

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 4, 2019

Agenda Item:

Ordinance No. 2019-28 first reading. An Ordinance of the Village Council of the Village of Estero, Florida, approving updates to the Capital Improvements Element to update the Capital Improvements Schedule for Fiscal Year 2019/2020 and adopt the most recent Lee County School District Capital Improvement Plan; providing for conflict; providing for severability; and providing an effective date.

Description:

Florida law requires the Village to include its five-year Capital Improvement Plan within the Capital Improvement Element of the Comprehensive Plan and update it on an annual basis. The law also requires the Capital Improvement Plan approved by the local school district to be included in the Plan.

The Council adopted the Capital Improvement Plan for Fiscal Year 2019/2020 on July 24, 2019. Updates to the Capital Improvement Plan can be approved annually by ordinance and are not required to undergo the State review process typically required for comprehensive plan amendments. (Florida Statute 163.3177(3)(a) and (3)(b).) The most recent school district Capital Improvement Plan will also be included. Please note that the Village Council does not approve the Lee County School District Work Plan.

Action Requested:

Motion to pass first reading.

Financial Impact:

This action does not have any additional financial impact not already included in the budget. The cost of advertising the ordinance in the newspaper is approximately \$200.

Attachments:

1. Ordinance No. 2019-28 and Exhibits A & B:
Village of Estero Fiscal Year 2019/2020 Capital Improvement Projects
Lee County School District 2018-2019 Work Plan Excerpts

ATTACHMENT 1

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2019 - 28

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CAPITAL IMPROVEMENTS SCHEDULE FOR FISCAL YEAR 2019/2020 AND ADOPT THE MOST RECENT LEE COUNTY SCHOOL DISTRICT CAPITAL IMPROVEMENT PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statute 163.3177(3)(a) requires Comprehensive Plans to contain a Capital Improvements Element, and a schedule of capital improvements for a 5-year period; and

WHEREAS, Florida Statutes Section 163.3177(3)(b) states that the Capital Improvements Element must be reviewed on an annual basis, and further that modifications to update the 5-year Capital Improvements Element schedule may be accomplished by ordinance and may not be deemed an amendment to the Comprehensive Plan; and

WHEREAS, the Village of Estero adopted its first Capital Improvements Element, including its 5-year Capital Improvements Element Schedule on June 13, 2018; and

WHEREAS, the Village of Estero, Lee County, Florida, held public hearings on its Capital Improvement Program as required by the Village Charter Section 8(7)(b); and

WHEREAS, the Village reviewed and adopted amendments to the Capital Improvement Program on July 24, 2019 pursuant to Village Charter Section 8(7)(b) and now desires to adopt it to update the Capital Improvements Element Schedule pursuant to Florida Statutes Section 163.3177(3)(b).

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Purpose.

The purpose of this Ordinance is to update the Capital Improvements Program schedule that is now a part of the Comprehensive Plan. This amending ordinance may be referred to as the “Capital Improvement Element Schedule Update 2019”.

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Section 2. Adoption of the Capital Improvements Element Schedule Update 2019.

The Village Council hereby amends its Capital Improvement Element Schedule to reflect the latest adopted Capital Improvement Projects for the Village and incorporates the latest adopted Lee County School District Work Plan, attached hereto as Exhibits A and B, respectively.

Section 3. Conflict.

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

Section 4. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 4th day of September, 2019.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this ____ day of _____, 2019.

By: _____
Kathy Hall, MMC, Village Clerk

By: _____
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq., Village Land Use Attorney

- Exhibit A: Village of Estero Fiscal Year 2019-2020 Capital Improvement Projects
- Exhibit B: Lee County School District 2018-2019 Work Plan Excerpts

	Vote:	AYE	NAY
91	Mayor Ribble	_____	_____
92	Vice Mayor Errington	_____	_____
93	Councilmember Batos	_____	_____
94	Councilmember Boesch	_____	_____
95	Councilmember Levitan	_____	_____
96	Councilmember McLain	_____	_____
97	Councilmember Wilson	_____	_____

EXHIBIT A

Village of Estero
Fiscal Year 2019-2020
Capital Improvement Projects

Draft 7-24-19

	Budgeted Total Projects	Fund Source	Estimated Expended To Date	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget FY 23-24	5 Year Total Projects	CIP Budget Thereafter	Total Project Cost
Debt Service & Debt Reduction											
Debt Service - General Fund		GF	1,006,790	1,415,800	1,415,800	1,415,800	1,415,800	1,415,800	7,079,000	5,663,200	13,748,990
Debt Reduction - General Fund		GF	4,000,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	5,500,000	3,404,500	12,904,500
Village Debt Service & Debt Reduction Total			5,006,790	2,515,800	2,515,800	2,515,800	2,515,800	2,515,800	12,579,000	9,067,700	26,653,490
Roadway Improvement Projects:											
Estero Parkway Improvements (US41-Three Oaks)	9,300,000	GF	2,000,000	4,534,000	-	-	-	-	4,534,000	-	6,534,000
		GT	-	570,000	-	-	-	-	570,000	-	570,000
		LDOT	-	2,196,000	-	-	-	-	2,196,000	-	2,196,000
Park/School New Roadway (Phase 1 & 3)	4,929,020	Rd I	-	488,900	4,440,120	-	-	-	4,929,020	-	4,929,020
River Ranch Road Improvements	2,100,320	GF	-	301,450	310,495	1,488,375	-	-	2,100,320	-	2,100,320
Broadway W. Ave Improvements (US 41-West)	1,350,550	GF	-	-	-	-	762,800	-	762,800	-	762,800
		GT	-	-	-	252,950	334,800	-	587,750	-	587,750
Williams Road Widening (US41 - Via Coconut)	2,786,300	Rd I	-	-	-	-	740,570	2,045,730	2,786,300	-	2,786,300
Corkscrew Road Widening (Ben Hill to Bella Terra)	37,584,200	Lee County	-	1,015,000	17,901,320	-	18,667,880	-	37,584,200	-	37,584,200
Corkscrew Road W.Street Lights (US 41-I-75)	2,217,460	GF	-	-	-	-	-	-	-	2,217,460	2,217,460
Corkscrew Road E.Street Lights (Ben Hill-Bella Terra)	3,249,720	GF	-	-	-	-	-	-	-	3,249,720	3,249,720
Williams Road Street Lights (US 41-Three Oaks)	1,738,850	GF	-	-	-	-	-	-	-	1,738,850	1,738,850
Via Coconut Pt Street Lights	3,130,780	GF	-	-	-	-	-	-	-	3,130,780	3,130,780
Intersection Improvements Projects:											
Williams Road west of US41 Intersection Improvements (Walgreens)	1,814,310	GT	80,000	338,500	348,660	-	-	-	687,160	-	767,160
		GF	-	-	-	1,047,150	-	-	1,047,150	-	1,047,150
Williams Road Estero High Turn Lane	600,400	GT	50,000	550,400	-	-	-	-	550,400	-	600,400
Coconut Road /US-41 Intersection Improvements	559,800	GT	-	-	-	195,515	364,285	-	559,800	-	559,800
North Point Railroad Crossing	1,180,000	GT	-	-	-	-	-	-	-	1,180,000	1,180,000
Corkscrew-I75 Interchange Improvements	12,765,730	FDOT	-	12,765,730	-	-	-	-	12,765,730	-	12,765,730
Corkscrew-US 41 Intersection Improvements	533,370	LDOT & FDOT	-	-	-	-	-	-	-	533,370	533,370
Corkscrew-Corkscrew Woodland Blvd. Intersection Improvements	31,860	Lee County	-	-	-	-	-	-	-	31,860	31,860
Corkscrew-Three Oaks Pkwy. Intersection Improvements	626,230	Lee County	-	-	-	-	-	-	-	626,230	626,230
Ben Hill Griffin Pkwy-Corkscrew Road Intersection Improvements	327,100	Lee County	-	-	-	-	-	-	-	327,100	327,100
Coconut Road-Spring Creek Roundabout	1,266,490	GT	-	-	-	-	-	-	-	1,266,490	1,266,490
Corkscrew Road-Estero Town Commons Signal	568,850	Developer	-	-	368,850	-	-	-	368,850	-	368,850
		GF	125,000	75,000	-	-	-	-	75,000	-	200,000

GT=Gas Tax, Rd I=Road Impact Fees, GF=General Fund, RPI=Regional Park Impact Fees, LDOT=Lee County Dept of Transportation, MPO=Metropolitan Planning Organization, and FDOT=Florida Dept of Transportation

Village of Estero
Fiscal Year 2019-2020
Capital Improvement Projects

Draft 7-24-19

	Budgeted Total Projects	Fund Source	Estimated Expended To Date	CIP Budget FY 19-20	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget FY 23-24	5 Year Total Projects	CIP Budget Thereafter	Total Project Cost
US41-Pelican Sound Intersection Improvements	783,990	Developer	-	-	-	-	-	-	-	783,990	783,990
US41-Williams Rd Intersection Improvements	220,220	GT	-	-	-	-	-	220,220	220,220	-	220,220
Bicycle and Pedestrian Improvements Projects:											
Coconut Road Crosswalks	82,000	GF	10,000	72,000	-	-	-	-	72,000	-	82,000
Via Coconut Point Roundabouts Bicycle Improvements	549,760	GF	-	-	-	-	-	-	-	549,760	549,760
Broadway W Shared Use Path	1,426,380	GF	-	-	-	-	-	-	-	1,426,380	1,426,380
Broadway E Shared Use Path	654,400	GF	-	-	-	245,700	-	408,700	654,400	-	654,400
Sandy Lane Shared Use Path	1,728,950	GF	-	-	438,780	-	1,290,170	-	1,728,950	-	1,728,950
Coconut Road Sidewalk (Oakwild to Via Coconut)	1,034,270	GF	-	-	-	-	-	-	-	1,034,270	1,034,270
Corkscrew Road Shared Use Path (3 Oaks-Sandy)	4,151,350	GF	-	-	-	-	557,280	3,594,070	4,151,350	-	4,151,350
Corkscrew Road Bike Lanes & Sidewalks	14,934,080	GF	-	-	-	-	-	-	-	14,934,080	14,934,080
Williams Road Bike Lanes & Sidewalks	1,319,340	GF	-	258,000	-	1,061,340	-	-	1,319,340	-	1,319,340
Corkscrew Palms Blvd. Sidewalk	86,610	Lee County	-	-	-	-	-	-	-	86,610	86,610
Landscaping & Beautification Projects:											
US41 Median Landscaping	1,360,590	FDOT GF	-	766,000	-	-	-	-	766,000	-	766,000
				209,530	385,060	-	-	-	-	385,060	-
US41 Shoulder Landscaping	4,070,290	GF	-	-	-	-	-	-	-	4,070,290	4,070,290
Corkscrew Road Landscape Improvements (US-41 to I-75)	5,368,940	GF	100,000	-	-	-	-	-	-	5,268,940	5,368,940
Via Coconut Point Landscape Improvements (Williams-Coconut)	2,266,920	GF	-	309,100	1,957,820	-	-	-	2,266,920	-	2,266,920
Three Oaks Parkway Landscape Improvements (Excluding Brooks)	7,318,010	GF	-	-	-	-	-	-	-	7,318,010	7,318,010
Ben Hill Griffin Pkwy Landscape Improvements	2,598,240	GF	-	130,000	-	2,468,240	-	-	2,598,240	-	2,598,240
Williams Road Landscape Improvements	1,505,320	GF	-	-	122,570	1,382,750	-	-	1,505,320	-	1,505,320
Corkscrew Road Landscape Improvements (I-75 to East Village boundary)	5,389,180	GF	-	-	-	-	-	-	-	5,389,180	5,389,180
Corkscrew-I75 Interchange Landscaping	4,098,140	FDOT GF	-	-	-	-	-	-	-	3,663,550	3,663,550
				-	-	-	-	-	-	-	434,590
Monument Sign/Estero Branding	130,000	GF	130,000	-	-	-	-	-	-	-	130,000
US-41 Monument Signs	148,320	GF	-	-	148,320	-	-	-	148,320	-	148,320
I-75 Monument Signs	220,500	GF	-	-	-	220,500	-	-	220,500	-	220,500
Three Oaks Parkway Monument Signs	142,140	GF	-	-	142,140	-	-	-	142,140	-	142,140
Ben Hill Griffin Monument Sign	75,600	GF	-	-	-	75,600	-	-	75,600	-	75,600
Corkscrew Road Monument Sign	77,760	GF	-	-	-	-	77,760	-	77,760	-	77,760

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Village of Estero
Fiscal Year 2019-2020
Capital Improvement Projects

Draft 7-24-19

		Funding Provided Through September 30, 2019	Funding Provided FY 19-20	Funding Provided FY 20-21	Funding Provided FY 21-22	Funding Provided FY 22-23	Funding Provided FY 23-24	Funding Required 10/1/19 Through 9/30/24	Funding Required CIP Thereafter	Funding Required Total Project Cost		
Parks & Recreation Projects:												
Estero Community Park Expansion	2,456,240	Developer	-	100,000	-	-	-	100,000	-	100,000		
		CPI	-	1,178,120	-	-	-	1,178,120	-	1,178,120		
		RPI	-	1,178,120	-	-	-	1,178,120	-	1,178,120		
Estero on the River	27,514,830	GF	4,716,250	1,283,750	-	-	-	1,283,750	1,514,830	7,514,830		
		Debt	20,000,000	-	-	-	-	-	-	20,000,000		
Koreshan State Park Boat Ramp Improvements	309,000	GF	-	309,000	-	-	-	309,000	-	309,000		
Building Projects:												
Public Works Storage Facility	123,600	GT	-	123,600	-	-	-	123,600	-	123,600		
Land Acquisitions:												
Sun Trail	12,000,000	GF	-	-	2,550,000	-	-	2,550,000	-	2,550,000		
		Debt	-	-	9,450,000	-	-	9,450,000	-	9,450,000		
River Oaks Preserve	900,000	Unfunded	-	-	-	-	-	-	900,000	900,000		
Pinewood Property (along Corkscrew Rd)	1,800,000	Unfunded	-	-	-	-	-	-	1,800,000	1,800,000		
Estero High School/Community Park Parcel	3,500,000	Unfunded	-	-	-	-	-	-	3,500,000	3,500,000		
Projects Total												
		199,006,310		27,420,780	26,038,890	29,067,915	20,438,120	22,795,545	6,268,720	104,609,190	66,976,340	199,006,310
Less Lee County and Florida Dept of Transportation Projects				-	13,780,730	17,901,320	-	18,667,880	-	50,349,930	1,605,170	51,955,100
				27,420,780	12,258,160	11,166,595	20,438,120	4,127,665	6,268,720	54,259,260	65,371,170	147,051,210
Less Other Governmental Entity Participation on Village Projects				-	2,962,000	-	-	-	-	2,962,000	3,663,550	6,625,550
Less Developer Contributions				-	-	468,850	-	-	-	468,850	783,990	1,252,840
Total Capital Projects				27,420,780	9,296,160	10,697,745	20,438,120	4,127,665	6,268,720	50,828,410	60,923,630	139,172,820
GT=Gas Tax, Rd I=Road Impact Fees, GF=General Fund, RPI=Regional Park Impact Fees, LDOT=Lee County Dept of Transportation, MPO=Metropolitan Planning Organization, and FDOT=Florida Dept of Transportation												
Capital Projects By Funding Source												
General Fund		GF=	7,290,780	7,348,360	3,429,125	10,539,655	2,688,010	4,002,770	28,007,920	52,277,140	87,575,840	
Gas Tax Funds		GT=	130,000	1,458,900	472,260	448,465	699,085	220,220	3,298,930	2,446,490	5,875,420	
Road Impact Fees		Rd I=	-	488,900	4,440,120	-	740,570	2,045,730	7,715,320	-	7,715,320	
Community Park Impact Fees		CPI=	-	-	1,178,120	-	-	-	1,178,120	-	1,178,120	
Regional Park Impact Fees		RPI=	-	-	1,178,120	-	-	-	1,178,120	-	1,178,120	
Debt Proceeds		Debt=	20,000,000	-	-	9,450,000	-	-	9,450,000	-	29,450,000	
Unfunded		Unfunded=	-	-	-	-	-	-	-	6,200,000	6,200,000	
Total Capital Projects				27,420,780	9,296,160	10,697,745	20,438,120	4,127,665	6,268,720	50,828,410	60,923,630	139,172,820
Cumulative Allocation to Reserves			5,124,700	5,596,700								
Number of months of operating expenditures accumulated			10.0	12.0								

EXHIBIT B
LEE COUNTY SCHOOL DISTRICT
CAPACITY PROJECT SCHEDULES

	A	B	C	D	E	F	G	H	I
1			2018-19	2019-20	2020-21	2021-22	2022-23	Total	Funded
2	Project Description								
3									
4	New High School in East Zone								Yes
5	Location	Not Specified							
6	Planned Cost		\$2,525,000	\$46,112,500	\$46,112,500	\$0	\$0	\$94,750,000	
7	Student Stations		0	0	2,209	0	0	2,209	
8	Total Classrooms		0	0	92	0	0	92	
9	Gross Sq. Ft.		0	0	357,368	0	0	357,368	
10									
11	New Middle School in East Zone								Yes
12	Location	Not Specified							
13	Planned Cost		\$3,000,000	\$31,000,000	\$31,000,000	\$0	\$0	\$65,000,000	
14	Student Stations		0	0	1,345	0	0	1,345	
15	Total Classrooms		0	0	58	0	0	58	
16	Gross Sq. Ft.		0	0	215,561	0	0	215,561	
17									
18	New Elementary School in South Zone								Yes
19	Location	Not Specified							
20	Planned Cost		\$0	\$2,000,000	\$21,500,000	\$21,500,000	\$0	\$45,000,000	
21	Student Stations		0	0	0	1,034	0	1,034	
22	Total Classrooms		0	0	0	59	0	59	
23	Gross Sq. Ft.		0	0	0	149,451	0	149,451	
24									
25	New Middle School in South Zone								Yes
26	Location	Not Specified							
27	Planned Cost		\$0	\$3,000,000	\$31,000,000	\$31,000,000	\$0	\$65,000,000	
28	Student Stations		0	0	0	1,345	0	1,345	
29	Total Classrooms		0	0	0	58	0	58	
30	Gross Sq. Ft.		0	0	0	206,776	0	206,776	
31									
32									
33	Source: Lee County School District 2018-2019 Work Plan								

**LEE COUNTY SCHOOL DISTRICT
SUMMARY OF REVENUE/EXPENDITURES
AVAILABLE FOR NEW CONSTRUCTION AND REMODELING PROJECTS ONLY**

	2018-19	2019-20	2020-21	2021-22	2022-23	Five Year Total
Total Revenues	\$36,394,765	\$148,112,500	\$197,612,500	\$74,000,000	\$21,500,000	\$477,619,765
Total Project Costs	\$36,394,765	\$148,112,500	\$197,612,500	\$74,000,000	\$21,500,000	\$477,619,765
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

Source: Lee County School District 2018-2019 Work Plan