

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2021 - 01

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 2020/2021 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 its most recent Capital Improvement Program by Resolution 2020-14 on July 22, 2020 pursuant to Village Charter Section 8(7)(b) and now desires 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 2020".

Section 2. Adoption of the Capital Improvements Element Schedule Update 2020.

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48 The Village Council hereby amends its Capital Improvement Element Schedule to
49 reflect the latest adopted Capital Improvement Projects for the Village and incorporates the
50 latest adopted Lee County School District Capital Improvement Plan, attached hereto as
51 Exhibits A and B, respectively.
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53 **Section 3. Conflict.**
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55 All ordinances, resolutions, official determinations or parts thereof previously adopted
56 or entered by the Village or any of its officials and in conflict with this Ordinance are hereby
57 repealed to the extent inconsistent herewith.
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59 **Section 4. Severability.**
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61 If any provision of this Ordinance or its application to any person or circumstance is
62 held invalid, the invalidity does not affect other provisions or applications of this Ordinance
63 which can be given effect without the invalid provision or application, and to this end the
64 provisions of this Ordinance are severable.
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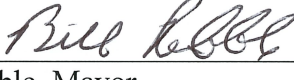
66 **Section 5. Effective Date.**
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68 This Ordinance shall take effect immediately upon adoption.
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70 **PASSED** on first reading this 6th day of January, 2021.
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72 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,
73 Florida this 20th day of January, 2021.
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75
76 By: 
77 Steve Sarkozy, Acting Village Clerk
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76 By: 
77 Bill Ribble, Mayor
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80 Reviewed for legal sufficiency:
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83 By: 
84 Nancy Stroud, Esq., Village Land Use Attorney
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88 Exhibit A: Village of Estero Fiscal Year 2020-2021 Capital Improvement Projects
89 Exhibit B: Lee County School District 2020-2021 Five Year Capital Improvement Plan:
90 Adopted October 6, 2020
91

92	Vote:	AYE	NAY
93	Mayor Ribble	<u>X</u>	_____
94	Vice Mayor Errington	<u>X</u>	_____
95	Councilmember Batos	<u>X</u>	_____
96	Councilmember Boesch	<u>X</u>	_____
97	Councilmember Levitan	<u>X</u>	_____
98	Councilmember McLain	<u>X</u>	_____
99	Councilmember Wilson	<u>X</u>	_____

Village of Estero
Fiscal Year 2020-2021
Capital Improvement Projects

	Budgeted Total Projects	Fund Source	Estimated Expended To Date	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget FY 23-24	CIP Budget FY 24-25	5 Year Total Projects	CIP Budget Thereafter	Total Project Cost
Debt Service & Debt Reduction											
Debt Service - General Fund		GF	3,422,590	1,415,800	1,415,800	1,415,800	1,415,800	1,415,800	7,079,000	4,247,400	14,748,990
Debt Reduction - General Fund		GF	4,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	5,500,000	2,304,500	11,904,500
Village Debt Service & Debt Reduction Total			7,522,590	2,515,800	2,515,800	2,515,800	2,515,800	2,515,800	12,579,000	6,551,900	26,633,490
Roadway Improvement Projects (700)											
Estero Parkway Improvements (US41-Three Oaks)	9,728,240	GF	6,448,070	420,560	93,610	-	-	-	514,170	-	6,962,240
		GT	-	570,000	-	-	-	-	570,000	-	570,000
		LDOT	-	2,196,000	-	-	-	-	2,196,000	-	2,196,000
Corkscrew Road Widening (East of Ben Hill)	49,044,560	Lee County	-	23,590,770	-	17,795,310	-	-	41,386,080	-	41,386,080
		Rd I	-	300,000	3,626,430	3,732,050	-	-	7,658,480	-	7,658,480
River Ranch Road Improvements (Drainage, Road, Bike/Ped)	2,769,250	GF	205,500	-	-	-	-	-	-	-	205,500
		Rd I	-	310,000	1,532,750	-	-	-	1,842,750	-	1,842,750
		GT	-	-	721,000	-	-	-	721,000	-	721,000
Broadway W. Ave Phase 1 Improvements (US 41-Breckenridge) (Drainage, Road, Bike/Ped)	1,550,440	GF	-	-	-	318,740	406,030	-	724,770	-	724,770
		GT	-	-	-	335,170	490,500	-	825,670	-	825,670
Broadway W. Ave Phase 2 Improvements	1,233,700	GT	-	-	-	-	-	-	-	1,233,700	1,233,700
Williams Road Widening (US41 - Via Coconut)	3,561,900	Rd I	-	-	-	-	-	840,000	840,000	2,721,900	3,561,900
Via Coconut Pt Street Lights	2,365,200	GF	-	205,200	-	83,210	-	-	288,410	2,076,790	2,365,200
Three Oaks Pwky Street Lights	700,900	GF	-	-	-	-	-	-	-	700,900	700,900
Corkscrew Road W. Street Lights (US 41-I-75)	1,673,200	GF	-	-	-	-	-	-	-	1,673,200	1,673,200
Coconut Road Street Lights	613,300	GF	-	-	-	56,500	44,360	-	100,860	512,440	613,300
Williams Road Street Lights (Via Coconut-Three Oaks)	657,000	GF	-	57,000	44,910	-	-	-	101,910	555,090	657,000
River Ranch Road Street Lights	350,500	GF	-	30,500	24,000	-	-	-	54,500	296,000	350,500
Broadway Avenue East Street Lights	148,400	GF	-	12,900	-	11,130	-	-	24,030	124,370	148,400
Broadway Avenue West Street Lights	671,710	GF	-	-	-	61,910	51,670	-	113,580	558,130	671,710
Sandy Lane Street Lights	328,600	GF	-	28,600	-	23,110	-	-	51,710	276,890	328,600
Via Coconut Point Extension (South)	2,249,000	Rd I	-	-	-	-	-	-	-	2,249,000	2,249,000
Roadway Improvement Projects (700)			6,653,570	27,721,530	6,042,700	22,417,130	992,560	840,000	58,013,920	12,978,410	77,645,900
Intersection Improvements Projects (710)											
Corkscrew Road-Estero Town Commons Signal	1,010,270	Developer	-	842,600	-	-	-	-	842,600	-	842,600
		GF	167,670	-	-	-	-	-	-	-	167,670
Corkscrew Road-Corkscrew Woodland Blvd. Intersection Improvements	57,200	Lee County	-	57,200	-	-	-	-	57,200	-	57,200
US41-Pelican Sound Intersection Improvements	700,560	Developer	-	132,000	568,560	-	-	-	700,560	-	700,560
Williams Road-Atlantic Gulf Drive Intersection (Walgreens)	3,190,880	Rd I	-	300,000	-	2,782,250	-	-	3,082,250	-	3,082,250
		GF	108,630	-	-	-	-	-	-	-	108,630

GT=Gas Tax, Rd I=Road Impact Fees, GF=General Fund, RPI=Regional Park Impact Fees, CPI=Community Park Impact Fees, PIF=Park Impact Fees, PL/BD=Public Land/Bonus Density, LDOT=Lee County Dept of Transportation, MPO=Metropolitan Planning Organization, and FDOT=Florida Dept of Transportation

Village of Estero
Fiscal Year 2020-2021
Capital Improvement Projects

	Budgeted Total Projects	Fund Source	Estimated Expended To Date	CIP Budget FY 20-21	CIP Budget FY 21-22	CIP Budget FY 22-23	CIP Budget FY 23-24	CIP Budget FY 24-25	5 Year Total Projects	CIP Budget Thereafter	Total Project Cost	
Landscaping & Beautification Projects (730)												
US41 Median Landscaping	1,504,100	{	FDOT	766,000	-	-	-	-	-	-	766,000	
			GF	508,520	114,790	114,790	-	-	-	229,580	-	738,100
US 41 FDOT Landscape Grant	199,600	{	FDOT	-	134,490	-	-	-	134,490	-	134,490	
			GF	-	65,110	-	-	-	-	65,110	-	65,110
US-41 Monument Signs	156,000		GF	-	156,000	-	-	-	156,000	-	156,000	
I-75 Monument Signs	222,480		GF	-	-	222,480	-	-	222,480	-	222,480	
Three Oaks Parkway Monument Signs	156,000		GF	-	156,000	-	-	-	156,000	-	156,000	
Ben Hill Griffin Monument Sign	80,340		GF	-	-	80,340	-	-	80,340	-	80,340	
Corkscrew Road Monument Sign	80,340		GF	-	-	80,340	-	-	80,340	-	80,340	
Via Coconut Point Landscape Improvements (Williams-Coconut)	2,999,400		GF	63,750	276,000	-	2,659,650	-	-	2,935,650	2,999,400	
Ben Hill Griffin Pkwy Landscape Improvements	2,346,360		GF	-	130,000	-	2,216,360	-	-	2,346,360	2,346,360	
I-75 Interchange Landscaping	1,701,000	{	FDOT	-	-	-	-	980,000	980,000	-	980,000	
			GF	-	60,000	61,800	-	-	599,200	721,000	-	721,000
US41 Shoulder Landscaping	3,737,200		GF	-	-	-	-	-	-	3,737,200	3,737,200	
Three Oaks Parkway Landscape Improvements (Excluding Brooks)	5,552,200		GF	-	-	-	-	-	-	5,552,200	5,552,200	
Corkscrew Road Landscape Improvements (US-41 to I-75)	4,064,300		GF	-	-	-	-	-	-	4,064,300	4,064,300	
Williams Road Landscape Improvements	1,524,950		GF	-	143,000	1,381,950	-	-	1,524,950	-	1,524,950	
Landscaping & Beautification Projects (730)				1,338,270	1,235,390	1,941,700	4,876,010	-	1,579,200	9,632,300	13,353,700	24,324,270
Parks & Recreation Projects (740)												
Estero on the River Master Plan	252,000		GF	-	252,000	-	-	-	252,000	-	252,000	
Estero Community Park Expansion Master Plan	150,000		GF	-	150,000	-	-	-	150,000	-	150,000	
Estero Community Park Expansion	11,317,790	{	CPI	-	118,700	-	-	-	118,700	-	118,700	
			PIF	-	581,300	309,000	318,000	-	-	1,208,300	-	1,208,300
			Rd I	-	-	387,280	349,800	-	-	737,080	-	737,080
			GF	-	38,000	4,132,160	5,083,550	-	-	9,253,710	-	9,253,710
Estero on the River	4,729,080	{	GF	-	-	2,060,000	2,669,080	-	-	4,729,080	4,729,080	
			PIF	-	-	-	-	-	-	-	-	-
Parks & Recreation Projects (740)				-	1,140,000	6,888,440	8,420,430	-	-	16,448,870	16,448,870	

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Village of Estero
Fiscal Year 2020-2021
Capital Improvement Projects

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<i>Capital Projects By Funding Source</i>										
General Fund	GF=	7,593,690	3,044,660	9,529,910	13,824,330	2,983,990	4,317,600	33,700,490	111,696,930	152,991,110
Gas Tax Funds	GT=	-	570,000	721,000	335,170	490,500	-	2,116,670	1,233,700	3,350,370
Road Impact Fees	Rd I=	258,000	1,744,480	7,194,870	10,855,450	3,188,800	3,790,310	26,773,910	5,241,300	32,273,210
Community Park Impact Fees	CPI=	857,551	118,700	-	-	-	-	118,700	-	976,251
Regional Park Impact Fees	RPI=	862,449	-	-	-	-	-	-	-	862,449
Park Impact Fees	PIF=	-	581,300	309,000	318,000	-	761,600	1,969,900	700,000	2,669,900
Sale of Surplus Property Proceeds	Sale Proceeds=	1,000,000	-	-	-	-	-	-	-	1,000,000
Public Land/Bonus Density	PL/BD	280,000	-	900,000	-	-	-	900,000	-	1,180,000
Total Capital Projects		10,851,690	6,059,140	18,654,780	25,332,950	6,663,290	8,869,510	65,579,670	118,871,930	195,303,290

Cumulative Allocation to Reserves

5,922,300

Number of months of operating expenditures accumulated

12.0

2020/21 Five-Year Capital Plan Summary Budget					
Project Year	FY2020/21	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25
Project Status	Funded	Project Scoping & Schedule		Project Identification	
Revenues					
Unallocated Fund Balance	300,907,538	205,590,659	210,611,295	255,814,014	135,478,290
Estimate Revenues	225,418,054	231,881,649	241,107,890	251,506,488	263,838,296
Debt Proceeds	-	108,000,000	241,000,000	-	-
Total Revenues and Begin Fund Balance	526,325,592	545,472,308	692,719,186	507,320,502	399,316,586
Department Appropriations & Payments					
Transfers & Debt Service	104,808,549	147,650,615	142,338,820	142,256,539	143,550,414
Charter School Payments	196,028	7,162,900	7,377,800	7,599,150	7,827,100
Operations Funds	25,867,314	30,305,523	21,025,523	25,858,523	22,546,523
Technology Funds	34,131,000	17,995,000	7,405,000	7,105,000	7,620,000
Equipment/Personnel Funds	11,815,310	10,955,000	11,044,000	11,138,000	11,236,000
Total Recurring Appropriations	176,818,201	214,069,038	189,191,143	193,957,212	192,780,037
Capital Projects					
Bonita Springs ES Cafeteria Restroom	-	100,000	300,000	-	-
Cape HS Tower Restroom	330,000	-	-	-	-
Cypress Lake HS Science Wing Remodel	-	-	-	3,000,000	-
Cypress Lake MS Rebuild	-	4,000,000	28,000,000	28,000,000	-
District Annual Small Projects	211,500	-	-	-	-
District Atlas Refresh	10,526,000	12,100,000	11,445,000	200,000	200,000
District Electrical Panel Projects	1,181,609	241,080	-	-	-
District HVAC Projects	10,905,844	8,700,000	24,575,000	12,900,000	23,500,000
District Window Replacement Projects					
District Property Purchase	945,000	2,200,000	300,000	5,100,000	300,000
District Roof Projects	15,020,162	6,700,000	-	5,450,000	-
District School Technology Refresh	11,521,100	18,317,770	17,760,905	12,835,000	19,394,516
East Elementary JNew School	-	2,000,000	25,500,000	25,500,000	-
East Innovation PreK-8 New School	-	5,000,000	35,000,000	35,000,000	-
Franklin Park ES Rebuild	-	3,000,000	25,000,000	25,000,000	-
FMMA Cafeteria Remodel	300,000	-	-	-	-
FMTC Refresh	3,000,000	3,000,000	4,000,000	-	-
Gateway HS New School	48,042,925	-	-	-	-
James Stephens Pre-K Center Remodel	1,870,284	-	-	-	-
LAMS New Campus	30,575,000	-	-	-	-
NFMHS Science Wing Remodel	-	-	-	3,000,000	-
Patriot ES Classroom Remodel	300,000	-	-	-	-
Property - Taylor Lane	255,000	-	-	-	-
Riverdale HS Refresh	3,200,000	-	12,650,000	12,650,000	12,650,000
South ES K New School	1,960,214	20,413,249	20,413,249	-	-
South MS K New School	2,542,095	31,269,875	31,269,875	-	-
Tice ES New Elevator	600,000	-	-	-	-
VLMS Sidewalk Expansion	230,000	-	-	-	-
Veteran's Park K-8 Campus Expansion	400,000	2,250,000	2,250,000	-	-
Veteran's Park K-8 New PAC	-	-	-	-	650,000
West HS Expansion	-	1,500,000	9,250,000	9,250,000	-
Total Capital Projects	143,916,733	120,791,974	247,714,029	177,885,000	56,694,516

CIP Projects Summary

In October of 2019, School District of Lee County kicked-off a new CIP project selection process through which school and district administrators proposed projects for their facilities. Approximately 360 project requests were submitted; a summary of these requests is as follows:

- **20** school or grant funded projects that didn't require District funding;
- **81** small capital projects requesting District support of \$250,000 or less;
- **56** large capital projects requesting District support of more than \$250,000; and
- **203** maintenance projects that will be incorporated in the District's rotational work plan schedule.

The 28 large and seven small capital projects that were selected for the Capital Improvement Plan were chosen by an interdepartmental team of 25 staff members from the Operations, Business Services, Academic Services, and Information Systems Divisions. The team selected the projects that best met the District's capital planning priorities, values, and goals. As a result, the capital projects included in this year's five-year capital plan highlight and address some of the ongoing needs throughout the District.