

**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 27, 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. DISCUSSION

(1) FY24 Budget Development Review

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

A. A Regular Meeting of the Cape Coral City Council is Scheduled for  
Wednesday, February 1, 2023, beginning at 4:30 p.m. in Council  
Chambers

## 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:** B.(1)  
**Meeting Date:** 1/27/2023  
**Item Type:** DISCUSSION

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

FY24 Budget Development Review

**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. Legislative Priorities	Presentation
<input type="checkbox"/> 2. 2023 State Agenda Flyer	Backup Material
<input type="checkbox"/> 3. FY 2024 -2028 Winter Retreat	Presentation
<input type="checkbox"/> 4. Bimini Basin Mooring Field	Presentation
<input type="checkbox"/> 5. D&D Boat Ramp	Presentation
<input type="checkbox"/> 6. Burnt Store Road Parcel	Presentation
<input type="checkbox"/> 7. Mid-Cape Village/City Square	Presentation



# | 2023 LEGISLATIVE PRIORITIES JANUARY 27, 2023



## OUR VISION

Cape Coral will thoughtfully grow into a vibrant and inclusive community that encourages residential character, creates economic opportunity, and ensures respect for its unique environment.

## OUR MISSION

Provide services and resources that enhance the quality of life for those who live, learn, work, and play in our city.

The City's 2023 Legislative Priorities will guide the City's advocacy efforts. New issues may arise that could require action by the Council.

# 2023 STATE LEGISLATIVE PRIORITIES

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## HURRICANE IAN RECOVERY

**Support** any legislation that provides funding to local municipalities impacted by Hurricane Ian for recovery, rebuilding and mitigation efforts.

The City requests the state legislature support fiscal relief to local governments that experience revenue loss due to the catastrophic damage caused by Hurricane Ian. Revenue replacement ensures that Cape Coral and other jurisdictions have the necessary funding to address critical needs during disaster recovery.

# 2023 STATE LEGISLATIVE PRIORITIES

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## PROTECT HOME RULE AUTHORITY & OPPOSE UNFUNDED MANDATES OR COST SHIFTS

The City of Cape Coral advocates for the protection of local home rule authority and **opposes** any legislation or policies that would impose unfunded responsibilities upon the City.

The City opposes any legislation that preempts municipal authority to regulate:

1. Short-term rental properties
2. Home-based businesses

## BUILDING PERMITS

To minimize administrative delays in issuing building permits or completing inspections, **support** legislation that eliminates the s. 713.135(1)(d) provisions requiring municipal permit issuing agencies to verify, file, and provide a Notice of Commencement (NOC) when the NOC is recorded with the appropriate County.

# 2023 STATE LEGISLATIVE PRIORITIES

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## AFFORDABLE HOUSING

**Support** continued funding of state and local affordable housing programs for persons with low and moderate incomes, including veterans, seniors, individuals with disabilities or special needs, and persons experiencing homelessness.

## NATURAL RESOURCES & ENVIRONMENTAL SUSTAINABILITY

**Support** legislation protecting Cape Coral's unique environment and the City's investment in safe and reliable water resources, reclaimed water, and wastewater services.

**Support** state initiatives that address mitigating and preventing harmful algal blooms such as blue-green algae and red tide. These blooms have a devastating effect on our wildlife, ecosystem, economy, and quality of life. Enhance water quality in the region and ensure Cape Coral residents can enjoy recreational opportunities. **Support** the South Spreader Waterway Environmental Investment and Sustainability Program.

# 2023 STATE LEGISLATIVE PRIORITIES

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## TRANSPORTATION

**Support** legislation that preserves local transportation planning control and provides equitable funding among municipalities. Focus on multi-modal transportation design, emphasizing enhanced safety for pedestrians and bicyclists.

## EMERGENCY MEDICAL SERVICES (EMS) REGULATION

**Support** legislation exempting a local governmental entity that provides advanced life support services from obtaining a certificate of public convenience and necessity.

## ANNEXATION

**Support** legislation requiring counties to enter into an interlocal agreement to annex enclaves. Properties annexed into a municipality after January 1, 2020, should not be subject to services provided under an existing franchise agreement except as otherwise provided for in F.S. 171.062.



## APPROPRIATIONS FOR CAPE CORAL PROJECTS

1. Northeast Reservoir Water Transmission Main & Pump Station (\$15 million project cost)
2. Satellite Emergency Operations Center/Fire Station No. 10 Replacement (\$15 million project cost)
3. Cape Coral Emergency Operations Center (\$35 million estimated project cost)
4. Cape Coral Septic to Sewer Conversion/Utilities Extension Project (\$202.5 million project cost)
5. Cape Coral Storm Athletic Complex Redevelopment Project (\$925,000 project cost)

# 2023 FEDERAL LEGISLATIVE PRIORITIES

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## HURRICANE RELIEF REIMBURSEMENT

The City requests expedited funding relief efforts to industries and individuals affected by Hurricane Ian. The Council encourages FEMA to continue to work collaboratively with local applicants in the reimbursement process by ensuring that there are realistic timeframes established for gathering documentation and an efficient delivery model.

## HURRICANE RECOVERY & PREPAREDNESS

We support increased investment in mitigation programs such as the Building Resilient Infrastructure and Communities (BRIC) Program, the Hazard Mitigation Grant Program, and other partnerships between local and federal governments to complete mitigation projects and increase resiliency to disasters. Additionally, support measures that ensure any supplemental disaster recovery assistance appropriated by Congress, including the Community Development Block Grant Disaster Relief (CDBG-DR), is expedited to states to be made available to disaster-impacted counties. Oppose programmatic changes that would increase the local cost share for disaster recovery, such as implementation of a disaster deductible.

# 2023 FEDERAL LEGISLATIVE PRIORITIES

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## INFRASTRUCTURE INVESTMENT & PLANNING

Cape Coral seeks to expand infrastructure to those areas of the city where the potential to attract and expand commercial and industrial development is possible. Funding support is needed for planning and infrastructure in support of large-scale job creation and new investment which will have a positive impact on Cape Coral's tax base. Cape Coral is one of the fastest growing cities in the country, yet only has a commercial tax base of about 8 percent, so these development areas are vital to Cape Coral's future.

## TRANSPORTATION INVESTMENT

Florida currently rates poorly in the nation based upon the rate of return for federal highway funding, getting back only 92¢ on every dollar sent to Washington. Florida has "donated" more than \$2.5 billion to improve roads in other states since 1956 and we seek to reverse the historical unfairness. As Congress works to reauthorize the Fixing America's Surface Transportation Act or "FAST Act" this year, the City supports an increase in its share of competitive and formula funding provided directly to local governments and Metropolitan Planning Organizations (MPOs).

# 2023 FEDERAL LEGISLATIVE PRIORITIES

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## SEPTIC TO SEWER CONVERSIONS/UTILITIES EXTENSION PROJECT

Cape Coral is one of the largest municipalities by land area in Florida and about half of the City's pre-platted parcels remain to be served by centralized water and sewer services. City Council has approved the expansion of potable water, sewer, and irrigation services to more than 7,000 parcels in the next phase of this project.

The anticipated benefits of the utilities extension project include:

- Removal of private septic systems that often fail and allow contaminants to enter our local waterways
- Elimination of private wells that are quickly depleting water levels in shallow aquifers
- Using reuse water for lawn irrigation, which conserves potable water.

As the City continues to extend utility infrastructure throughout Cape Coral, we will be applying for future FDEP SRF Loans and federal grants.

# 2023 FEDERAL LEGISLATIVE PRIORITIES

## INFRASTRUCTURE INVESTMENT & PLANNING

Cape Coral seeks to expand infrastructure to those areas of the city where the potential to attract and expand commercial and industrial development is possible. Funding support is needed for planning and infrastructure in support of large-scale job creation and new investment which will have a positive impact on Cape Coral's tax base. Cape Coral is one of the fastest growing cities in the country, yet only has a commercial tax base of about 8 percent, so these development areas are vital to Cape Coral's future.

## TRANSPORTATION INVESTMENT

Florida currently rates poorly in the nation based upon the rate of return for federal highway funding, getting back only 92¢ on every dollar sent to Washington. As Congress works to reauthorize the Fixing America's Surface Transportation Act or "FAST Act" this year, the City supports an increase in its share of competitive and formula funding provided directly to local governments and Metropolitan Planning Organizations (MPOs).

City also supports federal electric vehicle infrastructure investment as the 8<sup>th</sup> largest city in Florida lacks charging infrastructure for its more than 200,000 residents.

# 2023 FEDERAL LEGISLATIVE PRIORITIES

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## PUBLIC SAFETY

As the City's population continues to grow it is imperative that the Police and Fire Departments have the necessary resources to protect our community. Leveraging technology and having adequate personnel will help direct our resources to serve our entire population. The City seeks to make continuing investments, in partnership with the federal government, to support police/fire and emergency staffing and improved safety and response equipment and training.

## EVERGLADES RESTORATION

In 2000, Congress passed the 30-year Comprehensive Everglades Restoration Plan (CERP) to restore, protect, and preserve 18,000 square miles of land over 16 Florida counties. Many components of the plan impact the City of Cape Coral and our coastal resources including the appropriate water discharges to maintain the salinity of our estuaries.

We ask that the federal government maintains its funding commitment to the implementation of CERP.



# 2023 FEDERAL LEGISLATIVE PRIORITIES

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## AFFORDABLE HOUSING

Support an increase in funding for the National Housing Trust Fund to build and preserve affordable housing for persons with low and moderate incomes, including veterans, seniors, individuals with disabilities or special needs, and persons experiencing homelessness.

## COMMUNITY DEVELOPMENT BLOCK GRANT

The City of Cape Coral has been a recipient of CDBG funds since 1981. The City's CDBG Program uses its funds for housing rehabilitation, social services, homeownership assistance, and acquisition of real property. The program has touched and enriched lives in Cape Coral by providing services that otherwise would not have been available.

We support robust funding for the Community Development Block Grant, the nation's primary vehicles through which local governments address housing and community development needs, and support maximum flexibility in the use of these funds.

thank you





# CITY OF CAPE CORAL

## 2023 STATE LEGISLATIVE PRIORITIES

### HURRICANE IAN RECOVERY

Support legislation that provides funding to local municipalities impacted by Hurricane Ian for recovery, rebuilding and mitigation efforts.

The City requests the state legislature provide fiscal relief to local governments that experience revenue loss due to the catastrophic damage caused by Hurricane Ian. Revenue replacement ensures that Cape Coral and other jurisdictions have the necessary funding to address critical needs during disaster recovery.

### PROTECT HOME RULE AUTHORITY

The City of Cape Coral advocates for the protection of local home rule authority and opposes any legislation or policies that would impose unfunded responsibilities upon the City.



#### BUILDING PERMITS

To minimize administrative delays in issuing building permits support legislation that eliminates Florida Statutes 713.135(1) (d) provisions requiring municipal permit issuing agencies to verify, file, and provide a Notice of Commencement (NOC) when the NOC is recorded with the appropriate County.



#### ENVIRONMENTAL SUSTAINABILITY

Support initiatives that prevent harmful algal blooms (blue-green algae & red tide), which have a devastating effect on our wildlife, ecosystem, economy, and quality of life.

Protect our unique environment and investment in safe and reliable water, reuse water, and wastewater services.



#### ANNEXATION

Properties annexed into a municipality after January 1, 2020, should not be subject to an existing franchise agreement except as otherwise provided for in F.S. 171.062.



#### TRANSPORTATION

Support legislation that preserves local transportation planning control and provides equitable funding among municipalities. Focus on multi-modal transportation design, emphasizing enhanced safety for pedestrians and bicyclists.



#### AFFORDABLE HOUSING

Support continued funding of affordable housing programs for persons with low and moderate incomes, including veterans, seniors, individuals with disabilities or special needs.



#### EMERGENCY MEDICAL SERVICES

Support legislation exempting local governmental entities that provide advanced life support services from obtaining a certificate of public convenience and necessity.

FOR MORE INFORMATION ABOUT CAPE CORAL'S LEGISLATIVE PRIORITIES:

Mayor John Gunter

✉ [jgunter@capecoral.gov](mailto:jgunter@capecoral.gov)

City Manager Rob Hernandez

✉ [robhernandez@capecoral.gov](mailto:robhernandez@capecoral.gov)

[capecoral.gov](http://capecoral.gov)



# APPROPRIATIONS FOR CAPE CORAL PROJECTS

## **Northeast Reservoir Water Transmission Main & Pump Station - \$15 million project**

Regional water supply project capable of transferring 16 million gallons per day or 1.44 billion gallons per year of excess surface water stored in a private reservoir in Charlotte County to Cape Coral's freshwater canal system during the dry season. Plans include the construction of a 4-mile-long water main and pump station from the reservoir to Cape Coral's Gator Slough Canal.

The irrigation water keeps Cape Coral's reclaimed water fire hydrants pressurized during the dry season for fire protection purposes, is used for lawn irrigation by property owners, and helps to maintain the canal levels.

## **Cape Coral Emergency Operations Center - \$35 million project**

Cape Coral requests finds for design and construction of a hardened Emergency Operations Center (EOC) capable of withstanding a Category 5 hurricane. The facility would serve the city's population of more than 200,000 residents before, during, and after disaster events. The current emergency management facility is noncompliant with FEMA and state EOC requirements.

## **Satellite Emergency Operations Center/Fire Station No. 10 Replacement - \$15 million project**

The City of Cape Coral requests funds to build a replacement Fire Station No. 10. The fire department operates the existing station out of a single-family residential structure. Fire Station 10 is the only Cape Coral fire station not located in a Special Flood Hazard Area. The facility will house public safety, public works, and utilities personnel and equipment when evacuations are necessary from other fire stations located in vulnerable areas of the city.

## **Cape Coral Septic to Sewer Conversion/Utilities Extension Project - \$202.5 million project**

Convert 7,300 parcels to sewer, install storm water infrastructure enhancements, and extend irrigation and potable water services to a portion of the city located adjacent to the Caloosahatchee Basin Management Action Plan area. This project reduces the harmful contaminants entering regional waterways and the number of private wells rapidly depleting water resources from shallow aquifers.

## **Cape Coral Storm Athletic Complex Redevelopment Project - \$925,000 project**

This project replaces a football playing field area with artificial turf and includes renovations to the locker room and concession building, scoreboard and playground replacement. The project will directly serve the youth in our community by providing athletic and outdoor recreation facilities in a residential area of the city.

FOR MORE INFORMATION ABOUT CAPE CORAL'S APPROPRIATION REQUESTS:

Mayor John Gunter  
✉ [jgunter@capecoral.gov](mailto:jgunter@capecoral.gov)

City Manager Rob Hernandez  
✉ [robhernandez@capecoral.gov](mailto:robhernandez@capecoral.gov)



# Cape Coral TOGETHER

FY 2024 Budget Development Overview  
January 26<sup>th</sup> and 27<sup>th</sup> 2023

*Flowing*  
with possibilities

# Agenda

FY 2022 Recap

FY 2023 Overview

Preview FY 2024

Fund Balance and  
Revenue Direction

Council Direction



# FY 2022 Recap

## FY 2022 Summary of Revenues and Expenditures

<b>General Fund</b>	
Total Revenues	\$ 218,858,070
Total Expenditures	<u>(176,749,810)</u>
Excess revenues Over (under) expenditures	42,108,260
Other Financing Uses	<u>(31,493,340)</u>
Net Change in Fund Balance	<b>10,614,920</b>
Beginning Fund Balance	<u>113,296,358</u>
Ending Fund Balance	<b><u>\$ 123,911,278</u></b>

# FY 2022 Recap Breakdown

## Explanation of General Fund Net Change in Fund Balance

FY 2022 Net Change in Fund Balance		\$ 10,614,920
FY 2022 Encumbrance Roll into FY 2023		
Hurricane Ian	8,938,503	
General Fund Commitments		
from FY 2022 Funds	6,351,210	15,289,713
Total FY 2022 Net Change in Fund Balance		(4,674,793)
Adjust out Hurricane Ian		8,938,503
Total Adjusted FY 2022 Net Change in Fund Balance *		<u>\$ 4,263,710</u>

\* Net amount available for future years.

# FY 2023 Major Project Initiatives

## Staffing and Personnel

### *Changes in Full-Time Equivalents*

Finance	1
Fire	15
Police	15
Parks	-0.75
CIP	3
DSD	11

## Maintenance and Renewal

Complete rehabilitation of flood control weirs	515,000
Road Resurfacing Program	6,500,000
Alleyway Paving Program	520,000
Parks Renewal and Replacement Program ("Operation Sparkle")	2,945,297
Repair/replace BMX Shed with garage	60,000
Replace Sports Complex batting cages	15,000
Coral Oaks Cart Path Renovations and Replacement	413,545
Austen Youth Center Roof Replacement	143,000
ADA upgrades as part of road resurfacing program	100,000
Stormwater drainpipe and catch basin replacements	1,499,757
Flood prevention projects	850,000
Surface water management/water quality projects	1,000,000
Nicholas/Country Club repipe project	2,250,000
Weir Improvements	2,770,000
North Deep Injection Well	1,500,000
North RO Water well replacement or rehabilitation	3,000,000
Infiltration and Inflow Repairs	425,000
SW Water Reclamation Facility 5 MGD Expansion	4,000,000

**Note:** Excludes Hurricane Ian Damage Repairs

# FY 2023 Major Project Initiatives

## Capital Improvements

Complete design and construction of Fire Station 13	5,406,060
Complete design and construction of Eagle Skate Park Building Replacement	1,236,000
N1 West UEP Nonassessed Transportation Improvements	12,550,647
N2 UEP Paving 2nd Lift	275,000
Fleet Services Building Construction	10,300,000
Andalusia Blvd Extension	8,343,000
N1 West UEP Fiber Optics Conduit	4,572,586
N1 West UEP Water, Sewer, Irrigation Collection and Distribution	32,960,000
N3 UEP Water, Sewer, Irrigation Collection and Distribution	3,956,805
N1 West UEP Water, Sewer, Irrigation Transmission	18,540,000
N1 West UEP Stormwater	12,876,277
N3 UEP Water, Sewer, Irrigation Transmission	5,407,886
Complete Fire Training Center (FY22 Rollover Project)	6,236,650
Complete Police Training Facility (Rollover Project)	7,107,000
Safe paths to Schools Sidewalk Construction Program	2,500,000
Pocket Parks @ Boat Ramps (x5)	100,000
City Attorney's Office Carpet Replacement Project	40,000
Human Resources Conference Room Furnishings	10,000
Police Crime Center Buildout and Equipment	664,797

# FY 2023 Major Project Initiatives

## Capital Improvements

Diplomat @ Andalusia Intersection Improvements (Landscaping)	500,000
Tropicana @ Santa Barbara Intersection Improvements (Landscaping)	500,000
Chiquita @ Embers Parkway Intersection Improvements (Landscaping)	500,000
Averill @ Del Prado Intersection Improvements (Landscaping)	500,000
Miramar Street Sidewalk Installation Project	413,200
Begin Phase I of City Fiber Optic Network	2,197,687
Everest Public Safety Boat Lift	80,520
Veterans Parkway to Damao Canal Water line replacement	1,000,000
US41 conveyance pipeline	6,000,000
Replace roof at South RO Plant	800,000
North RO Perimeter Wall	1,000,000
Pine Island Road Corridor Water/Sewer Irrigation Design	7,500,000
Founder's Park Public Art Project	50,000
CRA Property Acquisition	398,799
Median Beautification	2,312,000
Median Curbing	200,000
Gleason Parkway Conduit	2,700,000
Master Lift Station 200 Rehabilitation	1,500,000

# FY 2023 Major Project Initiatives

## Real Property

Parks - Park Impact Fee Fund	2,243,480
Utilities	200,000

## Fleet

City Manager's Office Vehicle Replacements	120,000
Development Services Vehicle Replacement	39,200
Fire Vehicle and Fleet Replacements and Additions	2,164,316
Parks and Recreation Vehicle and Fleet Replacements	715,600
Police Vehicle and Fleet Replacements and Additions	3,046,082
Public Works Vehicle and Fleet Replacements	1,328,180
Utilities Vehicle and Fleet Replacements	931,840



# FY 2023 Major Project Initiatives

## Equipment and Technology

Replace CAD and RMS for police and fire departments	3,800,000
Budget Software and Maintenance System	262,500
Purchase curbing machine	329,250
Cardiac Monitor Replacements and Additions	158,163
Engine Exhaust Removal System Conversions	45,768
Thermal Imaging Camera Replacements	34,097
Storm Football Field Playground Replacement	265,000
Rotino Center Air Handler and Condensing Unit Replacement:	16,000
Yacht Club Condensing Unit and Air Handler Replacement	19,500
Yacht Club Pool Blanket Replacement	15,000
Electronic Message Board Replacements	23,000
In-car video camera Replacements	63,000
Police k-9 Replacement	24,000
Trailer Mounted Portable Generators (x4)	230,000
AC Unit Replacements - CPS	60,000
AC Unit Replacements - Everest Water Reclamation Facility	44,000
AC Unit Replacements - Lift Stations	40,000
AC Unit Replacements - Southwest Water Reclamation Facility	70,000
New Stationary Generators - 350KW	102,000

## Planning and Design

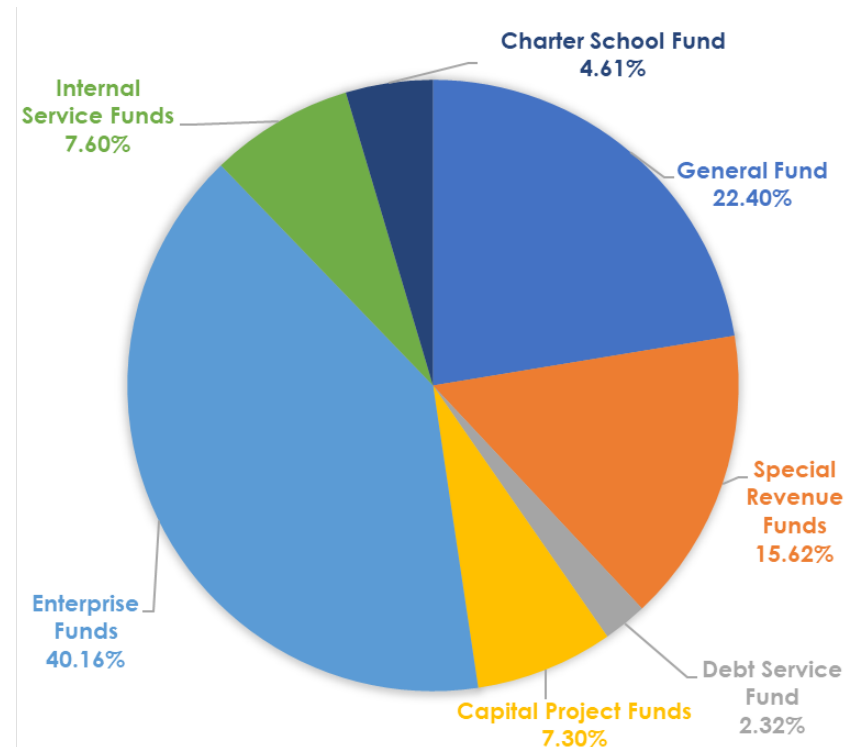
Fire Station 10 Replacement A/E Services	1,000,000
Oasis Multi-Purpose Athletic Field	800,000
Aquatic/Community Center Feasibility/Program Study	400,000
Pine Island Road PD&E Study	2,250,000
IRR-17 Reuse River Crossing	250,000

# FY 2023 Summary

## FY 2023 Fund Type Summary Adopted Budget

General Fund	\$	216,544,897
Special Revenue Funds		151,043,544
Debt Service Fund		22,429,644
Capital Project Funds		70,564,668
Enterprise Funds		388,317,787
Internal Service Funds		73,456,026
Charter School Fund		44,537,809

**Total 966,894,375**



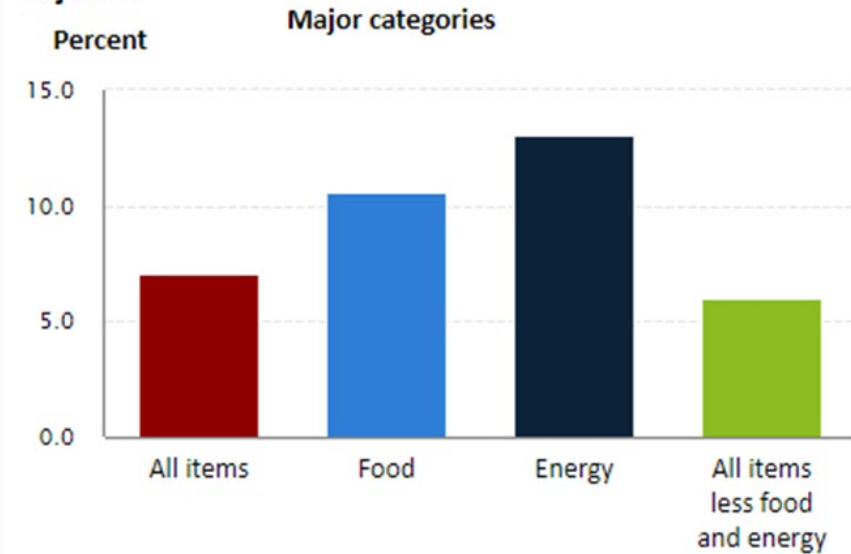
# FY 2023 Economy



➡ Unemployment Rate*	3.50%
➡ Consumer Price Index	7.1%
The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services.	
➡ Inflation	2.90%
as of 2022 Q4	
Annual Inflation Rate	6.50%
➡ New Construction (2022)	\$ 915,615,529
# of CO's	3,607

\* Data gathered from U.S. Bureau of Labor Statistics as of November 2022

12-month percentage change, Consumer Price Index, selected categories, November 2022, not seasonally adjusted



Source: U.S. Bureau of Labor Statistics.

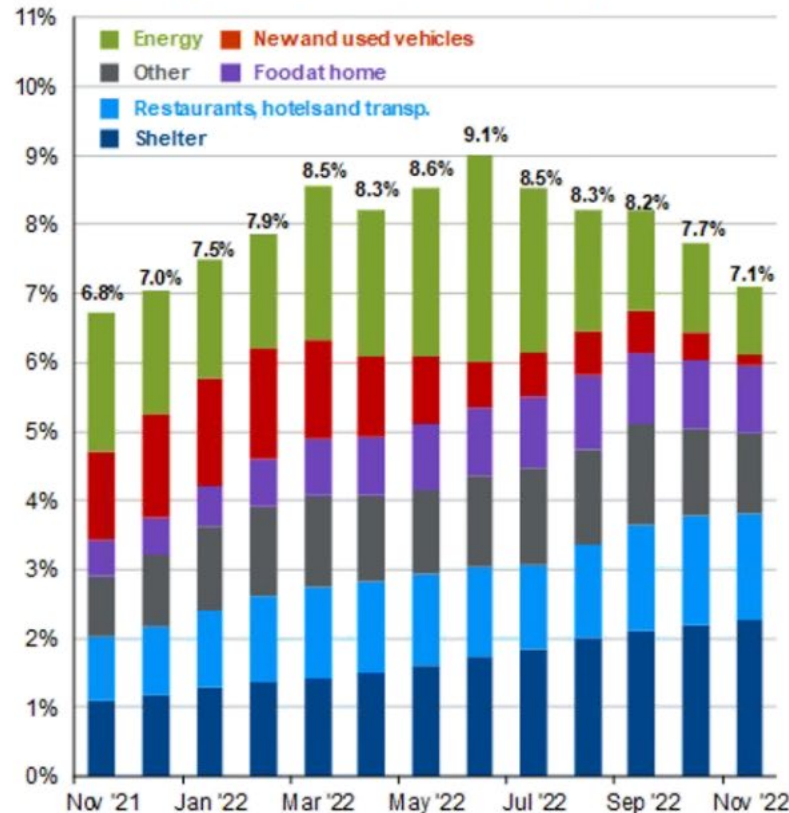
# FY 2023 Economy



## Inflation Components

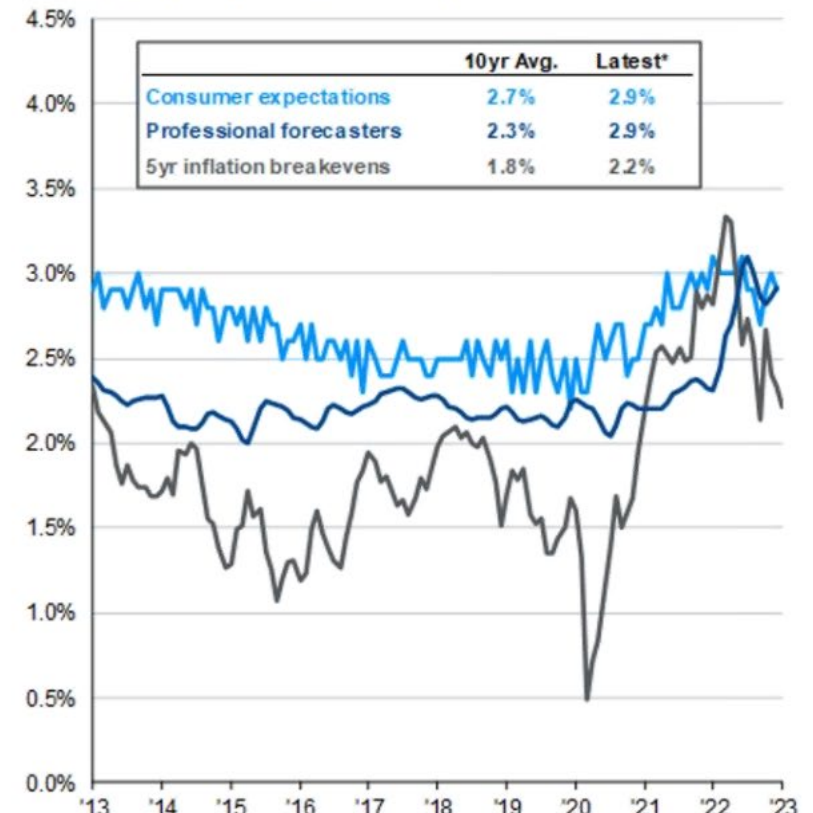
### Contributors to headline inflation

Contribution to y/y % change in CPI, not seasonally adjusted



### Inflation expectations, next 5 years

% change vs. prior year, non-seasonally adjusted



Source: Bureau of Labor Statistics, FactSet, Federal Reserve Bank of Philadelphia, University of Michigan, J.P. Morgan Asset Management. Contributions mirror the BLS methodology on Table 7 of the CPI report. Values may not sum to headline CPI figures due to rounding and underlying calculations. "Shelter" includes owner's equivalent rent and rent of primary residence. "Other" primarily reflects household furnishings, apparel, education and communication services, medical care services and other personal services. \*Reflects the latest daily 5yr/5yr breakevens, preliminary or final Consumer Sentiment survey, and the quarterly Survey of Professional Forecasters interpolated to a monthly series. The Survey of Professional Forecasters reflects the median estimate by professional forecasters of average CPI inflation over the next 5 years. The series has been adjusted by J.P. Morgan Asset Management to exclude realized inflation readings within the forecast window. Guide to the Markets – U.S. Data are as of January 5, 2022.

# FY 2023 Economy



## Cost of Living by State

State	Annual Mean Wage (All Occupations)	Average Monthly Rent	Value of \$100	*Rental Affordability
Hawaii	\$59,760	\$1,880.08	\$80.70	19.63
California	\$68,510	\$1,777.67	\$83.60	16.19
New York	\$70,460	\$1,431.58	\$83.70	12.68
New Jersey	\$67,120	\$1,541.08	\$84.00	14.33
Massachusetts	\$72,940	\$1,553.75	\$89.60	13.29
Washington	\$68,740	\$1,487.58	\$91.60	13.50
Maryland	\$65,900	\$1,505.33	\$92.30	14.25
New Hampshire	\$59,270	\$1,213.50	\$93.50	12.78
Alaska	\$63,480	\$1,288.42	\$94.90	12.66
Connecticut	\$66,130	\$1,315.42	\$95.00	12.41
Vermont	\$55,450	<i>Not provided</i>	\$96.90	<i>N/A</i>
Oregon	\$59,070	\$1,226.58	\$97.80	12.96
Colorado	\$62,900	\$1,404.33	\$98.10	13.93
Rhode Island	\$62,120	\$1,178.08	\$98.70	11.83
Virginia	\$62,330	\$1,351.33	\$98.70	13.53
<b>Florida</b>	<b>\$51,950</b>	<b>\$1,329.92</b>	<b>\$99.00</b>	<b>15.97</b>
Alabama	\$48,110	\$914.08	\$114.20	11.86
Arkansas	\$46,500	\$778.92	\$115.30	10.45
Mississippi	\$42,700	\$868.42	\$115.60	12.69
Source: Patriot Software, Deep Blue Investment Advisors				
* Number of weeks work to pay annual rent cost				

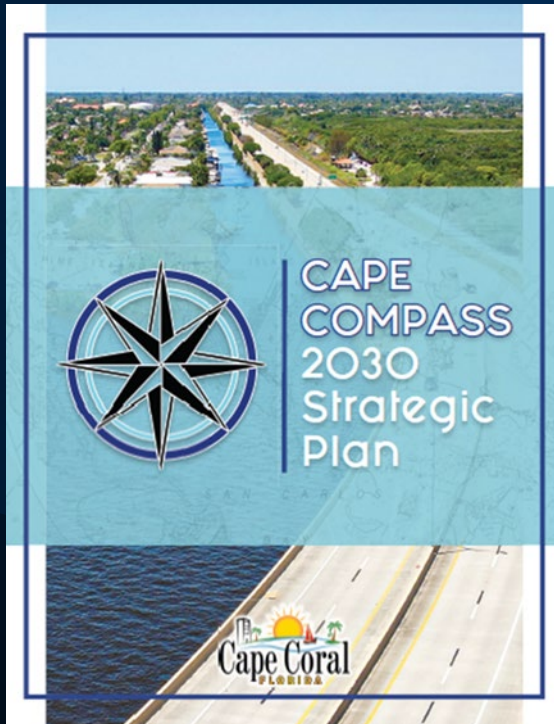
# Preview FY 2024

## FY 2024 Summary of Revenues and Expenditures

	<b>General Fund</b>	<b>Fire Operations Funds</b>	<b>Special Revenue Funds (Less Fire Operations)</b>	<b>Debt Service Fund</b>	<b>Capital Project Fund</b>	<b>Enterprise Fund</b>	<b>Internal Service Fund</b>	<b>Total</b>
Total Revenues	\$ 205,045,224	\$57,434,960	\$ 66,483,933	\$24,721,231	\$ 49,482,757	\$583,743,955	\$86,962,795	\$1,073,874,855
Use of Fund Balance	\$ -	\$ -	\$ 14,861,707	\$ -	\$ -	\$ 45,290,666	\$ (6,597,841)	\$ 53,554,532
Total Expenditures	210,615,737	57,434,960	81,345,640	24,721,231	49,482,757	629,034,621	80,364,954	1,132,999,900
Excess Revenues Over (under) Expenditures	\$ (5,570,513)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,570,513)



# Strategic Plan



## STRATEGIC PRIORITIES AND GOALS

### CITY SERVICES AND AMENITIES



Deliver exceptional  
City services and  
high-quality amenities

### COMMUNICATION



Cultivate an engaged  
and informed  
community and workforce

### ECONOMY, EDUCATION, AND WORKFORCE



Create a community of prosperous  
residents, thriving neighborhoods,  
and successful businesses

### FISCAL SUSTAINABILITY



Maintain a financially  
sound government and  
high-performing organization

### INFRASTRUCTURE



Invest in resilient  
infrastructure

### ENVIRONMENTAL SUSTAINABILITY



Preserve Cape Coral's  
natural resources for  
current and future generations

# CITY SERVICES AND AMENITIES



FY 2023	Source	FY 2024	Source	Unfunded
<b>Public Safety</b> - Keep Cape Coral safe through public safety service excellence, professionalism, accountability, and transparency.				
Crime Center Construction & Equipment - \$664,797	General Fund	Fire Station Alerting System - \$425,000	Fire Operations Fund	Police and Fire Additional Staffing - \$TBD
		Police In-Car Video Camera's - \$75,000	General Fund	Accreditations - \$TBD
<b>Parks and Recreation</b> - Provide a vibrant, accessible, and diverse recreation and open space system.				
Aquatic/Community Center Study - \$400,000	General Fund	Coral Oaks Design & Engineering - \$1,596,500	General Fund	Aquatic/Community Center/s
Oasis Football Field Design - \$800,000	General Fund	Jaycee Park Shoreline - \$2,575,000	General Fund	Oasis Football Field Construction
Pocket Parks - Boat Ramps - \$100,000	General Fund			Sports Complex Parking Lot Design - \$250,000
Skate Park Building Replacement - \$1,236,000	General Fund			Sports Complex Facility Maintenance
				Headquarters
				Eco Park Kayak Nature Center
				Sirenia Vista Park Nature Center
				Saratoga Park Parking Lot Expansion
				Acquisition and Development of former Cape Coral Golf Course
				Playground Equipment Replacements
				Rotary Park Boardwalk
				Rosen Park Fuel Center
				Pelican Park Maintenance Shed



# CITY SERVICES AND AMENITIES



FY 2023	Source	FY 2024	Source	Unfunded
<b>Community Beautification</b> - Maintain an attractive community and preserve the integrity of residential neighborhoods and commercial corridors.				
CTAC Median Improvements - \$2,000,000	General Fund	Median Curbing - \$200,000	General Fund	CTAC Median Improvements - FY 2024 forward
Intersection Improvements - \$2,000,000	General Fund	Sidewalks - Additional Costs not covered by Grants - \$300,000	General Fund	Intersection Improvements - FY 2024 forward
Sidewalks for Schools - \$2,500,000	General Fund	Median Landscaping/Community Beautification - \$312,000	General Fund	Sidewalks for Schools - FY 2024 forward
Median Curbing - \$200,000	General Fund			
Sidewalks - Additional Costs not covered by Grants - \$300,000	General Fund			
Median Landscaping/Community Beautification - \$312,000	General Fund			
<b>Community Services</b> - Improve the well-being of individuals, families, and neighborhoods through strong community partnerships, community-based programs, and innovative practices.				

# COMMUNICATION



FY 2023	Source	FY 2024	Source	Unfunded
<b>Public Communications</b> - Keep our residents, businesses, and visitors well-informed.				
Budget Development Software - \$262,500	General Fund			
<b>Community Engagement</b> - Promote public participation in key issues, policy development, and community priorities.				
				Community Needs Assessment - \$250,000
<b>Marketing</b> - Promote the City regionally, nationally, and internationally as a destination and place for business.				
<b>Employee Communication</b> - Enhance internal communications, employee appreciation efforts, and employee engagement opportunities.				
Employee Recognition Program - \$20,000	General Fund			Compensation and Classification Study - \$120,000

# ECONOMY, EDUCATION, AND WORKFORCE



FY 2023	Source	FY 2024	Source	Unfunded
<b>Economic and Business Development</b> - Create an economically balanced community.				
<b>South Cape Redevelopmen</b> - Facilitate the emergence of a vibrant urban village where people of all ages live, work, shop, and are entertained.				
Founders Park - \$50,000	CRA - TIF Tax			
Property Acquisition - \$398,779	CRA - TIF Tax			
Miramar Sidewalks - \$413,200	CRA - TIF Tax			
<b>Community Workforce</b> - Ensure employers have access to a talented and skilled workforce.				
<b>Education</b> - Promote educational excellence, innovative learning, and continuous improvement in all schools.				
<b>Visitor and Resident Experience</b> - Establish Cape Coral as a destination for arts, culture, special events, and eco-tourism.				
Additional Community Events to include New Year's Eve and Cultural Diversity Celebrations - \$150,000	General Fund			Public Art Master Plan - \$100,000

# FISCAL SUSTAINABILITY



FY 2023	Source	FY 2024	Source	Unfunded
<b>Organizational Performance Excellence</b> - Be the best at providing municipal services.				
Senior Budget Analyst to support implementation of performance management and benchmarking practices - \$96,600	General Fund			Performance Measure Software - \$75,000
				Financial Reporting Software - \$250,000
<b>Financial Strength and Responsibility</b> - Operate a fiscally resilient municipal services organization.				
Increased Staffing at the Medical Health Office - \$700,000 Budget Sustainability Reserve of 2.5 months	Internal Service Fund General Fund			
<b>Information Systems and Cyber Resilience</b> - Improve service delivery, digital readiness, and knowledge-sharing between departments while implementing strategies that build cyber resilience.				
Replacement of Police and Fire Computer Aided Dispatch (CAD) and Records Management System (RMS) -	General Fund			

# FISCAL SUSTAINABILITY



FY 2023	Source	FY 2024	Source	Unfunded
<b>Our Workforce</b> - Attract, retain, and develop a skilled, creative, and high-performing workforce.				
<b>City Facilities</b> - Make smart investments in City facilities to keep pace with growth, improve service, and reduce expenses.				
Fire Training Facility - \$6,236,650	Fire Impact Fees	Training Facility Phase 2 - \$515,000	Fire Impact Fees	Facility Maintenance - Repairs & Improvements - \$TBD
Fire Station #13 - \$5,406,060	Fire Operations Fund	Fleet Building - \$15,450,000	General Fund	New Emergency Operations Command Building - \$12,000,000
Fire Station #10 - \$1,000,000	General Fund	Water Reclamation (WRC) - 7 Rehab	Water & Sewer Fund	Increase Parking for City Hall Employees - \$TBD
Police Training Facility - \$7,107,000	Police Impact Fees	Master Lift Station 200 - \$300,000		Fire Station #10 - \$10,000,000
Fleet Building - \$10,300,000	General Fund			North Substation for the Police Department - \$1,250,000
North Reverse Osmosis (RO) - 6 Perimeter Wall - \$1,000,000	Water & Sewer Fund			Police Impoundment/Evidence Storage Lot - \$TBD
Water Reclamation (WRC)-7 Rehab	Water & Sewer Fund			Logistics Warehouse - \$1,029,526
Master Lift Station 200 - \$1,500,000				Logistics Warehouse Annex - \$468,097
				Fire Station #14 - \$6,000,000

# INFRASTRUCTURE



FY 2023	Source	FY 2024	Source	Unfunded
<b>Broadband</b> - Ensure all residents, businesses, and City facilities have access to affordable and reliable high-speed internet.				
City Fiber and Wireless - \$2,197,687 North 1 Utility Extension Project (UEP) Fiber Conduit - \$4,572,586 North 2 UEP 2nd Paving ADS - \$275,000	General Fund Water & Sewer Fund 6 Cent Gas Tax	City Fiber and Wireless - \$2,534,297 North 3 UEP Fiber Conduit - \$4,727,700 North 2 UEP 2nd Paving ADS - \$275,000	General Fund Water & Sewer Fund 6 Cent Gas Tax	
<b>Mobility</b> - Improve multimodal mobility on roads, bridges, and other transportation facilities to reduce congestion, connect neighborhoods, and improve safety.				
Pine Island Road Planning, Development & Engineering (PD&E) - \$2,250,000	General fund	N1 NE 24th Ave Kismet to Diplomat (2-3 lanes) - \$10,279,400	Road Impact Fees	Bridge Maintenance
Andalusia Blvd (Industrial Park to Jacaranda) 4 lanes - \$8,343,000	Road Impact Fees	NE 24th Ave Diplomat to Pine Island (2-3 lanes) - \$5,407,500	Road Impact Fees	Pine Island Road PD&E (other half) \$2,250,000 Chiquita Boulevard 6 lanes - \$70,000,000  Diplomat Parkway Improvements - \$50,000,000 Cape Coral Parkway Improvements Andalusia and Cultural Connection - \$17,000,000 Pine Island Road PD&E (other half) \$2,250,000 Skyline Boulevard Improvements from Cape Coral Parkway to State Road 78 - \$40,000,000 State Road 78 Parallel Access Road - \$33,000,000 NE24th Avenue Widening - \$37,680,000 Alleyway Resurfacing - \$4,800,000

# INFRASTRUCTURE



FY 2023	Source	FY 2024	Source	Unfunded
<b>Water and Wastewater</b> - Provide cost-effective, environmentally responsible water, irrigation and wastewater collection services.				
North 1 UEP - \$12,550,647		North 3 UEP Stormwater - \$18,385,500	Road Impact Fees	Raw Water Wells and Ancillaries
North 1 UEP Stormwater - \$12,86,277	Road Impact Fees	Pine Island Corridor - \$30,000,000	Water & Sewer Fund	8 High Pressure Motors for South Plant 2
IRR17 Resuse River Crossing - \$250,000	Irrigation CIAC	Veterans Parkway Transmission - \$5,000,000	Water & Sewer Fund	10 High Pressure Motors for South Plant 1
North 1 UEP Water, Sewer & Irrigation Collection & Distribution - \$18,540,000	Water & Sewer Special Assessment	Viscaya Water Line Replacement (Nicholas Pkwy/DelPrado) - \$7,300,000	Water & Sewer Fund	North RO Distribution Pump Motor
North 3 UEP Water, Sewer & Irrigation Collection & Distribution - \$3,956,805	Water & Sewer Special Assessment	North 3 UEP Water, Sewer & Irrigation Collection & Distribution - \$136,381,243	Water & Sewer Special Assessment	Pine Island Road West Utilities - \$40,000,000
North 3 UEP Water, Sewer & Irrigation Transmission - \$5,407,886	Water & Sewer Special Assessment	North 3 UEP Water, Sewer & Irrigation Transmission - \$5,407,886	Water & Sewer Special Assessment	Utility Expansion Projects
Administration (ADM)-56 US 41 Conveyance - \$6,000,000	Water & Sewer Fund			Hudson Creek - \$113,700,000
Gleason Parkway Water and Sewer Fiber Optics (WAS & FO) - \$2,700,000	Water & Sewer Fund			North 4&5 - \$735,500,000
Pine Island Corridor - \$7,500,000	Water & Sewer Fund			FY 2035-2090 - \$3,740.0M
Veterans Parkway Transmission - \$1,000,000	Water & Sewer Fund			

# ENVIRONMENTAL SUSTAINABILITY



FY 2023	Source	FY 2024	Source	Unfunded
Watershed Protection - Safeguard the City's water resources.				
Flood Prevention - \$850,000				Weir Redesign and Construction - \$4,500,000 Stormwater Drainage and Water Quality - \$17,056,564
Surface Water Magmt (Water Quality) - \$1,000,000				
Weir Rehab Construction - \$515,000				
Tree Canopy - Preserve and grow Cape Coral's tree canopy.				
				Tree Canopy - \$100,000
Climate Resiliency - Reduce the City of Cape Coral's energy use, fossil fuel emissions, and improve energy efficiency.				
Land Conservation - Protect and preserve endangered critical habitats and environmentally sensitive lands.				
Endangered and Threatened Species - Conserve the habitats of endangered and threatened animal and plant species.				
Additional \$100,000 to fund Wildlife Conservation				

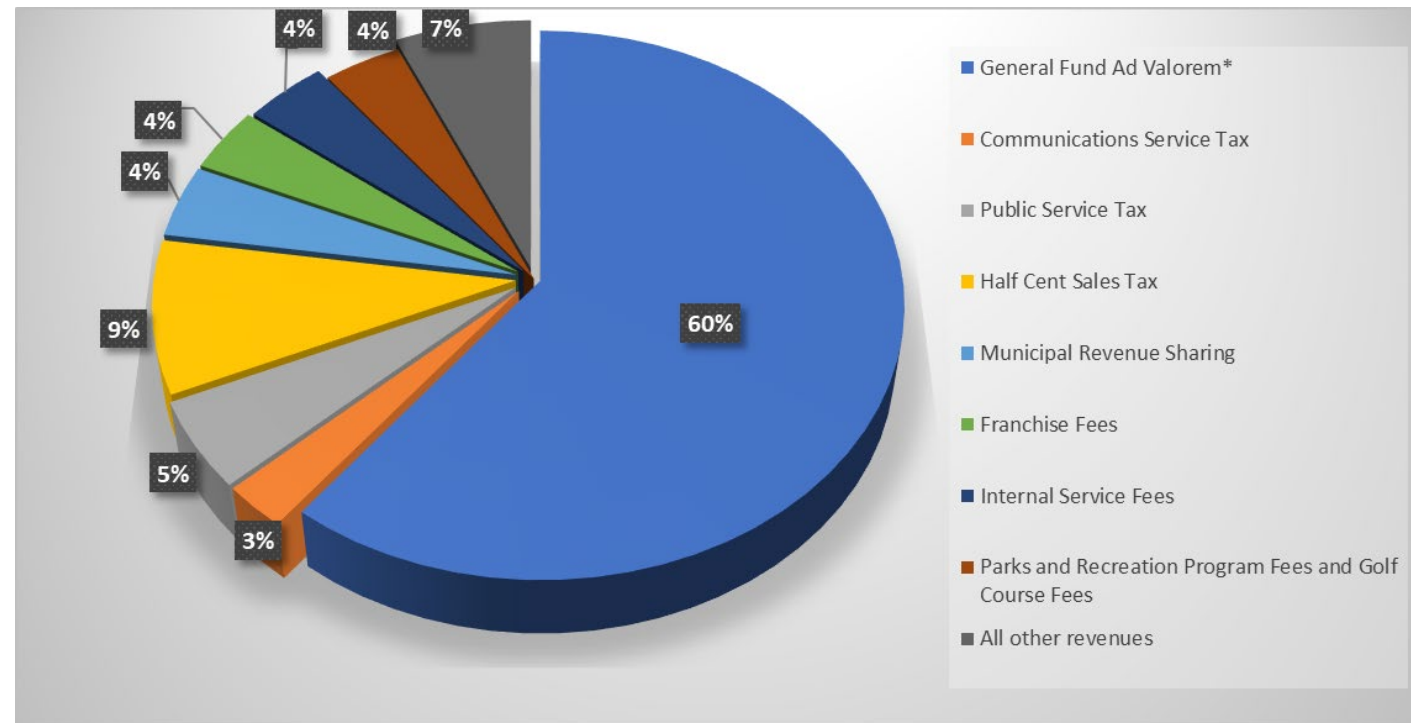


# Preview FY 2024 Revenue

## FY Projected 2024 Revenues

General Fund Ad Valorem*	\$ 124,097,782
Communications Service Tax	5,442,165
Public Service Tax	10,674,087
Half Cent Sales Tax	18,477,136
Municipal Revenue Sharing	8,720,112
Franchise Fees	7,839,041
Internal Service Fees	8,361,887
Parks & Recreation Program Fees	7,752,624
All other revenues	13,680,390
<b>Total FY 2024 Revenues</b>	<b><u>\$ 205,045,224</u></b>

\* FY 2024 Ad Valorem includes a 6% increase in taxes over and above FY 2023.



# FY 2023 -2024 Revenue Comparison

## Major Revenue Comparison

	FY 2023	% of Total Revenues	FY 2024	% of Total Revenues	\$ Increase	% Increase
General Fund Ad Valorem*	\$ 117,073,380	59.07%	\$ 124,097,782	60.52%	\$ 7,024,402	6.00%
Communications Service Tax	5,232,851	2.64%	5,442,165	2.65%	\$ 209,314	4.00%
Public Service Tax	12,740,294	6.43%	10,674,087	5.21%	\$ (2,066,207)	-16.22%
Half Cent Sales Tax	18,114,839	9.14%	18,477,136	9.01%	\$ 362,297	2.00%
Municipal Revenue Sharing	8,549,129	4.31%	8,720,112	4.25%	\$ 170,983	2.00%
Franchise Fees	7,647,845	3.86%	7,839,041	3.82%	\$ 191,196	2.50%
Internal Service Fees	8,189,894	4.13%	8,361,887	4.08%	\$ 171,993	2.10%
Parks & Recreation Fees	7,215,529	3.64%	7,752,624	3.78%	\$ 537,095	7.44%
All other revenues	13,441,839	6.78%	13,680,390	6.67%	\$ 238,551	1.77%
<b>Total FY 2024 Revenues</b>	<b>\$ 198,205,600</b>	<b>100.00%</b>	<b>\$ 205,045,224</b>	<b>100.00%</b>	<b>\$ 6,839,624</b>	

\* FY 2024 Ad Valorem includes a 6% increase in taxes over and above FY 2023.

\*\* Revenues do not include Use of Fund Balance

# FY 2024 General Fund & Fire Operations

## FY 2024 Summary of Revenues and Expenditures

	<b>General Fund</b>	<b>Fire Operations Funds</b>
Total Revenues	\$ 205,045,224	\$ 57,434,960
Use of Fund Balance	-	-
Total Expenditures	210,615,737	57,434,960
Deficit	\$ (5,570,513)	\$ -

# Asset Management Program

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>Equipment</b>						
General Fund	\$ 1,371,311	\$ 1,494,247	\$ 1,631,092	\$ 1,713,026	\$ 1,553,000	\$ 1,534,854
Internal Service Funds	40,000	122,500	18,000	18,000	58,000	67,000
Stormwater Fund	377,500	303,000	155,000	155,000	260,000	260,000
Water & Sewer Fund	3,447,123	5,169,248	3,278,500	3,030,633	3,065,583	3,332,000
<b>Total Equipment</b>	<b>\$ 5,235,934</b>	<b>\$ 7,088,995</b>	<b>\$ 5,082,592</b>	<b>\$ 4,916,659</b>	<b>\$ 4,936,583</b>	<b>\$ 5,193,854</b>
<b>Facilities Maintenance</b>						
5¢ Gas Tax Fund	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
General Fund	-	747,577	1,130,490	858,443	-	579,172
Stormwater Fund	2,200,000	2,300,000	1,200,000	2,220,000	1,200,000	1,840,000
<b>Total Facilities Maintenance</b>	<b>\$ 2,400,000</b>	<b>\$ 3,047,577</b>	<b>\$ 2,530,490</b>	<b>\$ 3,078,443</b>	<b>\$ 1,400,000</b>	<b>\$ 2,419,172</b>
<b>Fleet</b>						
General Fund	2,956,000	2,062,620	2,928,000	1,573,764	2,966,000	1,699,711
Fire Operations Fund	-	1,403,007	-	2,361,080	-	2,419,080
Police Impact Fees Fund	-	2,382,000	-	2,180,510	-	2,042,122
Building Fund	-	-	-	37,132	-	116,277
Internal Service Funds	172,000	185,700	82,000	219,300	224,000	123,709
Stormwater Fund	703,000	749,200	580,000	639,250	1,149,000	1,165,873
Transportation Fund	-	90,000	-	-	-	150,000
Water & Sewer Fund	926,000	1,717,800	-	1,092,986	-	1,379,669
<b>Total Fleet</b>	<b>\$ 4,757,000</b>	<b>\$ 8,590,327</b>	<b>\$ 3,590,000</b>	<b>\$ 8,104,022</b>	<b>\$ 4,339,000</b>	<b>\$ 9,096,441</b>
<b>Software</b>						
General Fund	\$ 950,000	\$ 800,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
Internal Service Funds	-	150,000	-	-	-	-
<b>Total Software</b>	<b>\$ 950,000</b>	<b>\$ 950,000</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>

\*\*\* Above totals do not include any additional personnel

# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>5 ¢ Gas Tax Fund</b>						
Alley Resurfacing	\$ 520,000	\$ 520,000	\$ 520,000	\$ 520,000	\$ 520,000	\$ 520,000
Median Curbing	200,000	400,000	200,000	400,000	200,000	400,000
N5 UEP Nonassessed Transportation Improvements	200,000	-	200,000	-	200,000	-
Road Resurfacing	3,940,000	2,220,000	3,940,000	2,470,000	3,940,000	2,470,000
Sidewalks - additional costs not covered by grants	600,000	300,000	600,000	300,000	600,000	300,000
Intersection Improvements (Traffic Control Devices)						
NEW	-	2,000,000	-	1,000,000	-	1,000,000
<b>Total 5 ¢ Gas</b>	<b>\$ 5,460,000</b>	<b>\$ 5,440,000</b>	<b>\$ 5,460,000</b>	<b>\$ 4,690,000</b>	<b>\$ 5,460,000</b>	<b>\$ 4,690,000</b>
<b>6 ¢ Gas Tax Fund</b>						
N5 UEP Nonassessed Transportation Improvements	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ 275,000	\$ -
North 2 UEP 2nd Lift Paving ADS	275,000	275,000	275,000	275,000	275,000	275,000
Road Resurfacing	4,530,000	4,780,000	4,530,000	5,030,000	4,530,000	5,530,000
<b>Total 6 ¢ Gas</b>	<b>\$ 5,080,000</b>	<b>\$ 5,055,000</b>	<b>\$ 5,080,000</b>	<b>\$ 5,305,000</b>	<b>\$ 5,080,000</b>	<b>\$ 5,805,000</b>
<b>Fire Impact Fees</b>						
Training Facility Phase 2	\$ 515,000	\$ 530,450	\$ 3,090,000	\$ 4,551,261	\$ -	\$ -
<b>Total Fire Impact Fees</b>	<b>\$ 515,000</b>	<b>\$ 530,450</b>	<b>\$ 3,090,000</b>	<b>\$ 4,551,261</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fire Operations Fund</b>						
Fire Station 10	\$ -	\$ 17,607,986	\$ -	\$ -	\$ -	\$ -
<b>Total Fire Operations</b>	<b>\$ -</b>	<b>\$ 17,607,986</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>General Fund</b>						
Replace age 2-12 playground at Camelot Park	\$ -		\$ -		\$ 530,000	\$ 265,000
Replace age 2-12 playground at Jim Jeffers	-	-	530,000	265,000	-	-
Replace age 2-12 playground at Joe Stonis	600,000	300,000	-	-	-	-
Replace age 2-12 playground at Paul Sanborn	-	-	530,000	265,000	-	-
Replace age 2-12 playground at Pelican Soccer Com	-	-	-	-	530,000	265,000
Replace age 2-12 playground at Youth Center	600,000	300,000	-	-	-	-
Pavement Preservation (NEW)	-	400,000	-	400,000	-	400,000
Community Beautification / Median Landscape	624,000	312,000	624,000	312,000	624,000	312,000
Community Beautification / Median Landscape/Annual Refurbishment NEW	-	300,000	-	300,000	-	300,000
<b>Total General Fund</b>	<b>\$ 1,824,000</b>	<b>\$ 1,612,000</b>	<b>\$ 1,684,000</b>	<b>\$ 1,542,000</b>	<b>\$ 1,684,000</b>	<b>\$ 1,542,000</b>
<b>Road Impact Fees</b>						
Andalusia Blvd (Industrial Park to Jacaranda) 4 lane	\$ -	\$ 6,386,000	\$ -	\$ -	\$ -	\$ -
N1 NE 24th Ave (Kismet/Littleton to Diplomat) 2 to 3 lane	20,558,800	23,514,128	-	-	-	-
NE 24th Ave (Diplomat to Pine Island) 2 to 3 lane	10,815,000	12,648,143	-	-	-	-
<b>Total Road Impact Fees</b>	<b>\$ 31,373,800</b>	<b>\$ 42,548,271</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater</b>						
3x Environmental Communications Message Boards	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -
CPF DP Improvements-Drainpipe and catch basin replacement	3,209,480	1,604,740	3,225,528	1,636,835	3,235,204	1,669,571
Environmental Projects Land Acquisition	200,000	100,000	200,000	100,000	200,000	100,000
Flood Prevention	1,700,000	2,460,000	1,700,000	494,400	1,700,000	2,558,400
N1 East UEP Nonassessed Stormwater ADS	-	9,376,386	-	-	-	-
N3 UEP Nonassessed Stormwater ADS	36,771,000	14,353,295	-	-	-	-
N4 UEP Nonassessed Stormwater ADS	-	-	-	-	37,506,420	6,984,171
Weir Rehab Construction	1,030,000	2,030,000	1,030,000	2,050,000	1,030,000	2,070,400
<b>Total Stormwater</b>	<b>\$ 42,910,480</b>	<b>\$ 30,124,421</b>	<b>\$ 6,155,528</b>	<b>\$ 4,281,235</b>	<b>\$ 43,671,624</b>	<b>\$ 13,382,542</b>

# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
Water & Sewer Special Assessment						
North 1 East UEP Water, Sewer, Irrigation Collection & Distribution	\$ -	\$ 43,051,838	\$ -	\$ -	\$ -	\$ -
North 1 East UEP Water, Sewer, Irrigation Transmission	-	96,222,708	-	-	-	-
North 3 UEP Water, Sewer, Irrigation Collection & Distribution	272,762,486	89,153,023	-	-	-	-
North 3 UEP Water, Sewer, Irrigation Transmission	153,428,898	84,106,857	-	-	-	-
North 4 UEP Water, Sewer, Irrigation Collection & Distribution	-	14,101,965	8,361,031	118,147,520	118,147,520	70,629,665
North 4 UEP Water, Sewer, Irrigation Transmission	-	5,494,201	4,703,080	66,457,980	66,457,980	54,600,190
North 5 UEP Water, Sewer, Irrigation Collection & Distribution	-	-	-	-	-	18,525,415
North 5 UEP Water, Sewer, Irrigation Transmission	-	-	-	-	-	14,734,093
Total Water & Sewer Special Assessment	\$ 426,191,384	\$ 332,130,592	\$ 13,064,111	\$ 184,605,500	\$ 184,605,500	\$ 158,489,363



# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>Water &amp; Sewer Fund</b>						
ADM-22 Infiltrn & Inflow	\$ 850,000	\$ -	\$ 425,000	\$ 475,000	\$ 475,000	\$ 475,000
ADM-29 ASR/IRR Supply	500,000	-	250,000	250,000	250,000	250,000
ADM-56 US 41 Conveyance	12,000,000	-	-	-	-	-
ADM-76 Nchls/Cntry Club Repipe	-	-	10,200,000	-	-	-
Country Club Pipe Replacement	-	-	-	10,000,000	10,000,000	-
Gleason Parkway Conduit	-	-	-	-	-	-
IRR-1 Weir Improvements	2,000,000	-	1,000,000	1,000,000	1,000,000	1,000,000
North 1 East UEP Fiber Optics Conduit	-	3,612,578	-	-	-	-
North 3 UEP Fiber Optics Conduit	9,455,400	5,530,105	-	-	-	-
North 4 UEP Fiber Optics Conduit	-	-	-	4,822,357	4,822,357	2,690,894
North 5 UEP Fiber Optics Conduit	-	-	-	-	-	-
North Deep Injection Well (DIW)	1,000,000	-	1,100,000	6,000,000	6,000,000	4,000,000
North RO 12MG Potable Water Storage Tank	-	-	1,400,000	7,680,000	7,680,000	4,600,000
North RO 6 MGD Expansion	-	-	800,000	5,000,000	5,000,000	3,200,000
North RO Distribution Pump and Motor	-	-	300,000	1,100,000	1,100,000	-
North Util Complex UCD Administartion and Warehouse;	2,840,000	-	-	4,000,000	-	3,000,000
North Util Complex UCD Administartion and Warehouse; Site improvements, Stormwater permitting - entire site	2,840,000	-	6,000,000	-	4,000,000	-
North Util Complex Utili Admin Bld	-	-	1,200,000	6,000,000	6,000,000	4,000,000
NRO-10 Rehab/Rpl Raw Wtr Well	15,000,000	-	7,500,000	7,500,000	7,500,000	7,500,000
NRO-6 Perimeter Wall	-	-	-	-	-	-
Phase 1 - Neighborhood Water Line Replacement (Nicholas to Dominica Canal)	-	-	-	700,000	700,000	11,900,000



# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>Water &amp; Sewer Fund</b>						
Phase 2 - Neighborhood Water Line Replacement (Dominica to Damao Canal)	-	-	730,000	12,200,000	12,200,000	-
Phase 2 Palm Tree Water Line Replacement	-	-	9,600,000	-	-	-
Phase 3 - Neighborhood Water Line Replacement (Damaeo to Veterans Canal)	29,800,000	-	-	-	-	-
Phase 3 Palm Tree Water Line Replacement	-	-	-	-	-	8,600,000
Phase 4 - Neighborhood Water Line Replacement (Veterans to Wayne Canal)	2,000,000	-	16,800,000	-	-	-
Pine Island Corridor Water/Sewer Irrigation	60,000,000	-	-	-	-	-
SW WRF 5 MGD Capacity Expansion	50,000,000	-	21,000,000	-	-	-
Veterans Parkway Transmission	10,000,000	-	5,000,000	-	-	-
Viscaya Water Line Replacement- Nicholas Pkwy to Del P	14,600,000	-	-	-	-	-
WRC-7 Rehab Master LS 200	600,000	-	-	-	-	-
WRE-XX EWR Reuse Pump Station Rep	900,000	-	7,500,000	-	-	-
WRSW-9 Reroute Clar Pipe-ABW	1,000,000	-	-	-	-	-
<b>Total Water &amp; Sewer Fund</b>	<b>\$ 215,385,400</b>	<b>\$ 9,142,683</b>	<b>\$ 90,805,000</b>	<b>\$ 66,727,357</b>	<b>\$ 66,727,357</b>	<b>\$ 51,215,894</b>

# Asset Management Program – Capital Improvements

Asset Management Program (AMP)						
	FY 2024 Forecast	FY 2024 Requested	FY 2025 Forecast	FY 2025 Requested	FY 2026 Forecast	FY 2026 Requested
<b>Debt</b>						
Aquatic/Community Center	\$ -	\$ 4,120,000	\$ -	\$ 41,200,000	\$ -	\$ -
BMX Shed with Garage	-	-	-	-	-	-
Bridge Rehab Construction	-	1,030,000	-	1,030,000	-	1,030,000
Cart Path Renovations / Replacement and Irrigation	-	-	-	-	-	-
City Fiber and Wireless	2,534,297	-	2,323,742	-	2,323,742	-
Coral Oaks Renovation (Clubhouse, Course, Driving R	3,193,000	4,150,900	31,270,800	40,652,040	-	-
CTAC-Median Improvements	-	-	-	-	-	-
D&D Marina Construction	-	13,390,000	-	-	-	-
Fleet Building	15,450,000	30,900,000	-	-	-	-
Intersection Improvements	-	-	-	-	-	-
Jaycee Park Shoreline	5,150,000	24,720,000	-	-	-	-
N1 UEP Nonassessed Transportation Improvements	-	12,962,025	-	-	-	-
N3 UEP Nonassessed Transportation Improvements	31,518,000	19,842,161	-	-	-	-
N4 UEP Nonassessed Transportation Improvements	-	-	-	-	32,148,360	9,654,998
N5 UEP Nonassessed Transportation Improvements	-	-	-	-	-	-
Oasis Football Field Design	-	8,240,000	-	-	-	-
Pine Island PD&E	-	2,250,000	-	-	-	-
Sidewalks - additional School area	-	-	-	-	-	-
Skate Park Building Replacement	-	515,000	-	-	-	-
<b>Total Debt</b>	<b>\$ 57,845,297</b>	<b>\$ 122,120,086</b>	<b>\$ 33,594,542</b>	<b>\$ 82,882,040</b>	<b>\$ 34,472,102</b>	<b>\$ 10,684,998</b>
<b>Total Capital Improvements</b>	<b>\$ 786,585,361</b>	<b>\$ 566,311,489</b>	<b>\$ 158,933,181</b>	<b>\$ 354,584,393</b>	<b>\$ 341,700,583</b>	<b>\$245,809,797</b>

# Fund Balance

## General Fund Fund Balance/Reserves

### Fund Balance Calculation

<b>General Fund Balances Brought Forward in FY 2023</b>	\$	113,296,358
Estimated Balance Forward adjustments based on FY 2022 Actuals		10,614,920
<b>General Fund Adjusted Balances Brought Forward in FY 2023 Budget</b>		<b>123,911,278</b>
 FY 2023 Budget Revenues		198,205,600
FEMA Reimbursement		8,938,502
FY 2023 Budget Expenditures including Encumbrances and Subsequent Budget Year Appropriations		232,834,610
<b>Surplus/(Deficit) Net of FY 2022 Encumbrances and FY 2023 Use of Fund Balance</b>		<b>(25,690,508)</b>
 <b>Net Fund Balance Available</b>		<b>98,220,770</b>
Less Nonspendable		
Inventory		56,617
Prepaid Items		1,773,140
Less Restricted		
Fire Service Fund		4,791,524
Less Committed Fund Balance		
Budget Stabilization Reserve		45,112,798
Disaster Reserve		8,000,000
Less Assigned Fund Balance		
Bridge Maintenance		
Capital Maintenance		
Sale proceeds of surplus property		1,167,894
Earmarked for Parks GO Support		
FEMA reimbursements		7,351,547
COVID reimbursements from County		5,491,374
<b>Unassigned Fund Balance</b>	<b>\$</b>	<b>24,475,876</b>

# Senate Bill #4

## Senate Bill 4-A Disaster Relief (SB 4-A)

Signed December 16, 2022

Provides disaster relief efforts to local governments within a county designated in the Federal Emergency Management Agency (FEMA) disaster declarations for Hurricanes Ian and Nicole.

SB 4-A appropriates **\$751.5** million from the State General Revenue Fund

### Key Points:

- ➡ \$150 Million for repair or replacement or housing, relocation costs, housing reentry assistance and insurance deductibles
- ➡ \$251.5 Million for beach erosion projects, Hurricane reimbursement grant programs, Hurricane Stormwater and Wastewater Assistance Grant programs and administrative costs
- ➡ \$350 Million for required full match FEMA Public Assistance Grants to local governments
- ➡ ***FY 2022 Property owners whose property was destroyed or rendered uninhabitable by the hurricanes have received extended tax due dates as well as it authorized property tax refunds for residential homes that were made uninhabitable for at least 30 days by either hurricane***

# Senate Bill #4 FY 2024 Impact



***FY 2022 Property owners whose property was destroyed or rendered uninhabitable by the hurricanes have received extended tax due dates as well as it authorized property tax refunds for residential homes that were made uninhabitable for at least 30 days by either hurricane***

Per the Order, if your property is completely destroyed or uninhabitable, your taxes are not due until May 31, 2023

## **Timeline to Pay Taxes has been adjusted**

November, December and January	4% discount
February	3% discount
March	2% discount
April	1% discount

Fiscal Year								
Month	2020	2020 % of Total Budgeted Value	2021	2021 % of Total Budgeted Value	2022	2022 % of Total Budgeted Value	2023	2023 % of Total Budgeted Value
November	\$ 37,369,176	39%	\$ 19,078,979	19%	\$ 24,676,564	22%	\$ -	0%
December	60,661,526	63%	66,919,626	66%	70,756,160	64%	46,352,311	40%
<b>Total Collected</b>	<b>\$ 98,030,702</b>	<b>102%</b>	<b>\$ 85,998,606</b>	<b>85%</b>	<b>\$ 95,432,724</b>	<b>87%</b>	<b>\$ 46,352,311</b>	<b>40%</b>
<b>Budgeted Value</b>	<b>\$ 96,194,962</b>		<b>\$ 101,530,551</b>		<b>\$ 110,297,819</b>		<b>\$ 117,073,380</b>	

\* We expect to receive the estimated taxes.

# Wrap Up

## FY 2023 Economic Impacts

- ➡ Inflation
  - Continued Housing increases
  - Volatile Food & Energy
- ➡ Interest Rate Volatility
- ➡ Budget Impacts
  - Rising Labor Costs
  - Increased operating and capital costs
  - SB#4 impacts on revenue
  - Deficit Projections

## FY 2024

- ➡ Impacts on Revenue
- ➡ Inflation Impact on expenses

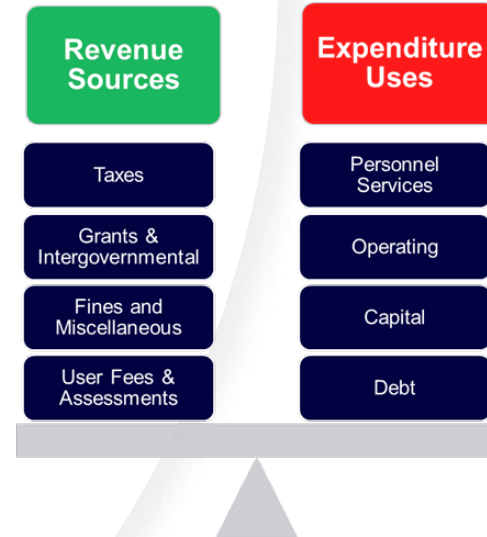
## Fund Balance

- ➡ Plans for the future
  - Strategic Plan focus

# 2024 Budget Guidance

## **4 Decision Points**

1. What are Council's Funding Priorities for FY 2024 and beyond?
  2. Fire Service Assessment – 62% Cost Recovery  
Increase, decrease, or leave as is?
  3. Public Service Tax – 7%  
Increase, decrease, or leave as is?
  4. Millage Rate  
Increase, decrease, or leave as is?
- 



# Questions & Discussion





# Proposed Bimini Basin Mooring Field



# Bimini Basin Mooring Field:

## **Scope of work:**

A design-build project to include all design, permitting, construction, and a management/maintenance plan for a 15-buoy mooring field in the Bimini Basin at Four Freedoms Park. Additional infrastructure includes the removal and replacement of the existing park seawall, a dinghy dock, a pump out station, and a Captain's walk/sidewalk.



## **Project Budget: \$260,000**

Consultant's (Kelly Brothers/Stantec) Original Design Fee Estimate: \$506,802.04

City's Negotiated Design Fee Estimate: \$334,667.57 (\$172,134.47 reduction)

Funding Shortfall: \$74,667.57

### Kelly Brothers/Stantec Estimated Construction Cost from July 12, 2022 SAC:

Data Collection: \$25,000 - \$75,000

Design/Permitting: \$200,000 - \$300,000

Construction: \$800,000 - \$1,200,000

Construction Management: \$50,000 - \$100,000

**Total: \$1,075,000 - \$1,675,000**

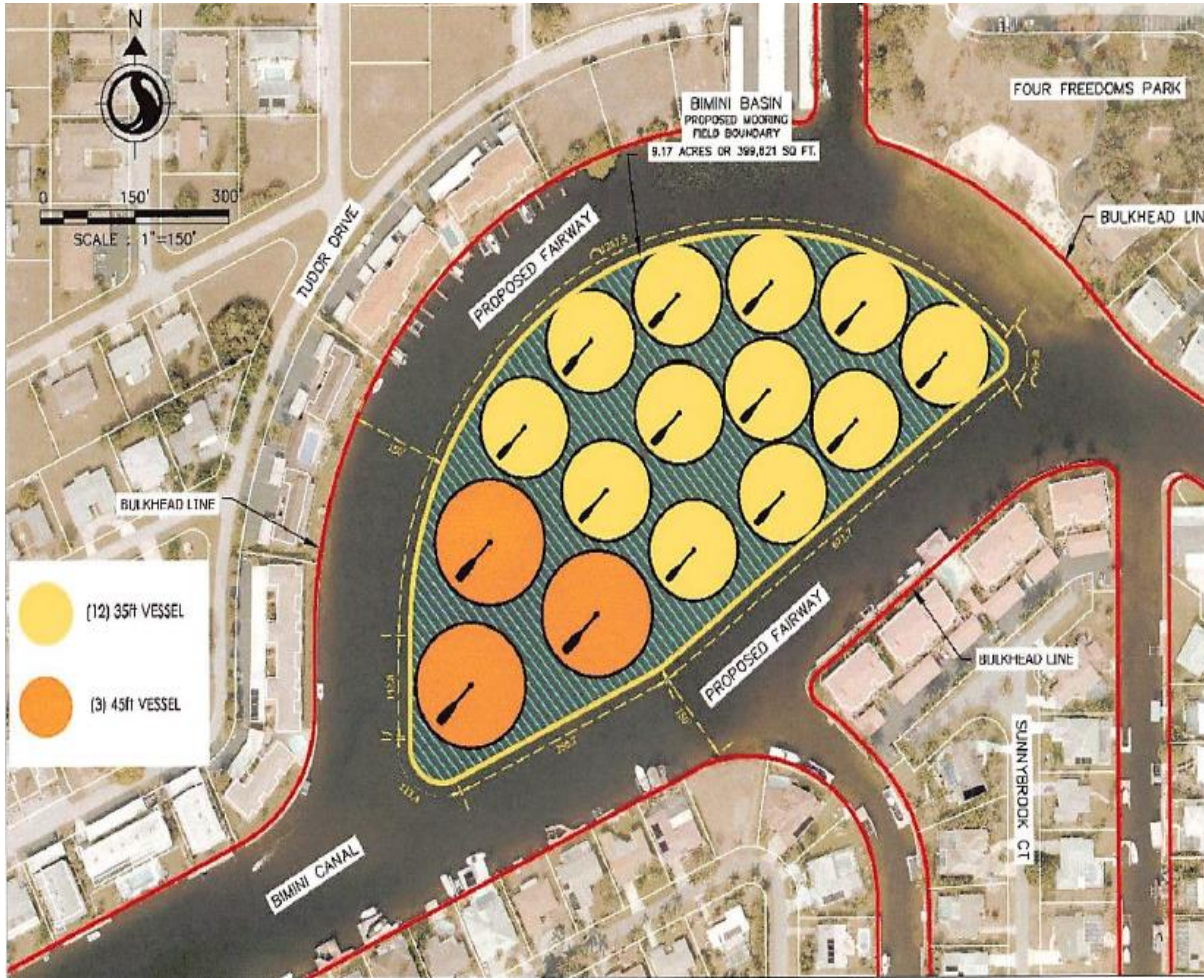
## Mooring Field Annual Operating Budget Comparisons:

**Cape Coral (Bimini Basin):** TBD

**Ft. Myers Beach (Matanzas Pass):** \$160,418

**City of Ft. Myers (Downtown):** Not available. Mooring field operating costs are not segregated from the overall marina costs

**City of Marathon:** Mooring field operating costs are not segregated from the overall marina costs (\$40,000 annually for three inspections/cleanings of mooring buoys)



## Total Mooring Field Buoys:

**Cape Coral (Bimini Basin): 15  
(Proposed)**

**Ft. Myers Beach (Matanzas  
Pass): 70**

**City of Ft. Myers (Downtown): 10**

**City of Marathon: 226**



## **Mooring Field Rates:**

**Cape Coral:** TBD

### **Ft. Myers Beach (Matanzas Pass):**

Daily: \$18.63

Weekly: \$106.60

Monthly: \$322.92

### **City of Ft. Myers (Downtown):**

Daily: \$20.00

Weekly: N/A

Monthly: \$250.00 (Extra \$100/month for live aboard)

### **City of Marathon:**

Daily: \$22.00

Weekly: N/A

Monthly: \$334.00



# Occupancy Percentages

## **Cape Coral (Bimini Basin):**

Daily: TBD

Weekly: TBD

Monthly: TBD

## **Ft. Myers Beach (Matanzas Pass):**

Daily: 10%

Weekly: 20%

Monthly: 70%

## **City of Ft. Myers (Downtown):**

Daily: 70%

Weekly: N/A

Monthly: 30%

## **City of Marathon:**

Daily: 2% (Dec - April), 35% (May – Nov)

Weekly: N/A

Monthly: 98% (Dec - April), 65% (May – Nov)

## **Amenities Provided:**

**Cape Coral (Bimini Basin):** (Proposed) Dinghy Dock, Pump Out Station, Restrooms

**Ft. Myers Beach (Matanzas Pass):** Dinghy Dock, Pump Out Station, Restrooms, Laundry, WiFi, Ice, Fresh Water, and Showers

**City of Ft. Myers (Downtown):** Dinghy Dock, Pump Out Station, Restrooms, Laundry, WiFi, Ice, Fresh Water, Showers, and Lounge

**City of Marathon:** Dinghy Dock, Pump Out Station, Restrooms, Laundry, WiFi, Ice, Fresh Water, Showers, Lounge, Assigned Vehicle Parking Space, Library, Project/Maintenance Room, and Lockers.



# Estimated Mooring Field Revenue

## Potential Rates:

Daily: \$25

Weekly: \$125

Monthly: \$350

## Potential Occupancy:

Daily: 40% (Proposed) = 6 Buoys

Weekly: 40% (Proposed) = 6 Buoys

Monthly: 20% (Proposed) = 3 Buoys

## Maximum Revenue (Assuming 100% Occupancy Everyday):

Daily:  $\$25/\text{Day}/\text{Buoy} \times 365 \text{ Days} \times 6 \text{ Buoys} = \$54,750$

Weekly:  $\$125/\text{Week}/\text{Buoy} \times 52 \text{ Weeks} \times 6 \text{ Buoys} = \$39,000$

Monthly:  $\$350/\text{Month} \times 12 \text{ Months} \times 3 \text{ Buoys} = \$12,600$

Total = \$106,350

# Recommendations

- A. Repurpose Appropriation for existing capital needs within the park
  - 1. Remove and replace Four Freedoms Park seawall
- B. Appropriate Additional Funds needed to continue design and permitting
  - 1. Funding Shortfall: \$74,667.57
  - 2. Will require construction funding upon design and permitting
- C. Issue RFP for private sector P3 to design, build, finance, and operate
  - A. Will require suspension of current solicitation and negotiations

# THANK YOU

Any questions?





# D&D BOAT RAMP AND FISHING PARK

## Winter Retreat

### January 26, 2023



# Executive Summary

1. Cape Coral is deficient in Boat Ramp Level of Service for its residents.
2. Of 5 Saltwater Ramps in inventory the D&D usage is highest.
3. Approximately 70% of use at D&D is from Cape Coral residents.
4. Improving the boat ramp and having a P3 (bait shop and possible restaurant) on property are allowable uses under Lee County Development Code.
5. Council's previous direction per Resolution 129-18 is to retain D&D as part of the Parks System for waterway access—boating and fishing.
6. Waterway Advisory Board has reviewed and concurred with the design in progress.
7. Florida Fish and Wildlife Conservation Florida Boating Improvement Program Grant awarded.
8. Cape Compass includes vision to “Expand access to marine recreation by completing the design and construction of D&D Boat Ramp Facility”.
9. Seeking general sense of direction on how to proceed due to extended delay in legal matter regarding an interlocal agreement with Lee County.



# Presentation Summary

- 1) FOR OVER 40 YEARS D&D HAS BEEN USED AS A BOAT RAMP WITH AN UNIMPROVED PARKING LOT
- 2) COUNCIL APPROVED A NEW BOAT RAMP DESIGN WITH A RESTAURANT P3 IN 2018 AT THIS SITE - ALSO, DIRECTED STAFF TO KEEP D&D BAIT AND TACKLE SHOP IN ALL FUTURE PLANS
- 3) THE CITY HAS 12 SALTWATER ACCESS BOAT LANES AT 5 RAMPS; INCLUDING D&D BOAT RAMP
- 4) THE CITY NEEDS AN ADDITIONAL 28 LANES OF SALTWATER ACCESS AT FULL BUILD OUT
- 5) LEE COUNTY MANATEE PROTECTION PLAN (MPP) LIMITS # BOAT SLIPS THROUGHOUT COUNTY
- 6) THE D&D PROPERTY IS GRANDFATHERED 105 MPP SLIPS, WITHOUT GRANDFATHERING = 17
- 7) BASED ON 2018 \$3.6 M PROPERTY APPRAISAL, COST TO REPLACE 64 SLIPS WOULD BE \$13.5 M TO BUY REPLACEMENT WATERFRONT LAND
- 8) FINDING ENOUGH PROPERTY TO PURCHASE ON WATER REPLACING 64 SLIPS IS MINIMAL WITHOUT CONDEMNATION
- 9) CITY MANAGEMENT RECOMMENDS RETAINING PROPERTY FOR DEDICATED BOAT RAMP AND PARK USE AND INCORPORATE IT INTO OUR PARKS SYSTEM

# Presentation Outline

- A. EXISTING USE
- B. PROPERTY HISTORY
- C. PROPERTY DEVELOPMENT CODE SUMMARY
- D. CAPE CORAL COMPREHENSIVE PLAN ANALYSIS
- E. EXISTING CITY BOAT RAMPS
- F. CITY BOAT RAMPS NEEDED
- G. HIGHEST AND BEST USE CONSIDERATION
- H. GRANTS
- I. PREVIOUS COUNCIL DIRECTION
- J. CURRENT POLICY DILEMMA

# A. Existing Use

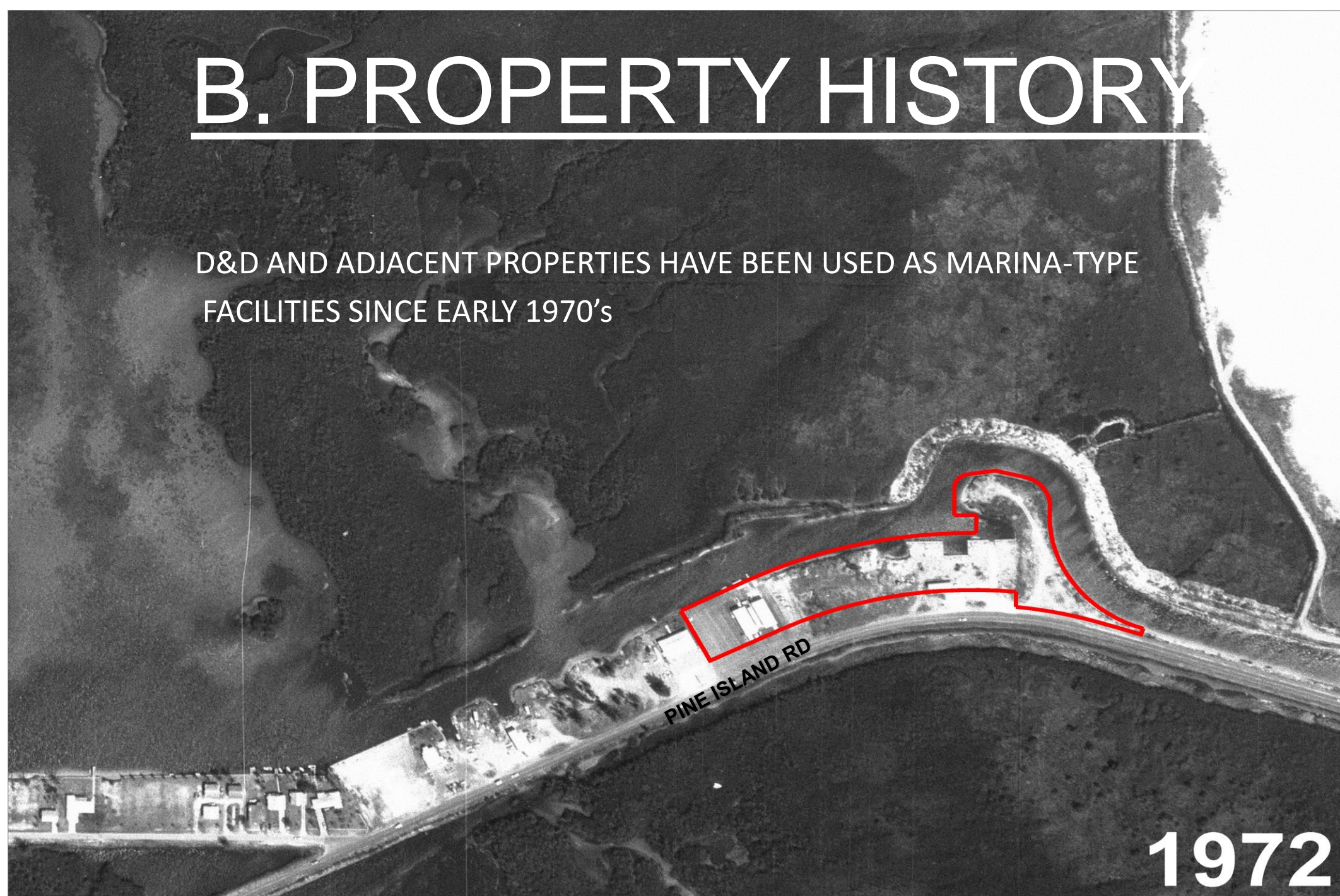
- 1) IN 2012 CITY PURCHASED MULTIPLE ADJACENT PROPERTIES ALONG PINE ISLAND ROAD FOR \$2,353,058
- 2) USE OF PROPERTIES:
  - BAIT AND TACKLE SHOP
  - BOAT RAMPS
  - FINGER PIERS
  - VEHICLE/TRAILER PARKING LOT
  - FISHING SHORE





# B. PROPERTY HISTORY

D&D AND ADJACENT PROPERTIES HAVE BEEN USED AS MARINA-TYPE FACILITIES SINCE EARLY 1970's



1972



# B. PROPERTY HISTORY



2016

## C. Property Summary

- 1) Property Size: 4.48 acres
- 2) Lee County Future Land Use: Urban Community (Mixed Use)
- 3) Lee County Density: 10 units/acre
- 4) Lee County Zoning: C-1A and C-2
- 5) Lee County Maximum Height: 35 feet
- 6) Lee County Maximum Lot Coverage: 40%

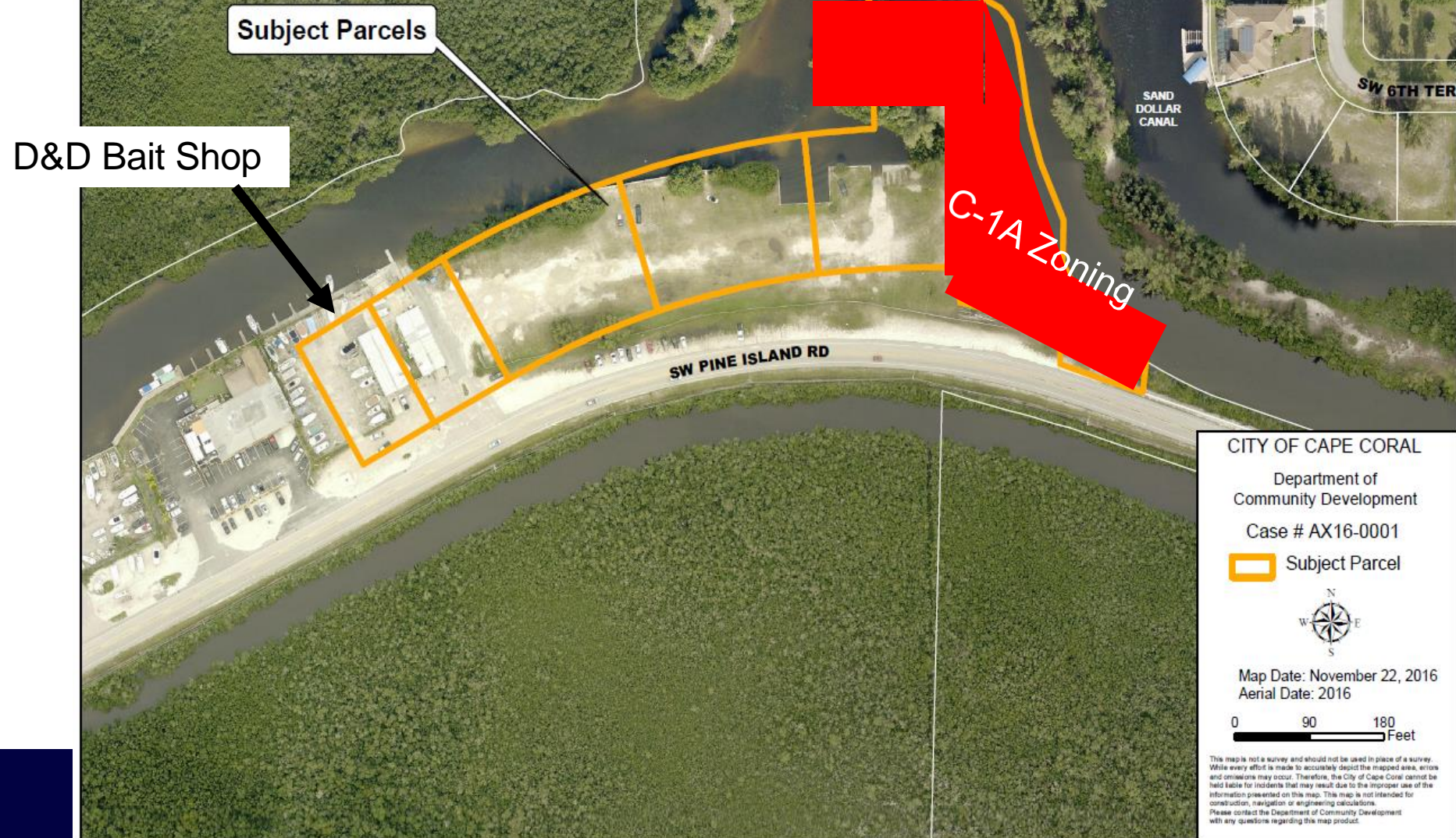


# C. PROPERTY SUMMARY





# C. PROPERTY SUMMARY



# Examples of Lee County Permitted Uses

- 1) Automotive Repair and Service (C-2 only)
- 2) Boat Ramp and Boat Rental (C-1A and C-2)
- 3) Self Service Fuel Sales (Special Exception only, C-1A and C-2)
- 4) Department Store (C-1A and C-2)
- 5) Excavation: Oil and Gas (Special Exception only, C-1A and C-2)
- 6) Hotel/Motel (C-2 only)
- 7) Manufacturing Uses (C-2 only)
- 8) Restaurants, Groups I thru III (from coffee shop to sit-down), both districts. Fast food allowed in C-2.
- 9) Supermarket (C-1A and C-2)

Residential: Single-family, Duplex, Two-family, and Multi-family permitted (C-1A and C-2)



# **D. Cape Coral: Comprehensive Plan Analysis**

- 1) Policy 1.2, Recreation and Open Space Element
- 2) Boat Ramp Lane Level of Service: 1 saltwater boat ramp lane per 10,000 residents
- 3) 2019 est. Cape Coral population (BEBR) = 185,837 = 19 saltwater boat ramps
- 4) At Buildout population of 400,000 = 40 saltwater boat ramp lanes needed
- 5) Number of Current Boat Ramp Lanes: 10 saltwater access lanes in 4 locations (12 lanes at 5 locations with D&D Property included)
- 6) Projected Deficiency @ buildout: 30 boat ramp lanes (28 with D&D Property)

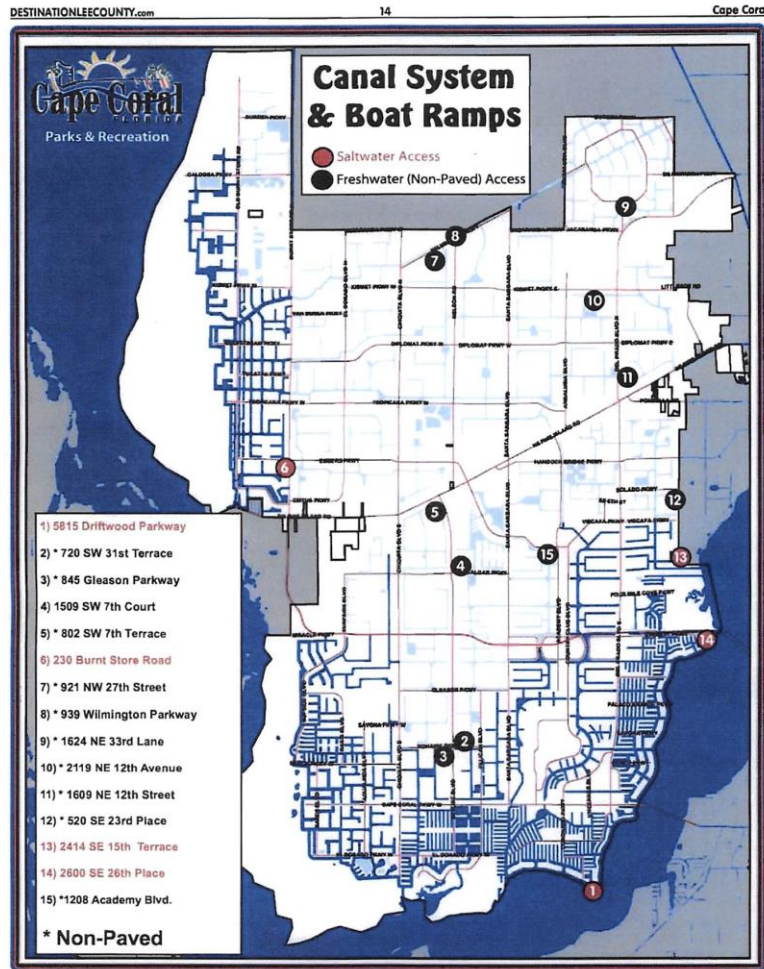
# E. EXISTING CITY BOAT RAMPS

- 1) 5 SALTWATER ACCESS RAMPS
  - 3 ON THE CALOOSAHATCHEE RIVER (ROSEN, HORTON, YACHT CLUB)
  - 1 INSIDE NW CAPE CORAL CANAL SYSTEM (BURNT STORE)
  - 1 IN MATLACHA (D&D BOAT RAMP)
- 2) 11 FRESHWATER ACCESS RAMPS
  - 6 INSIDE SE CAPE CORAL CANAL SYSTEM
  - 5 INSIDE NW CAPE CORAL CANAL SYSTEM

The City has a greater level of service in Freshwater access than Saltwater Boating access.  
The City needs more Saltwater access.



# E. EXISTING CITY BOAT RAMPS



- 1) 5 saltwater access boat ramps including D&D
- 2) 203 boat trailer parking spaces (slips)
- 3) D&D has 105 grandfathered slips
- 4) 1/3 of City's saltwater boating access is located at D&D
- 5) Greater financial value to City is in slip count.

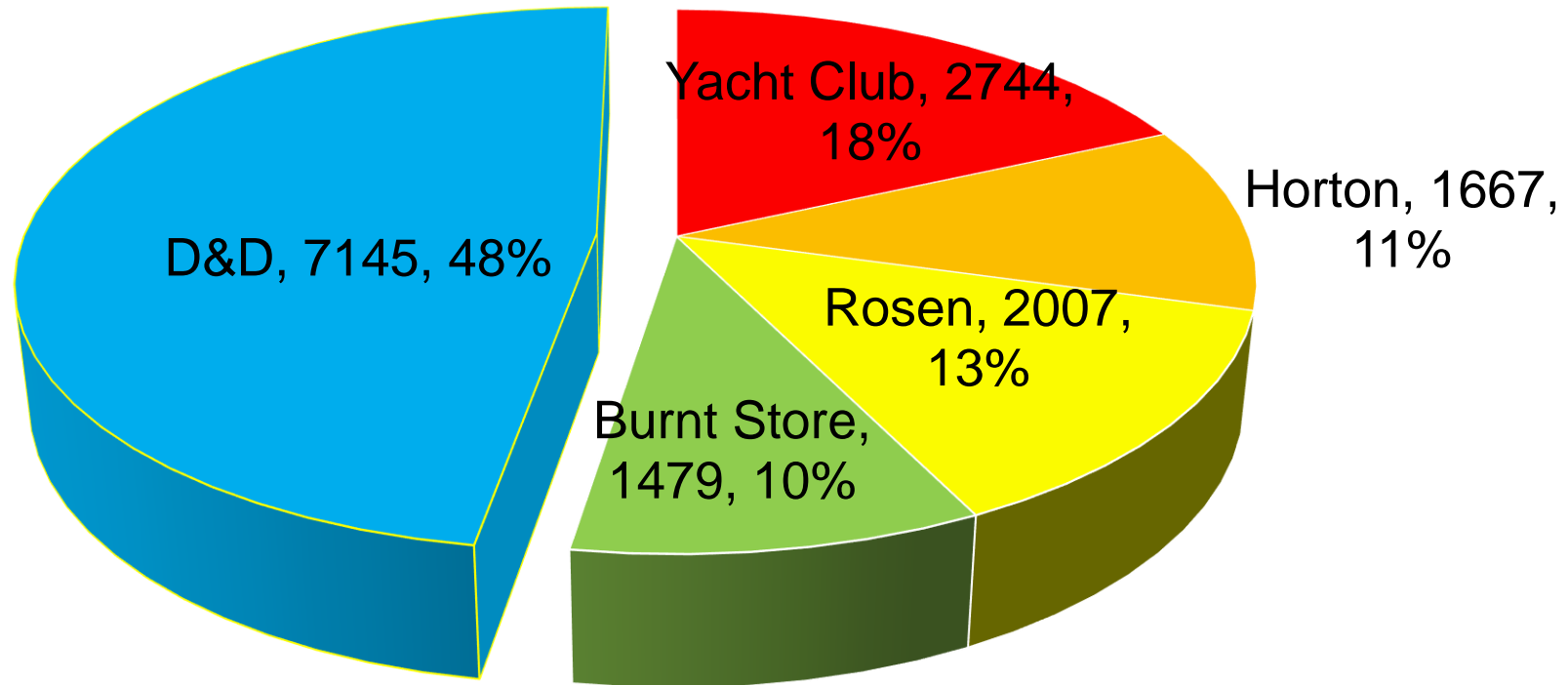
# E. Existing Boat Ramps

BOAT RAMPS IN CITY INVENTORY				
		LAUNCH LANES	VEHICLE/TRAILER PARKING SPACES	TOTAL PARKING SPACES
SE CAPE	ROSEN	4	56	119
	HORTON	2	32	
	YACHT CLUB	2	31	
NW CAPE	BURNT STORE	2	20	125
	D&D	2	105	

Manatee Protection Plan defines a slip as a dry storage slip, wet storage slip, or boat trailer parking space.

# E. EXISTING BOAT RAMPS

## Boat Launches per Site

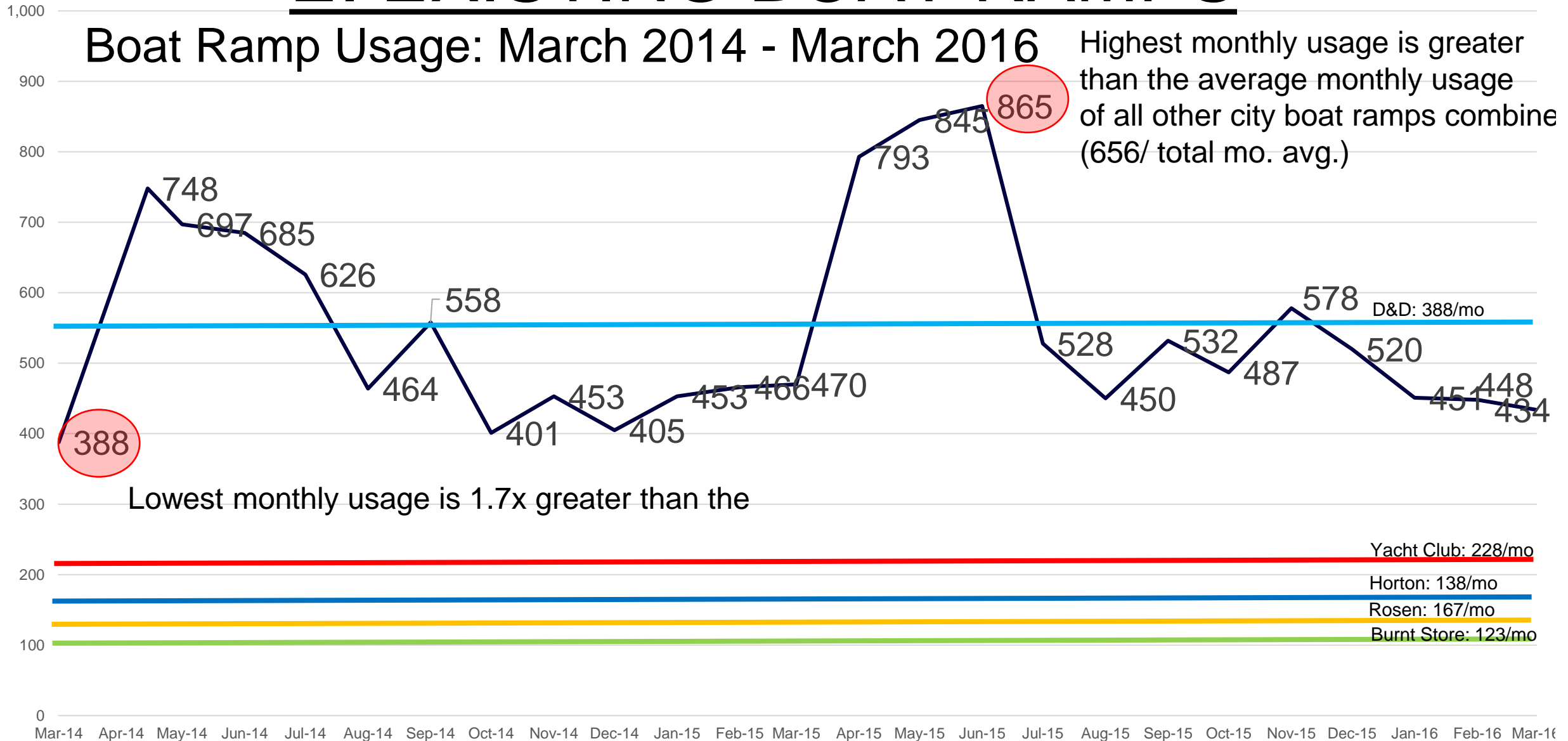


Boat Trailer Parking: February 2015 - February 2016  
Paid Parking Envelopes; DNI Annual Passes

# E. EXISTING BOAT RAMPS

Boat Ramp Usage: March 2014 - March 2016

Highest monthly usage is greater than the average monthly usage of all other city boat ramps combine (656/ total mo. avg.)



## F. City Boat Ramps Needed

- 1) In December 2016 City Council adopted the Parks Master Plan
- 2) Plan outlines future need for boat ramps
- 3) Survey of City residents lists water access as one of their top priorities
- 4) No City owned saltwater canal properties large enough to support a boat ramp facility south of Pine Island Road
- 5) Seven Islands, Tropicana Park, and Sirenia Vista Park are the only other City owned property that could support a new saltwater access boat ramp facility north of Pine Island Road

# G. Highest and Best Use Consideration

Property	Appraised Value	# Slips Grandfather	\$/Slip	# Slips MPP	\$/Slip
D&D Property	\$3.6 M	105	\$34,285	17	\$211,765

- 1) If the D&D Public Boat Ramp was sold to a private entity the City would be losing access to 105 boat slips.
- 2) To replace those same 105 boat slips the City would need to purchase enough land with linear waters edge to qualify for 105 slips under the Lee County Manatee Protection Plan.
- 3) Using the D&D appraised value of \$3.6 M, this equates to needing \$13,552,960 in waterfront land before any improvements are made to the property. ( $\$211,765 \times 105 \text{ slips} = \$22,235,325$ )
- 4) Because of the boat slip grandfathering the D&D property is approximately 6x more valuable than its appraised value from a Parks and Recreation water activation/access perspective.
- 5) Finding enough property to purchase on water to replace 105 slips is minimal without condemnation
  - a. Yacht Club has 80 and Seven Islands has 250

# H. Grants

- 1) In July 2016, the City was awarded the FWC/FBIP grant for \$67,500
- 2) Grant is for the design and permitting of proposed boat ramp and parking lot
- 3) These improvements will be for the entire property
- 4) Design and permitting for the proposed improvements funded through the FBIP grant
- 5) FBIP Grant has not been utilized to date pending approvals (Neighborhood Parks AECOM contract amendment prepared, \$303,998)
- 6) Expiration of grant is typically one year from executed date
- 7) Grant remittance received in full from FWC for design portion of project

# H. Grants Continued

- 1) City may be eligible for construction funds through future grant application process (WCIND, FBIP)
- 2) Full design and approved permits are required before submittal for future construction grants
- 3) Grants may fund 50% or more of the project
- 4) Grants will need to be paid back if property is not used as a public boat ramp



# I. PREVIOUS COUNCIL DIRECTION



## CITY OWNED PROPERTIES WITHIN UNINCORPORATED LEE COUNTY

**NOTES:**  
 - Data Source:  
 1. Lee County, FL Parcel Data (Shapefile), Downloaded: 2021/05/04  
 2. City of Cape Coral Geographic Information System (GIS) Database  
 - Projected Coordinate System: NAD 1983 State Plane Florida West FIPS 9502 Feet  
 - 2020 Aerial Imagery from Lee County, FL

DATE CREATED: 06/08/2021

CREATED BY: MPG

SCALE: AS SHOWN

EXHIBIT: A

Document Path: W:\GIS Data\PMW\Perez\Real\_Estate\DD\_Marina\_Hibiscus\_Dr\_and\_De\_Pine\_Dr\GIS\DD\_Marina\_Hibiscus\_Dr\_and\_De\_Pine\_Dr.aprx



**LEGEND**

1. SURVEY DATA COLLECTED BY CONSULTING ENGINEERS INTERNATIONAL INC. ON AUGUST 16, 2006.
2. SURVEY DATA COLLECTED USING A TOTAL STATION SURVEYING INSTRUMENT OPERATING AT 200X MAG.
3. REAL TIME DATA DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PERMANENT REFERENCE NETWORK (PRN).
4. HORIZONTAL ALIGNMENT WAS OBTAINED USING A TRIMBLE 400 GPS STATION. CORRECTIONS WERE OBTAINED FROM FDOT TRIM AND TRIMBLE NAVIGATION SYSTEMS.
5. VERTICAL COORDINATES ARE IN FEET AND BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). FLORIDA WEST ZONE (WZ02).
6. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY. THE DATA SHOWN HEREIN IS FOR INFORMATION ONLY AND CAN ONLY BE USED FOR THE PURPOSES OF THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

**SCALE: 1" = 40'-0"**

**NORTH**

**TRANSSECTS**

**PEDESTRIAN ZONE EL.+8.00**

**SANDY BEACH**

**OUT TO -6.0 FT.**

**LIVING SHORELINE SEA GRASS PLANTER, FILL TO -2.00**

**REVIEW**

**PERIMETER BULKHEAD**

**PERVIOUS PAVEMENT, W/ PERVIOUS**

**PEDESTRIAN ZONE - PROMENADE**

**37 VISITORS PARKING PERVIOUS PAVEMENT, STABILIZED GRAVEL W/ GEOWEB**

**PARKING AND PASSAGE**

**GUARDRAIL**

**DRAINAGE RETENTION AREA**

**27 TRAILER'S PARKING SPACES**

**24 TRAILER'S PARKING SPACES**

**EXIT FOR CARS ONLY**

**LOWER TERRACE OUTDOOR SEATING EL.+8.00**

**MARGINAL DOCK EL.+5.00**

**60 LF 5.00% RAMP TO DOCK**

**4,000 S.F. RESTAURANT EL.+8.00**

**5,000 RAMP PEDESTRIAN ZONE**

**TRASH COLLECTION AND LOADING ZONE**

**RESTAURANT DROP-OFF**

**PEDESTRIAN ZONE EL.+5.00**

**7 VISITORS PARKING AND ACCESS**

**2,700 S.F. BAIT SHOP ELEVATED (PILE SUPPORTED) WITH STORAGE AND BAIT TANKS ON GRADE**

**138 LF. MARGINAL STAGING DOCKS**

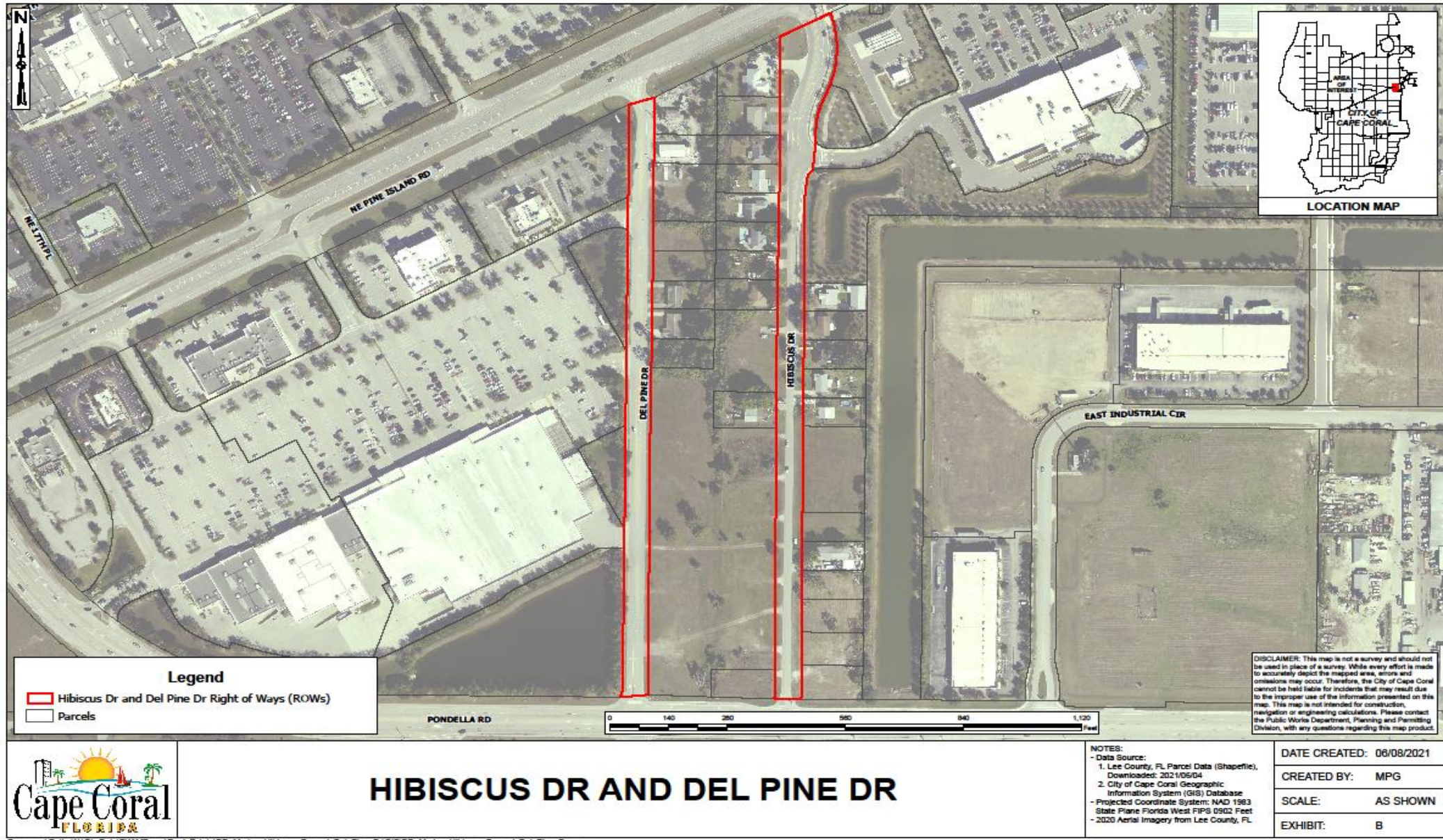
**BOAT RAMPS**

**PROPERTY LINE**

1 of 2



# I. PREVIOUS COUNCIL DIRECTION



# J. CURRENT POLICY DILEMMA

1. To obtain the number of boat slip parking spaces desired Lee County Right-of-Way is needed for public parking
2. City Staff, Lee County Staff, and our Design Engineer have developed a solution for this public purpose using Lee County Right of Way
3. City will obtain approval from LEE DOT to use the Right of Way with the assumption of two County Roads wholly within City Limits due to annexations
4. Lee County does not want to vacate the Right of Way needed
5. Both parties will enter into an Interlocal Agreement to develop the parcel and formally transfer the two roads
6. Legal form of Interlocal Agreement has held up the final construction plans, submittal of development permit and other regulatory permits.
7. June 15, 2021 Lee County was sent City ILA draft for review. County response on June 23, 2021 requested standard ILA. Project has been suspended until legal representatives resolve document form.

# Considerations

1. Continue pursuing Interlocal agreement to complete design and submit for construction permits
  - a. P3 upon design completion
  - b. Previous P3 RFP unsuccessful due to location of ancillary use
2. Repeal Resolution and surplus property
  - a. Return grant funds
  - b. Seek updated appraisal
  - c. List surplus per city code
3. Approach Lee County with possible swap for other land within the City (none identified as of this presentation)
  - a. Transfer parcels for Lee County to own and operate public boat ramp if agreeable
4. Others



**THANK YOU**  
any questions?







# Burnt Store Road Commerce Park

## Winter Retreat

### January 26, 2023



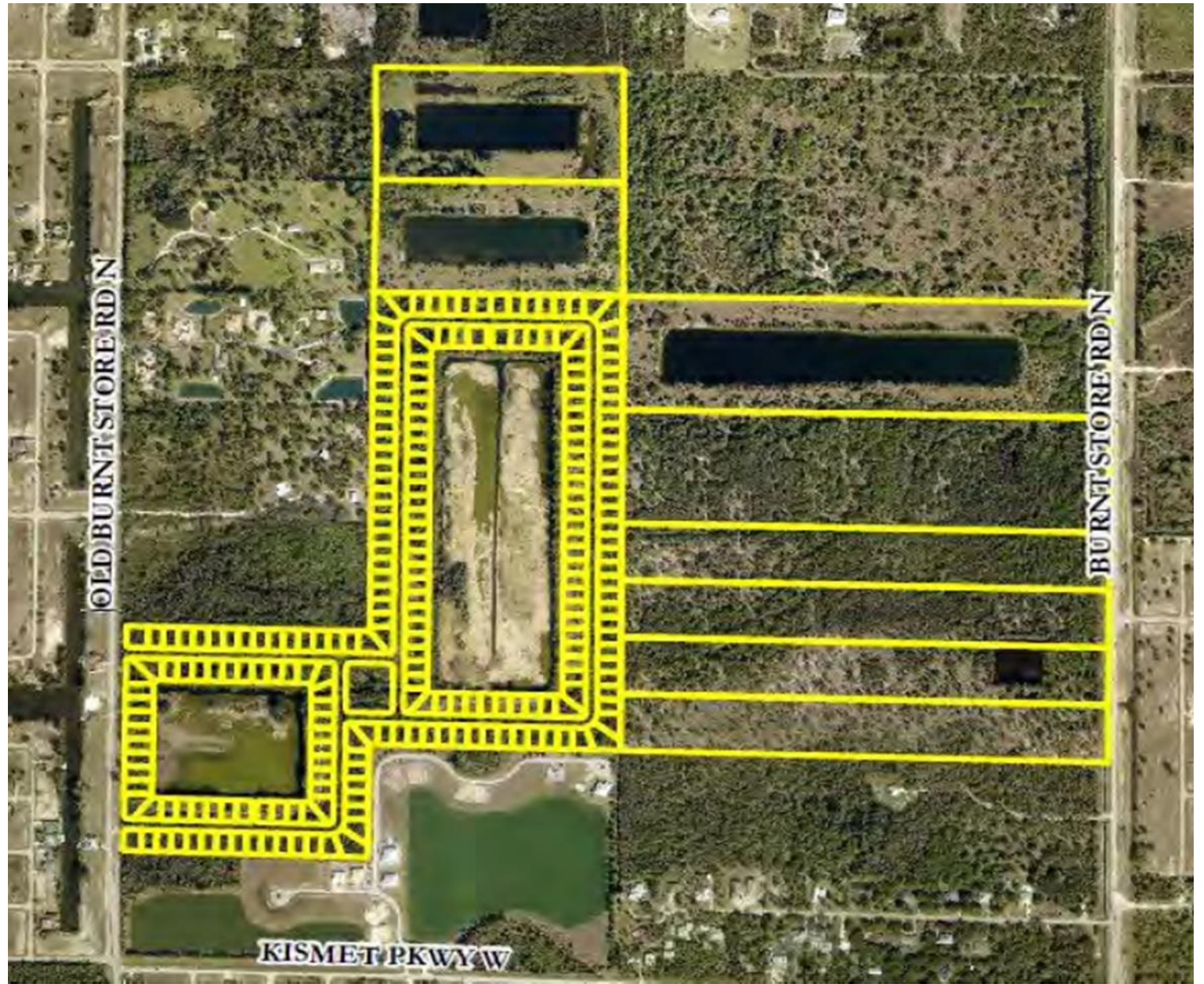


## Location

North of Kismet  
Parkway between  
Burnt Store Road and  
Old Burnt Store Road

Acquired in April 2012  
as part of the “491  
Parcel Purchase”

8 Tracts and Unit 83  
Part 1 Subdivision,  
Undeveloped



# Property Characteristics

Size – 318.48 Total Acres

136.4 acres – uplands

99.78 acres – wetlands (W. Dexter Bender & Assoc., 2014)

82.83 acres – lakes

Potential Developable Area – 236.18 acres (with wetland mitigation)

Flood Zone – AE - Elevations 7 & 8

Utilities – None; UEP North 11

Access: Burnt Store Road and Old Burnt Store Road



# Property Characteristics

## Future Land Use:

- Currently – Mixed Use
- In process – Burnt Store Road District

## Zoning:

- Currently – Agricultural
- In Process – Burnt Store Road Corridor

December 2021 appraisal \$7,975,000  
with assumed Land Use & Zoning changes

Highest & Best Use – Industrial Development



# Strengths & Challenges

## Strengths:

- Growth in overall region
- Good access to/from Interstate 75
- Undeveloped tracts
- Possible Mining permit for dredging of lakes for fill
- Size supports large scale master planned development
- No known adverse easements, restrictions, encroachments except wetlands
- Workforce size and availability

## Challenges:

- Market demand for desired use
- Future road widening not scheduled at least until 2030-2035
- Requires substantial fill for development
- Water/Sewer service unavailable
- Requires wetlands mitigation
- Distance to I-75
- Competition from sites located on I-75 or US 41
- Located in Flood Zone

# Opportunities & Options

## 1. Hold for future municipal use?

- Deficient in athletics, community parks/centers, utilities, stormwater treatment areas (BMAP goals), public safety, etc.

## 2. Hold for future disposition for private development or governmental development?

- Allow market to develop in NW upon road widening and utilities
- Possible unknown county, state, or federal needs as city grows

## 3. Declare surplus and begin disposition process?

## 4. Perform preliminary master plan concepts?

- Similar to efforts at Santa Barbara/Veterans, Academic Village, and Seven Islands for eventual Request for Proposals at this site

# If Hold for future Municipal Use or Development

No further action required

No general fund taxes

No lot mowing as these are undeveloped tracts

Fire Service Assessment Exempt as governmental property

No electric bills

No Water or Sewer bills

Army Reserve continues to train on site

Replat Unit 83 part 1, if desired

# Disposition as Surplus

Code of Ordinances Section 2-155 “Sale of Surplus Property”

- Declare as surplus property
- Obtain an appraisal
- Determine method of disposition
  - ❖ Sale to highest bid
  - ❖ Request for Proposals



# If Request for Proposals

- What are Council's goals and objectives for the site?
- What uses, activities and restrictions does Council wish to incorporate into the Request for Proposals?
- Should we obtain a market study in FY24 to test the feasibility of proposed uses, market absorption, physical and financial feasibility, and timelines?
- What about water, sewer and irrigation infrastructure?
- What role, if any, should City play in assisting the development process – i.e., Incentives?

# Discussion/Comments/ Questions



**THANK YOU**  
any questions?







City Council Winter Retreat  
Mid-Cape Village  
January 26, 2023





# Concept

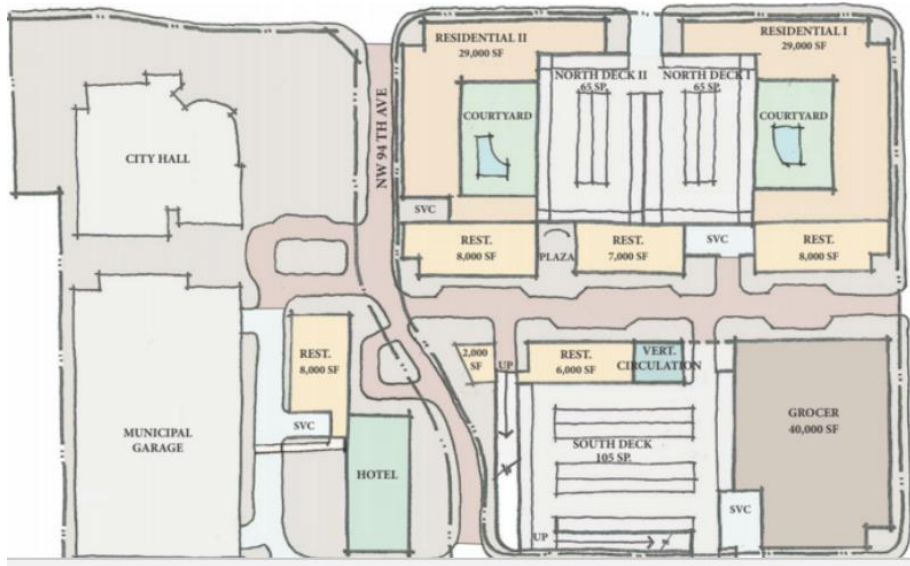
- Planning exercise for the creation of dynamic, modern, mixed-use city center
- Key strategies could include multi-modal connectivity, green infrastructure, civic gathering space(s), and pedestrian scale development



City Springs @ Sandy Springs, GA



# Inspiration



## Coral Springs Citi Center

- 39,000 Square Feet of Restaurants
- 40,000 Square Feet of Retail
- Grocery
- Apartments
- Parking Deck



## City of Largo City Hall/Horizon West Bay

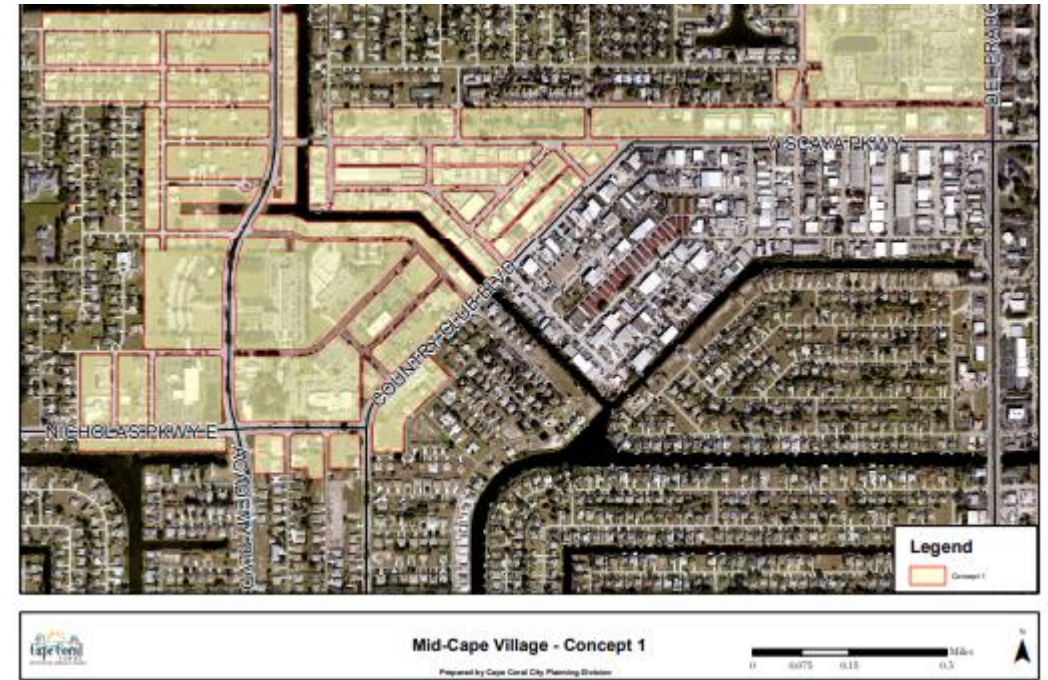
- 18,000 square feet of ground-floor commercial space
- Public Plaza
- Five-story parking garage with more than 300 spaces

# Current Conditions/Opportunities

- Central geographic location;
- Wide variety of uses throughout the district: civic, healthcare, industrial, residential, commercial, professional and cultural;
- Access to transit;
- Opportunity for Cultural Park Blvd to serve as a gateway to the district;
- Great opportunity in the City for City-initiated parks, public space, and building improvements due to City's substantial land ownership;
- Great opportunity in the City for creation of new businesses which prefer to cluster near professional job centers/employers;
- Opportunity to enhance the aesthetics of the City's governmental core through branding, wayfinding, landscaping, and design;
- Opportunities for redevelopment and infill;
- Opportunities to identify alternative funding mechanisms for improvements in the district.



# Initial Concept Boundaries\*



\*For Discussion Purposes Only



# Moving Forward

- Define the area
- Define scope, timeline, key partners, and parameters of project
- Solicit and engage Planning/Architectural Firm for the visioning and master planning of the area



Sandy Springs at City Springs - GA

Thank you!

Questions and Discussion

