



CAPITAL IMPROVEMENT PLAN FY2026-2030





East County Water Control District

Capital Improvement Plan FY 2017 - FY 2031



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

CAPITAL IMPROVEMENT PLAN (Fiscal Years 2026 - 2030)

OVERVIEW

Board of Commissioners:

Mike Bonacolta	Chair
Julie Hollingsworth	Vice Chair
Rebecca Thompson	Treasurer
David Deetscreek	Secretary
Katy Hoover	Commissioner

Introduction

The Lehigh Acres Municipal Services Improvement District staff provides an updated Five-Year Capital Improvement Plan (CIP) every year prior to adopting the next annual budget. This latest revision was prepared in the spring of 2026. This plan is only a guiding tool that details how Staff anticipates that these projects will be brought to the Board of Commissioners for future action. The Board of Commissioners must approve each project individually before they become a reality. Fiscal Year 2026 projects are either already approved by the Board or recommended by staff as a necessity. As the CIP moves further into the future, the project reality and timing becomes less clear because of the unpredictability of the funding, design, and permitting needed to proceed with each project. Note whether each project has either secured or unsecured funding.

Background

The Lehigh Acres Municipal Services Improvement District (LA-MSID) is an independent special taxing District and formerly was the East County Water Control District (ECWCD). LA-MSID was created on June 10, 2015 and is authorized and empowered by Chapters 189, 197, and 298, F.S. and Chapter 2015-202 and 2017-216, Laws of Florida for the purpose of preserving and protecting water resources by drainage, irrigation, reclamation, irrigation, conservation, signage, parks and water management in Eastern Lee County and Western Hendry County and also has the ability to activate additional powers. The District is governed by an at-large elected five (5) member Board of Commissioners. The Board of Commissioners administers the District, independent from any other local governing body. The former ECWCD was created in 1958 pursuant to Laws of Florida Chapter 63-1549 through the Circuit Court, as amended, under the provisions of Florida Statutes 298.

Process

Water Control Plan

Every five years, the District must prepare a Water Control Plan, pursuant to Chapter 298, or demonstrate that there is no need to prepare a new plan. The purpose of the Water Control Plan is to include any systems, infrastructure or capital improvements that may be constructed and financed creating new debt-service to the District and its assessment payers. The assessment payers and the South Florida Water Management District (SFWMD) must be notified of the proposed plan and have the opportunity to comment on it prior to adoption by the Board.

Facilities Inventory Report

Every year LA-MSID Staff or a consultant completes a physical review of at least 25% of every building, park, culvert crossing, water control structure and bridge within the District in order to document the existing condition of the District's infrastructure. The infrastructure is then rated on a one-to-five scale, with five being the worst condition and one being the best. A final report is prepared with rating sheets, existing condition pictures, and location maps for all District infrastructure. Please note the project type on each of the yearly summaries, whether a project is considered new (from the water control plan) or replacement (a maintenance project based on the Facilities Inventory Report).

Capital Improvement Plan

The Capital Improvement Plan is created using information from the Water Control Plan, the latest edition of the Facilities Inventory Report and Staff recommendations. The items that were rated a five in the Facilities Inventory Report receive a higher priority for future action. This plan does not include capital equipment purchases.

Yearly Budgets

The next five fiscal year budgets should utilize the Capital Improvement Plan as a planning tool for budgeting funds needed to plan, design, permit and construct identified capital improvement projects.

Major Revenue Sources

Bridge Fund

In the 2020 Budgeting cycle, the Commissioners of the District began a "Bridge Fund" program that would assess and deposit a set amount of funds. This "Bridge Fund" became a dedicated fund that would pay for road bridge maintenance, upgrades and replacements.

FDEP Revolving Loan

The State Revolving Fund (SRF) Water Pollution Control Program provides low-interest loans for planning, designing, and constructing water pollution control facilities. Federal and State appropriations have funded the SRF. It is a "revolving" fund because loan repayments are used to make future loans. By federal law, the SRF is to be operated in perpetuity. The Florida Department of Environmental Protection solicits potential project information each year. This information is used to establish project priorities for the following annual funding cycle. Funds are made available for Preconstruction Loans and Construction Loans. The Loan Terms include a 20-year amortization and low-interest rates (maximum rate of 80% of the current market rate). Preconstruction loans are available to all qualified communities and they provide up-front disbursements that can be used for administrative services, project planning and/or project design. Over the last couple of years SRF Funding has become very competitive and the program has not been able to keep up with the demand for funding. Stormwater projects will continue to get harder to fund through FDEP. Because of the economy, most agencies are vying for these funds, making it very difficult to secure this funding.

FDEP Water Quality Water Quality Restoration Grants

Annually, the state legislature provides funding for the implementation of best management practices, such as regional stormwater treatment facilities, designed to reduce pollutant loads to impaired waters from urban stormwater discharges. This funding is administered by the Nonpoint Source Management Section as the TMDL Water Quality Restoration Grant, which is set out by rule in Chapter 62-305, F.A.C. and authorized by Section 403.890(2), F.S.

The grant applications may be submitted at any time throughout the year and are reviewed and ranked in March, July, and November annually. Deadline for submittal of applications is by the close of business on the first business day of each review period. For example, for the March review period, only applications received by 5 pm on March 1st will be considered. Projects will be selected for grant funding based on these rankings and the availability of funding. Projects not selected for funding will remain in the pool of projects that will be ranked for one year from the date of submittal.

SFWMD Alternative Water Supply Program

In 1995, Florida's legislature directed the state's five water management districts to share revenues from property tax assessments with public and private entities willing to develop suitable alternative water supplies.

Accordingly, the South Florida Water Management District offers cooperative funding grants which fund up to 40% of the total construction cost of capital improvement projects that help implement safe and cost-effective alternative water supplies.

Applications for each year's funding cycle are available in January for the following fiscal year. The application deadline for the next cycle will be June 1st, 2025. Projects will be selected in June and July with funding agreements executed in September or October of 2021.

The AWS Program has cooperatively funded more than 480 projects since 1995 with over \$209 million in tax revenues, making over 621 million gallons per day of water available. If that amount of water was being produced by a single water utility, it would be the largest water utility in the State!

These funds are very difficult for LA-MSID to qualify for and the funds have mostly been used for Municipal Water Treatment Plants.

Legislative Appropriations Grant

Grants may be secured directly from the legislature and will generally be deposited into the FDEP budget. Grants are usually made available from a solid lobbying effort and a very worthy project that has a widely desired benefit. LA-MSID must continue to work cooperatively with FDEP and SFWMD to meet the watershed needs of the area in order to continue receiving funds. These funds have been supplemented with additional funds provided by the Governor, at times.

SFWMD Watershed Initiative Grant

Grants are sometimes made available through the local Watershed Initiative Project. The Florida Legislature makes these grants available through line items in their budget and the grants are usually administered by SFWMD with a 50% match. The chances of any of these funds being available for a while are very low, for the foreseeable future.

HUD Grants

Following Hurricane Ian in 2017, HUD awarded Lee County \$1.1 Billion to rebuild Lee County. LA-MSID can share in this funding, with projects that will mitigate damages during future storms.

FEMA Grants

Each year, after a direct or indirect impact from a Hurricane, (Irma in '17 and Ian in '22) the District will document damages and restorative efforts in a manner necessitated by FEMA. FEMA will reimburse the District at a later date, in the form of a grant.

Assessments

Each year, the District levies a non ad valorem assessment, per acre, or fraction thereof, to fund the current fiscal year maintenance and benefit budgets. The current assessment rate is \$172.15 per acre or \$35.54 for a typical 1/4-acre lot, annually.

Governor's Grants

From time to time, when there is specific budgetary money that is unspent, the Governor may allocate it to qualified projects. That is the method in which LA-MSID had received \$15,500,000 in 2024.

Public or Private Partnerships

When an opportunity arises between two or more entities that can benefit each from either shared infrastructure, shared cost, economy of scale cost savings, etc., from a joint project, every effort must be taken to negotiate a deal. Currently opportunities exist between LA-MSID and the Florida Dept. of Transportation, Lee County Dept. of Transportation, Lee County Parks Department, Lee County 20/20 Program, Hendry County and DUDA. Currently, staff is working with the LDOT due to Lee County needing LA-MSID's land along Sunshine Blvd. for a road project, while Lee County will pay for roughly \$41-million in LA-MSID projects.

Contributors:***Lehigh Acres Municipal Services Improvement District Staff***

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LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

CAPITAL IMPROVEMENT PLAN (Fiscal Years 2027-2031)

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YEAR	Engineering & Permitting	Inspection	Construction	Land / Equipment Purchase	TOTAL	Grant Funding	Assessments / Spoil / In-Kind Funding	Loan Funding	Other Funding	NEW DEBT SERVICE
2027	1,170,000	74,000	5,978,000	0	7,222,000	7,022,000	\$200,000	0	0	0
2,028	0	131,000	4,163,000	0	4,294,000	3,974,000	320,000	0	0	0
2,029	817,500	100,000	8,900,000	0	9,817,500	9,467,500	250,000	0	100,000	0
2030	590,000	20,000	750,000	0	1,360,000	840,000	520,000	0	0	0
2031	0	70,000	1,345,000	0	1,415,000	0	250,000	0	1,165,000	0
TOTAL	2,577,500	325,000	19,791,000	0	22,693,500	21,303,500	1,290,000	0	100,000	0

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Lehigh Acres Municipal Services Improvement District

2027 Capital Improvement Plan

Yearly Summary

PRIORITY RANKING	PROJECT NUMBER	PROJECT TYPE	DES	PROJECT	ACTIVITY	START / FINISH	FUNDING SOURCE	Engineering & Permitting	Inspection Costs	Construction Costs	Land / Equipment Purchase	TOTAL FUNDING	Grant Funding	Assessments/ Spoil / Misc. / In-Kind	Loan Funding	Other Funding	NEW DEBT SERVICE AMOUNT	DEBT SERVICE START DATE	Funding Status
1	TBD	Replace	D/C	Culvert Replacement Phase 2027	Design & Build the next 5 culverts identified in 2026 Facilities Inventory Report.	2ND QTR 2027 / 3RD QTR 2027	LA-MSID Reserves	0	0	200,000	0	200,000	0	200,000	0	0	0	N/A	Secured
2	TBD	New	C	GS 10 Build Phase I	Remove exotics, excavate, stabilize, build structures, berms, maintenance paths and plant native plants.	2ND QTR 2027 / 3RD QTR 2027	Governor's Grant	0	74,000	5,778,000	0	5,852,000	5,852,000	0	0	0	0	N/A	Secured
3	TBD	New	D	Design Buckingham Trails STA	Design excavation, pump stations, weirs, maintenance area.	1ST QTR 2027 / 4TH QTR 2027	Lee County Grant	1,170,000	0	0	0	1,170,000	1,170,000	0	0	0	0	N/A	Secured
4	TBD	New	D/C	D/C Leeland Sinkhole Interpretive Center Purchase	Purchase Building for Interpretive Center, Trails, Security	1ST QTR 2027 / 4TH QTR 2027	Grant Funding	0	0	2,200,000	0	2,200,000	2,200,000	0	0	0	0	N/A	Secured
5	TBD	New	P	Purchase GS-10 Crosslink Parcels	Purchase by "calling to sale" parcels that LA-MSID has owned a tax certificate for the last two years.	2ND QTR 2028 / 3RD QTR 2028	Non-recurring funds	0	0	0	70,000	70,000	0	70,000	0	0	0	N/A	Secured
6	TBD	New	D/C	Design/Build New Gunner Rd. Entry Sign	Planned entry sign at Gunner Rd. and SR 82.	1ST QTR 2027 / 4TH QTR 2027	Alternative Revenue	0	0	85,000	0	85,000	0	0	0	85,000	0	N/A	Secured
7	TBD	New	D	RISE Structure design & repair	Design Structure S-BP-1, S-O-1 Design, S-BL-2 Repairs. Retrofit S-R-2 and S-SF-3	1ST QTR 2027 / 2ND QTR 2027	Legislative Appropriation 2026	240,000	0	0	0	240,000	240,000	0	0	0	0	N/A	Secured
8	TBD	New	D	GS 10 Design Phase II	Design weirs, culverts, pump stations, additional excavation, etc.	2ND QTR 2027 / 3RD QTR 2027	Governor's Grant	900,000	85,000	0	0	985,000	985,000	0	0	0	0	N/A	Secured
8	TBD	Replace	D	Rebuild Structure Sailfish 1	Demolish, move and rebuild S-SF-1	3RD QTR 2027/1ST QTR 2028	Lee County Funding	0=	0	0	0	0	0	0	0	0	0	N/A	Secured
9	TBD	New	D	ROBUST Design	Designs weirs, excavation of canals and storage area, etc.	1ST QTR 2027 / 4TH QTR 2027	Legislative Appropriation	429,000	0	0	0	429,000	429,000	0	0	0	0	N/A	Secured
10	TBD	New	D	Design Lee County Structures	Build S-MF-1, S-T-1, S-S-1.	3RD QTR 2027/1ST QTR 2028	Lee County Funding	0	0	0	0	0	0	0	0	0	0	N/A	Secured
PRIORITY RANKING	PROJECT NUMBER	PROJECT TYPE	DES	PROJECT	ACTIVITY	START / FINISH	FUNDING SOURCE	\$1,170,000	\$74,000	\$5,978,000	\$0	\$7,222,000	\$7,022,000	\$200,000	\$0	\$0	\$0	DEBT SERVICE START DATE	Funding Status

Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	Culvert Replacement Phase 2027
Description	Design & Build the next 5 culverts identified in 2026 Facilities Inventory Report.		
Justification	5 Culverts at \$40,000 each = \$200,000		
Cost Calculation	Design		\$0.00
	Bidding & Const Admin		\$0.00
	Permit		\$0.00
	Construction		\$200,000.00
	Land / Equip.		\$0.00
Total Cost	\$200,000	Proposed Funding	LA-MSID Reserves
Grant Funding	\$0	Assessments	\$200,000
		Loan Funding	\$0



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

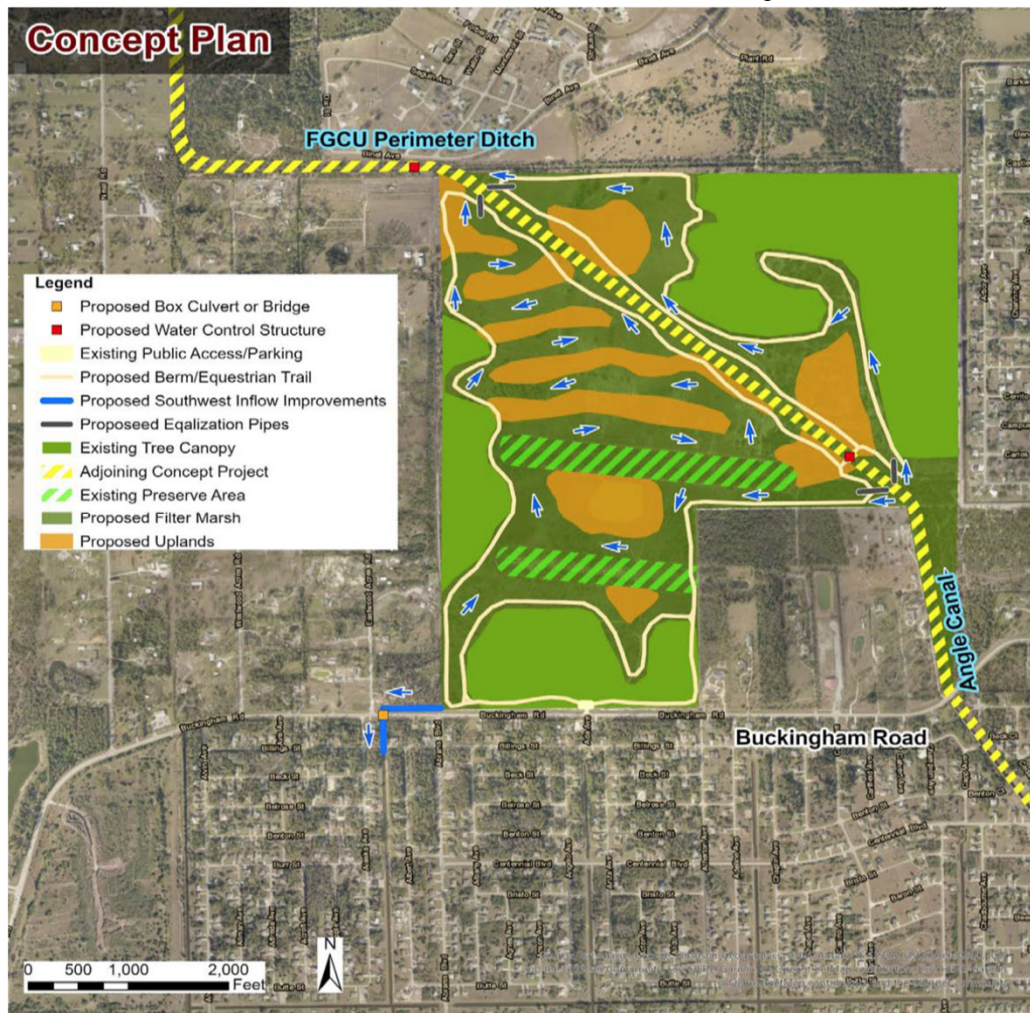
Item Number	4067			Item Name	GS 10 Build Phase I		
Description	Remove exotics, excavate, stabilize, build structures, berms, maintenance paths and plant native plants.						
Justification	Will help to lower peak flows during a major event, more WQ and basin connectivity.						
Cost Calculation	Design		0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)				\$0
	Inspect		as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)				\$74,000
	Permit						\$0
	Construction						\$5,778,000
	Land / Equip.						\$0
Total Cost	\$5,852,000			Proposed Funding	Governor's Grant		
Grant Funding	\$5,852,000	Assessments	Loans	Bridge	\$0	Other Funds	



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	4067			Item Name	Design Buckingham Trails STA		
Description	Design excavation, pump stations, weirs, maintenance area.						
Justification	Will help to lower peak flows during a major event, more WQ and basin connectivity.						
Cost Calculation	Design		0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)				\$1,150,000
	Inspect & Bidding		as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)				\$0
	Permit						\$20,000
	Construction						\$0
	Land / Equip.						\$0
Total Cost	\$1,170,000			Proposed Funding	Lee County Grant		
Grant Funding	\$1,170,000	Assessments	Loans	Bridge	\$0	Other Funds	



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	4071	Item Name	D/C Leeland Sinkhole Interpretive Center Purchase																
Description	Purchase Building for Interpretive Center, Trails, Security																		
Justification	Building is a perfect location for an interpretive center. This is the cheapest option considering all aspects.																		
Cost Calculation	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Design</td> <td style="width: 55%;">0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)</td> <td style="width: 30%; text-align: right;">\$0</td> </tr> <tr> <td>Inspect</td> <td>as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Permit</td> <td></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Construction</td> <td></td> <td style="text-align: right;">\$2,200,000</td> </tr> <tr> <td>Land / Equip.</td> <td></td> <td style="text-align: right;">\$0</td> </tr> </table>				Design	0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)	\$0	Inspect	as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)	\$0	Permit		\$0	Construction		\$2,200,000	Land / Equip.		\$0
Design	0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)	\$0																	
Inspect	as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)	\$0																	
Permit		\$0																	
Construction		\$2,200,000																	
Land / Equip.		\$0																	
Total Cost	\$2,200,000	Proposed Funding	2025 Leg Appropriation																
Grant Funding	\$2,200,000	Assessments	Bridge \$0	Other Funds															



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	Design/Build New Gunnery Rd. Entry Sign	
Description	Planned entry sign at Gunnery Rd. and SR 82.			
Justification	Planned improvement using Alternative Revenue			
Cost Calculation				
	Design	\$ 500,000.00 as extrapolated on Florida RUS Bulletin 1780-9 (8.0%)		\$0.00
	Inspect			\$0.00
	Permit			\$0.00
	Construction			\$85,000.00
	Land / Equip.			\$0.00
Total Cost	\$85,000.00	Proposed Funding		
Grant Funding	\$ -	Assessment Funding	Alternative	85,000



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD		Item Name	Purchase GS-10 Crosslink Parcels	
Description	Purchase by "calling to sale" parcels that LA-MSID has owned a tax certificate, for the last two years.				
Justification	District canals that connect Frank Mann Preserve with Greenbriar Preserve are located on most parcels with no easement. Ownership is necessary. Also these very-low elevation lots will make excellent storage and water quality additions.				
Cost Calculation	Design	\$	500,000	as extrapolated on Florida RUS Bulletin 1780-9 (8.0%)	
	Inspect				\$0
	Permit				\$0
	Construction				\$0
	Land / Equip.				\$70,000
Total Cost	\$70,000			Proposed Funding	Non-recurring funds
Grant Funding	\$0		Assessment Funding	\$70,000	Bridge
					\$0



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	RISE Structure design & repair
Description	Design Structure S-BP-1, S-O-1 Design, S-BL-2 Repairs. Retrofit S-R-2 and S-SF-3		
Justification	Structure collapsing and pipes and risers are severely corroded or floating		
Cost Calculation	Design		240,000.00
	Inspect		\$0.00
	Permit		\$0.00
	Construction		\$0.00
	Land / Equip.		\$0.00
Total Cost	\$240,000.00	Funding	Legislative Appropriation 2026
Grant Funding	\$ 240,000.00	Assessment Funding	Loan Funding
			\$0.00



Lehigh Acres Municipal Services Improvement District CAPITAL IMPROVEMENT JUSTIFICATION

Item Number

4067

Item Name

GS 10 Design Phase II

Description

Design weirs, culverts, pump stations, additional excavation, etc.

Justification

Will help to lower peak flows during a major event, more WQ and basin connectivity.

Cost Calculation

Design

0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)

\$900,000

Inspect

as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)

\$85,000

Permit

\$0

Construction

\$0

Land / Equip.

\$0

Total Cost

\$985,000

Proposed Funding

Governor's Grant

Grant Funding

\$985,000

Assessments

0

Loans

0

Bridge

\$0

Other Funds

