

2024 STATE OF LEE COUNTY

REAL ESTATE INVESTMENT SOCIETY

March 12, 2024



Lee County
Southwest Florida

BUDGET

Countywide Tax Rate

Year	Millage
2016	4.15
2024	3.76

Capital Plan

\$1.3 Billion - next 5 years

Transportation	\$481 million
Utilities	\$569 million

\$873,000

Employee Contributions
United Way
Last 6 Years

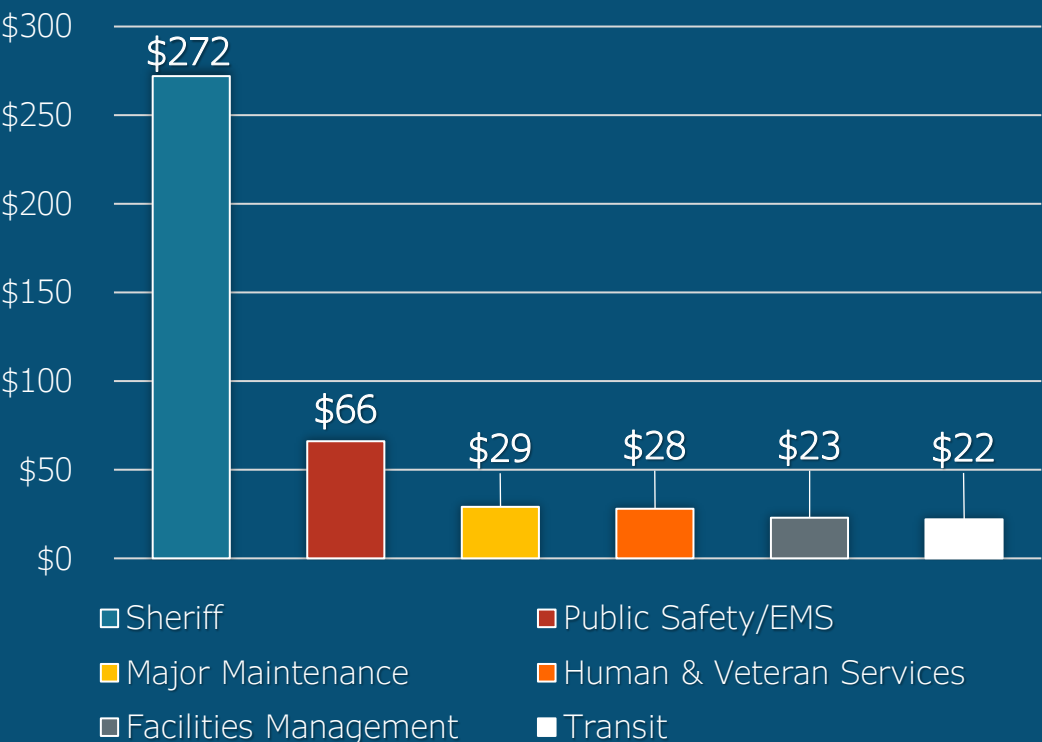


United Way of Lee,
Hendry, and Glades

\$635

General Fund Operations

General Fund Biggest Budgets





HURRICANE RECOVERY



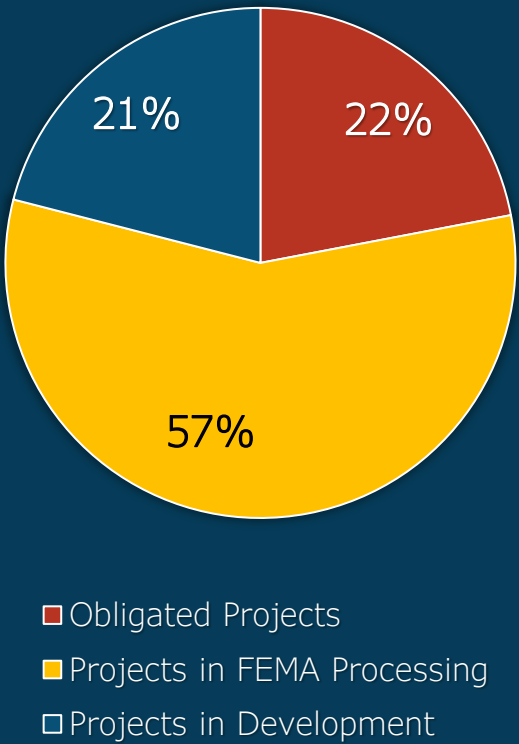
March 12, 2024

2024 STATE OF LEE COUNTY
REAL ESTATE INVESTMENT SOCIETY

Status	Number of Projects	Estimated Project Costs
Obligated Projects	24	\$180,655,027.96
Projects in FEMA Processing	61	\$55,337,778.46
Projects in Development	23	\$43,792,215.82
Total FEMA Costs	108	\$279,785,022.24

Total Cost Amounts	
Funding Received by Lee County	\$167,334,461,00

Projects by Status

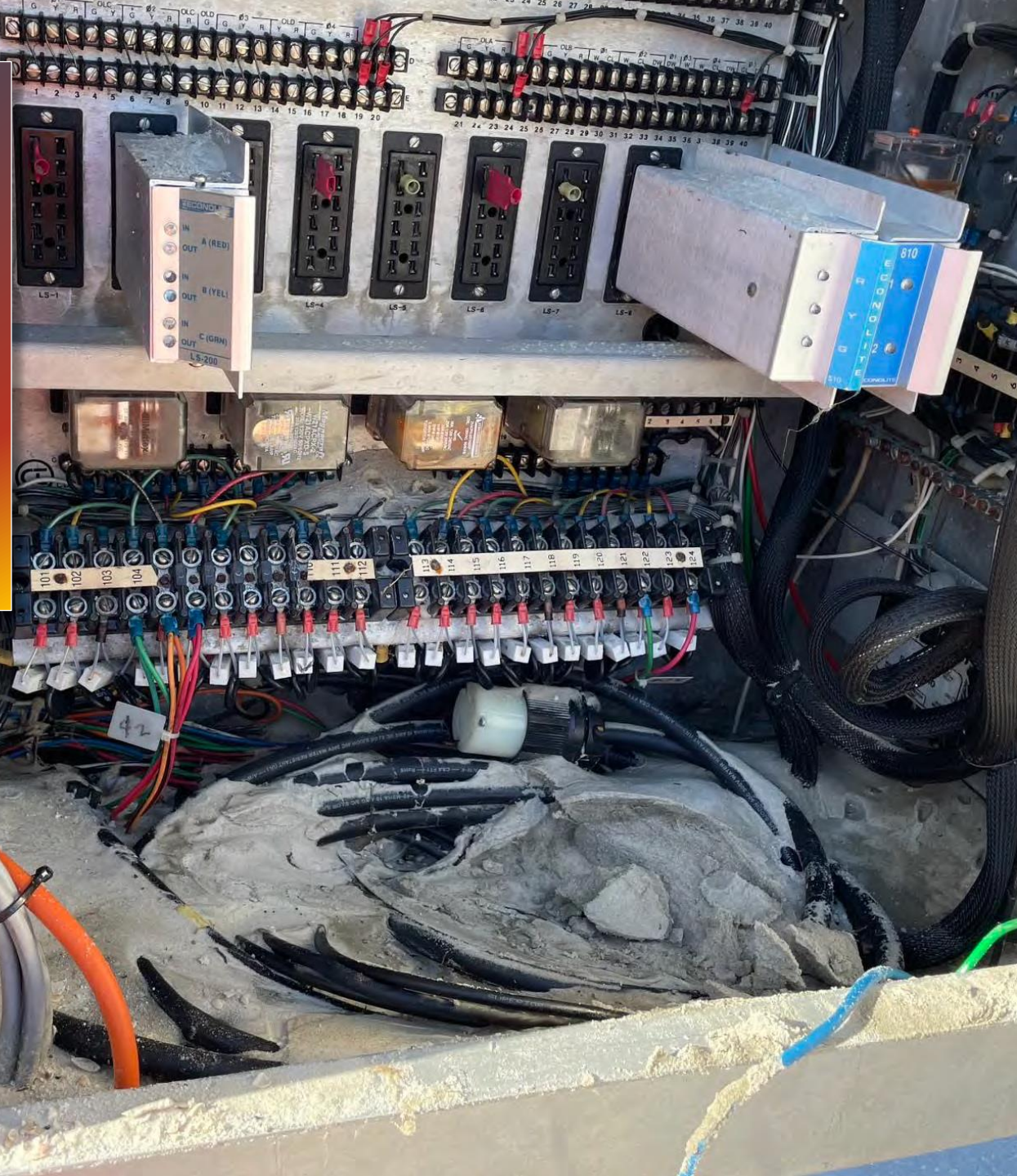


Hurricane Ian Progress Dashboard

ianprogress.leegov.com

HURRICANE IAN IMPACTS

- 90% of 447 Countywide signals damaged
- 103 County/City intersections damage
- 42 signal cabinets with saltwater intrusion
- 11 County-owned bridges damaged
- State legislative appropriations helping with costs



FDOT Resiliency Components



Marine Mattresses



July 2023
Installing Island Walls



Securing Framework for Island Wall Caps




October 2023
Securing King Pile Sheets



Armor Stone



Box Culvert with Rip Rap

<div>CDBG-DR</div> <div> <div>7</div> <div>  <div>Lee County</div> <div>Southwest Florida</div> </div> </div> <div> <div>March 12, 2024</div> <div>2024 STATE OF LEE COUNTY</div> <div>REAL ESTATE INVESTMENT SOCIETY</div> </div>	Program Category	Project	Budget	% of Allocation	Maximum Award (per Activity)	Applicants
	Housing (\$641,552,930 Total Allocation)	Multi Housing Development (New Construction, Acquisition, Rehabilitation)	\$350,000,000	31.59%	\$20,000,000	Qualified Housing Developers
		Single Family Housing Development	\$50,000,000	4.51%	\$20,000,000	Qualified Housing Developers
		Individual Rehabilitation, Reconstruction & Elevation – Owner Occupied	\$145,000,000	13.09%	\$250,000] (Rehabilitation) \$450,000 (Reconstruction & Elevation)	Property Owners
		Individual Rehabilitation, Reconstruction & Elevation – Renter Occupied	\$30,000,000	2.71%	\$250,000] (Rehabilitation)	Property Owners
					\$450,000 (Reconstruction & Elevation)	
		Home Purchase Assistance	\$10,000,000	0.90%	\$75,000	Individuals
		Voluntary Residential Buyout Program and Relocation Assistance	\$56,552,930	5.1%	\$450,000	Property Owners
	Public Facilities & Infrastructure (\$370,934,020 Total Allocation)	HMGP Infrastructure Matching Program	\$131,778,265	11.89%	\$25,000,000	FDEM Awardees
		Critical Infrastructure	\$239,155,755	21.59%	\$50,000,000	Lee County and Municipalities
	Public Services (\$15,000,000 Total Allocation)	Unmet Needs Long Term Recovery Group (Subrecipient: Catholic Charities)	\$5,000,000	0.45%	\$5,000,000	N/A
		Behavioral Health Services and System of Care Implementation	\$10,000,000	0.90%	\$5,000,000 (Min Award \$1,000,000)	Providers
	Planning (\$25,000,000 Total Allocation)	Recovery and Resiliency Planning	\$21,550,000	1.95%	\$3,000,000 (Min Award \$100,000)	County, Municipalities, Special Dist, School Dist.
		CDBG-DR Action Plan	\$200,000	0.02%	\$200,000	N/A
		Long Term Recovery Task Force	\$2,250,000	0.20%	\$2,250,000	N/A
		Behavioral Health System of Care Implementation Plan	\$1,000,000	0.09%	\$1,000,000	Solicitation
	Administration (5% Cap - \$55,394,050)	Lee County Program Administration Costs	\$55,394,050	5.00%	\$55,394,050	N/A
	Total Allocation		\$1,107,881,000	100.00%		

LeeCares Housing Recovery

Apply

Program Details

General Contractors

CDBG-DR Site





LeeCares Individual Housing Recovery

The U.S. Department of Housing and Urban Development allocated Community Development Block Grant - Disaster Recovery funding to Lee County, Florida to address the disaster recovery needs of residents impacted by Hurricane Ian in 2022.

Funding is available to eligible residents through one of three programs:



Housing Rehabilitation, Reconstructions and Elevation (HRRE): helps property owners repair, reconstruct, and/or elevate property that suffered hurricane damage.



Housing Purchase Assistance (HPA): supports low- to moderate-income homebuyers with soft second mortgages covering various costs for buying homes outside the Special Flood Hazard Area.



Voluntary Residential Acquisition (VRA): provides homeowners with hurricane-damaged homes with repetitive loss funding to relocate to safer areas outside of the floodplain.

Lee County Program Applicants by Zip Code

Total Active Applicants

1,073

Legend

Zip Codes - Applicant Count

Count of Points

> 100 - 200

> 75 - 100

> 50 - 75

> 25 - 50

0 - 25



University of South Florida, County of Lee, FL, FDEP, Esri, TomTom, Garmin, SafeGraph, MET/NASA, USGS, EPA, USDA, USFWS. Powered by Esri

Number of Applicants by Zip Code



Zip Code	Number of Applicants
33966	1
33920	2
33974	2
33967	5
33913	5
34135	6
33972	6
33928	6
33973	6
34134	7
33912	10
33976	11
33922	12
33936	14
33907	15
33991	16
33919	16
33971	19
33990	23
33914	26
33957	26
33909	32
33901	35
33904	40
33993	43
33903	60
33956	73
33905	89
33917	101
33916	103
33931	116
33908	147

(as of 3/4/2024)

CDBG-DR

March 12, 2024 | 2024 STATE OF LEE COUNTY | REAL ESTATE INVESTMENT SOCIETY

Lee County
Southwest Florida

8

Cape Coral Bridge

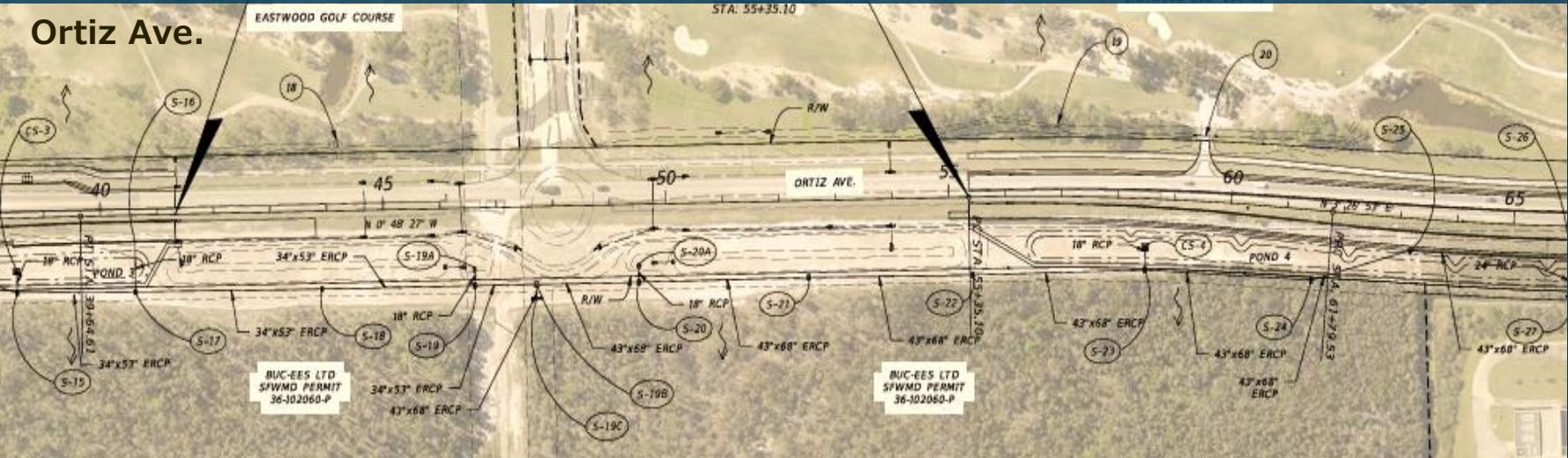


Alico Rd.



INFRASTRUCTURE

Ortiz Ave.



Corkscrew Rd.

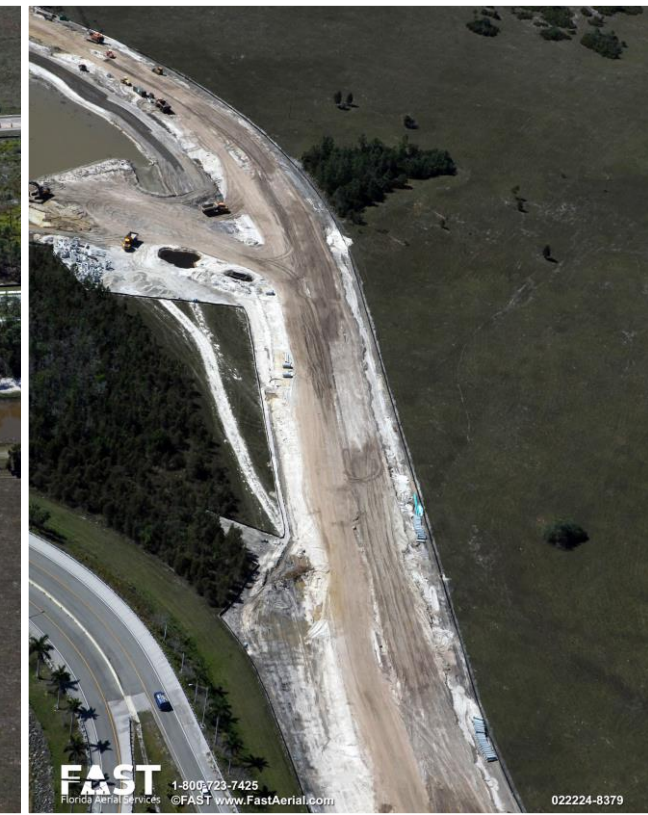


March 12, 2024

TIER 1 DOT PROJECTS

PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
1	1	Three Oaks Pkwy. Extension North to Daniels Pkwy and Daniels Pkwy. 8L, Apaloosa Ln.-I-75 (CIP #204053)	10.6	\$158,012,974	ALL			\$158,012,974	Phase 1 CST underway
2	2	Big Carlos Pass Bridge Replacement (#205724) ⁽¹⁾	9.7	\$104,178,433	ALL			\$104,178,433	CST underway
3	3	Ortiz Ave. 4L, Colonial Blvd.-MLK Blvd. (#200613)	9.8	\$35,253,728	ALL			\$35,253,728	CST to begin March 2024
4	4	Little Pine Island Bridge Replacement (#200801)	8.9	\$2,449,458	CST			\$2,449,458	FDOT to manage project, showing local contribution only
5	5	Littleton Rd. 3L, Corbett Rd.-US 41 (#205028)	7.4	\$22,722,202	ALL			\$22,722,202	CST underway
6	6	Corkscrew Rd. 4L, Ben Hill-Alico Rd. in 2 segments (#200669)	8.4	\$60,137,454	ALL			\$60,137,454	Seg. 1 and 2 CST underway
7	7	Alico 4L Connector, Airport Haul Rd-SR 82 (#209245)	9.8	\$386,028,380	ALL			\$386,028,380	DES underway, CST in phases
10	8	Colonial Safety/Int. Improvements, US 41-McGregor	10.1	\$1,191,255	CST			\$1,191,255	CST to begin Fall 2024
11	9	Cape Coral Bridge Full Replacement 6L (#209248)	9.6	\$102,087,486	ALL	\$378,406,131	CST	\$480,493,617	DES underway, est. 2027 CST start
12	10	Midpoint Bridge 6L-Summerlin Flyover (#200769)	9.9	\$15,473,314	DES	\$565,819,809	CST	\$581,293,123	Needed in 5-7 years, CST after Cape Coral Bridge project complete
		SUBTOTAL TIER 1		\$887,534,684		\$944,225,940		\$1,831,760,624	

THREE OAKS PARKWAY



PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
1	1	Three Oaks Pkwy. Extension North to Daniels Pkwy and Daniels Pkwy. 8L, Apaloosa Ln.-I-75 (CIP #204053)	10.6	\$158,012,974	ALL	\$-		\$158,012,974	Phase 1 CST underway

BIG CARLOS



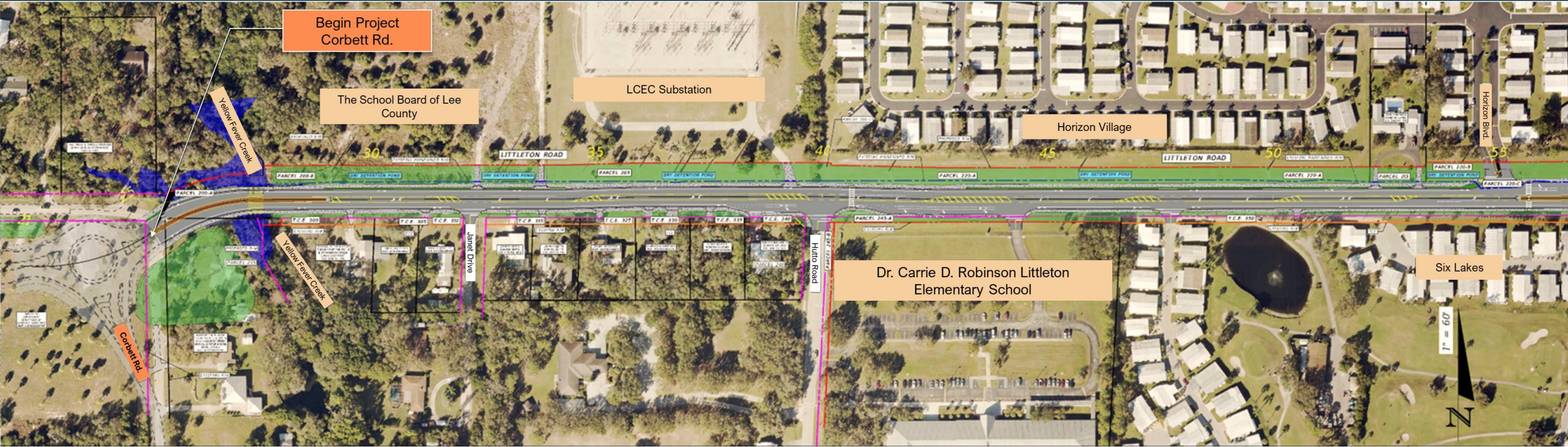
PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
2	2	Big Carlos Pass Bridge Replacement (#205724) ⁽¹⁾	9.7	\$104,178,433	ALL	\$-		\$104,178,433	CST underway

ORTIZ AVENUE



PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
4	4	Ortiz Ave. 4L, Colonial Blvd.-MLK Blvd. (#200613)	9.8	\$35,253,728	ALL		CST	\$35,253,728	CST to begin March 2024

LITTLETON ROAD



PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
6	6	Littleton Rd. 3L, Corbett Rd.-US 41 (#205028)	7.4	\$22,722,202	ALL		CST	\$22,722,202	CST underway

CORKSCREW ROAD PH. II



PRIORITY		PROJECT	UPDATED RANKING	SPENT / BUDGETED	PHASE	UNFUNDED BALANCE	PHASE	COST PROJECT TOTAL	STATUS
2023	2024								
7	7	Corkscrew Rd. 4L, Ben Hill-Alico Rd. in 2 segments (#200669)	8.4	\$60,137,454	ALL	\$-		\$60,137,454	Seg. 1 and 2 CST underway

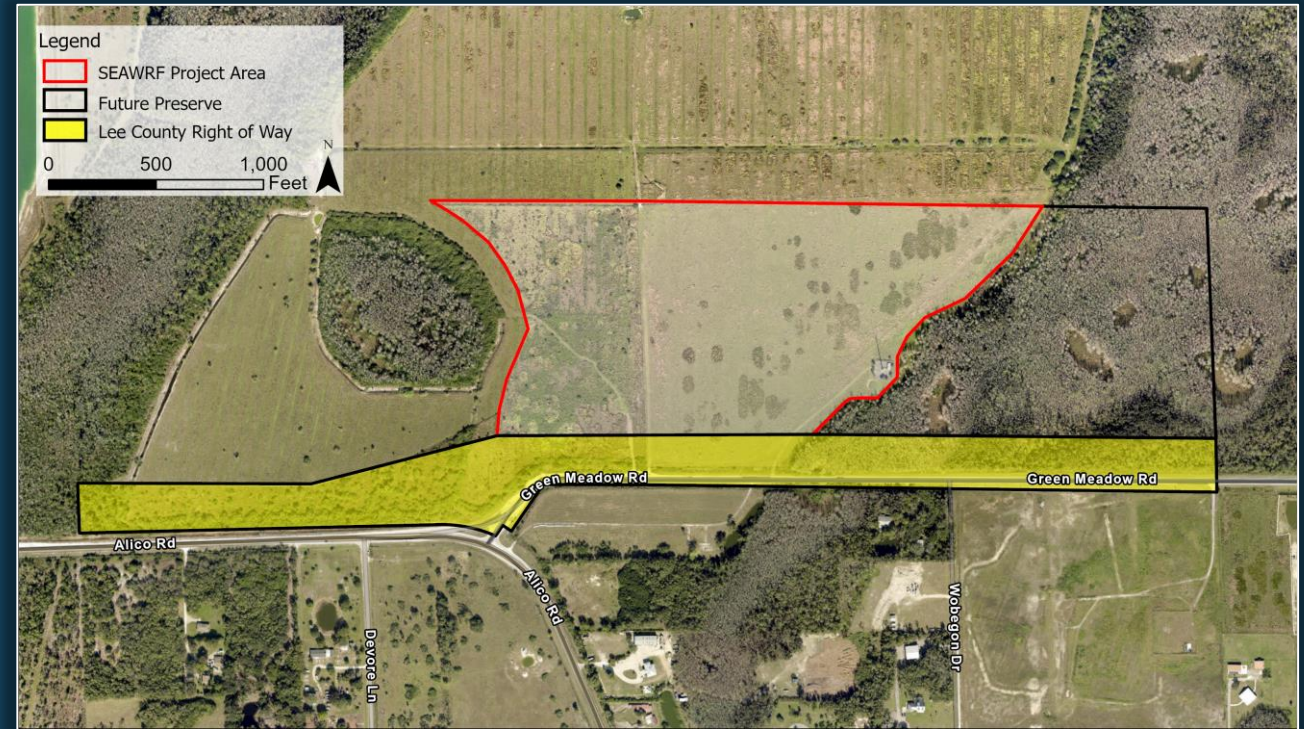
SOUTHEAST WATER RECLAMATION FACILITY ADVANCED WASTEWATER TREATMENT

PROJECT DETAILS

- ✓ New facility
- ✓ For population & development growth
 - Will serve population growth east of I-75 between Corkscrew & Alico Roads
- ✓ Advanced Wastewater Treatment
 - Will reduce nutrients in effluent & reclaimed water
 - Meet new regulations
 - Reduce impact on impaired waters

PROJECT STATUS

- ✓ Zoning / Comp Plan Amendments - Complete
- ✓ Design & Permitting – 60% Complete
- ✓ Anticipated plant operation start - 2029



Estimated Project Cost: \$209M

Funding: User rates, capacity fees, anticipated new debt

FORT MYERS BEACH WATER RECLAMATION FACILITY RESTORATION & CAPCITY ENHANCEMENT

FACILITY

- ✓ Built 1979
- ✓ Serves 25,000 accounts
 - Fort Myers Beach, Iona, Unincorporated
- ✓ 27% LCU total service area wastewater treatment
- ✓ Severe damage from Hurricane Ian storm surge

PROJECT DETAILS

Design/Construct New Facility

- ✓ Rehabilitation, Resiliency, Capacity Enhancements

Resiliency Improvements

- ✓ Structural loading/hardening
- ✓ Water-resistant coatings/fixtures
- ✓ Raised platforms/structures

Advanced Treatment Technology

- ✓ Meet new regulatory requirements
- ✓ Protect water quality within BMAP

Increased Capacity

- ✓ 4mgd to 6 mgd

Professional Services Contract

- ✓ Design, permitting, construction
- ✓ 2/6/24 Board meeting agenda

Project Completion

- ✓ FY 2028



Estimated Project Cost: \$209M

\$20M - FY24 SRF Loan

\$20M - FY24 Ian SRF Forgiveness Loan

\$30 - FEMA PA (pending)

\$16M - Resilient FL (applied)

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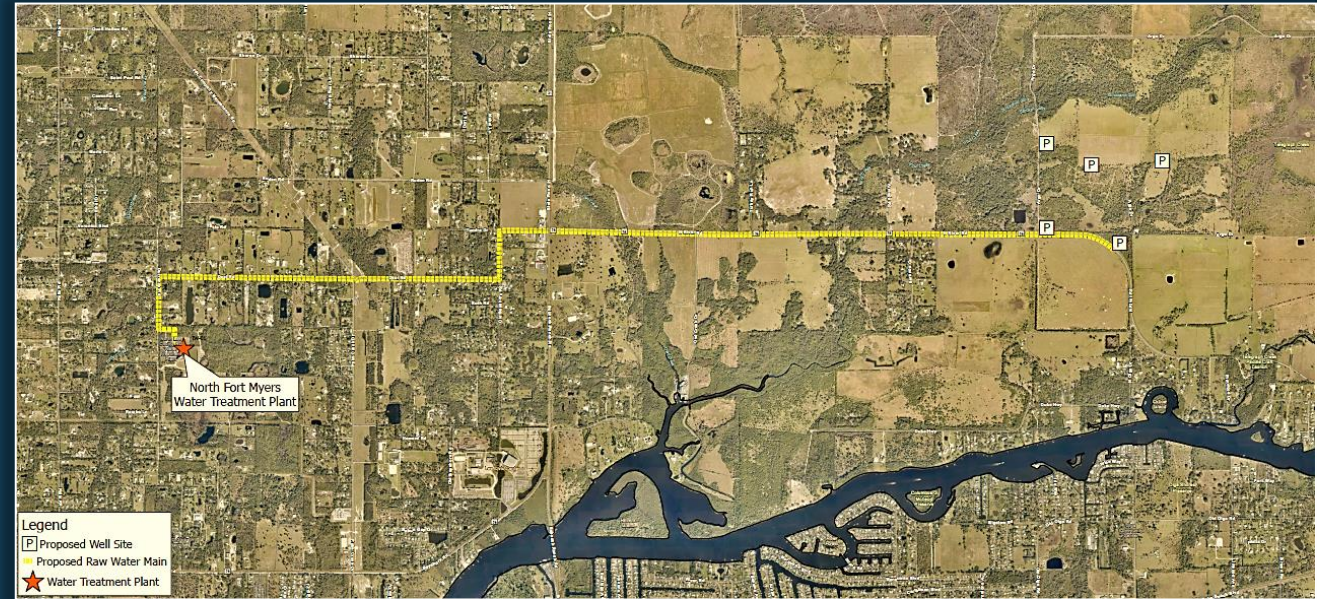
NORTH LEE COUNTY REVERSE OSMOSIS WATER TREATMENT PLANT WELLFIELD EXPANSION

PROJECT DETAILS

- ✓ Enhance facility capacity
- ✓ Expand wellfield
- ✓ 11 new alternative water supply wells & transmission lines
- ✓ For population & development growth
- ✓ Status:
 - 6 of 11 wells: 95% complete
 - Water plant construction: 30% complete

PHASE 3B

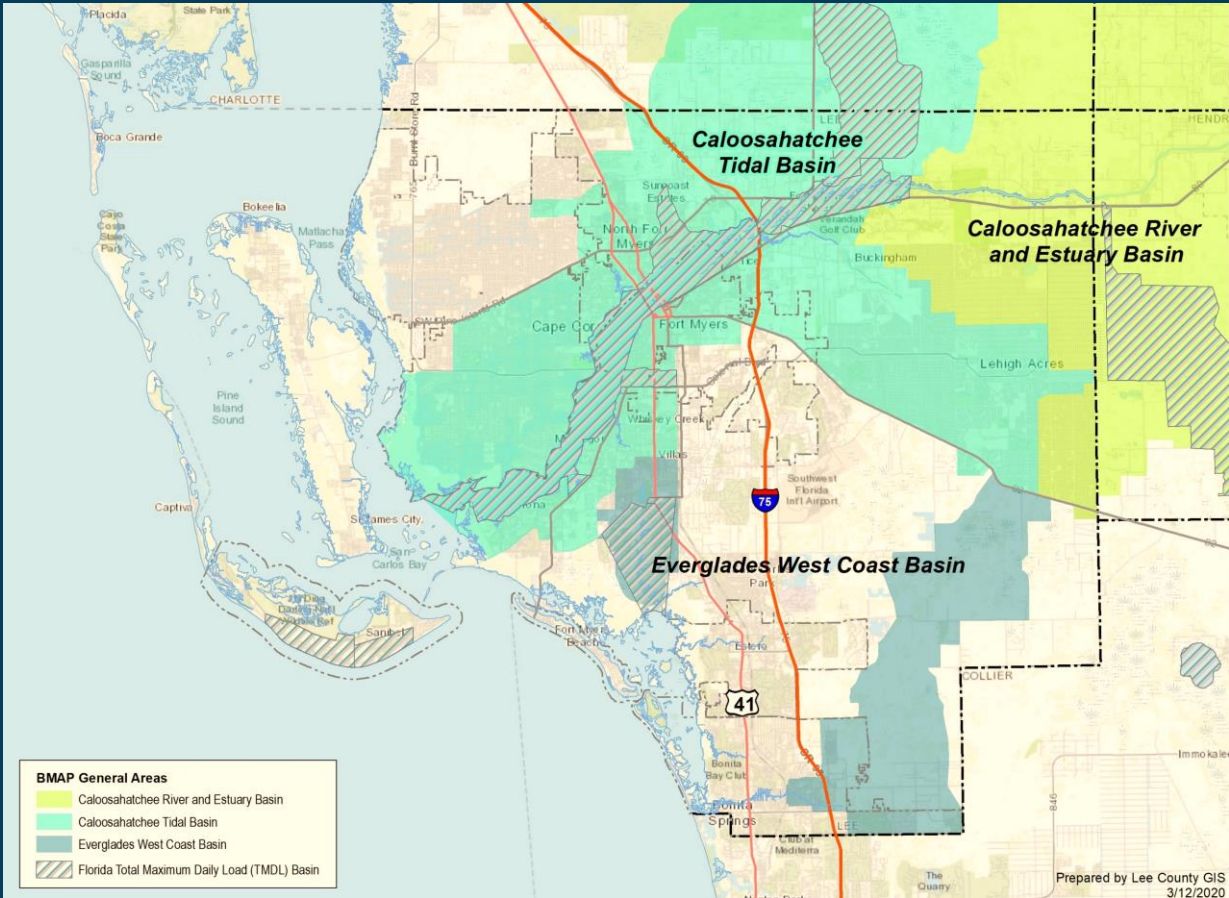
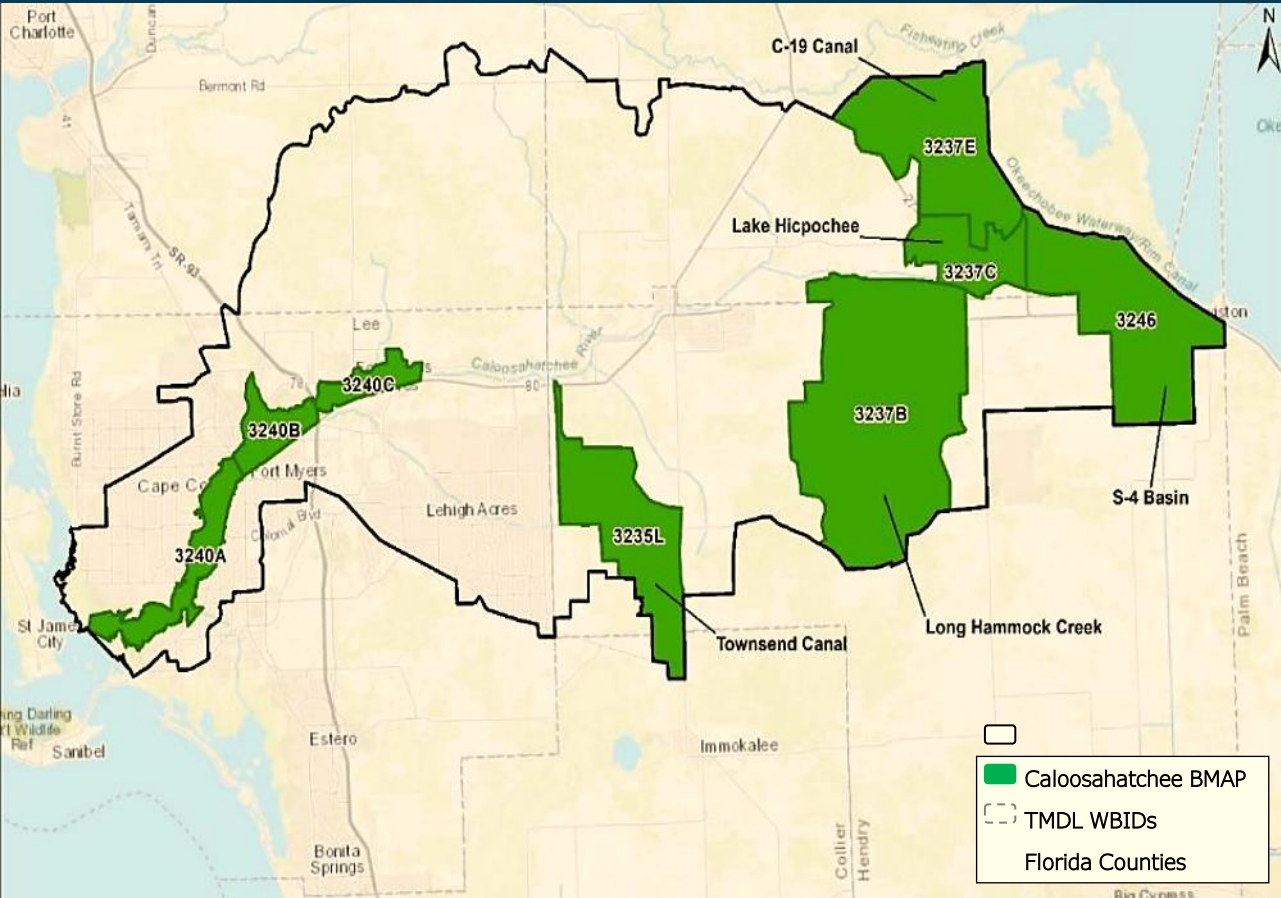
- ✓ 5 raw water wells & transmission lines
 - Design: 60% complete
 - Project completion: FY26
 - Estimated Cost: \$16M



Estimated Project Cost: \$92M

\$2.4M: FY24 Federal Earmarks, EPA Community Grants

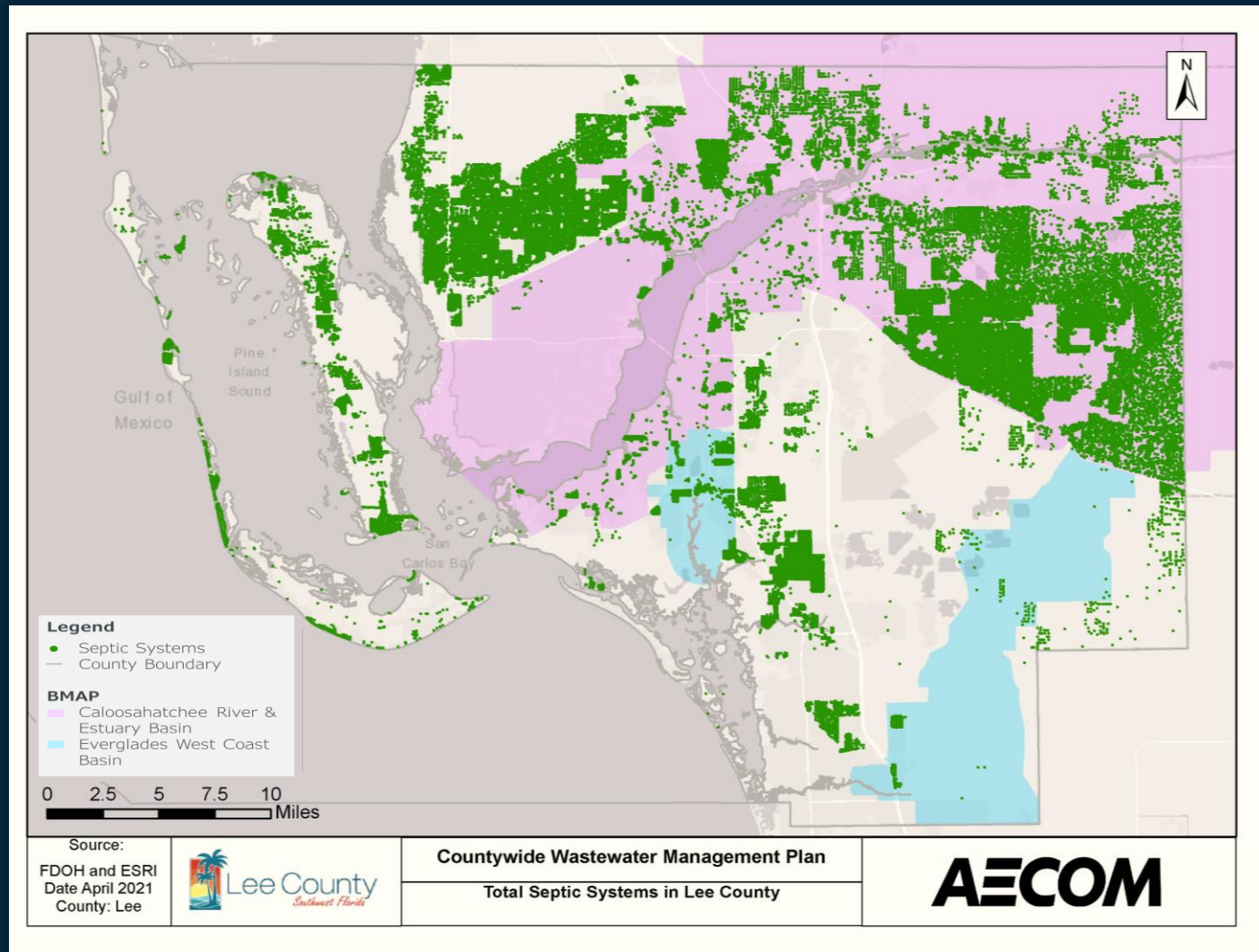
\$3.6M: FDEP Alt. Water Supply Grant (pending)



NATURAL RESOURCES

Septic System Inventory

71,916
Septic Systems in Lee County



SEPTIC ALTERNATIVES



EMS / PUBLIC SAFETY



CIVIC CENTER - REPAIRS

37,125
ATTENDEES

6,933

MEGAPASS Tickets Redeemed

Stats – first 7 days of Expo



2024
by the numbers

890 
Creative Living
Entries

40 
Entertainment
Acts

360 
Youth Livestock
Exhibitors

300+ 
Lee County
Staff

36 
Independent
Food Vendors

45 
Midway
Rides



AG EXPO

47,000

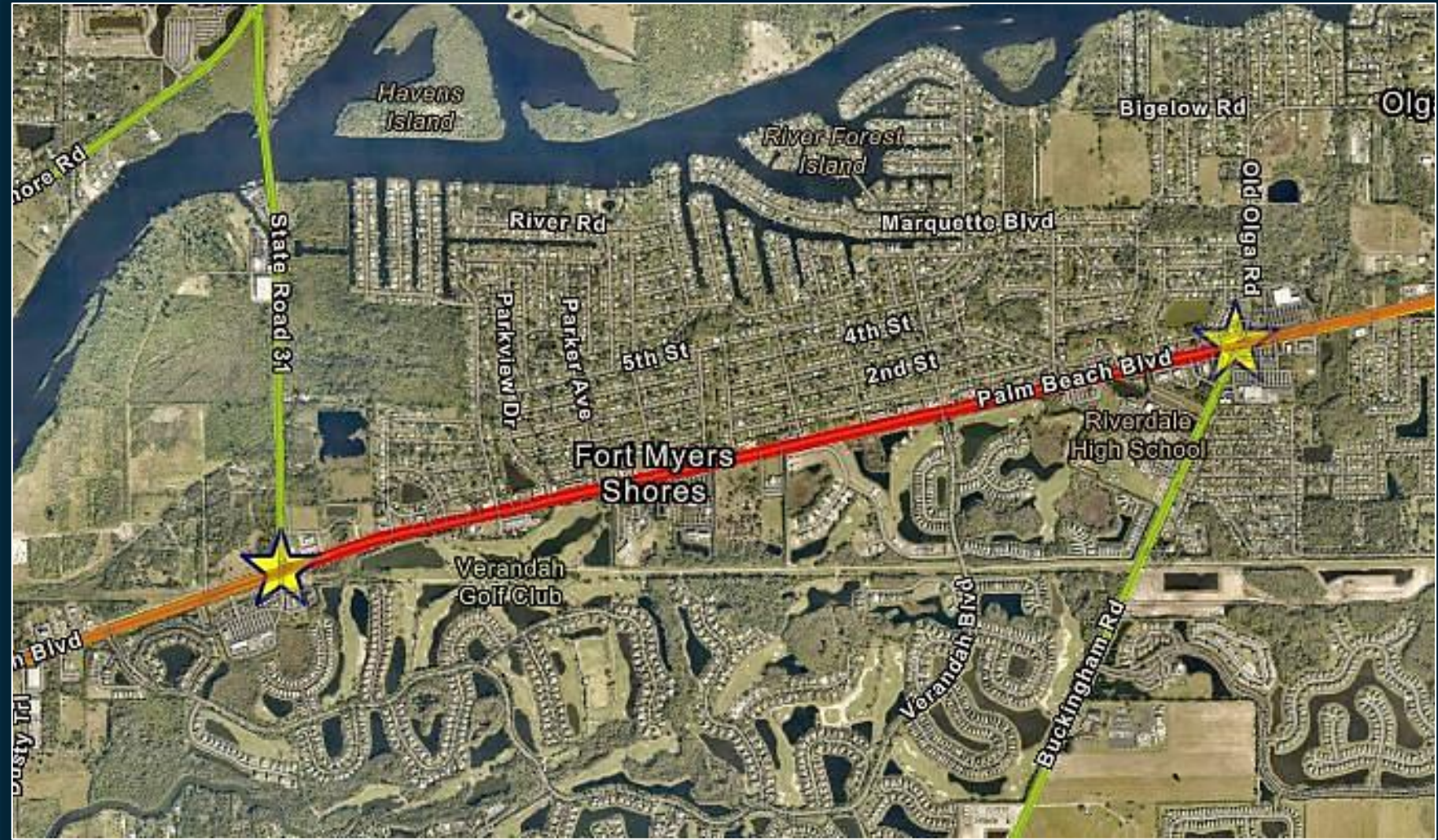
AVERAGE VEHICLES DAILY

Busiest Intersections

- Palm Beach Blvd. & SR 31
- Palm Beach Blvd. & Buckingham Rd.

Annual Daily Traffic

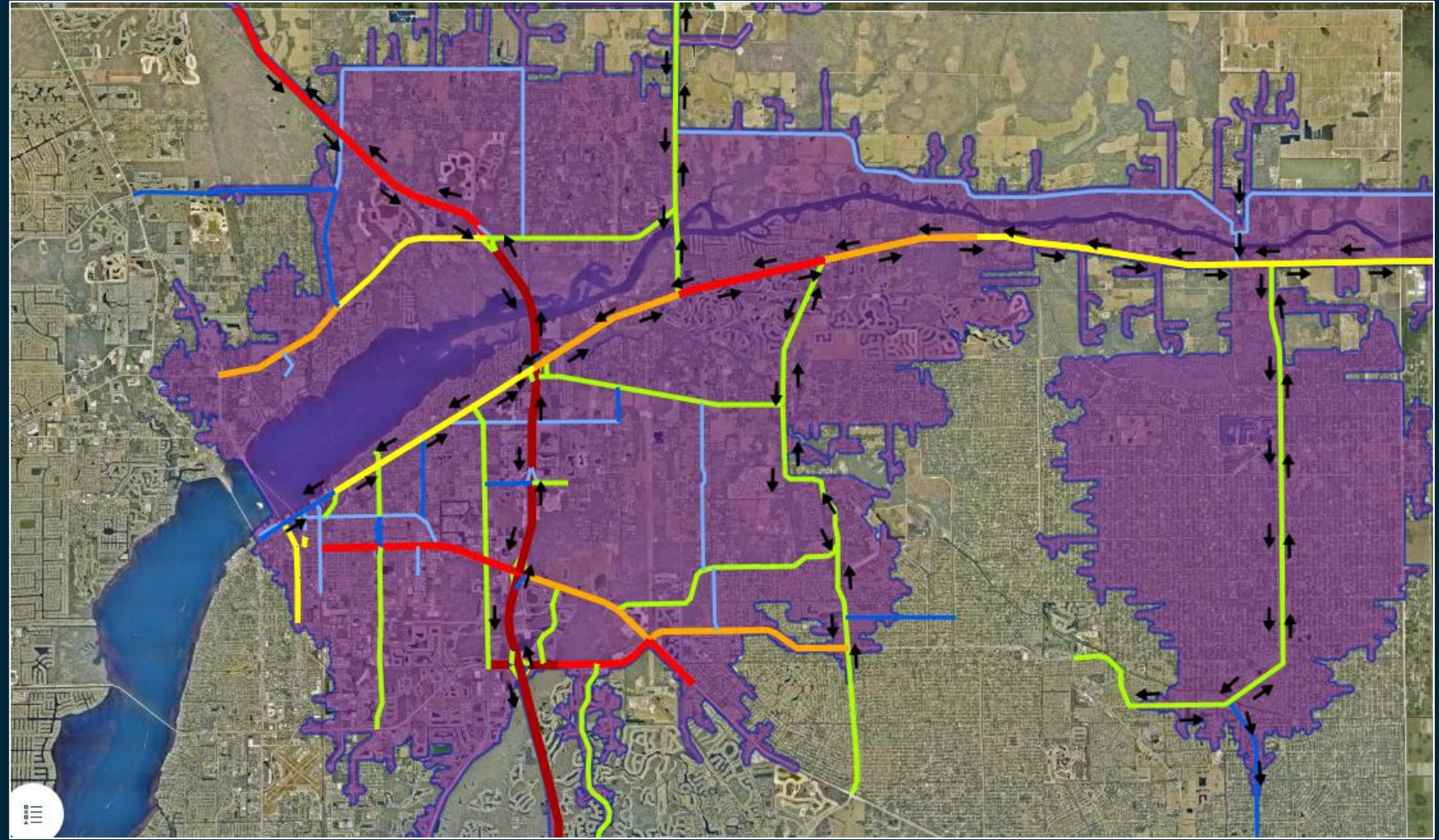
- Increased 15-20% per year for past 3 years



STATE ROAD 80 – HIGHEST TRAFFIC POINTS

TRADE AREA DEMOGRAPHICS

- ✓ Population: 146,494
- ✓ Households: 56,863
- ✓ Median Age: 41
- ✓ Avg. Household Income: \$81,349
- ✓ Number of Businesses: 5,899



STATE ROAD 80 – 15 MINUTE TRADE AREA

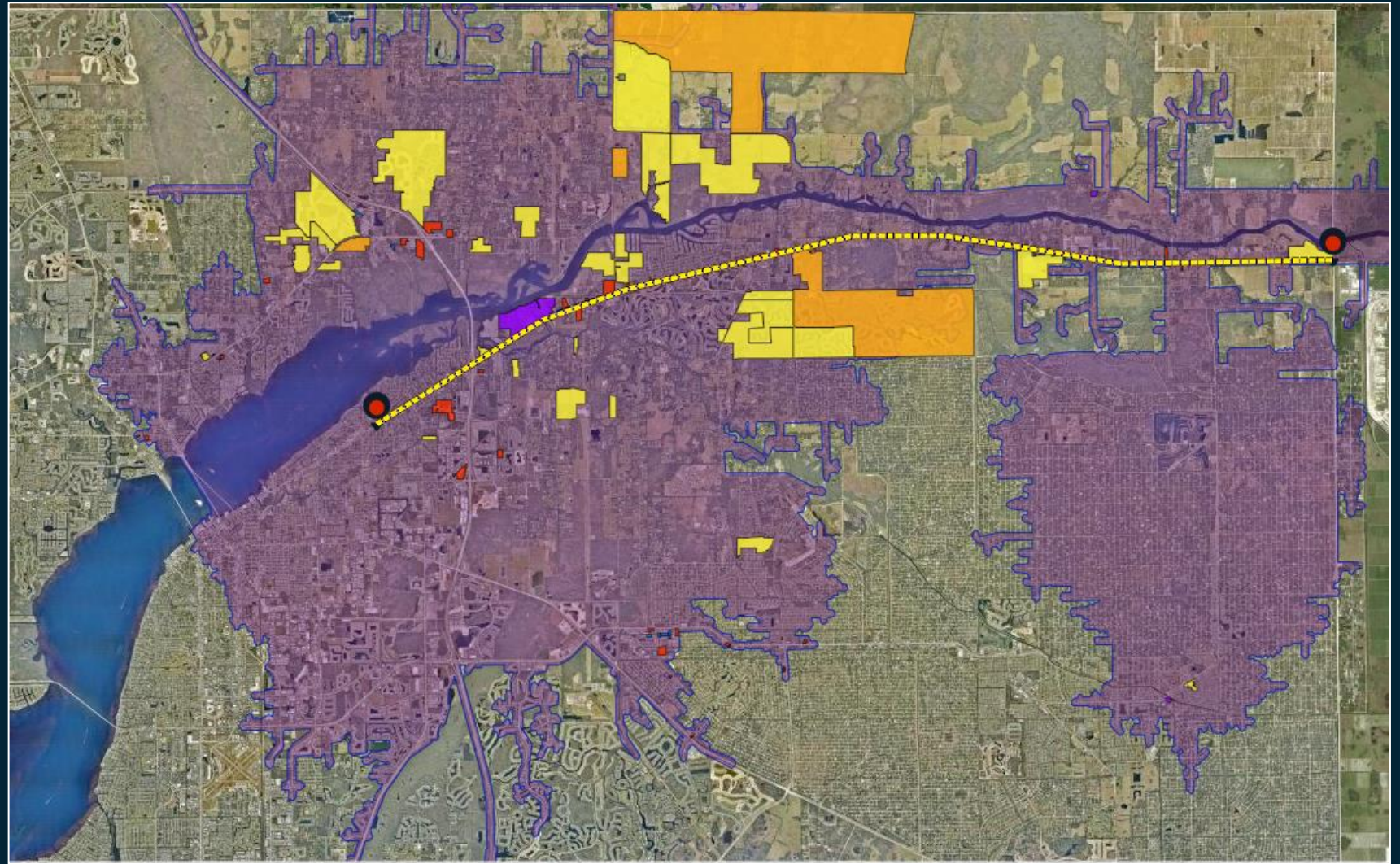
DEVELOPMENT PIPELINE

1,800,000
sq. ft.

COMMERCIAL
DEVELOPMENT

21,080

RESIDENTIAL
UNITS



STATE ROAD 80 – DEVELOPMENT ACTIVITY

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