

**Mayor**

Joe Coviello

**Council Members**

District 1: John Gunter

District 2: John M. Carioscia Sr.

District 3: Marilyn Stout

District 4: Jennifer I. Nelson

District 5: Dave Stokes

District 6: Richard Williams

District 7: Jessica Cosden



1015 Cultural Park Blvd.  
Cape Coral, FL

**City Manager**

John Szerlag

**City Attorney**

Dolores Menendez

**City Auditor**

Andrea R. Butola

**City Clerk**

Rebecca van Deutekom

**AGENDA  
COMMITTEE OF THE WHOLE**

August 13, 2018

4:30 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. MAYOR COVIELLO

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

A. MAYOR COVIELLO, COUNCIL MEMBERS CARIOSCIA,  
COSDEN, GUNTER, NELSON, STOKES, STOUT, WILLIAMS

**4. BUSINESS:**

A. CITIZENS INPUT TIME

A maximum of 60 minutes is set for input of citizens on matters  
concerning the City Government; 3 minutes per individual.

B. DISCUSSION

(1) Parks Master Plan/GO Bond Park Elements

**5. ROUND TABLE DISCUSSION**

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

A. A Regular Meeting of the Cape Coral City Council is Scheduled for  
Monday, August 20, 2018 at 4:30 p.m. in Council Chambers

**7. 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.

### **\*PUBLIC HEARINGS DEPARTMENT OF COMMUNITY DEVELOPMENT CASES**

In all public hearings for which an applicant or applicants exist and which would affect a relatively limited land area, including but not limited to PDPs, appeals concerning variances or special exceptions, and small-scale rezonings, the following procedures shall be utilized in order to afford all parties or their representatives a full opportunity to be heard on matters relevant to the application:

1. The applicant, as well as witnesses offering testimony or presenting evidence, will be required to swear or affirm that the testimony they provide is the truth.
2. The order of presentation will begin with the City staff report, the presentation by the applicant and/or the applicant's representative; witnesses called by the applicant, and then members of the public.
3. Members of the City Council may question any witness on

relevant issues, by the applicant and/or the applicant's representative, City staff, or by any member of the public.

4. The Mayor may impose reasonable limitations on the offer of testimony or evidence and refuse to hear testimony or evidence that is not relevant to the issue being heard. The Mayor may also impose reasonable limitations on the number of witnesses heard when such witnesses become repetitive or are introducing duplicate testimony or evidence. The Mayor may also call witnesses and introduce evidence on behalf of the City Council if it is felt that such witnesses and/or evidence are necessary for a thorough consideration of the subject.
5. After the introduction of all-relevant testimony and evidence, the applicant shall have the opportunity to present a closing statement.
6. If a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Item Number:** B.(1)  
**Meeting Date:** 8/13/2018  
**Item Type:** DISCUSSION

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Parks Master Plan/GO Bond Park Elements

**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:**

Parks Master Plan GO Bond Park Element presentation  
Memo to City Manager

**PREPARED BY:**

Division- Department-

**SOURCE OF ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

Description	Type
▣ Parks Master Plan GO Bond Park Elements presentation	Backup Material
▣ Memo to City Manager	Backup Material

# Parks Master Plan – GO Bond

## Park Elements



# **General Obligation Bond Referendum**

**Ballot Date: November 6, 2018**

**Cape Coral General Obligation Bonds for**

**Parks, Wildlife Habitat and Shoreline Protection, and Recreational Facilities**

To finance costs of various parks, natural areas, recreational and athletic facilities, trails, boat ramps, piers, swimming and fishing facilities, and improvements for wildlife habitat and shoreline protection, shall the City of Cape Coral issue general obligation bonds not exceeding \$60,000,000, maturing within 15 years of issuance, with interest not exceeding the maximum legal rate, and payable from ad valorem property taxes levied in amounts sufficient to pay debt service on such Bonds?

**Sources and Uses of Funds**  
**City of Cape Coral General Obligation Bonds**  
Dated Date 02/01/2019  
Delivery Date 02/01/2019

**Sources**

**Bond Proceeds:**

Par Amount	\$	54,200,000.00
Net Premium	\$	5,797,049.65
Total	<b>\$</b>	<b>59,997,049.65</b>

**Uses:**

Project Fund Deposits:

Project Fund \$ 58,400,234.31

Other Fund Deposits:

Capitalized Interest Fund \$ 1,281,315.34

Delivery Date Expenses:

Cost of Issuance	\$	180,000.00
Underwriter's Discount	\$	135,500.00
	<b>\$</b>	<b>315,500.00</b>

Total **\$ 59,997,049.65**

# GO Bond Calculator

Per FY 2018 Budgets

[Click Here for Mobile Viewing](#)

How much will the City's GO Bond for Parks and Recreation Cost Me?

The citizens of Cape Coral have an opportunity to decide if they want various parks and recreation improvements completed throughout the city. To pay for these improvements, a \$60 million General Obligation bond is on the ballot in November for consideration. If approved, a dedicated millage rate will be established to collect the required annual debt service for the next 15 years.

Find out how much the bond will cost you on your annual property tax bill.\*

☒ Search By Address ☐ Search By Strap

(BLVD, PKWY, TER, ST, PL, CT, AVE, LN)

\*The first year amount is based on a millage rate of 0.37 mils. The millage rate is adjusted each year based on total taxable values in the city, and the actual millage rate likely will decrease each year.

[http://www.capecoral.net/go\\_bond/go\\_bond\\_calculator](http://www.capecoral.net/go_bond/go_bond_calculator)

Phase I						
Project	Master Plan	Land Acquisition	Design & Permitting	Construction	Improve Existing	Subtotal
<b>Neighborhood Parks</b>						
Sands Park	\$ 35,000	\$ -	\$ 171,428	\$ 2,500,000	\$ -	\$ 2,706,428
Tropicana Park	\$ 35,000	\$ -	\$ 171,428	\$ 2,500,000	\$ -	\$ 2,706,428
Cultural Park	\$ 520,770	\$ -	\$ 520,770	\$ 3,471,800	\$ -	\$ 4,513,340
Lake Meade	\$ -	\$ 1,500,000	\$ -	\$ 3,996,502	\$ -	\$ 5,496,502
Gator Circle	\$ 296,821	\$ -	\$ 296,821	\$ 1,978,804	\$ -	\$ 2,572,446
Oasis Woods (Environmental)	\$ 35,000	\$ -	\$ 171,428	\$ 1,817,500	\$ -	\$ 2,023,928
Crystal Park	\$ 367,586	\$ -	\$ 367,586	\$ 2,450,576	\$ -	\$ 3,185,748
<b>subtotal</b>	\$ 1,290,177	\$ 1,500,000	\$ 1,699,461	\$ 18,715,182	\$ -	\$ 23,204,820
<b>Community Parks</b>						
Yacht Club	\$ -	\$ -	\$ -	\$ 10,980,027	\$ -	\$ 10,980,027
Festival Park	\$ 150,000	\$ 1,500,000	\$ 800,000	\$ 3,432,500	\$ -	\$ 5,882,500
Lake Kennedy (including Sun Splash)	\$ -	\$ -	\$ -	\$ 4,994,499	\$ -	\$ 4,994,499
<b>subtotal</b>	\$ 150,000	\$ 1,500,000	\$ 800,000	\$ 19,407,026	\$ -	\$ 21,857,026
<b>Existing Parks</b>						
Northwest Softball Complex	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Horton Pavilion	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Giuffrida	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Del Prado Linear Park	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Pelican	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
Sun Splash	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Basin 4 Freshwater Boat Ramp	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Basin 10 Freshwater Boat Ramp	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Shade Structures (10)					\$ 850,000	\$ 850,000
Koza Saladino	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
<b>subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ 4,750,000	\$ 4,750,000
<b>Environmental Parks</b>						
Yellow Fever Creek	\$ -	\$ -	\$ 400,000	\$ 3,500,000	\$ -	\$ 3,900,000
<b>subtotal</b>	\$ -	\$ -	\$ 400,000	\$ 3,500,000	\$ -	\$ 3,900,000
<b>Future Parks</b>						
Multi Sports	\$ -	\$ 1,900,000	\$ -	\$ -	\$ -	\$ 1,900,000
<b>subtotal</b>	\$ -	\$ 1,900,000	\$ -	\$ -	\$ -	\$ 1,900,000
Phase sub-totals	\$ 1,440,177	\$ 4,900,000	\$ 2,899,461	\$ 41,622,208	\$ 4,750,000	\$ 55,611,846
Total	\$ 55,611,846					
Construction Contingency %	9%					
Construction Contingency \$	\$ 4,173,499					
Grand Total	\$ 59,785,345					


**Phase II**  
**Enhance Restaurant/Retail opportunities with a Public Private Partnership**

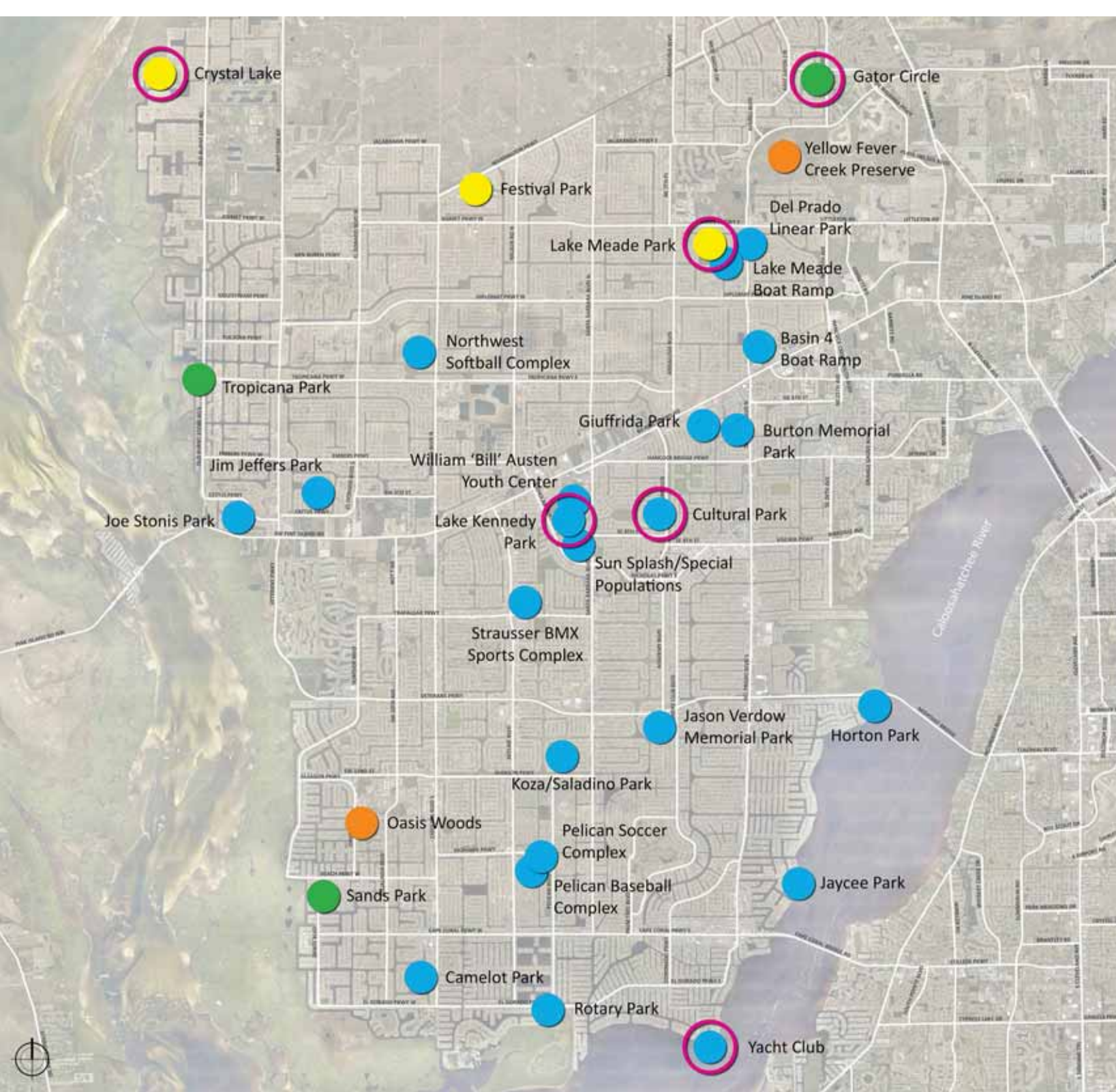
Yacht Club  
Crystal Lake Park  
Cultural Park

\* O&M Budgeted costs  
\$3M or 5% of \$60M; Phased in over 10 years (with first 2 years beginning at \$0).

## Park and Recreation Bond Projects

### Park Locations

-  Site Included in this Packet
-  Future Neighborhood Parks
-  Future Community Parks
-  Future Environmental Park
-  Improved Existing Parks



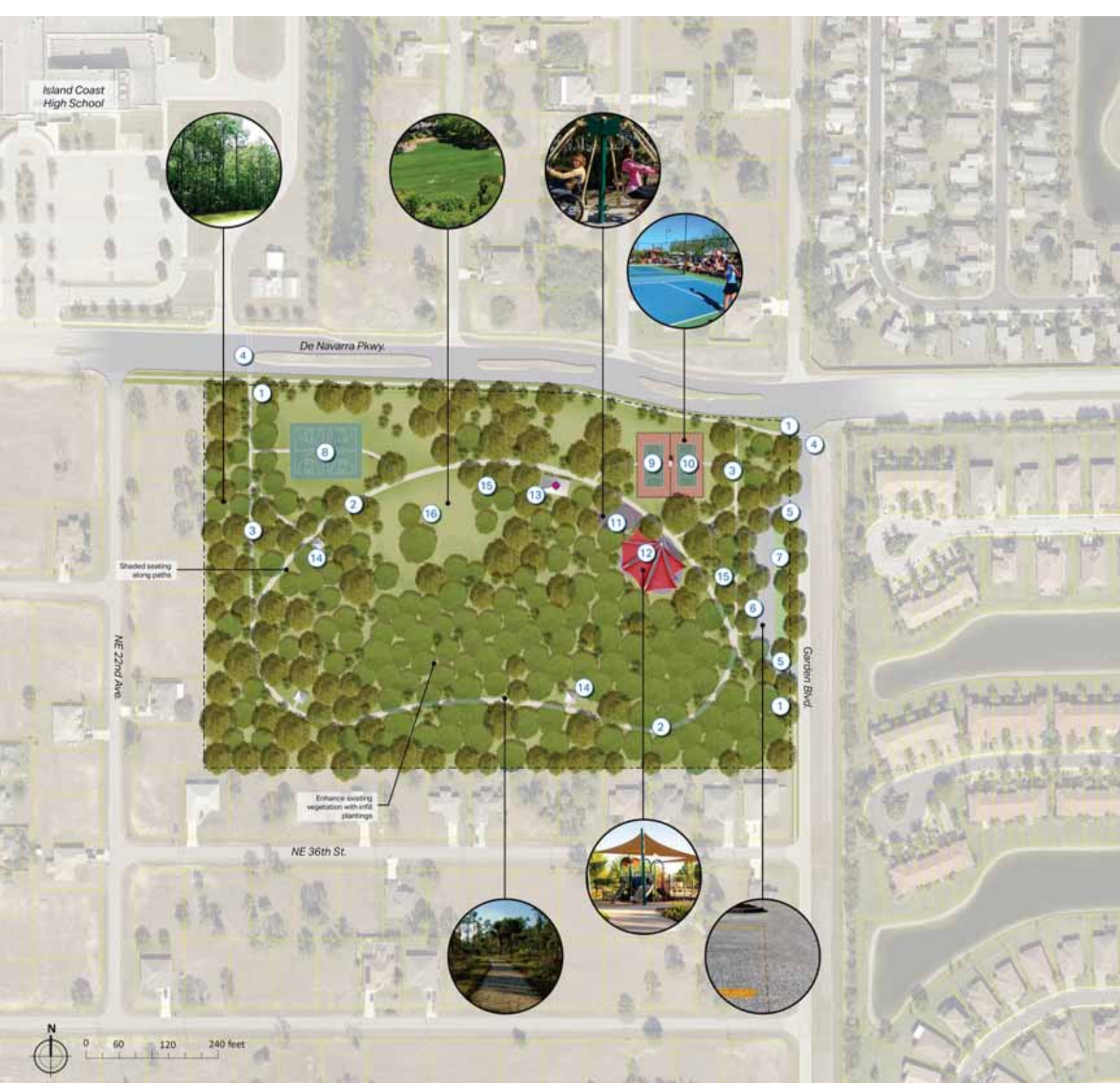
## Park and Recreation Concept Plans

### Typical Neighborhood Park - Gator Circle

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Basketball Courts
- ⑨ Tennis Courts
- ⑩ Pickleball Courts
- ⑪ Fitness Stations
- ⑫ Playground
- ⑬ Restrooms
- ⑭ Picnic Shelter with Grills
- ⑮ Shaded Picnic and Grill Areas
- ⑯ Multi-purpose Open Space

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation



## Park and Recreation Concept Plans

### Typical Neighborhood Park - Gator Circle



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- ⑪ Fitness Stations
- ⑫ Playground
- ⑬ Restrooms
- ⑭ Picnic Shelter with Grills
- ⑮ Shaded Picnic and Grill Areas
- ⑯ Multi-purpose Open Space








Typical Park Element	Estimated Cost	Notes
Site Preparation	\$134,000	Includes mobilization/demobilization, site clearing, rough grading of development area.
Facilities	\$667,500	Includes restrooms, pavilions, shade structure for playground and utility extensions within site.
Park Amenities	\$525,000	Includes athletic courts, playground, fitness stations, Wi-Fi connectivity.
Circulation	\$408,510	Includes pedestrian and multi-use paths, vehicle circulation and parking.
Furnishings	\$158,650	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	\$85,150	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	\$593,650	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
<b>Total</b>	<b>\$2,572,460</b>	

## Park and Recreation Concept Plans

### Typical Community Park – Lake Meade

- 1 Pedestrian Entry
- 2 Multi-use Path (10 feet)
- 3 Walking Path (6 feet)
- 4 Traffic Calming Crosswalks
- 5 Vehicular Access
- 6 Paved Parking
- 7 Grass Overflow Parking
- 8 Basketball Courts
- 9 Tennis Courts
- 10 Pickleball Courts
- 11 Shuffleboard
- 12 Horseshoe Pits
- 13 Fitness Stations
- 14 Playground
- 15 Restrooms
- 16 Picnic Shelter with Grills
- 17 Shaded Picnic and Grill Areas
- 18 Multi-purpose Open Space
- 19 Dog Park
- 20 Skate Park
- 21 Event Stage Area with Utilities
- 22 Equipment Rental
- 23 Recreation Center
- 24 Boat Launch Ramp
- 25 Boat Trailer Parking
- 26 Overlook
- 27 Beach
- 28 Boardwalk/Fishing Pier

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation










## Park and Recreation Concept Plans

### Typical Community Park – Lake Meade



- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Basketball Courts
- ⑨ Tennis Courts
- ⑩ Pickleball Courts
- ⑪ Shuffleboard
- ⑫ Horseshoe Pits
- ⑬ Fitness Stations
- ⑭ Playground
- ⑮ Restrooms
- ⑯ Picnic Shelter with Grills
- ⑰ Shaded Picnic and Grill Areas
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- ⑲ Dog Park
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- ㉑ Event Stage Area with Utilities
- ㉒ Equipment Rental
- ㉓ Recreation Center
- ㉔ Boat Launch Ramp
- ㉕ Boat Trailer Parking
- ㉖ Overlook
- ㉗ Beach
- ㉘ Boardwalk/Fishing Pier

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation

Typical Park Element	Estimated Cost	Notes
Site Preparation	Phase 1 \$335,500	Includes mobilization/demobilization, demolition of streets, site clearing, rough grading of neighborhood park amenity development areas.
Facilities	Phase 1 \$560,000	Includes a restroom building, pavilions, and utility extensions within site.
	Phase 2 \$5,237,500	Includes indoor recreation center, equipment rental building, a restroom building, and shade structure for playground.
Park Amenities	Phase 1 \$1,205,725	Includes neighborhood park amenities such as: athletic courts, playground, fitness stations, dog park, fishing pier, Wi-Fi connectivity.
	Phase 2 \$536,000	Includes skate park and outdoor space adjacent to recreation center.
Circulation	Phase 1 \$718,500	Includes pedestrian and multi-use paths, vehicle circulation, parking, boat ramps, and boat trailer parking.
	Phase 2 \$637,400	Includes Phase 2 sidewalks, additional parking, and boardwalk.
Furnishings	Phase 1 \$202,700	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
	Phase 2 \$31,000	Includes Phase 2 furnishings for outdoor seating area adjacent to recreation center.
Landscape	Phase 1 \$123,725	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	Phase 1 \$943,830	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
	Phase 2 \$1,941,600	
Phase 1 Total	\$4,089,980	*Disclaimer: This is a Rough Order of Magnitude Estimate (ROM) made for Budget purposes ONLY, and based on submitted conceptual plans. The following items are excluded: land acquisition, cost of platting or platting requirements, environmental remediation, wetland mitigation, sea level rise, relocation of existing above grade or underground utilities, dewatering, tenant relocation, price escalation, Aqua Park, cable water ski, and any other additional improvements not listed hereby.
Phase 2 Total	\$8,383,500	

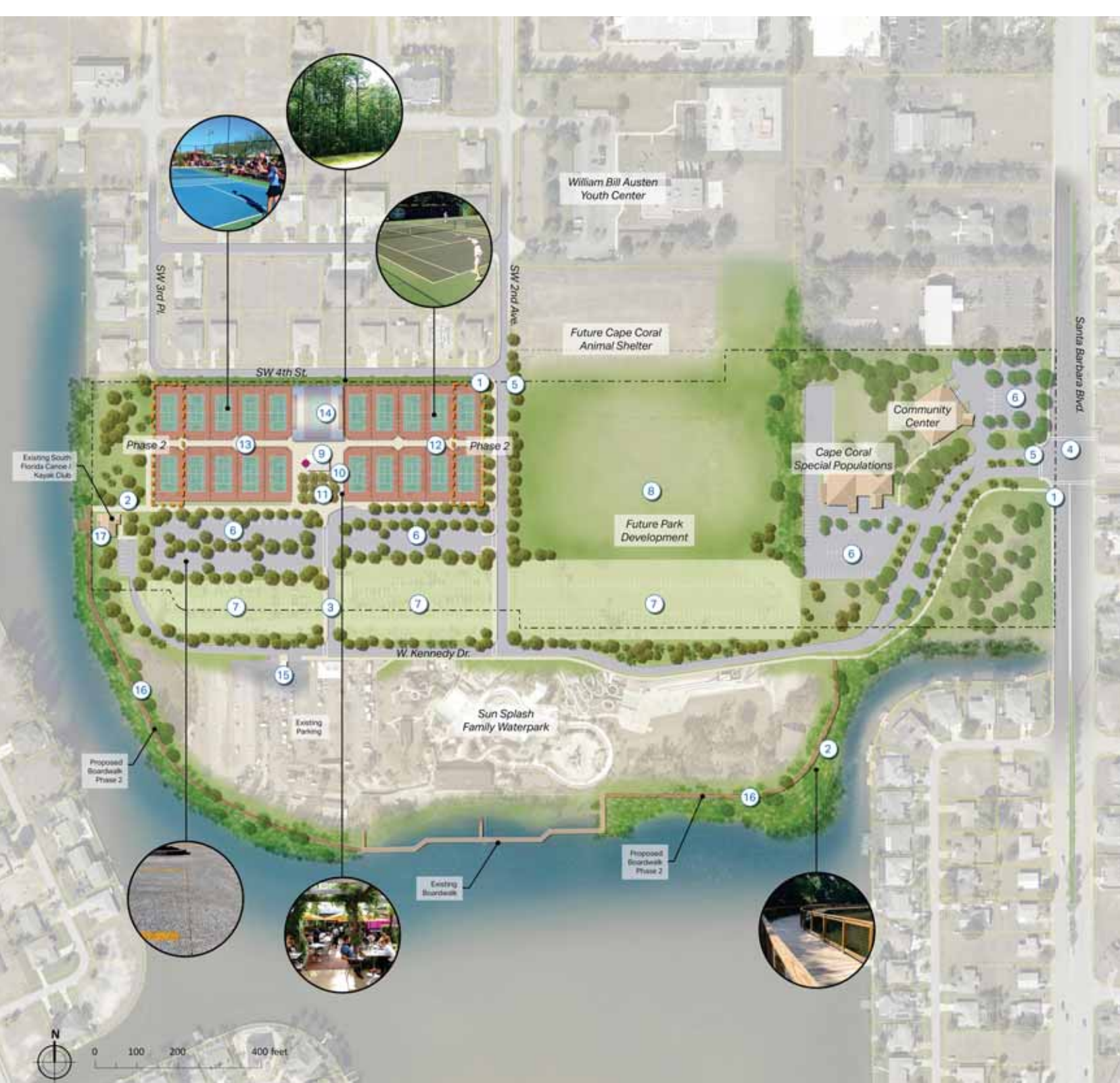
## Park and Recreation Concept Plans

### Lake Kennedy

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Multi-purpose Open Space
- ⑨ Pro shop with Restrooms
- ⑩ Concessions/Cafe
- ⑪ Outdoor Dining Seating
- ⑫ Tennis Courts
- ⑬ Pickleball Courts
- ⑭ Covered Tournament Court
- ⑮ Parking Pay Booth
- ⑯ Boardwalk
- ⑰ Kayak/Canoe Launch

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation



## Park and Recreation Concept Plans

### Lake Kennedy



- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
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- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Multi-purpose Open Space
- ⑨ Pro shop with Restrooms
- ⑩ Concessions/Cafe
- ⑪ Outdoor Dining Seating
- ⑫ Tennis Courts
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- ⑮ Parking Pay Booth
- ⑯ Boardwalk
- ⑰ Kayak/Canoe Launch

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation

Typical Park Element	Estimated Cost	Notes
Site Preparation	Phase 1 \$260,000	Includes mobilization/demobilization, demolition of streets, site clearing, rough grading of development areas.
Facilities	Phase 1 \$526,250	Includes Pro Shop with restrooms, ticket booth for Sun Splash Family Waterpark, utility hookups.
Park Amenities	Phase 1 \$2,010,000	Includes tennis and pickleball courts.
	Phase 2 \$280,000	Includes additional courts for tournament configuration of complex.
Circulation	Phase 1 \$765,550	Includes pedestrian and multi-use paths, vehicle circulation, and parking.
	Phase 2 \$792,750	Includes Phase 2 boardwalk.
Furnishings	Phase 1 \$193,300	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	Phase 1 \$86,825	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	Phase 1 \$1,152,580	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
	Phase 2 \$321,825	
Phase 1 Total	\$4,994,500	*Disclaimer: This is a Rough Order of Magnitude Estimate (ROM) made for Budget purposes ONLY, and based on submitted conceptual plans. The following items are excluded: land acquisition, cost of platting or platting requirements, environmental remediation, wetland mitigation, sea level rise, relocation of existing above grade or underground utilities, dewatering, tenant relocation, price escalation, Aqua Park, cable water ski, and any other additional improvements not listed hereby.
Phase 2 Total	\$1,394,575	

## Park and Recreation Concept Plans

### Yacht Club

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Parking Deck
- ⑧ Racquetball Court
- ⑨ Playground
- ⑩ Bocce Courts
- ⑪ Restrooms
- ⑫ Picnic Shelter with Grills
- ⑬ Shaded Picnic and Grills
- ⑭ Large Picnic Pavilion
- ⑮ Multi-purpose Open Space
- ⑯ Event Area with Utilities
- ⑰ Outdoor Dining Seating
- ⑱ Senior Center
- ⑲ Yacht Club
- ⑳ Fountain
- ㉑ Enhanced Pool Area
- ㉒ Beach
- ㉓ Aqua Park
- ㉔ Boat Slips
- ㉕ Temporary Docks
- ㉖ Boat Launch Ramps
- ㉗ Dockmaster and Restrooms
- ㉘ Boat Parking
- ㉙ Office Building
- ㉚ Maintenance Building
- ㉛ Food Truck Area w/ Utilities

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation










## Phase II - Enhance Restaurant/Retail opportunities with a Public Private Partnership

## Park and Recreation Concept Plans

### Yacht Club

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
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- ⑤ Vehicular Access
- ⑥ Paved Parking
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- ㉕ Temporary Docks
- ㉖ Boat Launch Ramps
- ㉗ Dockmaster and Restrooms
- ㉘ Boat Parking
- ㉙ Office Building
- ㉚ Maintenance Building
- ㉛ Food Truck Area w/ Utilities

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
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Typical Park Element	Estimated Cost	Notes
Site Preparation	\$535,000	Includes mobilization/demobilization, site clearing, demolition of parking lots, dockmaster building, streets, etc.
Facilities	\$2,540,000	Includes restrooms, dockmaster building, pavilions, shade structure for playground, and storage building
Park Amenities	\$660,890	Includes expansion of beach, wellness pool, Wi-Fi, outdoor seating.
Circulation	\$4,261,400	Includes pedestrian and multi-use paths, vehicle circulation, parking deck, new parking lots, boat trailer parking, new slips.
Furnishings	\$283,000	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	\$165,900	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	\$2,533,900	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
<b>Total</b>	<b>\$10,980,100</b>	

## Phase II - Enhance Restaurant/Retail opportunities with a Public Private Partnership

## Park and Recreation Concept Plans

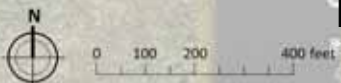
### Crystal Lake

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Fitness Stations
- ⑨ Restrooms
- ⑩ Picnic Shelter with Grills
- ⑪ Shaded Picnic and Grill Areas
- ⑫ Concessions
- ⑬ Outdoor Dining Seating
- ⑭ Food Truck Area with Utilities
- ⑮ Beach
- ⑯ Aqua Park
- ⑰ Cable Water Ski
- ⑱ Scuba Diving Area
- ⑲ Boardwalk Overlook

#### SYMBOL LEGEND

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## Phase II - Enhance Restaurant/Retail opportunities with a Public Private Partnership



## Park and Recreation Concept Plans

### Crystal Lake



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- ⑬ Outdoor Dining Seating
- ⑭ Food Truck Area with Utilities
- ⑮ Beach
- ⑯ Aqua Park
- ⑰ Cable Water Ski
- ⑱ Scuba Diving Area
- ⑲ Boardwalk Overlook

#### SYMBOL LEGEND

- Proposed Pavilion
- Proposed Building
- Existing Buildings
- Restrooms
- Park Boundary
- Existing Vegetation
- Proposed Vegetation

Typical Park Element	Estimated Cost	Notes
Site Preparation	\$247,500	Includes mobilization/demobilization, site clearing, and grubbing.
Facilities	\$660,000	Includes restroom, pavilions, and utility extensions within site.
Park Amenities	\$201,000	Includes new beach, fitness stations, and Wi-Fi.
Circulation	\$1,011,200	Includes pedestrian and multi-use paths, vehicle circulation, and new parking lots.
Furnishings	\$197,200	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	\$133,725	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	\$735,175	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
<b>Total</b>	<b>\$3,185,800</b>	

**Phase II - Enhance Restaurant/Retail opportunities with a Public Private Partnership**

## Park and Recreation Concept Plans

### Cultural Park

- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
- ③ Walking Path (6 feet)
- ④ Traffic Calming Crosswalks
- ⑤ Vehicular Access
- ⑥ Paved Parking
- ⑦ Grass Overflow Parking
- ⑧ Fitness Stations
- ⑨ Playground
- ⑩ Restrooms
- ⑪ Picnic Shelter with Grills
- ⑫ Shaded Picnic and Grill Areas
- ⑬ Multi-purpose Open Space
- ⑭ Event Area with Utilities
- ⑮ Cafe
- ⑯ Outdoor Dining Seating
- ⑰ Gardens
- ⑱ Outdoor Exhibit Space

#### SYMBOL LEGEND

-  Proposed Pavilion
-  Proposed Building
-  Existing Buildings
-  Restrooms
-  Park Boundary
-  Existing Vegetation
-  Proposed Vegetation

**Phase II - Enhance Cafe/Retail opportunities with a  
Public Private Partnership**

## Park and Recreation Concept Plans

### Cultural Park



- ① Pedestrian Entry
- ② Multi-use Path (10 feet)
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- ⑮ Cafe
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- ⑰ Gardens
- ⑱ Outdoor Exhibit Space

#### SYMBOL LEGEND

- Proposed Pavilion
- Proposed Building
- Existing Buildings
- Restrooms
- Park Boundary
- Existing Vegetation
- Proposed Vegetation

Typical Park Element	Estimated Cost	Notes
Site Preparation	\$230,000	Includes mobilization/demobilization, site clearing, demolition of existing parking, and grubbing.
Facilities	\$1,887,500	Includes renovation of existing Cape Coral Theatre, new cafe with restrooms, and shade structure for playground
Park Amenities	\$315,000	Includes new playground, fitness stations, Wi-Fi, and outdoor seating.
Circulation	\$642,000	Includes pedestrian and multi-use paths, vehicle circulation, new parking lots, and crosswalks.
Furnishings	\$200,100	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	\$197,205	Includes new canopy trees, palms, shrubs, fine grading, gardens, outdoor exhibits, and sodding of developed areas.
Soft Costs and Contingency	\$1,041,550	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
<b>Total</b>	<b>\$4,513,355</b>	

## Phase II - Enhance Cafe/Retail opportunities with a Public Private Partnership

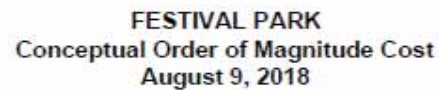


## FESTIVAL PARK

### CONCEPTUAL PLAN

NOTES: THIS PLAN IS CONCEPTUAL IN NATURE. PARKING SHOWN IS BASED ON ASSUMED RATIO OF 1 PARKING SPACE PER 4 PERSONS. ALL CONCEPTUAL IMPROVEMENTS SHOWN ARE SUBJECT TO ADDITIONAL DESIGN AND PERMITTING.

**Phase I – Site preparation, grassy lawn, portable stage, and restrooms = \$1M**



**Phase I – Site preparation, grassy lawn, portable stage, and restrooms = \$1M**



# OLD GOLF CLUB PARK

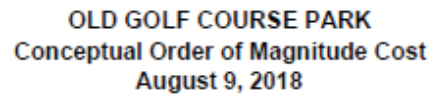
## CONCEPTUAL PLAN



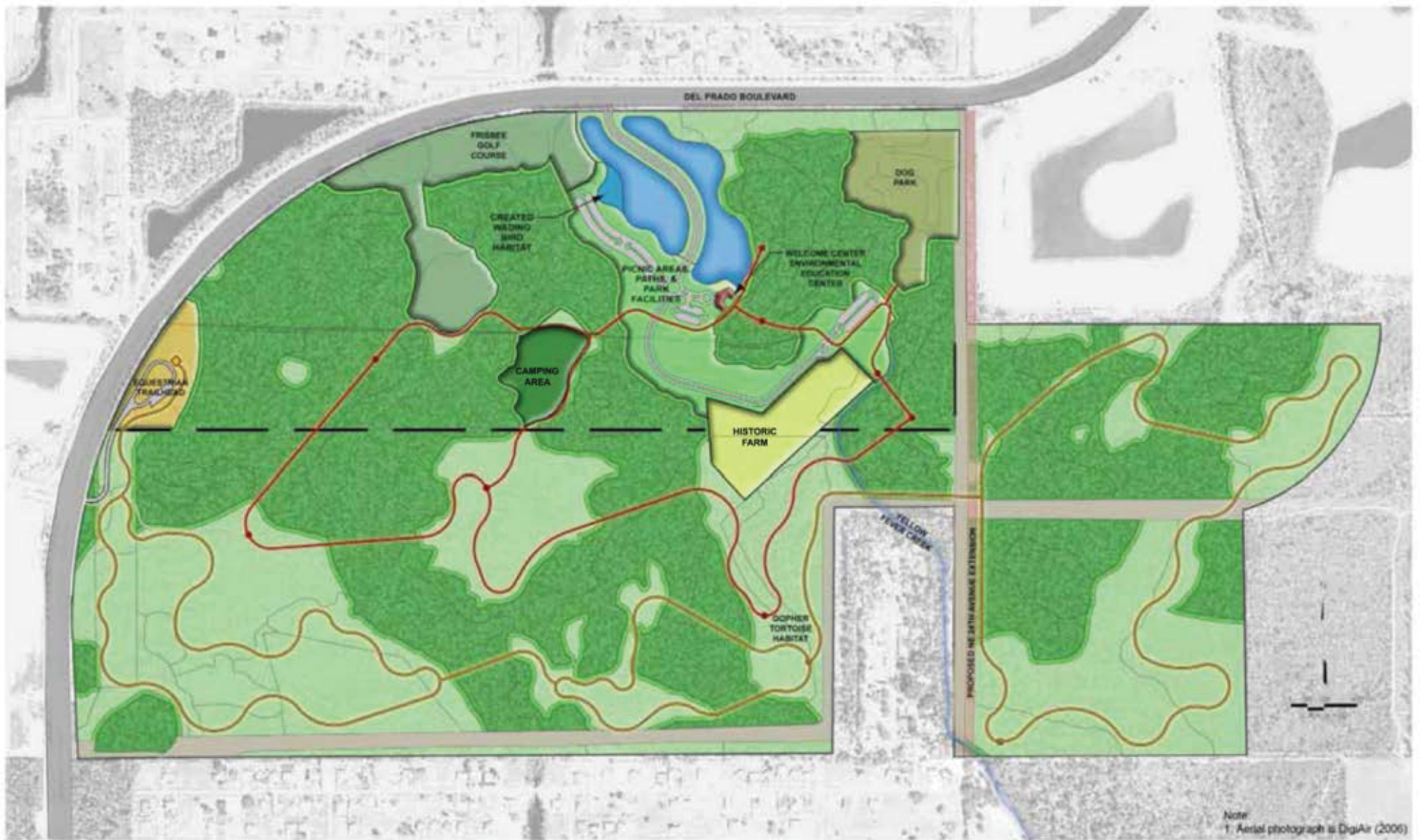
**JOHNSON**  
ENGINEERING

PROJECT # 20181206-000  
DATE: AUGUST 2018

NOTES: THIS PLAN IS CONCEPTUAL IN NATURE. PARKING SHOWN IS BASED ON ASSUMED RATIO OF 1 PARKING SPACE PER 4 PERSONS. ALL CONCEPTUAL IMPROVEMENTS SHOWN ARE SUBJECT TO ADDITIONAL DESIGN AND PERMITTING.



BID NO.	BID ITEM	UNIT	UNIT COST	OLD GOLF COURSE PARK	
				QTY	COST
<b>General Site Work</b>					
1	Site Development	AC	\$ 89,956.00	174	\$ 15,652,344.00
<b>General Site Work Subtotals</b>				<b>\$15,652,344.00</b>	
<b>Amenities</b>					
2	Bandshell (5,500 lawn seating)	LS	\$ 750,000.00	1	\$ 750,000.00
3	Recreation Center (50,000 sq. ft. approx.)	SF	\$ 175.00	50,000	\$ 8,750,000.00
4	Picnic Pavilions	EA	\$ 15,000.00	4	\$ 60,000.00
5	Restroom Bldg. (4900 sq. ft.)	EA	\$ 735,000.00	4	\$ 2,940,000.00
6	Playground	LS	\$ 400,000.00	1	\$ 400,000.00
7	Splash Pad	LS	\$ 200,000.00	1	\$ 200,000.00
8	Dog Park - Agility Equipment	LS	\$ 21,000.00	1	\$ 21,000.00
<b>Amenity Subtotals</b>				<b>\$13,121,000.00</b>	
<b>Hardscape</b>					
9	Standard Concrete Sidewalk (12' wide multi-use path)	SY	\$ 35.00	34,458	\$ 1,206,030.00
10	Chain Link Fence & Gates (6'ht.)	LF	\$ 30.00	2,700	\$ 81,000.00
11	Composite Material Pier/Boardwalk	SY	\$ 140.00	333	\$ 46,620.00
12	Asphalt Parking	SY	\$ 45.00	43,773	\$ 1,969,785.00
<b>Hardscape Subtotals</b>				<b>\$3,303,435.00</b>	
<b>Furnishings</b>					
13	Picnic Table	EA	\$ 1,200.00	32	\$ 38,400.00
14	Bench w/Back	EA	\$ 1,400.00	100	\$ 140,000.00
15	Trash Receptacle	EA	\$ 800.00	16	\$ 12,800.00
16	Bike Rack	EA	\$ 550.00	6	\$ 3,300.00
17	Water Fountain / Water Bottle Filling Station	EA	\$ 2,500.00	10	\$ 25,000.00
<b>Furnishings Subtotals</b>				<b>\$219,500.00</b>	
<b>Lighting</b>					
18	Lighting	LS	\$ 1,000,000.00	1	\$ 1,000,000.00
<b>Lighting Subtotals</b>				<b>\$1,000,000.00</b>	
<b>Landscaping</b>					
19	General Trees (1 /1000 sq.ft. Gross area) 10' ht. min. 2" cal. Min.	EA	\$ 425.00	7,585	\$ 3,223,625.00
20	Specialty Gardens	EA	\$ 500,000.00	4	\$ 2,000,000.00
21	Mulch	CY	\$ 65.00	21,069	\$ 1,369,485.00
<b>Landscaping Subtotals</b>				<b>\$6,593,110.00</b>	
<b>Irrigation</b>					
22	Irrigation System Complete	LS		1	\$ 3,917,718.75
<b>Irrigation Subtotals</b>				<b>\$3,917,718.75</b>	
<b>SUMMARY</b>					
CONSTRUCTION				\$43,807,107.75	
25% CONTINGENCY				\$ 10,951,776.94	
CONSTRUCTION SUBTOTAL				\$ 54,758,884.69	
CONSTRUCTION OVERSIGHT				\$ 3,066,497.54	
TOTALS				<b>\$57,825,382.23</b>	




Note:  
1. Aerial photograph is DigiAir (2006)




## Yellow Fever Creek Environmental Park

Questions?

**MEMORANDUM**

CITY OF CAPE CORAL  
CITY MANAGER'S OFFICE

TO: John Szerlag, City Manager 

FROM: Kerry Runyon, Parks and Recreation Director   
Connie Barron, Interim Assistant City Manager   
Jay Murphy, Business Manager 

DATE: August 10, 2018

SUBJECT: Parks Stakeholders Group Recommendations

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The Parks Master Plan Stakeholders Group had their wrap-up meeting on Wednesday, August 8. As you know, the group was reassembled to consider the role the potential acquisition of the Old Golf Course should play in the existing Parks Master Plan approved in 2016. This was the third meeting of the group. There were about 15 members at the first meeting, with a core group of six members attending the final two meetings.

The stakeholders were advised if they wanted to incorporate the golf course into the Plan, they would need to identify possible development options for the golf course and recommend how these options would fit within the parameters of the \$60 million General Obligation Bond. The group also was asked to consider the addition of a sports complex at Oasis Schools in lieu of other projects in the Master Plan.

At the wrap-up meeting, City staff provided the members with initial concept drawings for the various projects identified in the Parks Master Plan as well as a potential concept for the Old Golf Course. The group thought the concepts were well done and only requested more cost details be provided for Phase I and Phase II work. They were advised the final concept drawings would include the cost details.

With Oasis Sports Park, the stakeholders did not recommend adding this complex to the projects identified for funding via the GO Bond. At their first meeting, several members pointed out that the Master Plan identified this particular area (ZIP code) of the city with having the least need for parks and recreation facilities in the city.

After discussion at the wrap-up meeting, the group supported keeping the focus of the GO Bond on the projects outlined in the approved Parks Master Plan. While they generally liked the concept drawing for the golf course, they were concerned about the uncertainties associated with the timeline for acquisition and cleanup of the property. They preferred the golf course development be addressed independent of the Parks Master Plan projects.

Parks Master Plan Stakeholders Group  
August 10, 2018  
Page 2

The stakeholders' final recommendation was to seek out P3 partnerships to provide additional enhancements at the Yacht Club, Lake Meade, Cultural Park and Crystal Lake. This could include restaurants, retail and recreational activities.

We want to thank all the members of the Parks Master Plan Stakeholders Group who participated in this process with City staff. We look forward to discussing with City Council the park elements to be included in the GO Bond.

C: Parks Master Plan Stakeholders Group