

**Mayor**

John Gunter

**Council Members**

District 1: Bill Steinke

District 2: Dan Sheppard

District 3: Tom Hayden

District 4: Patty L. Cummings

District 5: Robert M. Welsh

District 6: Keith E. Long

District 7: Jessica Cosden



1015 Cultural Park Blvd.  
Cape Coral, FL

**City Manager**

Rob Hernandez

**City Attorney**

Dolores Menendez

**City Auditor**

Andrea R. Russell

**City Clerk**

Kimberly Bruns

**AGENDA**  
**CAPE CORAL CITY COUNCIL RETREAT**

January 26, 2023

9:00 AM

815 Nicholas Parkway, Conf  
Room A200, Cape Coral, FL  
33990

**PLEDGE OF CIVILITY**

We will be respectful of each other even when we disagree.  
We will direct all comments to the issues. We will avoid personal attacks.

**1. MEETING CALLED TO ORDER**

A. MAYOR GUNTER

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

A. MAYOR GUNTER, COUNCIL MEMBERS COSDEN,  
CUMMINGS, HAYDEN, LONG, SHEPPARD, STEINKE,  
WELSH

**4. BUSINESS:**

A. CITIZENS INPUT TIME - 3 minutes per individual, with a maximum  
of 60 minutes is set for input of citizens on matters concerning the  
City Government.

B. Opening Remarks - City Manager Hernandez

C. DISCUSSION

(1) Discussion of Major Projects and Initiatives

(2) Lunch Break

(3) Yacht Club

## **5. TIME AND PLACE OF FUTURE MEETINGS**

- A. DAY 2 - Cape Coral City Council Winter Retreat will be held on Friday, January 27, 2023, beginning at 9:00 a.m. at the Nicholas Annex, 815 Nicholas Parkway, Conf. Room A200/Green Room, Cape Coral, FL 33990

## **6. MOTION TO ADJOURN**

### **GENERAL RULES AND PROCEDURES REGARDING THE CAPE CORAL CITY COUNCIL AGENDA**

In accordance with the Americans with Disabilities Act and Section of 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the meeting. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

Persons wishing to address Council under Citizens Input or the Consent Agenda may do so during the designated times at each meeting. No prior scheduling is necessary. All speakers must have their presentations approved by the City Clerk's office no later than 3:00 PM the day of the meeting.

Any citizen may appear before the City Council at the scheduled PUBLIC HEARING/INPUT to comment on the specific agenda item being considered. No prior scheduling is necessary.

When recognized by the presiding officer, a speaker shall address the City Council from the designated speaker's lectern, and shall state his or her name and whom, if anyone, he or she represents. An address shall only be required if necessary to comply with a federal, state or local law.

Copies of the agenda are available in the main lobby of Cape Coral City Hall and in the City Council Office, 1015 Cultural Park Boulevard. Copies of all back-up documentation are also available for review in the lobby of Council Chambers. You are asked to refrain from removing any documentation. If you desire copies, please request they be made for you. Copies are 15 cents per page. Agendas and back-up documentation are also available on-line on the City website ([capecoral.net](http://capecoral.net)) after 4:00 PM on the Thursday prior to the Council Meeting.



**Item Number:** 4.B.  
**Meeting Date:** 1/26/2023  
**Item Type:** BUSINESS:

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Opening Remarks - City Manager Hernandez

**REQUESTED ACTION:**

**SUMMARY EXPLANATION AND BACKGROUND:**

**STRATEGIC PLAN ALIGNMENT:**

1. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

**RECOMMENDATIONS:**

**SOURCE OF ADDITIONAL INFORMATION:**

**FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:**

1. Will this action result in a Budget Amendment?

**PREPARED BY:**

Division- Department-

**ATTACHMENTS:**

Description	Type
13 Ways to Kill your Community presentation	Backup Material

# 13 WAYS TO KILL YOUR COMMUNITY

Doug Griffiths, MBA  
with Kelly Clemmer



2023 WINTER RETREAT

City of Cape Coral

# Forget the Water

- “Communities that *don't* have quality water are *always* failing and won't be successful.”
- People no longer demand it, they **expect** it.



# Don't Attract Business



Hey, where are you going?

Did you know we are open for business?

# Don't Engage Youth



- Communities tell their youth there is no hope in their town, there is no future, and that youth are stupid if they stay.
- The reason many youth leave is because of the negative attitude of the community.

# Deceive Yourself



Communities lie to themselves about their reality.

If you want to kill your community, you have to ignore what is good about it and what could be improved.





Success comes to communities that understand what they value, and even more it comes to those who recognize and appreciate those valuable assets they already possess.

# Shop Elsewhere



Ask your local businesses to support the community and then don't support them.





# Don't Paint

- Don't dust
- Don't sweep
- Don't wash windows
- Don't mow grass
- Don't pick up garbage
- Don't plant flowers



# Don't Cooperate

Be a  
Lone Hyena Leader or a  
Road Block Roger.







# Live in the Past

You and your community are sure to become part of the past, a distant, nostalgic, forgotten memory in the dustbin of history.



# Shut Out Your Seniors

If you really want to kill your community you must be certain seniors have no appropriate housing so they must leave, and they will take their wisdom, their experience and their money with them.

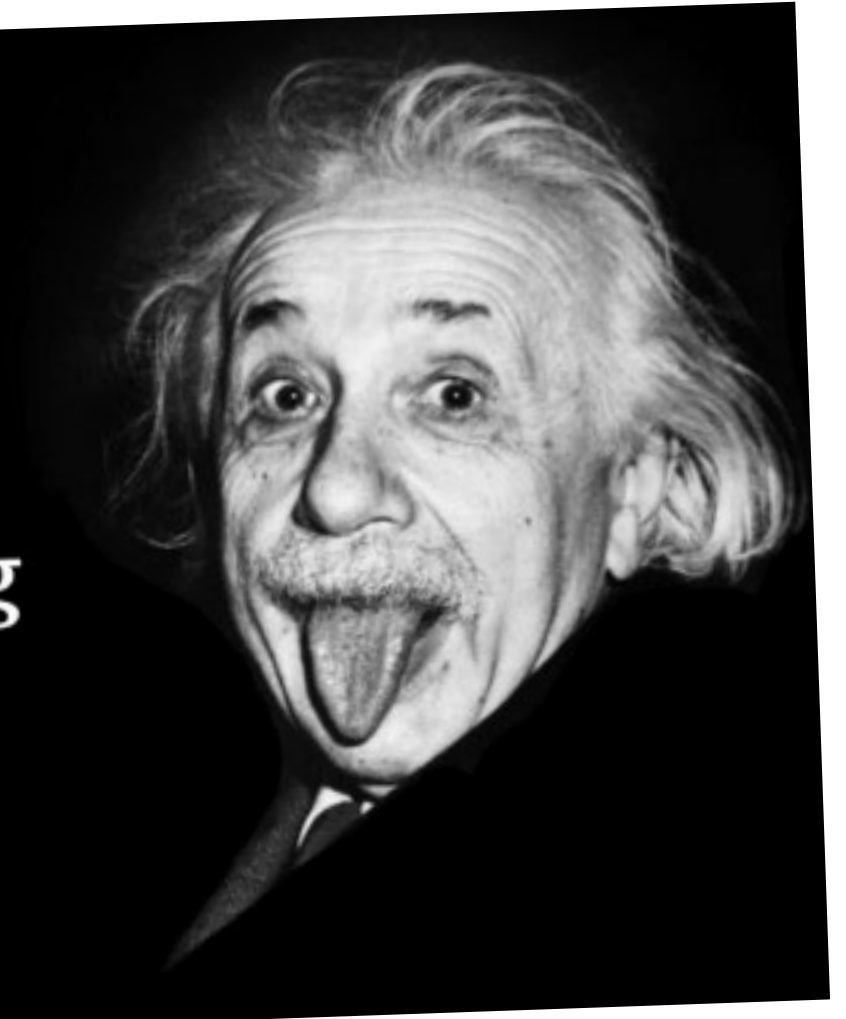
# Reject Everything New



We tend to prefer the devil we know over the one we don't.

"Insanity is doing the  
same thing over and  
over again and expecting  
different results"

*Albert Einstein*



# Ignore Outsiders



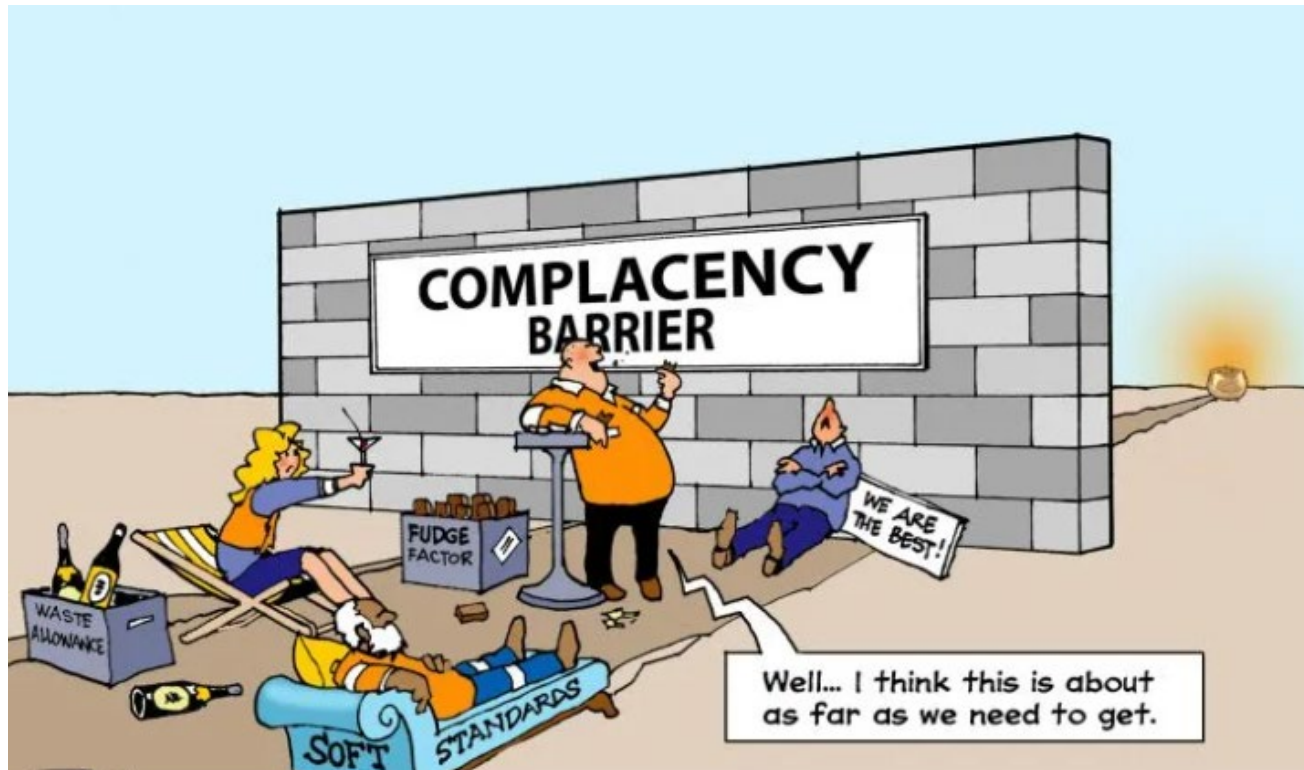
Keep your outsiders on the outside and hope someday they get the message they are not welcome. Then they will leave your community.

Shut them out of:

- Organizations
- Councils
- Successful business ventures
- Economic and community development

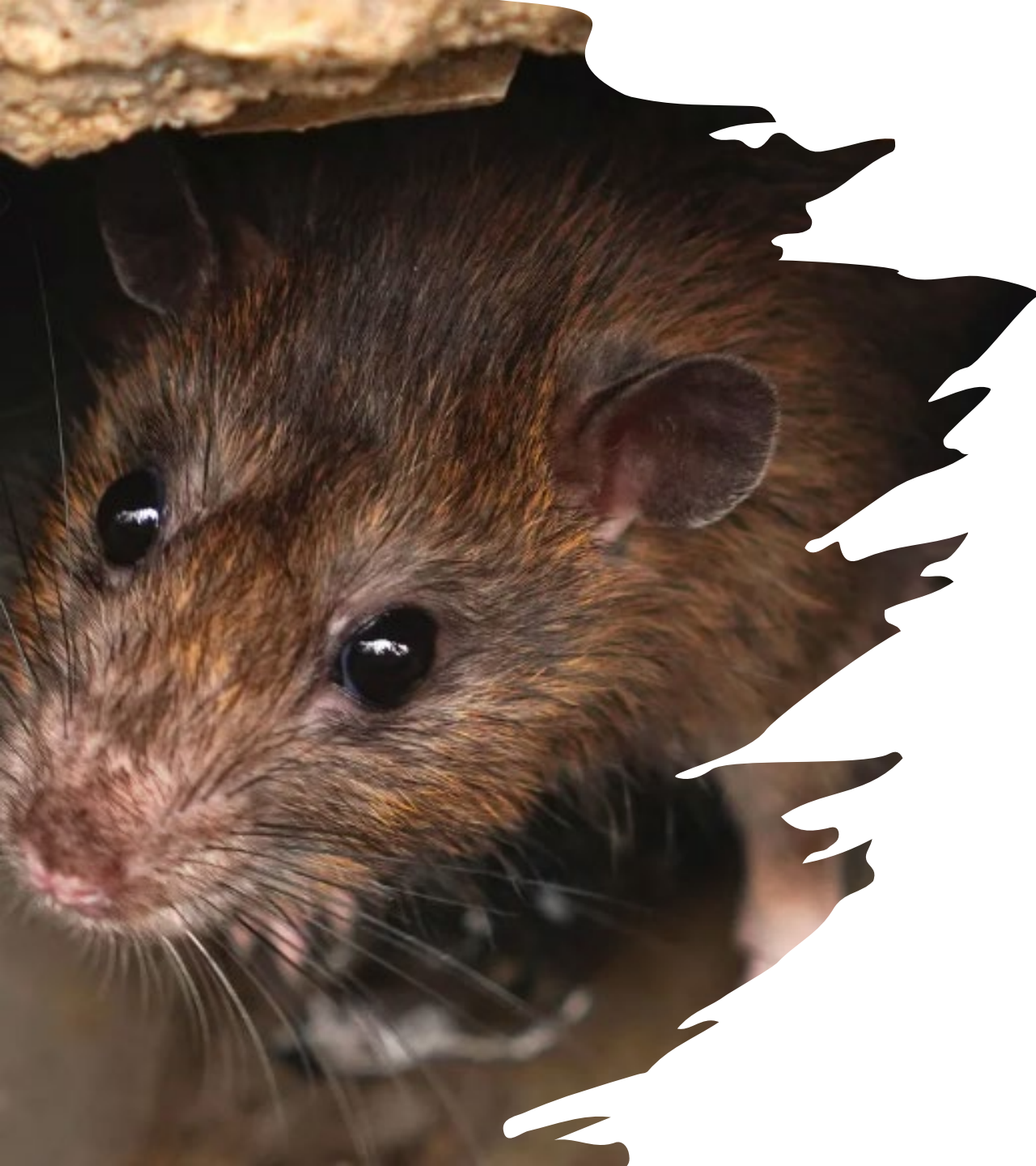


# Grow Complacent



Hold on to what you have and resist change in all its forms in favor of the status quo.





# Don't Take Responsibility

- Use the Responsibility Avoidance Technique.
- RATs spread indifference faster than bubonic plague.



**The most effective way to  
create failure is to find  
someone else to blame for  
what is wrong with your  
community.**

**Item Number:** C.(1)  
**Meeting Date:** 1/26/2023  
**Item Type:** DISCUSSION

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Discussion of Major Projects and Initiatives

**REQUESTED ACTION:**

**SUMMARY EXPLANATION AND BACKGROUND:**

**STRATEGIC PLAN ALIGNMENT:**

1. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

**RECOMMENDATIONS:**

**SOURCE OF ADDITIONAL INFORMATION:**

**FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:**

1. Will this action result in a Budget Amendment?

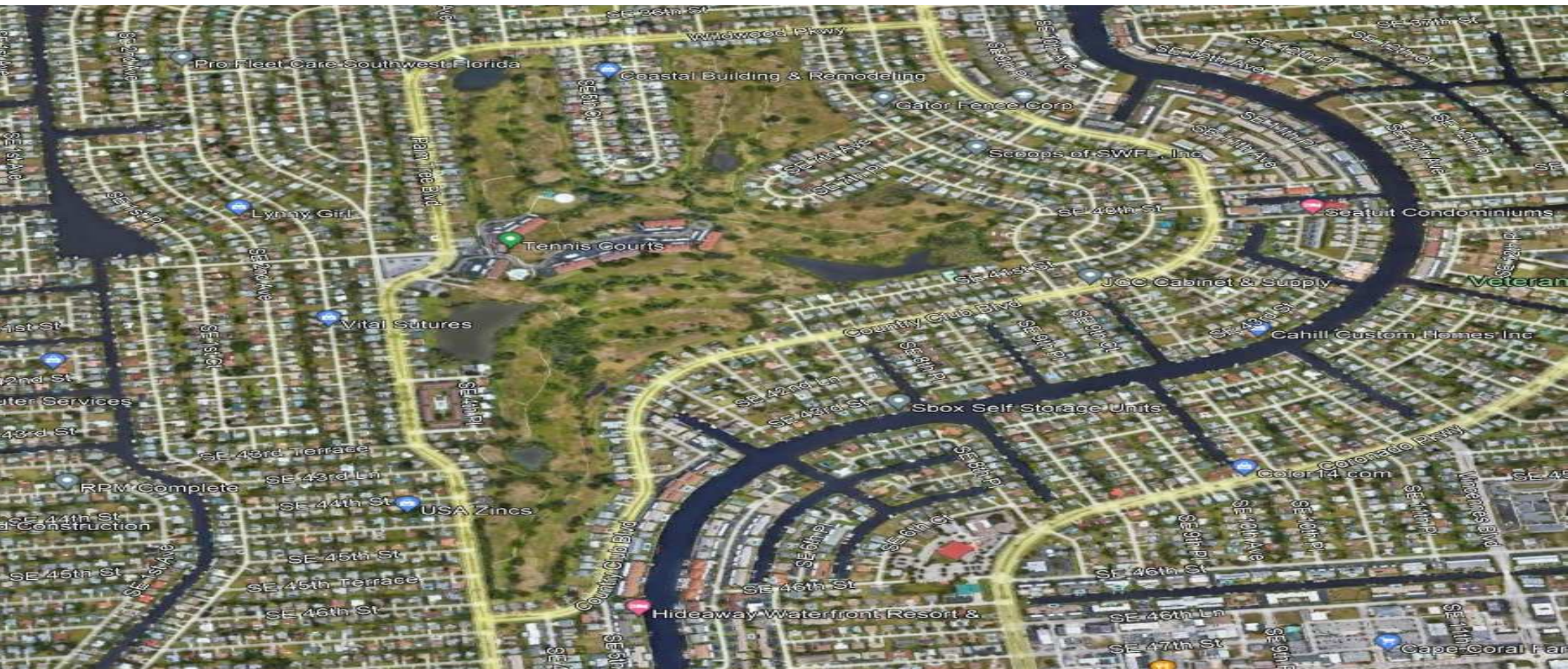
**PREPARED BY:**

Division- Department-

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> 1. Old Golf Course Update	Presentation
<input type="checkbox"/> 2. Utilities Presentation	Presentation
<input type="checkbox"/> 3. Cattle Dock Point Parcel	Presentation
<input type="checkbox"/> 4. Jaycee Park	Presentation



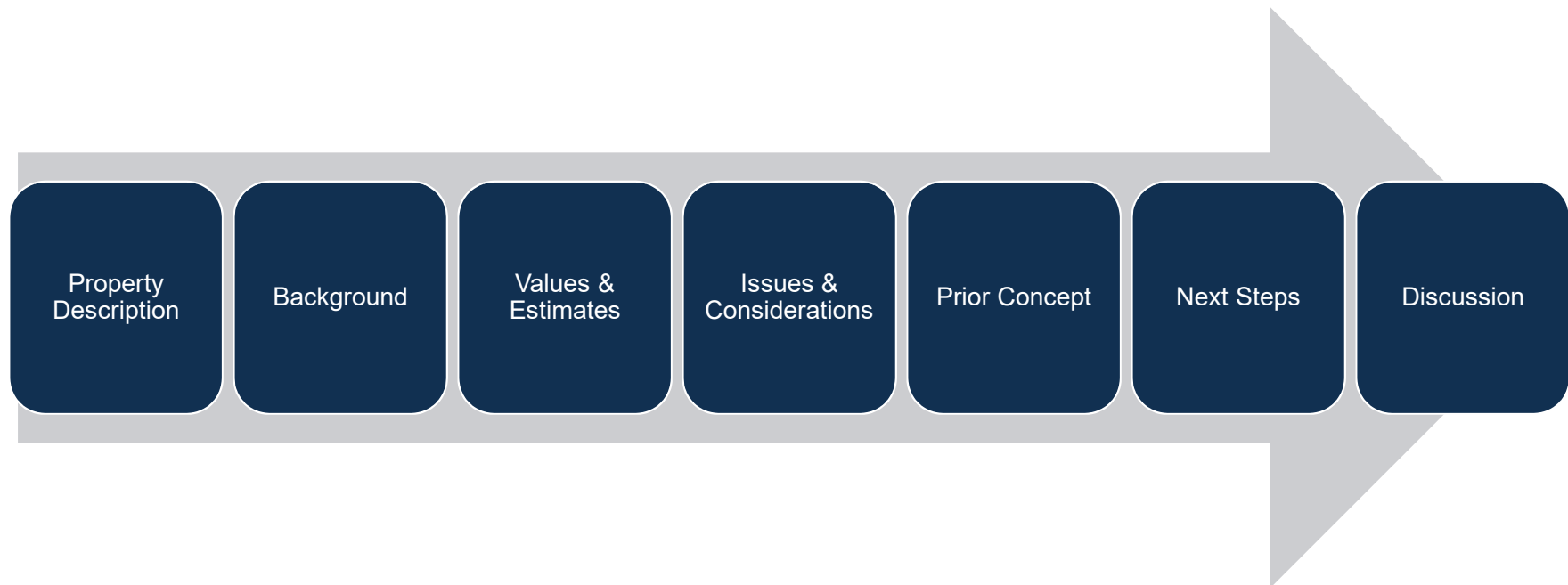


# Cape Coral Golf Course Update

2023 City Council Winter Retreat

January 26, 2023





# Outline



# The Property

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- Cape Coral's first golf course
- 4003 Palm Tree Boulevard
- 175 Acres
- Opened 1961 - Closed 2006
- Former 18-Hole golf course with greens, tee-boxes, fairways, 33,000-square foot clubhouse, maintenance building, restrooms, paved trails and stormwater ponds, and the former Cape Coral Country Club Inn
- All structures demolished, former hotel now multi-family residential (Banyan Trace condominium)



# Recent Background

- February 2006: Florida Gulf Venture, LLC purchases property for \$6 million.
- July 2009: Property owner terminates agreement to sell property to the Trust for Public Lands.
- August 2017: Future Land Use Map Amendment from Parks to Residential fails.
- February 2018: City Council authorizes City Manager to negotiate the purchase of site for park, recreational and other public purposes (Resolution 42-18).
- August 2020: City suspends negotiations due to environmental conditions and absence of an approved site assessment and remediation plan.
- August 2020 – Present: Property owner coordinating with regulatory agencies on site assessments, installation of monitoring wells, groundwater and soil sampling. Property owner has stated to FDEP that a soil management/Remedial Action Plan “will be implemented in the future by another party who purchases the property.”
- January 2023: Property owner expresses interest in selling to the City prior to offering the property for sale.

# Values & Estimates

Owner's Appraisal (2018):

- Residential: \$14 Million
- Mixed Use: \$18.1 Million

2022 Market Value: \$627,580 (Lee County Property Appraiser's Office)

2022 Total Property Taxes: \$10,104.54



# Prior Concept

- Indoor multipurpose recreation/community center
- Walking trails
- Passive area with gardens
- Small amphitheater
- 2017 Construction Cost Estimate: \$13.1 M
- 2017 Potential Sales Price: \$12 M
- Projected costs for improvements - \$68 M - \$80M +

# Financing Options

## 1) Use Reserves

- Drops reserves below policy to 1.75 months
- Requires .59 mills to replenish to 2.5 months

## 2) Issue Debt

- Annual debt service = \$1.1 Million for 20 years
- Annual debt service = \$990,000 for 30 years

## 3) Combination of Reserves and Debt

# Issues & Considerations

- (1) Is the City interested in exploring the possible purchase?
- (2) If so, are there any preconditions?
- (3) If so, for what public purpose(s)?
- (4) If so, funding is necessary in FY23 to retain appropriate legal, environmental and design expertise; due diligence; survey, appraisals, etc.
- (5) If so, what is the preferred financing method for purchase and future use?
- (6) Is the City willing to assume any financial and legal risks associated with remediation? Voluntary purchase = liability; not “innocent landowner defense” .
- (7) Is City willing to work with national land conservation entity to purchase property and later convey to city?

# Next Steps

- 1) Monitor site remediation activities with regulatory agencies.
- 2) Secure appropriate expertise.
- 3) Negotiate purchase agreement and conduct due diligence.
- 4) Finalize financing plan.
- 5) Begin process to develop a master plan.

# Questions & Discussion





# ALTERNATIVE WATER SUPPLY SOURCES

Winter Retreat  
January 26, 2023



# City's Water Supply Sources

- Diversification of City's water supply will be key to continued growth in the future.
- Currently, City has the following water sources:
  - 300 miles of freshwater canals.
  - Reclaimed water from two water reclamation facilities and two reclaimed water interconnects with FGUA and Ft. Myers.
  - 50 Lower Hawthorne brackish groundwater wells



# Water Treatment Plant Expansion Schedule

- 6 MGD Expansion of North RO Plant in 2027
- 3 MGD Expansion of North RO Plant in 2036
- 3 MGD Expansion of Southwest RO Plant in 2039
- 3 MGD Expansion of Southwest RO in 2049
- 3 MGD Expansion of North RO Plant in 2061

**\*Plant expansions will increase capacity to 48 MGD**



# Potable Water Demands will Increase

- Maximum day drinking water demands will increase to 32.3 Million Gallons per Day (MGD) by 2040.
- Current permitted capacity is 30 MGD.
- 48 MGD of drinking water required for build-out.

# Irrigation Demands will Increase

- Without further conservation initiatives being implemented, up to 136 MGD Max Day of irrigation water may be required for buildout.
- Approximately 93.5 MGD Max Day is projected with conservation initiatives.

# Irrigation Water Demands

- City currently has adequate supply of irrigation water during the wet season.
- During the dry season when normal rainfall patterns don't materialize, deficits may occur.
- Frequent dry season conditions require supplemental water to be pumped from Charlotte County.

# Diversification of Water Sources

- In 2020, the Utilities Department received a 20-year Water Use Permit to pump water from the Southwest Aggregate Mine in Charlotte County.
- In 2021, City Council approved a Memorandum of Agreement (MOA) with the mine owner that expires October 20, 2024.

# Water Use Permit Supplemental Irrigation Supply

Permittees: Cape Coral and B.P. Limited Liability Co.

Total Quantities Authorized:

Peak Month: 16,000,000 gpd

Annual Average: 3,945,200 gpd

Quantities are based on maintenance of canal levels as necessary for both irrigation and fire suppression

Use Type: Landscape/Recreation

Authorizes:

Capture and storage of excess wet season sheet flow from the Babcock-Webb Wildlife Management Area

Conveyance of water south from the reservoir via three miles of pipeline along U.S. Highway 41, discharging west into Gator Slough which then flows into the Cape Coral's extensive canal system

Expiration Date: May 19, 2040



# Southwest Aggregate Mine

- Site consists of 1,030 acres with 570 acres that have been mined, which contains over 10,500 acre-feet or 3.4 billion gallons of potential storage for sustainable surface water supply.







Southwest Aggregates

# Existing Memorandum of Agreement

Purchase Price: \$0.25 per 1,000 gallons

Monthly user fee of \$7,500 during months when no water is being purchased

Initial Maintenance Fee:

Year 1: \$200,000

Year 2: \$140,000

Year 3: \$140,000

7 Monitoring Wells Cost: \$16,990 (Required by Charlotte County PDP Zoning)

36" Watermain and Pump Station Design Cost: \$821,769.33

Expires: October 20, 2024

# Diversification of Water Sources

- The 2021 MOA included engineering design and permitting for a new pump station and pipeline to transmit water from the mine to Gator Slough in Cape Coral.
- Engineering design and permits will be complete by March 2023.
- Before City can bid project, we need to secure right to use property for water supply and storage.



# Alternative Water Supply Sources

## Dry Season Potential Water Sources

			<u>Est. CAPEX</u>
1.	Conservation	(?? MGD)	\$0
2.	SW Agg. Mine Reservoir	(16 MGD)	\$50M-\$80M
3.	Surface Water ASR Wells	(16 MGD)	\$150M-\$320M
4.	Seawater Desalination	(16 MGD)	\$250M-\$500M

**Note:** FDEP can shut down any ASR well that causes water quality degradation in aquifers and can take 5-6 years to realize any water. Seawater Desalination requires large amount of energy and high OPEX.

# Southwest Aggregate Property

- Staff recommends purchase of property based on the following:
  - Provides future potential capital cost avoidance.
  - Diversifies City's water supply sources.
  - Continued investment in sustainable water supply.
  - City has received approximately \$2.5M in grant funding with additional funding potential.
  - Provides potential solution to 3 regional environmental issues in Southwest Florida.
  - Owner could sell or lease site to residential developer



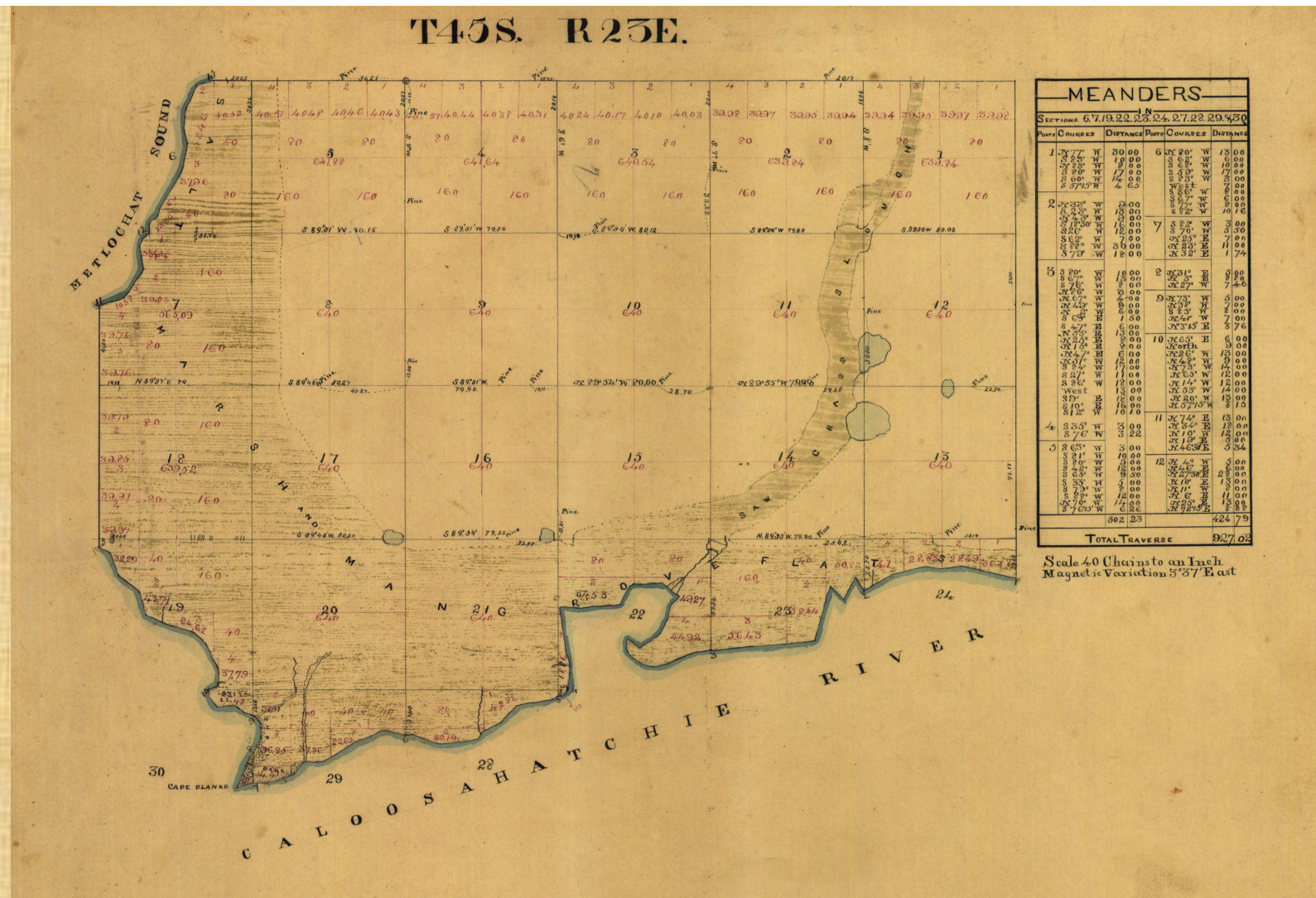
# Next Steps

- Schedule meeting with property owner and negotiate purchase or long-term lease of the property.
- Irrigation flat rate \$9.50/month could be increased to pay debt service if City purchases property.
- Continue to work with the Florida Wildlife Commission to connect the future Bond Farm property to the Southwest Aggregate Mine for additional water that can be transferred from the Cecil Webb Wildlife Management Area.

# Questions?







# Cattle Dock Point Survey Presentation

## City of Cape Coral Council Retreat January 26, 2023



# Contents:

- History of Cattle Dock Point
- Survey Requirements
- Survey Results
- Conclusion



# Property Origin:

- Originally Section 22 was subdivided according to the US Government field notes of 1872 by S. Hamlin
- The southern tract was sold by the T.I.I.F (Trustees of the Internal Improvement Fund) to Donald Bass in 1966
- The northern tract was sold by G.A.C. Properties to Donald Bass in 1977
- In 1990 the tracts were placed into a Trust entitled “Donald Bass Revocable Trust”
- The city was approached last year concerning receiving the parcels as a donation from the trust
- During the review of the provided documents, we found an error in the deed that needs to be corrected

# CAPE CORAL

**CATTLE  
DOCK POINT**





# CATTLE DOCK POINT

98 AC. Mangrove Peninsula SE of Tarpon Point



North Parcel



South Parcel



# Chain of Title:

375 not 457

416975

Trustees of the Internal Improvement Fund  
of the State of Florida

DEED NO. 23024 (1010-36)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, the Trustees of Internal Improvement Fund of the State of Florida, under authority of law, for and in consideration of the sum of Twenty-One Thousand Eight Hundred Twenty-Five and 00/100 - (\$21,875.00) DOLLARS, to them in hand paid by A. DONALD BASS and LOUISE BASS, husband & wife, of the County of Lee State of FLORIDA, have granted, bargained and sold, do by these presents grant, bargain, sell and convey, unto the said A. DONALD BASS and LOUISE BASS, husband and wife, and their heirs and assigns, the following described lands, to-wit:

A tract of submerged land lying offshore of Government Lot 4, Sections 22 and 27, Township 45 South, Range 23 East, Lee County, Florida, more particularly described as follows:

Beginning at a point on the east line of said Section 22, marking the intersection of the U. S. Meander Line as established by U. S. Surveyor Hamlin in 1872, said point being 1,143.12 feet south of the northeast corner of said Lot 4; run South 1° 13' 40" East along said east line of said Section 22 and a southerly prolongation of said line for 1,004.63 feet to an intersection with a curve of radius 497.10 feet; thence run northeasterly along the arc of said curve to the right of radius 497.10 feet for 236.28 feet (chord bearing North 83° 21' 40" West) to a point of reverse curvature; thence run northwesterly along the arc of a curve to the left of radius 923.92 feet for 470.06 feet (chord bearing South 77° 55' 10" West) to a point of reverse curvature; thence run southeasterly along the arc of a curve to the right of radius 1,390 feet for 356.56 feet (chord bearing South 70° 41' 30" West) to a point of reverse curvature; thence run southwesterly along the arc of a curve to the left of radius 1,320.01 feet for 551.37 feet (chord bearing South 68° 39' 10" West) to a point of reverse curvature; thence run southwesterly along the arc of a curve to the left of radius 831.49 feet for 193.94 feet (chord bearing South 73° 58' 50" West) to a point of reverse curvature; thence run southwesterly, westerly and northeasterly along the arc of a curve to the right of radius 482.28 feet for 370.51 feet (chord bearing South 89° 18' 30" West) to a point of tangency; thence run North 68° 41' West for 214.25 feet to a point of curvature; thence run northwest along the arc of a curve to the right of radius 228 feet for 312.52 feet (chord bearing North 54° 32' 50" West) to a point of reverse curvature; thence run northwest along the arc of a curve to the left of radius 938.21 feet for 321.61 feet (chord bearing North 50° 13' 50" West) to a point of reverse curvature; thence run northeasterly and northerly along the arc of a curve to the right of radius 319.75 feet for 335.12 feet (chord bearing North 33° 01' 30" West) to a point of tangency; thence run North for 168.45 feet to a point of curvature; thence run northerly, northeasterly, easterly and southeasterly along the arc of a curve to the right of radius 50 feet for 144.94 feet (chord bearing North 81° 15' East) to a point of tangency; thence run South 48° 17' 20" East for 208.51 feet to a point of curvature; thence run southeasterly, easterly and northeasterly along the arc of a curve to the left of radius 349.84 feet for 344.43 feet (chord bearing South 76°

SALE OF LAND  
JUN 23 1911

609 N. S. Seeger Road, Ft. Myers, Fla.

Form 1911 (11-81) Page 1 of 2 pages

QUIT CLAIM DEED 978045 OFF 1179 1911

Rec. \$ 00  
State 30  
County 0.65

Quit-Claim Deed

This Indenture, Made, this 21 day of January, A.D. 1977,

BETWEEN GAC PROPERTIES INC., P. O. Box 523000, Miami, Florida, 33152

of the County of

Dade and State of Florida party of the first part, and

A. DONALD BASS and LOUISE BASS, Husband and Wife of the County of Lee and State of Florida, parties of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten and 00/100 (and other good and valuable consideration) Dollars, in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, he s granted, released and quit-claimed, and by these presents do es remise, release and quitclaim unto the said parties of the second part and their heirs, and assigns forever, all the right, title, interest, claim and demand which the party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Lee State of Florida

See "Legal Description - Area 2" attached and made a part hereof describing by metes and bounds a total of 15.7 acres, being a part of Government Lot 4 lying South of the Southerly boundary of Glover Right in Section 22, Township 45 S, Range 23 E.

FLORIDA DOCUMENTARY SURTAX \$ 0.55

STATE OF FLORIDA DOCUMENTARY STAMP TAX \$ 0.30

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto in belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

GAC PROPERTIES INC. BY: [Signature] Vice President

This Instrument Was Prepared By: Robert L. Wolfrum Attorney at Law Boca Raton, Florida 33433

INSTR # 2010000021659, Doc Type EAS, Pages 11, Recorded 01/27/2010 at 02:40 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee \$95.00 Deputy Clerk LAMBROSIO

This Instrument Prepared by:

Lee County Natural Resources Division  
P.O. Box 598  
Fort Myers, FL 33902-0398

STRAP Number: 22-45-23-C3-00002.0000  
8-27-45-23-C2-00002.0000

The Above Space for Recording

## DEED OF CONSERVATION EASEMENT and Covenant Limiting Watercraft Slips

THIS DEED OF CONSERVATION EASEMENT and Covenant Limiting Watercraft Slips ("Conservation Easement") is given this 15th day of OCTOBER 2009, by Cattle Dock Point, LLC, having an address at 5249 Summerlin Commons Boulevard, Fort Myers, Florida, 33909 ("Grantor") to Lee County ("County"), a political subdivision of the State of Florida, whose address is 2115 Second Street, Fort Myers, Florida 33901 (P.O. Box 398, Ft. Myers, FL 33902-0398).

As used herein, the term "Grantor" includes any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the real property situated in Lee County, Florida described in attached Exhibit "A" ("Property"). The term "County" includes any successor or assignee of the County.

No state documentary stamps or intangible taxes are due on this transaction.

WHEREAS, the Grantor is the sole owner in fee simple of the Property;

WHEREAS, the Grantor desires to grant this Conservation Easement over the Property so as to determine the maximum number of watercraft slips or slips ("Slips"), as defined by the adopted Lee County Manatee Protection Plan ("Plan"), that can be developed on the Property; and

WHEREAS, the Grantor desires to limit the number of Slips on the Property to be able to establish credits for the express purpose of creating Transfer of Slip Credits ("TSC") that may be sold or transferred from the Property to a qualifying receiving parcel ("Receiving Parcel") as determined under the terms of the Plan.

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, by the parties herein, the Grantor hereby voluntarily grants and conveys a perpetual conservation easement, as defined in Section 704.06, Florida Statutes, for and in favor of the County upon the Property. This Conservation Easement is binding on and will inure to the benefit of, the heirs, successors, and assigns of the Grantor and to County. Grantor expressly intends this Declaration to run with the land, and as such, it must be

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Page 1 of 8 (01/10/1430)

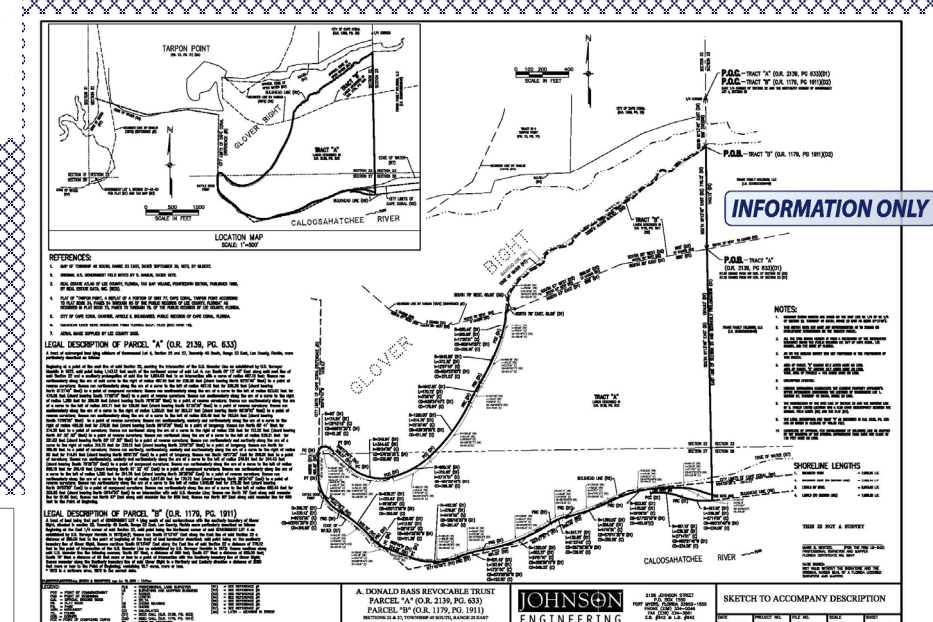
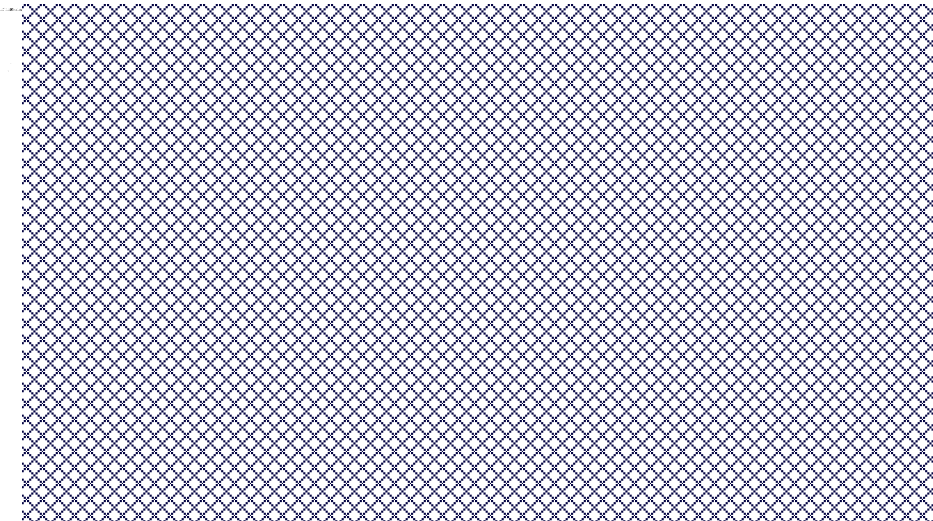
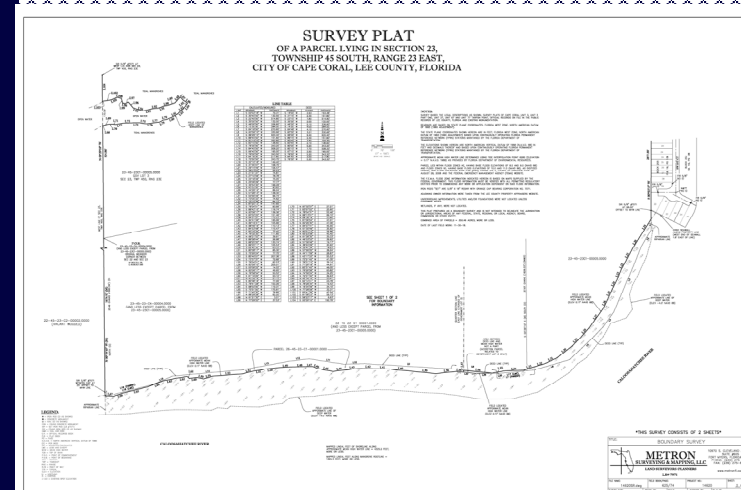
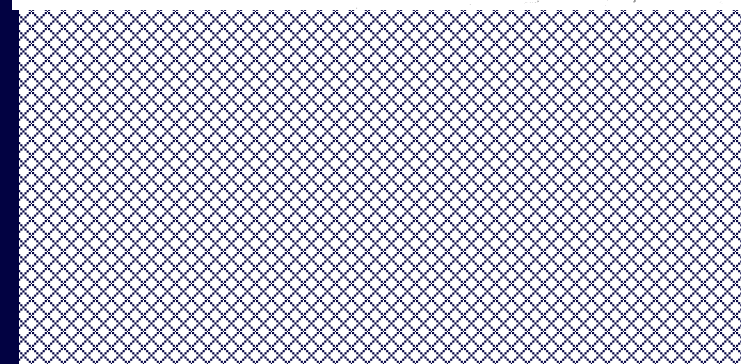
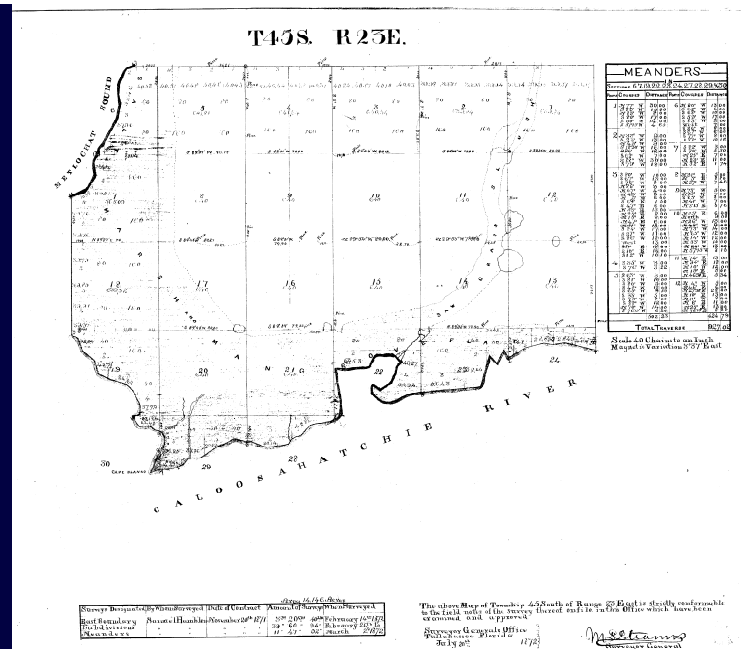


# Historical Records

The Original MS Sterns Township Plat

2010 Johnson Surveying Conservation Easement Sketch and Description

2017 Metron Survey of Piney Point (Neighboring Parcel to the East)



# Survey Requirements:

- Acquiring close to 100 acres of Mangroves for the water quality and recreational use but we will need to correct the legal and survey discrepancies
- A new corrected Boundary Survey and Legal to define the limits of Private Ownership is required
- This would involve defining the Mean High Tide Elevation established by Department of Environmental Protection, DEP, for the “Ownership Line”
- Detailed mapping of the current shoreline post hurricane will be needed to define this ownership line
- We will need to work with Property Management Real Estate Division and the City Attorney's Office for the Acquisition of the Cattle Dock Point Parcel



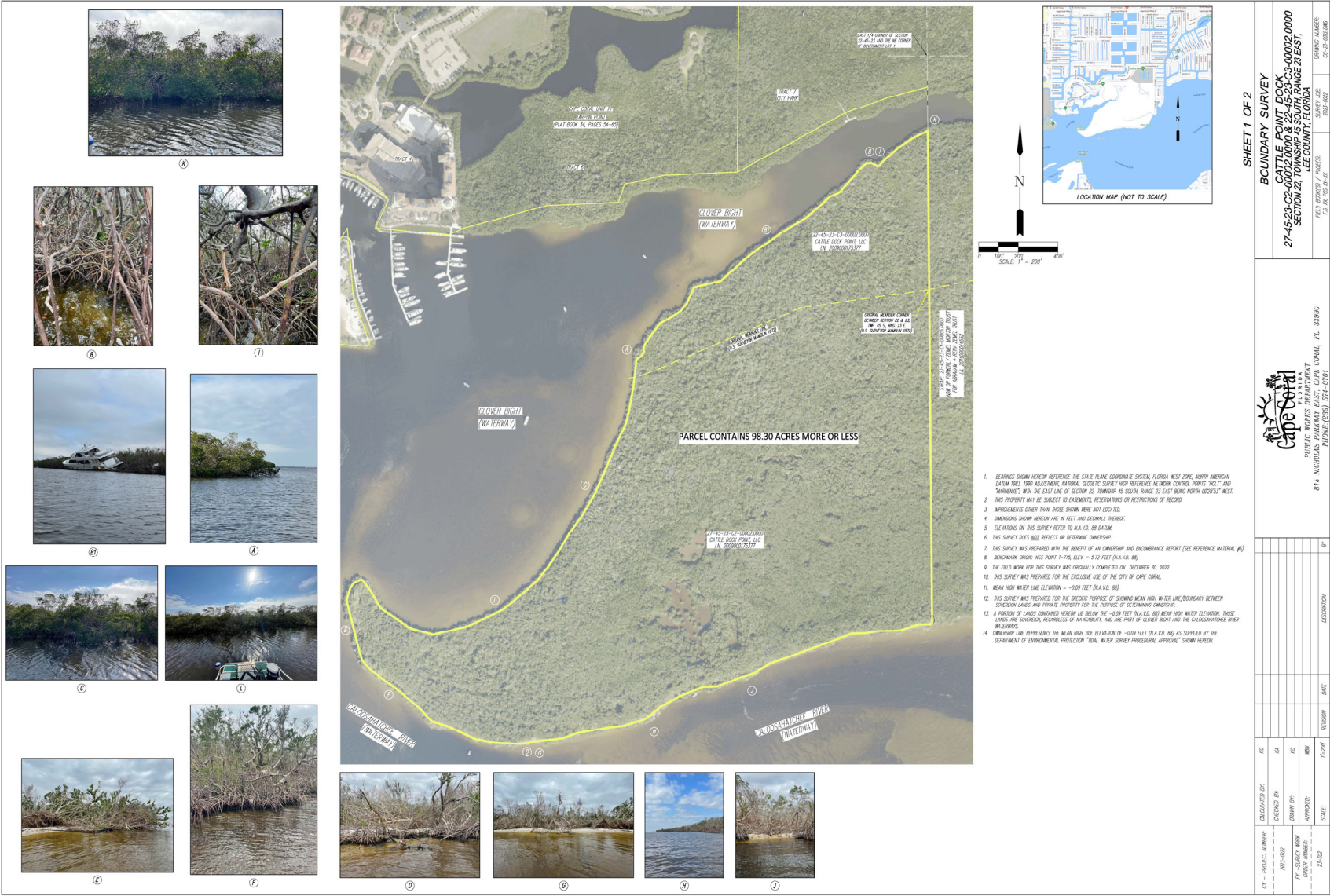
# The Verdict:

- Based on the field conditions we chose to survey the shoreline with GPS
- 84 Sections were measured
- 248 data points collected
- Recovered all of the Piney Point Monuments
- Recovered a Literwood Post set in 1872





# Cattle Dock Point



## 11



# Conclusions:

- Survey work completed and real property limits obtained
- Property Management Real Estate Division and the City Attorney's Office can move forward with the Acquisition of Cattle Dock Point
- “Tilttable” technology was invaluable in completing the survey and saving mangroves
- A bit of history was uncovered finding a 151 year old Literwood Post
- The South Parcel is encumbered by a Conservation Easement that ultimately transferred 235 Slips or Docks from the parcel
- Additional Transfer Docks might be available for the North Parcel



# Pending Items:

- Real Estate is updating the Owner's and Encumbrance Report for the parcels
- Real Estate is currently preparing the Deeds of Conveyance
- City Attorneys office is drafting a Resolution to accept the donation of Cattle Dock Point into the city
- City Clerk will place this item on the agenda for City Council's approval

# Recommendation:

With the acquisition of the Cattle Dock Point the City will add 98 Acres of High-Quality Mangroves under public trust.

The tract will be held in perpetuity as a conservation area for the citizens of Cape Coral and all of SW Florida to enjoy

*CAPE COMPASS: Accept and administer private donations of monies and real property for the acquisition and preservation of endangered critical habitats and environmentally sensitive lands.*

Staff recommends the acquisition of Cattle Dock Point by accepting this donation.

# THANK YOU

Any questions?







 **Coastal Vista**  
 DESIGN  
 for the City of Cape Coral

 **Pennoni**  
 PENNONI ASSOCIATES INC.  
 CONSULTING ENGINEERS

**jaycee park**  
 concept site plan  
 not to scale 1/23/2022

# Jaycee Park Master Plan Winter Retreat January 26, 2023



# Jaycee Park Master Plan Outline

- 1. Background**
- 2. Conceptual Plans**
- 3. Estimated Costs**



# Background - Existing Park



**Jaycee Park  
Opened Over  
40 Years Ago**

# Background

- **Pennoni and Associates retained to provide Conceptual Plans, Preliminary Design and Permitting with \$350,000 Budget.**
- **Phase 1 - Providing Conceptual Plans and Cost Estimates for \$33,502**
- **Phase 2 - \$316,498 Remaining for Preliminary Design and Permitting**



# Conceptual Site Plan



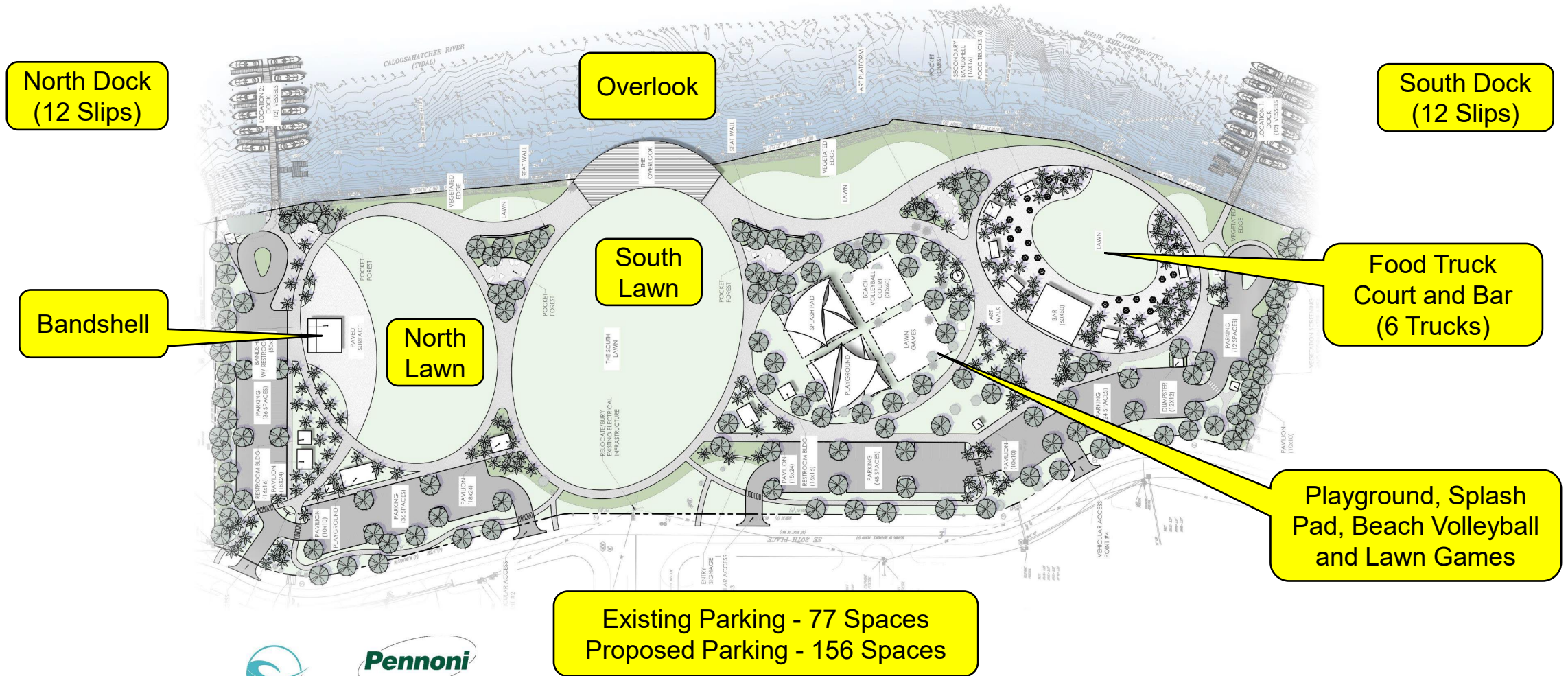
for the City of Cape Coral



**jaycee park**  
concept site plan  
not to scale 1/23/2022



# Conceptual Site Plan



**COASTAL VISTA**  
DESIGN  
for the City of Cape Coral

**Pennoni**  
PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

**jaycee park**  
concept site plan  
not to scale 1/23/2022





# Bandshell Concept





# Overlook Concept



# Promenade Concept





# Food Truck Court Concept





# Food Court and Bar Concept

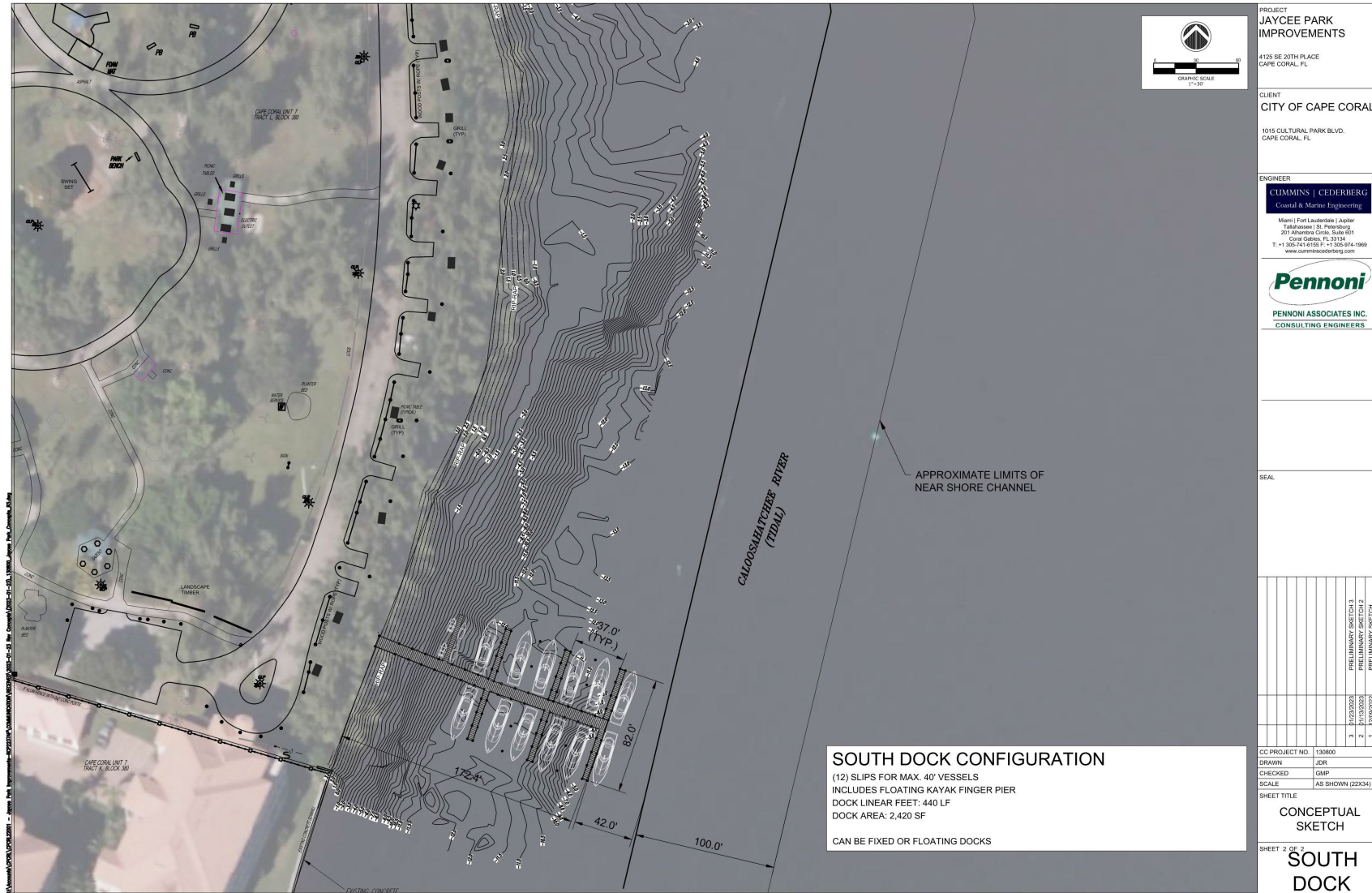




# North Floating Dock - 12 Slips



# South Floating Dock - 12 Slips





# Estimated Costs

- ☐ **Park Construction - \$7,300,000 to \$9,700,000**
- ☐ **Floating Docks (24 Slips) - \$1,200,000**
- ☐ **Park Design, Permitting, Bidding and CEI - \$720,000 to \$960,000**
- ☐ **Dock Design, Permitting, Bidding and CEI - \$50,000**
- ☐ **Total Project Cost - \$9,270,000 to \$11,910,000**

# THANK YOU

Any Questions?



<b>Item Number:</b>	<b>C.(2)</b>
<b>Meeting Date:</b>	<b>1/26/2023</b>
<b>Item Type:</b>	<b>DISCUSSION</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Lunch Break

**REQUESTED ACTION:**

**SUMMARY EXPLANATION AND BACKGROUND:**

**STRATEGIC PLAN ALIGNMENT:**

1. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

**RECOMMENDATIONS:**

**SOURCE OF ADDITIONAL INFORMATION:**

**FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:**

1. Will this action result in a Budget Amendment?

**PREPARED BY:**

Division- Department-



**Item Number:** C.(3)  
**Meeting Date:** 1/26/2023  
**Item Type:** DISCUSSION

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**  
Yacht Club

**REQUESTED ACTION:**

**SUMMARY EXPLANATION AND BACKGROUND:**

**STRATEGIC PLAN ALIGNMENT:**

1. Is this a Strategic Decision?  
If Yes, Priority Goals Supported are listed below.  
If No, will it harm the intent or success of the Strategic Plan?

**RECOMMENDATIONS:**

**SOURCE OF ADDITIONAL INFORMATION:**

**FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:**

1. Will this action result in a Budget Amendment?

**PREPARED BY:**

Division- Department-

**ATTACHMENTS:**

Description	Type
1. Yacht Club Damage	Presentation
2. Yacht Club Design	Presentation



# Yacht Club Condition Assessment and Discussion

Winter Retreat  
January 26, 2023





# Yacht Club Complex

## Focus Areas:

1. Ballroom
2. Fueling Operations
3. Pier
4. Pool
5. Rotino Center
6. Yacht Basin (Harbormaster)
7. Tennis Courts
8. Boat Ramp
9. Beach Restroom
10. 50% Rule

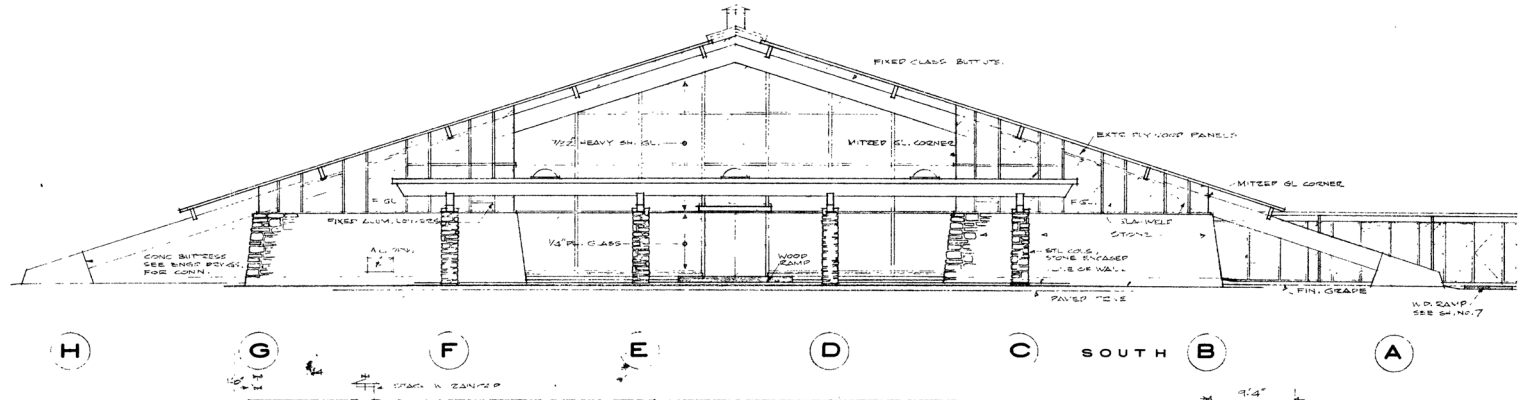




# - BALLROOM -

## Focus Areas:

1. Substructure
2. Shell
3. Interior
4. Mechanical
5. Electrical
6. Plumbing
7. Site



- Originally constructed ~1962 with last known significant (non-utility) upgrade ~1987 with the construction of the fishing pier
- Fishing pier deck replacement ~1998
- Roof overlay (metal on top of shingle) ~1999
- Seawall repairs (130' replaced along basin) ~2008
- Fuel dispensers installed ~2014

# 1. Substructure

## A. Foundation



- Exterior structural wall components (beam/thrust blocks) damaged due to flooding
- Beam/Column cap plates damaged and/or torn off
- Glued laminated timbers damaged
- Slab upheaval in the immediate vicinity of the chimney
  - Suspect upheaval transferred through the roof

## 2. Exterior

### A. Roof

### B. Storefront



- Roof overlay (metal over shingle) ~1999
  - Roof decking failure causing leaks in East meeting room
  - Soffit damaged
- Storefront (windows/doors) original, single 1/4" plate glass damaged
- Awning damaged beyond repair



### 3. Interior

#### A. Partition Walls

#### B. Stage

#### C. Commercial Kitchen

#### D. Finishes

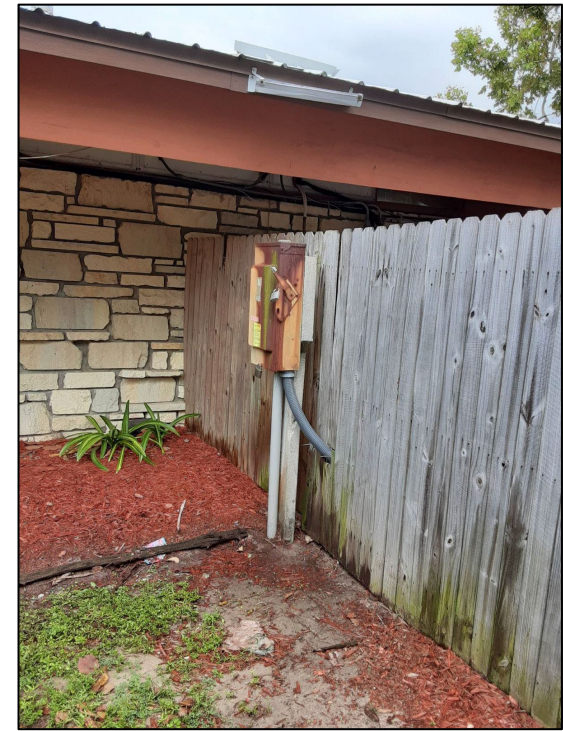


- Interior walls in office cause access problems with mechanical system (Air Handler Unit-AHU) maintenance
- Folding walls outdated and need to be replaced
- Stage is functional; however, front and rear stairs are not ADA-compliant
- East Hall (original tongue-and-groove) ceiling needs to be replaced
- Kitchen originally designed as “Service Pantry” and not “Commercial Kitchen” as currently used
- Non-Uniform finishes throughout the structure
  - Knock-down, popcorn, tongue-and-groove, acoustical tiling, drywall, flooring mixes, plaster, etc.

## 4. Mechanical

### A. Heating and Cooling Generation and Distribution

### B. Chimney



- Two of four HVAC systems have exceeded life expectancy, requiring frequent repairs
  - Systems do not have heat
  - Disconnect panels rusted
- AHU's (installed in various years) are in under-sized closets and will require modifications for replacement equipment
  - Original ductwork needs to be replaced
  - Mismatched units
- Chimney not known to have ever been used and chimney stack never serviced



## 5. Electrical

### A. High Voltage System

### B. Low Voltage (Interior) System

### C. Security System



- Mechanical/Electrical building flooded, and salt-water compromised electrical system
  - High voltage distribution and relay transformers pushed forward and completely fell off foundation, exposing wires
  - Electrical Building sustained roof damage
  - Electrical system feeds Ballroom (2/3) and Senior Center (1/3)
- Ballroom electrical panels original with few spares; service panel work arounds ineffective (kitchen)
- Security system needs upgrade



## 6. Plumbing

A. Water Distribution

B. Sanitary Waste

C. Fixtures (ADA)



- Original plumbing lines well past useful life, requiring frequent repairs
  - Original Cast-Iron sewer drains deteriorating under slab
  - Copper (majority) pressurizes pipe with some CPVC replumb
- East Hall bathrooms renovated (2017-2022); however, staff restrooms need to be replaced and address ADA deficiencies
- Grease trap and lines (Kitchen) clogged and need replacement

# Yacht Club

## - FUEL OPERATIONS -

A. Fuel Tanks – (6,000 & 8,000 gal tanks)

B. Fuel Pump

C. Fuel Lines

D. Dispensers

E. Fuel Dock



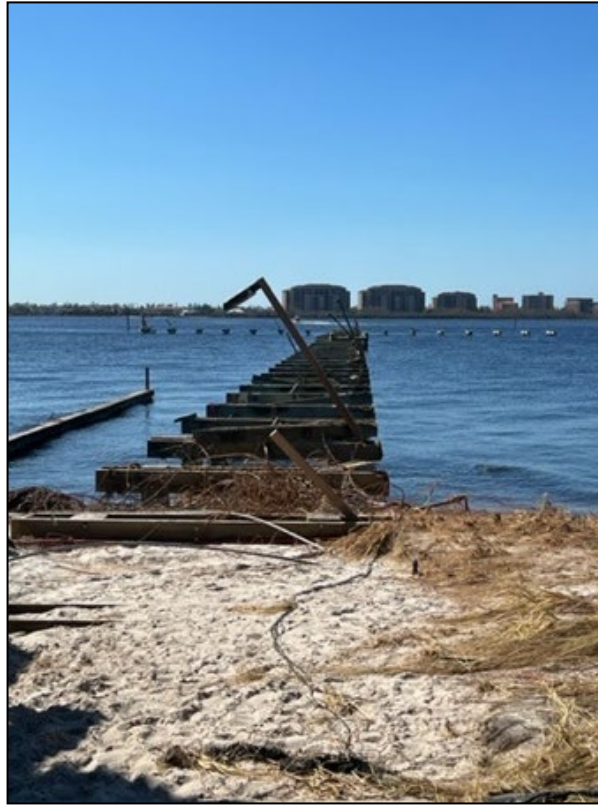
- Fuel Dispensers and associated electrical and piping damaged
- Fuel dock destroyed
- Fuel concrete pad cracked and requires further investigation
- Temporary repairs underway as required under Boathouse lease



# Yacht Club

- PIER -

**Estimated cost to  
repair: \$1,500,000**



- 800' pier (stem and 'T') severely damaged
  - Driven concrete piles remain – complete structural integrity unknown but compromised
  - Gazebo destroyed
  - Electrical and Plumbing destroyed
  - Decking and railing destroyed
  - Fish cleaning stations not found
  - Benches not found



# Yacht Club

- POOL -

A. Primary (177K gal)  
and Wading Pools

B. Fountain

C. Filtration Systems



- Pools (main and kiddie) damaged
  - Coping, shell, tile, weir
- Filtration system damaged
  - Pumps, filters, drain lines
  - Chloring Injection and Tanks systems under evaluation



# Yacht Club

## - SITE AMENITIES -

### Focus Areas:

1. Parking Lot Debris
2. Lighting
3. Fencing
4. Signage
5. Landscaping



- Building foundations damaged at beach bathrooms and pavilions
- Numerous fallen trees throughout the park
- Fencing destroyed or damaged throughout the park
- Several traffic and informational signs damaged
- 1"-2" of sand throughout parking lots



# Yacht Club

## - ROTINO CENTER -

### Focus Areas:

1. Roof
2. Flooring
3. Openings  
(Storefront/Doors)
4. Landscaping



- Roof damage (re-roof 2020)
- Wind-driven rain damaged flooring
  - Thresholds and weatherstrips deteriorated
- Landscaping damaged and/or uprooted throughout



# Yacht Club

## - YACHT BASIN -

### Focus Areas:

1. Docks
2. Decking
3. Security Fencing
4. Security/Camera System
5. Utilities



- Boat docks damaged/destroyed
  - Boat slips without power and water
  - Decking Damaged
- Area lighting destroyed; electrical system compromised
- Seawall damaged
- Fencing damaged



# Yacht Club

## - HARBOR MASTER -

### Focus Areas:

1. Harbor Master
2. Tennis Operations
3. Police



- Building destroyed
  - Roof collapsed
  - Windows broken causing wind-driven rain and flooding
  - Antenna/Radio communications destroyed
  - Area lighting destroyed



# Yacht Club

## - TENNIS COURTS -

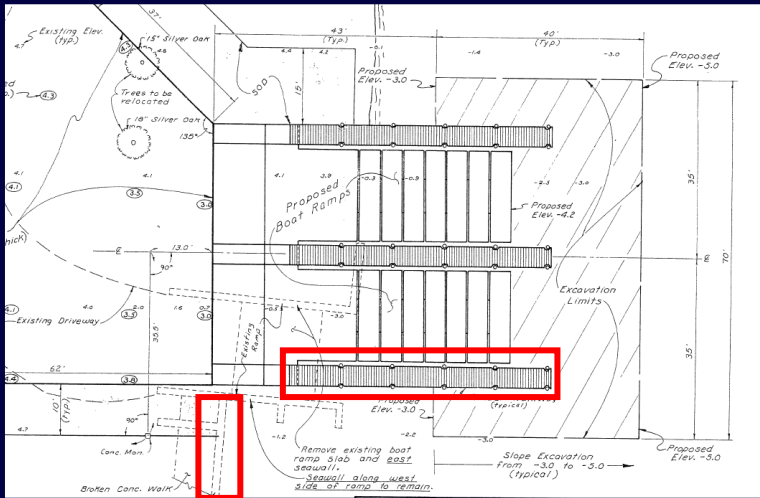


- Tennis court surface flooded, with significant sand deposits, requiring repair and resurfacing
- Tennis court (athletic) lighting damaged
  - One pole destroyed (black dot); three poles bent (red dots)
  - Missing area lighting
- Tennis court fencing damaged



# Yacht Club

## - BOAT RAMP -



- Boat Ramp finger docks damaged - fenders, piling caps, cleats
  - West dock destroyed
- Sidewalk destroyed – upheaved and cracked
- 6"-8" sand cleared from ramp



# Yacht Club

## - BEACH RESTROOM -

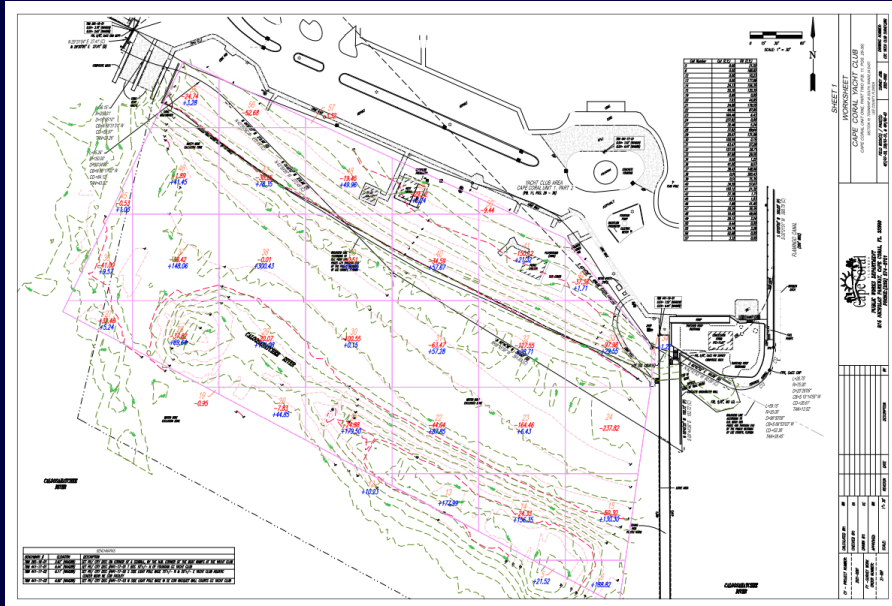


- Roof/soffit damaged
- Foundation compromised
- Sidewalk/walkway collapsed



# Yacht Club

## - BEACH -



- 3,646 cubic yards of beach displaced
  - NFL football field at two-foot (2') depth
- Beach structure foundations compromised (bathroom/pavilion)



# FEMA 50% RULE APPRAISALS –

## Ballroom and Rotino Senior Center



### Ballroom Building

Building Appraisal:	\$680,000
FEMA 50% Value:	\$340,000
Cost to Repair:	\$520,000*



### Rotino Center

Building Appraisal:	\$467,000
FEMA 50% Value:	\$233,500
Cost to Repair:	\$350,000*

- Adjoining Mechanical/Electric/Equipment building repairs estimated at \$300,000 (2/3 to Ballroom and 1/3 to Rotino)
- Building supplies power through complex
  - buildings, pool, lighting, pumps, etc.
- Appraisals from Maxwell, Hendry, Simmons
- Repair costs from Tetra Tech Damage Assessments

# Parks and Recreation Master Plan

## Section 3.0 Needs and Priority Assessment

### 3.1 Public Outreach Meetings:

Yacht Club Community Park received the most comments of any park. Although there were dissenting opinions, attendees who made suggestions generally agreed that the priority should be on boating and other water-based activities. Attendees also wanted improved amenities and better maintenance, and fewer negative impacts on surrounding neighborhoods

### 3.2 Interviews:

Yacht Club was mentioned in 5 of 8 interviews with City Council

### 3.3 Focus Group Meetings:

Need more tennis courts at Yacht Club (relocated to Lake Kennedy)

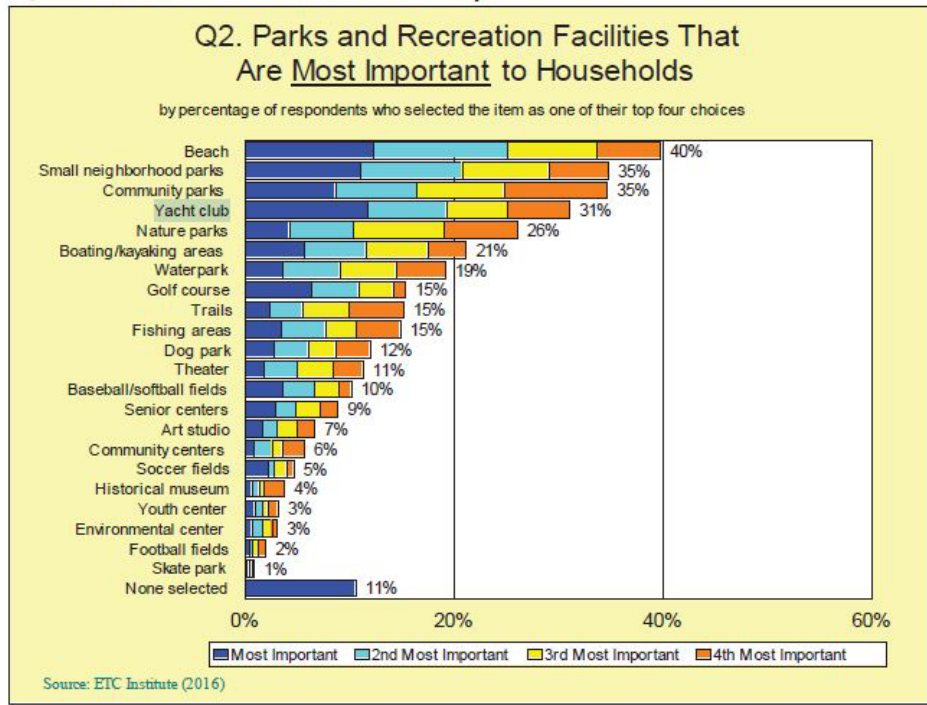
### 3.4 Statistically-Valid Mail/Telephone Survey:

Usage: Sixty-seven (67) percent of respondents indicated that their household has used the beach. Other facilities used include: Yacht Club (61 percent), small neighborhood parks (60 percent), and community parks (53 percent).

Importance: Based on the sum of respondents' top four choices, 40% indicated the most important facility to their household was the beach. Other most important facilities include: small neighborhood parks (35%), community parks (35%), Yacht Club (31%), nature parks (21%), and boating/kayaking areas (19%).

**Note:** When taking into consideration those who indicated the park or facility as their first choice most important, Yacht Club moves up from the 4th cumulative most important, to tie with beaches for first choice most

Figure 3.1 Most Important Parks and Facilities



# Parks and Recreation Master Plan

## Section 4.2 Special Venues

### Yacht Club

The vision for the Yacht Club is to “return to its roots” as the City’s premier waterfront venue. A resort-like atmosphere should be created that builds on the site’s unique attributes, including the:

- Views to the Caloosahatchee River
- Historic ballroom and fountain
- Swimming pool
- Waterfront restaurant
- Marina
- Beach

Facilities that do not require a waterfront location—including the tennis courts, pavilion, and Senior Center—should be relocated to other sites to increase capacity for water-related uses. Vehicular circulation should be reconfigured to provide a pedestrian-oriented, walkable environment, enhancing the resort-like character. A parking structure, perhaps with a rooftop restaurant/bar with views to the river, should be constructed on the site of the existing tennis courts to reduce vehicular intrusion into the site, increase parking capacity, and generate additional revenue.

Additional amenities proposed to enhance the Yacht Club experience include:

- • Additional boat docks and finger piers along the canal
- • A ship’s store, snack bar, bar, and ice cream shop
- • A splash pad, water slide, and/or other amenities
- to convert the pool into a small water park
- • New dock master facility and restrooms



# Next Steps/Discussion

---

1. Direction on Pier, Beach, Restroom, Tennis Courts, Senior Center, & Ball Room
2. Additional P3 expansion for restaurant, Marina (Marine) programming, other operations such as pool, ball room, parking garage
3. Addition of other Resort -Like uses not currently programmed

# THANK YOU

any questions?





# Yacht Club Design Update

1/26/23







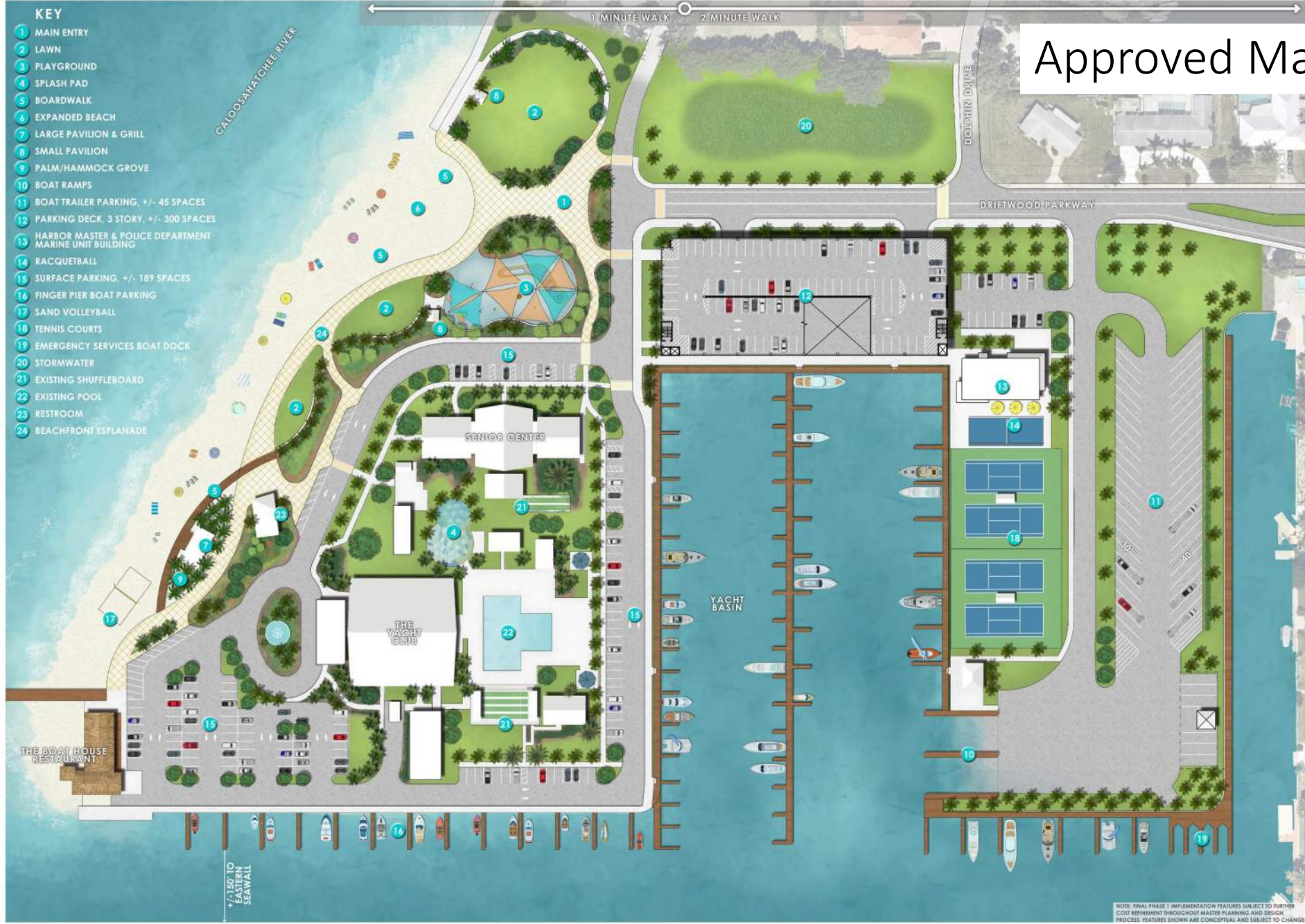
# Existing Conditions

Aerial Date: 12/2/22  
(After Hurricane Ian)





# Approved Master Plan





EXISTING PARKING: 438  
SURFACE: 294  
GRASS OVERFLOW: 105  
BOAT TRAILER: 39

EXISTING BOAT SLIP: 113

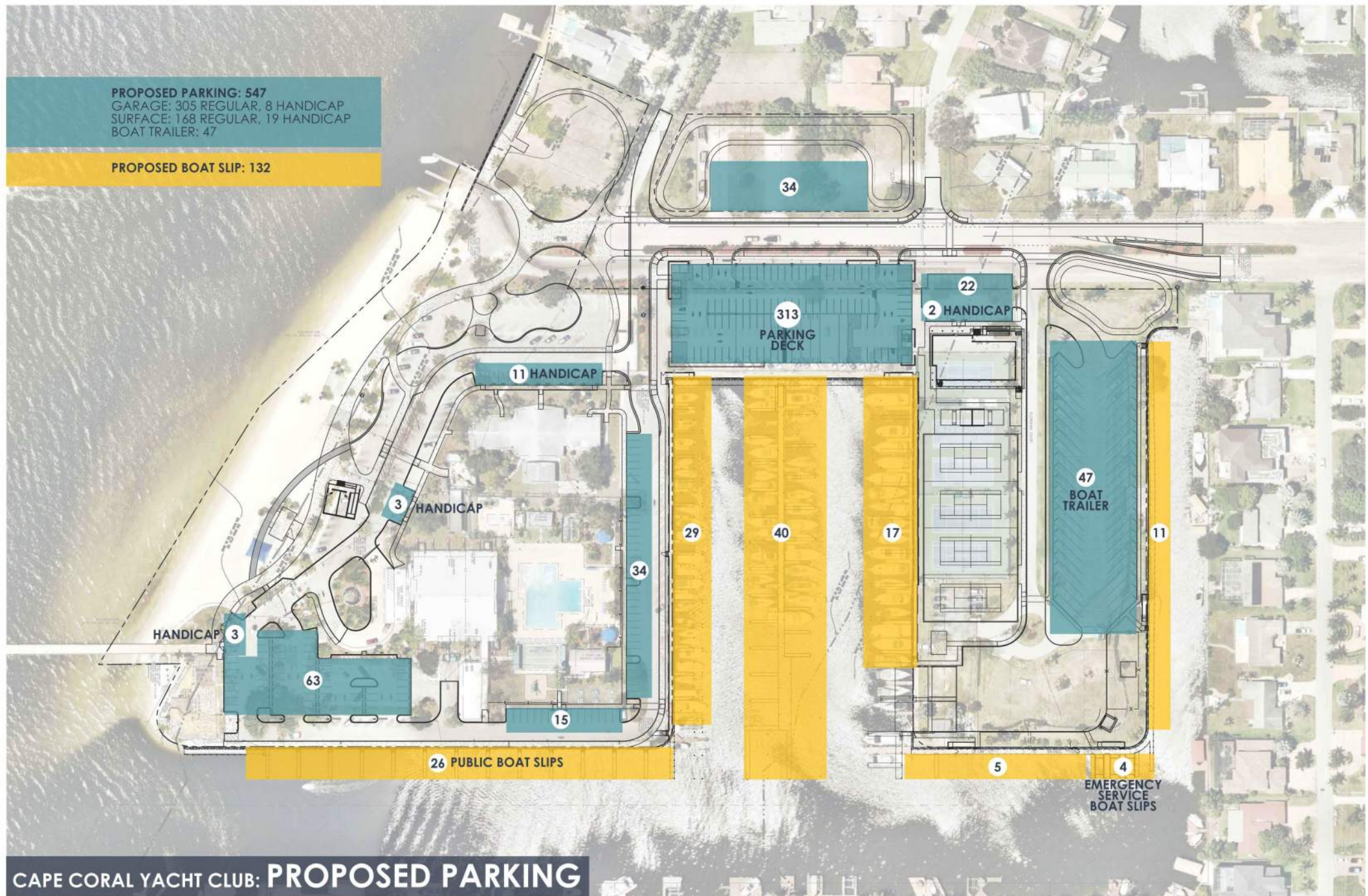


## CAPE CORAL YACHT CLUB: EXISTING PARKING



**PROPOSED PARKING: 547**  
GARAGE: 305 REGULAR, 8 HANDICAP  
SURFACE: 168 REGULAR, 19 HANDICAP  
BOAT TRAILER: 47

**PROPOSED BOAT SLIP: 132**





# Proposed Parking Structure





# Proposed Harbor Master



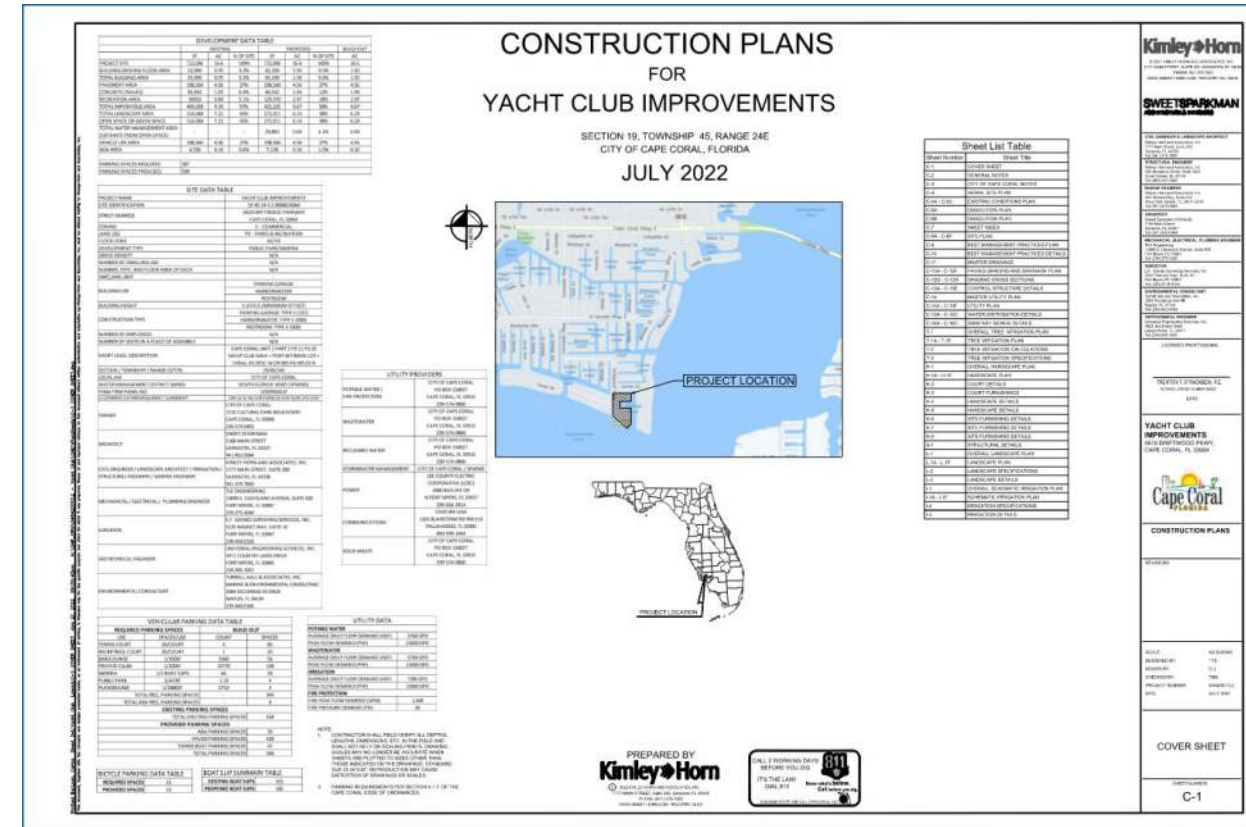


# Proposed Beach Restroom



# Plans and Permitting Update

- Plans approximately 90% Complete
- Wright Construction is Preparing Pricing Update
- Submitted for City DCD/Site Plan Review
- USACE
  - Have received and responded to RAI
- FWC
  - Pending survey from City and slip transfer
- FDEP
  - Waiting on final sign-off pending 2 items:
    - Filling of channel
    - Existing beach fill

















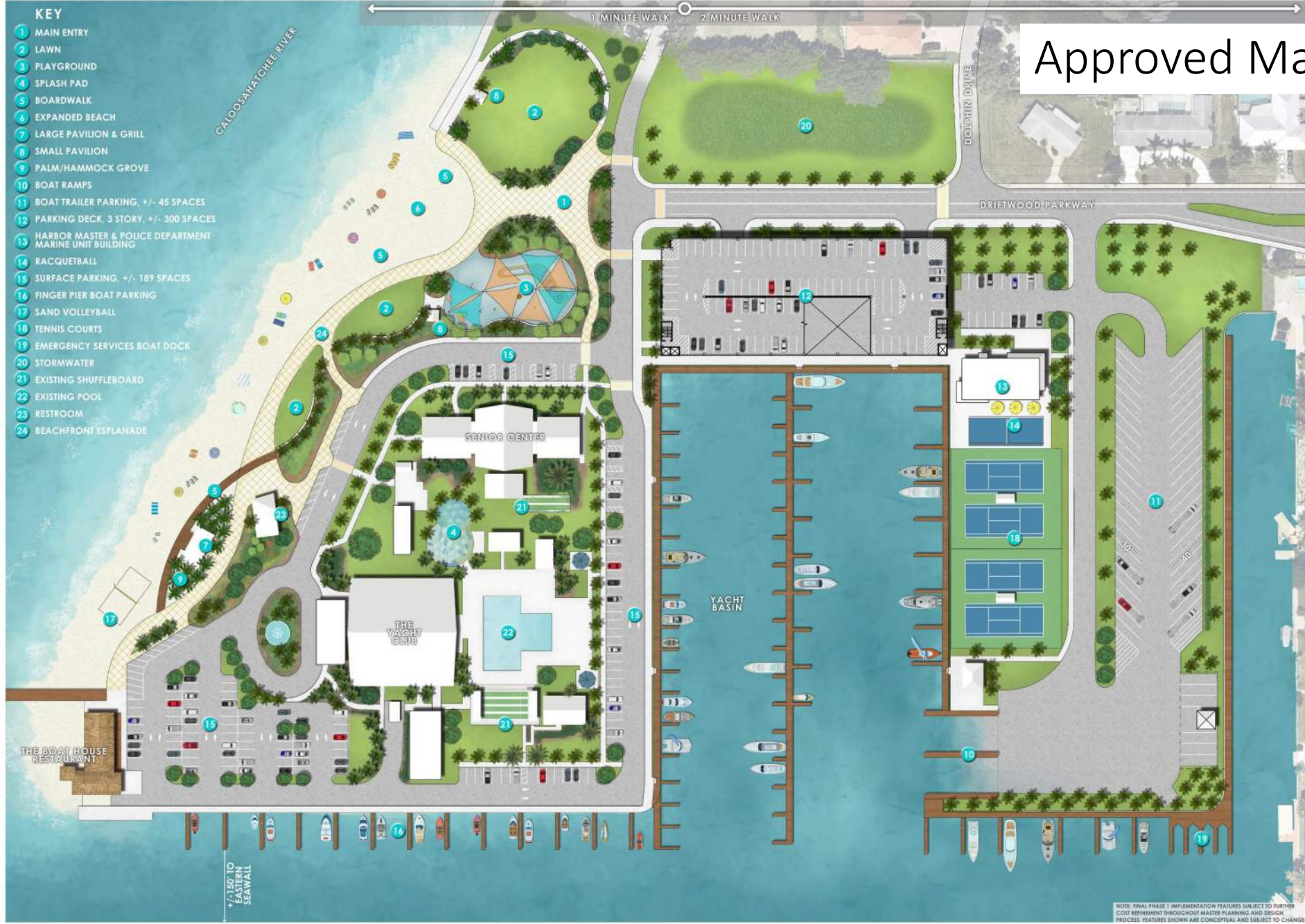








# Approved Master Plan







## PROGRAM DIAGRAM A

JANUARY 2023 • CONTACT: JAMES PANKONIN PLA (941)-379-7620

YACHT CLUB PARK  
CAPE CORAL, FLORIDA



Kimley»Horn







# PROGRAM DIAGRAM B

JANUARY 2023 • CONTACT: JAMES PANKONIN PLA (941)-379-7620

YACHT CLUB PARK  
CAPE CORAL, FLORIDA



Kimley»Horn







# PROGRAM DIAGRAM C

JANUARY 2023 • CONTACT: JAMES PANKONIN PLA (941)-379-7620

YACHT CLUB PARK  
CAPE CORAL, FLORIDA



Kimley»Horn







# PROGRAM DIAGRAM D

JANUARY 2023 • CONTACT: JAMES PANKONIN PLA (941)-379-7620

YACHT CLUB PARK  
CAPE CORAL, FLORIDA



Kimley»Horn







# PROGRAM DIAGRAM E

JANUARY 2023 • CONTACT: JAMES PANKONIN PLA (941)-379-7620

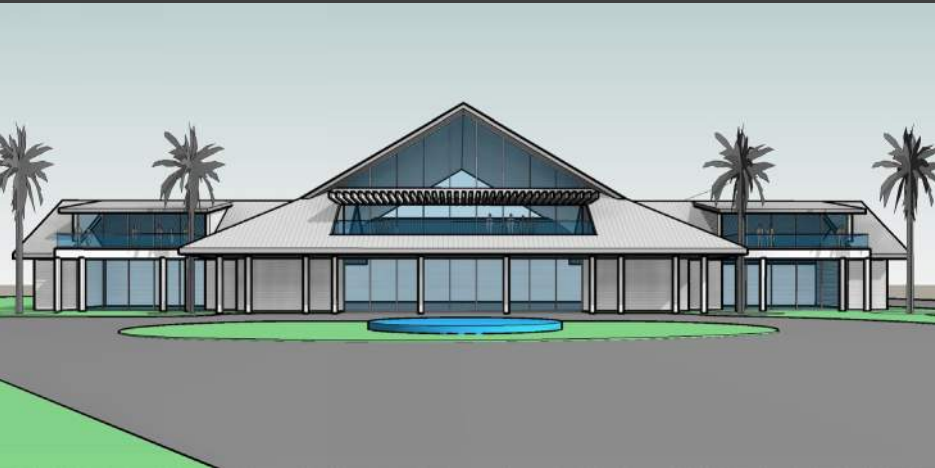
YACHT CLUB PARK  
CAPE CORAL, FLORIDA



Kimley»Horn







- Yacht Club Ballroom Renovation
  - Multi Story with Elevated Functional Areas
  - Community Meeting and Gathering Space
  - Rental Space
  - Reception Area
  - Pre-Function and Post Function Space
  - Multi-use Space with Partitions
  - Stage / Performance Area
  - Kitchen
  - Storage
  - Public Restrooms
  - Employee Office / Meeting Rooms
  - Consolidation of Underutilized and Inefficient Spaces







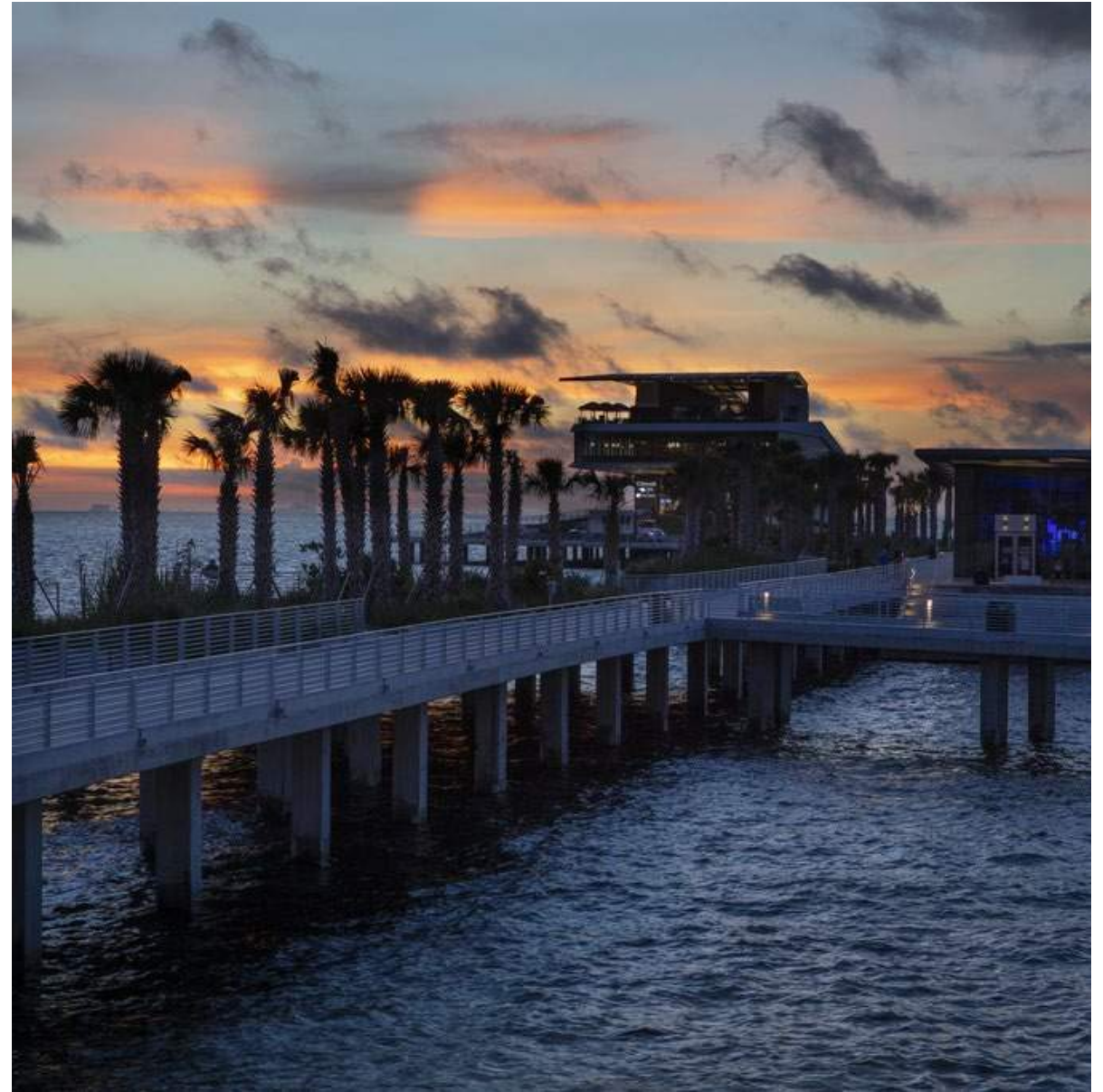


St. Petersburg Pier  
St Petersburg, FL





St. Petersburg Pier







St. Petersburg Pier







Harvest Caye, Belize





Sarasota National, Venice, FL



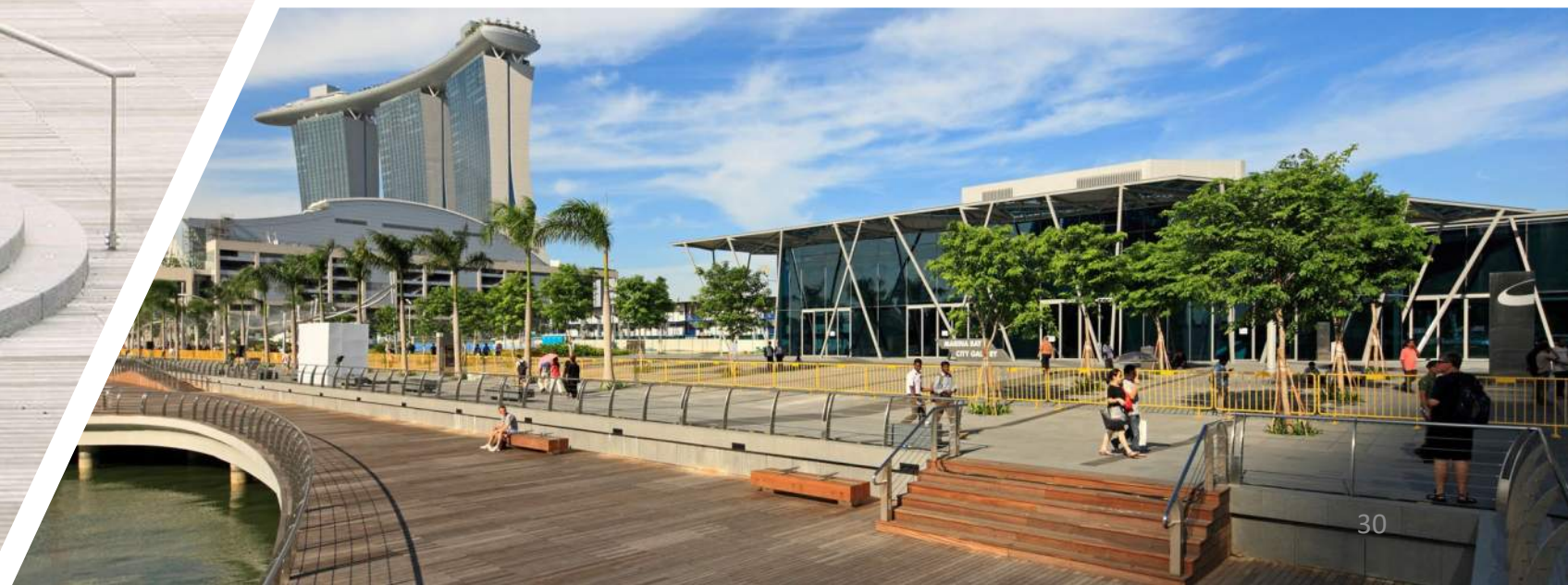
Seebrücke  
Niendorf  
Germany



Cirkelbroen  
Bridge  
Copenhagen, Denmark







Marina Bay Sands  
Singapore





Burton W. Chase Park  
Marina Del Ray, CA





Sugar Beach  
Toronto, Canada

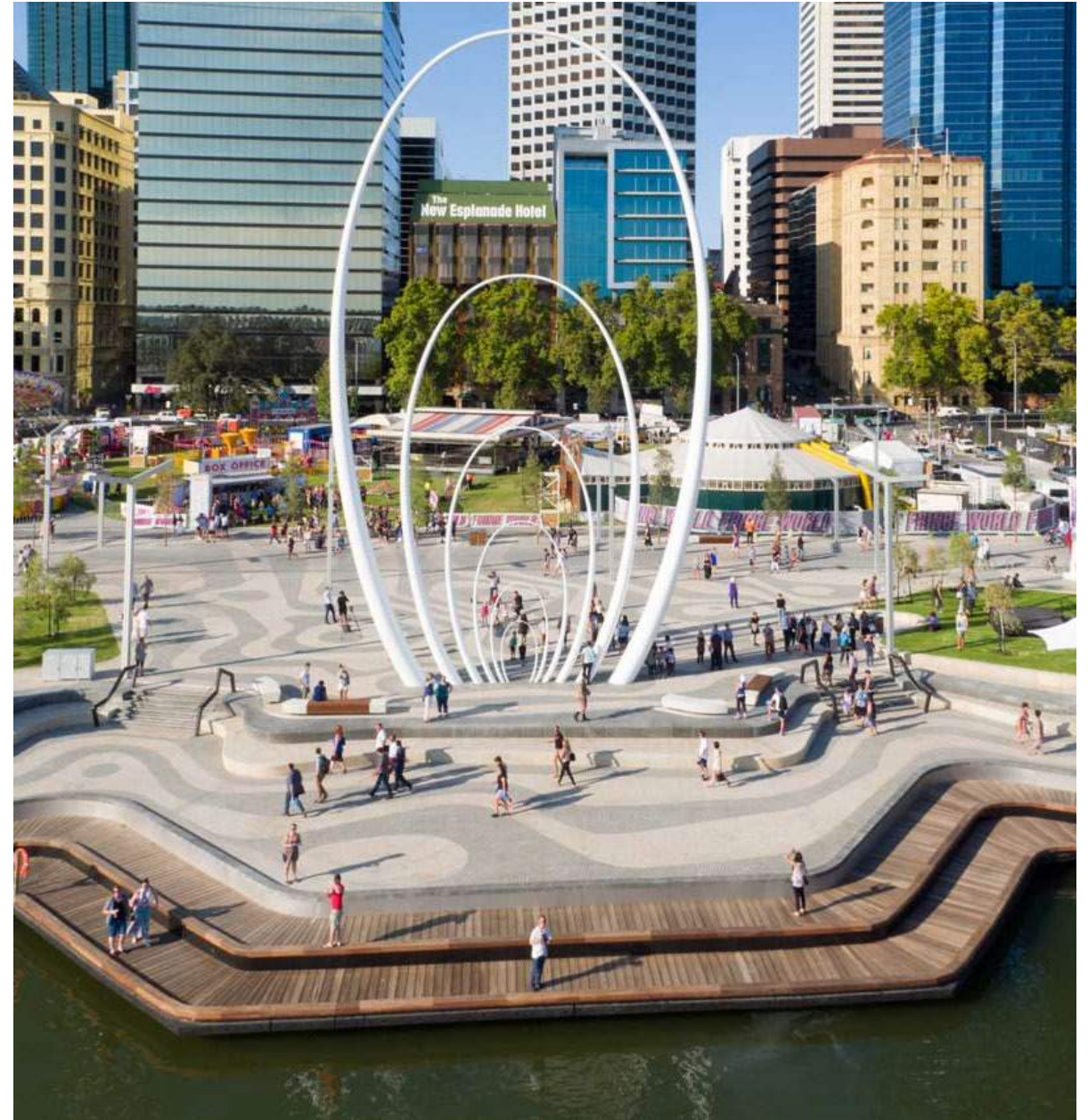


Riverwalk  
Chicago, IL



Clock Tower Beach  
Montreal, Canada



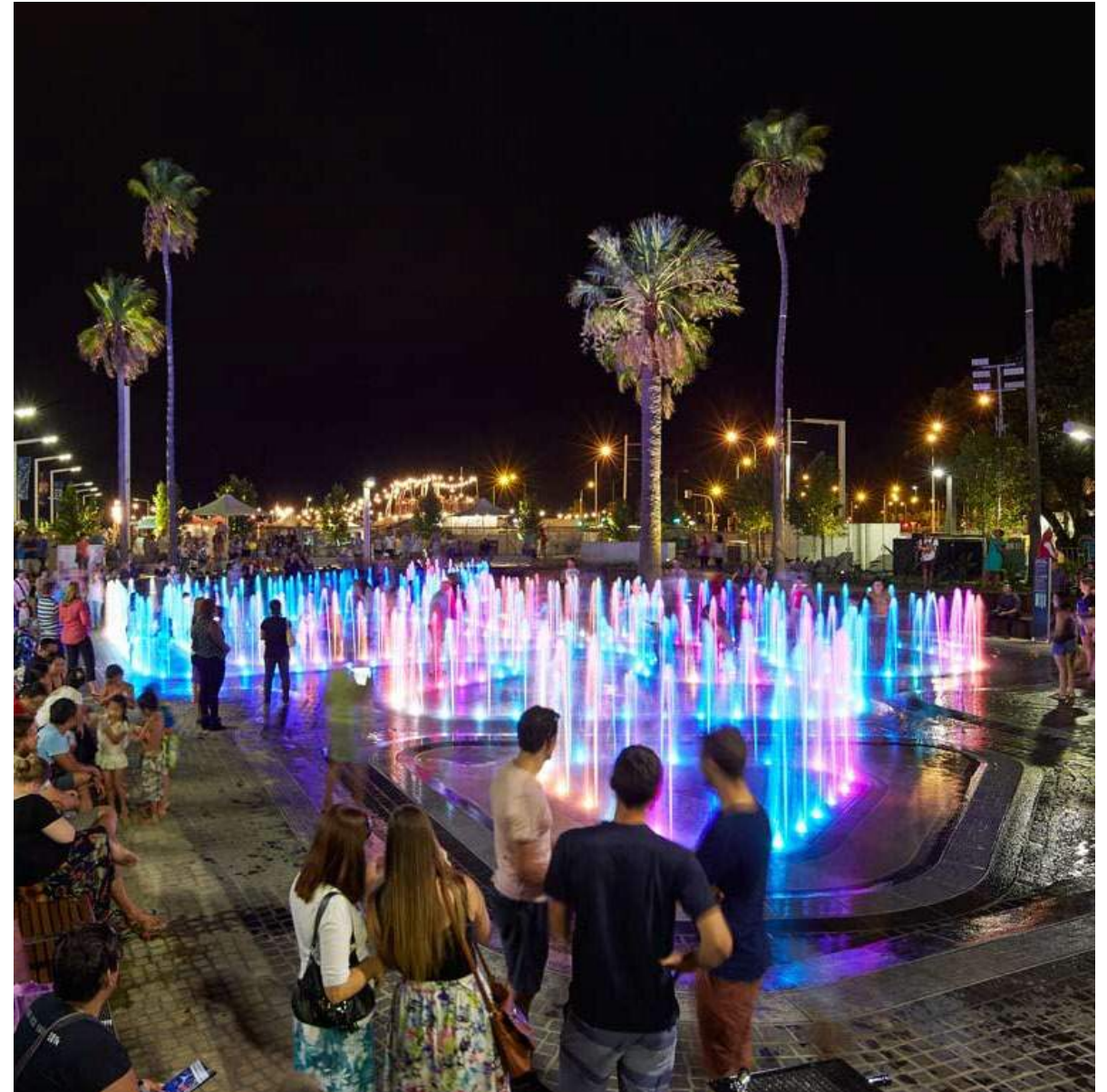


Elizabeth Quay Perth, Australia





Floating Kayak Club, Denmark



Elizabeth Quay Perth, Australia







Mulini Beach  
Rovinj, Croatia



Navy Pier  
Chicago, IL





Shanghai Pier, Shanghai, China



Paris-Plages, Paris, France





Waterfront,  
West Palm Beach, FL







# Questions?

Kimley»Horn



# Existing Conditions

Aerial Date: 4/22

(Before Hurricane Ian)





