

# Capital Improvements Outline

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# Capital Improvements Goals, Objectives and Policies

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## GOAL

**CIE-1** To provide public facilities and services adequate to serve the needs of both existing and future development. (Note: Lee Plan Goal 95)

## OBJECTIVE

**CIE-1.1** FIVE YEAR CAPITAL IMPROVEMENTS PROGRAM. 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. (Note: adapted from Lee Plan Objective 95.1)

## 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. (Note: Lee Plan Policy 95.1.1)

**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.

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**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.: MSBU, Tax Increment Finance District, or other similar mechanism. Capital projects that could be targeted for such funding include: (Note Lee Plan Policy 19.1.7)**

- 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.

## **OBJECTIVE**

**CIE-1.2 LEVELS OF SERVICE. 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. (Note: Lee Plan Policy 95.1.3)**

## **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.

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**CIE-1.2.3** The minimum acceptable level of service standard for potable water connections to Lee County Utilities is an available supply and treatment capacity of 250 gallons per day per equivalent residential connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. [Note: Lee Plan Policy 95.1.3(1)]

**CIE-1.2.4** The minimum acceptable level of service standard for potable water connections to Bonita Springs Utilities is 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 for Lee County Utilities sanitary sewer is available basic facility capacity to treat and dispose of a volume of wastewater equal to 200 gallons per day per equivalent residential connection (ERC) for the peak month, 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 must have a capacity of 120 gallons per day. [Note: Lee Plan Policy 56.1.2]

**CIE-1.2.5** The minimum acceptable level-of-service standards for sanitary sewer connections to Bonita Springs Utilities is XXXXXX

**CIE-1.2.5** The following surface water management standards are adopted as minimum acceptable levels of service: [Note: Lee Plan Policy 60.3.1]

**A. Existing Infrastructure/Interim Standard**

The existing surface water management system 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.

**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 Chapters 17-3, 17-40, and 17-302, and rule 40E-4, F.A.C.

New developments must be designed to avoid increased flooding of surrounding areas. 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 flow-ways, whose preservation is deemed in the public interest.

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C. Additional standards may be added by amendment to this comprehensive plan for development impacting the Water Bodies identified by Florida Department of Environmental Protection as: 3258C4 - Mullock Creek (Marine Segment), 3258C - Mullock Creek, 3258D1 - Estero River (Marine Segment), 3258D2 - Estero River, 3258H2 - Spring Creek (Marine Segment).

**CIE-1.2.6** Solid waste facilities serving Estero are operated by Lee County. The Village adopts the County’s **minimum acceptable level-of-service standard for availability of solid waste disposal facilities, which is 7 pounds per capita per day.** (Note: Lee Plan Policy 62.2.5)

**CIE-1.2.7** Motorized vehicle Level of Service (LOS) Standards for roadways are hereby established as follows:

I75	D
Freeway (non-FIHS )	D
Florida Interstate Highway System	
Arterial	E
Collectors	E

**CIE-1.2.8** The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity. (Note: Lee Plan Policy 95.1.3)

**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.**

**OBJECTIVE**

**CIE-1.3** CONCURRENCY MANAGEMENT. 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.

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- 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, 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 public facilities and services necessary to support such development at the adopted LOS standards 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.

## **OBJECTIVE**

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

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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 included in an interlocal agreement between the School District and the Village.

Village of Estero Five Year Capital Improvement Plan							
Project Description	Funding Source	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	5 Year Total
Transportation Projects							
Parks & Recreation Projects							
Stormwater Projects							
Potable Water Projects							
Sewer Projects							

Source: Village of Estero 2016 – 2017 Annual Budget

(Note: 5 yr CIP will be completed once the specific budgeted projects have been identified)

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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
Source: Lee County School District 2016 - 2017 Work Plan						

Lee County School District Capacity Project Schedules									
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									