
SPIKOWSKI PLANNING ASSOCIATES

1617 Hendry Street, Suite 416
Fort Myers, Florida 33901-2947

telephone: (941) 334-8866
fax: (941) 334-8878

e-mail: bill@spikowski.com
web site: www.spikowski.com

MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: June 19, 2001
SUBJECT: COMPREHENSIVE PLAN AMENDMENTS
**Application 2001-1-TEXT: Annual updating of the five-year
schedule of capital improvements (Table 11-7, page 11-22)**

This amendment was initiated by the Town of Fort Myers Beach to comply with state law which requires an annual update of the five-year schedule of capital improvements. The Local Planning Agency, at its public hearing on April 17, recommended unanimously that the Town Council adopt this amendment.

RECOMMENDATION: Replace existing Table 11-7 (page 11-22, as amended on 11-22-00 by Ordinance 00-15) with the proposed Table 11-7. Copies of each are attached to this memorandum.

DISCUSSION: Table 11-7 of the Comprehensive Plan is the mandatory five-year schedule of capital improvements. It mirror the content of the five-year schedule of capital improvements that is adopted each year as part of the town's budget.

The first year of this kind of schedule always reflects the current budget year; the next four years are projections for the future. The schedule is amended each year to delete the first year, make whatever adjustments are needed for the next four years, and add a projection for a new fifth year.

Since the late 1980s, Florida law has required that this five-year schedule be amended into the Comprehensive Plan, even if it has already been adopted as part of the annual budget. Due to limitations on how often the plan can be amended, this usually takes place many months after the corresponding schedule is actually updated during the budget process. Thus the schedule now being amended into the Comprehensive Plan is based on a similar schedule adopted into the budget last September. That schedule was shown on page 19 of the budget (a copy is attached); its contents have been formatted to match the existing Table 11-7 for use in this amendment.

The state requirements for updating this schedule also require a review of the adopted capital improvements element. However, because this element is still quite new, there have not been any significant changes that require any modifications to the element at this time (other than the updating of Table 11-7).

Revenue assumptions are similar to prior years. Annual revenues dedicated to transportation are still assumed to average \$600,000 per year (the town's current share of gasoline taxes), plus initial reserves of \$2,484,607. However, revenues for the current budget year are shown slightly higher, at \$722,100.

Although the town's non-transportation revenues have not changed significantly, Table 11-7 does not assume that all non-transportation funds remaining after operating expenses are paid will be dedicated to capital improvements (as was the case with the original Table 11-7 adopted in 1999). Only those funds needed for the specific capital expenditures shown on this table are listed as non-transportation revenues; additional revenues may be available for capital improvements in future years even at current taxation levels.

Due to the extended delay in resolving the town's dispute with Lee County over tax-increment financing (TIF) from the county's Estero Island CRA, revenues likely to flow from that source are not shown in the proposed Table 11-7. Now that this issue has been resolved, these funds will be shown in next year's budget and CIP along with whatever additional DRA funding may be established (for instance, special assessments on benefitting property or bonding of future TIF revenues).

Attachments: Existing Table 11-7, as amended 11-21-2000
Proposed Table 11-7, dated April 9, 2001
Five-Year Capital Improvement Plan (page 19 of the final budget)
Minutes of April 17 LPA public hearing

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 99/00 to 03/04¹

	<i>FY 99/00 (Budgeted)</i>	<i>FY 00/01 (Projected)</i>	<i>FY 01/02 (Projected)</i>	<i>FY 02/03 (Projected)</i>	<i>FY 03/04 (Projected)</i>
TRANSPORTATION CAPITAL IMPROVEMENTS:					
Transportation/drainage maintenance, etc. ²	\$300,000	\$200,000	\$250,000	\$2,100,000	\$100,000
Traffic calming (Connecticut Street)	\$0	\$0	\$0	\$100,000	\$100,000
Estero Boulevard streetscaping	\$400,000	\$400,000	\$250,000	\$250,000	\$250,000
“Hidden Paths” walking and biking system	\$0	\$0	\$50,000	\$50,000	\$50,000
Total of proposed annual expenditures:	\$700,000	\$600,000	\$550,000	\$2,500,000	\$500,000
Anticipated annual transportation revenue:	\$630,000	\$600,000	\$600,000	\$600,000	\$600,000
Anticipated year-end transportation reserves: ³	\$2,136,032	\$2,136,032	\$2,186,032	\$286,032	\$386,032
NON-TRANSPORTATION CAPITAL IMPROVEMENTS:					
Office equipment	\$50,000	\$0	\$0	\$0	\$0
Mound House, initial acquisition ⁴	\$1,100,000	\$0	\$0	\$0	\$0
Mound House capital improvements	\$200,000	\$100,000	\$0	\$0	\$0
Times Square improvements ⁵	\$150,000	\$0	\$0	\$0	\$0
Public docks	\$30,000	\$30,000	\$30,000	\$0	\$0
Matanzas Harbor plan	\$20,000	\$0	\$0	\$0	\$0
Beach renourishment	\$325,000	\$500,000	\$500,000	\$200,000	\$200,000
Land acquisition, second preserve entrance	\$100,000	\$0	\$0	\$0	\$0
Community swimming pool improvements	\$25,000	\$0	\$50,000	\$0	\$0
Neighborhood landscaping, matching funds	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total of proposed annual expenditures:	\$2,010,000	\$640,000	\$590,000	\$210,000	\$210,000
Anticipated annual non-transportation revenue:	\$1,378,000	\$125,000	\$125,000	\$75,000	\$75,000
Anticipated year-end non-transportation reserves: ^{6,7}	(\$189,700)	(\$704,700)	(\$1,169,700)	(\$1,304,700)	(\$1,439,700)
DOWNTOWN REDEVELOPMENT AGENCY (DRA) BUDGET:					
Phase II Times Square streetscaping	\$95,000	unknown	unknown	unknown	unknown
Old San Carlos/Crescent improvements	\$70,000	unknown	unknown	unknown	unknown
Transit improvements (tram service)	\$0	unknown	unknown	unknown	unknown
Outside legal/planning services	\$25,000	unknown	unknown	unknown	unknown
Total of proposed annual expenditures:	\$190,000	unknown	unknown	unknown	unknown

¹ This schedule is a summary from the adopted budget for Fiscal Year 1999/2000; further details on revenues and expenditures are available in that document.

² These items are routine recurring maintenance, including periodic road resurfacing (tentatively scheduled for FY 02/03).

³ Initial transportation reserves were \$2,206,032.

⁴ This item is funded with a \$1,031,000 grant from the Florida Communities Trust, included here as one-time revenue in FY 99/00.

⁵ This item is funded with the remainder of a \$200,000 state tourism grant.

⁶ Initial non-transportation reserves were \$442,300.

⁷ Shortfalls are shown in parentheses; potential funding sources to offset shortfalls include transfers from surplus general revenues, assessments on private property, or a 5% utility tax (\$375,000 annually).

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 00/01 to 04/05¹

	<i>FY 00/01 (Budgeted)</i>	<i>FY 01/02 (Projected)</i>	<i>FY 02/03 (Projected)</i>	<i>FY 03/04 (Projected)</i>	<i>FY 04/05 (Projected)</i>
TRANSPORTATION CAPITAL IMPROVEMENTS:					
Transportation/drainage maintenance, etc. ²	\$300,000	\$100,000	\$50,000	\$1,250,000	\$100,000
Traffic calming (Connecticut Street)	\$0	\$0	\$0	\$0	\$100,000
Estero Boulevard streetscaping	\$400,000	\$400,000	\$0	\$250,000	\$250,000
“Hidden Paths” walking and biking system	\$0	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$700,000	\$500,000	\$50,000	\$1,500,000	\$450,000
Anticipated annual transportation revenue:	\$722,100	\$600,000	\$600,000	\$600,000	\$600,000
Anticipated year-end transportation reserves: ³	\$2,506,707	\$2,606,707	\$3,156,707	\$2,256,707	\$2,406,707
NON-TRANSPORTATION CAPITAL IMPROVEMENTS:					
Office equipment	\$20,000	\$0	\$0	\$0	\$0
Mound House capital improvements	\$100,000	\$100,000	\$0	\$0	\$0
Times Square improvements ⁴	\$25,000	\$0	\$0	\$0	\$0
Public docks	\$30,000	\$30,000	\$0	\$0	\$0
Matanzas Harbor plan	\$30,000	\$0	\$0	\$0	\$0
Beach renourishment	\$550,000	\$500,000	\$100,000	\$100,000	\$100,000
Land acquisition, Gulf Park	\$0	\$0	\$0	\$0	\$0
Community swimming pool improvements	\$30,000	\$0	\$50,000	\$0	\$0
Neighborhood landscaping, matching funds	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bay Oaks	\$100,000	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$895,000	\$640,000	\$160,000	\$110,000	\$110,000
Anticipated annual non-transportation revenue:	\$678,000	\$640,000	\$160,000	\$110,000	\$110,000
Anticipated year-end non-transportation reserves: ⁵	\$23,348	\$23,348	\$23,348	\$23,348	\$23,348
DOWNTOWN REDEVELOPMENT AGENCY (DRA) BUDGET:					
Phase II Times Square streetscaping	\$95,000	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>
Old San Carlos/Crescent improvements	\$70,000	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>
Transit improvements (tram service)	\$0	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>
Outside legal/planning services	\$25,000	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>
Total of proposed annual expenditures:	\$190,000	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>	<i>unknown</i>

¹ This schedule is a summary from the adopted budget for Fiscal Year 2000/2001; further details on revenues and expenditures are available in that document.

² These items are routine recurring maintenance, including periodic road resurfacing (tentatively scheduled for FY 03/04).

³ Initial transportation reserves were \$2,484,607.

⁴ This item is funded with the remainder of a \$200,000 state tourism grant.

⁵ Initial non-transportation reserves were \$240,348.

Fiscal Year 2000/2001 Final Budget

Town of Fort Myers Beach

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

	1999/2000 (Est. Final)	2000/2001 (Budgeted)	2001/02 (Projected)	2002/03 (Projected)	2003/04 (Projected)	2004/05 (Projected)
General Transportation Including Road drainage projects and studies	300,000 50,000	300,000 (GT +/-or RIF)	100,000 (GT +/-or RIF)	50,000*1 (GT +/-or RIF)	1,250,000 (GT +/-or RIF)	100,000 (GT +/-or RIF)
Traffic Calming (Connecticut Street)		0	0	0	0	100,000 GT +/-or RIF
Estero Streetscape	400,000 GT +/-or RIF	400,000 GT +/-or RIF	400,000 GT +/-or RIF	0	250,000 GT +/-or RIF	250,000 GT +/-or RIF
Hidden Pathways		0	0	0	0	0
Projected Yearly Revenue		722,100	600,000	600,000	600,000	600,000
Projected Yearly Expend.		700,000	500,000	50,000	1,500,000	450,000
Transportation Reserves	2,484,607	2,506,707	2,606,707	3,156,707	2,256,707	2,406,707

	1999/2000 (Est. Final)	2000/2001 (Budgeted)	2001/02 (Projected)	2002/2003 (Projected)	2003/2004 (Projected)	2004/05 (Projected)
Office Equipment, etc.	50,000	20,000 GF	0	0	0	0
Land Acquisition (Mound House)	1,100,000 (G)	n/a	N/a	n/a	n/a	n/a
Mound House Capital Improvement	200,000	G + 100,000 GF +/-or PIF	100,000 GF +/-or PIF	0	0	0
Times Square and Overlay	150,000 (G)	25,000 G	0	0	0	0
Public Docks	30,000 (G)	30,000 (GF) + (G)	30,000 (G)	0 (G)	0 (G)	0 (G)
Harbor Plan	20,000	30,000 (G) + (GF)	0	0	0	0
Beach Renourishment	325,000	550,000 (GF)	500,000 (GF +/-or ?)	100,000 (GF +/-or ?)	100,000 (GF +/-or ?)	100,000 (GF +/-or ?)
Land Acquisition Gulf Park		0				
Land Acquisition (Matanzas)	100,000	N/a (GF)	n/a	n/a	n/a	n/a
Pool Improvement and Walkway	25,000	30,000 (GF)	0	50,000 G +/- PIF	0	0
Neighborhood Landscaping	10,000	10,000 (GF)	10,000 (GF)	10,000 (GF)	10,000 (GF)	10,000 (GF)
Bay Oaks	0	100,000 (GF + PIF)	0	0	0	0
DRA Overlay District	See attached	See attached	See attached	See attached	See attached	See attached
Projected Yearly Revenue		678,000 (GF + PIF)	640,000 (GF +/-or PIF)	160,000 (GF +/-or PIF)	110,000 (G)	110,000 (G)
Projected Yearly Expend.		895,000	640,000	160,000	110,000	110,000
Reserves	240,348	23,348	23,348	23,348	23,348	23,348

DRA = Downtown Redevelopment Agency T.I.F.
 G = Grant
 GF = General Fund
 GT = Gas Tax
 PIF = Park Improvement Fund
 RIF = Road Improvement Fund

(1) Five year plan still accounts for a major street resurfacing project in 2003/04

V. PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENTS 1-3

Bill Spikowski began speaking and announced that today is the first public hearing on the three requests for Comprehensive Plan Amendments for the entire year of 2001. The procedure for any Comprehensive Plan Amendment is the same procedure and is basically the same as we went through to adopt the plan originally. The first public hearing is today and is always held before the Local Planning Agency. Your job is to recommend whether or not the Council should adopt the Amendment. After today's hearing, and regardless of a yes or no vote, we will schedule a public hearing before the Town Council on each of the three. This will be next month or no later than June. The second hearing before the Town Council the public will have a chance to comment. At this point, if the Council decides that they do not want to adopt any or all of these Amendments they will reject them and they will die at that point. If they decide that they want to adopt them or maybe would like to they will make a motion to this effect and this will then trigger a review process outside the Town. The state agencies will have a chance to review and comment, and the general public has a chance to try to influence this process. Basically, due to the Council's summer recess, what would happen is right after the Council comes back from the session in September would be final public hearing. At this time they would make the formal vote by ordinance to adopt these amendments or decide to reject.

Application 2001 -1-TEXT: Annual updating of the five-year schedule of capital improvements (Table 11-7, page 11-22) Bill Spikowski commented that this is an easy one. This is one that was seen last year, this year and every year forever. It is the one thing that must be done each year to update the capital improvements element of your plan to show the five year schedule of capital improvements that the Town plans to undertake. The actually thinking and decisions that go into what the Town should spend capital money on for the next five years, actually takes place as part of the budget process. The LPA does have a role in this and each summer they do formally review this five year schedule of improvements. The Council then adopts this as part of their budget process in September. Because of the way these planned Amendments go you are basically updating that schedule to reflect the Council decisions last September. This Amendment is more of a housekeeping matter. When you review in the Summer, before the Council has set the schedule for next year, it can be suggested that they do things differently or change the priorities. Today we will be substituting a single page in the Comprehensive Plan (page 11-22) and attached to the memo that was sent on this case are two versions. One is the one that was adopted a year ago. The one located on the back is proposed. The format is the same and many of the projects are the same, but is covering a different five year period. It covers one year further in the future than it did last year. It makes a number of adjustments to projects with a few being dropped back and few expanded. Many of them are unchanged. The biggest blank spot on this schedule is in the Redevelopment Agency Budget and this is due to the uncertainty over the negotiations with the County over the Redevelopment money. This is now in the final process of its resolution. The budget for the Redevelopment Agency will be full budget coming up this summer. Next year when you see this it will have more information. Comments can now be taken from the public and ask any questions to Bill Spikowski. When that is complete you will close the public comment and have your deliberations and vote whether or not to recommend.

Betty Simpson questioned that she noticed the hidden path was totally unfunded. Bill Spikowski responded that several items were unfunded and still show on the schedule, because they have not been rejected. There is currently no money allocated to these. He is not sure of the reasons, but may ask Town Manager Marsha Segal-George.

Town Manager Marsha Segal-George commented that last year all the money was devoted to the Streetscape, which has not been spent. That is the reason these were zeroed out. The dollars for the Streetscape are in reserve.

Jennifer Kaestner asked that by zeroing this out, when it comes back as a budget, will this drop the designation of there in text. We will still see this the next time with zeros in place? Town Manager Marsha Segal George responded that they may not see zeros. Everyone is seeing what was approved last year. This was approved by the LPA and Council last year. This is old stuff. Because of the Comprehensive Plan cycle we basically have to update the Comprehensive Plan each year with the old stuff. In August you will see a new CIP and some different numbers.

MOTION: Made by Bill Van Duzer and seconded by Jane Plummer to approve this and send it forward to the Council. Motion passes unanimously.