

RECREATION & OPEN SPACE

Leisure

One of the most significant goals of the Village is maintaining a variety of recreation areas and open spaces to meet the needs of the residents. High quality recreation opportunities and open spaces are desired by Village residents to provide venues for leisure and greenery within the community.



Estero Community Park

Estero Community Park is located in the heart of the Village. It is a valuable resource for residents of all ages for gathering, play and outdoor enjoyment. The Village will explore opportunities to expand this park as an asset that may serve the Village’s need for a signature recreation space and center of civic activities.

Water

Southwest Florida boasts natural waterways that are of recreational value to residents and visitors. Recognizing the significance of the Estero River, the Village seeks to increase recreational potential and access while protecting this resource from any negative impacts of human activity.

Linkages

In the spirit of the community’s appreciation for outdoor activity and recreation, the Village will maximize opportunities to develop pathways that link Estero Community Park, Estero Bay Preserve, Koreshan State Park, and the Estero River with destinations near and far.

Coordination

Through a Village wide master planning effort, the Village will identify the strategies and priorities for recreation and open space. This will inform the Village efforts to coordinate with The School District, and county and state agencies that manage Estero Community Park, Estero Bay Preserve, and Koreshan State Park.

One look at the extent of green areas on the Village's Future Land Use Map, and it is apparent that Village residents enjoy a variety of recreation facilities and open spaces. Many assets are in the public domain, and an even greater amount of recreation and open space lies within private communities. The public parks within Estero are currently operated by other agencies. The goals, objectives and policies outlined in this Element demonstrate the Village's commitment to support public park facilities through coordination and expanding recreational opportunities and open spaces for its residents.

Master Planning Effort

A Village-wide master plan will be conducted to assess current conditions and identify and prioritize recreation and open space needs and desires of the community. This master plan will address the needs and desires of all ages, including indoor and outdoor facilities, and the future opportunities related to Estero Community Park.

Interconnections

A common theme of the Village is increasing access and connectivity, especially for outdoor enjoyment. Connecting residents to natural waterways of the Estero River, Estero Bay, and beaches to the west and for recreational purposes is to be balanced with controlling impacts in recognition of their significance and sensitivity. The Village also seeks to connect parks with each other and with destinations via pathways and potential use of the CSX rail corridor and FPL corridor.

Coordination

The Village will continue collaborating with Lee County, the State of Florida, The School District, private developers and other local, state, and national organizations to enhance the existing facilities, including State Parks; increase the opportunities for public access, and encourage additional recreational facilities and services to be provided at those sites in ways that do not compromise the protection of the natural resources.

REC-1

GOAL Support Estero’s quality of life through the development of a broad array of parks, public open spaces, recreational services, recreational facilities, and unique natural environments by collaborating with Lee County, the State of Florida, private developers and other local, state, and national organizations.

RECREATION & OPEN SPACE MASTER PLAN

REC-1.1

OBJECTIVE The Village has thousands of acres of public and private natural areas that are protected as state parks, public lands, or private preserve areas. These areas offer tremendous ecological, environmental, recreational and community benefits to the Village. The Village will collaborate with public agencies and private developers to preserve and maintain interconnected natural areas to benefit citizens and visitors.



Image by Johnson Engineering, Inc.

POLICIES

- REC-1.1.1** Through the master planning process, assess existing park facilities and services and determine if improvements and additions are desired to better serve the residents.
- REC-1.1.2** Through the master planning process develop a system to prioritize recreation and open space improvements to meet the needs of the residents.
- REC-1.1.3** Through the master planning process, address the need for diversity of recreation and open space opportunities for the Village residents.
- REC-1.1.4** Through the master planning process, determine minimum recommended recreational and open space service and facilities guidelines, to prioritize recreation and open space needs in the five-year Capital Improvements Plan.
- REC-1.1.5** Through the master planning process, evaluate neighborhood park needs.

OBJECTIVE

Evaluate Estero Community Park as a Village asset that may serve the Village’s need for a signature recreation space and focal point.



POLICIES

REC-1.2.1 Evaluate potential for constructing the originally planned westerly Estero Community Park entrance onto Via Coconut Point.

REC-1.2.2 Evaluate other areas for potential signature recreation spaces.

OBJECTIVE

Increase the recreation potential of the Village's natural waterways and recognize the importance of the Estero River as a unique asset



POLICIES

REC-1.3.1 Consider implementing policies to increase safety for all motorized and non-motorized water bound vessels.

REC-1.3.2 Seek opportunities to provide boat ramps, and canoe/kayak launches; in appropriate areas.

REC-1.3.3 Evaluate locations, design standards, and implementation techniques for providing public access to appropriate waterways.

REC-1.3.4 Improve public access, use, and enjoyment of Estero’s waterfront and water-based resources by supporting the creation of community water-based amenities such as Estero Bay water taxi, marina facilities, or other water-dependent facilities on a limited basis where appropriate.

REC-1.3.5 Encourage new development to provide public access to Estero waterways, as appropriate. Particular emphasis shall be given to properties along Estero River and its tributaries.

REC-1.3.6 Consider requirements or incentives in the land development code for new development and redevelopment to provide water access when developing along or near water bodies.

REC-1.3.7 Pursue grants and other initiatives such as the "Save Our Coast" program as funding sources for additional water accesses.

REC-1.3.8 Develop appropriate public/private and public/non-profit partnerships with land owners, businesses, and organizations that provide recreational opportunities to the public or that maintain open space for recreation or conservation purposes. When feasible, the Village shall encourage and provide assistance to entities that further the recreation and open space goals and objectives of this element, especially those entities that provide public access to the Estero River.

REC-1.3.9 Discourage conversion of water dependent uses to other uses.

OBJECTIVE

It is a priority of the Village to link areas with a non-motorized travel network, particularly Koreshan State Historic Site, the Boomer property, the Happehatchee Center, Estero Bay Preserve State Park, and Estero Community Park.



POLICIES

REC-1.4.1 As part of the recreation & open space master planning process, design a path system of greenways, blueways, and shared-use paths that connect the Estero Community Park, Village Center, Happehatchee Center, Estero Bay Preserve State Park, Koreshan State Historic Site, Boomer Property, Estero River, CSX rail corridor, Edison Farms, Coconut Point Shopping Center, and as many other destinations and residential neighborhoods as possible. This includes seeking opportunities to establish a pedestrian or bicycle path along the Estero River to provide recreation opportunities and interconnection.



Above diagram provided by Estero Council of Community Leaders

REC-1.4.2 Support efforts of the Lee County Metropolitan Planning Organization (MPO) to plan for hiking/biking/walking trails along the CSX rail corridor and other alternative areas.

REC-1.4.3 Seek SUN Trail grant funding to establish the CSX rail corridor as a greenway to provide recreation and open space opportunities and interconnection between residential areas, the Village Center, and other destinations.

REC-1.4.4 Coordinate with the MPO to develop a Bicycle & Pedestrian Master Plan.

REC-1.4.5 Investigate the appropriateness of extending the Estero River blueway to the Village Center as part of the master planning process.

REC-1.4.6 Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect, develop, and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives.

REC-1.4.7 New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Recreation & Open Space Master Plan, should

incorporate the greenway trail into their development design, which may count towards the projects' general open space requirements.

REC-1.4.8 Seek opportunities to provide canoe/kayak launches along the blueways intersecting with greenways in ways that do not compromise the protection of natural resources.

REC-1.4.9 Work with private developments to provide blueway, sidewalk, and/or shared-use path linkages through the use of incentives, Land Development Code requirements, and other development tools.

REC-1.4.10 Provide nodes along greenways and multi-use paths, whenever possible. Input from community groups, Lee County, the Metropolitan Planning Organization, and the Florida Department of Transportation may be requested to create land development code guidelines for greenway and multi-use path nodes, which may include the provision of landscaping, stationary fitness equipment, benches, grills, and shade structures. In addition to developer funded nodes, potential funding sources could include public/private partnerships, community involvement programs, and community groups.

OBJECTIVE

Seek opportunities to improve state parks and Conservation 20/20 preserves that are within, adjacent to, or near the Village boundaries through enhancing the existing facilities, increasing the opportunities for public access, and encouraging additional recreational facilities, programs, and services to be provided at those sites in ways that do not compromise the protection of the natural resources.



POLICIES

REC-1.5.1 Support the Koreshan State Historic Site by collaborating with the appropriate agencies to improve pedestrian and bicycle access, historic resources and structures, and community park programs and activities.

REC-1.5.2 Provide recreational opportunities within Estero Bay State Buffer Preserve, Edison Farms, Estero River, and Estero Bay by collaborating with the appropriate local, regional, and state agencies and private property owners to ensure the community's parks, preserves, natural amenities, and open spaces have easy access, parking, trails, and other community amenities in ways that do not compromise the protection of the natural resources.

REC-1.5.3 Coordinate with state agencies to evaluate additional active recreational uses in appropriate areas of state parks and facilities.

OBJECTIVE

Encourage the creation of neighborhood parks, pocket parks, linear parks and open space.



Image by Johnson Engineering, Inc.

POLICIES

REC-1.6.1 Encourage the incorporation of pocket parks, linear parks, neighborhood parks and/or open space in the design of all new developments. Open space can be provided for spaciousness along streets, in private common areas, and in public areas.

REC-1.6.2 Assist existing neighborhoods which seek to create neighborhood parks and/or recreationally useful open space. Assistance can include design guidance and the creation of a municipal service taxing unit.

REC-1.6.3 Investigate alternative funding sources for the provision of neighborhood parks and/or recreationally useful open space, such as public/private partnerships, community involvement programs, community groups, and state, federal, and local grants.

REC-1.6.4 Protect recreation and open space areas from conversion to incompatible public or private uses.

OBJECTIVE

Encourage a variety of recreational programs to be offered to residents.



POLICIES

- REC-1.7.1** Notify residents of recreation services provided within Estero to attract and expand participation.
- REC-1.7.2** Encourage and promote fitness programs to encourage healthy lifestyles among residents.
- REC-1.7.3** Encourage guided historical tours on greenways and blueways, and at recreational facilities, open spaces, and historical sites.
- REC-1.7.4** Coordinate with the owners and/or operators of Germain Arena to promote that facility's use for recreational and other community enhancing activities.

OBJECTIVE

Coordinate with the Lee County School Board to co-locate and share facilities and develop mutually beneficial strategies to meet the community's recreation and open space needs.



Image by Johnson Engineering, Inc.

POLICIES

- REC-1.8.1** Work with the School Board to meet community recreation needs.
- REC-1.8.2** Work with the School Board to establish procedures for maintenance of the facilities and properties.

OBJECTIVE

The Village shall plan and budget to meet current and future recreation and open space needs.

POLICIES

REC-1.9.1 Seek grant funding opportunities for recreation and open space projects, as appropriate.

REC-1.9.2 Land development will be required to bear a proportionate cost of the provision of new or expanded parks required by such development. The Village will continue to coordinate with Lee County on the distribution of impact fees and, as part of the master planning process, the Village shall assess the possibility of charging recreation impact fees for new development and redevelopment within the Village.

REC-1.9.3 The Capital Improvements Program will identify funding for recreation and open space projects, as needed.

INTERGOVERNMENTAL COORDINATION

Management

The continuous growth, success and endurance of Estero will be the result of proper communication and planning within the Village and across the region. The Village will coordinate with all appropriate agencies and other entities implementing plans, services, and programs affecting the Village.



Growth Management

Of utmost importance to Village residents in maintaining and enhancing the character of the community. Coordination with surrounding jurisdictions, the state, and the region is crucial to address any impacts of growth from outside the community.

Transportation Systems

Most of the major roadways that impact the Village are owned and operated by the County or State. Coordination on the conditions and future plans for these corridors is of great importance to maintaining the community character and quality of life in Estero.

Essential Services and Natural Resources

Other agencies provide and manage water, sewer, storm water management, and solid waste services to Estero. Significant parks and natural areas within the Village are owned and operated by the State and other agencies. The Village is committed to coordinating with these agencies to ensure high quality and cost-effective service delivery and protection of resources in keeping with Estero's values.

Educational assets

Coordination with the School District of Lee County and Florida Gulf Coast University (FGCU) are important to meeting needs of the current and future school aged and adult populations.

Estero recognizes that successful implementation of this comprehensive plan, and ultimately the successful delivery of essential services in Estero, is dependent on planning and coordination with other entities.

Government Coordination

The Village will coordinate with all government agencies whose decisions impact the planning of the Village. This includes coordination with the Department of Economic Opportunity, participation in the Southwest Regional Planning Council community workshops regarding regional issues, and participation in the Florida League of Cities.

The Village will coordinate with Lee County Utilities and Bonita Springs Utilities, and other entities as necessary, regarding water and sewer services.

Transportation planning will be coordinated with the Metropolitan Planning Organization (MPO), Lee County, and the Florida Department of Transportation (FDOT), and other entities as necessary.

Water Supply Coordination and Protection

Water supply plan coordination between the Village and the South Florida Water Management District will be conducted to ensure that the Village Comprehensive Plan remains consistent with the District's latest regional water supply plan.

Education Coordination

The Village will coordinate with the School District of Lee County in the planning, development and siting of schools to ensure that their location is consistent with Village growth policies and developed with co-located public recreation facilities and services.

The Village will work with Florida Gulf Coast University (FGCU) to support locating professional and research facilities that will generate economic development within Village limits near the University.

ICE-1

GOAL Coordinate with all government agencies and other entities implementing plans, services, and programs affecting the Village.

GROWTH MANAGEMENT AND PLANNING COORDINATION

ICE-1.1

OBJECTIVE The Village shall continue and improve coordination activities among government agencies with planning and impact assessment duties affecting the Village.



Image from estero-fl.gov

POLICIES ICE-1.1.1 The Village shall coordinate with the Department of Economic Opportunity and other state agencies for planning purposes.

ICE-1.1.2 As needed, participate in the Southwest Regional Planning Council community workshops regarding regional issues such as economic development/redevelopment, emergency evacuation and/or sea level rise.

ICE-1.1.3 The Village’s review of local developments shall include coordination with state agencies; as well as adjacent jurisdictions and federal agencies when necessary.

ICE-1.1.4 Participate in the Florida League of Cities to ensure full cooperation in county-wide issues that may involve the Village.

ICE-1.1.5 Evaluate a need for a joint land use agreement with Lee County to better enable Village input concerning proposed unincorporated developments impacting the Village.

ICE-1.1.6 The Village will evaluate the feasibility of a joint planning agreement with Lee County to coordinate on issues and impacts resulting from development east of the Village, particularly along Corkscrew Road and in the Density Reduction/Groundwater Resource areas.

ICE-1.1.7 Pursuant to requirements of the Florida Statutes, the Village shall participate in any intergovernmental dispute resolution process provided by the Southwest Florida Regional Planning Council for the resolution of intergovernmental planning and growth management issues, excluding regulatory matters unless requested by the parties.

ICE-1.1.8 The Village will work with the county and adjacent jurisdictions to develop joint planning areas as needed, per Section 163.3177(6)(h)(1)(a) of the Florida Statutes.

SERVICE COORDINATION

ICE-1.2

OBJECTIVE

Continue and improve coordination with other units of local government and other entities providing utility services.



Image by Johnson Engineering, Inc.

POLICIES

ICE-1.2.1 Coordinate with Lee County Utilities and Bonita Springs Utilities to ensure provision of acceptable levels of potable water service.

ICE-1.2.2 Coordinate with Lee County Utilities and Bonita Springs Utilities to ensure the provision of acceptable levels of sanitary sewer service.

ICE-1.2.3 Evaluate current mechanisms used for intergovernmental coordination and determine the need to increase intergovernmental coordination activities regarding issues involving: emergency preparedness, traffic engineering, fire rescue, police, water and wastewater treatment and administration.

WATER SUPPLY PLAN COORDINATION

ICE-1.3

OBJECTIVE

The Village shall coordinate with the South Florida Water Management District to ensure that the Village Comprehensive Plan remains consistent with the District's latest regional water supply plan.

POLICIES

ICE-1.3.1 Continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Village Comprehensive Plan and the Village's Water Supply Facilities Work Plan.

ICE-1.3.2 Coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

PROTECTING NATURAL RESOURCE SYSTEMS

ICE-1.4

OBJECTIVE

The Village shall protect natural resource systems that cross governmental boundaries through intergovernmental coordination.



Image by Village Staff

POLICIES

ICE-1.4.1 Participate with adjacent county agencies and state and federal environmental agencies in regularly conducted natural resource protection intergovernmental coordination meetings.

ICE-1.4.2 Collaborate with the State of Florida to the extent practicable in order to maintain and enhance the Koreshan State Historic Site’s natural areas to protect wildlife and plant communities for the public’s benefit.

ICE-1.4.3 Participate with other appropriate governments to prepare and implement water management plans, including the Estero Bay Agency on Bay Management, Charlotte Harbor National Estuary Program, the Charlotte Harbor Management Plan, DEP aquatic preserve management plans, water supply plans, and other water resource management plans.

TRANSPORTATION COORDINATION

ICE-1.5

OBJECTIVE

Coordinate transportation activities with the appropriate agencies and governments.



Image by Johnson Engineering, Inc.

POLICIES

ICE-1.5.1 Participate with the Metropolitan Planning Organization (MPO) and the Technical Advisory Committee for matters of coordination in transportation planning and implementation.

ICE-1.5.2 Use interlocal agreements and other appropriate methods of cooperation to ensure proper coordination concerning Lee County and State DOT roadways within the Village.

ICE-1.5.3 The Village will coordinate with the Lee County Port Authority, by way of an interlocal agreement or other means to assure consistency with airport zoning regulations, consistent with Florida Statute Section 333.03(1)(b).

ANNEXATION

ICE-1.6

OBJECTIVE

Adopt an annexation policy that will enhance and preserve the character of the Village.

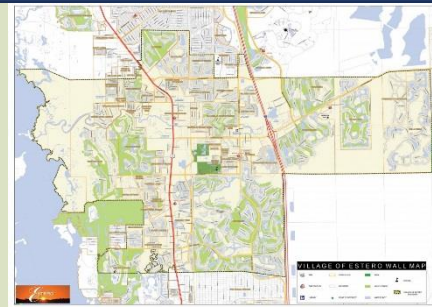


Image from estero-fl.gov

POLICIES

ICE-1.6.1 Approach annexation on a case by case basis considering the following criteria:

- A. Impact on the level or quality of existing services to residents
- B. Impact on the Village Vision
- C. Consistency of the area with the character of the Village
- D. Use of Village services by residents of area to be considered for annexation
- E. Financial benefits and costs

SCHOOL DISTRICT COORDINATION

ICE-1.7

OBJECTIVE

Coordinate with the School District of Lee County in the planning, development and siting of schools within its jurisdiction.



Image by Johnson Engineering, Inc.

POLICIES

ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

ICE-1.7.2 To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.

FLORIDA GULF COAST UNIVERSITY (FGCU) COORDINATION

ICE-1.8

OBJECTIVE

Work collaboratively with FGCU in its efforts to guide the development of professional, and research and development economic areas in its jurisdiction and near FGCU.



POLICIES

ICE-1.8.1 Whenever feasible and appropriate, strive to facilitate the development of professional facilities and research and development facilities within the Village. Particular emphasis shall be placed on locating such facilities in close proximity to FGCU educational resources and advanced technology facilities.

CAPITAL IMPROVEMENTS

Needs

To maintain a high standard of living, the Village will annually analyze existing conditions and available finances to prioritize and implement capital improvements necessary to maintain adopted level of service (LOS) standards.



Five-Year Capital Improvements Program

A five-year capital improvements program will be established to outline funding for capital improvement projects.

Concurrency Management

Level of service standards serve as a basis for facility design and for concurrency management.

Coordination

Capital plans will be coordinated with other service providers and the public school system to ensure capital improvements are consistent with Village interests.

The Village believes in the importance of education to support and enrich a vibrant and attractive community. The public schools in Estero are owned and operated by the School District of Lee County. Other providers include private schools and charter schools. The Village's coordination efforts with these providers will be focused on ensuring schools are located conveniently for its families, and ensuring the schools of the Estero area are recognized for excellence.

Location and Development

The Village will collaborate with the School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies, the future land use map and the needs of the future populations and developed with co-located public recreation facilities and services.

Facilities Coordination

On and off-site improvements associated with existing and new school facilities will be coordinated between the Village and the entity developing the facilities to ensure that schools are neighborhood oriented and well connected to other community facilities.

Services Levels

The Village will work with the School District of Lee County to measure capacity and anticipate needs to ensure adequate facilities are provided to its school aged population. This will be done through the established Lee County public school concurrency management system.

Education and Outreach Programming

The Village supports education to enrich the experiences of students and all citizens through a coordinated education and outreach program. Projects relate to Estero's local environment and local economy are examples of opportunities for residents and students to benefit from Estero's unique assets through an integrated a public education program.

CIE-1

GOAL

To provide public facilities and services adequate to serve the needs of both existing and future development.

FIVE YEAR CAPITAL IMPROVEMENTS PROGRAM

CIE-1.1

OBJECTIVE

Ensure the provision of public facilities at the adopted level of service standards by establishing a capital improvements programming and budgeting system and using the Village's adopted level of service standards as the basic gauge of need and compliance through the Village's concurrency management system and 5-year schedule of capital improvements.



Image by Johnson Engineering, Inc.

POLICIES

CIE-1.1.1 The Village shall annually prepare and adopt an updated five-year Capital Improvements Program showing all public facility development projects to be undertaken during the ensuing five-year period.

CIE-1.1.2 The five-year Capital Improvements Program shall be financially feasible.

CIE-1.1.3 The five-year Capital Improvements Program shall be consistent with all other Comprehensive Plan elements.

CIE-1.1.4 In order to coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects, the Village shall include in its annual update of five-year capital improvements program the first five years of the ten-year Water Supply Facility Work Plan (WSFWP) to ensure consistency between the Potable Water Sub-Element of the Infrastructure Element and the Capital Improvements Element.

CIE-1.1.5 Capital improvements determined to be necessary to implement the goals, objectives, and policies of this Comprehensive Plan shall be given priority. During the annual update of the five-year Capital Improvements Program, such improvements with costs exceeding \$25,000 and with a life expectancy greater than five years shall be included in the schedule.

CIE-1.1.6 The Village shall annually prioritize funding for recreation and open space land acquisition according to the recommendations of the Estero Recreation & Open Space Master Plan.

CIE-1.1.7 Explore opportunities to identify, prioritize, and fund local capital improvement projects (particularly projects that enhance transportation and infrastructure systems) within the Estero community. Evaluate the feasibility of local, dedicated funding options—e.g.: Municipal Service Benefit Unit (MSBU), Tax Increment Finance District, or other similar mechanism. Capital projects that could be targeted for such funding include:

- A. Streetscape improvements such as roadway pavers, street furniture, street signs and lighting, trash receptacles, and other hardscape features—particularly in Old Estero and within new mixed-use centers;
- B. Pedestrian scale lighting;
- C. Landscaping and hardscape features—particularly along US 41;
- D. Public trails and greenways facilities;
- E. Blue way facilities that provide public access to Estero River;
- F. Multi-modal transportation facilities that expand or establish pedestrian, bike, transit, and rail services;
- G. Public space, park, and recreational facilities;
- H. Urban level infrastructure services and systems within mixed-use center areas; and
- I. Historic resources and facilities such as those associated with the Koreshan Park and Estero Community Park.

CIE-1.1.8 Seek all realistic grant opportunities to fund projects in the Five-year Capital Improvements Schedule.

LEVELS OF SERVICE

CIE-1.2

OBJECTIVE

Level of service (LOS) standards will be the basis for planning the provision of required public facilities within the Village. Some of these standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. The level of service standards will be the basis for facility design, for setting impact fees, and (where applicable) for concurrency management.



Image by Johnson Engineering, Inc.

POLICIES

CIE-1.2.1 Land use decisions shall be made based upon available or projected fiscal resources in coordination with a five-year capital improvements program which maintains adopted level of service standards and meets existing and future facility needs.

CIE-1.2.2 Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development.

CIE-1.2.3 The minimum acceptable level of service standard for potable water connections to Lee County Utilities will be:

An available supply and treatment capacity of 250 gallons per day per equivalent residential connection (ERC), except that facilities serving only multi-family or mobile home residential structures must have a capacity of 200 gallons per day and facilities serving only recreational vehicle or travel trailer residential structures must have a capacity of 100 gallons per day.

CIE-1.2.4 The minimum acceptable level of service standard for potable water connections to Bonita Springs Utilities will be:

An available supply and treatment capacity of 235 gallons per day per equivalent residential connection (ERC) and delivery of potable water at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere in the system.

CIE-1.2.5 The minimum acceptable level of service standard for sanitary sewer connections to Lee County Utilities is established for the basic facility capacity, which is the principal productive capital of a water or sewer system, i.e., a wellfield and water treatment plant, as distinguished from the distribution system. The minimum acceptable level of service for Lee County Utilities sanitary sewer will be:

Available basic facility capacity to treat and dispose of a volume of wastewater equal to 200 gallons per day per equivalent residential connection (ERC), except that facilities serving only multifamily or mobile home residential structures shall have a capacity of 160 gallons per day and facilities serving only recreational vehicles or travel trailer residential structures must have a capacity of 80 gallons per day.

CIE-1.2.6 The minimum acceptable level-of-service standards for sanitary sewer connections to Bonita Springs Utilities will be:

Available capacity to treat and dispose of a volume of wastewater equal to 200 gallons per day per equivalent residential connection (ERC), except that facilities serving only mobile home residential structures shall have a capacity of 150 gallons per day and facilities serving only travel trailer residential structures shall have a capacity of 120 gallons per day.

CIE-1.2.7 The following surface water management standards are adopted as minimum acceptable levels of service:

- A. The existing surface water management system in the Village will be sufficient to prevent the flooding of designated evacuation routes (U.S. 41, Corkscrew Road, Three Oaks Parkway, Interstate 75, and Ben Hill Griffin Parkway) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

All new private and public and private infrastructure shall be constructed with floor slabs constructed a minimum of one (1) foot above the 100-year, 3-day storm event flood plain level and shall be safe from flooding from a 100-year, 3-day storm event (rainfall).

- B. Regulation of Private and Public Development

Surface water management systems in new private and public developments (excluding widening of existing roads) must be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]).

Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in state rules including but not limited to requirements listed in Numeric Nutrient Criteria and Total Maximum Daily Loads and Basin Management Action Plans.

New developments must be designed to avoid increased flooding of surrounding areas ~~and be consistent with the adopted recommendations of the Village Stormwater Master Plan~~. Development must be designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to approximate the natural surface water systems in terms of rate, hydroperiod, basin and quality, and to eliminate the disruption of wetlands and flowways, whose preservation is deemed in the public interest.

- C. Design trunk conveyance crossings of arterial roads to be free of flooding from 25-year, 3-day storm events at a minimum.
- D. Other standards may be added by amendment to this comprehensive plan for development impacting water bodies that have water quality impairments identified by Florida Department of Environmental Protection, including but not limited to the following water bodies: 3258C4 - Mullock Creek (Marine Segment); 3258C - Mullock Creek; 3258D1 - Estero River (Marine Segment); 3258D2 - Estero River; 3258H2 - Spring Creek (Marine Segment).

CIE-1.2.8 The minimum acceptable level-of-service standard for availability of solid waste disposal facilities is 7 pounds per capita per day.

CIE-1.2.9 Minimum acceptable motorized vehicle Level of Service (LOS) Standards for roadways as established by the state of Florida and Lee County are recognized as shown below:

Arterials	E
Collectors	E

CIE-1.2.10 The Village adopts the following LOS standards for public schools, 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 Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

CONCURRENCY MANAGEMENT

CIE-1.3

OBJECTIVE

The Village shall ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders. Maximize fiscal resources available to the Village for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

POLICIES

CIE-1.3.1 The Village shall coordinate proportionate fair share mitigation procedures and payments with Lee County, the Florida Department of Transportation, and the Lee County School District, where applicable.

CIE-1.3.2 Coordinate planning for the Village improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Lee County, [Lee County Metropolitan Planning Organization \(MPO\)](#) and adjacent municipalities when applicable.

CIE-1.3.3 Repair, rehabilitate, and replace the Village’s capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

CIE-1.3.4 The Village shall follow the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development.

- A Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Village shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Village of a certificate of occupancy or its functional equivalent.
- B. Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Village approves a building permit that results in traffic generation.

CIE-1.3.5 Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

CIE-1.3.6 Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

CIE-1.3.7 ~~Decisions regarding land use planning and the issuance of~~ Development orders and permits ~~consider the availability of~~ will not be issued unless the required public facilities and services (transportation, schools, water, sewer, drainage, and solid waste) necessary to support such development at the adopted LOS standards are available concurrent with the associated impacts.

CIE-1.3.8 Coordinate with road, utility and infrastructure service providers within the Village to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

SCHOOL COORDINATION		CIE-1.4
OBJECTIVE	Coordinate public school capital improvements with the school district through an interlocal agreement.	

POLICIES

CIE-1.4.1 Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools and roadways.

CIE-1.4.2 Capital improvements associated with the construction of educational facilities are the responsibility of the Lee County School District, as well as addressing financial feasibility associated with school concurrency. The Village shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five-Year Plan and Capital Budget.

CIE-1.4.3 For public school facilities, a proportionate share mitigation agreement is subject to approval by Lee County School District and the Village and shall be (for each development) executed as authorized by the overall master school interlocal agreement.~~included in an interlocal agreement between the School District and the Village.~~

Capital Improvement Schedule

Project #	Project Name	Estimated Project Cost	Funding Source	CIP Budget FY 17-18	CIP Budget FY 18-19	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	6 Year Total Cost
Transportation										
	Estero Pkwy Road Resurfacing ³	\$ 1,019,204.00		\$ 1,019,204.00						\$ 1,019,204.00
	Estero Pkwy Landscaping ¹	\$ 2,677,290.00	General Fund		\$ 2,677,290.00					\$ 2,677,290.00
	Estero Pkwy Bicycle & Pedestrian ¹	\$ 872,570.00		\$ 872,570.00						\$ 872,570.00
	Estero Pkwy Lighting ²	\$ 1,298,066.08		\$ 1,298,066.08						\$ 1,298,066.08
	Broadway Ave Phase 2 Design (Intersection of Broadway Avenue and US-41 turn lane widening) ⁴	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00
	Broadway Ave Phase 2 Design (Intersection of Broadway Avenue and US-41 drainage improvements) ⁴	\$ 50,000.00	General Fund	\$ 50,000.00						\$ 50,000.00
	Broadway Ave Road Resurfacing ³	\$ 483,851.25			\$ 483,851.25					\$ 483,851.25
	Williams Rd Phase 2 Design (Intersection of Williams Road/Unnamed Road traffic concerns) ⁴	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00
	Williams Rd Phase 2 Design (west of US-41) ⁴	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00
	Williams Rd Phase 3 Design (west of US-41) ⁴	\$ 150,000.00	General Fund		\$ 150,000.00					\$ 150,000.00
	Williams Rd Road Resurfacing and Widening ¹	\$ 2,000,000.00				\$ 2,000,000.00				\$ 2,000,000.00
	Williams Rd Lighting ²	\$ 1,839,545.07				\$ 1,839,545.07				\$ 1,839,545.07
	Sandy Ln Phase 2 Design (Bridge Assessment) ⁴	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00
	Sandy Ln Phase 2 Design (Estero River to Corkscrew Road Drainage Improvements and Landscaping) ⁴	\$ 50,000.00	General Fund		\$ 50,000.00					\$ 50,000.00
	Sandy Ln Landscaping ¹	\$ 35,560.00				\$ 35,560.00				\$ 35,560.00
	River Ranch Rd Phase 2 Design (resurfacing, minor lane widening, sidewalk completion, & drainage improvements)	\$ 50,000.00	General Fund		\$ 50,000.00					\$ 50,000.00
	NW Crnr of Broadway Ave & US41 Phase 2 Design (resurfacing and drainage improvements) ⁴	\$ 50,000.00		\$ 50,000.00						\$ 50,000.00
	NW Crnr of Broadway Ave & US41 Poinciana Avenue Resurfacing ³	\$ 20,250.00	General Fund		\$ 20,250.00					\$ 20,250.00
	NW Crnr of Broadway Ave & US41 Trailside Drive Resurfacing ³	\$ 88,605.00			\$ 88,605.00					\$ 88,605.00
	Interlocal Agreement Ben Hill Griffin Parkway ¹	\$ 750,000.00		\$ 750,000.00						\$ 750,000.00
	Interlocal Agreement Three Oaks Parkway ¹	\$ 750,500.00		\$ 750,500.00						\$ 750,500.00
	General Resurfacing Projects ⁵	\$ 4,000,000.00					\$ 400,000.00	\$ 600,000.00	\$ 600,000.00	\$ 1,600,000.00
	General Landscaping and Beautification Projects ⁵	\$ 4,000,000.00					\$ 400,000.00	\$ 600,000.00	\$ 600,000.00	\$ 1,600,000.00
	General Traffic and Safety Projects ⁵	\$ 2,000,000.00	General Fund				\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 900,000.00
	General Bicycle and Pedestrian Projects ⁵	\$ 1,000,000.00					\$ 400,000.00	\$ 100,000.00	\$ 100,000.00	\$ 600,000.00
	Bicycle and Pedestrian Master Plan	\$ 100,000.00		\$ 50,000.00	\$ 50,000.00					\$ 100,000.00
	Total	\$ 23,485,441.40		\$ 5,040,340.08	\$ 3,569,996.25	\$ 3,875,105.07	\$ 1,500,000.00	\$ 1,600,000.00	\$ 1,600,000.00	\$ 17,185,441.40
Stormwater and Drainage										
	General Stormwater and Drainage Projects ⁵	\$ 2,000,000.00				\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,000,000.00
	Broadway Ave Stormwater & Drainage ¹	\$ 531,625.05	General Fund		\$ 531,625.05					\$ 531,625.05
	Stormwater Master Plan	\$ 300,000.00		\$ 150,000.00	\$ 150,000.00					\$ 300,000.00
	Total	\$ 2,831,625.05		\$ 150,000.00	\$ 681,625.05	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,831,625.05
Parks and Recreation										
	General Parks and Recreation Projects ⁵	\$ 2,000,000.00				\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,000,000.00
	Parks and Recreation Master Plan	\$ 100,000.00	General Fund	\$ 50,000.00	\$ 50,000.00					\$ 100,000.00
	Total	\$ 2,100,000.00		\$ 50,000.00	\$ 50,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,100,000.00
Total										
	All Projects Combined	\$ 28,417,066.45		\$ 5,240,340.08	\$ 4,301,621.30	\$ 4,375,105.07	\$ 2,000,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 20,117,066.45

¹ Estimates are based upon Tetra Tech-provided project cost estimates

² Estimates are based on per-light costs incurred on the Tamiami Trail (US-41) lighting project, currently being completed by Florida Department of Transportation (FDOT)

³ Estimates are based on the resurfacing cost estimate previously provided by Lee County, which stood at \$7.50 per square yard (SY) of road surface, plus an initial multiplier (understanding Lee County's potentially lower costs due to economies of scale)

⁴ Estimates derived from general assumptions for typical engineering projects of this size and scope

⁵ Figures represent potential annual allocations to specific project categories

Capital Improvement Schedule

Project Name	Entity	Estimated Current Project Cost	Funding Source	CIP Budget FY 18-19	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget Future	Total Cost	
1 Roadway Projects											
2	Broadway W. Ave Improvements (US 41-West)	\$ 737,500	GT		\$ 120,820	\$ 651,210	\$ -	\$ -	\$ -	\$ 772,030	
3	Estero Parkway Improvements (US41-Three Oaks)	\$ 9,300,000	GF	\$ 6,004,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,304,000	
4			GT	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	
5			LDOT	\$ 2,196,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,196,000	
6	Williams Road Widening (US41 - Via Coconut)	\$ 2,162,000	RIF		\$ -	\$ -	\$ 344,420	\$ 2,045,850	\$ -	\$ 2,390,270	
7	River Ranch Road Improvements	\$ 785,000	GF		\$ 122,570	\$ 699,300			\$ -	\$ 821,870	
8	Corkscrew Road Widening (Ben Hill to Bella Terra)	\$ 14,930,000	LDOT		\$ 1,537,790	\$ 7,054,430	\$ 7,255,980	\$ -	\$ -	\$ 15,848,200	
9 Intersection Improvements											
10	Coconut Road Roundabout (west of US-41)	\$ 763,600	GT		\$ -	\$ -	\$ -	\$ -	\$ 870,510	\$ 870,510	
11	Williams Road west of US41 Intersection Improvements (Walgreens)	\$ 642,900	GT	\$ 104,400	\$ 554,660	\$ -	\$ -	\$ -	\$ -	\$ 659,060	
12	Williams Road Estero High Turn Lanes	\$ 381,500	GT	\$ 74,400	\$ 316,321	\$ -	\$ -	\$ -	\$ -	\$ 390,721	
13	North Point Railroad Crossing	\$ 1,000,000	GT		\$ -	\$ -	\$ -	\$ -	\$ 1,140,000	\$ 1,140,000	
14	Coconut Road /US-41 Intersection Improvements	\$ 379,200	LDOT		\$ 23,320	\$ 108,960	\$ -	\$ -	\$ -	\$ 132,280	
15			Estero / LDOT / Bonita Springs	Bonita Springs		\$ 23,320	\$ 108,960	\$ -	\$ -	\$ -	\$ 132,280
16			GT		\$ 23,320	\$ 108,960	\$ -	\$ -	\$ -	\$ -	\$ 132,280
17	Corkscrew-I75 Interchange Improvements	\$ 12,765,730	FDOT		\$ 13,148,710	\$ -	\$ -	\$ -	\$ -	\$ 13,148,710	
18	Corkscrew-US 41 Intersection Improvements	\$ 273,600	LDOT & FDOT		\$ -	\$ -	\$ -	\$ -	\$ 311,910	\$ 311,910	
19	Corkscrew-Cypress Shadows Blvd. Intersection Improvements	\$ 692,600	LDOT		\$ -	\$ -	\$ -	\$ -	\$ 789,570	\$ 789,570	
20	Corkscrew-Corkscrew Woodland Blvd. Intersection Improvements	\$ 27,000	LDOT		\$ -	\$ -	\$ -	\$ -	\$ 30,780	\$ 30,780	
21	Corkscrew-Three Oaks Pkwy. Intersection Improvements	\$ 132,200	LDOT		\$ -	\$ -	\$ -	\$ -	\$ 150,710	\$ 150,710	
22	Ben Hill Griffin Pkwy-Corkscrew Rd. Intersection Improvements	\$ 91,400	LDOT		\$ -	\$ -	\$ -	\$ -	\$ 104,200	\$ 104,200	
23	Ben Hill Griffin Pkwy at Grande Oaks Blvd Signal	\$ 473,900	LDOT	\$ 423,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,900	
24			Estero	GF	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
25	Corkscrew Rd-Estero Town Commons Signal	\$ 421,300	Developers		\$ 433,940	\$ -	\$ -	\$ -	\$ -	\$ 433,940	
26	US41-Pelican Sound Intersection Improvements	\$ 556,200	Developers		\$ -	\$ -	\$ -	\$ -	\$ 634,070	\$ 634,070	
27	US41-Williams Rd Intersection Improvements (after Williams Widening)	\$ 14,900	Developers		\$ -	\$ -	\$ -	\$ -	\$ 16,990	\$ 16,990	

Project Name	Entity	Estimated Current Project Cost	Funding Source	CIP Budget FY 18-19	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget Future	Total Cost
28 Bike-Pedestrian Projects										
29	Coconut Road Crosswalks	\$ 16,400	GF	\$ 16,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,400
30	Via Coconut Point Roundabouts Bicycle improvements	\$ 290,300	GF		\$ -	\$ -	\$ 46,230	\$ 274,730	\$ -	\$ 320,960
31	Corkscrew Palms Blvd. Sidewalk	\$ 24,900	Lee County		\$ 25,650	\$ -	\$ -	\$ -	\$ -	\$ 25,650
32	Bicycle & Pedestrian Master Plan	\$ 100,000	MPO	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
33 Landscaping Projects										
34	US41 Shoulder Landscaping	\$ 3,263,700	GF		\$ -	\$ -	\$ -	\$ 299,700	\$ 3,412,820	\$ 3,712,520
35	Corkscrew Road Landscape Enhancement (US-41 to I-75)	\$ 1,854,800	GF	\$ 144,000	\$ 1,762,130	\$ -	\$ -	\$ -	\$ -	\$ 1,906,130
36	Via Coconut Point Landscape Enhancement	\$ 2,899,600	GF		\$ -	\$ -	\$ 308,880	\$ -	\$ 2,979,510	\$ 3,288,390
37	Three Oaks Parkway Landscape Enhancement (Excluding Brooks)	\$ 2,618,700	GF		\$ -	\$ 254,840	\$ 2,566,080	\$ -	\$ -	\$ 2,820,920
38	Ben Hill Griffin Pkwy Landscape Enhancement	\$ 1,047,400	GF		\$ -	\$ -	\$ -	\$ 107,670	\$ 1,083,460	\$ 1,191,130
39	Monument Sign/Estero Branding	\$ 96,000	GF	\$ 96,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,000
40	US-41 Monument Signs	\$ 144,000	GF	\$ 144,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,000
41	I-75 Monument Signs	\$ 210,000	GF		\$ -	\$ 44,100	\$ -	\$ 186,480	\$ -	\$ 230,580
42	Three Oaks Parkway Monument Signs	\$ 138,000	GF	\$ 138,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,000
43	Ben Hill Griffin Monument Sign	\$ 72,000	GF		\$ 74,160	\$ -	\$ -	\$ -	\$ -	\$ 74,160
44	Corkscrew Road Monument Sign	\$ 72,000	GF		\$ -	\$ -	\$ -	\$ -	\$ 82,080	\$ 82,080
45	US41 Median Landscaping	\$ 1,165,500	FDOT	\$ 766,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766,000
46			GF	\$ 249,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,500
47	Corkscrew-I75 Interchange Landscaping	\$ 7,650,000	FDOT		\$ -	\$ -	\$ 8,262,000	\$ -	\$ -	\$ 8,262,000
48 Parks & Recreation										
49	Parks & Recreation Master Plan	\$ 100,000	GF	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
50	Koreshan State Park Boat Ramp Improvements	\$ 300,000	GF		\$ 309,000	\$ -	\$ -	\$ -	\$ -	\$ 309,000
51 Building Projects										
52	Public Works Storage Facility	\$ 120,000	GT		\$ 123,600	\$ -	\$ -	\$ -	\$ -	\$ 123,600

Project Name	Entity	Estimated Current Project Cost	Funding Source	CIP Budget FY 18-19	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget Future	Total Cost
53 Land Acquisition										
54	Land Purchase A	\$ 26,000,000	GF	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
55			Debt	\$ 21,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000,000
56	Land Purchase B	\$ 12,000,000	GF		\$ -	\$ 3,150,000	\$ -	\$ -	\$ -	\$ 3,150,000
57			Debt		\$ -	\$ 9,450,000	\$ -	\$ -	\$ -	\$ 9,450,000
58	River Oaks Preserve	\$ 900,000	Unfunded		\$ -	\$ -	\$ -	\$ -	\$ 1,026,000	\$ 1,026,000
59	Pinewood Property (along Corkscrew Rd)	\$ 4,000,000	Unfunded		\$ -	\$ -	\$ -	\$ -	\$ 4,560,000	\$ 4,560,000
60	Estero High School/Community Park Parcel	\$ 2,000,000	Unfunded		\$ -	\$ -	\$ -	\$ -	\$ 2,280,000	\$ 2,280,000
		-		-	-	-	-	-	-	-
	Total Cost	\$ 113,613,830		\$ 37,406,600	\$ 18,599,311	\$ 21,630,760	\$ 18,783,590	\$ 2,914,430	\$ 19,472,610	\$ 119,257,301

<i>Allocated Funds:</i>	Allocated Fund							
RIF=Road Impact Fees	RIF	\$ -	\$ -	\$ -	\$ 344,420	\$ 2,045,850	\$ -	\$ 2,390,270
GT=Gas Tax	GT	978,800	1,138,721	760,170	-	-	2,010,510	4,888,201
GF=General Fund	GF	11,941,900	2,267,860	4,148,240	2,921,190	868,580	7,557,870	30,155,640
Estero Total Funds	VOE Total	12,920,700	3,406,581	4,908,410	3,265,610	2,914,430	9,568,380	37,434,111
Estero Debt Proceeds		21,000,000	-	9,450,000	-	-	-	30,450,000
Estero Total including Debt		\$ 33,920,700	\$ 3,406,581	\$ 14,358,410	\$ 3,265,610	\$ 2,914,430	\$ 9,568,380	\$ 67,884,111
Estero Unfunded		-	-	-	-	-	7,866,000	7,866,000
Bonita Springs		-	23,320	108,960	-	-	-	132,280
FDOT	FDOT	766,000	13,148,710	-	8,262,000	-	-	22,176,710
LDOT/Lee County	LDOT	2,619,900	1,586,760	7,163,390	7,255,980	-	1,387,170	20,013,200
Developer/Others		100,000	433,940	-	-	-	651,060	1,185,000
Total Project Cost		\$ 37,406,600	\$ 18,599,311	\$ 21,630,760	\$ 18,783,590	\$ 2,914,430	\$ 19,472,610	\$ 119,257,301

CAPITAL IMPROVEMENTS

Needs

Lee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Five Year Total
Total Revenues	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Total Project Costs	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

Project Description		Planned Cost	2016-17	2017-18	2018 - 19	2019 - 20	2020 - 21	Total	Funded
New High School in South Zone	Location Not Specified		\$33,000,000	\$37,797,586	\$0	\$0	\$0	\$70,797,586	Yes
	Student Stations		0	2,103	0	0	0	2,103	
	Total Classrooms		0	78	0	0	0	78	
	Gross Sq Ft		0	375,407	0	0	0	375,407	
New High School in East Zone	Location Not Specified		\$0	\$29,500,000	\$29,500,000	\$0	\$0	\$59,000,000	Yes
	Student Stations		0	0	2,103	0	0	2,103	
	Total Classrooms		0	0	78	0	0	78	
	Gross Sq Ft		0	0	375,407	0	0	375,407	
District Totals	Planned Cost		\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586	
	Student Stations		0	2,103	2,103	0	0	4,206	
	Total Classrooms		0	78	78	0	0	156	
	Gross Sq Ft		0	375,407	375,407	0	0	750,814	

Source: Lee County School District 2016 - 2017 Work Plan

PUBLIC SCHOOL FACILITIES

Public schools are an integral part of the community. Through proper planning, public schools can be situated in the Village as places that nurture, educate and prepare the youth of Estero and provide facilities that benefit Village residents of all ages as education is key to a vibrant community.



Facility Planning

The Village seeks to encourage opportunities for school children of the Village to attend schools located in the Village, and to provide co-location of recreation opportunities at school sites.

Capacity

The Village has adapted the concurrency management system established by The School District of Lee County to ensure adequate capacity of the schools to meet local needs.

Ongoing Education

The Village supports strategies to educate and help promote the Village as a clean, vibrant, healthy, and sustainability-minded community. School attendees and the general population can all benefit from a top notch education system.

The Village believes in the importance of education to support and enrich a vibrant and attractive community. The public schools in Estero are owned and operated by the School District of Lee County. Other providers include private schools and charter schools. The Village’s coordination efforts with these providers will be focused on ensuring schools are located conveniently for its families, and ensuring the schools of the Estero area are recognized for excellence.

Location and Development

The Village will collaborate with the School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies, the future land use map and the needs of the future populations and developed with co-located public recreation facilities and services.

Facilities Coordination

On and off-site improvements associated with existing and new school facilities will be coordinated between the Village and the entity developing the facilities to ensure that schools are neighborhood oriented and well connected to other community facilities.

Services Levels

The Village will work with the School District of Lee County to measure capacity and anticipate needs to ensure adequate facilities are provided to its school aged population. This will be done through the established Lee County public school concurrency management system.

Education and Outreach Programming

The Village supports education to enrich the experiences of students and all citizens through a coordinated education and outreach program. Projects relate to Estero’s local environment and local economy are examples of opportunities for residents and students to benefit from Estero’s unique assets through an integrated a public education program.

PSF-1

GOAL Assist the School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools to: promote co-location of facilities that benefit Village residents, promote opportunities for school children of the Village to attend schools located in the Village, and foster a quality of education in and around Estero that enhances the Village’s desirability and economy.

SCHOOL LOCATION AND CO-LOCATION PLANNING

PSF-1.1

OBJECTIVE Cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

- POLICIES**
- PSF-1.1.1 Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.
 - PSF-1.1.2 All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules.
 - PSF-1.1.3 To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools.
 - PSF-1.1.4 Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.
 - PSF-1.1.5 Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.
 - PSF-1.1.6 Participate in discussions with the Lee County School Board to establish a unique municipal based schooling initiative. This initiative will be the Village’s mechanism to organize and implement volunteer and mentoring programs, internships, and enhancements to school facilities to ensure the schools in and around Estero are recognized as high quality schools and models for K-12 and lifetime learning centers.

SCHOOL FACILITY DEVELOPMENT

PSF-1.2

OBJECTIVE

On and off-site improvements associated with existing and new school facilities will be coordinated between the Village and the entity developing the facilities to ensure that schools are neighborhood oriented and well connected to other community facilities and residential areas with bicycle and pedestrian infrastructure.



Image by Johnson Engineering, Inc.

POLICIES

PSF-1.2.1 New developments adjacent to school properties will be required to provide a right of way and a direct safe access path for bicycle and pedestrian travel to existing and planned school sites and will connect to the neighborhood’s existing and proposed bicycle and pedestrian improvements.

PSF-1.2.2 In order to ensure continuous pedestrian access to public schools, provisions for construction of facilities to address hazardous walking conditions pursuant to Florida Statute Section 1006.23, will be included in the Village’s schedule of capital improvements adopted each fiscal year.

PSF-1.2.3 The Village staff shall evaluate school zones to consider safe crossing of children along major roadways and prioritize areas for sidewalk and bicycle facility improvements to increase the ability of children to walk or bicycle safely to school.

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.

PSF-1.2.5 The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and the School District will explore opportunities for shared funding of necessary infrastructure improvements.

PSF-1.2.6 The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.

PSF-1.2.7 Work with the School District staff toward maximizing the opportunity for an educational campus in conjunction with Estero Community Park, School District property and Estero High School.

LEVEL OF SERVICE (LOS)

PSF-1.3

OBJECTIVE

Uphold standards to maintain 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.



Image by Lee County School District

POLICIES

PSF-1.3.1 Establish and maintain LOS standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. See the Lee County School District Facilities Map PSF-1 depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period

PSF-1.3.2 Adopt the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.

- A. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.
- B. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.
- C. High Schools: 100% of Permanent FISH Capacity as adjusted by the School District annually to account for measurable programmatic changes.
- D. Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School District 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.

PSF-1.3.3 Any modification of public school LOS standards must be accomplished by amending the School Concurrency Interlocal Agreement and the adoption of amendments to this comprehensive plan. No LOS will 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 School District's Five Year Capital Facilities Plan.

PSF-1.3.4 Adopt the School District's School Choice Zone boundaries depicted on Map PSF-2, as Concurrency Service Areas (CSAs). CSAs exclude multizone magnet schools and Special Purpose Facilities. The Village is within the District's South Zone. Concurrency for new development will be measured against capacity in the South Zone. Special Purpose Facility capacity will be added to the total CSA capacity as these facilities potentially provide service to students from all CSAs. The Village staff will work with the School District as it evaluates expanding the number of CSAs and sub-zones to utilize the CSA Zone geography as the basis for measuring school concurrency.

PSF-1.3.5 The Village staff will work with the School District staff to discuss the need to amend the CSAs. School District staff will informally present any proposed modification to Village staff for initial comments and input. The School District will be the lead agency and will make application for an amendment to the Village Comprehensive Plan to change the CSAs.

PSF-1.3.6 Any proposed boundary changes to the CSAs require a demonstration by the School District that the change complies with the adopted LOS standard and that utilization of school capacity is maximized to the greatest extent possible.

PUBLIC SCHOOL CONCURRENCY MANAGEMENT SYSTEM

PSF-1.4

OBJECTIVE

Apply a public school concurrency management system consistent with Florida Statute Section 163.3180(6).

POLICIES

PSF-1.4.1 Implement school concurrency provisions through the Land Development Code.

PSF-1.4.2 The Village, with the assistance of the School District, will annually identify available school capacity as part of its concurrency management reporting. The report will identify total school capacity. Total school capacity includes existing capacity and the capacity created by school improvements programmed in the first three years of an adopted School District Capital Improvement Program. The School District will annually transmit to the County: a copy of the adopted School Capital Improvement Program; student enrollment by school type by CSA; and, capacity information by school type by CSA.

PSF-1.4.3 All proposed residential development activity (including all local development order requests such as applications for rezoning, comprehensive plan amendments and site plans) will be sent to the School Board for its school concurrency review. Such requests will be reviewed against the available total capacity by school type as identified in the annual concurrency report for the specific CSA in which the proposed development is located. If capacity is available or appropriate mitigation has been agreed to by the Village and the School District, a concurrency certificate may be issued, valid for three years. If capacity is not available in the CSA where the development is proposed, then the Village will examine if the contiguous CSAs have capacity. If capacity is not available in the CSA in which the proposed development is located or in a contiguous CSA and appropriate mitigation cannot be agreed to, no concurrency certificate will be issued. A concurrency certificate may be renewed for an additional 3-year period and may be extended according to provisions of the Land Development Code applicable to Development Orders).

PSF-1.4.4 The LDC will enumerate mitigation options for proposed developments that cannot meet school concurrency. Mitigation options may include, but are not limited to:

- A. The donation of land or funding of land acquisition or construction of a public school facility sufficient to offset the demand for public school facilities created by the proposed development; and
- B. 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 SREF and subject to guarantees that the facility will be conveyed to the School District at no cost to the District if the Charter School ceases to operate.

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. If mitigation can be agreed upon, the County-Village and the School District must enter into an enforceable binding developer agreement with the developer. If mitigation cannot be agreed upon, the Village must deny the application based upon inadequate school capacity.

Relocatable classrooms will not be accepted as mitigation.

PSF-1.4.5 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 Lee County Ordinance No. 08-17.
- B. Multi-family residential development having received a final development order and concurrency certificate prior to the effective date of Lee County Ordinance No. 08-17 and said final development order and concurrency certificate are valid and active.

- C. Amendments to existing residential development approvals that do not increase the number of residential units or change the type of residential units proposed.
- D. Other residential uses that do not generate school age children such as licensed Adult Living Facilities or age restricted residential developments prohibiting persons under the age of 18 from residing there as permanent residents through recorded covenants and restrictions that cannot be amended for a period of 30 years.
- E. Developments of Regional Impact approved pursuant to Florida Statute Chapter 380 prior to July 1, 2005, but only as to the number of residential units authorized in the DRI Development Order.

PSF-1.4.6 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 effective 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.

COORDINATION

PSF-1.5

OBJECTIVE

Village staff and School District staff will coordinate on procedures and information sharing so that all new public schools built within the Village will be consistent with the Comprehensive Plan and Future Land Use Map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

POLICIES

PSF-1.5.1 Adopt the School District Capital Improvement Program, and include it in the Village’s annual Capital Improvement program update. The Village will prioritize projects that enhance the safety and connectivity between residential areas, other community facilities, and schools.

PSF-1.5.2 Level of service standards for public schools will be coordinated between the Village and The School District of Lee County through adoption of a School Concurrency Interlocal Agreement pursuant to Florida Statute Section 163.3180(6)(i).

PSF-1.5.3 Public educational facility site acquisition and site planning and permitting will be coordinated between the Village and The School District of Lee County through adoption of a Public Educational Facility Planning interlocal agreement consistent with Florida Statute Section 163.31777.

PSF-1.5.4 The School District staff will inform the Village staff prior to acquiring or disposing of land in the Village. The Village staff will provide technical information as available to school representatives and work cooperatively to assist in identifying suitable sites for new schools and opportunities to co-locate public facilities.

PSF-1.5.5 In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

PSF-1.5.6 The Village staff will assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

PSF-1.5.7 The Village staff will forward all applications for rezonings and comprehensive plan amendments that propose increases to school population to the School District for review. The Village will provide the School District with information as needed for the District to determine the impact of the proposed rezonings or amendments upon school capacity.

PSF-1.5.8 The Village staff will participate in County and School District efforts to 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.

PSF-1.5.9 Coordinate with the School District on the potential for appointing a member to the Village’s Local Planning Agency, the Planning and Zoning Board. Also coordinate on appointing liaisons between the School Board and Village Council to facilitate communication related to any growth and development of the Estero area and its schools.

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

PSF-1.5.11 Coordinate with the School District staff to evaluate the availability of sufficient land proximate to residential areas, and within the future land use categories in which public schools are allowed, to meet the projected need for public schools.

EDUCATION PROGRAMMING

PSF-1.6

OBJECTIVE

Encourage education providers to optimize the educational capacity of local schools and universities to inform school attendees, the general population, and newcomers to promote the Village as a desirable, clean, vibrant, healthy, and sustainability-minded community.

POLICIES

PSF-1.6.1 Support and promote programs for Pre-K through 12th grade school children, the general adult population, and newcomers to heighten awareness of our area's special characteristics.

PSF-1.6.2 Support a coordinated program that fosters the construction and implementation of projects, that enhance the schools and the community.

Lee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Five Year Total
Total Revenues	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Total Project Costs	\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

Project Description			2016-17	2017-18	2018 - 19	2019 - 20	2020 - 21	Total	Funded
New High School in South Zone	Location Not Specified	Planned Cost	\$33,000,000	\$37,797,586	\$0	\$0	\$0	\$70,797,586	Yes
	Student Stations		0	2,103	0	0	0	2,103	
	Total Classrooms		0	78	0	0	0	78	
	Gross Sq Ft		0	375,407	0	0	0	375,407	
New High School in East Zone	Location Not Specified	Planned Cost	\$0	\$29,500,000	\$29,500,000	\$0	\$0	\$59,000,000	Yes
	Student Stations		0	0	2,103	0	0	2,103	
	Total Classrooms		0	0	78	0	0	78	
	Gross Sq Ft		0	0	375,407	0	0	375,407	
District Totals	Planned Cost		\$33,000,000	\$67,297,586	\$29,500,000	\$0	\$0	\$129,797,586	
	Student Stations		0	2,103	2,103	0	0	4,206	
	Total Classrooms		0	78	78	0	0	156	
	Gross Sq Ft		0	375,407	375,407	0	0	750,814	

Source: Lee County School District 2016 - 2017 Work Plan