Draft Capital Improvement Plan

Fiscal Year 2027 Budget Adoption

City Council Discussion

June 2, 2026

Fiscal Year 2027 Budget Adoption Key Dates

- **June 2, 2026** – Draft Capital Improvement Plan Draft Discussion
- **June 16, 2026** – City Council Budget Workshop
- **July 1, 2026** – Property Appraiser Releases Taxable Values
- **July 14, 2026** – Planning Commission CIP Sub-Committee Meeting
- **July 21, 2026** – Draft Full Budget Presentation to the City Council
- **August 18, 2026** – City Council Budget Workshop
- **September 14, 2026** – First Budget Hearing
- **September 28, 2026** – Final Budget Hearing – FY2027 Budget Adopted

2026 Estimated Property Values

- **Property Appraiser Estimate of Taxable Values**
  - Provided to governments for planning purposes
  - Preliminary taxable values to be released July 1, 2026
    - This is the value that is used to determine millage rates
    - Maximum operating millage rate to be determined at July CC meeting
    - Final millage rates are note adopted until the September hearings

- **$5,536,341,000 Estimated Taxable Value**
  - 1.75% decrease from the July 2025 values used for FY 2026 budget
  - At the same operating millage rate adopted in FY 2026 this represents a net decrease in revenue to the General Fund of $238,805 (inclusive of a 3.0% early payment discount available to taxpayers per law)

Fiscal Year 2027 Draft CIP Discussion

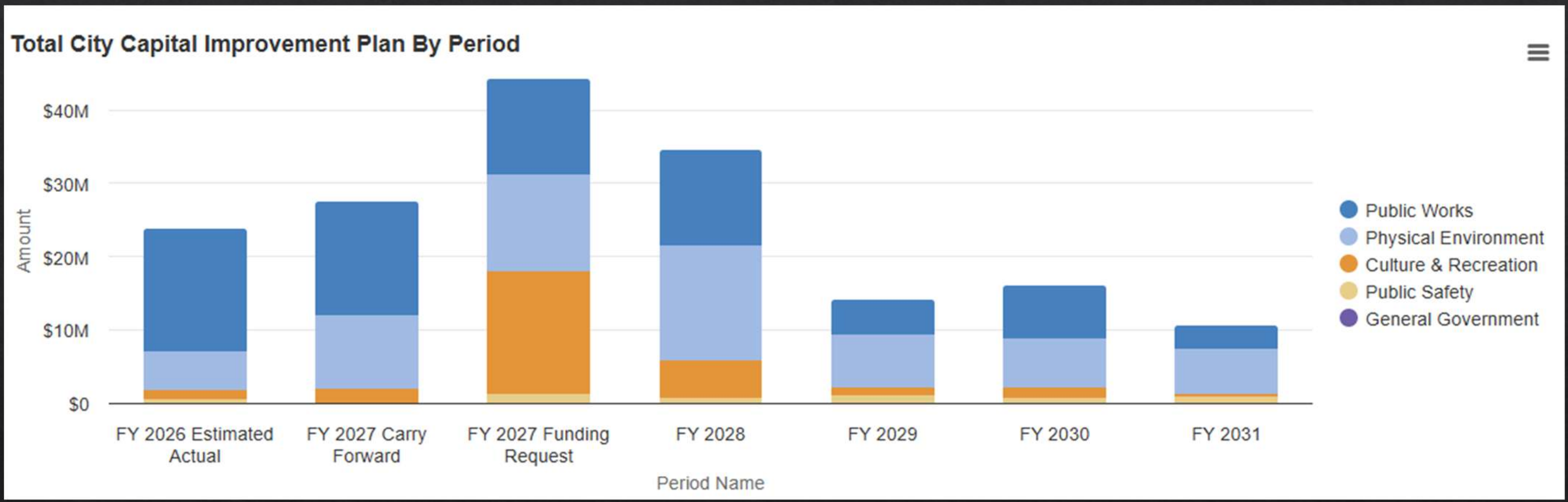
- The FY27 Capital Improvement Projects presented today are preliminary and remain in draft form pending receipt of the July 2026 preliminary taxable value estimates from the Lee County Property Appraiser.
- CIP remains largely driven by grants from Local, State, and Federal sources
- Staff will continue to evaluate revenue projections and financial impacts as updated property tax roll information becomes available.
- The proposed FY27 capital projects are being presented to facilitate early policy discussion and Council feedback prior to final budget development.
- Any necessary adjustments to proposed projects or funding strategies will be incorporated into subsequent budget discussion and the tentative FY27 budget presentation.
- Maintaining flexibility within the current draft budget process is important to ensure long-term fiscal sustainability and alignment with City Council priorities.
- Stormwater Assessment study in progress

Fiscal Year 2027 Draft CIP Discussion

- Hurricane Fund Projects that will be included in the draft FY27 budget are currently projected at lower funding levels compared to prior years due to uncertainty surrounding FEMA reimbursement amounts and project obligations.
- Staff is taking a conservative budgeting approach for hurricane-related projects as FEMA continues to reevaluate and, in many cases, reduce previously estimated Public Assistance damage reimbursement amounts.
- As FEMA formally obligates eligible projects and reimbursement levels are confirmed, staff will bring forward budget amendments for City Council consideration to appropriate additional funding as necessary.
- This phased budgeting approach is intended to reduce financial risk and ensure that expenditures align with verified FEMA reimbursement commitments.
- Future budget amendments may include adjustments to project scopes, timelines, or funding allocations based on finalized FEMA determinations.
- The City remains committed to advancing eligible recovery projects while maintaining prudent fiscal management amid evolving federal reimbursement reviews.

Fiscal Year 2027 Draft CIP Discussion

- Expect a higher amount of FY26 funded CIP projects to be carried forward (or rolled forward) into FY27 as some of these projects have long construction timelines.



Fiscal Year 2027 Draft CIP Discussion

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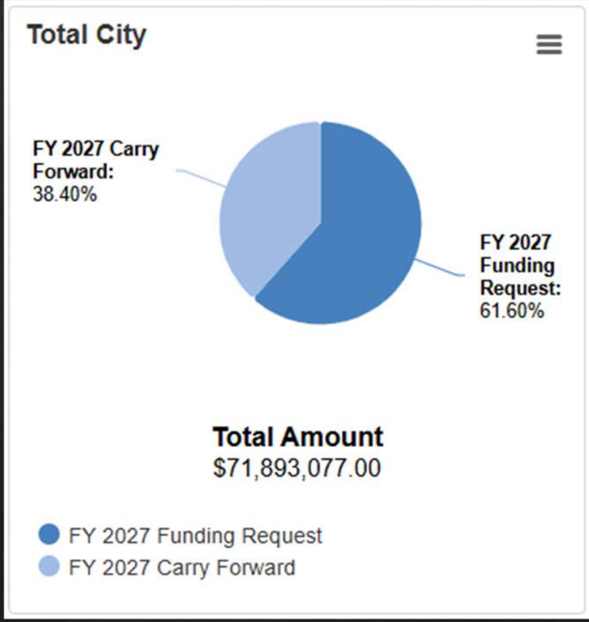

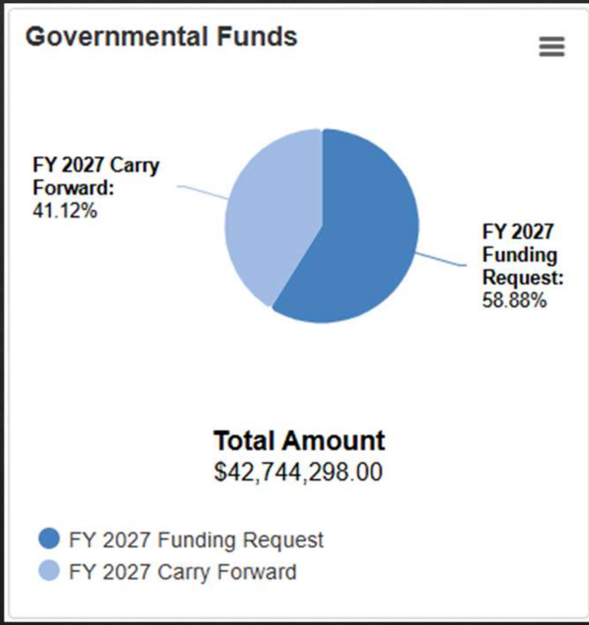

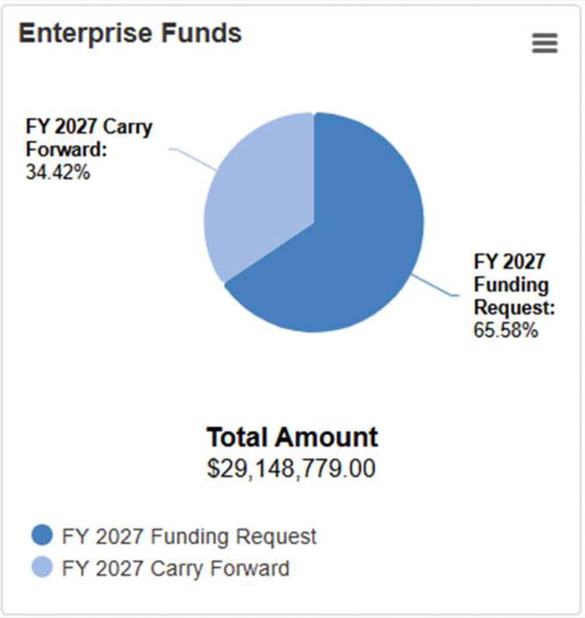

Fiscal Year 2027 Draft CIP Discussion

- The Recreation Sinking Fund (F370) is being incorporated into the Governmental Funds (F300) CIP as projected expenditures are expected to exceed available fund balances and the standard annual general fund transfer to the sinking fund of $225,000.
- The Recreation Center is now approximately 20 years old and will require increased reinvestment and capital maintenance over the coming years to preserve facility quality and operations.
- The Recreation Center remains one of the City's most popular and heavily utilized community amenities, making continued investment in the facility a long-term priority.
- Park and Recreation projects recommended by the Parks and Recreation Advisory Committee (PRAC) have been incorporated into the City's five-year Capital Improvement Plan for future consideration. These projects are noted in the CIP with [PRAC] beginning in fiscal year 2028.
  - No PRAC-recommended projects are currently included in the proposed FY27 CIP budget due to existing funding constraints and revenue uncertainty.
- Staff recommends revisiting potential funding opportunities for PRAC projects following receipt of the preliminary taxable value estimates from the Lee County Property Appraiser.

Fiscal Year 2027 Draft CIP Discussion

- Projects that are not currently included in the proposed FY27 budget but are recommended for future City Council discussion and prioritization.
  - Periwinkle Way Landscaping – Funded at $250,000 in FY26 for Causeway Blvd.
    - Additional discussion may be warranted regarding future phases, maintenance expectations, and long-term corridor beautification priorities.

  - The City Hall Native Garden Rehabilitation project was previously identified in the FY26 budget with planned funding targets of $100,000 in FY27 and $75,000 in FY28.
    - The project remains included in the City's five-year Capital Improvement Plan, with funding currently proposed in FY28 and FY29 rather than FY27.
    - With City Council support and direction, staff may evaluate opportunities for this project to be supported through donor contributions.

  - Town Center Planning – The City Council has expressed an interest in evaluating future Town Center improvements and long-term opportunities to develop a walkable center that could support events.
    - The City Council should discuss this initiative and provide staff with direction to fund planning efforts that would expand the R2P2 concept plans (Town Center to be discussed at the July City Council meeting).
    - If the City Council provides direction to create a Town Center Planning project, staff will estimate the cost for a subsequent discussion.

Fiscal Year 2027 Draft CIP Discussion

- FY2026 adopted budget for Police Department rifles ($49,000 adopted)

Police Department

Fund: 300

Department : 2100

Itemization Description	FY 2026 Estimated Actual	FY 2027 Carry Forward	FY 2027 Funding Request	FY 2028	FY
Amount					
Automated External Defibrillator (AED) - 50 Citywide [Utilizi…	$24,000	$25,000	$40,250	$0	
Body Worn Cameras and accessories (30 each). End of us…	$45,000	$0	$0	$0	
F-150 Administrative Vehicles (Vehicle and Equipment for i…	$130,000	$0	$145,600	$163,072	$18
F-150 Vehicles (Vehicle and Equipment for improved hurric…	$252,000	$0	$376,320	$526,850	$59
Mobile License Plate Readers (2 Fleet; 3 Basic)	$0	$0	$50,000	$0	
Police Patrol Rifles	$0	$0	$0	$0	
Tasers, duty cartridges, training cartridges (30 each). End o…	$0	$0	$0	$0	$19
AMOUNT	**$451,000**	**$25,000**	**$612,170**	**$689,922**	**$96**

Data Updated May 28, 2026, 2:17 PM

Expense Type (Ex)	FY2026	FY2027	FY2028	FY2029	FY2030
Amount					
Capital Outlay	$451,000	$637,170	$689,922	$967,707	$601,084
AMOUNT	**$451,000**	**$637,170**	**$689,922**	**$967,707**	**$601,084**

Fiscal Year 2027 Draft CIP Discussion

- CIP Line-item discussion
  - Recreation Center pool deck - $350,000
  - Recreation Center structural assessments
    - FY2026 $30,000 (estimated)
    - FY2027 $85,000
    - FY2028 $85,000
  - City Hall
    - $300,000 general repairs
    - $500,000 generator
    - $250,000 HVAC
  - Historical Village - $50,000
  - Shared-use paths
    - $1.25M State of Florida Appropriation included

Fiscal Year 2027 Draft CIP Discussion

- CIP Line-item discussion
  - Stormwater improvements - $500,000
  - Weir flap gate improvements - $600,000 State of Florida Appropriation
- Tahiti-Jamaica/Tradewinds stormwater project
  - Funding not secured in 2026 cycle
  - $4.2M estimated project cost – delayed to FY2028 plan
- Sewer Utility System
  - Non-grant funded projects
    - $2.6M force main improvements
    - $3.4M lift station control panel replacements
      - $5.2M included in draft budget that is grant funded – all grant funds will be utilized after this phase

Fiscal Year 2027 Draft CIP Discussion

- Beach Parking Enterprise Fund
  - Police Department - $380,000 for patrol boat
  - Public Works - $2.3M in TDC funding
    - Includes $2.1M for pier replacement ($250,000 is also included in budget for design but this part of the project is City funded)
  - Lighthouse Beach Park maintenance building - $450,000
    - ~$100,000 insurance funding

Questions & Comments