

# ATTACHMENT 1

## VILLAGE OF ESTERO, FLORIDA

### ORDINANCE NO. 2020 - 02

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5           **AN ORDINANCE OF THE VILLAGE COUNCIL OF THE**  
6           **VILLAGE OF ESTERO, FLORIDA, AMENDING THE**  
7           **TRANSITIONAL LAND DEVELOPMENT CODE,**  
8           **CHAPTER 2, ARTICLE VI, IMPACT FEES, DIVISION 2,**  
9           **ROADS IMPACT FEES, BY AMENDING SECTION 2-264(b)**  
10           **DEFINITIONS; PROVIDING FOR CONFLICT;**  
11           **PROVIDING FOR SEVERABILITY; AND PROVIDING AN**  
12           **EFFECTIVE DATE.**

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14           **WHEREAS**, Section 163.31801, Florida Statutes, “The Florida Impact Fee Act” (the  
15 “Act”) finds that impact fees are an important source of revenue for a local government to use  
16 in funding the infrastructure necessitated by new growth and further finds that impact fees are  
17 an outgrowth of the home rule power of local government to provide certain services within  
18 its jurisdiction; and  
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20           **WHEREAS**, Policy TRA 1.8-8 of the Village of Estero Comprehensive Plan provides  
21 that the Village shall maintain an effective and fair system of impact fees to ensure that  
22 development pays an appropriate and fair share of the cost to mitigate its impact on the  
23 surrounding community; and  
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25           **WHEREAS**, the Village of Estero Transitional Land Development Code (“LDC”),  
26 Chapter 2, Article VI, establishes impact fee base rates and regulations applicable to new  
27 development for Roads, Parks, Fire and Emergency Medical Services, and Schools; and  
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29           **WHEREAS**, the Village’s Comprehensive Plan promotes walkability and multi-modal  
30 transportation; and  
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32           **WHEREAS**, the Village has prioritized bicycle and pedestrian access through  
33 development of a Bicycle and Pedestrian Master Plan, and development of a Parks and  
34 Recreation Master Plan; and  
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36           **WHEREAS**, this amendment clarifies that road impact fee funds can be used to make  
37 standalone bicycle and pedestrian improvements along roadways apart from widening projects.  
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39           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
40 Florida:  
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**Section 1. Amendment to Sec. 2-264. – Definitions and Rules of Construction.**

Section 2-264 is hereby amended as follows:

Capital improvements means preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting and construction of all the necessary features for any non-site related road construction project, including but not limited to:

- (1) Constructing new through lanes;
- (2) Constructing new turn lanes;
- (3) Constructing new frontage or access roads;
- (4) Constructing new bridges;
- (5) Constructing new drainage facilities in conjunction with roadway construction;
- (6) Purchasing and installing traffic signalization (including both new installations and upgrading signalization);
- (7) Constructing curbs, medians, sidewalks, bicycle paths, ~~and shoulders,~~ or other customary or required improvements made in conjunction with roadway construction;
- (8) Relocating utilities to accommodate new roadway construction; and
- (9) Constructing on-street and off-street parking when such parking is intended for and designed to protect or enhance the vehicular capacity of the existing network of approved roads.
- (10) Alternative roadway capacity improvements that accommodate vehicle trips by providing alternative travel modes and by taking pedestrians, bicyclists, and buses out of travel lanes including, but not limited to, sidewalks and other pedestrian improvements, bikeways, and bus pull-out lanes along arterial and collector roads.

**Section 2. Conflicts of Law.**

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted Village ordinance or State statute, the most restrictive requirements will apply.

**Section 3. Severability.**

If any section, subsection, clause or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

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**Section 4. Effective Date.**

This ordinance will take effect immediately upon adoption.

**PASSED** on first reading this 19<sup>th</sup> day of February, 2020.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this \_\_\_\_ day of March, 2020.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Kathy Hall, MMC, Village Clerk

By: \_\_\_\_\_  
William Ribble, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy Stroud, Esq., Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	_____	_____
Vice Mayor Errington	_____	_____
Councilmember Batos	_____	_____
Councilmember Boesch	_____	_____
Councilmember Levitan	_____	_____
Councilmember McLain	_____	_____
Councilmember Wilson	_____	_____