

1/7/10 Copy to: Paul G. Anderson

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20091323

1. ACTION REQUESTED/PURPOSE:

Review and approve the Lee County School District Capital Improvement Plan for Impact Fee Revenues.

2. FUNDING SOURCE:

N/A

3. WHAT ACTION ACCOMPLISHES:

Compliance with Land Development Code (LDC) provisions governing documentation of the planned use of school impact fee revenue. Lee County LDC requires that the Lee County School Board present the Capital Improvements Program for Educational Facilities to the Board of County Commissioners for approval each year.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: A14A

6. Meeting Date: 1/12/2010

7. Agenda:

Administrative

8. Requirement/Purpose: (specify)

- Statute
- Ordinance LDC 2-409(b)
- Admin Code
- Other

9. Request Initiated

Commissioner:
Department: COUNTY ATTORNEY
Division: Land Use
By: John Fredyma

10. Background:

In January 2001, the School Board requested the Board of County Commissioners (BOCC) endorse the School Board's pursuit of a School Impact Fee Study. The BOCC subsequently adopted a County-wide School Impact Fee Ordinance later that year based on a study conducted by Duncan and Associates. The fee has since been updated in 2005 and 2008.

The School Impact Fee Ordinance requires the School Board to present the BOCC with a proposed Capital Improvement Program for educational facilities for each fiscal period. The purpose of the program is to assign funds, including accrued interest from the School Impact Fee Capital Fund, to specific educational facility projects. The ordinance provides that the School Impact Fee Funds may only be expended according to a Capital Improvements Program that has been approved by the BOCC.

The attached tables were prepared by the School District of Lee County's budget staff.

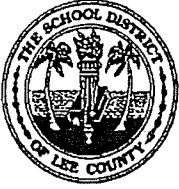
Attachments:

1. Cover letter from Superintendent Browder
2. Lee County School District Capital Plan Summary - Impact Fees (Fiscal year 2010) for use of school impact fee revenue for the next five years
3. Lee County School District Capital Plan Summary (Fiscal Year 2010) (Impact Fees - 3-Year History of Expenditures)

11. Required Review:

<i>David M. Owen</i>	<i>Emma Wolf</i>	<i>Dinah Lewis</i>	<i>Peter Winton</i>		
COUNTY ATTORNEY	Budget Analyst	Budget Services	County Manager		

12. Commission Action:



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

James W. Browder, Ed.D.
Superintendent of Schools
(239)337-8301 / (239) 337-8378 Fax

STEVEN K. TEUBER, J.D.,
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ELINOR C. SCRICCA, PH.D.
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DISTRICT 1
JEANNE S. DOZIER
DISTRICT 2
JANE E. KUCKEL, PH.D.
DISTRICT 3
JAMES W. BROWDER, Ed.D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

December 21, 2009

Lee County Board of County Commissioners
PO Box 398
Fort Myers, FL 33902-0398

RE: Impact Fees

Dear Lee County Board of County Commissioners:

As requested, information regarding the School District's use of impact fees is attached. Included for your reference is the District's capital plan which outlines all capital revenues, including impact fees, over the next five years.

At the beginning of the 2009-2010 school year, the District opened one renovated elementary school and one renovated K-8 school. Our construction plans for the next five years continue to focus on remodel and renovation rather than the construction of new schools, due to a lack of significant growth in student population. However, our ten and twenty year plans show the need for a significant number of new schools in that time period. We are holding funds in reserve so that we will have sufficient resources to construct new schools when the need for new student stations arises, and we continue to explore the possibility of acquiring additional sites for anticipated needs.

If you have any questions, please feel free to contact me. Thank you for your continued support of the District and the Lee County community.

Sincerely,

James W. Browder, Ed.D.
Superintendent

Enc.

cc: Mr. Keith Martin, Esq.
Mr. Michael McNerney
Mrs. Ami Desamours, Ph.D.

IMPACT FEES-FIVE YEAR BUDGET OUTLOOK

	Actual 08/09	Budgeted 09/10	Budgeted 10/11	Budgeted 11/12	Budgeted 12/13	Budgeted 13/14	5 year Total
TOTAL IMPACT FEE REVENUE							
IMPACT FEE REVENUE	2,565,553.47	3,000,000	3,000,000	4,000,000	4,000,000	4,000,000	20,565,553
INTEREST INCOME	622,253.04	226,800	1,181,057	1,201,057	1,284,679	1,388,700	5,904,546
PRIOR YEAR CARRYOVER	64,801,084.69	54,570,486	56,052,874	60,233,932	65,434,989	70,719,668	64,801,085
TOTAL AVAILABLE	67,988,891.20	57,797,286	60,233,932	65,434,989	70,719,668	76,108,367	91,271,185

EAST ZONE

Prj #	PROJECT	STUDENT SEATS	Actual 08/09	Budgeted 09/10	Budgeted 10/11	Budgeted 11/12	Budgeted 12/13	Budgeted 13/14	5 year Total
A.	EAST ZONE								
	IMPACT FEE REVENUE		309,719.96	1,530,000	1,530,000	2,040,000	2,040,000	2,040,000	9,489,720
	INTEREST INCOME		188,342.22	60,480	351,006	361,206	398,826	446,850	1,806,711
	PRIOR YEAR CARRYOVER		18,778,853.00	15,097,170	16,020,303	17,901,309	20,302,515	22,741,341	18,778,853
	TOTAL AVAILABLE		19,276,915.18	16,687,650	17,901,309	20,302,515	22,741,341	25,228,192	30,075,284
	EAST ZONE PROJECTS								
7041	BUCKINGHAM LAND PURCHASE		818,507.41						818,507
7421	ELEMENTARY T/RIVER HALL	1,000	5,270.47						5,270
7521	MIDDLE SCHOOL KK		9,670.37	48,644					58,314
7816	EAST TRANSPORTATION DEPOT BUILDING ELEM EAST	1,000	3,346,297.29	618,703				9,450,000	3,965,000 9,450,000
	SUB-TOTAL EAST ZONE CONSTRUCTION PROJECTS		4,179,745.54	667,347				9,450,000	14,297,092
	Amounts Not Budgeted, in Reserve		15,097,169.64	16,020,303	17,901,309	20,302,515	22,741,341	15,778,192	15,778,192

SOUTH ZONE

Prj #	PROJECT	STUDENT SEATS	Actual 08/09	Budgeted 09/10	Budgeted 10/11	Budgeted 11/12	Budgeted 12/13	Budgeted 13/14	5 year Total
B.	SOUTH ZONE								
	IMPACT FEE REVENUE		1,671,162.51	630,000	630,000	840,000	840,000	840,000	5,451,163
	INTEREST INCOME		193,212.92	105,840	553,380	557,580	581,247	609,199	2,600,458
	PRIOR YEAR CARRYOVER		24,510,766.08	26,375,142	27,038,982	28,222,361	29,619,941	31,041,188	24,510,766
	TOTAL AVAILABLE		26,375,141.51	27,110,982	28,222,361	29,619,941	31,041,188	32,490,387	32,562,387
	SOUTH ZONE PROJECTS								
7026	HEIGHTS REPLACEMENT	1,300		72,000					72,000
	SUB-TOTAL SOUTH ZONE CONSTRUCTION PROJECTS			72,000					72,000
	Amounts Not Budgeted, in Reserve		26,375,141.51	27,038,982	28,222,361	29,619,941	31,041,188	32,490,387	32,490,387

WEST ZONE

Prj #	PROJECT	STUDENT SEATS	Actuals	Budgeted	Budgeted	Budgeted	Budgeted	Budgeted	5 year Total
			08/09	09/10	10/11	11/12	12/13	13/14	
C.	WEST ZONE								
	IMPACT FEE REVENUE		584,671.00	840,000	840,000	1,120,000	1,120,000	1,120,000	5,624,671
	INTEREST INCOME		240,697.90	60,480	276,672	282,272	304,605	332,651	1,497,377
	PRIOR YEAR CARRYOVER		21,511,465.61	13,098,175	12,993,590	14,110,261	15,512,533	16,937,138	21,511,466
	TOTAL AVAILABLE		22,336,834.51	13,998,655	14,110,261	15,512,533	16,937,138	18,389,789	28,633,514
	WEST ZONE PROJECTS								
	7114 HECTOR A CAFFERATA ELEM (W)	1000		5,150					5,150
	7132 ISLAND COAST HIGH SCHOOL HHH		25,835.02	105,915					131,750
	7240 THIEMAN PROPERTY PURCHASE		1,125.00						1,125
	7805 ALC WEST		59,840.08						59,840
	7807 ALC WEST- PERMANENT BUILDING		6,000.00	894,000					900,000
	7034 DAYBREAK BAPTIST CHURCH LAND PURCHASE		5,862.50						5,863
	7037 NW 15th TERRACE		2,457,999.50						2,458,000
	7039 NW 11th PLACE		2,668,416.50						2,668,417
	7040 LAND NE 11th ST.		3,679,363.50						3,679,364
	ELEM WEST	1000						9,450,000	9,450,000
	7168 Mariner		334,218.14						334,218
	SUB-TOTAL WEST ZONE CONSTRUCTION PROJECTS		9,238,660.24	1,005,065	-	-	-	9,450,000	19,693,725
	Amounts Not Budgeted, in Reserve		13,098,174.27	12,993,590	14,110,261	15,512,533	16,937,138	8,939,789	8,939,789

IMPACT FEES-THREE YEAR HISTORY OF EXPENDITURES

	Actual 06/07	Actual 07/08	Actual 08/09	3 Year Total
TOTAL IMPACT FEE REVENUE				
IMPACT FEE REVENUE	33,188,509	5,542,570	2,565,553	41,296,632
INTEREST INCOME	3,312,369	2,454,529	622,253	6,389,151
PRIOR YEAR CARRYOVER	66,693,327	73,544,665	64,801,086	66,693,327
TOTAL AVAILABLE	103,194,205	81,541,764	67,988,892	114,379,110

EAST ZONE

Prj #	PROJECT	STUDENT SEATS	Actual 06/07	Actual 07/08	Actual 08/09	3 Year Total
A.	EAST ZONE					
	IMPACT FEE REVENUE		16,720,948	1,468,740	309,720	18,499,408
	INTEREST INCOME		997,795	650,432	188,342	1,836,569
	PRIOR YEAR CARRYOVER		20,845,118	22,324,146	18,778,853	20,845,118
	TOTAL AVAILABLE		38,563,861	24,443,319	19,276,915	41,181,096
	EAST ZONE PROJECTS					
	7115 GUNNERY ROAD SITE		3,408,696			3,408,696
	7033 ADMIRAL GOLF COURSE LAND PURCHASE			2,229,417		2,229,417
	7035 SW FL LAND SEVEN PURCHASE			2,439,438		2,439,438
	7036 NEW MICHIGAN ELEMENTARY			267,340		267,340
	7041 BUCKINGHAM LAND PURCHASE			38,545	818,507	857,052
	7203 NEW SITE 5451 TICE STREET		3,089			3,089
	7225 JOEL & TUCKAHOE		6,151,376			6,151,376
	7322 ORANGE RIVER ADDITION	216	528,586	(126)		528,460
	7712 SUNSHINE ELEMENTARY ADDITION		2,359,616	5,484		2,365,100
	7421 ELEMENTARY T/RIVER HALL	1,000	119,548	(10,520)	5,270	114,298
	7818 TRANSPORTATION EAST - TICE STREET		15,250			15,250
	7201 SCHOOL SITE 1835 THOMPSON WAY		(24,999)			(24,999)
	7521 MIDDLE SCHOOL KK		1,899,814	635,757	9,670	2,545,242
	7815 TRANSPORTATION EAST - Leonard & Leonard		1,778,737	59,132		1,837,869
	7816 EAST TRANSPORTATION DEPOT BUILDING				3,346,297	3,346,297
	SUB-TOTAL EAST ZONE CONSTRUCTION PROJECTS		16,239,714	5,664,466	4,179,746	26,083,926
	Amounts Not Budgeted, in Reserve		22,324,146	18,778,853	15,097,170	15,097,170

SOUTH ZONE

Prj #	PROJECT	STUDENT SEATS	Actual 06/07	Actual 07/08	Actual 08/09	3 Year Total
B. SOUTH ZONE						
	IMPACT FEE REVENUE		7,536,676	2,625,982	1,671,163	11,833,821
	INTEREST INCOME		802,674	1,162,917	193,213	2,158,804
	PRIOR YEAR CARRYOVER		15,220,642	20,813,558	24,510,767	15,220,642
	TOTAL AVAILABLE		23,559,992	24,602,457	26,375,143	29,213,267
SOUTH ZONE PROJECTS						
7481	ELEMENTARY B	1,000	16,566			16,566
7123	RAYMA PAGE ELEMENTARY		6,247			6,247
7082	ALLEN PARK ELEMENTARY ADDITION	324	1,372,093	90,998		1,463,091
7402	VILLAS ELEMENTARY ADDITION	216	835,655	1,080		836,735
7432	PINEWOODS ELEMENTARY ADDITION	324	150,494	(388)		150,106
7562	TANGLEWOOD ELEMENTARY ADDITION	216	159,854			159,854
7632	SAN CARLOS PARK ELEM ADDITION	324	134,724			134,724
7782	COLONIAL ELEMENTARY ADDITION	216	28,301			28,301
7511	SOUTH FORT MYERS HIGH (FFF)		46			46
7819	TRANSPORTATION SOUTH - ESTERO		42,454			42,454
	SUB-TOTAL SOUTH ZONE CONSTRUCTION PROJECTS		2,746,434	91,690		2,838,124
	Amounts Not Budgeted, in Reserve		20,813,558	24,510,767	26,375,143	26,375,143

WEST ZONE

Prj #	PROJECT	STUDENT SEATS	Actual 06/07	Actual 07/08	Actual 08/09	3 Year Total
C. WEST ZONE						
	IMPACT FEE REVENUE		8,930,885	1,447,847	584,671	10,963,404
	INTEREST INCOME		1,511,899	641,180	240,698	2,393,777
	PRIOR YEAR CARRYOVER		30,627,567	30,406,960	21,511,466	30,627,567
	TOTAL AVAILABLE		41,070,352	32,495,987	22,336,835	43,984,748
WEST ZONE PROJECTS						
7114	HECTOR A CAFFERATA ELEM (W)	1000	35,270	12,600		47,870
7132	ISLAND COAST HIGH SCHOOL HHH		2,554,603	6,323,083	25,835	8,903,521
7211	WEST ZONE LAND APPRAISALS		7,600			7,600
7240	THIEMAN PROPERTY PURCHASE		3,422,894		1,125	3,424,019
7762	TRAFALGAR ELEMENTARY	500	1			1
7817	WEST TRANSPORTATION DEPOT		8,050			8,050
7861	IDA S BAKER HIGH		(2,413)			(2,413)
7772	DIPLOMAT ELEM ADDITION		548,085	226,880		774,965
7802	HANCOCK CREEK ELEM ADDITION		795,435	1,120		796,555
7805	ALC WEST.		3,293,868	305,814	59,840	3,659,521
7807	ALC WEST- PERMANENT BUILDING				6,000	6,000
7034	DAYBREAK BAPTIST CHURCH LAND PURCHASE			1,791,907	5,863	1,797,769
7037	NW 15th TERRACE				2,458,000	2,458,000
7039	NW 11th PLACE				2,668,417	2,668,417
7040	LAND NE 11th ST.			121,800	3,679,364	3,801,164
7860	IDA S BAKER SETTLEMENT			2,201,318		2,201,318
7168	MARINER HIGH SCHOOL ADDITION	250			334,218	334,218
	SUB-TOTAL WEST ZONE CONSTRUCTION PROJECTS		10,663,392	10,984,522	9,238,660	30,886,574
	Amounts Not Budgeted, in Reserve		30,406,960	21,511,466	13,098,174	13,098,174
	AMOUNT TO BE CARRIED INTO 2010					54,570,487