

**AGENDA
LOCAL PLANNING AGENCY
MARCH 7, 1995
9:30 A.M.
COUNTY COMMISSION CHAMBERS**

1. Call to Order; Certification of Affidavit of Publication
2. Public Forum
3. Approval of Minutes from December 5, 1994 meeting
4. Election of Officers
5. Modifications to the CRA Plan
 1. Exhibit A - Proposed Modifications to the Overall, County-Wide CRA Plan
 2. Exhibit B - Proposed Modifications to the Lehigh Acres CRA Component Plan
6. Other Business
7. Adjournment

**MINUTES REPORT
LOCAL PLANNING AGENCY
DECEMBER 5, 1994**

MEMBERS PRESENT:

Ronald Inge
Greg Stuart
Leonard Howell

Joe Mazurkiewicz
Richard Durling

MEMBERS ABSENT:

Ralph Livingston

Jan Brown

STAFF PRESENT:

Paul O'Connor
Patrick White
Kathleen Hultgren

Tim Jones
Rick Joyce
Liz Valver

PUBLIC PRESENT:

Neale Montgomery
Matt Uhle

David Crawford

Greg Stuart, Vice Chairman, called the meeting to order at 9:35 a.m. Tim Jones, Assistant County Attorney, certified the Affidavit of Publication and submitted same to the record.

At this time Mr. Stuart noted to members and staff that Ralph Livingston would be resigning as a member of this Board and felt that a Resolution or plaque should be done up for Mr. Livingston and Mr. Howell for their many years of devoted service to Lee County. The Board unanimously agreed and Mr. O'Connor noted he would take care of it.

Mr. Stuart then called for the public forum portion of the meeting. There being no one wishing to speak at this time, the meeting continued with the Ordinance Review.

The first ordinance is an ordinance amending Lee County Ordinance Number 82-43, Planned Unit Development for Pelican's Nest. Tim Jones made a brief presentation on this ordinance, noting that Neale Montgomery and David Crawford were present to answer any questions. There being no further discussion or questions, Richard Durling moved to find this ordinance consistent

with the Lee Plan, Ronald Inge seconded the motion. There being no objections, motion carried 5-0.

The next ordinance is an ordinance amending Chapter 14, Article II, Division 3, of the Land Development Code regarding Eagle nests. Richard Durling noted the change from "endangered" to "threatened". It was stated that this does not effect any of the regulations. Discussion was also had on the 750 foot buffer around the nesting tree and was noted that this distance was determined on a case by case basis. Another issue discussed was the fly way zone. It was noted that the County ordinance was voluntary and people did not have to abide by it. It was pointed out though that they would still have to abide by state and federal regulations. It was pointed out that people could work with the county on a management plan and the County would be acting as liaison to the federal and state agencies. It was also discussed that any information on eagle nests was available at the Division of Environmental Sciences. This division along with the ETAC monitors the nests in the area.

(NOTE: Mr. Mazurkiewicz had to leave the meeting at 10:00, prior to the above presentation ending.)

There being no further discussions or questions, Leonard Howell moved consistency with the Lee Plan. Greg Stuart seconded, amending the motion to read on page 7 item (a) reasonable site planning "and proper access". Ronald Inge seconded the amendment. There being no further discussion or amendments, motion carried 4-0.

The next ordinance is an Ordinance re-adopting, Lee County Land Development Code, Chapter 14, Article III, Divisions 1 and 2, promulgated as Ordinance 89-30, and amended by Ordinances 90-40, 90-46 and 93-19, and known previously as the Lee County Wellfield Protection Ordinance.

It was noted that this is just simply a re-adoption of an existing ordinance because of the built-in sunset. The only change to this ordinance would be to remove the sunset provision. Leonard Howell moved consistency, Greg Stuart seconded the motion. There being no further discussion or objections, motion carried 4-0.

There being no further business to discuss, the meeting adjourned at 11:25 a.m.

CHAIRMAN

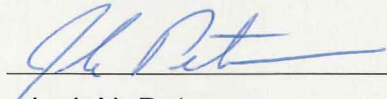
DATE

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: February 14, 1995

TO: Liz Valver
Planning

FROM:


Jack N. Peterson
Assistant County Attorney

RE: LPA SCHEDULING - MEETING OF MARCH 7, 1995

Pursuant to Sections 163.360 and 163.361 F.S. modifications to Community Redevelopment Agency plans require review by the Local Planning Agency for conformance with the Lee Plan. Section 163.360(3) F.S. requires the LPA to review the modifications and "submit its written recommendations with respect to conformity... to the community redevelopment agency within 60 days after receipt of the plan for review."

Based on that direction, attached please find certain modifications to the CRA Plan:

1. Exhibit A includes the proposed modifications to the overall, county-wide CRA Plan.
2. Exhibit B includes the proposed modifications to the Lehigh Acres CRA Component Plan. Each of the CRA areas has a distinct component plan which are included by reference in the county-wide CRA Plan.

Each exhibit contains a cover page which denotes the specific modification by page and section. I have not included complete copies of the full plans. If you believe they are required, just let me know.

These modifications increase the CRA's ability to respond to economic development/redevelopment activities. I and members of the CRA staff will be present to address any questions or concerns presented by LPA members.

JNP:bl

Attachments

cc: Shaye Prather, Interim Director, Community Redevelopment Agency
Scott Simpher, Community Redevelopment Agency

K.C. Jack
Peterson

PROPOSED MODIFICATIONS
TO THE
LEE COUNTY COMMUNITY REDEVELOPMENT AGENCY PLAN

The attached excerpts from the pages of the Lee County Community Redevelopment Plan (Exhibit 2) indicate where proposed amendments would occur. Strikeouts indicate deletions and underline indicates new language. In general, the amendments are as follows:

1. Page 20, Section 2.3 of the Umbrella Plan has been amended to allow for acquisition of privately held properties for ultimate disposition to selected private developers.
2. Page 31, Section 3.1, "Redevelopment Financing Strategy", has been amended to allow for direct County funding of particular projects (e.g. APC) with the CRA as the redevelopment vehicle.
3. Page 32, Section 3.2, "Summary of Funding Sources", has been amended reflect that available county resources will be used to fund the corporate relocation incentives.
4. Section 3.4, "Program of Improvements Years 1-5", has been amended to include not only the APC project, but all Lehigh Acres projects.
5. Section 3.6, "Tax Increment Trust Fund Policies", has been amended to include general language allowing the CRA Board to utilize the TIF trust fund for those projects found to be of significant public benefit.
6. Appendix has been amended to include the Lehigh Acres Blight Findings.

LEE COUNTY

**COMMUNITY REDEVELOPMENT AGENCY
PLAN**

PROPOSED AMENDMENTS

EXHIBIT 2

Section 2.3
ACQUISITION, DISPOSITION, AND
RELOCATION POLICIES

Areas for potential land acquisition and relocation (if necessary) are generally indicated in the component plans. As plans are further specified in Phase I, particular parcels will be identified for acquisition where applicable. Such plans will be subject to approval by the CRA Board. The following provides the policies which would govern acquisition, disposition, or relocation activities.

Land Acquisition Plan and Program.* A land acquisition program will be designed to meet the goals and objectives of the redevelopment plan, while minimizing disruption of the neighborhood fabric to be retained and reinforced, and minimizing acquisition costs.

A land acquisition program could consist of the following components:

- Right-of-Way Acquisitions. Privately held properties needed to implement the program for public rights of way and streets improvements.

*Note: The source of the principles summarized in Section 2.3 is, Wins: The Westside Neighborhood Strategy, prepared for the city of Sanford, Florida, May 1988; prepared by the University of South Florida, Florida Center for Urban Design and Research, David Crane, Principal.

- Commercial Project Acquisitions. Privately held properties needed to implement a commercial redevelopment program and the assembly of separately owned parcels into one package for disposition to selected private developers. Such acquisitions are to be indicated in the local component plans.

- Residential Acquisitions for Major Projects. Privately held properties needed to implement the major residential, commercial, or light industrial projects called for in the plan. In principle, each major residential project would require the assembly of several separately owned parcels into one package for disposition to the selected private developer.

- Residential Acquisitions for Infill. Privately held properties for which smaller scale infill housing development is to occur (primarily applicable to vacant lots or severely dilapidated structures).

All details of the land acquisition program are subject to confirmation and revision based on a detailed land acquisition and relocation survey to be conducted as early as possible following adoption of the plan.

- Disposition Policy. The disposition of all publicly owned or assembled land will be subject to objective and clearly defined standards and procedures which will assure timely re-uses and improvements to property in accordance with the plan and its development controls. Detailed land disposition standards and procedures shall be determined by the CRA after completion of detailed property appraisals. These

CHAPTER 3
FINANCING REDEVELOPMENT

Section 3.1
REDEVELOPMENT FINANCING STRATEGY

Redevelopment Financing Strategy for the Lee County Community redevelopment Agency is based on leveraging as an investment strategy. The strategy targets investments to projects that will generate private market confidence and investment while spreading the costs and risks for both public and private sector by combining funds from direct sources (such as federal, state, local, private sector), from project revenues (land sales, tax increment revenues, income stream from land leases or participation), and bond financing (see Section 3.3 below).

Direct county funding of commercial or industrial developments with tax increment funding is possible if the project will generate considerable private investment and considerable economic return.

The financing strategy is based on the following five underlying principles:

1. Phase costs and funding needs to coincide with other events and expenditures (coordinate timing with sewer installation, roadway widening, etc.).
2. Utilize the widest possible variety of funding sources to spread the risk and achieve the greatest leverage of each source.
3. Recover and roll over funds where possible. Programs particularly well suited to this approach are land acquisition and disposition, residential

and commercial rehabilitation loan funds, and homeownership loan assistance.

4. Utilize existing revenue sources through the county's Capital Improvements Program budget process and utilize existing county staff and equipment for public projects (demolition, installation of sewer and water connections, etc.).

5. Develop strategic program for revenue supported debt which maximizes leverage factors.

The financing strategy utilizes the concept of co-investment (partnerships of public, private, and non-profit entities) to create private investment multipliers. The purpose is to leverage larger financial commitments by homeowners, developers, and banks and to target funds toward gap financing for economic feasibility of specific projects.

The objective of financing strategy is to maintain a stable and growing assets base and build permanent financial strength within the non-profit and its trusts. This can be accomplished by emphasizing recoverability of project financing support through use of revolving loan and loan guarantee funds to recycle capital for future projects.

As a general principle, the non-profit (housing and/or community-based) entity will act as preferred management agents for assistance funding in order to encourage entrepreneurial approach which emphasizes leverage, profitability and recoverability.

Section 3.2
SUMMARY OF FUNDING SOURCES

The following provides a summary list of potential sources of federal, state, and local government resources.

- CDBG to fund housing, neighborhood revitalization, economic development, and commercial revitalization.
- Urban Development Action Grant (UDAG) for project specific grants -- federal funding, competitive -- criteria private investment commitment, multipliers on the federal dollar, strong economic and social benefits to the community may be loaned to private non-profit development groups and stay in community as revolving assets -- can be used for new housing construction, economic development.
- County special purpose funds -- Scenic Rivers Program, water and sewer enterprise funds.
- County departmental funds -- to defray some specific project costs.
- County reserve funds -- applicable for use in capitalizing revolving funds.
- Private sector funding sources -- tax deductible donations -- for affordable housing, neighborhood self-help development, park and recreation facilities.
- Available county resources that the Board of County Commissioners may deem appropriate.

- In-kind contributions -- donated management and technical expertise for job training and business development assistance, contributions of construction materials, loaned construction equipment.

- Florida Community Contribution Tax Incentive Program -- corporations donating to approved eligible community development projects can receive tax credits for 50% of the value of their donations, applicable both to corporate income tax and insurance premium tax liability owed to the state. Non profits as well as governments can be qualified as sponsors of eligible projects.

- Private foundation support projects may be related to the purposes of national foundations for self-help economic development and affordable housing assistance.

- Working capital loan pools -- could provide support for high risk neighborhood revitalization program financing -- could involve a consortium of lending institutions with private corporations (and with local government guaranteeing loan repayment).

- Low Income Housing Investment Tax Credit Program.

- Mortgage guarantee revolving fund -- trust fund provides back up security for private mortgage loans.

- Second mortgage revolving fund -- subordinated loans to first mortgages issued by conventional lenders.

LEHIGH ACRES

PHASE I: 1-5 YEARS

OTHER POSSIBLE FUNDING SOURCES

PROGRAM/PROJECT

TIF

Master Plan

\$100,000

Sidewalk/Bikeway Construction
Core Area
Commercial Boulevard

\$405,000
Estimated at 5.5 miles of
sidewalk or bikeway for
core area and Neighborhood
Center A. Actual cost to be
considered after master plan
recommendations.

CIP
Private sector

Lehigh Acres LRPC
Neighborhood Watch
Lee County Safe Neighborhood Plan

Community Contributions
Sheriff's Office

Bus Shelter Construction
Core Area
Commercial Boulevard
Neighborhood Center A

\$80,000
Estimated at \$10,000 for
8 units. Actual cost to be
determined after master
plan recommendations

Lee Tran
Private sector

Lehigh Acres LRPC
Interaction with Local Clubs to
Contribute to ROW improvements

Community Contributions

Right of Way Beautification
Core Area

Estimated at \$25,000
Specific amount to be determined
after master plan.

CIP
Private Sector

LEHIGH ACRES

PHASE I: 1-5 YEARS

PROGRAM/PROJECT

TIF

OTHER POSSIBLE FUNDING SOURCES

Street Light Improvements
Core area
Commercial Boulevard
Neighborhood Center A

\$75,000
Core area lighting
Total cost to be
determined after
master plan.

Street Lighting District
Private Sector

Lehigh Acres LRPC
Commercial zoning
Comp. Plan amendments
as needed.

Lehigh Corporation
Private Sector

Construct & Install
Community Signs
Core area
Commercial Boulevard
Neighborhood Center A

\$40,000
Est. cost @ \$10,000
per unit. Total cost
to be determined after
master plan.

CIP
Private Sector

Industrial Recruitment
Lehigh Acres Commerce Park

\$2,750,000

Available County
Resources

TOTAL (PHASE I)

\$3,475,000

Section 3.6

TAX INCREMENT TRUST FUND POLICIES

The tax increment revenues and expenditures will be accounted for separately for each component area in order to ensure that expenditures in each area are consistent with and do not exceed revenues from each respective area. However, the Community Redevelopment Agency Board may use the TIF Trust Fund as a whole for those projects found to be of significant public benefit.

Any bond issuance will be collateralized by the tax increment trust as a whole. It is the county's policy to make up any shortfall in a given district from legally available resources so that revenues from one area are not transferred to cover a shortfall, if any, from another area within the tax increment trust.

This approach will provide the assurance to each component area that their uniquely tailored program will be carried out and be unaffected by an unforeseen variation in another area's revenues, while at the same time each component area's program will benefit in terms of staff resources efficiencies and economies derived from the concept of the "whole being greater than the sum of its parts."

* see note Table 3

EXHIBIT B

PROPOSED MODIFICATIONS
TO THE
LEHIGH ACRES CRA COMPONENT PLAN

The attached excerpts from the pages of the Lehigh Acres Community Redevelopment Plan (Exhibit 1) indicate where proposed amendments would occur. Strikeouts indicate deletions and underline indicates new language. In general, the amendments are as follows:

1. Page 2, "Goals and Objectives", has been amended to include incentives for industrial development activities in the Lehigh Acres Commerce Park.
2. Page 17, "Industrial". New language has been added to indicate that the Commerce Park has been underdeveloped and underutilized.
3. Page 41, Section 3.4, "Community Goals and Priority Projects", has been modified to include incentives for industrial activities in the Lehigh Acres Commerce Park.
4. Page 46, "Priority Projects". Industrial recruitment in the Lehigh Acres Commerce Park has been added as a new project.
5. Page 47, Section 3.5, "Redevelopment Focus", has been amended to include an element allowing for industrial development which would not negatively impact the core area of Lehigh Acres.
6. Pages 50, Section 3.6, "Funding Plan", has been amended to allow for acquisition of privately held properties for ultimate disposition to selected private developers.
7. Pages 51-52. The funding plan has been amended to add the proposed \$2,750,000 financial incentives package. The funding sources are identified as "Available County Revenues" because the specific source(s) has/have not been determined at the present time. As was noted earlier, the funding plan will be brought back before the local committee and the CRAC for a recommendation prior to any final determination.
8. Page 54, Section 3.7, "Funding Alternatives", has been amended to allow for a grant or loan to the CRA for industrial relocation and development in the Lehigh Acres Commerce Park.

**LEE COUNTY
LEHIGH ACRES
COMMUNITY REDEVELOPMENT PLAN
PROPOSED AMENDMENTS**

EXHIBIT 1

2. Increase police protection to provide a safer and more marketable community.
3. Develop bus shelters to protect the welfare of people using public transportation and to increase ridership on Lee Tran.
4. Make Gunnery Road enhancements to provide for the safety and welfare of young adults and community members who will use the new public library and high school.
5. Provide right of way beautification to increase the opportunity to develop a comprehensive landscape identity that would encourage a sense of neighborhood, community pride, and economic development.
6. Address the lack of street lighting to prevent accidents, increase resident safety, allow for better direction, and to create a sense of security.
7. Increase commercial zoning to provide for commercial opportunities and long term economic stability by the development of appropriate zoning and land use relationships.
8. Install community signs to develop a cohesive community image by producing a recognizable graphic and architectural identity.

9. Encourage economic development by providing incentives for the recruitment of industry to the Lehigh Acres Commerce Park.

Section 1.3 REDEVELOPMENT PLAN STATUTE REQUIREMENTS

According to Florida Statute 163.362, this redevelopment plan must and does contain:

1. A legal description of the community redevelopment area and a reason for establishing such boundaries.
2. Show by diagram and in general terms:
 - a) The approximate amount of open space to be provided and the street layout.
 - b) Limitations on the type, size, height, number, and proposed use of buildings.
 - c) The approximate number of dwelling units.
 - d) Such property as intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Physical conditions in the neighborhood shopping centers vary. The Homestead Shopping Center has major drainage problems at each entrance to the parking lot, the lot is in need of repaving, and the facade is adorned with cedar shakes, many of which are missing. Other centers have inadequate parking layouts, with haphazard angled parking, no curb stops, and a lack of landscaping. Signs are generally inconsistent with no uniform program for size, materials, color, illumination, location, heights, or design character.

In addition to the problems affecting the existing commercial core in Lehigh Acres, the issue of lack of adequate areas zoned for commercial activity in appropriate locations is apparent in the area. The total area zoned for commercial enterprises is 1,517.8 acres, or 3.4% of the total developable land area of Lehigh Acres. Much of the commercial zoning is spread out in a linear fashion along primary arterial and connector roadways. (Lee Boulevard and Homestead Road, for example), leading to a proliferation of decentralized strip commercial centers which will, in the future, clog traffic as well as contribute to the decline of the commercial core.

Residents of outlying properties in Lehigh Acres have to travel three to four miles for everyday shopping and service activities. There is a need to consider possible future amendments to the Lee County Comprehensive Plan and the zoning ordinance to permit additional nodes of commercial activity, including small service areas with

such uses as gas stations, mini-marts, automated bank tellers, and cleaners, to accommodate the needs of Lehigh Acres residents and visitors.

Industrial

The industrial area of Lehigh Acres is located at its westernmost terminus, along the Lee Boulevard corridor. Several light industrial uses and warehouses can be found in this area, which is near the Lehigh Acres Welcome Center, approximately five miles from the center of town. The Commerce Park is under developed and underutilized at the present time.

Institutional

The category of institutional land uses, as defined by the Lee County Property Appraiser, includes religious institutions, private hospitals, private schools, nursing homes and private Adult Congregate Living Facilities (ACLF's), cemeteries and mortuaries, orphanages, and private clubs, lodges, and union halls. The predominant institutional uses in Lehigh Acres are the religious institutions scattered throughout the community and East Pointe Hospital.

East Pointe Hospital is located adjacent to the central commercial core of the community on Lee Boulevard. East Pointe is a full-service medical facility providing emergency room care, maternity wards, and other medical services. The hospital is also a major employer

Gunnery Road Improvements

Right of Way Beautification

Street Lighting

Commercial Zoning

Community Signs

Community Goals

1. To provide a community bike path and sidewalk system that would protect the safety and welfare of pedestrians.
2. Increase police protection to provide a safer and more marketable community.
3. Develop bus shelters to protect the welfare of people using public transportation and to increase ridership on Lee Tran.
4. Make Gunnery Road enhancements to provide for the safety and welfare of young adults and community members who will use the new public library and high school.
5. Provide right of way beautification to increase the opportunity to develop a comprehensive landscape identity that would encourage a sense of

neighborhood, community pride, and economic development.

6. Address the lack of street lighting to prevent accidents, increase resident safety, allow for better direction, and to create a sense of security.
7. Increase commercial zoning to provide for commercial opportunities and long term economic stability by the development of appropriate zoning and land use relationships.
8. Install community signs to develop a cohesive community image by producing a recognizable graphic and architectural identity.
9. Encourage economic development by providing incentives for the recruitment of industry to the Lehigh Acres Commerce Park.

PRIORITY #9

GOAL: Develop a cohesive community image by producing a recognizable graphic and architectural theme."

PROJECT:
ADD AND UPDATE COMMUNITY SIGNS

SOLUTION:
Conduct a study to determine community sign needs
Develop design standards for new signs

WHERE:
Where study indicates
Throughout Lehigh Acres
Main arteries
Entrance to various neighborhoods

BLIGHT CRITERIA SATISFIED? Yes

CONSTRUCTION OR PROGRAM PROJECT?
Construction

STAFF RECOMMENDATION:

Develop design standards and criteria as a part of the Lehigh Acres master plan.

PRIORITY #10

GOAL: Economic development.

PROJECT:
INDUSTRIAL RECRUITMENT

SOLUTION:
Encourage economic development by providing incentives for the recruitment of industry.

WHERE:
Lehigh Acres Commerce Park

BLIGHT CRITERIA SATISFIED? Yes

CONSTRUCTION OR PROGRAM PROJECT?
Construction

STAFF RECOMMENDATION:

Establish a Economic Development Fund for industrial recruitment activities.

Section 3.5 THE REDEVELOPMENT FOCUS

As part of the planning process, the community identified issues which are a priority to the residents of Lehigh Acres. These include pedestrian, recreational, traffic, beautification, economic development and land use issues. Every topic identified is addressed in the plan concept for the core area of Lehigh Acres where the majority of the community's residents reside. It should be noted that industrial recruitment in the Commerce Park will enhance the economic base of Lehigh Acres and will not negatively impact the core area.

The concept consists of a central retail spine with gateway anchors at each end of the business district. Framing the retail spine are two outer triangular parcels which could be planned as mixed use multi-family housing, retail/office developments. Fronting both of these outer parcels are canals which could be reinforced as feature waterfront landscapes providing an incentive for future real estate development.

The surrounding residential community is interconnected to the center with improved vehicular and pedestrian linkages. New entry roadways and canal pedestrian paths finger-in toward the center creating flexible opportunities for residents to reach the core area on foot or by car for shopping, work or recreation.

The core area is linked to the outer edges of the community by Lee Boulevard which is geographically separate from the core area and should be addressed separately. Pressure from strip commercial development along Lee Boulevard threatens to undermine the urban fabric and economic development potential of the community.

This pattern of land use development negatively impacts residents' ways of life by creating traffic problems which affect every activity each person initiates. Lee Boulevard is viewed by residents as the "Main Street" and gateway of Lehigh Acres. It is proposed that the boulevard be treated as such with consideration given to discouraging strip commercial development and promoting a landscape which can enhance the image of Lehigh Acres.

A similar boulevard nearby is McGregor Boulevard and the imagery it gave to the City of Fort Myers.

The Central Canal is also a linkage to the edges of the community. Secondary canal paths lead residents to what can become the backyard of Lehigh Acres. Bicycle paths, picnic areas, canoe facilities, jogging and nature interpretive paths can enliven this waterfront amenity. Programming activities such as art fairs, summer concerts and Fourth of July fireworks displays can bring the entire community together to share and enjoy their civic space.

Section 3.6 FUNDING PLAN

The following table indicates community identified projects, project cost estimates, project locations, and other possible funding sources for Phase I redevelopment activities.

The funding plan allows for acquisition of privately held properties needed to implement a commercial or industrial redevelopment program and the assembly of separately owned parcels into one package for acquisition, disposition, and relocation to selected private developers.

It is the desire of the Lehigh Acres community to have the same projects that are listed in Phase I also included in Phase II, Phase III, and Phase IV. The latter phases will connect to the redevelopment of the remaining neighborhood centers.

Undoubtedly, there will be additional projects generated in latter phases as a result of future market demands and master plan recommendations.

Because master plan recommendations are not available for later redevelopment projects, cost projections were not performed for Phase II, III, and IV projects. At this point, specific cost projections are not predictable.

PAGE 8
FUNDING PLAN

PHASE I: 1-5 YEARS

OTHER POSSIBLE
FUNDING SOURCES

PROGRAM/PROJECT

TIF

Master Plan

\$100,000

Sidewalk/Bikeway Construction
Core Area
Commercial Boulevard

\$405,000
Estimated at 5.5 miles of
sidewalk or bikeway for
core area and Neighborhood
Center A. Actual cost to be
considered after master plan
recommendations.

CIP
Private sector

Lehigh Acres LRPC
Neighborhood Watch
Lee County Safe Neighborhood Plan

Community Contributions
Sheriff's Office

Bus Shelter Construction
Core Area
Commercial Boulevard
Neighborhood Center A

\$80,000
Estimated at \$10,000 for
8 units. Actual cost to be
determined after master
plan recommendations

Lee Tran
Private sector

Lehigh Acres LRPC
Interaction with Local Clubs to
Contribute to ROW improvements

Community Contributions

<u>PROGRAM/PROJECT</u>	<u>TIF</u>	<u>OTHER POSSIBLE FUNDING SOURCES</u>
Right of Way Beautification Core Area	Estimated at \$25,000 Specific amount to be determined after master plan.	CIP Private Sector
Street Light Improvements Core area Commercial Boulevard Neighborhood Center A	\$75,000 Core area lighting Total cost to be determined after master plan.	Street Lighting District Private Sector
Lehigh Acres LRPC Commercial zoning Comp. Plan amendments as needed.	---	Lehigh Corporation Private Sector
Construct & Install Community Signs Core area Commercial Boulevard Neighborhood Center A	\$40,000 Est. cost @ \$10,000 per unit. Total cost to be determined after master plan.	CIP Private Sector
TOTAL (PHASE I)	\$725,000	
<u>Industrial Recruitment</u> <u>Lehigh Acres Commerce Park</u>	<u>\$2,750,000</u>	<u>Available</u> <u>County</u> <u>Resources</u>
<u>TOTAL (PHASE I)</u>	<u>\$3,475,000</u>	

would be done within three years of the approval of the community redevelopment plan pursuant to a preexisting capital improvement plan.

*Government operating expenses unrelated to planning and carrying out community redevelopment plans.

Revenue Bonds

Under Florida Statute 163.385(1), a county, municipality, or community redevelopment agency may issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment efforts listed under FS 163.

At this time, the Lee County Board of County Commissioners has not issued revenue bonds or approved borrowing to finance redevelopment pursuant to F.S. 163.

Private and Corporate Donations

Donations are encouraged and will be pursued during the Lehigh Acres redevelopment process. Contributions will be sought to fund such community improvements as bus shelters, landscaping, and community signs.

Grants

Grants will be pursued by the CRA staff and Lehigh Acres LRPC to offset the cost of redevelopment. Typical grants may include Community Development Block

Grants, Florida DOT Highway Beautification Grants, and Safe Neighborhood Grants, among others.

Industrial Recruitment Grants/Loans

Public or Private grants and loans to the Community Redevelopment Agency will be pursued as an incentive for industrial relocation and development in the Lehigh Acres Commerce Park. A Lehigh Economic Development Fund will be established for this purpose.

Capital Improvement Projects

Current and future Capital Improvement Projects are planned for the Lehigh Acres redevelopment area. These projects are scheduled for fiscal year 1993 + and are programmed for construction or improvements:

- * 4 lane SR884
- * 4 lane Leeland Heights Boulevard
- * Lehigh Acres Community Park Northeast
- * Lehigh Acres Community Park South
- * East County Regional Library
- * Lehigh Acres Community Recreation Center