



1015 Cultural Park Blvd.
Cape Coral, FL

AGENDA FOR THE REGULAR MEETING OF THE CAPE CORAL YOUTH COUNCIL

July 14, 2017

2:45 PM

Council Chambers

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. CHAIR SLAFER

2. PLEDGE OF ALLEGIANCE

A. CHAIR SLAFER

3. ROLL CALL

A. MEMBERS BAXTER, BERNAU, BEVAN, CERRETANI,
DUNKLE, HARE, MOLFINO, REID, SAUNDERS, SHAWVER,
SLAFER, TROCHE, WILSON

4. CHANGES TO AGENDA/ADOPTION OF AGENDA

5. APPROVAL OF MINUTES

A. Regular Meeting - June 30, 2017

6. ADVISOR PRESENTATION (30 MINUTES MAXIMUM)

7. CITIZENS INPUT TIME

Input of citizens on matters concerning City Government; 3 minutes per individual.

8. RECOMMENDATIONS TO COUNCIL

9. BUSINESS

- A. Career Guidance Update
- B. Budget Discussion - Continuation from 6/30/2017
- C. Social Media Communication Liaison Volunteer Job Description
- D. Golf Course Topic

10. NEXT MEETING AGENDA TOPICS

11. REPORTS

12. REPORTS OF THE COUNCIL LIAISON AND ADVISORS

13. TIME AND PLACE OF FUTURE MEETINGS

- A. A meeting of the Cape Coral Youth Council is Scheduled for Friday, July 28, 2017 at 2:45 p.m. in Council Chambers

14. 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 the Youth Council under Citizens Input 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 11:00 AM the day of the meeting. Members of the audience who address the Youth Council shall step up to the speaker's lectern and give his or her full name, address, and whom he or she represents. Proper decorum shall be maintained at all times. Any audience member who is boisterous or disruptive in any manner to the conduct of this meeting shall be asked to leave or be escorted from the meeting room.

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 online on the City website (capecoral.net) after 4:00 PM on the Wednesday prior to the Youth Council Meeting.

Item Number:	5.A.
Meeting Date:	7/14/2017
Item Type:	APPROVAL OF MINUTES

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Regular Meeting - June 30, 2017

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. 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?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Regular Meeting - June 30, 2017	Backup Material

**MINUTES FOR THE MEETING
OF THE CAPE CORAL YOUTH COUNCIL**

Friday, June 30, 2017

Chair Slafer called the meeting to order at 2:45 p.m.

Pledge of Allegiance

Roll Call: Chair Slafer, Members Baxter, Bernau, Hare, Molfino, Saunders, Shawver, and Troche were present. Members Cerretani, Reid and Wilson were excused. Members Bevan and Dunkle were absent.

Also in attendance: Council Liaison Williams
Advisor Mazurkiewicz
Staff Advisor Cagle
Council Assistant Pack

APPROVAL OF AGENDA/AMENDED AGENDA

Member Baxter moved, seconded by Member Troche to adopt the agenda, as presented.

Council polled as follows: Hare, Molfino, Saunders, Shawver, Slafer, Troche, Baxter, and Bernau voted "aye." Eight "ayes." Motion carried 8-0.

APPROVAL OF MINUTES

Member Baxter moved, seconded by Member Saunders to approve the Regular Meeting Minutes from June 16, 2017, as presented.

Voice poll, all ayes, motion carried.

ADVISOR PRESENTATIONS

Council Liaison Williams discussed the details in a handout provided regarding the Florida League of Cities Youth Council program on Saturday, August 19, 2017. He mentioned that Advisor Mazurkiewicz has agreed to attend, and he would join the group in between existing appointments. Mr. Williams requested that members email Gianna Pack to confirm attendance in the next few weeks. He reviewed the efforts to obtain a sponsor to purchase shirts to wear to the event to represent the City as a team.

Council Liaison Williams also brought up the topic of a Citizen's Academy for students. He explained the typical schedule of the Academy, and stated he was working to put together an abbreviated version for students for this summer.

CITIZENS INPUT TIME

No speakers.

BUSINESS

Budget Discussion

Advisor Mazurkiewicz discussed the costs associated with the trip to Orlando as a potential item and another budget item for Capital for projects as they are presented throughout the year. He reviewed that this would be an initial budget, and items should be conservative. He described potential placeholders.

Discussion held regarding preparing a proposal and organizing a team.

Member Baxter agreed to take the lead on this effort to put together the budget document.

Chair Slafer inquired about keeping the meetings in the Sunshine.

Advisor Mazurkiewicz responded that any subcommittee meetings would need to be in the Sunshine. These meetings would require proper notice, and the public would be welcome to attend.

Member Saunders, Chair Slafer, and Member Baxter agreed to all work on this subcommittee.

Discussion held regarding the meeting to be organized with the Assistant City Clerk.

Member Troche moved, seconded by Member Shawver to appoint Member Saunders, Chair Slafer, and Member Baxter to a subcommittee regarding the Budget.

Council polled as follows: Hare, Molfino, Saunders, Shawver, Slafer, Troche, Baxter, and Bernau voted "aye." Eight "ayes." Motion carried 8-0.

Member Saunders inquired about guidelines to follow.

Advisor Mazurkiewicz suggested starting with the raw numbers to be structured, to be in line with what the City does. He recommended establishing what the Youth Council wants to do and develop a list to include areas that you want to spend money.

Career Guidance Update

Chair Slafer mentioned the purpose of this item was to make the City of Cape Coral attractive to Millennials. He agreed to approach this as a multifaceted, shadow program for Seniors. He reviewed a program at Cape High School called OJT where students

receive credit for hours worked outside of school. He would like to collaborate with the City for there to be an internship or job shadow. He would like the Youth Council to push the internship programs within the City of Cape Coral.

Discussion held in reference to OJT credits, receiving hours put in at place of work in the City, and approaching Lee County for credits.

Advisor Cagle reviewed the Job Shadowing topic. He has submitted a memorandum from Parks and Recreation which is a formal request to expand the shadow program be expanded to the entire City. Next, he reviewed the partnerships with Lee County that have already been in play, and he offered to work with the County. He will have more information in the future about this topic.

Member Saunders inquired about the variety of the jobs.

Chair Slafer responded that it was about awareness, student involvement, students who are continuing after graduation with College, and insurance concerns.

Advisor Cagle stated that is part of the ongoing discussions, and can be approached with Human Resources. Currently, we have internships and volunteers that are covered. He will inquire about this topic with Human Resources and Risk Management to report back.

Chair Slafer stated that this is an ongoing discussion to be held over the next few meetings; this will be advanced to our next meeting agenda topics later on.

Youth Council Social Media Communications Liaison Volunteer Guidelines discussion

Chair Slafer stated this was a continuation from the June 16th meeting. He was looking for a motion to suspend the rules so that the Social Media Liaison could participate in this conversation.

Advisor Mazurkiewicz stated there was no need to suspend the rules since the Youth Council has already voted to give the Social Media Liaison authority.

Liaison DeLong approached the podium and joined the discussion item.

Chair Slafer would like the concept, role, and title to be changed. He was in favor of changing the title of the position to Communications Director so that he would be able to work with the media.

Discussion held in reference to being in charge of responding to any emails that are directed to the Youth Council.

Discussion held regarding the Social Media Liaison not being subject to Sunshine laws.

Discussion held concerning rules being written up and set up permanently.

Discussion held regarding putting together a proposal of the position to be approved.

Mr. DeLong agreed with having input in creating the guidelines of the position and asked that the Council contribute since they came up with the original idea.

Chair Slafer asked if Mr. DeLong has made any progress since being appointed.

Mr. DeLong stated he has contacted the City and filled out a few forms; he has not yet done his security training. He added he did not have access to the social media accounts yet.

Council Liaison Williams questioned whether the title change would be appropriate. The main purpose of this position is to establish and maintain a communication link between the Council and the youth in the City. There is City oversight; he will work with PIO Barron.

Chair Slafer inquired if the position should be included in our Ordinance.

Advisor Mazurkiewicz advised caution as to the way you place it in the Ordinance. He noted using language such as "may" so that you are not required to do so. The Attorney will need to incorporate the need for the volunteer position.

Chair Slafer noted there was no expiration date for the the Social Media Liaison. He suggested the current one should stay in place to alleviate a gap.

Council Liaison Williams did not recommend adding it to the Ordinance. You may be burdening a future group.

Member Saunders inquired if we should distinguish a time limit, every year or until term expiration.

Discussion held regarding Mr. DeLong being an upcoming Junior and will have one year's experience as liaison and no need to retrain someone every year.

Discussion held concerning the pros and cons about adding it to the Ordinance and freedom as a Council to make choices in the future.

Member Baxter stated the Social Media Liaison should draft a job description and bring it to the next meeting or the meeting after that and discuss whether not it meets all the guidelines. She was not in favor of including it in the Ordinance.

Chair Slafer agreed that Mr. DeLong should be given the task to create his own job

description which can be included in the next meeting backup for review.

Discussion held about adding a notice to resign to be included in the Social Media position.

Advisor Mazurkiewicz suggested that the Communications Liaison meets with Connie Barron prior to drafting his duties.

Assistant City Clerk Bruns mentioned that meeting backup is needed the Wednesday before the next meeting and may not give Mr. DeLong enough time to meet with Ms. Barron who will be returning from vacation soon.

Chair Slafer stated to put this on the agenda for the next meeting.

Assistant City Clerk Bruns suggested placing the presentation on a flash drive for adjustments to be made at the meeting.

Changes to the Youth Council Ordinances

Chair Slafer stated there was discussion at previous meetings regarding changes to the Youth Council Ordinance.

Council Liaison Williams stated the meeting before last there was discussion about some changes to be considered. **One of them was to have monthly meetings instead of the present schedule. Another concern was removing the oath.** He noted the process was for the Youth Council to decide and instruct the Council Liaison to bring it forward to the City Council for discussion and a vote. He suggested that someone be nominated to attend that meeting (sometime after the July 24th meeting) to assist him in the presentation. After Council approves the changes, the City Attorney will be directed to revise the Ordinance which will come back to City Council for another vote.

Member Baxter moved, seconded by Member Saunders to direct Council Liaison Williams to bring forth the changes to City Council.

Council polled as follows: Hare, Molfino, Saunders, Shawver, Slafer, Troche, Baxter, and Bernau voted "aye." Eight "ayes." Motion carried 8-0.

Council Liaison Williams stated they have seen presentations from the Save our Recreation on the old golf course. He stated the developer declined his invitation to come and speak. He suggested this could be a Recommendation to Council if the Youth Council, as a group, come up with a position on the golf course. Next, appoint someone to bring it forward to Council. Come up as an interested party, as the advisory board, and state your position. It can be added to the next agenda. What does the youth of the City think about that project and where do we go from here?

Chair Slafer stated he looked favorably upon once we move to Item 10 that someone makes a motion for that next meeting agenda item so that we have time to review all the materials.

Council Liaison Williams strongly suggested that they go online and watch the Planning and Zoning meeting held the first week of June.

Assistant City Clerk Bruns stated she will send the Council the link to that June 7th meeting which would include meeting backup, agenda, and the video.

NEXT MEETING AGENDA TOPICS

Member Baxter moved, seconded by Member Troche to add the golf course topic to the next meeting agenda dated 7/14/17.

Council polled as follows: Hare, Molfino, Saunders, Shawver, Slafer, Troche, Baxter, and Bernau voted "aye." Eight "ayes." Motion carried 8-0.

Chair Slafer requested that the Career Guidance update be added to the next meeting agenda topics.

Member Bernau moved, seconded by Member Hare to add the Career Guidance Update to the next meeting agenda dated 7/14/17.

Council polled as follows: Hare, Molfino, Saunders, Shawver, Slafer, Troche, Baxter, and Bernau voted "aye." Eight "ayes." Motion carried 8-0.

Discussion held regarding the budget discussion item.

Assistant City Clerk Bruns stated it would be helpful if the three members of the subcommittee contact her with their availability for the next week so that she can determine date and location of the meeting.

Council Liaison Williams stated he be included in the meeting invite as well as Advisor Mazurkiewicz and Staff Advisor Cagle to attend and assist during the meeting.

REPORTS

<u>Member Dunkle:</u>	Topic: ABSENT
<u>Member Hare:</u>	Topic: No report
<u>Member Molfino:</u>	Topic: No report
<u>Member Reid:</u>	Topic: EXCUSED
<u>Member Saunders:</u>	Topic: No report
<u>Member Shawver:</u>	Topic: No report
<u>Member Troche:</u>	Topic: No report

<u>Member Wilson:</u>	Topic: EXCUSED
<u>Member Baxter:</u>	Topic: No report
<u>Member Bernau:</u>	Topic: No report
<u>Member Bevan:</u>	Topic: ABSENT
<u>Member Cerretani:</u>	Topic: EXCUSED
<u>Chair Slafer:</u>	Topic: No report

RECOMMENDATIONS TO COUNCIL

None.

REPORTS OF COUNCIL LIAISON AND ADVISORS

Council Liaison Williams reminded the Council to contact himself, Gianna Pack, or Kimberly Bruns about attending the Youth Council Day Program with the Florida League of Cities. He reviewed that shirt specifics such as preference, sizes, and colors can be discussed at a future meeting. He recommended that the group consider making a recommendation on the Golf Course topic, and referenced the previous Planning & Zoning Commission meeting where a recommendation was made from the Planning Commission.

Advisor Mazurkiewicz recommended completing a site visit to the Golf Course property but emphasized no trespassing.

Advisor Cagle will work on job shadowing topic and report back.

TIME AND PLACE OF FUTURE MEETINGS

A regular meeting of the Cape Coral Youth Council was scheduled for Friday, July 14, 2017, at 2:45 p.m. in Council Chambers.

MOTION TO ADJOURN

There being no further business, the meeting adjourned at 3:35 p.m.

Submitted by,

Kimberly Bruns
Assistant City Clerk

Item Number: 9.B.
Meeting Date: 7/14/2017
Item Type: BUSINESS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Budget Discussion - Continuation from 6/30/2017

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. 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?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

A subcommittee of the Cape Coral Youth Council met on Monday, July 10, 2017 to discuss the creation of a FY2018 Budget. Included as back up to the item is the proposed budget for consideration.

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
□ Proposed Budget FY 2018	Backup Material

Account Number	Type	Category	Fund Group	Fund	Dept	Div	BU	OBJ	SUB	Account Description	FY 2018 Department Request	FY 2018 Comments: What is being budgeted in FY 2018?
	Expense	2 Ope	General	Gen	City Co	City C	111001	634119		Employee Health Clinic Charges	-	
111001.634120	Expense	2 Ope	General	Gen	City Co	City C	111001	634120		Outside Services	7,000	1 focus group or 2 smaller-scale groups
111001.640101	Expense	2 Ope	General	Gen	City Co	City C	111001	640101		Food And Mileage (City)	200	
111001.640105	Expense	2 Ope	General	Gen	City Co	City C	111001	640105		Travel Costs	2,500	1700 per diem, 800 transportation
111001.641101	Expense	2 Ope	General	Gen	City Co	City C	111001	641101		Communication Service	-	
111001.641102	Expense	2 Ope	General	Gen	City Co	City C	111001	641102		Telephone Service	-	
111001.641104	Expense	2 Ope	General	Gen	City Co	City C	111001	641104		Postage & Shipping	-	
111001.643202	Expense	2 Ope	General	Gen	City Co	City C	111001	643202		Electric	-	
111001.643203	Expense	2 Ope	General	Gen	City Co	City C	111001	643203		Water & Sewer	-	
111001.644103	Expense	2 Ope	General	Gen	City Co	City C	111001	644103		Copy & Fax Machine Rent/Lease	-	
111001.646102	Expense	2 Ope	General	Gen	City Co	City C	111001	646102		Equip Repair/Maintenance	-	
111001.646109	Expense	2 Ope	General	Gen	City Co	City C	111001	646109		Facilities Charges	-	
111001.646109.	Expense	2 Ope	General	Gen	City Co	City C	111001	646109	OVERHEAD	Facilities Charges Overhead	-	
111001.647101	Expense	2 Ope	General	Gen	City Co	City C	111001	647101		Printing	75	
111001.648102	Expense	2 Ope	General	Gen	City Co	City C	111001	648102		Public Relations	2,000	additional research needed, job fair
111001.649103	Expense	2 Ope	General	Gen	City Co	City C	111001	649103		Various Fees	-	
111001.652101	Expense	2 Ope	General	Gen	City Co	City C	111001	652101		Office Supplies	-	
111001.652113	Expense	2 Ope	General	Gen	City Co	City C	111001	652113		Uniforms	700	T-shirts
111001.652116	Expense	2 Ope	General	Gen	City Co	City C	111001	652116		Small Equipment	-	
111001.652121	Expense	2 Ope	General	Gen	City Co	City C	111001	652121		Computer Equip/Accessory	-	
111001.652122	Expense	2 Ope	General	Gen	City Co	City C	111001	652122		Computer Software/License	-	
111001.652199	Expense	2 Ope	General	Gen	City Co	City C	111001	652199		Other Operating Mat & Supplies	-	
111001.654101	Expense	2 Ope	General	Gen	City Co	City C	111001	654101		Books Pubs Subscrpt & Membrshp	-	
111001.655101	Expense	2 Ope	General	Gen	City Co	City C	111001	655101		Training & Seminars	2,250	2 conferences, 15 attendants
										Capital Contributions and sub-projects	5000	more research needed
										Total	19,725	
										Revenue		
										Sponsorships	1000	
										Grants	700	
										Fees	0	
										Total	1700	

Item Number:	9.C.
Meeting Date:	7/14/2017
Item Type:	BUSINESS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Social Media Communication Liaison Volunteer Job Description

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. 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?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Draft job description - volunteer position	Backup Material

DRAFT Cape Coral Youth Council Communications Director Responsibilities and Duties DRAFT

- 1) The title of the position discussed in this document is to be known as the City of Cape Coral Youth Council Communications Director.
- 2) The purpose of this position is to act a spokesperson on behalf of the youth council body.
 - a) The Communications director can perform his/her duty through
 - i) Social media, connecting to the students and parents of Cape Coral through social media platforms including but not limited to: Instagram, Facebook, Twitter, and Snapchat.
 - ii) Newspapers and television outlets, advertising the youth council broadly through the use of mass media.
 - iii) Communicating with school officials to advertise the youth Council through the use of school media,
 - iv) Maintaining an email on behalf of the youth council, to better be able to communicate with the public,
 - v) And other means necessary and available.
- 3) The Communications Director shall be responsible for:
 - a) communicating in a mature and appropriate manner, as he/she is a representative of the city and the youth council,
 - b) Collaborating with the youth council members to be informed about the youth council actions when communicating with the public,
 - c) Discussing input from citizens at youth council meetings,
 - d) Not contradicting the councils message at any point in time,
 - e) And other actions appropriate with the purpose of this position.
- 4) There shall be a mandatory, minimum of two weeks' notice from a communications director until the communications director can officially end his/her tenure.
- 5) The position discussed should be elected by the council.
 - a) Elections for this position should occur yearly,
 - b) The council may vote to maintain the current holder of the position rather than holding a new election.

Item Number:	9.D.
Meeting Date:	7/14/2017
Item Type:	BUSINESS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Golf Course Topic

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?

2. 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?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

At the 6/30/2017 Youth Council meeting, an assignment was given to the Youth Council to review the case presented at the P&Z meeting dated 6/7. The following link is from the City Clerk's agendas and videos page. Please select the Planning & Zoning Meeting dated June 7, 2017 to view Ordinance 26-17 (LU 16-0013). Please select the following link to see the agenda, the meeting video and the back-up:

http://www.capecoral.net/departments/clerk/agendas_and_videos.php#.WVa6vIQrK70

LEGAL REVIEW:

Please note at the request of Chair Slafer, I have included a copy of a powerpoint presentation from Carolyn Conant.

Additional presentation was received by the City Clerk's Department on 7/13 from Wayne Everett. Documentation was emailed to Youth Council and added to the back up materials in the agenda packet.

EXHIBITS:

PREPARED BY:

Division- Department-

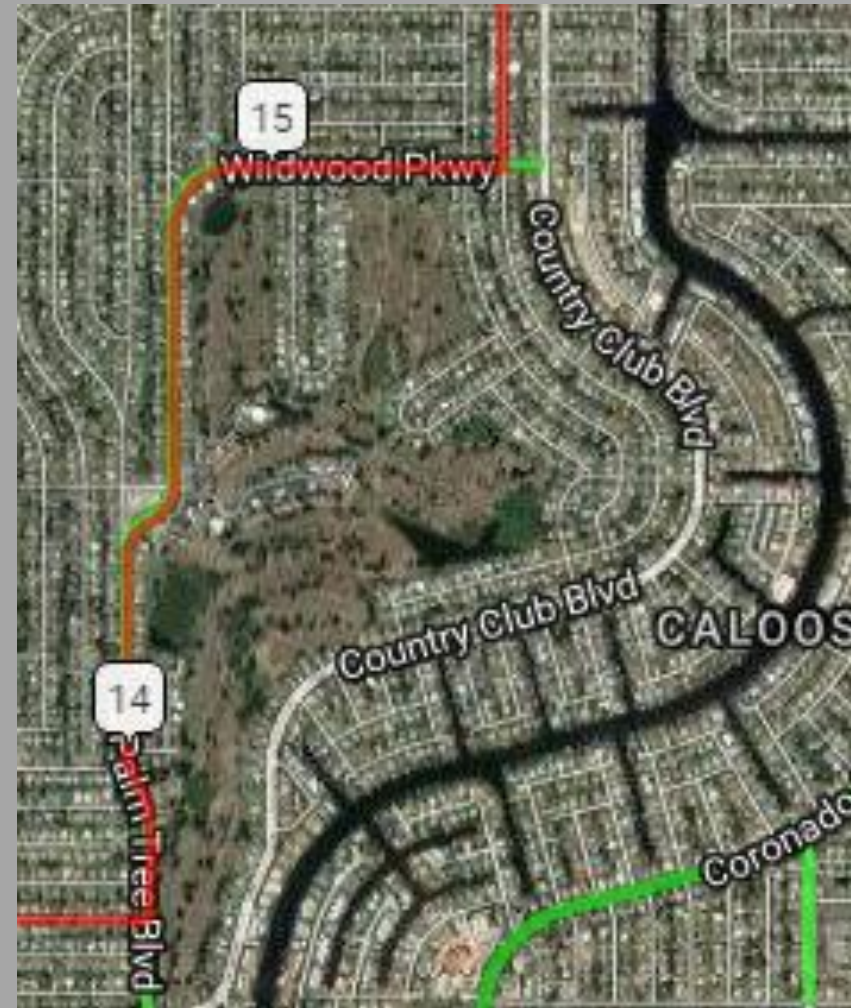
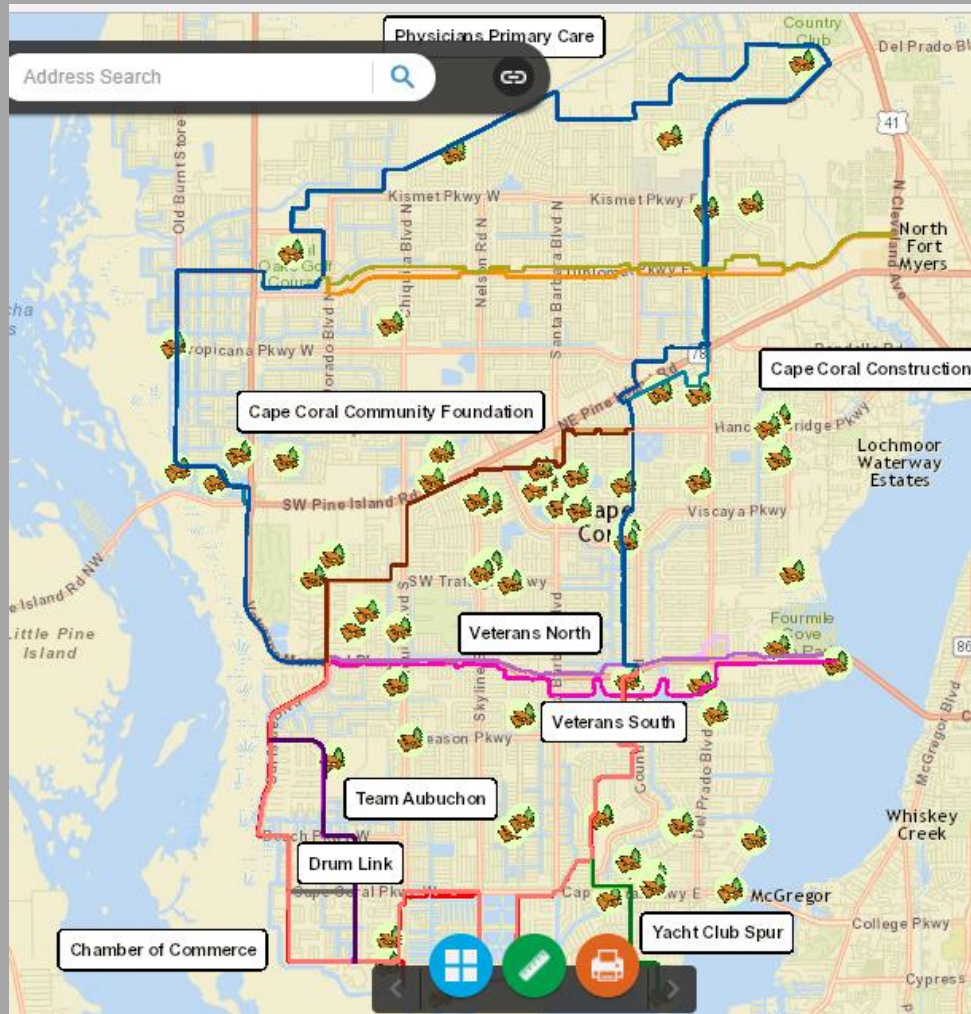
SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
▣ Power Point Presentation provided by Carolyn Conant	Backup Material
▣ Presentation provided by Wayne Everett	Backup Material

Old Golf Club & Bike Trails

Cape Coral 90 miles of interconnected bike routes



Options for Old Golf Club



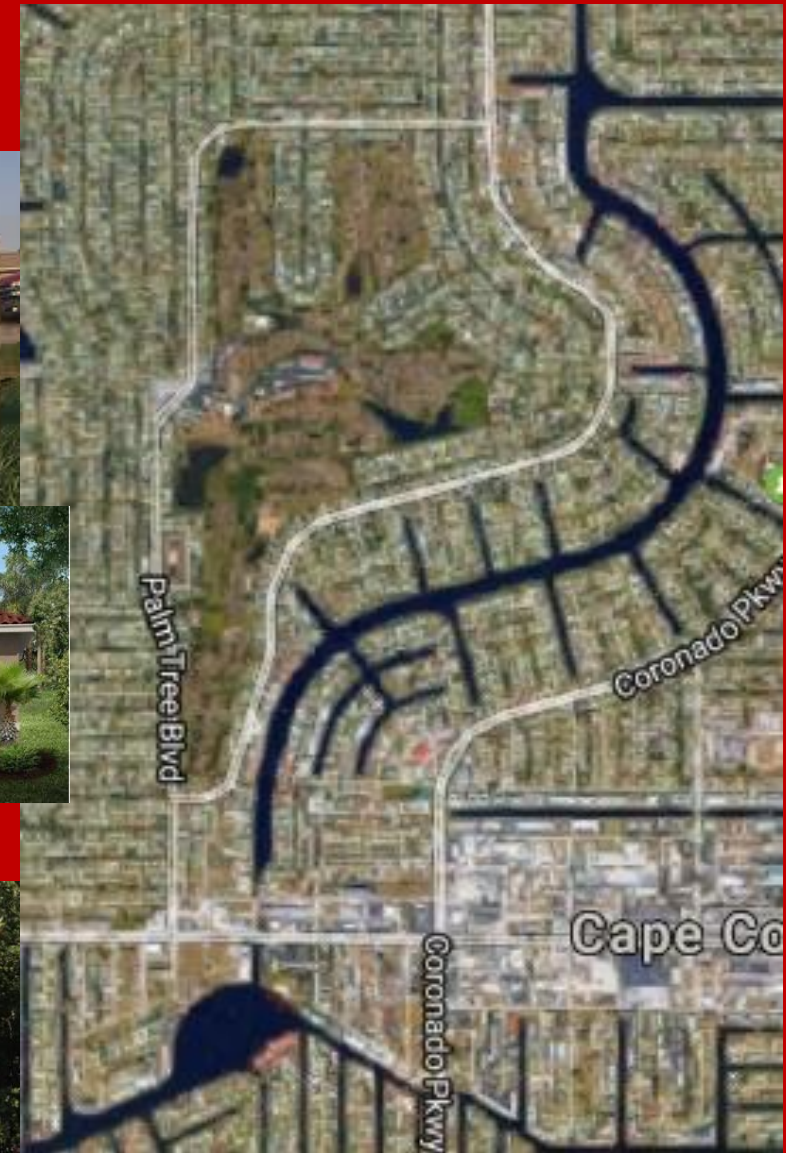
- **Grant single family residential land use change** so D. R Horton can build +/-500 single family homes in a city with too many pre-platted small parcels.
- **Options for City to hold firm on land use designation:**
 - **Create a Park with biking & walking trails:** Seek land preservation for public use using land grants, land trusts, grants, public/private partnerships to finance venture.
 - **Create a River Walk/Economic & Cultural Destination:** Seek public/private partnerships to create a River Walk type destination that combines the old Golf Club with the canal and Bimini Basin development project

History of old Golf Club

- the owner of the old golf course tried to change the future land use to mixed-use to allow for a convention center and other uses.
- The City denied the request and the owner sued the City for “inverse condemnation”.
- The City won the case, after a lengthy litigation, but the fact that the city denied the request for mixed-use land use didn’t mean that the City won’t allow development of the land.
- Then the owners tried to sell it to the City, but the asking price was substantially above the appraised value.
- In light of the City not moving forward in buying the property, the owner secured another potential buyer (D.R. Horton) and they have filed for a future land use change to single family residential.

Pros & Cons of Single Family, Residential:

- Pros: Over +/-500 single family homes generating an immediate tax increase per year, however the cost of services could outweigh the tax benefits depending on value of homes.
- Pro: Avoid litigation by land owner for not amending future land use, but risk litigation from citizens who have relied on the land use designation.
- Con: City is pre-platted with too many small parcels and not enough large parcels to develop business, entertainment and tourist destinations.
- Con: Can City afford to remain as a single family, suburban tax base rather than develop property as a Destination?



Pros & Cons of Park with bike & walking trails:

- **Pro:** Increase value of existing homes by \$3000 to \$5000
- **Pro:** Greater return on investment over time
- **Pro:** Attracts millennials and Gen X populations—larger populations
- **Pro:** Link up Bimini Basin development along canal with old Golf Club to create a true economic engine
- **Con:** Requires more time to develop.



Annual Economic Impact of Parks with bike & walking trails:

- **Increase property value** of properties near biking and walking trails
- Property values in Dallas Uptown since 2006, **climbed nearly 80%.**
- **Tourists draw**
- In Dallas, restaurants and bars claimed a **three fold increase in business** on Katy Trail's.
- In Atlanta, homes near the trail sell within 24 hours and people are willing to pay **up to \$5,000 extra** for a home.
- In North Carolina, property values increased **\$5,000 or more**
- **Millennials and Gen X** are each larger populations than the Baby Boomer population. <http://www.pewresearch.org/fact-tank/2016/04/25/millennials-overtake-baby-boomers/> .
- A federal Tiger grant and other grants can be utilized to build parks
- A relatively small investment in trails like Indy's Cultural Trail or the Beltline or Katy Trail in Atlanta and Dallas are **smart economic bets** that also attract the much larger population of millennials.



[Transportation For America](#)

**A Nature Habitat
within the City's
Downtown Area**



Variety of Parks with Trails



KATY Trail (Former Kansas, Arkansas & Texas RR)



The High Line — 1.45 mile trail utilizing the disused West Side Line elevated railroad trestle in New York City .



New York City bike trails



PEACE BRIDGE Canada

Pros & Cons of Riverwalk/Economic & Cultural Destination

Pro: Economic engine --restaurants, shops, entertainment venues, businesses, museums, historical sites and recreation areas.

Pro: Increase jobs

Pro: Increase tourism

Pro: Increased economic impact

Pro: Increased tax base

Pro: Bimini Basin Manager

Con: will take time to develop and need partnerships to actualize.



San Antonio Riverwalk



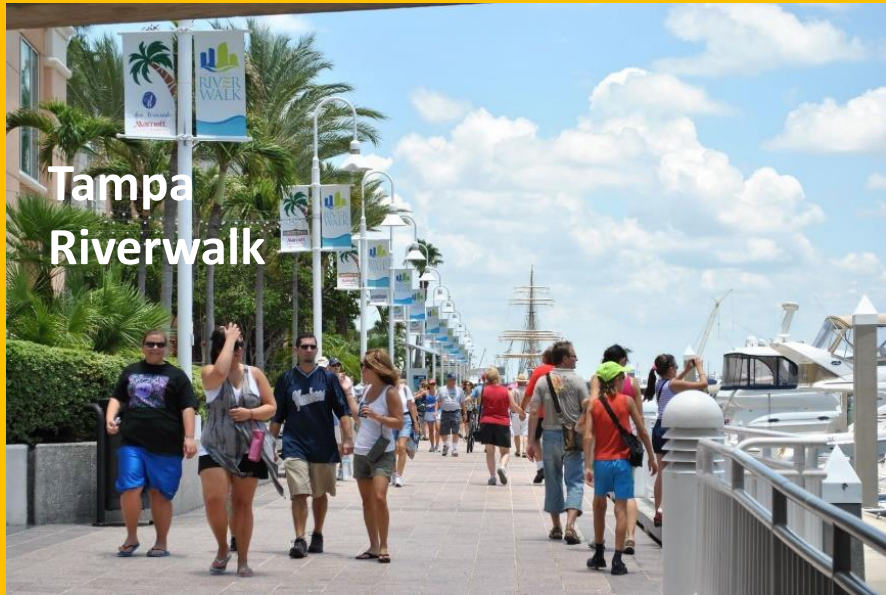
Nashville Riverfront Park

Annual Economic Impact of San Antonio River Walk (2014) Over \$3 Billion:



<u>Impact Type</u>	<u>Employment</u>	<u>Income</u>	<u>Output</u>
Direct Impact	21,294	\$572,718,278	\$1,807,908,085
Indirect Effect	5,086	\$231,329.230	\$ 690,928,900
Induced Effect	4,698	\$198,146,016	\$ 597,066,199
Total Effect	31,077	1,001,193,524	\$3,095903,185

“Impact of the San Antonio Riverwalk” at <https://www.sara-tx.org/wp-content/uploads/2015/04/Download-the-San-Antonio-River-Walk-Impact-Study-April-2014.pdf> . Note: San Antonio is larger, but a proportional comparison is reasonable with a development at Bimini Basin & old Golf Club.



Tampa
Riverwalk



Chicago Riverwalk

River Walks
Lots of Different
Looks



Riverwalk Naples



Milwaukee
River walk

Funding Options:

Single Family homes: Private funding. Will take little time to develop even though long term, it is less cost effective. May avoids potential litigation from business, but community may sue.

Parkland: Grants, conservation funds, Tiger Grant, bonding capacity, public/private partnerships with mix of parkland and higher density developments possible. Potential to save some if not all of the open land. Swap land.

Riverwalk/Economic & Cultural Development: Public/private partnership, grants for some public buildings and land, bonding capacity. Swap land.



Chicago
Riverwalk
Development

Save Our Recreation Gaining Support:

Business Donors

Diamonds by Dianne

The Beach Dog

Dr Mel's Wellness Spa

Neilson Law

Lobster Lady

Massage Envy

4 Seasons Realty

Cape Cleaners

Bubba's Roadhouse & Saloon

Morgan Stanley Jeff Hedberg

Magnolia Landing

Ford's Garage

The Run Shoppe

Vogue Hair Studio

RE/MAX Realty Partners

Fort Myers Country Club

Golf & Casual Shop

Diamond Daves Creative Jewelry

Barbara B Mann

**As a pre-platted community,
without enough large parcels of land,
Cape Coral needs to retain as many large
parcels of land as possible, especially in the
southern sections of the City.**

Keep the old Golf Course for public use.

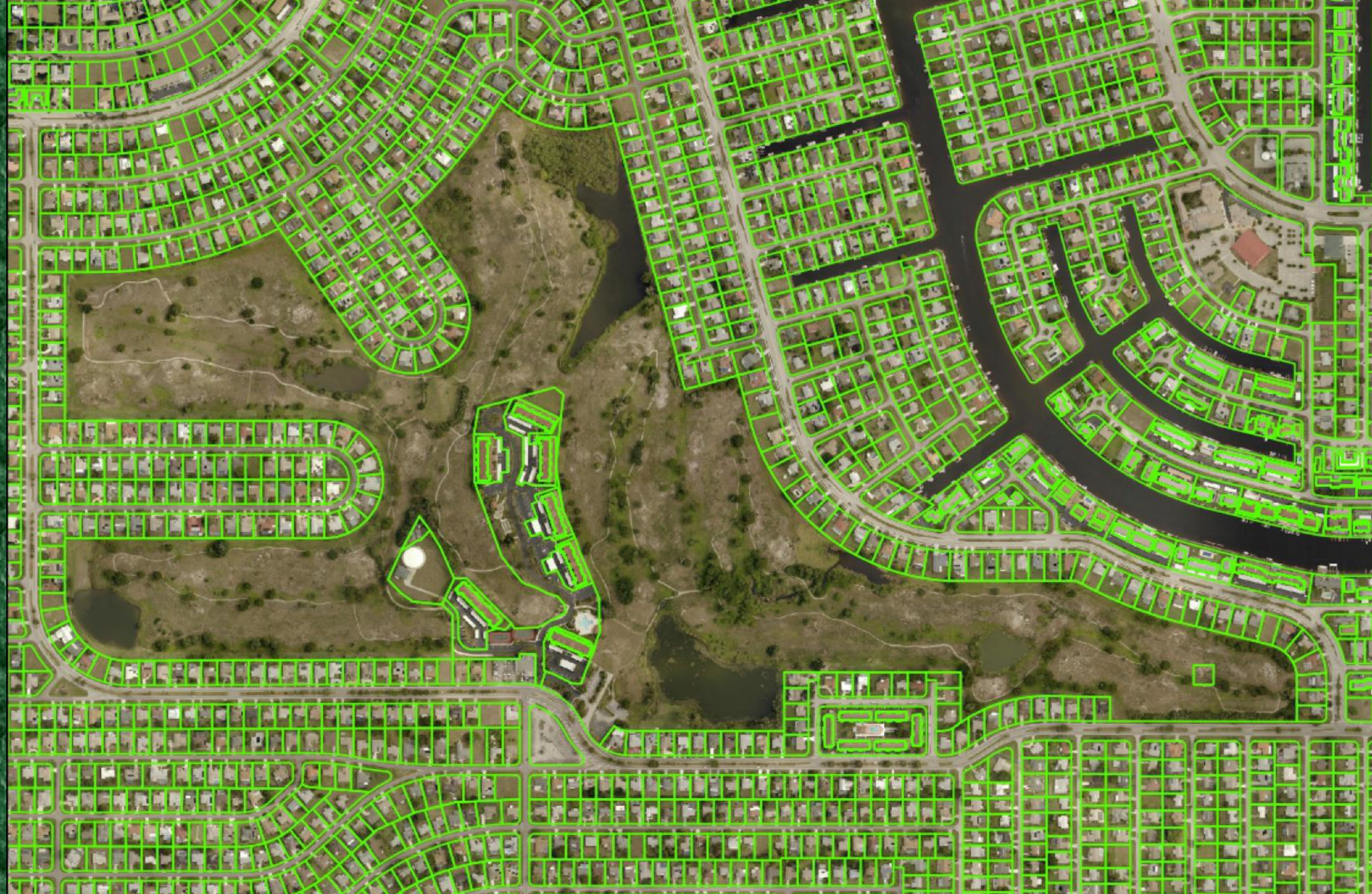


The Palms at Cape Coral

Presentation to:

The Cape Coral Youth Council

July 14, 2017



THERE HAVE BEEN A NUMBER OF SUGGESTED USES

- **GULF COAST TOWN CENTER STYLE DEVELOPMENT**
- **A PARK SIMILAR TO LEE COUNTY LAKES PARK**
- **HOTEL AND CONVENTION CENTER WITH GOLF COURSE**
- **23-STORY HIGH-RISE CONDOMINIUM WITH GOLF COURSE**
- **GOLF COURSE**
- **AMPHITHEATRE / MUSIC VENUE PARK**

GULF COAST TOWN CENTER STYLE DEVELOPMENT

**THIS SCENERIO IS NOT UNLIKE THE PREVIOUSLY REQUESTED
AND DENIED LAND USE AND ZONING REQUEST**

**WOULD PLACE A MUCH LARGER BURDEN ON THE
TRANSPORTATION INFRASTRUCTURE THAN THE CURRENTLY
PROPOSED SINGLE-FAMILY DEVELOPMENT**

WOULD NOT PROVIDE OPEN OR GREEN SPACE

WOULD NOT SOLVE OR IMPROVE EXISTING DRAINAGE

**WOULD NOT REMEDIATE THE CURRENT ENVIRONMENTAL
ISSUES**



LAKES PARK

LAKES PARK COVERS 279 ACRES AND HAS 158 ACRES OF NATURAL LAKES AND LAKES THAT RESULTED FROM MINING

LAKES PARK IS LOCATED IN AN AREA THAT WAS HISTORICALLY A WATER MANAGEMENT RECLAMATION AREA THAT STARTED AS A QUARRY

LAKES PART IS NOT PET FRIENDLY

CREATING A LAKES PARK FROM THIS EXISTING SITE WOULD NOT BE FEASIBLE FROM A COST STANDPOINT FOR THE CITY. THE CITY CURRENTLY OWNS PROPERTES THAT HAVE BEEN MINED AND WOULD PROVIDE A BETTER START FOR A PARK LIKE THIS.

HOTEL AND CONVENTION CENTER WITH GOLF COURSE

**THIS SCENERIO WOULD ALSO CREATE INCREASED PEAK HOUR
TRANSPORTATION CONCERNS**

**WOULD NOT BE COHESIVE WITH THE EXISTING RESIDENTIAL
NEIGHBORHOOD**

**NUMEROUS ENTITIES INCLUDING MARRIOTT HAVE BEEN
CONTACTED BY PROPERTY OWNER. THERE IS NO INTEREST.**



23-STORY CONDOMINIUM WITH GOLF COURSE

DENSITY WOULD NEED TO BE HIGHER THAN CURRENTLY PROPOSED TO JUSTIFY THE LAND COST AND ADDED COST FOR REDEVELOPMENT OF THE GOLF COURSE

BURDEN ON THE TRANSPORTATION INFRASTRUCTURE WOULD BE MORE THAN CURRENTLY PROPOSED

PROPERTY OWNER HAS CONTACTED HIGH-RISE RESIDENTIAL DEVELOPERS, AND HAVE DONE THESE DEVELOPMENTS THEMSELVES. THE SALES PRICES POSSIBLE DO NOT UNDERWRITE THE EXPENSE TO BUILD



GOLF COURSE

GOLF ROUNDS PLAYED IN FLORIDA ARE DOWN 15.6% SINCE JANUARY, 2015. NAPLES/FORT MYERS ARE DOWN 24.5%

CITY OWNED CORAL OAKS COURSE:

- **59,000 ROUNDS PLAYED IN 2014 – LOWEST IN 10 YEARS**
- **LOST \$250,000 IN 2014**
- **LOST \$838,000 IN 2015**
- **WAS PROJECTED TO LOSE OVER \$800,000 IN 2016**
- **THESE SUBSIDIES ARE BEING PAID BY ALL OF THE TAX PAYERS FOR THESE REDUCED NUMBER OF GOLFERS**

MANY GOLF COURSES IN THE AREA ARE CONTINUING TO CLOSE

AMPHITHEATRE / MUSIC VENUE PARK

**THIS SCENERIO WOULD ALSO CREATE INCREASED PEAK HOUR
TRANSPORTATION CONCERNS**

**WOULD NOT BE COHESIVE WITH THE EXISTING RESIDENTIAL
NEIGHBORHOOD DUE TO CROWDS, NOISE, LITTER, ...**

**PURCHASE AND DEVELOPMENT OF THE SITE WOULD BE COST
PROHIBITIVE FOR THE CITY**



PARKS ARE GREAT, WE ALL LOVE PARKS, HOWEVER...

THIS LOCATION CARRIES A PURCHASE PRICE OF \$20M AND ANOTHER \$15M WOULD BE NECESSARY TO REMEDIATE THE ENVIRONMENTAL ISSUES, TRANSFORM THE SITE INTO A PARK SETTING, IMPROVE THE DRAINAGE DEFICIENCIES IN THE AREA, AND ONCE DEVELOPED, FUND THE LARGE ONGOING MAINTENANCE COST, ALSO NOT BUDGETED.

THIS IS NOT IN THE CITY'S 5-YEAR PLAN FOR PARKS

THE CITY CURRENTLY OWNS NUMEROUS PROPERTIES PREVIOUSLY PURCHASED FOR PARKS THAT HAVE YET TO BE DEVELOPED

PARKS BY QUADRANT

- **SOUTHEAST – 550 ACRES (52 % OF ALL PARKS IN THE CITY)**
 - **POPULATION GROWTH RATE OF 13%**
- **SOUTHWEST - 277 ACRES (26%)**
 - **POPULATION GROWTH RATE OF 21%**
- **NORTHWEST – 216 ACRES (20%)**
 - **POPULATION GROWTH RATE OF 39%**
- **NORTHEAST – 12 ACRES (2%)**
 - **POPULATION GROWTH RATE OF 27%**

THE SOUTHWEST AND NORTHWEST HAVE THE LARGEST TOTAL LAND AREA WHILE THE SOUTHEAST AND NORTHEAST COVER ONLY APPROXIMATELY 30% OF THE TOTAL LAND AREA

PROPOSED RESIDENTIAL DEVELOPMENT

**DOES NOT NEGATIVELY IMPACT TRANSPORTATION
INFRASTRUCTURE**

IMPROVES DRAINAGE IN THE AREA

PROVIDES NEIGHBORHOOD AND COMMUNITY PARKS

**PROVIDES COMMUNITY AMENITIES THAT WILL REDUCE THE
DEMAND ON CITY FACILITIES**

**DONATES 12.75 ACRES TO THE CITY FOR REGIONAL PARK.
THIS IS 4 TIMES THE SIZE OF FREEDOM PARK.**

FINANCIAL BENEFITS TO THE CITY

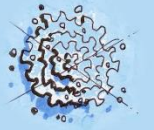
- **\$8.5M IN IMPACT FEES**
- **\$1M ANNUALLY IN TAX REVENUE**

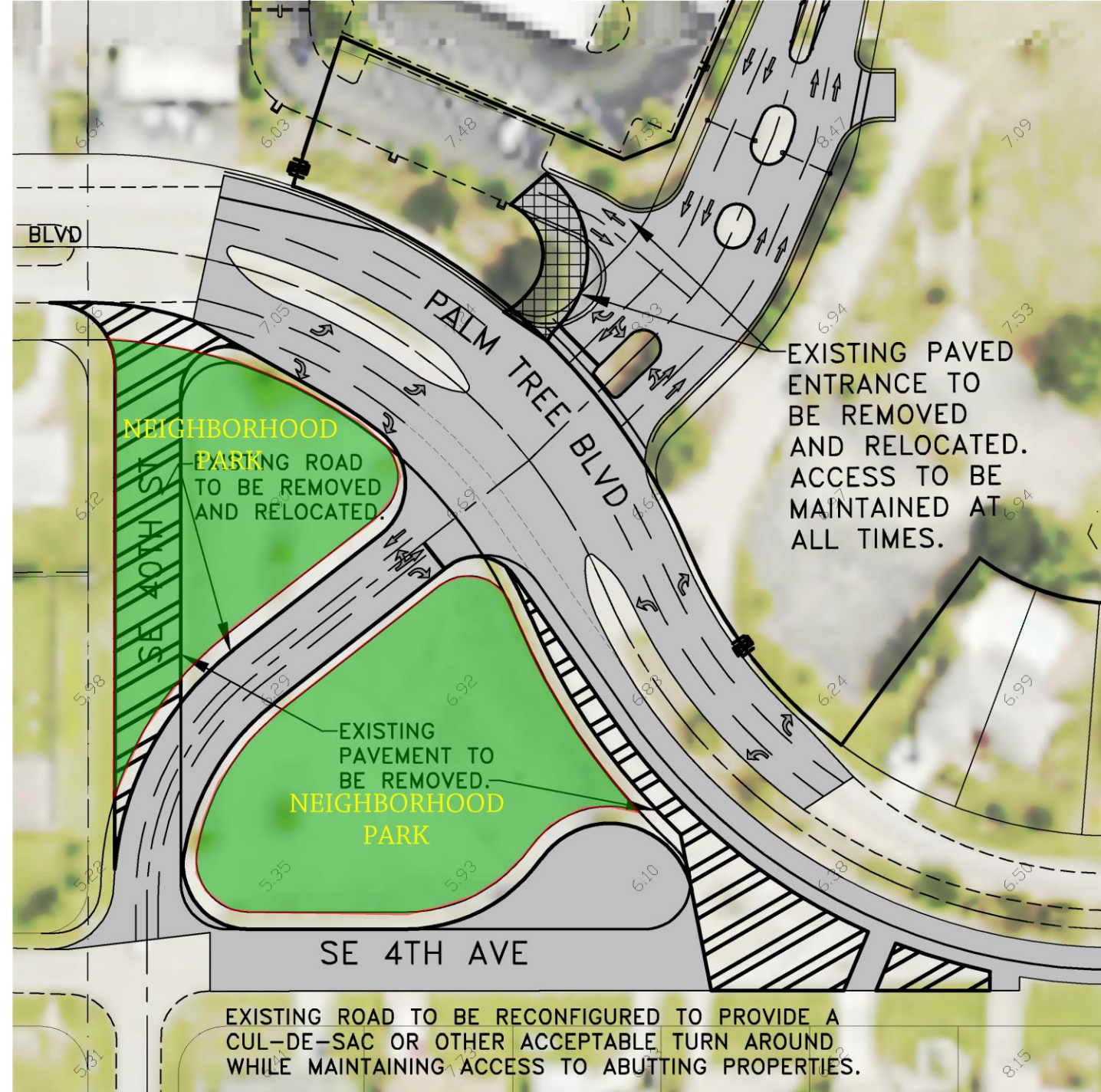
**PROVIDES NEW HOMES TO THE OLDEST AREA OF THE CITY
CONCURRENTLY WITH THE PLANNED PROJECTS AND
RENOVATIONS IN THE AREA WHILE MAINTAINING 49% OF THE
PROPERTY AS OPEN SPACE AND LAKES.**

**PROVIDES CUSTOMERS FOR THE DOWNTOWN, RINCON, AND
BIMINI BASIN AREAS**

ALL OF THIS AT NO COST TO THE TAX PAYER







**IMPROVED TRAFFIC IN
ENTRY AREA**

**PROVIDES 2
NEIGHBORHOOD PARKS**

