

**CPA 2009-04  
2009 CAPITAL IMPROVEMENT  
ELEMENT UPDATE  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**LPA Public Hearing Document  
For The  
November 23<sup>rd</sup> 2009 Public Hearing**

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

**November 17, 2009**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA 2009-04**

Text Amendment                       Map Amendment

	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: November 17, 2009

**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 3(a), to incorporate the latest adopted Lee County School District Facilities Work Plan.

**B. BACKGROUND INFORMATION**

Florida State Statute requires that this amendment be updated annually. This is in accordance with FS163.3187(1)(j) which allows this amendment 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 in order to demonstrate financial feasibility.

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

### **1. RECOMMENDATION:**

Staff recommends that the Board of County Commissioners amend the Capital Improvements Element by adopting revised Tables 3 & 4 to reflect the latest adopted Capital Improvement Program. Staff also recommends that the Board adopt the updated Lee County School Districts School Capital Improvement Program as Table 3(a) of the Capital Improvement Element.

### **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 County Commissioners with a proposed CIP for educational facilities for each fiscal period.
- In 2008, Lee County adopted CPA2008-11, which updated the County Capital Improvement Plan (Tables 3 and 4) and incorporated the Lee County School District CIP as Table 3(a).
- Florida Statute 163.3177 [12][c] requires the Lee Plan Capital Improvement Element include portions of the School District CIP.
- The updated CIP and School District CIP cover Fiscal Years FY09/10-13/14
- Florida Statute Section 163.3180 requires that each local government adopt a Public School Facilities Element.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The latest CIP adopted by the Board of County Commissioners covers fiscal years FY09/10 to FY13/14. 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. It lists the total revenue and capital improvement expenditures for the five year period covering FY 09/10 to FY 13/14. The total five-year revenue is \$479,249,000. This matches the listed total five year expenditures for capital improvements. Therefore, the

proposed five-year Capital Improvement Plan demonstrates financial feasibility. Adoption of this amendment will bring the Lee Plan into compliance with the requirements to annually update the CIP.

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 FY09/10 to FY13/14. The Lee Plan must now be amended to include the updated School CIP.

In response to state requirements, the proposed Table 3(a) has been attached to this report. Table 3(a) was generated from data included in the Lee County School District 2009-2010 Work Plan. The tables from the Work Plan titled "Capacity Project Schedules" and "Other Project Schedules" were used to create Table 3(a). Table 3(a) 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 2009-2010 Work Plan.

The table shown on page 1 of the 2009-2010 School District 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 \$66,018,939. The five-year total for project costs is also \$66,018,939. The listed revenues are identical to the project costs which means that the work plan is both balanced and financially feasible.

## **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.

**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.

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC LPA HEARING: November 23, 2009

**A. LOCAL PLANNING AGENCY REVIEW**

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

**1. RECOMMENDATION:**

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

**C. VOTE:**

**NOEL ANDRESS**

**CINDY BUTLER**

**CARIE CALL**

**JIM GREEN**

**MITCH HUTCHCRAFT**

**RONALD INGE**

**CARLA JOHNSTON**

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

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

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

**C. VOTE:**

**BRIAN BIGELOW**

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**TAMMARA HALL**

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**RAY JUDAH**

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**ROBERT P. JANES**

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**FRANK. MANN**

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CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	FY 09/10		FY 10/11		FY 11/12		FY 12/13		FY 13/14		FY 09/10 - 13/14, YEARS 6-10	
				BUDGET	CIP BUDGET	BUDGET	CIP BUDGET	BUDGET	CIP BUDGET	BUDGET	CIP BUDGET	BUDGET	CIP BUDGET	BUDGET	CIP BUDGET
<b>APPROVED</b>															
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															
COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5															
<b>NATURAL RESOURCES</b>															
208574	Briarcliff/Fiddlesticks Water Quality Improvements	4	A	1,350,000	2,000,000	0	0	0	0	0	0	0	0	3,350,000	0
208588	Caloosahatchee Creek Preserve	5	A	0	0	240,000	300,000	0	0	0	0	0	0	540,000	0
208589	Caloosahatchee TMDL Compliance	2	A	0	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	300,000	7,900,000
208522	Charlotte TMDL Compliance	2	A	0	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	300,000	1,209,916
208596	Cohn Branch Improvements	5	A	155,000	0	0	0	0	0	0	0	0	0	155,000	0
208596	Culvert Replacement	3	A	188,500	530,400	0	0	0	0	0	0	0	0	718,900	0
203072	Daughtreys Creek Improvements	5	A	0	71,400	285,600	0	0	0	0	0	0	0	357,000	0
208591	Eagle Ridge/Legends Interconnect	4	A	0	450,000	0	0	0	0	0	0	0	0	450,000	0
208548	Everglades-West Coast TMDL Compliance	2	A	0	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	300,000	8,010,000
208549	Fichter Creek Restoration	5	A	0	1,400,000	0	0	0	0	0	0	0	0	1,400,000	0
208598	Halfway Creek Filter Marsh	4	A	0	1,800,000	0	0	0	0	0	0	0	0	1,800,000	0
208556	Lakes Park Water Quality Improvements	4	A	170,000	400,000	0	0	0	0	0	0	0	0	570,000	0
208593	Palm Creek Restoration	1	A	0	0	600,000	0	0	0	0	0	0	0	600,000	0
208556	Poling Lane Drainage	1	A	0	400,000	0	0	0	0	0	0	0	0	400,000	0
208593	Popash Creek Preserve	5	A	0	2,000,000	0	0	0	0	0	0	0	0	2,000,000	0
208561	Powell Creek Bypass Extension	4	A	0	1,200,000	0	0	0	0	0	0	0	0	1,200,000	0
208538	Powell Creek Weir/Valencia	4	A	0	50,000	100,000	0	0	0	0	0	0	0	150,000	0
202965	Prairie Pine Restoration	5	A	250,000	550,000	0	0	0	0	0	0	0	0	800,000	0
208539	Spanish Creek Restoration	3	A	327,589	0	0	0	0	0	0	0	0	0	327,589	0
208509	Ten Mile Canal Filter Marsh	5	A,G	0	300,000	0	0	0	0	0	0	0	0	300,000	0
208509	Ten Mile Canal/Six Mile Cypress Pump Facility	3	A	0	250,000	0	0	0	0	0	0	0	0	250,000	0
208509	Yellow Fever Creek Chain Improvements	5	A	400,000	0	0	0	0	0	0	0	0	0	400,000	0
				<b>2,841,089</b>	<b>11,401,800</b>	<b>1,525,600</b>	<b>600,000</b>	<b>300,000</b>	<b>16,668,489</b>	<b>17,119,916</b>					

**DEPARTMENT OF TRANSPORTATION**

204030	Allico Road Multi-Laning	R	A,GT,I	0	400,000	0	0	0	0	0	0	0	0	400,000	0
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CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	CIP BUDGET									
				FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 09/10 - 13/14	CIP BUDGET 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													
COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5													
205034	Alico-Green Meadows Corridor	5	GT	0	0	0	0	1,500,000	1,500,000	1,500,000	52,950,000		
206002	Bicycle/Pedestrian Facilities	4	GT,I-21/25	240,000	623,000	27,000	490,000	1,550,000	2,930,000	2,930,000	3,700,000		
205720	Bonita Beach Road - Phase II	5	I-24,A,S	0	0	0	6,500,000	366,000	6,866,000	6,866,000	0		
205723	Bonita Beach Road - Phase III	5	I-24,A,S	0	0	0	0	0	0	0	26,000,000		
204088	Burnt Store Road Four Laning-78 to Van Buren	5	E	2,500,000	2,500,000	0	0	0	5,000,000	5,000,000	24,400,000		
206064	Colonial @ Metro Queue Jump	5	D,G	0	0	0	0	0	0	0	40,200,000		
204054	Colonial Blvd/Six Mile to SR82	5	I-23,A,S	0	0	829,000	0	0	829,000	829,000	0		
205054	Colonial Expressway	5	I,D	0	0	0	0	0	0	0	595,884,068		
205035	Communications Plant Updates	3	GT	0	0	0	0	0	0	0	900,000		
204097	County Road 951 Extension South	5	GT	1,000,000	0	0	0	0	0	0	1,000,000		
206066	County Wide Signal Retiming	3	GT, G	0	100,000	200,000	0	0	0	0	300,000		
205072	Daniels 6L / Chamberlin-Gateway	5	I-23,A,GT	0	4,500,000	0	0	0	0	0	4,500,000		
205062	Del Prado ROW	5	I	3,999,804	0	0	0	0	0	0	3,999,804		
	DOT Operations Expansion	3	A	0	700,000	0	0	0	0	0	700,000		
	E-ARCS Replacement	NR	E	0	0	0	0	0	0	0	8,700,000		
205067	Estero Blvd Improvements	3	GT,S	300,000	1,400,000	0	0	0	0	0	1,700,000		
205021	Estero Parkway Extension	5	S,GT,A,I	0	0	350,000	0	0	0	0	350,000		
204083	Gladiolus Widening	5	A,GT,I-4,24	0	0	150,000	1,000,000	0	0	0	1,150,000		
205721	Hancock Bridge Parkway Extension	5	I-22	0	0	0	0	0	0	0	64,580,000		
205063	Homestead 4L / Sunrise-Alabama	5	I-23,A,Loan	1,000,000	3,400,000	0	0	0	0	0	4,400,000		
205068	Luckett Road 4L / Ortiz to I-75	5	I-23,A	0	0	0	0	0	0	0	5,854,000		
205904	Maflacha Pass Bridge Replacement	3	I-22, GT,A	200,000	0	0	0	0	0	0	26,700,000		
205069	Meadow Road Upgrade	4	I-23	0	0	0	0	0	0	0	7,750,000		
	North Airport Road Extension	4	Loan	3,315,000	0	0	0	0	0	0	3,315,000		
	Ortiz 4L / Colonial-MLK	5	I-23,A	0	0	0	0	0	0	0	11,041,000		
205056	Ortiz Avenue/SR80 - Luckett	5	I-23,A	0	1,300,000	0	0	0	0	0	1,300,000		
204072	Ortiz Four Laning - MLK to Luckett	5	I-23,A,G	0	1,300,000	0	0	0	0	0	1,300,000		
206751	Pine Island ITS	NR	GT	0	0	0	0	0	0	0	389,000		
204604	Six Mile Cypress Pkwy 4 Laning	4	I-23,A	0	0	0	0	0	0	0	16,580,000		

CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	CIP BUDGET										
				FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 09/10 - 13/14	CIP BUDGET 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 = MSBUTU														
COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5														
204053	Three Oaks Pkwy Extension, North	R	I-24,A,GT	0	0	0	0	0	0	0	0	0	0	35,036,883
206752	Traffic Building Replacement	5	A	1,500,000	500,000	0	0	0	0	0	0	0	2,000,000	0
206755	Veterans/Santa Barbara Interchange	5	E	2,250,000	0	0	0	0	0	0	0	0	2,250,000	30,000,000
<b>DEPT OF TRANSPORTATION CAPITAL TOTAL</b>				<b>16,304,804</b>	<b>16,723,000</b>	<b>1,556,000</b>	<b>7,990,000</b>	<b>38,616,000</b>	<b>81,189,804</b>	<b>951,986,951</b>				
<b>UTILITIES</b>														
207143	Alico Road Water Main Relocation/Metro Pkwy Ext	3	E	0	0	0	0	0	0	0	0	0	0	4,068,000
207306	Ben Hill Griffin Parallel Forcemain	3	E	0	0	0	800,000	0	0	0	0	0	800,000	5,200,000
207144	Bus 41 Line Upgrade-Littleton/Shell Factory	3	E	0	0	0	0	0	0	0	0	0	0	825,000
207158	Corkscrew Road & I-75 Interchange	5	E	0	0	0	0	0	0	0	0	0	0	3,001,900
207159	Corkscrew Rd - Ben Hill to the Habitat	2	E	0	0	0	0	0	0	0	0	0	0	300,000
	Corkscrew WTP Expansion to 20 MGD	5	D	0	0	0	0	0	0	0	0	0	0	13,501,000
	Corkscrew WTP Wellfield Improvements	F	D	0	0	0	0	0	0	0	0	0	0	9,750,000
	County 951 Utility Relocation	4	E	0	0	0	0	0	0	0	0	0	0	350,000
207146	Daniels Parkway & I-75 Interchange	3	E	0	0	0	0	0	0	0	0	0	0	2,356,200
	Daniels Parkway Widening-Chamb/Gateway	3	E	0	0	0	0	0	0	0	0	0	0	780,000
207307	Daniels Pkwy Force Main Ext to Gateway	5	E	287,000	1,435,000	0	0	0	0	0	0	0	1,722,000	0
	Deep Injection Well - #2	6	E	0	0	0	0	0	0	0	0	0	0	5,000,000
	Desalination Plant Transmission Mains	5	E	0	0	0	0	0	0	0	0	0	0	18,195,500
207416	DOT Project Utility Relocations	3	E	0	0	0	0	0	0	0	0	0	0	900,000
207429	Electrical Equipment Upgrades & Replacements	3	E	190,000	340,000	190,000	190,000	190,000	190,000	190,000	1,100,000	1,200,000	400,000	7,200,000
	Electrical System / Maintenance Building	5	E	0	0	0	0	0	0	0	0	0	0	70,000,000
	Estero Blvd Force Main Relocation	3	E	0	0	0	0	0	0	0	0	0	0	735,000
207442	Feasibility Analysis/Design Desalination Plant	5	E	0	0	0	0	0	0	0	0	0	0	800,000
207304	FGCU Sewer	4	E	0	0	0	0	0	0	0	0	0	0	0
207197	FGCU Water	4	E	0	0	0	0	0	0	0	0	0	0	0
	Fiber Optic Upgrades	3	E	0	0	2,000,000	1,000,000	1,000,000	4,000,000	0	0	0	0	0
	Fiesta Village Expansion to 6.0 MGD	5	E	0	0	0	0	0	0	0	0	0	0	1,200,000
207293	Fiesta Village Sewer Collection System Improve	5	E	0	0	0	0	0	0	0	0	0	0	600,000

CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	CIP BUDGET										
				FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 09/10 - 13/14	CIP BUDGET 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 = MSBUTU COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5														
207310	FMB Second Equalization Tank	5	E	0	0	0	0	0	0	0	0	0	0	1,500,000
207310	FMB WWTP Improvements	3	E	0	0	0	0	0	0	0	0	0	0	2,000,000
207313	FMB WWTP Influent Pipe Replacements	3	E	1,400,000	0	0	0	0	0	0	0	0	1,400,000	0
207270	Force Main Replace-Pine Ridge, Orange River, Ortiz	3	E	1,760,000	1,700,000	2,000,000	0	0	0	0	0	0	5,460,000	0
207270	Force Main to PS 393 Replacement	3	E	0	0	0	0	0	0	0	0	0	0	525,000
207308	Gateway WWTP - Davco Rehab	3	E	0	300,000	300,000	0	0	0	0	0	0	600,000	0
207187	Gateway WWTP ASR Well System	3	E	0	0	0	0	0	0	0	0	0	0	3,200,000
207247	Green Meadow WTP Expansion	5	E, D	0	3,200,000	0	89,400,000	0	0	0	0	0	92,600,000	0
207430	Inflow & Infiltration Improvements	3	E	0	800,000	800,000	800,000	500,000	0	0	0	0	2,900,000	2,000,000
207430	Instrumentation Upgrades & Improvements	3	E	150,000	150,000	150,000	150,000	150,000	0	0	0	0	750,000	600,000
207444	LCU Generator Replace & Improve	3	E	300,000	500,000	500,000	800,000	800,000	0	0	0	0	2,900,000	0
207445	Lightning Protection - LCU Facilities	3	E	330,000	0	0	0	0	0	0	0	0	330,000	0
207190	Lime Sludge Handling Facilities Improvements	3	E	0	100,000	800,000	0	0	0	0	0	0	900,000	0
207602	North Lee County RO Plant Wellfield Expansion	5	E	8,700,000	0	0	0	0	0	0	0	0	8,700,000	0
207028	North Lee County WTP Expansion to 10 MGD	5	E	14,320,000	0	0	0	0	0	0	0	0	14,320,000	0
207265	Olga WTP Reservoir & Plant Improvements	1	E	500,000	1,640,000	0	0	0	0	0	0	0	2,140,000	0
207161	Olga WTP Seawall	3	E	0	0	0	0	0	0	0	0	0	0	250,000
207127	Ortiz Ave Water Relocation-Colonial to SR 80	3	E	0	0	0	0	0	0	0	0	0	0	5,990,000
207238	Page Park Waterline Improvements	3	E	0	0	0	0	0	0	0	0	0	0	2,700,000
207239	Pine Island Sewer Transmission System	5	E	0	0	0	0	0	0	0	0	0	0	1,200,000
207284	Pine Island WWTP Expansion	5	E	0	0	0	0	0	0	0	0	0	0	1,000,000
207289	Pinewoods Wellfield Electrical Improvements	3	E	0	0	0	0	0	0	0	0	0	0	2,000,000
207162	Reclaim Water ASR	5	E	0	0	0	0	0	0	0	0	0	0	5,890,000
207162	Regional Sludge Handling Plant	5	E	0	0	0	0	0	0	0	0	0	0	20,000,000
207162	San Carlos Blvd Improvement	3	E	0	0	0	0	0	0	0	0	0	0	800,000
207424	San Carlos WWTP Diversion to 3 Oaks WWTP	3	E	0	0	0	0	0	0	0	0	0	0	2,600,000
207198	SCADA Upgrades & Improvements	3	E	0	100,000	100,000	100,000	100,000	100,000	100,000	400,000	0	500,000	
207198	Security System Installation & Improvements	1	E	0	0	0	0	0	0	0	0	0	0	300,000
207198	SFM Water Storage Tanks	5	E	0	0	0	0	0	0	0	0	0	0	2,350,000

CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	FY 09/10		FY 10/11		FY 11/12		FY 12/13		FY 13/14		FY 09/10 - 13/14		CIP BUDGET YEARS 6-10			
				CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING	CIP BUDGET	FUNDING
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 COMP PLAN CODES: R = REQUIRED; NR = NOT REQUIRED; F = FURTHERS SPECIFIC OR GENERALIZED REQUIREMENT OF LEE PLAN; CATEGORY CODE 1 THROUGH 5																			
207184	SFM Water Transmission Line Improvements	5	E	0	0	0	0	0	0	0	0	0	0	0	0	0	2,119,000		
207199	SR 80 & I-75 Water Relocation	5	E	0	0	0	0	0	0	0	0	0	0	0	0	0	1,620,300		
207194	Summerlin Road Water System Improvements	5	E	0	0	0	0	0	0	0	0	0	0	0	0	0	7,379,248		
207164	Tice Street Loop	3	E	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250,000		
207010	US 41 NFM Watermain Replacement	3	E	0	0	0	0	0	0	0	0	0	0	0	0	0	600,000		
207170	US 41 Watermain Improvement	3	E	0	0	0	0	0	0	0	0	0	0	0	0	0	3,334,572		
207229	Wastewater System Improvements	3	E	0	0	200,000	0	200,000	0	200,000	0	200,000	0	200,000	0	0	1,000,000		
207138	Wastewater Treatment Plant Improvements	1	E	250,000	0	250,000	0	250,000	0	250,000	0	250,000	0	250,000	0	0	13,200,000		
207604	Water Main Interconnect/W/Bonita-South End of FMB	3	E	800,000	0	800,000	0	800,000	0	800,000	0	800,000	0	800,000	0	0	0		
207094	Water System Improvements	3	E	0	0	200,000	0	200,000	0	200,000	0	200,000	0	200,000	0	0	1,000,000		
207193	Water Transmission Lines-Ben Hill to Treeline	5	E	0	0	0	0	0	0	0	0	0	0	0	0	0	10,648,556		
207268	Water Treatment Plant Improvements	1	E	300,000	0	300,000	0	300,000	0	300,000	0	300,000	0	300,000	0	0	600,000		
207426	Water/Sewer Line Relocation-Three Oaks Ext.	3	E	0	0	0	0	0	0	0	0	0	0	0	0	0	300,000		
207149	Well Redevelopment/Upgrade & Rebuild	3,5	E	410,000	0	400,000	0	300,000	0	200,000	0	100,000	0	1,410,000	0	0	200,000		
207314	WWE Reverse Osmosis Skid Alternate Treat Change	3	E	325,000	0	4,750,000	0	0	0	0	0	0	0	5,075,000	0	0	0		
207183	WWE Water Transmission Line Improvement	5	E	0	0	0	0	0	0	0	0	0	0	0	0	0	2,222,980		
207315	WWE WWTP Flow Diversion	3	E	2,820,000	0	8,890,000	0	500,000	0	0	0	0	0	12,210,000	0	0	0		
207274	WWTP Odor Control System Improvements	3	E	0	0	0	0	750,000	0	0	0	0	0	750,000	0	0	0		
				<b>UTILITIES CAPITAL TOTAL</b>		32,842,000		25,255,000		9,340,000		94,390,000		4,740,000		166,567,000		247,152,256	

**SOLID WASTE**

200931	Landfill Gas Collection System	NR	E	0	0	0	0	250,000	0	2,700,000	0	550,000	0	3,500,000	0	0	2,000,000		
	Lee Hendry Landfill Leachate Treatment	1	E	0	0	1,200,000	0	300,000	0	0	0	0	0	1,500,000	0	0	2,600,000		
	Lee Hendry Landfill Phase IV	5	E	0	0	0	0	0	0	900,000	0	8,400,000	0	9,300,000	0	0	1,000,000		
200933	MRF Expansion	5	E	2,200,000	0	200,000	0	100,000	0	0	0	0	0	2,500,000	0	0	0		
				<b>Processing Facility (Future)</b>		0		0		0		0		0		0		75,000,000	
				<b>SOLID WASTE CAPITAL TOTAL</b>		2,200,000		1,400,000		660,000		8,950,000		16,800,000		80,600,000			

CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	FY 09/10		FY 10/11		FY 11/12		FY 12/13		FY 13/14		FY 09/10 - 13/14		CIP BUDGET YEARS 6-10	
				BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET		

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 = MSBUJTU

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

**COUNTY LANDS**

208800	Conservation 2020		A	27,494,524	27,498,275	28,038,241	28,589,005	29,150,785	140,770,830	0
<b>COUNTY LANDS CAPITAL TOTAL</b>				27,494,524	27,498,275	28,038,241	28,589,005	29,150,785	140,770,830	0

**GOVERNMENT FACILITIES**

208946	Central Records Warehouse Acquisition	NR	A	0	0	5,000,000	0	0	5,000,000	0
208666	Emergency Operations Center	5	A,G	8,130,000	0	0	0	0	8,130,000	0
208873	Fiber Optic Expansion	5	E	1,000,000	1,000,000	0	0	0	2,000,000	0
208943	Jail Expansion - Phase II	3	A	3,000,000	0	0	0	0	3,000,000	0
208630	Justice Center Courtroom Renovations	3	A	0	0	0	0	0	0	250,000
208735	Lee Tran Operations & Maintenance Facility	5	E, G, S	9,000,000	0	0	0	0	9,000,000	0
208836	Morgue Chiller	3	A	0	250,000	0	0	0	250,000	0
208893	New EMS Station - Mattacha	5	A	0	0	0	0	0	0	2,263,109
208893	North Sheriff Substation Expansion	5	A	500,000	0	0	0	0	500,000	0
<b>GOVERNMENT FACILITIES CAPITAL TOTAL</b>				21,630,000	1,250,000	5,000,000	0	0	27,880,000	2,513,109

**LIBRARY PROJECTS**

203619	Bonita Springs Library Expansion	5	LA	0	0	0	0	0	0	0
	Fort Myers Library Expansion	5	LA	0	13,303,252	0	0	0	13,303,252	0
	Fort Myers Library Fresh Air Unit Replacement	3	LA	0	0	0	0	0	0	125,000
<b>LIBRARY CAPITAL TOTAL</b>				0	13,303,252	0	0	0	13,303,252	125,000

\* The amount and timing of the project to be determined

**PARKS - COMMUNITY AND REGIONAL**

201861	Adult Soccer Fields	5	A	0	0	0	0	0	0	0	500,000
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CIP FY 09/10 - 13/14 TOTAL PROJECTS LIST

PROJ #	PROJECT NAME	COMP PLAN CODE	FUNDING SOURCE	CIP BUDGET										
				FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 09/10 - 13/14	CIP BUDGET YEARS 6-10				
				0	0	100,000	0	0	0	0	100,000	0	0	0
	Alva Community Park Maintenance Building	3	A	0	0	0	0	0	0	0	0	0	0	0
	Bay Oaks Park Maintenance Building	3	A	0	0	0	0	0	0	0	0	0	0	250,000
	Boca Grande Improvements	NA	I-7,27	0	0	0	0	0	0	0	0	0	0	18,000
201778	Brooks Park Irrigation/Well System	3	A	0	0	0	0	0	0	0	0	0	0	20,000
202015	Brooks Park Master Plan & Improvements	5	A	0	0	0	0	0	0	0	0	0	0	1,250,000
201870	City of Palms Improvements	3	A	0	0	0	0	0	0	0	0	0	0	2,000,000
	Deep Lagoon Preserve	5	I-R	0	0	0	0	0	0	0	0	0	0	610,000
	Flint Pen Strand Regional Park	5	I-R	0	0	0	0	0	0	0	0	0	0	2,000,000
	Hunter Park Improvements	5	A	0	0	220,000	0	0	0	0	220,000	0	0	0
201665	Matanzas Pass Preserve	5	A	0	0	0	0	0	0	0	0	0	0	150,000
201956	North Fort Myers Recreation Center	5	Loan, I-22	0	0	0	0	8,500,000	0	0	8,500,000	0	0	0
	Orange River Property	NR	A	0	0	0	0	0	0	0	0	0	0	100,000
201868	Pool Water Feature Playground	5	A	0	0	0	0	0	0	0	0	0	0	80,000
201834	Replacement Parking Machines, County Wide	3	A	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000	0	0
201002	Sports Complex Improvements	3	A	0	0	0	0	0	0	0	0	0	0	2,000,000
	Tower-Player Development Complex	3	A	0	0	0	0	0	0	0	0	0	0	2,500,000
<b>PARKS CAPITAL TOTAL</b>				<b>50,000</b>	<b>50,000</b>	<b>370,000</b>	<b>8,550,000</b>	<b>50,000</b>	<b>50,000</b>	<b>9,070,000</b>	<b>11,478,000</b>			

<b>TOTAL CAPITAL BUDGET</b>	103,362,417	96,881,327	46,479,841	143,719,005	81,806,785	472,249,375	1,310,975,232
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**TABLE 3(a)**  
**Lee County School District Five-Year Capital Improvement Program**

Project description	Location	Planned Cost:					Total	Funded
		2009-2010	2010-2011	2011-2012	2012-2013	2013-2014		
<b>CAPACITY PROJECT SCHEDULES</b>								
New Elementary V/East (K-5) Weaver Hips	Location Not Specified	\$656,108	\$0	\$0	\$0	\$0	\$656,108	Yes
Elementary/East (K-5)	Location Not Specified	\$0	\$0	\$0	\$0	\$9,450,000	\$9,450,000	Yes
New ALC/West	Alternative Learning Center West	\$935,657	\$3,600,000	\$0	\$0	\$0	\$4,535,657	Yes
New Elementary/West Zone	Location Not Specified	\$0	\$0	\$0	\$0	\$9,450,000	\$9,450,000	Yes
Michigan Elementary Replacement School/ J Stephens		\$9,437,394	\$0	\$0	\$0	\$0	\$9,437,394	Yes
<b>CAPACITY PROJECT SUB TOTAL</b>		<b>\$11,029,159</b>	<b>\$3,600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,900,000</b>	<b>\$33,529,159</b>	
<b>OTHER PROJECT SCHEDULES</b>								
East Transportation Facility at Leonard & Leonard	TRANSPORTATION EAST (BUCKINGHAM)	\$618,703	\$0	\$0	\$0	\$0	\$618,703	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	\$1,146,712	\$0	\$0	\$0	\$0	\$1,146,712	Yes
Balance remaining within project /not closed	CHALLENGER MIDDLE	\$50,000	\$0	\$0	\$0	\$0	\$50,000	Yes
Balance remaining within project /not closed	EAST LEE COUNTY HIGH SCHOOL	\$52,714	\$0	\$0	\$0	\$0	\$52,714	Yes

**TABLE 3(a)**  
**Lee County School District Five-Year Capital Improvement Program**

Renovation	LEE COUNTY HIGH	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	Yes
Lee County Public Safety Training Center	TECH CENTRAL									
Repairs & Renovation	MICHIGAN INTERNATIONAL ACADEMY	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	Yes
Repairs & Renovation	CAPE CORAL SENIOR HIGH	\$7,705,746	\$0	\$0	\$0	\$0	\$0	\$0	\$7,705,746	Yes
Repairs & Renovation	MARINER SENIOR HIGH	\$8,674,565	\$0	\$0	\$0	\$0	\$0	\$0	\$8,674,565	Yes
	BUCKINGHAM									
Remodel	EXCEPTIONAL STUDENT CENTER	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	Yes
Major Renovations	LEHIGH ELEMENTARY	\$1,906,826	\$0	\$0	\$0	\$0	\$0	\$0	\$1,906,826	
	OAK HAMMOCK									
Balance remaining in project	MIDDLE SCHOOL	\$130,328	\$0	\$0	\$0	\$0	\$0	\$0	\$130,328	Yes
Renovation & Life Safety	THREE OAKS ELEMENTARY	\$1,414,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,414,000	Yes
PE Bldg	VILLAS ELEMENTARY	\$4,499,664	\$0	\$0	\$0	\$0	\$0	\$0	\$4,499,664	Yes
Balance remaining within project /not closed										
Balance remaining within project /not closed	HEIGHTS ELEMENTARY	\$72,931	\$0	\$0	\$0	\$0	\$0	\$0	\$72,931	Yes
Balance remaining within project /not closed	TREELINE ELEMENTARY	\$220,374	\$0	\$0	\$0	\$0	\$0	\$0	\$220,374	Yes
Balance remaining within project /not closed	ISLAND COAST HIGH SCHOOL	\$187,464	\$0	\$0	\$0	\$0	\$0	\$0	\$187,464	Yes
<b>OTHER PROJECT SCHEDULES SUB</b>										
<b>TOTAL</b>		<b>\$32,489,780</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,489,780</b>	
<b>TOTAL</b>									<b>\$98,508,719</b>	



TABLE 4

LEE COUNTY, FLORIDA  
 CAPITAL IMPROVEMENT PROGRAM FY 09/10 - 13/14  
 TOTAL REVENUE AND PROJECT SUMMARY  
 FIGURES EXPRESSED IN THOUSANDS

CATEGORY OF IMPROVEMENT	PROJECT COSTS FY 09/10 - 13/14	CAPITAL IMPROVEMENT FUND (1)	TRANSPORTATION 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 LANDS	\$ 140,771	\$ 140,771	0	0	0	0	0	140,771
GOVERNMENT FACILITIES	27,880	23,750	0	0	0	0	4,130	27,880
LIBRARY	13,303	13,303	0	0	0	0	0	13,303
NATURAL RESOURCES	16,668	16,668	0	0	0	0	0	16,668
PARKS/RECREATION - COMM. & REG. PARKS	9,070	9,070	0	0	0	0	0	9,070
SOLID WASTE	16,800	0	0	0	0	16,800	0	16,800
TRANSPORTATION - MAJOR ROADS	81,190	24,360	46,498	0	0	0	10,332	81,190
UTILITIES	166,567	0	0	0	166,567	0	0	166,567
<b>FY 09/10 - 13/14 TOTAL CIP</b>	<b>\$ 472,249</b>	<b>\$ 227,922</b>	<b>\$ 46,498</b>	<b>\$ 0</b>	<b>\$ 166,567</b>	<b>\$ 16,800</b>	<b>\$ 14,462</b>	<b>\$ 472,249</b>

- (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.