
ROYAL PALM EXCEPTIONAL SCHOOL	230	230	174	23	8	76.00 %	20	4	190	76.00 %	7
DIPLOMAT MIDDLE	1,082	974	887	47	19	91.00 %	-8	0	734	76.00 %	16
MIRROR LAKES ELEMENTARY	1,169	1,169	1,048	64	16	90.00 %	-169	-9	907	91.00 %	16
PAUL LAURENCE DUNBAR MIDDLE	1,126	1,013	961	49	20	95.00 %	-37	-1	744	76.00 %	16
VETERAN'S PARK ACADEMY FOR THE ARTS	1,964	1,768	1,562	91	17	88.00 %	-164	-3	1,402	87.00 %	16
MARINER MIDDLE	1,268	1,141	935	54	17	82.00 %	-12	0	861	76.00 %	16
GULF PRIMARY	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
LEE COUNTY DETENTION HOME	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
VARSITY LAKES MIDDLE	1,138	1,024	1,030	50	21	101.00 %	-32	-1	756	76.00 %	15
TRAFALGAR ELEMENTARY	1,036	1,036	869	55	16	84.00 %	-65	0	826	85.00 %	15
LEXINGTON MIDDLE SCHOOL	1,146	1,031	849	51	17	82.00 %	-7	0	776	76.00 %	15
HARNS MARSH ELEMENTARY SCHOOL	912	912	885	49	18	97.00 %	0	0	789	87.00 %	16
WEST ZONE STAGING SCHOOL	714	643	404	29	14	63.00 %	-643	-29	0	0.00 %	0
RAY V. POTTORF ELEMENTARY SCHOOL	912	912	646	49	13	71.00 %	-18	-1			17
RAYMA C. PAGE ELEMENTARY	836	836	681	44	15	82.00 %	22	3	776	90.00 %	17
IDA S. BAKER HIGH SCHOOL	2,043	1,941	2,041	86	24	105.00 %	-45	-1	1,467	77.00 %	17
SOUTH FORT MYERS HIGH SCHOOL	2,026	1,925	1,267	85	15	66.00 %	-49	-1	1,386	74.00 %	17
HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL	883	883	771	47	16		-103	-3		90.00 %	16
EAST ZONE STAGING SCHOOL	758	682	645	40	16	95.00 %	0	0		94.00 %	16
EAST LEE COUNTY HIGH SCHOOL	2,029	0	1,600	88	18	0.00 %	0	0	1,511	0.00 %	17

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RIVER HALL ELEMENTARY	1,046	1,046	859	56	15	82.00 %	-36	-1	926	92.00 %	17
MANATEE ELEMENTARY	1,070	0	762	59	13	0.00 %	0	0	939	0.00 %	16
PATRIOT ELEMENTARY	1,070	0	752	59	13	0.00 %	0	0	939	0.00 %	16
CHALLENGER MIDDLE	1,397	0	873	62	14	0.00 %	0	0	909	0.00 %	15
NEW ADMINISTRATIVE COMPLEX	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
Alternative Learning Center West	265	0	128	12	11	0.00 %	378	17	266	70.00 %	9
OAK HAMMOCK MIDDLE SCHOOL	1,390	0	0	62	0	0.00 %	0	0	998	0.00 %	16
TREELINE ELEMENTARY	1,059	. 0	0	59	0	0.00 %	0	0	939	0.00 %	16
ISLAND COAST HIGH SCHOOL	2,112	0	0	90	0	0.00 %	0	0	1,479	0.00 %	16
	93,680	79,747	70,634	4,531	16	88.57 %	-7,165	-282	66,992	92.30 %	16

The COFTE Projected Total (66,992) for 2012 - 2013 must match the Official Forecasted COFTE Total (74,612) for 2012 - 2013 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2012 - 2013	
Elementary (PK-3)	28,552
Middle (4-8)	27,523
High (9-12)	18,537
	74,612

Grade Level Type	Balanced Projected COFTE for 2012 - 2013
Elementary (PK-3)	2,664
Middle (4-8)	3,722
High (9-12)	1,234
	74,612

### Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Year 5 Total
ALLEN PARK ELEMENTARY	0	1	0	0	0	1
ALVA MIDDLE	0	6	0	6	0	12
ALVA ELEMENTARY	0	0	0	6	0	6
BONITA SPRINGS ELEMENTARY	0	3	0	0	0	3
CYPRESS LAKE MIDDLE	0	0	5	0	0	5
EDGEWOOD ACADEMY	0	2	0	0	0	2
FORT MYERS SENIOR HIGH	0	0	2	0	0	2
FRANKLIN PARK ELEMENTARY	0	4	2	0	0	6
J COLIN ENGLISH ELEMENTARY	0	0	3	0	0	3

LEE MIDDLE	4	0	0	0	0	4
LEHIGH ELEMENTARY	13	0	0	0	0	13
NORTH FORT MYERS SENIOR HIGH	0	7	7	0	0	14
ORANGE RIVER ELEMENTARY	6	3	0	0	0	9
ORANGEWOOD ELEMENTARY	0	0	7	0	0	7
PINE ISLAND ELEMENTARY	0	0	0	1	0	1
THE SANIBEL SCHOOL	0	0	0	3	0	3
TICE ELEMENTARY	7	0	5	2	0	14
TROPIC ISLES ELEMENTARY	0	2	0	0	0	2
VILLAS ELEMENTARY	0	0	2	0	0	2
MICHIGAN INTERNATIONAL ACADEMY	0	6	0	0	0	6
BAYSHORE ELEMENTARY	0	1	0	0	0	1
LEE COUNTY HIGH TECH CENTRAL	0	0	6	6	2	14
CALOOSA ELEMENTARY	0	1	0	0	0	1
RIVERDALE HIGH	5	4	0	0	0	9
NORTH FORT MYERS ACADEMY OF THE ARTS	0	8	0	0	0	8
CAPE CORAL SENIOR HIGH	0	0	7	0	0	7
GULF MIDDLE	0	5	0	0	0	5
SPRING CREEK ELEMENTARY	0	0	6	2	0	8
LEHIGH ACRES MIDDLE	0	4	4	0	0	8
BUCKINGHAM EXCEPTIONAL STUDENT CENTER	0	2	1	0	0	3
SUNSHINE ELEMENTARY	11	3	2	0	0	16
MARINER SENIOR HIGH	10	0	8	8	0	26
ESTERO SENIOR HIGH	0	10	0	0	0	10
THREE OAKS ELEMENTARY	0	0	6	0	0	6
SKYLINE ELEMENTARY	0	0	1	0	0	1
TRAFALGAR MIDDLE	0	0	8	6	0	14
COLONIAL ELEMENTARY	0	. 0	3	1	0	4
LITTLETON ELEMENTARY	0	0	2	0	0	2
GATEWAY ELEMENTARY	0	0	0	2	0	2
HANCOCK CREEK ELEMENTARY	0	0	1	0	0	1
LEHIGH SENIOR HIGH	0	0	6	0	0	6
PINEWOODS ELEMENTARY	0	2	0	0	0	2
MÎRROR LAKES ELEMENTARY	0	0	6	0	0	6
HARNS MARSH ELEMENTARY SCHOOL	0	0	0	0	2	2
WEST ZONE STAGING SCHOOL	29	0	0	0	0	29

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Alternative Learning Center West	0	0	0	12	0	12
Total Relocatable Replacements:	85	74	100	55	4	318

### **Charter Schools Tracking**

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2012 - 2013
4100 The Island School K-5	6	PRIVATE	2000	60	58	9	60
4101 The Richard Milburn Academy	14	PRIVATE	2001	350	289	8	350
4102 Bonita Springs Charter K-8	71	PRIVATE	2002	1,600	1,284	7	1,600
4103 Gateway Charter K-4	66	PRIVATE	2003	1,600	1,783	6	1,600
4121 Gateway Charter High	. 46	PRIVATE	2004	1,600	961	5	1,600
4111 Cape Coral Charter K-8	60	PRIVATE	2004	1,600	544	5	1,600
4131 Lee Charter Academy K-8	15	PRIVATE	2004	280	171	5	275
4143 Oasis South K-5	32	MUNICIPAL	2004	612	608	4	600
4141 Six Mile Charter Academy K -8	60	PRIVATE	2005	1,600	946	4	1,600
4171 Oasis Middle 6-8	37	MUNICIPAL	2006	660	592	3	660
4212 Life Skills Center 9-12	8	PRIVATE	2006	157	282	3	350
4181 City of Cape Coral Charter High 9-12	12	MUNICIPAL	2007	100	68	2	700
4151 Christa McAuliffe Charter K-5	32	MUNICIPAL	2006	590	565	3	590
4251 Coronado High School	5	PRIVATE	2008	300	95	1	300
4241 Ft. Myers Prep & Fitness K-5	8	PRIVATE	2008	150	60	1	240
4261 Gateway Charter 5-8	50	PRIVATE	2008	1,350	822	1	1,350
4235 Lee Alternative Charter 9-12	6	PRIVATE	2008	300	86	. 1	300
4242 North Nicholas High	5	PRIVATE	2008	400	157	1	300
4154 Goodwill Life Institute 6-12	9	PRIVATE	2008	60	35	4	60
4222 Bright Scholars Academy	6	OTHER	2008	160	160	1	73
	548			13,529	9,566		14,208

#### **Special Purpose Classrooms Tracking**

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School		# of Elementary K-3 Classrooms		# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
TICE ELEMENTARY	Educational	4	1	0	0	0	5
Total Educatio	nal Classrooms:	4	1	0	0	0	5

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
VARSITY LAKES MIDDLE	Co-Teaching	0	4	0	4	0	8
GULF MIDDLE	Co-Teaching	0	0	0	1	0	1
DIPLOMAT MIDDLE	Co-Teaching	0	0	0	5	0	5
BONITA SPRINGS MIDDLE	Co-Teaching	0	7	0	7	0	14
CAPE CORAL SENIOR HIGH	Co-Teaching	0	0	0	6	0	6
CYPRESS LAKE SENIOR HIGH	Co-Teaching	0	0	1	0	0	1
THE SANIBEL SCHOOL	Co-Teaching	6	6	0	0	0	12
NORTH FORT MYERS SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
ORANGEWOOD ELEMENTARY	Co-Teaching	3	1	0	0	0	4
MANATEE ELEMENTARY	Co-Teaching	1	0	0	0	0	1
CHALLENGER MIDDLE	Co-Teaching	0	1	0	0	0	1
MARINER MIDDLE	Co-Teaching	0	22	0	0	0	22
THREE OAKS MIDDLE	Co-Teaching	0	6	0	0	0	6
TRAFALGAR MIDDLE	Co-Teaching	0	0	0	1	0	1
LEE MIDDLE	Co-Teaching	0	6	0	0	0	6
LEHIGH ACRES MIDDLE	Co-Teaching	0	6	. 0	6	0	12
CYPRESS LAKE MIDDLE	Co-Teaching	0	0	. 0	9	0	9
ALVA MIDDLE	Co-Teaching	0	9	0	0	0	9
Total Co-Teach	ing Classrooms:	10	68	3	39	0	120

### Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

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New East Elementary Z (PK-5) Utilities, Sidewalks

New Elementary East V (PK-5) Utilities, Sidewalks

Michigan Elementary Replacement (PK-5) Utilities, Sidewalks

Lehigh Elementary Addition (PK-5)Utilities, Sidewalks

East Zone Staging School None Needed

New Elementary East W (PK-5) Utilities, Sidewalks

New Elementary East (PK-5) Utilities, Sidewalks

New East Middle KK (Oak Hammock) (6-8) Utilities, Sidewalks

New East Middle LL (6-8) Utilities, Sidewalks

New East Middle (6-8) Utilities, Sidewalks

New East Middle (6-8) Utilities, Sidewalks

New East High School (9-12) Utilities, Sidewalks

South Elementary Utilities, Sidewalks

ALC West (6-12) Utilities, Sidewalks

West Elementary A (PK-5) Utilities, Sidewalks

West Elementary (PK-5) Utilities, Sidewalks

West Elementary (PK-5) Utilities, Sidewalks

West Elementary (PK-5) Utilities, Sidewalks West Elementary (PK-5) Utilities, Sidewalks

West Middle MM (6-8) Utilities, Sidewalks

West High School HHH (9-12)(Island Coast High) Utilities, Sidewalks

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

New East Zone Elementary V for 1000 student stations to be completed in FY09 to accomodate growth.

Lehigh Elementary Addition to be completed in FY09 to accommodate growth

New East Elementary W for 1000 student stations to be completed in FY11 to accommodate growth

New East Elementary for 1000 student stations to be completed in FY13 to accommodate growth

New East Zone Middle School KK for 1334 student stations to be completed in FY08 to accommodate growth

New East Zone Middle School LL for 1334 student stations to be completed in FY09 to accommodate growth New West Zone Elementary A for 1000 student stations to be completed in FY11 to accommodate growth

New West Zone Elementary for 1000 student stations to be completed in FY13 to accommodate growth

New West Zone Middle School MM for 1334 student stations to be completed in FY10 to accommodate growth

New West Zone High School HHH for 2106 student stations to be completed in FY08

New South Zone Elementary for 1000 student stations to be completed in FY14 to accommodate growth

Consistent with Comp Plan?

Yes

#### **Net New Classrooms**

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new class	List the net new classrooms to be added in the 2007-08 fiscal year.							
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.				Totals for fiscal year 2007-08 should match totals in Section 15A.				
Location	2007 - 2008 # Permanent	2007 - 2008 # Modular	2007 - 2008 # Relocatable	2007 - 2008 Total	2008 - 2009 # 2008 - 2009 # 2008 - 2009 # 2008 - Total			
Elementary (PK-3)	82	0	0	82	23	0	0	23
Middle (4-8)	95	0	0	95	72	0	. 0	72
High (9-12)	85	0	0	85	0	0	0	0
	262	0	0	262	95	0	0	95

#### **Relocatable Student Stations**

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	5 Year Average
VARSITY LAKES MIDDLE	0	0	0	0	0	0
TRAFALGAR ELEMENTARY	0	0	0	0	0	0
RAYMA C. PAGE ELEMENTARY	0	0	0	0	0	0
IDA S. BAKER HIGH SCHOOL	0	0	0	0	0	0
SOUTH FORT MYERS HIGH SCHOOL	0	0	0	0	0	0
MIRROR LAKES ELEMENTARY	108	108	0	0	0	43
PAUL LAURENCE DUNBAR MIDDLE	0	0	0	0	0	0
PELICAN ELEMENTARY	0	0	0	0	0	0
GULF MIDDLE	110	0	0	0	0	22
GULF ELEMENTARY	0	0	0	0	0	0
PINEWOODS ELEMENTARY	36	0	0	0	0	7
ROYAL PALM EXCEPTIONAL SCHOOL	0	0	0	0	0	0
DIPLOMAT MIDDLE	· 0	0	0	0	0	0
CALOOSA MIDDLE	0	0	0	0	0	0
RIVERDALE HIGH	225	0	0	0	0	45
NORTH FORT MYERS ACADEMY OF THE ARTS	116	0	0	0	0	23
BONITA SPRINGS MIDDLE	0	0	0	0	0	0
CAPE CORAL SENIOR HIGH	175	175	0	0	0	70
SAN CARLOS PARK ELEMENTARY	0	0	0	0	0	0
HEIGHTS ELEMENTARY	0	0	0	0	0	0
BAYSHORE ELEMENTARY	18	0	0	0	0	4
CYPRESS LAKE SENIOR HIGH	0	0	0	0	0	0
LEE COUNTY HIGH TECH CENTRAL	351	210	105	0	0	133
TANGLEWOOD RIVERSIDE SCHOOL	0	0	0	0	0	0
CALOOSA ELEMENTARY	18	0	0	0	0	4
THE SANIBEL SCHOOL	15	15	15	0	0	9
TICE ELEMENTARY	130	126	36	0	0	58
TROPIC ISLES ELEMENTARY	36	0	0	0	0	7
VILLAS ELEMENTARY	. 36	36	0	0	0	14
MICHIGAN INTERNATIONAL ACADEMY	120	0	0	0	0	24
HARNS MARSH ELEMENTARY SCHOOL	0	36	36	36	0	22

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WEST ZONE STAGING SCHOOL	714	0	0	0	0	143
NORTH FORT MYERS SENIOR HIGH	350	175	0	0	0	105
ORANGE RIVER ELEMENTARY	126	54	0	0	0	36
ORANGEWOOD ELEMENTARY	122	126	0	0	0	50
PINE ISLAND ELEMENTARY	18	18	18	0	0	11
NEW ADMINISTRATIVE COMPLEX	0	0	0	0	0	0
Alternative Learning Center West	265	128	140	0	0	107
RIVER HALL ELEMENTARY	0	0	0	0	0	0
LEXINGTON MIDDLE SCHOOL	0	0	0	0	0	0
EAST LEE COUNTY HIGH SCHOOL	0	0	0	0	0	0
MANATEE ELEMENTARY	0	0	0	0	0	0
PATRIOT ELEMENTARY	0	0	0	0	0	0
CHALLENGER MIDDLE	0	0	0	0	0	0
NORTH VO-TECH	0	0	0	0	0	0
NEW DIRECTIONS SCHOOL	0	0	0	0	0	0
VETERAN'S PARK ACADEMY FOR THE ARTS	0	0	0	0	0	0
MARINER MIDDLE	0	0	0	0	0	0
GULF PRIMARY	0	0	0	0	0	0
RAY V. POTTORF ELEMENTARY SCHOOL	0	0	0	0	. 0	0
HANCOCK CREEK ELEMENTARY	18	18	0	0	0	7
LEHIGH SENIOR HIGH	150	150	0	0	0	60
COLONIAL ELEMENTARY	72	72	18	0	0	32
LITTLETON ELEMENTARY	36	36	0	0	0	14
GATEWAY ELEMENTARY	44	36	36	0	0	23
THREE OAKS MIDDLE	0	0	0	0	0	0
MARINER SENIOR HIGH	400	200	200	0	0	160
ESTERO SENIOR HIGH	25	0	0	0	0	5
THREE OAKS ELEMENTARY	72	108	0	0	0	36
SKYLINE ELEMENTARY	18	18	0	0	0	7
TRAFALGAR MIDDLE	264	308	132	0	0	141
DIPLOMAT ELEMENTARY	0	0	0	0	0	0
LEE MIDDLE	88	0	0	0	0	18
LEHIGH ELEMENTARY	256	0	0	0	0	51
SPRING CREEK ELEMENTARY	144	144	36	0	0	65
LEHIGH ACRES MIDDLE	176	176	88	0	0	88
BUCKINGHAM EXCEPTIONAL STUDENT CENTER	15	5	0	0	0	4

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	できない かんだい かんだい はんだい	REAL PROPERTY.				
Totals for LEE COUNTY SCHOOL DISTRICT						
ISLAND COAST HIGH SCHOOL	0	0	0	0	0	0
TREELINE ELEMENTARY	0	0	0	. 0	0	С
OAK HAMMOCK MIDDLE SCHOOL	0	0	0	0	0	0
LEE COUNTY DETENTION HOME	0	0	0	0	0	0
DUNBAR ATHLETICS	0	0	0	0	0	C
LEE ASSOCIATION FOR RETARDED CITIZENS (LARC)	0	0	0	0	0	C
ALVA ELEMENTARY	108	108	108	0	0	65
ALVA MIDDLE	132	264	132	0	0	106
ALLEN PARK ELEMENTARY	5	0	0	0	0	1
EAST ZONE STAGING SCHOOL	0	0	0	0	0	0
HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL	0	0	0	0	0	C
EDGEWOOD ACADEMY	36	0	0	0	0	7
DUNBAR HIGH SCHOOL	0	0	0	0	0	С
DUNBAR COMMUNITY SCHOOL	0	0	0	0	0	0
CYPRESS LAKE MIDDLE	110	110	0	0	0	44
CAPE CORAL ELEMENTARY	0	0	0	0	0	C
BONITA SPRINGS ELEMENTARY	62	0	0	0	0	12
J COLIN ENGLISH ELEMENTARY	54	54	0	0	0	22
FRANKLIN PARK ELEMENTARY	81	108	36	0	0	45
FORT MYERS SENIOR HIGH	50	50	0	0	0	20
FORT MYERS MIDDLE ACADEMY	0	0	0	0	0	0
FORT MYERS BEACH ELEMENTARY	0	0	0	0	0	0
EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL	0	0	0	0	0	0
SUNSHINE ELEMENTARY	98	36	0	0	0	27

Totals for LEE COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	5,603	3,208	1,136	36	0	1,997
Total number of COFTE students projected by year.	72,548	71,963	71,743	72,575	74,612	72,688
Percent in relocatables by year.	8 %	4 %	2 %	0 %	0 %	3 %

### **Leased Facilities Tracking**

Exising leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2008 - 2009	FISH Student Stations	Owner	# of Leased Classrooms 2012 - 2013	FISH Student Stations
GULF ELEMENTARY	0	0	Williams	0	0
NORTH FORT MYERS ACADEMY OF THE ARTS	0	0	Williams	0	0
HEIGHTS ELEMENTARY	0	0	Mobile Modular	0	0
LEE COUNTY HIGH TECH CENTRAL	2	60	G.E. Capital	0	0
THE SANIBEL SCHOOL	1	15	Williams	0	0
WEST ZONE STAGING SCHOOL	28	689	Williams	0	0
NORTH FORT MYERS SENIOR HIGH	5	125	Williams	0	0
ORANGE RIVER ELEMENTARY	4	72	Workspace	0	0
GATEWAY ELEMENTARY	2	44	Williams	0	0
ESTERO SENIOR HIGH	0	250	Williams	0	0
SPRING CREEK ELEMENTARY	5	90	Williams	0	0
BUCKINGHAM EXCEPTIONAL STUDENT CENTER	1	10	Williams	0	0
FORT MYERS SENIOR HIGH	0	0	Williams	0	0
CYPRESS LAKE MIDDLE	2	44	Williams	0	0
ALVA ELEMENTARY	0	0	Williams	0	0
ALLEN PARK ELEMENTARY	0	0		0	0
ALVA MIDDLE	0	0		0	0
BONITA SPRINGS ELEMENTARY	0	0		0	0
CAPE CORAL ELEMENTARY	0	0		0	0
DUNBAR COMMUNITY SCHOOL	0	0		0	0
DUNBAR HIGH SCHOOL	0	0		0	0
EDGEWOOD ACADEMY	. 0	0		0	. 0
EDISON PARK CREATIVE AND EXPRESSIVE ARTS SCHOOL	0	0		0	0
FORT MYERS BEACH ELEMENTARY	0	0		0	0
FORT MYERS MIDDLE ACADEMY	0	0		0	0
FRANKLIN PARK ELEMENTARY	0	0		0	0
J COLIN ENGLISH ELEMENTARY	0	0		0	0
LEE MIDDLE	0	0		0	0
LEHIGH ELEMENTARY	0	0		0	0
ORANGEWOOD ELEMENTARY	0	0		0	0
PINE ISLAND ELEMENTARY	0	0		0	0
LEE ASSOCIATION FOR RETARDED CITIZENS (LARC)	0	, <sub>4</sub> , 0		0	0
TICE ELEMENTARY	0	0		0	0

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TROPIC ISLES ELEMENTARY	. 0	0		0	0
VILLAS ELEMENTARY	0	0		0	0
MICHIGAN INTERNATIONAL ACADEMY	. 0	0		0	0
BAYSHORE ELEMENTARY	0	0		0	0
CYPRESS LAKE SENIOR HIGH	0	0		0	0
TANGLEWOOD RIVERSIDE SCHOOL	0	0		0	0
CALOOSA ELEMENTARY	0	0		0	0
CALOOSA MIDDLE	0	0		0	0
RIVERDALE HIGH	0	0		0	0
BONITA SPRINGS MIDDLE	0	0		0	0
CAPE CORAL SENIOR HIGH	0	0		0	0
SAN CARLOS PARK ELEMENTARY	0	0		0	0
PELICAN ELEMENTARY	0	0		0	0
GULF MIDDLE	0	194		0	0
LEHIGH ACRES MIDDLE	4	88		. 0	0
SUNSHINE ELEMENTARY	0	0		0	0
MARINER SENIOR HIGH	3	300		0	0
THREE OAKS ELEMENTARY	0	0		0	0
SKYLINE ELEMENTARY	0	0		0	0
TRAFALGAR MIDDLE	0	0		0	. 0
DIPLOMAT ELEMENTARY	0	0		0	0
COLONIAL ELEMENTARY	0	0		0	0
LITTLETON ELEMENTARY	0	0		0	0
THREE OAKS MIDDLE	0	0		0	0
DUNBAR ATHLETICS	0	0		0	0
HANCOCK CREEK ELEMENTARY	0	0		0	0
LEHIGH SENIOR HIGH	0	0		0	0
NORTH VO-TECH	0	0		0	0
NEW DIRECTIONS SCHOOL	0	0		0	0
PINEWOODS ELEMENTARY	0	0		0	0
ROYAL PALM EXCEPTIONAL SCHOOL	0	0		0	0
DIPLOMAT MIDDLE	0	0	,	0	0
MIRROR LAKES ELEMENTARY	0	0		0	0
PAUL LAURENCE DUNBAR MIDDLE	0	0		0	0
VETERAN'S PARK ACADEMY FOR THE ARTS	0	0		0	0
MARINER MIDDLE	0	. 0		0	0

GULF PRIMARY	0	0	. 0	0
LEE COUNTY DETENTION HOME	0	0	0	0
VARSITY LAKES MIDDLE	0	0	0	0
TRAFALGAR ELEMENTARY	0	0	0	0
LEXINGTON MIDDLE SCHOOL	0	0	0	0
HARNS MARSH ELEMENTARY SCHOOL	0	0	0	0
RAY V. POTTORF ELEMENTARY SCHOOL	0	0	0	0
RAYMA C. PAGE ELEMENTARY	0	0	0	0
IDA S. BAKER HIGH SCHOOL	0	0	0	. 0
SOUTH FORT MYERS HIGH SCHOOL	0	0	0	0
HECTOR A. CAFFERATA, JR. ELEMENTARY SCHOOL	0	0	0	0
EAST ZONE STAGING SCHOOL	0	0	0	0
EAST LEE COUNTY HIGH SCHOOL	0	0	0	0
RIVER HALL ELEMENTARY	0	0	0	0
MANATEE ELEMENTARY	0	0	0	0
PATRIOT ELEMENTARY	0	0	0	0
CHALLENGER MIDDLE	0	0	0	0
NEW ADMINISTRATIVE COMPLEX	0	0	0	0
Alternative Learning Center West	0	0	0	0
OAK HAMMOCK MIDDLE SCHOOL	0	0	0	0
TREELINE ELEMENTARY	0	0	0	0
ISLAND COAST HIGH SCHOOL	0	0	0	0
	57	1,981	0	0

## Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

# **Planning**

#### **Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Implementation of Amendment 9 has hampered strategies to reduce the need for permanent student stations. Lee County already capitalizes on efficiencies afforded by our open-enrollment student assignment system. Transporting higher percentages of students is one of the cost inefficiences to more fully utilizing our schools. Charter schools are a factor in reducing the apparent future need; however, the District is reluctant to plan on stead percentages of students enrolling in Charters as the cost of construction will likely preclude similar private investment levels as in recent past.

#### **School Closure Planning**

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

None

# **Long Range Planning**

#### **Ten-Year Maintenance**

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Project	2012 - 2013 / 2017 - 2018 Projected Cost
District Wide Maintenace	\$75,000,000
Safety to Life District Wide	\$12,076,370
District Wide HVAC	\$44,431,581
District Wide Roofing	\$13,715,389
Major Maintenance Renovations	\$350,000
Construction School Improvements	\$1,680,000
Safety Inspections	\$1,345,000
	\$148,598,340

### **Ten-Year Capacity**

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Project	Location,Community,Quadrant or otl general location	her 2012 - 2013 / 2017 - 2018 Projected Cost
New Elementary	East	\$36,465,188
New Middle	East	\$56,922,158
New Elementary	South	\$23,152,500
New Elementary	West	\$34,728,450
New Elementary School	East	\$38,288,447
New Middle School	East	\$44,223,157
New Elementary School	South	\$38,288,447
New Elementary School	West	\$40,202,869
New High School	East	\$90,312,115
		\$402,583,331

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#### **Ten-Year Planned Utilization**

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2017 - 2018 new Student Capacity to be added/removed	Projected 2017 - 2018 COFTE	Projected 2017 - 2018 Utilization
Elementary - District Totals	41,013	41,013	32,067.69	78.19 %	12,000	51,275	96.72 %
Middle - District Totals	19,168	17,252	13,981.35	81.04 %	2,160	17,825	91.82 %
High - District Totals	30,472	28,430	23,476.12	82.57 %	0	19,314	67.94 %
Other - ESE, etc	7,566	3,010	1,108.42	36.81 %	0	1,850	61.46 %
	98,219	89,705	70,633.58	78.74 %	14,160	90,264	86.91 %

#### **Ten-Year Infrastructure Planning**

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open in FY13

New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open in FY16

New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open in FY17

New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open in FY17

New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open in FY19 New High School (2106 Stu Sta) in the eastern part of the district to accommodate growth to open in FY16

New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open in FY14

New Elementary School (1000 Stu Sta) in the southern part of the district to accommodate growth to open in FY17

New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open in FY15

New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open in FY16

New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open in FY18

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

None

#### **Twenty-Year Maintenance**

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Project	2017 - 2018 / 2027 - 2028 Projected Cost
District Wide Maintenance	\$82,500,000
Safety to Life District Wide	\$13,284,007
District Wide HVAC	\$48,874,739
District Wide Roofing	\$15,086,927
Construction School Improvements	\$5,000,000

Safety Inspections	\$1,500,000
	\$166,245,673

## **Twenty-Year Capacity**

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Project	Location,Community,Quadrant or other general location	2017 - 2018 / 2027 - 2028 Projected Cost
New Elementary School	East	\$38,189,199
New Elementary School	South	\$38,189,199
New Elementary School	West	\$38,189,199
New Elementary School	East	\$40,098,659
New Elementary School	West	\$40,098,659
New Elementary School	East	\$42,103,592
New Elelmentary School	West	\$42,103,592
New Elementary School	East	\$44,208,772
New Elementary School	West	\$44,208,772
New Elementary School	South	\$44,208,772
New Elementary School	East	\$46,419,210
New Elementary	West	\$46,419,210
New Elementary	East	\$48,740,171
New Elementary	West	\$48,740,171
New Elementary	East	\$51,177,179
New Elementary	West	\$51,177,179
New Elementary	West	\$53,676,038
New Elementary	East	\$56,422,840

New Middle School	West	\$52,338,677
New Middle School	East	\$54,955,611
New Middle School	West	\$54,955,611
New Middle School	West	\$60,588,561
New Middle School	East	\$60,588,561
New Middle School	East	\$66,798,888
New Middle School	West	\$70,138,833
New Middle School	East	\$77,328,063
New High School	East	\$99,014,235
New High School	West	\$109,163,195
New High School	South	\$114,621,354
New Elementary School	South	\$51,177,179
New Elementary Schoo	West	\$59,243,982
New Elementary School	East	\$62,206,181
New Middle School	East	\$57,703,391
New Middle School	South	\$63,617,989
New Middle School	West	\$81,194,472
New Middle School	East	\$85,254,196
New High School	East	\$120,352,421
New High School	West	\$126,370,042
New High School	South	\$132,688,544
New High School	West	\$139,322,971
		\$2,613,993,370

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#### Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2027 - 2028 new Student Capacity to be added/removed		Projected 2027 - 2028 Utilization
Elementary - District Totals	41,013	41,013	32,067.69	78.19 %	44,662	84,734	98.90 %
Middle - District Totals	19,168	17,252	13,981.35	81.04 %	19,988	36,979	99.30 %
High - District Totals	30,472	28,430	23,476.12	82.57 %	25,296	44,750	83.29 %
Other - ESE, etc	7,566	3,010	1,108.42	36.81 %	1,341	4,217	96.92 %
	98,219	89,705	70,633.58	78.74 %	91,287	170,680	94.30 %

#### **Twenty-Year Infrastructure Planning**

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY18 New Elementary School (1000 Stu Sta) in the southern part of the district to accommodate growth to open FY18 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY18 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY19 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY19 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY20 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY20 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY21 New Elementary School (1000 Stu Sta) in the southern part of the district to accommodate growth to open FY21 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY21 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY22 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY22 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY23 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY23 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY24 New Elementary School (1000 Stu Sta) in the southern part of the district to accommodate growth to open FY24 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY24 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY25 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY26 New Elementary School (1000 Stu Sta) in the western part of the district to accommodate growth to open FY27 New Elementary School (1000 Stu Sta) in the eastern part of the district to accommodate growth to open FY28 New Middle School (1334 Stu Sta) in the western part of the district to accommodate growth to open FY18 New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open FY19 New Middle School (1334 Stu Sta) in the western part of the district to accommodate growth to open FY20 New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open FY21 New Middle School (1334 Stu Sta) in the western part of the district to accommodate growth to open FY22 New Middle School (1334 Stu Sta) in the southern part of the district to accommodate growth to open FY23 New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open FY24 New Middle School (1334 Stu Sta) in the western part of the district to accommodate growth to open FY25 New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open FY26 New Middle School (1334 Stu Sta) in the western part of the district to accommodate growth to open FY27 New Middle School (1334 Stu Sta) in the eastern part of the district to accommodate growth to open FY28 New High School (2106 Stu Sta) in the western part of the district to accommodate growth to open FY19 New High School (2106 Stu Sta) in the eastern part of the district to accommodate growth to open FY20 New High School (2106 Stu Sta) in the southern part of the district to accommodate growth to open FY20 New High School (2106 Stu Sta) in the western part of the district to accommodate growth to open FY22 New High School (2106 Stu Sta) in the eastern part of the district to accommodate growth to open FY23 New High School (2106 Stu Sta) in the western part of the district to accommodate growth to open FY24 New High School (2106 Stu Sta) in the southern part of the district to accommodate growth to open FY25 New High School (2106 Stu Sta) in the eastern part of the district to accommodate growth to open FY27

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Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

None

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