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MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: June 7, 2002
SUBJECT: COMPREHENSIVE PLAN AMENDMENTS
Application 2002-1-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 a state law that requires an annual update of the five-year schedule of capital improvements.

RECOMMENDATION: Replace existing Table 11-7 (page 11-22, as amended on 11-21-01 by Ordinance 01-07) with the proposed Table 11-7; copies of each are attached to this memorandum. At its public hearing on April 16, 2002, the Local Planning Agency unanimously endorsed this recommendation.

DISCUSSION: Table 11-7 of the Comprehensive Plan is the mandatory five-year schedule of capital improvements. It mirrors 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, shown in the first column of figures, always reflects the current budget year; the next four years are projections for the next four years. 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 pages 20 and 21 of the final budget (copy attached); its contents have now 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. 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 \$3,885,767. However, revenues for the current budget year are shown slightly higher, at \$800,000.

Revenues dedicated to non-transportation capital improvements include initial reserves of \$1,116,722 and an anticipated grant of \$2,000,000 to purchase the Newton property in the current fiscal year (which has not materialized, but is being reapplied for). Additional annual revenues are anticipated at \$204,567 for the current fiscal year, \$160,000 for next year, and \$110,000 each year thereafter. Additional revenues may also be available for capital improvements in future years even at current taxation levels.

The Downtown Redevelopment Authority began the year with reserves of \$1,941,888, largely a result of the favorable settlement obtained with Lee County over prior-year TIF funds. The major expense in the current fiscal year will be \$900,000 of the cost of the new streetscape for Old San Carlos Boulevard. Most of the remainder of the county settlement will be available in future years for additional capital improvements; the specific improvements have not yet been determined, but may include extending the Old San Carlos streetscape design to include First, Second, and Third Streets between Old San Carlos and Crescent Street, and may include improvements to Crescent Street itself.

Attachments: Existing Table 11-7, as amended 11-21-2001
Proposed Table 11-7, dated April 9, 2002
Five-Year Capital Improvement Plan (from pages 20 & 21 of the final budget)

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

	FY 00/01 (Budgeted)	FY 01/02 (Projected)	FY 02/03 (Projected)	FY 03/04 (Projected)	FY 04/05 (Projected)
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	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 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.

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 01/02 to 05/06¹

	<i>FY 01/02 (Budgeted)</i>	<i>FY 02/03 (Projected)</i>	<i>FY 03/04 (Projected)</i>	<i>FY 04/05 (Projected)</i>	<i>FY 05/06 (Projected)</i>
TRANSPORTATION CAPITAL IMPROVEMENTS:					
Transportation/drainage maintenance, etc. ¹	\$300,000	\$250,000	\$1,250,000	\$100,000	\$100,000
Traffic calming (Connecticut Street)	\$0	\$0	\$0	\$100,000	\$100,000
Estero Boulevard streetscaping	\$0	\$300,000	\$1,250,000	\$250,000	\$250,000
Estero Boulevard safety project (paving north end)	\$100,000	\$0	\$0	\$0	\$0
Variable pricing congestion traffic project	\$50,000	\$0	\$0	\$0	\$0
Contribution to DRA project (Old San Carlos Blvd.)	\$200,000	\$0	\$0	\$0	\$0
“Hidden Paths” walking and biking system	\$50,000	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$700,000	\$550,000	\$2,500,000	\$450,000	\$450,000
Anticipated annual transportation revenue:	\$800,000	\$600,000	\$600,000	\$600,000	\$600,000
Anticipated year-end transportation reserves: ²	\$3,985,767	\$4,035,767	\$2,135,767	\$2,285,767	\$2,435,767
NON-TRANSPORTATION CAPITAL IMPROVEMENTS:					
Office equipment	\$86,500	\$10,000	\$0	\$0	\$0
Land acquisition (Newton property)	\$2,000,000	\$0	\$0	\$0	\$100,000
Mound House capital improvements	\$100,000	\$100,000	\$0	\$0	\$0
Times Square improvements	\$100,000	\$0	\$0	\$0	\$0
Public docks	\$30,000	\$15,000	\$0	\$0	\$0
Matanzas Harbor plan	\$15,000	\$0	\$0	\$0	\$0
Beach renourishment	\$800,000	\$10,000	\$10,000	\$10,000	\$10,000
Land acquisition, gulf-front park	\$0	\$0	\$0	\$0	\$0
Community pool improvements & walkway	\$30,000	\$50,000	\$0	\$0	\$0
Neighborhood landscaping (matching funds)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bay Oaks park improvements	\$50,000	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$3,221,500	\$195,000	\$20,000	\$20,000	\$120,000
Anticipated annual non-transportation revenue:	\$2,204,567	\$160,000	\$110,000	\$110,000	\$110,000
Anticipated year-end non-transportation reserves: ³	\$99,789	\$64,789	\$154,789	\$244,789	\$234,789
DOWNTOWN REDEVELOPMENT AGENCY (DRA):					
Phase II Times Square streetscape	\$25,000	\$0	\$0	\$0	\$0
Old San Carlos/Crescent streetscape	\$900,000	\$0	\$0	\$0	\$0
Transit improvements (tram service)	\$0	\$0	\$0	\$0	\$0
Farmers’ market, street performers, festivals	\$9,650	\$0	\$0	\$0	\$0
Outside legal/planning services	\$10,350	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$945,000	\$0	\$0	\$0	\$0
Reimbursement of funds spent in prior years:	\$172,990	\$0	\$0	\$0	\$0
Anticipated annual contribution from Town funds:	\$200,000	\$0	\$0	\$0	\$0
Anticipated year-end DRA reserves: ⁴	\$1,066,079	\$1,066,079	\$1,066,079	\$1,066,079	\$1,066,079

¹ These items are routine recurring maintenance, including periodic road resurfacing (tentatively scheduled for FY 03/04).

² Initial transportation reserves were \$3,885,767.

³ Initial non-transportation reserves were \$1,116,722.

⁴ Initial DRA reserves were \$1,941,888, plus \$42,181 Town obligation 01/02

Fiscal Year 2001/2002 Budget

Town of Fort Myers Beach

FIVE-YEAR CAPITAL IMPROVEMENT PLAN						
	2000/2001 (Est. Final)	2001/2002 (Budgeted)	2002/2003 (Projected)	2003/2004 (Projected)	2004/2005 (Projected)	2005/2006 (Projected)
General Transportation	140,000	300,000	250,000	1,250,000	100,000	100,000
Including Road drainage projects and studies		(GT +/-or RIF)	(GT +/-or RIF)	(GT +/-or RIF)	(GT +/-or RIF)	(GT +/-or RIF)
Traffic Calming (Connecticut Street)		0	0	0	100,000 GT +/-or RIF	100,000 GT +/-or RIF
Estero Streetscape	0	0 GT +/-or RIF	300,000 GT +/-or RIF	1,250,000 GT +/-or RIF	250,000 GT +/-or RIF	250,000 GT +/-or RIF
Estero Blvd Safety Project - Paving N. Estero		100,000 GT	0	0	0	0
Variable Pricing, Congestion Traffic Project		50,000 RIF/G/GT	0	0	0	0
CRA Project Contribution		200,000 GT	0	0	0	0
Hidden Pathways		50,000 GT/RIF	0	0	0	0
Projected Yearly Revenue		800,000	600,000	600,000	600,000	600,000
Projected Yearly Expend.		700,000	550,000	2,500,000	450,000	450,000
Transportation Reserves	3,885,767	3,985,767	4,035,767	2,135,767	2,285,767	2,435,767

	2000/2001 (Est. Final)	2001/2002 (Budgeted)	2002/2003 (Projected)	2003/2004 (Projected)	2004/2005 (Projected)	2005/2006 (Projected)
Office Equipment, etc.	20,000 GF	86,500 GF	10,000 GF	0	0	0
Land Acquisition (Newton Property)		2,000,000 G	N/a	n/a	n/a	100,000
Mound House Capital Improvement	0	G + 100,000 GF +/-or PIF	100,000 GF +/-or PIF	0	0	0
Times Square and Overlay	25,000 (G)	100,000 G	0	0	0	0
Public Docks	0 (G)	30,000 (GF) + (G)	15,000 (G)	0 (G)	0 (G)	0 (G)
Harbor Plan	20,000	15,000 (G) + (GF)	0	0	0	0
Beach Renourishment	0	800,000 (GF)	10,000 (GF +/-or?)	10,000 (GF +/-or?)	10,000 (GF +/-or?)	10,000 (GF +/-or?)
Land Acquisition Gulf Park		0				
Land Acquisition (Matanzas)	0	n/a (GF)	n/a	n/a	n/a	n/a
Pool Improvement and Walkway		30,000 (GF)	50,000 G +/- PIF	0 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	100,000	50,000 (GF + PIF)	0	0	0	0
Projected Yearly Revenue		2,204,567 (GF + PIF)	160,000 (GF +/-or PIF)	110,000 (GF +/-or PIF)	110,000 (G)	110,000 (G)
Projected Yearly Expend.		3,221,500	195,000	20,000	20,000	120,000
Reserves	1,116,722	99,789	64,789	154,789	244,789	234,789

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