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MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: May 26, 2003
SUBJECT: COMPREHENSIVE PLAN AMENDMENT
Application 2003-1-TEXT: Annual updating of the five-year schedule of capital improvements (Table 11-7, page 11-22)

A public hearing is scheduled for June 2, 2003, for your consideration of this amendment to the Fort Myers Beach Comprehensive Plan.

A report to the Local Planning Agency is attached. At its public hearing on April 15, the LPA unanimously recommended approval of this amendment.

A third public hearing, tentatively scheduled for September, will be required for the Town Council to formally adopt this amendment.

The motion on June 2 should be to notify the Florida Department of Community Affairs of the town's intention to adopt this amendment.

Attachment: April 7 memorandum to the Local Planning Agency on 2003-1-TEXT

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MEMORANDUM

TO: Fort Myers Beach Local Planning Agency
FROM: Bill Spikowski
DATE: April 7, 2003
SUBJECT: COMPREHENSIVE PLAN AMENDMENT
Application 2003-1-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 that is contained in the comprehensive plan.

RECOMMENDATION: Replace existing Table 11-7 (page 11-22, as amended on 11-15-02 by Ordinance 02-07) 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 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 in the final budget (copy attached); its contents have now been reformatted 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 \$2,895,508. However, revenues for the current budget year are shown slightly higher, at \$1,271,923.

Revenues dedicated to non-transportation capital improvements include initial reserves of \$1,040,049 and an anticipated grant of \$2,700,000 to purchase the Newton property in the current fiscal year). Total annual revenues are anticipated at \$3,343,000 for the current fiscal year and \$250,000 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 \$1,838,857, largely a result of the favorable settlement obtained with Lee County over prior-year TIF funds. Additional revenues include \$131,400 from landowner assessments for the Old San Carlos project and a town obligation for \$47,171. The major expense anticipated for the current fiscal year is \$1,531,107 for the new streetscape for Old San Carlos Boulevard.

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 01/02 to 05/06

	<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

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 02/03 to 06/07

	FY 02/03 (Budgeted)	FY 03/04 (Projected)	FY 04/05 (Projected)	FY 05/06 (Projected)	FY 06/07 (Projected)
TRANSPORTATION CAPITAL IMPROVEMENTS:					
Transportation/drainage maintenance, etc. ¹	\$600,000	\$1,500,000	\$300,000	\$50,000	\$150,000
Transportation/canals	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Traffic calming (side streets)	\$0	\$0	\$50,000	\$0	\$0
Estero Boulevard streetscaping	\$0	\$300,000	\$1,250,000	\$0	\$0
Estero Boulevard safety project	\$0	\$0	\$0	\$0	\$0
North Estero Paving	\$100,000	\$0	\$0	\$0	\$100,000
Variable pricing congestion traffic project	\$660,000	\$0	\$0	\$0	\$0
“Hidden Pathways” (walking and biking system)	\$50,000	\$100,000	\$0	\$0	\$0
Total of proposed annual expenditures:	\$1,510,000	\$2,000,000	\$1,700,000	\$150,000	\$350,000
Anticipated annual transportation revenue:	\$1,271,923	\$600,000	\$600,000	\$600,000	\$600,000
Anticipated year-end transportation reserves: ²	\$2,657,431	\$1,257,431	\$157,431	\$607,431	\$857,431
NON-TRANSPORTATION CAPITAL IMPROVEMENTS:					
Office remodeling	\$35,000	\$5,000	\$5,000	\$5,000	\$5,000
Truck	\$16,000	\$0	\$0	\$0	\$0
Generator project	\$50,000	\$0	\$0	\$0	\$0
Land acquisition (Newton property)	\$2,700,000	\$0	\$0	\$0	\$0
Land acquisition (other)	\$250,000	\$200,000	\$200,000	\$200,000	\$200,000
Mound House (house)	\$50,000	\$0	\$0	\$0	\$0
Mound House (dock)	\$30,000	\$0	\$0	\$0	\$0
Matanzas Harbor plan	\$300,000	\$0	\$0	\$10,000	\$0
Beach restoration	\$910,000	\$10,000	\$10,000	\$10,000	\$10,000
Sheriff substation	\$0	\$0	\$0	\$0	\$0
Community pool improvements	\$20,000	\$10,000	\$0	\$10,000	\$0
Neighborhood landscaping (matching funds)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bay Oaks park improvements	\$0	\$0	\$10,000	\$0	\$10,000
Total of proposed annual expenditures:	\$4,371,000	\$235,000	\$235,000	\$245,000	\$235,000
Anticipated annual non-transportation revenue:	\$3,343,000	\$250,000	\$250,000	\$250,000	\$250,000
Anticipated year-end non-transportation reserves: ³	\$12,049	\$27,049	\$42,049	\$47,049	\$62,049
DOWNTOWN REDEVELOPMENT AGENCY (DRA):					
Phase II Times Square streetscape	\$25,000	\$0	\$0	\$0	\$0
Old San Carlos/Crescent streetscape	\$1,531,107	\$0	\$0	\$0	\$0
Transit improvements (tram service)	\$0	\$0	\$0	\$0	\$0
Activities (recommended by Alliance/Times Sq. Comm) .	\$45,000	\$0	\$0	\$0	\$0
Pedestrian refuge/sidewalk at Seafarer’s	\$275,000	\$0	\$0	\$0	\$0
Outside legal/planning services	\$5,000	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$1,881,107	\$0	\$0	\$0	\$0
Anticipated year-end DRA reserves: ⁴	\$136,321	\$0	\$0	\$0	\$0

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

² Initial transportation reserves were \$2,895,508.

³ Initial non-transportation reserves were \$1,040,049.

⁴ Initial DRA reserves were \$1,838,857, plus \$47,171 Town obligation 02/03, plus \$131,400 from property owner assessments

Fiscal Year 2002/2003 Budget

Town of Fort Myers Beach

TRANSPORTATION CAPITAL IMPROVEMENT PLAN					
	2002/2003 (Budgeted)	2003/2004 (Projected)	2004/2005 (Projected)	2005/2006 (Projected)	2006/2007 (Projected)
CARRYOVER	2,895,508	2,657,431	1,257,431	157,431	607,431
YEARLY PROJECTED REVENUE	1,271,923 (GT +/-or RIF)	600,000 (GT +/-or RIF)	600,000 (GT +/-or RIF)	600,000 (GT +/-or RIF)	600,000 (GT +/-or RIF)
Road & drainage projects	600,000 (GT) (GF)	1,500,000 (GT)	300,000 (GT)	50,000 (GT)	150,000 (GT)
Canals	100,000 (GT)	100,000 (GT)	100,000 (GT)	100,000 (GT)	100,000 (GT)
Traffic Calming (side streets)	0	0	50,000 (GT)	0	0
Estero Boulevard Safety Project	0	0	0	0	0
North Estero Paving	100,000 (GT)	0	0	0	100,000 (GT)
Variable Pricing Study	660,000 (GT) (G)	0	0	0	0
Hidden Pathways	50,000 (RIF)	100,000 (RIF)	0	0	0
Estero Streetscape	0	300,000 (GT) (G)	1,250,000 (GT) (G)	0	0
YEARLY EXPENDITURE	1,510,000	2,000,000	1,700,000	150,000	350,000
BALANCE	2,657,431	1,257,431	157,431	607,431	857,431

NON-TRANSPORTATION CAPITAL IMPROVEMENT PLAN					
	2002/2003 (Budgeted)	2003/2004 (Projected)	2004/2005 (Projected)	2005/2006 (Projected)	2006/2007 (Projected)
CARRYOVER	1,040,049	12,049	27,049	42,049	47,049
YEARLY PROJECTED REVENUE	3,343,000	250,000	250,000	250,000	250,000
Office					
a) remodel office	35,000	5,000	5,000	5,000	5,000
b) truck	16,000	0	0	0	0
c) generator project	50,000	0	0	0	0
Newton Acquisition	2,700,000	0	0	0	0
Land Acquisition - other	250,000	200,000	200,000	200,000	200,000
Mound House					
a) house	50,000	0	0	0	0
b) dock	30,000	0	0	0	0
Beach Restoration Project	910,000	10,000	10,000	10,000	10,000
Harbor Plan	300,000	0	0	10,000	0
Pool	20,000	10,000	0	10,000	0
S.O.Substation	0	0	0	0	0
Bay Oaks	0	0	10,000	0	10,000
Neighborhood Landscaping	10,000	10,000	10,000	10,000	10,000
YEARLY EXPENDITURE	4,371,000	235,000	235,000	245,000	235,000
BALANCE	12,049	27,049	42,049	47,049	62,049

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