



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS**

**MONDAY, JANUARY 28, 2013
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication
2. Pledge of Allegiance
3. Election of Officers
4. Public Forum
5. Approval of Minutes – November 26, 2012 and December 10, 2012
6. Amendments to the Land Development Code
 - A. [North Fort Myers Neighborhood Centers/Lehigh Acres Compact Community Developments](#)
 - B. Chapter 2 – Impact Fees
 - C. [Proposed Horizon Council Amendments](#)
7. 2012/2013 Lee Plan Amendment Cycle
 - A. [CPA2011-00022: Port Authority Hazardous Wildlife Attractant Update](#)

Request to amend policies 1.2.1, 1.2.7, and 1.9.8 of the Future Land Use Element
8. Other Business
9. Adjournment – Next Meeting Date: Monday, February 25, 2013

Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at 239-533-8583.



ORDINANCE NO. 13-_____

AN ORDINANCE PERTAINING TO IMPACT FEES IN LEE COUNTY, AND ALSO AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 2; ARTICLE VI, IMPACT FEES, DIVISION 2, ROADS IMPACT FEES; DIVISION 3, REGIONAL PARKS IMPACT FEE; DIVISION 4, COMMUNITY PARKS IMPACT FEE; DIVISION 5, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES IMPACT FEE; AND, DIVISION 6, SCHOOL IMPACT FEES. THE AMENDMENTS SUSPEND THE COLLECTION IMPACT FEES FOR TWO YEARS, CLARIFIES THE POLICY ON REFUNDS OF FEES PAID, EXTENDS THE DURATION OF EXISTING IMPACT FEE CREDITS BY TWO YEARS AND REQUIRES COUNTY ADMINISTRATION TO UPDATE THE BOARD ON DEVELOPMENT PERMITTING ACTIVITY AT THE END OF THE FIRST YEAR OF THE SUSPENSION PERIOD.

WHEREAS, Florida Statutes Section 125.01(1)(t) authorizes counties to adopt ordinances necessary for the exercise of its powers; and,

WHEREAS, the Board of County Commissioners (Board) adopted the Lee County Land Development Code containing regulations applicable to land development in Lee County; and,

WHEREAS, the recent economic downturn has resulted in an unprecedented decline in new residential and commercial building construction activity in Lee County; and,

WHEREAS, in recognition of the downturn in the U.S. economy, the Board has implemented measures to provide temporary relief to the building and construction industry; and,

WHEREAS, the Board desires to temporarily suspend the collection of development impact fees in an effort to stimulate economic development and the pursuit of construction activity; and,

WHEREAS, the Board has determined that a two-year suspension of the collection of Road, Community Parks, Regional Parks, Fire, EMS, and School impact fees will further the desired purpose of stimulating economic development in Lee County; and,

WHEREAS, the Board desires an update from County Administration on development permitting activity after the first year of the suspension to gauge the effect of the suspension; and

WHEREAS, the Local Planning Agency reviewed the proposed amendments on January 28, 2013, and found the temporary suspension of impact fees to be _____ with the Lee Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: SUSPENSION OF FEES

The collection of impact fees set forth in Chapter 2 of the Land Development Code are suspended for a two-year period, commencing on, Wednesday, February 13, 2013 and ending on Friday, February 13, 2015, without further action by the Board.

SECTION TWO: REFUNDS

Refunds of impact fees paid prior to February 13, 2013 will be issued only in accordance with Chapter 2 of the Land Development Code.

SECTION THREE: REPORT ON PERMITTING ACTIVITY

County Administration will collect data during the two year suspension and will update the Board on various economic indicators, including, but not limited to, employment, taxable sales, and permitting activity at the end of the first year of the suspension period.

SECTION FOUR: AMENDMENT TO LDC CHAPTER 2- ADMINISTRATION

Lee County Land Development Code Chapter 2 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 2 ADMINISTRATION

**ARTICLE VI. IMPACT FEES
DIVISION 2. ROADS IMPACT FEE**

Sec. 2-275. Credits.

(a)(1) through (a)(4) remain unchanged.

- (5) Transferability. Roads impact fee credits created on or after October 1, 1989 must be in transferable form and may be sold, assigned or conveyed as set forth in the County Administrative Code. Credits may be used to pay or offset roads impact fees in the same roads impact fee district in which they are earned, or in other districts directly benefitted by the capital improvements for which the credits were granted, and consistent with any interlocal agreements made with participating municipalities. Credits may not be used outside the district earned unless the proposed use is found to be in compliance with this division by the County Attorney and the director of the County Department of Transportation. Unless a longer period is specifically authorized by the Board of

County Commissioners, transferable credits must be used within 20 years of the date created. The creation date is the date the instruments conveying legal title to the land or improvements given in exchange for credits were recorded in the County's official record book. The creation date for credits pursuant to prepayment of fees under section 2-272 will be the date the prepayment is received by the County.

Roads impact fees credits will be increased at the time they are used, in the same percentage that the Consumer Price Index—All Urban Consumers (CPI-U), All Items, U.S. City Average maintained by the Bureau of Labor Statistics increased between the time the credits are used and the time the credits were created. Credits not used within 20 years of issue will expire.

Impact fees credits outstanding on February 12, 2013 will be extended for a period of two years in recognition of the two-year suspension on the collection of impact fees adopted by the Board by Ordinance 13- .

Any person who accepts credits in exchange for the dedication of land or improvements does so subject to the provisions and restrictions of this division.

Remaining sections unchanged.

ARTICLE VI. IMPACT FEES DIVISION 3. REGIONAL PARKS IMPACT FEE

Sec. 2-312. Exemptions and Credits.

Subsection (a) remains unchanged.

(b) Credits are subject to the following:

(b)(1) through (b)(5) remain unchanged.

(6) Regional parks impact fee credits created on or after October 1, 1989, must be in transferable form and may be sold, assigned or otherwise conveyed as set forth in the county Administrative Code. They may be used to pay or otherwise offset regional parks impact fees required by this division, consistent with any interlocal agreements made with participating municipalities. Unless a longer period is specifically authorized by the Board of County Commissioners, such transferable credits must be used within twenty (20) years of the date they are created, which date is the date the instruments conveying legal title to the land or improvements, which were given in exchange for credits, were recorded in the county's official record book. Regional parks impact fee credits will be increased at the time they are used in the same percentage that the Consumer Price Index—All Urban Consumers (CPI-U), All Items, U.S. City Average

maintained by the Bureau of Labor Statistics increased between the time the credits are used and the time the credits were created. Credits will expire after twenty (20) years. Any person who accepts credits in exchange for the dedication of land or improvements does so subject to the of this division.

Impact fees credits outstanding on February 12, 2013 will be extended for a period of two years in recognition of the two-year suspension on the collection of impact fees adopted by the Board by Ordinance 13-_____.

The remainder of Section 2-312 remains unchanged.

ARTICLE VI. IMPACT FEES

DIVISION 4. COMMUNITY PARKS IMPACT FEE

Sec. 2-352. Exemptions and credits

Subsection (a) remains unchanged.

(b) Credits are subject to the following:

(b)(1) through (b)(5) remain unchanged.

- (6) Community parks impact fee credits created on or after October 1, 1989, must be in transferable form and may be sold, assigned or otherwise conveyed as set forth in the county Administrative Code. They may be used to pay or otherwise offset community parks impact fees required by this division, so long as the credits are used in the same community parks impact fee benefit district in which they are earned, consistent with any interlocal agreements made with participating municipalities. Unless a longer period is specifically authorized by the Board of County Commissioners, transferable credits must be used within twenty (20) years of the date they are created, which date is the date the instruments conveying legal title to the land or improvements that were given in exchange for credits were recorded in the county's official record book.

Community parks impact fee credits will be increased at the time they are used in the same percentage that the Consumer Price Index—All Urban Consumers (CPI-U), All Items, U.S. City Average maintained by the Bureau of Labor Statistics increased between the time the credits are used and the time the credits were created. Credits not used will expire within 20 years. Any person who accepts credits in exchange for the dedication of land or improvements does so subject to the provisions and restrictions of this division.

Impact fees credits outstanding on February 12, 2013 will be extended for a period of two years in recognition of the two-year suspension on the collection of impact fees adopted by the Board by Ordinance 13-_____.

The remainder of Section 2-352 remains unchanged.

**ARTICLE VI. IMPACT FEES
DIVISION 5. FIRE PROTECTION AND EMERGENCY
MEDICAL SERVICES IMPACT FEE**

Sec. 2-395. Credits.

(a)(1) through (a)(3) remain unchanged.

- (4) Transferability. Fire or EMS impact fees created on or after October 1, 1989 must be in transferable form and may be sold, assigned or conveyed as set forth in the county Administrative Code. Credits may be used to pay or offset the fire or EMS impact fees in the same fire or EMS impact fee district in which they are earned, consistent with the interlocal agreements made with participating fire districts and municipalities. Unless a longer period is specifically authorized by the Board of County Commissioners, transferable credits must be used within twenty (20) years of the date created. The creation date is the date the instrument conveying legal title to the land or improvements given in exchange for credits were recorded in the county's official record books.

Impact fees credits outstanding on February 12, 2013 will be extended for a period of two years in recognition of the two-year suspension on the collection of impact fees adopted by the Board by Ordinance 13- .

Fire or EMS impact fee credits will be increased at the time they are used, in the same percentage that the Consumer Price Index—All Urban Consumers (CPI-U), All Items, U.S. City Average maintained by the Bureau of Labor Statistics increased between the time the credits are used and the time the credits were created. Credits not used within twenty (20) years of issue will expire.

Any person who accepts credits in exchange for the dedication of land or improvements does so subject to the provisions and restrictions of this division.

The remainder of Section 2-395 remains unchanged.

**ARTICLE VI. IMPACT FEES
DIVISION 6.SCHOOL IMPACT FEE**

Sec. 2-413. Credits.

Subsections (a) through (b) remain unchanged.

- (c) Transferability. School impact fee credits are transferable.
- (1) Credits may be used to pay or offset school impact fees anywhere in the county or any municipality. However, the county manager and the county attorney must first determine that the improvement for which the credits were issued is a direct benefit to the development where the credits are sought to be used.
 - (2) Transferable credits must be used within twenty (20) years of the date created.
 - (3) School impact fees will be increased at the time they are used in the same percentage that the Consumer Price Index—All Urban Consumers (CPI-U), All Items, U.S. City Average maintained by the Bureau of Labor Statistics increased between the time the credits are used and the time the credits were created. Credits not used within twenty (20) years will be canceled by the building official. Any person who accepts credits in exchange for the dedication of land or improvements does so subject to the of this division.

Impact fees credits outstanding on February 12, 2013 will be extended for a period of two years in recognition of the two-year suspension on the collection of impact fees adopted by the Board by Ordinance 13- .

The remainder of Section 2-413 remains unchanged.

SECTION TWO: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

SECTION THREE: SEVERABILITY

It is the Board's intent that if any provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board further declares that this ordinance would have been adopted if such unconstitutional provision was not included.

SECTION FOUR: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code; and that sections of this ordinance can be renumbered or relettered and that the word "ordinance" can be changed to "section", "article" or some other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified,

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the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Administrator, County Manager or his designee, without the need for a public hearing.

SECTION FIVE: EFFECTIVE DATE

This ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State.

Commissioner _____made a motion to adopt the foregoing ordinance. The motion was seconded by Commissioner _____. The vote was as follows:

John E. Manning	_____
Cecil L Pendergrass	_____
Larry Kiker	_____
Tammara Hall	_____
Frank Mann	_____

DONE AND ADOPTED this ____ day of February 2013.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Cecil L Pendergrass, Chairman

Approved as to form by:

County Attorney's Office

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: Board of County Commissioners **DATE:** January 11, 2013
FROM: Mary Gibbs
Mary Gibbs, Director

RE: Proposed Impact Fee Suspension Information

Attached is backup information for agenda item #7 Impact Fee Discussion on the Monday, January 14th Management and Planning meeting.

Please call if you have any questions.

Attachment

Cc: Doug Meurer, Interim County Manager
Pete Winton, Assistant County Manager
Holly Schwartz, Assistant County Manager
Andrea Fraser, Interim County Attorney
Donna Marie Collins, Chief Assistant County Attorney
Dave Loveland, Director, DOT
Dave Harner, Director, Parks and Recreation

January 14, 2013
MANAGEMENT AND PLANNING MEETING
ITEM #7

PROPOSED IMPACT FEE SUSPENSION

The Commission has requested a discussion of a proposed two year suspension of impact fees, with a reevaluation after one year. The County assesses impact fees on new development to defray capital costs (but not operation or maintenance) of construction for the following:

- Schools
- Roads
- Parks (Community and Regional)
- Fire
- Emergency Medical Services (EMS)

EFFECTS OF SUSPENSION:

Impact fees have been in effect for many years. A proposed two year suspension would affect the following:

- Lost Revenue
- Capital Improvements Program
- Internal Loan Repayments
- Outstanding Impact Fee Credits
- Developer Contributions
- Outstanding Obligations
- Developments of Regional Impact

Lost Revenue

Impact fee revenues for the past two years totaled \$13.1 million cash for all the facilities listed above (\$18.4 million if credits are included). Projections of lost revenue for the next two years is \$10.4 million cash (credits unknown). Note that projections are conservative based on reductions of all impact fees that were adopted by the Board on April 10, 2012 and June 14, 2011.

The attached chart shows two years of impact fee revenue history and three years of impact fee revenue projections.

Effects on Capital Improvements Program (CIP)

Projects budgeted in the CIP may be delayed, funded from another source, or removed entirely from the CIP. The impacts of a two year suspension vary by type of fee.

Roads

Much of the road impact fees applied in the transportation CIP are earmarked for internal loan debt service for previous CIP projects. Although there is not a large amount allocated to projects at this time, road impact fees accumulate over a number of years to be able to fully fund expensive project phases. Approximately 5% of the road impact fees are allocated to bicycle/pedestrian projects prioritized by BPAC.

Short term:

Kismet/Littleton Realignment
Countywide Bike Facilities

Long term:

Bonita Beach Rd. Phase II 6L, Old 41 to Lime St. (CST underway via internal loan with impact fee payback)
Bonita Beach Rd. Phase III 6L, US 41 to Old 41 (DES underway, ROW and CST phases in years 6-10, subject to joint funding agreement with Bonita Springs)
Burnt Store Road Segment 2 4L, Tropicana to Diplomat (CST in FY 16/17)
Burnt Store Road Segment 3 4L, Diplomat to Van Buren (CST in years 6-10)
Homestead Road 4L, Sunrise Blvd. to Alabama Rd. (ROW in FY 12/13-13/14 from internal loan with impact fee payback, CST in FY 15/16 with possible external loan with impact fee payback)
Luckett Rd. 4L, Ortiz to I-75 (DES and ROW complete, CST in years 6-10)
North Airport Rd. Ext. West, current terminus to Metro Pkwy. (CST in FY 12/13 from internal loan with impact fee payback)
Ortiz Ave. 4L, Colonial Blvd. to MLK (all phases in years 6-10)
Ortiz Ave. 4L, MLK to Luckett (ROW almost complete, CST in years 6-10)
Ortiz Ave. 4L, Luckett to SR 80 (ROW almost complete, CST in years 6-10)
Three Oaks Parkway Extension North, N. of Alico to Daniels (balance of ROW and CST in years 6-10)

Schools

The School District CIP would be affected in the following manner.

Dunbar High School addition (\$12.5 million in FY12/13).

Student enrollment continues to increase by 1,500 to 1,900 students per year.

Fire/EMS

Projects are relatively smaller but their budgets would also be detrimentally impacted. The fire departments have indicated that they rely heavily on impact fees for funding.

Impact on Loan Repayments (See attached chart for debt and credit information)

Suspension of impact fees will delay the repayment of several inter-fund loans on roads and parks projects. Inter-fund loans are money that the County lends itself. The County has a general fund revolving loan program with a total of \$38 million owed for road projects, but \$4.1 million is scheduled for repayment during the next two years. Over the past two years

available funds out of that program from repayments have been swept out to help cover the general fund deficit. That practice was expected to continue in the future, so a suspension of impact fees would not allow repayments totaling \$4 million over the next two years to then be recaptured.

Parks internal loans is \$15 million with \$300,000 scheduled for repayment during the next two years.

The School District total Debt Service payments are almost \$30 million.

Outstanding Impact Fee Credits

Impact fee credits are issued by the local government as compensation for the donation of right of way, land or constructing capital improvements. These “credits” are then used to pay impact fees for development. Impact fee credits of all types are bought and sold by the private sector. The credit market has been very active especially over the last two years. In the case of transportation, developers have redeemed more credits over the past two years than actual cash paid. This can be seen in the attached chart.

An example of the use of credits would be the North Airport Road Extension, from the eastern terminus to Metro Parkway. The County has an agreement with the owner of the land that the extension crosses to compensate him the equivalent of \$427,000 for the 125-foot wide roadway right-of-way and a pond site. That payment was to be made in the form of \$100,000 in cash from District 23 road impact fees, and \$327,000 in District 23 road impact fee credits. This transaction should be finalized within the next year, but the land owner may reconsider this agreement if the credits are de-valued.

Developer Contributions

Developers often contribute land or make improvements to infrastructure in the course of developing a project that exceeds the site-related impacts of the project. The County occasionally compensates developers for these contributions with cash, but often issue impact fee credits in lieu of cash. If the County does not have cash in the budget to pay for the contributions, the suspension of impact fees may have a detrimental effect on contributions of property and improvements, because impact fee credits would not be available in lieu of cash during the suspension period.

Outstanding Obligations

The County has \$15 million in outstanding credits for roads. There is \$63,000 in outstanding credits for Fire. The School Board has \$2.4 million in outstanding credits.

If the Board suspends the collection of impact fees, the duration of outstanding credits must be extended by an equivalent time period. Credits are currently valid for 20 years.

Developments of Regional Impact

Developments of Regional Impact (DRI) are subject to unique transportation mitigation conditions. Many DRIs pay what is called a “proportionate share contribution” toward the mitigation of transportation impacts. Florida Law states that a DRI may not be required to make a monetary contribution for the mitigation of development impacts to public facilities unless the local government requires non-DRI development to contribute toward the mitigation of these impacts as well. A full suspension of the collection of impact fees will require the county to forego collection of proportionate share contributions from DRIs during the same time frame.

ADVANTAGES AND DISADVANTAGES OF SUSPENSION

There are several advantages and disadvantages of a temporary suspension.

Advantages –

- Will save money for individual home purchasers and developers
- Supported by Horizon Council/business community as a way to improve business climate and create jobs.
- Could provide competitive advantage for Lee County to help attract businesses and economic development
- Short term consequences less severe than long term elimination
- Reduces administrative work for staff

Disadvantages –

- Other counties and cities that have suspended impact fees have not had increases in permit activity
- Lost revenue for county, school board and fire departments will affect construction of projects, particularly in the long term
- Equity issues – potential complaints from those who already paid impact fees
- Potential complaints from holders of impact fee credits
- Delay in the repayment of internal loans

ALTERNATIVE FUNDING SOURCES

The temporary suspension of impact fees may allow for the exploration of alternative funding sources as a longer term substitute. Possibilities include:

- Mobility Fees
- Real Estate transfer fee on home sales
- Ad Valorem Taxes – CIP tax rate
- Sales Tax increase
- Partial year property assessments

Attachments: Lee County Impact Fee Revenue History
Future Lee County Impact Fee Revenue Projections
Summary of Impact Fee Loans

Lee County Impact Fee Revenue History			
Impact Fee Type		Fiscal Year 10/11	Fiscal Year 11/12
Parks	Cash	\$604,681	\$920,004
	Credit	\$0	\$0
	Total	\$604,681	\$920,004
Roads	Cash	\$1,152,341	\$2,309,908
	Credit	\$1,633,369	\$3,285,379
	Total	\$2,785,710	\$5,595,287
EMS	Cash	\$150,400	\$170,849
	Credit	\$0	\$0
	Total	\$150,400	\$170,849
Schools	Cash	\$3,032,896	\$4,146,769
	Credit	\$152,462	\$182,937
	Total	\$3,185,358	\$4,329,706
Fire	Cash	\$297,514	\$346,664
	Credit	\$11,772	\$23,242
	Total	\$309,286	\$369,906
Total Impact Fees		\$7,035,435	\$11,385,752
Total for 2 Years		\$18,421,187	

Future Lee County Impact Fee Revenue Projections				
Fiscal Year 12-13 Revenue and Expense Projection				
Impact Fee Type	Revenues	Internal Debt *	External Debt	Projects
Parks	\$506,000	\$136,785	\$0	\$93,000
Roads	\$2,266,000	\$1,993,261	\$0	\$207,000
EMS	\$120,000	\$0	\$0	\$100,000
Schools	\$1,575,000	\$0	\$3,581,955	\$12,500,000
Fire	N/A	N/A	N/A	N/A
Total FY 12-13	\$4,467,000	\$2,130,046	\$3,581,955	\$12,900,000
Fiscal Year 13-14 Revenue and Expense Projection				
Impact Fee Type	Revenues	Internal Debt *	External Debt	Projects
Parks	\$506,000	\$139,879	\$0	\$119,000
Roads	\$2,266,000	\$2,095,695	\$0	\$239,250
EMS	\$120,000	\$0	\$0	\$100,000
Schools	\$3,000,000	\$0	\$7,071,537	\$0
Fire	N/A	N/A	N/A	N/A
Total FY 13-14	\$5,892,000	\$2,235,574	\$7,071,537	\$458,250
Fiscal Year 14-15 Revenue and Expense Projection				
Impact Fee Type	Revenues	Internal Debt *	External Debt	Projects
Parks	\$511,060	\$134,665	\$0	\$216,000
Roads	\$2,288,660	\$2,050,548	\$0	\$225,000
EMS	\$121,200	\$0	\$0	\$100,000
Schools	\$3,150,000	\$0	\$1,724,074	\$0
Fire	N/A	N/A	N/A	N/A
Total FY 14-15	\$6,070,920	\$2,185,213	\$1,724,074	\$541,000

* Payments for loans borrowed from the General Fund

Summary of Impact Fee Loans

Loan #		Lender	Borrower	Loan Balances As of 1-8-13	Interest Bearing	Accrued Interest Payable (12-18-12)	Maturity Year
130	Estero Community Park - Project 201999	General Fund	Park Imp Fees- 186-28	\$4,859,450.00	Yes	3,903.44	9/30/2016
167	North Fort Myers Recreation Center - Project 201956	General Fund	Park Imp Fees- 186-22	\$421,528.00	Yes	338.72	9/30/2024
196	North Fort Myers Recreation Center - Project 201956	Capital Improvement Fund	Park Imp Fees- 186-22	\$8,598,624.00	Yes	13,597.94	9/30/2037
197	951 Extension South - Project 204097 Changed funding source and due date includes the one year extension	General Fund	Road Imp Fees - 188-25	\$21,180,000.00	Yes	17,013.68	9/30/2013
183	Bonita Beach Road-Phase II - Old US 41 to Lime St. - Project # 205720 (Repayment to begin in FY 15-16)	General Fund	Road Imp Fees - 188-24	\$3,750,000.00	Yes	9,471.50	9/30/2019
126	Estero Parkway - Three Oaks to Ben Hill Griffin - Project 205021	General Fund	Road Imp Fees - 188-24	\$13,347,328.00	Yes	10,601.37	9/30/2017
Total balance of Loans from Road Revolving Loan Program				\$38,277,328.00			
Total Due to General Fund & Capital Improvement				\$52,156,930.00			