



TECHNICAL REPORT #1

Stage 1: Tasks 1.1, 1.2 & 1.3

Kick-off Meetings
Outreach Meetings
Interview Notes
Collected Information Summaries



DIX.HITE
+PARTNERS



Greg Stuart
and Associates



PlanActive
STUDIOS

September 11, 2015
#C10203

Task 1.1: Kick-off Meeting Minutes

Date: June 29, 2015

Attendees: John Szerlag, City Manager
Vince Cautero, Community Development Director
Mike Ilczysya, Assistant City Manager
Amy Yearsley, City Planning Team Coordinator
Derek Burr, Planning Division Manager
Rick Williams, Cape Coral Council Member
Persides Zambrano, City Transportation Manager
Residents
Greg Stuart
Jeffrey Satfield, P.E.

Northwest/Seven Islands Visioning Plan Kick-off Meeting
Meeting Minutes – June 29, 2015

Meeting began at 1:05 p.m.

- City Manager John Szerlag opened the meeting with a brief overview of the visioning effort.
- Community Development Director Vince Cautero spoke about the need to include residents and the NWNA to a kickoff meeting with staff and the project consultant prior to the July 4th holiday.
- All meeting participants introduced themselves.
- Greg Stuart, principal with Stuart and Associates and Jeffrey Satfield, Senior Vice President with CPH Engineers, Inc., discussed their role as the project consultant, which includes the following:
 - o The project consultant, CPH, would be leading the effort with assistance from Stuart & Associates and Dix-Hite.
 - o The consultants and sub-consultants have much local and regional experience in creating and implementing vision plans, citing examples of the Burnt Store Road expansion, various Will Stout projects, and Jacksonville examples.
 - o The San Souci project showed a need for planning in the Northwest Cape.
 - o The project approach will include multiple opportunities for public input; public outreach will consist of 72 hours of dedicated input activities such as 3 days of design charrettes, public meetings, and social media updates.
 - o Stuart and Satfield discussed the integration of the implementation scheme that is needed to transform pictures into reality. Satfield passed out illustrations of some initial plans. The project consultants are not locked into anything.
 - o Key goals for planning the Seven Islands: public access to the water, help with water quality issues, waterfront development.
 - o Surveys will be sent to residents to solicit assistance.
 - o The Seven Islands are to be approached with a holistic perspective; NW sector planning level is drawn down for the Seven Islands properties.
 - o Charrettes will help articulate options and discuss issues pertaining to development height and bulk.
 - o Two alternative plans will be developed as the work product after the charrettes have concluded.
 - o New rules and regulations to govern the properties could be developed as part of visioning plan.
 - o Potential for development agreements exists.
 - o Today's discussion to focus on 5 items 1st – Introduction to staff and stakeholders; 2nd – Who are the advisory groups? 3rd – Communications and Outreach; 4th – Technical; 5th – General.

- Dolores Bertolini, resident and former Councilmember asked about the Coastal High Hazard Area. Huge issue. What about other large potential projects in the NW, like a race track?
- Mike Ilcyszyn, Assistant City Manager: Scope of Work, Section 1.2 lists stakeholders, who are they and how was the list developed? G. Stuart answered that they are landowners in area, some provided by consultant, some provided by staff.
- Nate Bliss, resident: Land Use and Zoning, is it appropriate to speak of it now? What about RD zoning; won't that need a change? C-1 zoning has several uses that of concern to the NW, how can these be filtered? Consultants answered that either a new zoning district could be placed on the properties, or an overlay district could be created and either could include form-based regulations.
- J. Szerlag, City Manager: What we need to be clear on is what does the community want, and how do we get there?
- Amy Yearsley, Planning Team Coordinator: What are the boundaries of the NW Visioning effort? Answer – El Dorado Boulevard is eastern limit, City line is northern, Pine Island Road is the southern limit, and the NW Spreader canal is the western limit of the area.
- Derek Burr, Planning Division Manager: The term "Sector Planning" is referred to in a general sense, and not as detailed in the Florida Statutes? Greg Stuart answered in the affirmative.
- Resident and member of the NWNA: Should the NWNA assist with the outreach efforts? Answer – By the end of July, the consultant will survey staff. Following the staff survey, a survey for the public would be developed. NWNA could make their own. "More information is never a bad thing." Possibility exists to integrate the surveys together.
- Rick Williams, Cape Coral Councilmember, District 6: Wants more input, wants additional information not just from NWNA, which admittedly has a huge role in this. Greg Stuart: Everyone will have chance to be involved.
- Stella Peters, resident: Who does the outreach go out to? Answer: Hasn't been decided yet.
- R. Williams, Councilmember: Other parts of the City should be involved. Answer: Perhaps electronic survey would be appropriate.
- N. Bliss, resident: Would this be the outreach survey as indicated in Section 2.4; when is that expected? Answer: End of July through mid-August is expected time.
- Russ Moody, resident: Is there an overall schedule? G. Stuart – Yes, and consultant will provide benchmark dates in future. Broadly, data collection, base mapping, and the first public

workshop will take place in August. The three-day charrette and design development stage is scheduled for September. In October, the completion of the design development stage and the summary report will be completed and submitted for review. November would involve revisions to the summary report, the decision whether to develop an overlay or new zoning district and the third public meeting. Final revisions and the final report are due in December.

- V. Caution, DCD Director: This is occurring during the LUDR review process.
- Persides Zambrano, Transportation Manager: We should open stakeholder list to include environmentalists, Chamber of Commerce, Council for Progress. Greg Stuart: That leads to the 2nd issue; Who else should be involved, tell us. Friends of Wildlife, Lee County Bike/Ped, Lee County DoT, Association of Realtors.
- R. Moody, resident: Schedule would miss much input from snowbirds. How do they get involved? G. Stuart – Use of social media, City website should provide input.
- R. Moody, resident: Are we looking at receiving developer interest? How soon after adoption? Answer – Yes, and there are multiple ways to obtain private investment – P3 (Public/Private Partnership), 3-Year Schedule
- R. Williams, Councilmember: UEP will include Seven Islands, this should accelerate development.
- G. Stuart: Understanding is that City wants this project done in six months. The approach into the holiday season may add more time to the project.
- G. Stuart: This project will require information from the City. Answer: DCD will be the lead agency and provide information.
- G. Stuart: Process will involve the 5 D's – Dream, Discovery, Design, Discussion, Document.
- Ken Weiss, resident: There is much value in what is to be adopted. Few facilities exist in NW to provide a sense of community. Having no options means traveling to other parts of the City and beyond for that atmosphere. Understands that UEP is a part of the project. Response: Consultants see approach to be used for Seven Islands can also be used for other areas of NW to provide areas or nodes that develop sense of community. Development is coming no matter what.
- S. Peters, resident: Will the (initial handout) plan be on the City website? Answer: That will be discussed; we don't want to prejudge community participation.

Meeting ended at 2:30.

Task 1.2: Public Communications and Outreach Program

Date: July 27, 2015
Northwest Cape Neighborhood Association Minutes

Attendees: Bob Hicks
Denis Catalano
John Karcher
John Smart
Greg Stuart

Issues: Water access
Parks & recreational opportunities
Sidewalks & bike paths
Environmental issues
Neighborhood streets & character
7 Islands & development concerns
Non-residential uses

July 27, 2015

RE: Northwest Cape Neighborhood Association Minutes

Present: Bob Hicks, Denis Catalano, John Karcher, John Smart, Greg Stuart

Water Access – discussed the potential for a new opening out to Matlacha Aquatic Preserve, along with general spreader canal and water access issues; the group pointed out that the City has around 13 total parks sites within the study area, and that the 7 Islands project should incorporate park designs/ideas for the park land along Tropicana adjacent to the 7 Islands.

Parks and Recreational Opportunities – discussed future needs and functional differences for active vs. passive recreational parks; the study area's Joe Stonis Park was discussed as a good example of an active neighborhood park that has been well received by the community. The group pointed out that active parks tend to bring in more traffic, noise and lighting. The south project area's Sirenia Vista Park is also well received as a passive park; it was pointed out that it will be incorporating a new Manatee viewing area. It was pointed out that boat access is needed. Finally Crystal Lake was identified as presenting a good city park recreational opportunity.

Sidewalks and Bike Paths – discussed the continuing need for bike paths, that Old Burnt Store Road attracts many bike users and enthusiasts, and that the need for street maintenance and reconstruction is the most pressing need. During the discussion Denis Catalano pointed out that a NWNA survey result report is expected by the end of July and requested another meeting to go over the findings. Greg Stuart agreed to meet again.

Environmental Issues – discussed the ongoing Canal Watch program and that the NWNA is concerned and active regarding clean water issues; mentioned that the County recently issued a report on the spreader canal and water quality. A general discussion relating to hurricane evacuation, FEMA and CHH issues, along with the city's Storm Water Utility tax, occurred; general concerns pertaining to high rates of taxation were discussed.

Neighborhood Streets and Character -- discussed the need to develop a greater sense of community within the various NW Cape sub-communities. Concerns included vehicular thru-traffic speeding, the significant need for road maintenance and related improvements, and the need for better street lighting and bike paths for Old Burnt Store Rd. Mass transit was not an issue of concern in that low density and suburban form preclude mass transit from being feasible. Pointed out expectations for new street landscaping as part of the pending NW Cape utility expansion program. Finally, discussed ongoing street design feasibility relating to the selective closing of streets (and bridges); the group pointed out that Fire, EMS and Police do not support street closing and bridge closings.

The 7 Islands and Development Concerns -- discussed the San Souci project as an example of what the NW Community does not want or need. For the 7 Islands a general discussion on building height was a focus point, with the group stating that 2 to 3 story height would be appropriate. The group stated no interest in having a variety of housing products, such as small lot O-lot line SF and MF housing. The group stated no interest in having apartments and affordable work-force housing. In general terms, the group likes the low dense suburban form and 80*120 lot size. A discussion on 7 Island public access was a focus point. The group stated that public access is a must for any 7 Island developments, such as and including a boardwalk. The group stated no need or enthusiasm for total private, gated community for the 7 Islands.

Non-residential Uses – discussed the need and desire for a waterfront restaurant and marine service facilities (gas, etc.). Commented that the NW community does not have any good mixture of non-residential and used the absence of banks as an example. Discussed the potential for having neighborhood oriented goods and services for a portion of the 7 Islands. The group had mixed opinions regarding a community oriented/destination type development for the 7 Islands. Further discussions related to the need for civic institutional uses, such as an environmental center, school sites and the like.

Task 1.2: Public Communications and Outreach Program

August 2, 2015

- Woody Hanson, President
Hanson Real Estate Advisors

August 21, 2015

- Steve Sentes
Southwest Florida Water Management District

August 22, 2015

- David Scott, P.G.

August 26 2015

- Lisa Beaver, Ph.D.
Charlotte Harbor National Estuary Program Director

August 27, 2015

- Michael Fry, President
ReMax Commercial Realty
- Jim McMenemy, Broker

August 28, 2015

- Joe Mazurkiewicz, Ph.D.
BJM Consulting

September 2, 2015

- Charlotte Harbor Flatwoods Initiative Working Group

August 2, 2015

RE: Woody Hanson, Pres., Hanson Real Estate Advisors; NW Cape Coral Planning and Visioning Study Meeting Notes

Woody Hanson is a professional real property appraiser, with over 30 years of experience and is accepted as an expert in his field. The discussion focus was on the potential future value and use of the 7 Island parcels.

Mr. Hanson is skeptical of the 7 Islands as a destination-type mixed use project. His opinion rests on the fact that the property is located in a manner significantly hidden within a suburban residential area that is approximately 10.5 miles distant from the mid-point bridge. River crossing proximity is important to support a regional destination-type project.

Cape Harbor is 6 miles from the Cape Coral Bridge. The 7 Islands are slightly less than 2 miles from the intersection of Pine Island Rd. and Veterans/Burnt Store; this fact leads to a weakened mixed use and commercial market potential for the parcels. The 7 Islands access is not a visible, straight-shot as compared to Cape Harbor; one will have to travel onto both Burnt Store Rd. and Embers Prky. (slightly less than 2 miles).

From Cape Coral Prky./Chiquita Cape Harbor is approximately 1 mile from that intersection. This fact strengthens the Cape Harbor mixed use market.

Mr. Hanson notes that SE and SW Cape Coral is more or less built out, which grants Cape Harbor and Tarpon Point a deep local trade market. NW Cape is at best 30% built out, with a subsequent weak trade market area. He notes that long-term NW Cape housing growth and utilities expansion is the key to the 7 Island's commercial potential.

Assuming an 8 unit per acre, 3 story over parking MF housing product, Mr. Hanson believes a \$250,00 to up to \$300,000 priced unit will present a current and immediate market value "fit". Current value, un-entitled per unit land costs should be around \$12,500.

Anticipate housing values in NW Cape may be expected to demonstrate a slightly flat rate of value appreciation in the coming years. The projection is based on over supply, a lack presence in the NW Cape market by national building and development firms, local/regional/national slow growth trends and infrastructure issues.

He notes that from a review of Leepa, the 7 Island parcels seem to be undervalued at \$100,000 per acre (equal to \$22,727 per unit at 4.4 units per acre). Higher densities are need to lower per unit costs. Based on Leepa data, the adjacent SF parcels seem to be overvalued at \$415,690 per acre (equal to \$94,475 per unit at 4.4 units per acre).

August 21, 2015

RE: Steve Sentes, SFWMD; NW Cape Coral Planning and Visioning Study Meeting Notes

The objective of the 21 August meeting was to gather information pertaining to surface water management natural systems programs sponsored by the water management district. Specific topics of discussion were as follows --

SFWMD supports the science behind the removal of the Ceitus Boat lift in that existing spreader canal hydrodynamics undercut and erode mangrove systems, and serves to generate west system breaches while not achieving the original storm water retention purpose of which the spreader was constructed for.

The water management district's key surface water management system and natural system project is the Charlotte Harbor Flatwoods Initiative - <http://www.chnep.wateratlas.usf.edu/charlotte-harbor-flatwoods-initiative/>

http://www.sfwmd.gov/portal/page/portal/xrepository/sfwmd_repository_pdf/08006-02-task_2-final_tm_012810.pdf

The initiate is comprised of the associated the Charlotte Harbor Flatwoods Vital Tidal Creeks Project (08/15), and the the Yucca Pens Hydrologic Restoration Plan (01/28/10). The Vital Tidal Creek Report and the Final Technical Memorandum were presented to Stuart.

The key component of the Charlotte Harbor Flatwoods Initiative is the restoration of tidal creeks within the South Charlotte, north Lee and northwest Cape watersheds. The objective acknowledges the roll of freshwater tidal creeks in providing essential fish habitat (snook, redfish and tarpon), supporting the economically important recreational fishing industry within the region. As such the Vital Tidal Creek project's focus is on water quality, quantity and correct release timing relates to maintaining and/or reconnecting creeks that have been bisected from the watershed. Priority is placed on land acquisition and restoration.

In order of importance 5 land acquisition projects have been identified within the NW Cape project area. They are:

- #2 The Yucca Pen Creek shoreline near its mouth at Charlotte Harbor (STR 7-43-23);
- #4 The Old Burnt Store Rd./Durden Creek area north of NW 47Street/NW 34th Ave. (STR 7-43-23);
- #6 The West Old Burnt Store Rd./NW 40th Lane parcel (STR 13-43-22);
- #10 The South Burnt Store Rd. Marina parcel (STR 1-43-22); and

- #11 The South Burnt Store Rd. Marina parcel (STR 1-43-22).

The issue of too much fresh water and surge releases are issues that the Yucca Pens Hydrologic Restoration Plan is attempting to address. The plan calls for ditch plugs and filter marshes to spread shallow waters over the landscape. This will allow for greater recharge, surface water quality treatment and a smoother release curve; all benefit the Charlotte Harbor Estuary.

The NW Cape Filter Marsh conceptual plan was discussed within the context of the overall watershed basin. the 05/14 study concluded that a 337.7 acre city owned site was suitable for the storage and treatment of additional surface water runoff from the historic Longview Run watershed. The study showed that the site would help reduce peak water stage storm events and reduce freshwater loadings at the Gator Slough Canal/spreader canal junction. Finally, the filter marsh may be useful in future Burnt Store Rd. permitting for storm water treatment.

August 22, 2015

RE: David Scott, P.G., NW Cape Coral Planning and Visioning Study Meeting Notes

David Scott presented a brief on the NW Cape Spreader Canal and Key Ditch, in relation to the Ceitus Boat Lift removal. The 8.5 mile NW Spreader Canal was constructed to prevent tidal exchange with Matlacha Pass. The boat lift was removed in 07/08 in response to 17 spreader canal breaches (including the boat lift). Since the boat lift removal, the breaches have adjusted and stabilized to present conditions, characterized by water flows from the NSC to the Key Ditch. Ceitus Creek is an example of a somewhat stable channel.

The southern opening (the former boat lift site) is the primary tidal flow path and is monitored by USGS. A total of 8 breach/openings are monitored by USGS. The southern opening, Ceitus Creek, #4 and #1A are key inflows from west to east.

Five weir structures control east to west/interior canal to NSC water movements.

The Key Ditch is located west of NSC and was excavated to mark the original westward extent of development. The KD helps to regulate tidal exchange between Matlacha Pass and NSC, with tidal exchange in a transverse direction. The KD consists of 4 segments that are not significantly hydraulically interconnected.

West of the KD are dense mangroves, to mangrove islands interspersed with open water; prior to the KD and NSC, tidal creek flows went from east to west, through mangrove forests and into the Pass. The KD and NSC broke the connectivity of the creeks, but still provide tidal exchange and stormwater discharge. Water quality, water quantity and peak discharge/point discharge are important hydrological and environmental issues.

Contemporary 09/12 thru 12/14 monitoring efforts included water level, velocity and flows, salinity and temperature from 28 locations; 19 for water level only and 9 with water level, salinity and temperature. Current and ongoing hydrodynamic analysis including freshwater inflows and level fluctuations, flow patterns from breaches, salinity variations, scouring and erosion.

David Scott notes that the boat lift removal was a benefit to the system, reflecting previous blowouts caused by natural hydrodynamics and improper NSC design. Lee Co. Pass monitoring water quality monitoring since 1996 show no significant trends in TN, DO, Chl and fecal coliform. Allows for the natural ebb and flow of tidal waters while decreasing erosion of mangrove systems.

August 26 2015

RE: Lisa Beaver, Phd., Charlotte Harbor National Estuary Program Director, NW Cape Coral Planning and Visioning Study Meeting Notes

The Charlotte Harbor National Estuary Program's (CHNEP) primary focus is on the implementation of the Charlotte Harbor Flatwoods Initiative, consisting of Charlotte Harbor Flatwoods Vital Tidal Creeks Project and the the Yucca Pens Hydrologic Restoration Plan. The primary estuary benefit from the two projects are increased water quality/water clarity and enhanced fishery/tidal creek nurseries.

A key Charlotte Harbor data resource is the Charlotte Harbor Water Atlas --
<http://www.chnep.wateratlas.usf.edu>

A very good mapping tool -- The Water Atlas Contour Mapping page depicts a number of water quality parameters mapped over time within the Harbour and Matlacha Pass (Chlorophyll, color, dissolved oxy., fecal coliform, salinity, temp., TN, TP and Turpity) <http://www.chnep.wateratlas.usf.edu/contour/>

In general, as measured by water clarity the water quality of Matlacha Pass is a negative, downward trend. This trend started in 2010; the Ceitus boat lift was removed in 2008.

The CHNEP supports increased fresh water flows from multiple tidal creeks/outfalls points to support the Harbour's natural biological and fishery functions; it supports the development of filter marshes as a means to smooth out fresh water release flows so as to improve hydroperiods, reduce flooding and to enhance water quality. The 2013 Charlotte Harbor Flatwoods Initiative Program is found --
<http://chnep.wateratlas.usf.edu/upload/documents/CHFI-SteveSentes-17Sept2013.pdf>

A general discussion emerged of how the Cape Coral Surfacewater Management Plan Phase 1 fits into the big picture; suggested contacting Roger Copp of ADA Engineering Rcopp@ADAENG.net

The CHNEP Vulnerability Assessment was discussed; a primary issue is the change of rainfall patterns (wetter and more intense wet seasons and more arid dry seasons). This trend serves to support the need to rehydrate Yucca Pen flatwoods through identified programs. Sea level rise @ 1" per decade. A particular long term ground water quality issue and sea level rise is the need for greater septic system drain field soil column. Mangroves as land builders need to be incorporated into any design solution. Structure solutions are to be discouraged; future City facility construction needs to take into account sea level rise by placing the facility away from the coast.

August 27, 2015

RE: Michael Fry, Pres., ReMax Commercial Realty and Jim McMenamy, Commercial real estate broker; NW Cape Coral Planning and Visioning Study Meeting Notes

Michael Frye is a professional commercial realtor and owner of the ReMax Commercial office, with over 30 years of experience in the Cape and Fort Myers. Jim McMenamy is a commercial real estate broker that has invested in Cape real estate for over 20 years.

Any 7 Island future development scheme has to include boat access and marine type services (fuel dock, ships store, etc.) Public pedestrian access is also a must to generate a destination/resort "feel".

Commercial utilization will be difficult due to lack of visibility and direct access to large, primary markets. The improved Burnt Store Rd. will be expected to capture most commercial land use opportunities. Any commercial needs to be highly specialized and tied strongly into the marine/resort theme and project emphasis. Uses may include resort style personal services (health spa) and business services (boat brokerage). Art galleries and potential studio/loft spaces may deem to be a good fit.

A vertically integrated 7 Island development project may present sound, non-residential and residential opportunities.

A key to successful 7 Island development will be the widening and landscaping and general improvement of Embers Parkway. Embers Parkway should be the gateway to the project. As such, a high quality non-residential node at the NW and SW intersection of Embers and Burnt Store is required to draw people into the area and to the 7 Islands. New Cape Coral civic uses and buildings, small scale services (business and personal, food and entertainment) are the type of activities needed at that intersection.

Density and building height is the key to the project. Given potentially high site development costs, the current 4.4 units per acre density is too low. Final building height may be around 5 to 6 floors. Residential units should be second home, retiree and empty nester orientation. Immediate values should be around \$250K to \$275K per unit.

August 28, 2015

RE: Joe Mazurkiewicz, PhD, Pres. BJM Consulting; NW Cape Coral Planning and Visioning Study
Meeting Notes

Joe Mazurkiewicz is a former 10 year mayor of Cape Coral and a leading authority regarding local land use, public policy and growth management.

Any 7 Island development must be vertically integrated to make efficient use of valuable real property. He envisions ground floor structured parking, non-residential uses on the second floor and possibly food and beverage on the top floor.

Public access is a must for any successful development, along with the potential development of a portion of the asset for passive recreation and water access.

The 7 Islands may be a destination if Embers and possibly Ceitus is 4-lane with high end landscaping and bike paths to provide better access and visibility. Given existing ROW and 6-ft. easements, road widening may be accommodated.

A boutique hotel may be a possibility; the asset does not meet typical flag hotel site location criteria. Marina type services and dockage presents a good fit for the asset.

A P3 private and public partnership as per FSS 287.05712 may be very useful for the development of the subject 7 Islands.

A strategic bridge removal program for the NW Cape community is in order so as to advance neighborhood identify and increase tax base by allowing for larger, sailboat access type properties.

A spreader canal manatee speed zone may be a constraint to long term value and growth.

A NW Cape filter marsh makes good ecological and hydrological sense for the community.

The use of the East Matlacha Pine Island Rd. strip for mitigation/biological enhancement (mangrove plantings, mini-marsh) is a good idea given the narrow geometry of the parcel and difficult access onto the 2-land Pine Island Rd.

Increased home site elevations may or may not be a long-term solution for sea level rise.

September 2, 2015

RE: The Charlotte Harbor Flatwoods Initiative Working Group Quarterly Meeting; NW Cape Coral Planning and Visioning Study Meeting Notes

The Working Group members at the 2 Sept. meeting were:

- Steve Sentes, SFWMD
- Pete Quasius
- Rae Ann Wesel, SWF
- Brenda McClymonds, The Trust For Public Lands
- Don McCormick
- Connie Jarris, Cape Coral
- Sara Davis, FDEP
- Roland Ottolini, Lee Co. Environmental Sciences
- Greg Seider, consultant for FDOT
- Tim Liebeermann, SFWMD
- Carl Spiro, FDOT
- Fred Mittl, Tetra Tech
- Lisa Beever, CHNEP
- Judy Ott, CHNEP
- Kathy Malone, GPICA

Greg Stuart of Stuart and Associates Planning and Design Services, and Josh Lockhart of CPH Engineering, presented a brief overview of the 7 Island Visioning and NW Cape planning project to the working group. The presentation consisted of goals and objectives, project approach, process and areas of focus. The presentation concluded with a request for comments, ideas, concerns and the like.

A general discussion took place, with the primary focus on spreader canal issues and economic justification for various systems improvement projects.

The working group was receptive of the Cape Coral project. No specific recommendations were presented by the working group.

Task 1.2: Public Communications and Outreach Program

July 27, 2015

- City Manager's Office, Finance and Economic Development Staff Meeting

Issues:

- The NW Cape "Big Picture" and the 7 Islands – Establishing the Dialogue – Question/Answer

July 28, 2015

- Cape Coral Community Development, Public Works, Utilities and Recreation Staff Meeting

Issues:

- The NW Cape "Big Picture" and the 7 Islands – Establishing the Dialogue
- Long Range Infrastructure and Capital Improvements
- The Spreader Canal
- City Owned Lands
- Other Topics

August 29, 2015

- City of Cape Coral Council Members

Dr. Derrick Donnell

Jim Burch

John Carioscia

Richard (Rich) Leon

Rana Erbrick

Rick Williams

Mayor Marni Sawicki

Lenny Nesta





MEMORANDUM

TO: Greg Stuart, Javier Omana

FROM: Christina Hite

RE: Meeting Notes - Cape Coral - City Manager's Office, Finance and Economic Development Staff Meeting Introduction

DATE: July 27, 2015

The following are my notes from the meeting:

The NW Cape "Big Picture" and The 7 Islands - Establishing The Dialogue

1. What are the City Economic Development Objectives - Jobs, Tax Base, Business Expansion, other;
 - Economic development drivers are most important; Preferred future for residents – better land use mix: 40% commercial/ industrial; 60% residential. Existing – 10%-20%, 80%. For 7 Islands – create a destination plan; with a sense of place that may include upscale residential. Density bonus – create amenities that community would enjoy; city is major stakeholder; along with developers; builders, neighbors.
2. Please provide insight relative to the City Budgetary Debt, Objectives and Constraints - Debt, Debt Ratios (to total tax and total per cap.), Pledged and Non-pledged Ad Valorem Revenues, Self-supporting and Non-self-supporting Debt:
 - Response: Revenue diversification - \$150 per year (per \$100,000) pst; cost recovery – fire/ police – currently economically sustainable – development check would be less than surrounding competing areas. Keep the current debt ratio. Don't rule out a P-3.
3. Please provide insight regarding City Budgetary Revenues and Expenditures - Long range Infrastructure and Capital Improvements:
 - Response: Stormwater utility tax (in place since 1989 – used City wide). NW – utilities extension program – 4.2 square miles. Potable re-use, stormwater; currently covered by the stormwater utility fee. Design per

Greenlee and Hanson; CDM Engineers – Per City of Cape Coral Utility Extension Plan; okay to contact engineers.

4. What are the City's goals regarding Tourism, Aquatic Preserves and Conservation Lands:
 - Response: Celebration of natural amenities and conservation lands - Community visioning process is underway. Desire an array of lifelong learning opportunities, quality of life, public safety; subset to vision.
5. Discuss potential for new Commercial Nodes, Land Uses and Economic Development: (schools, parks, infrastructure, transportation, utilities, stormwater implications).
 - Response: City is striving to become more developed – through zoning – in order to enhance economic development; image – education, fair, fast predictable – want to be a great place for development. Grow. Economic incentives – check City writes is competitive.
6. What are the City's Housing Diversity goals:
 - Response: Desire a better balance of commercial/ retail to residential; mix of residential desired – on 7 Islands, density is preferred; mid-rise.
7. What is the status of the Utility Expansion and Assessment Programs;
 - Response: On track with planned Utility Extension Plan
8. What is the status of the Stormwater Utility and Other Drainage and Infrastructure Programs?
 - Response: Recommended that we get ahold of storm water plan.
9. The Spreader Canal - Boat Access, Litigation and Ecosystem Management;
 - No discussion.
10. Additional info available regarding City Owned Lands (the Tieman Portfolio):
 - Look to real estate office - source data for 652 acres; 491 parcels – paid 13.1M for the land
11. 7 Islands vision?
 - Interests – NWAHA okay with residential, retail; afraid of noise and traffic; Williams doesn't want to see one particular group drive the process. Wants other parts of the city involved.
 - This is a city-wide project; don't let the NW association drive it. It should be a statement for the city.
 - Land Value Asset – of 7 Islands. John question. Greg Stuart to assess.
 - Bridge idea – perhaps remove bridge!! Or new bridge.
 - Islands themselves. Cape Harbor example. Geotechnical question. Call Craig Dearden – ask if there is geotechnical information.
 - Mixed use – considered for 7 Islands. City wants a destination. Tarpon Point or Cape Harbor – without towers.
 - NW insight – environmental/ old Florida/ green, Island preserve mentality!!! Kayak ramp; constantly used – trail network through mangroves. Fishing. Just a handful of restaurants – add a couple more –

capacity need – water front destination. Dredge and fill. Likes boardwalk – Burnt Store Marina – 4 story nodes. Mangroves, boardwalk, mid-rise combination.

- City wide vs community vision for 7 Islands – P3; infrastructure; investment.

Other Items Discussed:

1. Development incentives – public private partnerships; stormwater; leveraging land (scattered parcels); infrastructure (potable water, central sewer, cable).
2. Okay to consider leveraging assets.
3. Total zoning ordinance re-write currently occurring.
4. Village Square – TIF's; Parking Structure – Cape Coral Parkway – 140M; Property Assembly issue – Land Plan – single stand alone lots – swap opportunities, lift, pump station, stormwater connectivity – land assembly – 7 Islands; also Festival Park – combining strap numbers.
5. Finished Crystal Lake – Utilities, Stormwater and General fund bought some of the parcels – worked to put it under one ownership – 491. Plus associated Land Plan from Real Estate office.
6. East Matlacha land – not annexed. Commercial Marina has been discussed. Marine repair – NWHHA input.
7. Closer accessibility to neighborhood center – Burnt Store Road will be a commercial corridor.



MEMORANDUM

TO: Greg Stuart, Javier Omana
FROM: Christina Hite
RE: Meeting Notes - Cape Coral Community Development, Public Works, Utilities and Recreation Staff Meeting
DATE: July 28, 2015

The following are my notes from the meeting with the Cape Coral city staff. We addressed each item below and garnered general input:

The NW Cape "Big Picture" and The 7 Islands - Establishing The Dialogue

1. Long range Infrastructure and Capital Improvements Discussion; City Economic Development Objectives - Jobs, Tax Base, Business Expansion, other; non-residential – 7 islands:
 - Discussion centered around the importance of park and open space and a desire to foster commercial and mixed use development.
 - There are concerns regarding the coastal high hazard zone and FIRM/ FEMA/ Building Code challenges.
 - There are Live Work; CAC and MR Land Use zoning classifications in place. It was noted that the character of Burnt Store will change resulting from extension. CAC's are at nodes. They are currently mapped. CAC refers to Commercial Activity Center land use.
 - Burnt Store - look at controlled access plan. This should be available on the Lee County FDOT Website. Interested in reducing trip generation – commercial nodes closer to residential.
2. The Spreader Canal - Boat Access, Litigation and Ecosystem Management:
 - Boat lift is no longer in place resulting in potential water quality issues—permits; compensation; water management district – equal to or better.
 - There is a boat access and water velocity problem – constant dredging is required. No control – challenges to getting boats in and out.
 - There are limitations of the natural conditions of channel. They are allowed to dredge 5' below MLW max.
 - Team is interested in Marina assessment – to see if the economics make sense and the appropriate size of boats and numbers – there will be limitations of existing conditions.
 - There are TDML (Total maximum daily load) issues.
3. City Owned Lands (the Tieman Portfolio); 7 Islands/ stormwater fund.
 - 7 islands vision was the focus of discussion.

- Fill in some islands; mixture of uses and density; northern/ southern ends as park.
 - Public plaza - Cape Harbor - like.
 - Create destination – like Tarpon Point. Public assembly – needed. See mix of residential and commercial .
 - Cape Harbor like design – not the height. Mid rise – 6 stories.
 - Mixed use/ water oriented/ River Walk
 - Elevations for structure/ coastal high hazard area. RD zoning – 35 to 38 feet height limitation.
 - LUDR's ; PDP process; zoning changes; formed based code desired. Create own special district
 - It's a blank slate.
 - Marina, dog park.
4. Tourism, Aquatic Preserves and Conservation Lands;
 - Ecotourism encouraged
 5. New Non-residential and Commercial Nodes, Land Uses and Economic Development
 - Encouraged and desired
 6. Efficient, Effective and Streamline Permitting;
 7. Property Assembly Issues and Opportunities;
 8. Housing Stock Diversity;
 - Desired; Multi-family needed.
 9. Utility Expansion and Assessment Programs;
 - N-2 up to the bonefish canal; covers 4 Islands and includes potable water and fire flow. The city is at 10% design for N-2 currently.
 10. Water Quality, Stormwater Utility and Other Drainage and Infrastructure Programs;
 11. Seven Islands - Opportunities and Constraints;
 - See notes above.
 12. CHH Constraints, Short Term and Long Term Infrastructure Needs; Road Improvement Needs and Funding Sources;
 - Fire assessment tax/ 65M for paving – until all roads resurfaced; everything north of Kismet.
 - There is a 5 Year Plan for roadway improvements. The plan is available on the Public Works section of the website.
 13. Streetscaping and Landscaping Needs and Funding Sources;
 14. Public School Sites and Needs;
 - School district ownership is in hand; look at web site/ property appraisers.
 - School choice in place.
 - Map them on NW sector plan.
 15. Parks and Recreation Needs, Opportunities and Constraints;
 - Steering committee/ master plan process for city wide plan starting.
 - On 7 islands – parking garage/ passive use on ends; incorporate paths/ walkways/ bikes; bikes access in overall NW Cape. Bike race training is popular.
 - East Matlache Strip – recreation opportunities – 15 x 800' – Potential park use.

Other Topics Discussed:

1. Burnt Store - limited access - consider access point between Burnt Store Road and site.
2. Concern about traffic increase conflicting with home frontages.
3. Burnt Store is a wide cross section that narrows down at Pine Island
4. New Walmart –consider impacts.
5. Diplomat; major east west corridor – FLUM CAC on Diplomat – get residential off of major corridors. Limit single family
6. Tranquility Lakes RV resort – inter-local agreement. Extending water/ sewer.
7. Suggest having separate utilities meeting.
8. Large property owners – talk to them.
9. NWHHA and overall residents divided on what they see in future
10. City desires diversification of housing types.
11. A more rental based economy currently
12. Visual preference survey – from Derek – it is in depth and available. Completed in 07/08.
13. Education and engagement regarding MF.
14. Consider connections
15. Mass Transit considerations – biking, transit lines; Title 6 – extend lines. Required for federal money.
16. TOD this would be a neat orientation for the area.
17. Build out study for the Cape - 397,000 residents – 2060. On Web.
18. Environmental Studies – mapped. Volunteer – Friends of Wildlife. Afford protection to burrowing owl/ gopher tortoise. Management plan not in place for owl. High concentrations to gopher. Can provide general info on gopher concentrations.
19. Architectural standards – NW cape – don't like Burnt Store gas station.
20. Street lighting/ landscape themes; identify area.
21. Eagles are mapped.
22. A beach as a park component is desired.

Data Collection – Coordinate with Derek Burr / Planning Division – dburr@capecoral.net



MEMORANDUM

TO: Greg Stuart, Javier Omana CPH
FROM: Christina Hite
SUBJECT: Cape Coral 7 Island and NW Sector Plan Elected Officials Meeting Notes
DATE: August 29, 2015

Meetings were held with each City of Cape Coral Council Members on July 29, 2015. The following were the overall items discussed:

The NW Cape “Big Picture” and The 7 Islands - Establishing The Dialogue

The NW Cape and Economic Development Objectives - Jobs, Tax Base, Business Expansion, other:

1. City Budgetary Revenues and Expenditures Opportunities and Constraints -- Pledged and Non- pledged Ad Valorem Revenues, Self-supporting and Non-self-supporting Debt, Potential General Revenues For Improvement Projects, etc.
2. Property Assembly Issues and Opportunities;
3. Leveraging City Owned Lands (the former Tieman Portfolio) - private public partnerships;
4. The NW Cape Environmental Considerations - Surface water quality, surface water management, wetland protections, habitat enhancement, flooding and coastal high hazard issues, etc.
5. The 7 Islands Development Ideas - Housing, Non-residential, Civic and Public Uses; and
6. The Pine Island Rd. East Matlacha Corridor Redevelopment Ideas - Housing, Non-residential, Civic and Public Uses;

Dr. Derrick Donnell

- Start with NWNA – they are the drivers. It should be constituent driven; however, the project is in the interest of the city at large.
- This study should be considered with and coupled with overall vision.
- This study should address building heights and infrastructure.
- Be cognoscente of the NW Spreader Swale situation.
- Discussion centered on what makes an implementable plan. Site conditions, implementation strategies, including economic options such as lease options and strategies for P3 joint ventures were discussed.

- Data needs to support planning recommendations and decision making process.
- Provide Options for the 7 Islands master plan.

Jim Burch

- Focus of discussion centered on the 7 Islands master plan.
- Look at impact of Coast High Hazard on 7 Islands site planning.
- Upland and wetland considerations should be considered.
- Curious about the appraisal value for 7 Islands.
- Consider infrastructure issues in analysis.
- Consider ingress/ egress challenges
- Garner input from entire city
- Have the workshop location for the study locally associated with the NW Sector.
- Bring good visuals to the workshop
- Would prefer a unified vision for the 7 Islands; give it a sense of place. Commercial entity, boating and a marketable vision.
- Maximize potential of the site.
- Quality of life doesn't necessarily mean maximum value.
- Consider conservation – SW conservancy – Audobon, Earth Justice
- Consider water quality, and water flow.
- Consider sea level rise.
- Consider residential neighbors and effects of noise
- Provide for a good commercial base
- Sees that there are compatibility issues (single family association) – through traffic, noise, intrusion.
- He wants us to answer the question 'who is the market?'

John Carioscia – send project examples City of Oviedo

- Open to the design team's suggestions
- Difficult if it's over 4 floors (7 Islands reference).
- Do what is good for the Cape
- Utility expansion – put in place
- Fire service assessment – put in place
- The plan should be data driven.
- Go through the process and allow the design team to do their job.

Richard (Rich) Leon

- A lot of potential for the 7 Islands parcel; discussion centered on it.
- NWNA – appreciate them; feel that they could be more diversified. They are a subset of the overall city.
- Need more commercial.
- Vision thoughts for 7 Islands - Fisherman's Village/ Punta Gorda, along the water; islands tied together with a boardwalk with associated park land interacting with it.
- Doesn't see residential component.
- Neighborhood would not like residential towers.
- A place you visit.
- 2nd and 3rd story; preserve land. Bird and manatee watching, fishing.
- Community interaction and meetings are important

- Development north of Pine Island Road should be like south of Pine Island Road
- Beach idea – an inland or bayside beach; he'd like to see this incorporated into the NW Cape.

Rana Erbrick

- Vision for 7 Islands: Destination, community, regional perspective
- Vision ideas: Fisherman's Village – linked with a bridge - Boutique hotel, mid-rise condo's, walkable, livable, sustainable – entertainment
- Captain's walk along water – a destination
- South Seas Resort inspiration (Captiva)
- Link islands
- Shops, hotels, boaters, condos, open space for gathering.
- Amenity over parking/ go vertical (and deal with Coastal High Hazard challenges)
- RV park initiative (be aware of)
- Take coastal high hazard into consideration; parking below can provide grade change opportunities
- Passive park - Crystal Lake opportunity – vision – gathering, beach, paddle boards, islands, pavilions, park, food vendors, concession, bath houses; economic hub

Rick Williams

- Interested in Public Private Partnership opportunities
- NW is unique, new homes, upscale
- Up to the city what happens there
- Cautions – boating community – 2000 boats – not built out; will be a major issue. Marina that may clog the artery – tough
- Manatee area
- Vision for 7 Islands - Waterfront restaurant – upscale
- Not interested in height. 6-8 stories – 6 stories probably okay.
- Commercial focus
- Northern most island – adjacent to Tropicana Park – tied together.
- Missing water based parks – kayak facility, access to water
- Recreational area
- Upscale destination
- Entertainment
- Bimini Basin idea
- Residential – upscale condos
- High end gated.
- Through traffic implications – not against commercial growth; are against ugliness.
- Old Burnt Store – utility extension / bike path
- No box, go for it.
- Beautiful stuff
- Resort orientation – fishing capital of the world
- Manatee – Boca in 15 minutes
- Boat size limitation – 5' below low tide, 40' boat
- Discussed the idea of closing bridges
- Current boats – 31' lower profile boats.

- Lives just north of Tropicana

Mayor Marni Sawicki

- Nothing Cape Harbor-ish exists up that way.
- Need economic drivers for NW Cape
- Blank canvas as far as she is concerned
- Utility infrastructure is going in
- Need condos in overall area and diversity of housing as it is difficult to find condos to move into
- Design for Live/ work/ play
- Mixed use
- Housing stock variety
- Incentive packages
- Okay with vertical

Lenny Nesta

- Discussion centered on 7 Islands vision
- 4 story max height, mixed use, condo, restaurant
- Upscale restaurant with a view/ upper floor
- Tin city/ Naples as inspiration
- Tourism, strengthen economy
- Marina – small
- Destination/ city wide/ a draw.
- Upscale/ like Fort Myers on the River

Additional Notes that I took away from overall discussions

7 Islands:

- As much detailed info as possible for 7 Islands itself.
- Tourism aspects – ecotourism
- Hotel – scale.
- Matrix – economics of the diverse development and public private partnership options
- Canal infrastructure, conservation lands, relationship to Charlotte Harbor, fishing, boating,
- Burnt Store Road initiative, infrastructure expansion, economy – perfect opportunity
- Drainage
- Balance of cost of land/ infrastructure/ stormwater
- Nice walkable, bridge islands
- It's a gem for the city.

NW Sector Plan

- Park ideas for Crystal Lake
- Land swap opportunities
- Provide public access on Spreader Canal.
- Stormwater concerns
- Transportation initiatives

- Improve bike facilities
- Bridges/ remove/ change
- Public water front access
- Get mix – 80% SF, .5 MF now.
- NWNA – fix roads, street lights

Task 1.2: Public Communications and Outreach Program

Digital Outreach – Provide City with content for project updates on the City website

Consultant Team to provide introductory web page content to City under separate cover

Task 1.3: Define Vision Process

Based on information gathered from Tasks 1.2 through 1.3, the Consultant Team hereby requested a modification to the working project schedule:

Task 2.4.b: Town Hall Meeting

- Original Date: September 28, 2015
- Revised Date: October 8, 2015

Task 3.2.d: Charrettes

- Original Date: October 26, 2015
- Revised Date: November 4, 5 and 6, 2015