

Video

Cape Coral, FL

Date: May 20, 2022

00:00:36 --> 00:00:37: OK, whenever you run.

00:01:56 --> 00:02:00: Good morning everybody and welcome to the special meeting of

00:02:00 --> 00:02:03: the Cape Coral City Council. Today is May 20th, 2022.

00:02:03 --> 00:02:06: This meeting now comes to order. You would. Could you please stand for the Pledge of Allegiance?

00:02:06 --> 00:02:08: I pledge allegiance to the flag.

00:02:12 --> 00:02:14: Of the United.

00:02:14 --> 00:02:15: States of.

00:02:15 --> 00:02:15: America and to the Republic.

00:02:15 --> 00:02:18: For which it stands one nation under God, indivisible, with

00:02:18 --> 00:02:23: liberty and justice for all.

00:02:23 --> 00:02:25: Madam City clerk, could you call the roll, please?

00:02:31 --> 00:02:33: Yes, your honor. Before I call the roll, I would

00:02:33 --> 00:02:35: like to announce that Council member Welsh has asked to

00:02:35 --> 00:02:38: be excused and I will mark him so.

00:02:38 --> 00:02:40: Mayor Gunter

00:02:41 --> 00:02:42: here.

00:02:42 --> 00:02:43: Council members Cosden here, Hayden here long here

00:02:43 --> 00:02:49: Nelson.

00:02:50 --> 00:02:53: Here shepherd here Tate.

00:02:53 --> 00:02:54: Here.

00:02:54 --> 00:02:56: Seven present 1 excuse.

00:02:58 --> 00:03:00: Thank you, Madam City clerk. Do we have any Council

00:03:00 --> 00:03:02: members requesting to peer remotely?

00:03:02 --> 00:03:03: Council member Nelson.

00:03:04 --> 00:03:07: Do we have a motion to allow Council member Nelson

00:03:07 --> 00:03:08: to appear remotely?

00:03:08 --> 00:03:09: Move second.

00:03:11 --> 00:03:13: Madam City, could you call the roll Tate?

00:03:13 --> 00:03:14: Aye.

00:03:14 --> 00:03:20: Cosden aye Gunter Aye Hayden aye long hi Nelson.

00:03:21 --> 00:03:22: Aye.

00:03:22 --> 00:03:25: Shepherd aye seven eyes motion carried.

00:03:25 --> 00:03:30: OK, next item is the agenda. Is there any changes

00:03:30 --> 00:03:34: to the agenda? The only change that I'd like to

00:03:34 --> 00:03:39: request that was requested by staff is to move the

00:03:39 --> 00:03:42: citizens input time until between items.

00:03:44 --> 00:03:45: Five and six.

00:03:46 --> 00:03:49: So that will be the last item on the agenda

00:03:49 --> 00:03:52: citizens input. That's any change that I have. Is there

00:03:52 --> 00:03:55: any other changes? Is there a motion to approve?

00:03:57 --> 00:03:57: 2nd.

00:03:59 --> 00:04:02: And does did I hear yes? Second agrees any discussion?

00:04:04 --> 00:04:05: Madam City clerk. Call the roll.

00:04:06 --> 00:04:11: Tate Cosden aye center hi Hayden aye.

00:04:11 --> 00:04:11: Long.

00:04:11 --> 00:04:13: Aye, Nelson.

00:04:14 --> 00:04:17: Aye Shepherd aye seven eyes motion carried.

00:04:17 --> 00:04:21: OK, item 5 is new business, 5A is the ULI

00:04:21 --> 00:04:27: advisory service. Panel stakeholders results. And before we

00:04:27 --> 00:04:31: get started

00:04:27 --> 00:04:31: there I just wanted to say thank you to all

00:04:31 --> 00:04:36: the panelists for taking time out of your busy schedules

00:04:36 --> 00:04:39: to come and help the city of Cape Coral.

00:04:40 --> 00:04:42: To be able to.

00:04:43 --> 00:04:44: About any.

00:04:45 --> 00:04:48: Vision for the future. So I just wanted to say

00:04:48 --> 00:04:51: thank you for that before we get started. And with

00:04:51 --> 00:04:53: that I will turn it over to Mr City.

00:04:53 --> 00:04:57: Manager thank you Mr Mayor. Good morning members of

00:04:57 --> 00:05:02: City

00:04:57 --> 00:05:02: Council good morning ladies and gentlemen. You know two

00:05:02 --> 00:05:06: years

00:05:02 --> 00:05:06: ago we celebrated the Cape's 50th anniversary, and it also

00:05:06 --> 00:05:10: coincided with my arrival here in the Cape to be

00:05:10 --> 00:05:13: your city manager. And I'm right around the time we

00:05:13 --> 00:05:15: were having the variety of.

00:05:16 --> 00:05:21: Festivities, I started having conversations with individuals in

00:05:21 --> 00:05:24: the community

00:05:21 --> 00:05:24: to get to know more about the Cape but also

00:05:24 --> 00:05:27: to try to understand where we're headed in the next

00:05:27 --> 00:05:31: 50 years and so that peaked my curiosity. Peaked curiosity

00:05:31 --> 00:05:34: of a of many people in the community, and we
00:05:34 --> 00:05:38: decided to move forward as part of your strategic planning
00:05:38 --> 00:05:41: effort to look at that long term horizon 50 years
00:05:42 --> 00:05:45: from now. How are we going to celebrate our success
00:05:45 --> 00:05:46: as a well rounded?
00:05:46 --> 00:05:51: Community and we started to think about what professionals
are
00:05:51 --> 00:05:55: out there that can help us in that journey and
00:05:55 --> 00:05:58: we didn't want to simply go out and hire A
00:05:58 --> 00:06:03: firm of urban planners, architects, and so forth and only
00:06:03 --> 00:06:07: have a one sided view on a potential solution to
00:06:07 --> 00:06:10: where we want to head to in the future. And
00:06:10 --> 00:06:13: so we know. And we have worked for in a
00:06:13 --> 00:06:16: variety of of of different engagements.
00:06:17 --> 00:06:21: We are very familiar with the Urban Land Institute based
00:06:21 --> 00:06:24: out of Washington DC. And so we reached out to
00:06:25 --> 00:06:29: the Urban Land Institute, otherwise known as ULI, and ask
00:06:29 --> 00:06:32: them if they would be interested in coming to Cape
00:06:33 --> 00:06:36: Coral and helping us craft that vision for our future.
00:06:37 --> 00:06:40: Now COVID got in our way Mr. Mayor and and
00:06:40 --> 00:06:43: we're here. We are and basically June of 2022, but
00:06:43 --> 00:06:46: our intent was with USLI to have started.
00:06:46 --> 00:06:51: This process, sometime in late 2020 early 2021, but again
00:06:51 --> 00:06:55: because of the various challenges we had with COVID, we
00:06:55 --> 00:06:59: were not able to to schedule this activity until this
00:06:59 --> 00:07:03: year. So let me tell you a little bit about
00:07:03 --> 00:07:07: the Urban Land Institute or ULI the stated mission of
00:07:07 --> 00:07:11: ULI, is to shape the future of the built environment
00:07:11 --> 00:07:17: for transformative impact in communities worldwide. It is
committed to
00:07:17 --> 00:07:18: connecting.
00:07:18 --> 00:07:22: Active, passionate, diverse members through the foremost
global network of
00:07:22 --> 00:07:26: interdisciplinary professionals, I am a member of the Urban
Land
00:07:26 --> 00:07:29: Institute and have been for at least 10 to 12
00:07:29 --> 00:07:33: years and many of your staff members and Development
Services
00:07:33 --> 00:07:37: Department are also members of the Urban Land Institute. It
00:07:37 --> 00:07:41: also seeks to inspire best practices for equitable and
sustainable
00:07:41 --> 00:07:46: land use through content education, convening, mentoring
and knowledge sharing.

00:07:46 --> 00:07:48: It is a leader in solving.

00:07:48 --> 00:07:53: Community and real estate challenges through applied collective global experience

00:07:53 --> 00:07:54: and philanthropic engagement.

00:07:55 --> 00:08:01: Through its advisory services program, Yuli offers expertise and technical

00:08:01 --> 00:08:06: assistance for communities and organizations facing land use challenges for

00:08:06 --> 00:08:11: more than 70 years, you live members have delivered changes

00:08:11 --> 00:08:15: in our cities through yulis Advisory Services panel. Whether it

00:08:15 --> 00:08:20: be devastation of of disaster, food access and healthy design,

00:08:20 --> 00:08:25: or shortage of housing choices, advisory services panels have offered

00:08:25 --> 00:08:26: unbiased.

00:08:26 --> 00:08:31: An independent solutions to the most complex problems facing communities.

00:08:33 --> 00:08:36: Members come to a community and link up with local

00:08:37 --> 00:08:40: leaders to draft a plan to revive, rethink and restore

00:08:40 --> 00:08:45: communities around the globe, to ultimately enact, change, and improve

00:08:45 --> 00:08:48: the lives of people who live there.

00:08:49 --> 00:08:54: Panels bring together the best and brightest from utilized diverse

00:08:54 --> 00:09:01: membership developers, planners, financiers, market analysts, economists, architects, designers and

00:09:01 --> 00:09:07: public officials to provide practical solutions and objective advice not

00:09:07 --> 00:09:12: available from other sources. We've been fortunate to work with

00:09:12 --> 00:09:17: this talented team of USLI panelists. They are volunteers and

00:09:17 --> 00:09:18: they're joined by Yuli.

00:09:18 --> 00:09:19: The staff members.

00:09:20 --> 00:09:21: To help us.

00:09:23 --> 00:09:27: Solve specific questions that are opposed to the panelists in advance of their arrival, and so now I'd like to

00:09:27 --> 00:09:30: turn it over. Mr Mayor to Lee Ferguson, who served

00:09:30 --> 00:09:34: as the panel chair for this particular engagement. Mr Ferguson.

00:09:34 --> 00:09:38:

00:09:46 --> 00:09:50: Thank you, thank you for that excellent introduction and and

00:09:50 --> 00:09:53: quite frankly, you've done a fair bit of the work

00:09:53 --> 00:09:56: that I anticipated that I was going to have to

00:09:56 --> 00:09:59: do in terms of introduction. So we're going to move

00:09:59 --> 00:10:02: right into our presentation. You know, we we really owe

00:10:02 --> 00:10:05: our special thanks to to the mayor and the and
00:10:05 --> 00:10:08: you Council members and to the city staff who have
00:10:08 --> 00:10:10: hosted us so ably this week and then.
00:10:10 --> 00:10:12: And it's been a great visit and and forgive me
00:10:12 --> 00:10:14: because I'm having to shift through my notes a little
00:10:14 --> 00:10:16: bit because Rob did. Rob did a good bit of
00:10:16 --> 00:10:18: the work that it on my first couple of slides,
00:10:18 --> 00:10:20: but let's just move right ahead here.
00:10:21 --> 00:10:25: This, you know the introduction you've already seen. We're
about
00:10:25 --> 00:10:28: 45 thousand members around the world, and he's described
to
00:10:28 --> 00:10:31: you. Many of the things that are on these slides.
00:10:31 --> 00:10:33: This will be left behind for your review later at
00:10:33 --> 00:10:37: your leisure again, the advisory Service Panel since 1947,
and
00:10:37 --> 00:10:40: I think collectively amongst us there are probably close to
00:10:40 --> 00:10:42: 75 or 100 of these panels that have been done
00:10:42 --> 00:10:45: around the country by the folks that you see sitting
00:10:45 --> 00:10:48: in front of you. This morning. I won't point anyone
00:10:48 --> 00:10:50: out, but the gentleman that was sitting to my right
00:10:51 --> 00:10:51: has done 37.
00:10:51 --> 00:10:54: This is his 38, so he's the he's a bit
00:10:54 --> 00:10:56: of a lion share of our history. We want to
00:10:56 --> 00:10:59: thank you folks for hosting this so ably this week.
00:10:59 --> 00:11:03: Specifically Mayor Gutter and Rob Hernandez and Nita
Whaley and
00:11:03 --> 00:11:06: and all of the folks that have come out and
00:11:06 --> 00:11:09: visited with us and given us their input under under
00:11:09 --> 00:11:13: the understanding that nothing would be attributed to any
individual
00:11:13 --> 00:11:16: in our report, and so that anonymity, we hope will
00:11:16 --> 00:11:19: give. People has given people the opportunity to tell us
00:11:19 --> 00:11:22: the good and the bad and the indifferent.
00:11:22 --> 00:11:25: So that we can really give you our best advice
00:11:25 --> 00:11:25: in Council.
00:11:27 --> 00:11:30: And you know, we spent several long days we we
00:11:30 --> 00:11:30: got a a.
00:11:32 --> 00:11:35: An extensive briefing package back in the first time I
00:11:35 --> 00:11:37: did one of these things, I got a notebook. It
00:11:37 --> 00:11:40: was in 1992. It would. Mary Beth was was staffing
00:11:40 --> 00:11:43: that panel and we got this notebook about this big
00:11:43 --> 00:11:46: in advance and we got to read it. This time

00:11:46 --> 00:11:47: we got an email.
00:11:48 --> 00:11:50: And it had a link attached to it, and I
00:11:50 --> 00:11:52: think there were 147 documents by the time you weed
00:11:52 --> 00:11:55: it down through that. So we we've had a wealth
00:11:55 --> 00:11:58: of information to review in advance, which was very helpful
00:11:58 --> 00:12:01: and put together by you folks locally and then our
00:12:01 --> 00:12:04: staff is also put some other things together. We spent
00:12:04 --> 00:12:06: several long days in in at this point, if you
00:12:06 --> 00:12:08: don't mind, I'm going to go back to my text
00:12:09 --> 00:12:11: so that I don't it. It's been said that I
00:12:11 --> 00:12:13: will talk forever if allowed to, so I'm trying to
00:12:13 --> 00:12:17: exercise some discipline on myself. We spent several long
days
00:12:17 --> 00:12:17: digesting.
00:12:17 --> 00:12:21: This input, and in mostly collegial, but sometimes heated
discussion
00:12:22 --> 00:12:25: amongst us and deliberation. We will now share our
collective
00:12:25 --> 00:12:29: vision of what we see as the incredible future potential
00:12:29 --> 00:12:33: of your city. Providing our thoughtful recommendations of
how you
00:12:33 --> 00:12:37: might best realize these wonderful opportunities. If you share
our
00:12:37 --> 00:12:40: vision of the potential for the future of Cape Coral,
00:12:40 --> 00:12:43: become a becoming a truly great city that will happen
00:12:43 --> 00:12:46: in likely a very few years, probably much quicker than
00:12:46 --> 00:12:48: you might even be anticipating.
00:12:49 --> 00:12:52: But only if you organize yourselves to ensure that it
00:12:52 --> 00:12:54: becomes the place that you want it to be. And
00:12:54 --> 00:12:57: when we say what that you want it to be,
00:12:57 --> 00:13:00: we're really looking at the whole community. Everybody from
top
00:13:00 --> 00:13:03: to bottom east to West, north to South. Everyone in
00:13:03 --> 00:13:06: your community and including those who will come, who will.
00:13:06 --> 00:13:09: Who will come here in the future. The panelists serving
00:13:09 --> 00:13:13: on these panels is is Rob mentioned. Are all professionals
00:13:13 --> 00:13:17: from various disciplines selected specifically for each panel
assignment by
00:13:17 --> 00:13:20: the Urban Land Institute based on their experience.
00:13:20 --> 00:13:23: Similar land use and other real estate related issues and,
00:13:23 --> 00:13:26: and we're ably supported by the professional staff. I'm going
00:13:26 --> 00:13:29: to go through and introduce each of those folks as
00:13:29 --> 00:13:31: they will present and so they will in the the
00:13:31 --> 00:13:34: process of how this works is we will go from,

00:13:34 --> 00:13:37: you know, from panelists to panelists right through the right
00:13:37 --> 00:13:40: through the process so that you will hear all the
00:13:40 --> 00:13:43: recommendations. Dan Conway, who comes to us from
Denver, Co
00:13:43 --> 00:13:46: is an urban economist that studies real estate markets and
00:13:47 --> 00:13:49: why they perform the way they do. He's been doing
00:13:49 --> 00:13:50: this for.
00:13:50 --> 00:13:53: Over 55 years, and as I said, has participated in
00:13:53 --> 00:13:57: 37 of these advisory service panels. Next will be Alan
00:13:57 --> 00:14:00: folks who's a principal in the firm of ascent in
00:14:00 --> 00:14:04: Sacramento, CA. He's an urban designer who has focused
his
00:14:04 --> 00:14:09: career on leading design and planning. I'm sorry, leading
design
00:14:09 --> 00:14:12: and planning teams to solve complex urban problems in the
00:14:13 --> 00:14:16: US and Asia. Susanna Ross is a New England based
00:14:16 --> 00:14:20: licensed landscape architect with 20 years of experience.
00:14:20 --> 00:14:25: Managing complex urban landscape design and construction.
She enjoys exploring
00:14:25 --> 00:14:28: the potential of the public realm to enrich the daily
00:14:28 --> 00:14:31: life, health well being and well being of city dwellers
00:14:31 --> 00:14:34: and urban ecology, and to shape the core identity of
00:14:34 --> 00:14:38: a city. Lindsay Broger from Washington DC is vice president
00:14:38 --> 00:14:42: of utilize Urban resilience program as an architect and
resilient
00:14:42 --> 00:14:46: design expert. She helps communities across the globe turn
the
00:14:46 --> 00:14:50: negative impacts of climate change into opportunities where
all can
00:14:50 --> 00:14:50: thrive.
00:14:51 --> 00:14:53: Donnie R. James is the chief real estate officer for
00:14:53 --> 00:14:57: the Revenue Authority in Prince Georges County, Maryland,
where he
00:14:57 --> 00:15:01: is responsible for developing real estate policy, overseeing
complex real
00:15:01 --> 00:15:05: estate transactions, and private public partnership for all
asset classes
00:15:05 --> 00:15:07: within the city which it will be a particular we
00:15:07 --> 00:15:10: hope will be of particular interest in some of the
00:15:10 --> 00:15:13: things that Danny will have to bring to you. The
00:15:13 --> 00:15:16: UI staff supporting this effort include Mary Beth Carrigan,
whose
00:15:16 --> 00:15:20: URL is executive vice president in Washington DC,
overseeing the

00:15:20 --> 00:15:21: advisory services.

00:15:21 --> 00:15:25: Program as well as your allies leadership program and governance.

00:15:25 --> 00:15:28: She's been with you alive for 24 years. Even though

00:15:28 --> 00:15:30: she's only 39 and she's managed over 50 of these

00:15:31 --> 00:15:33: such assignments, Mayor Beth I had to get that in.

00:15:34 --> 00:15:37: I'm sorry, OK, David Sayer of Washington DC works with

00:15:37 --> 00:15:40: Urban Land Institute as a part of the Advisory Services

00:15:40 --> 00:15:44: program, helping to plan, conduct and evaluate advisory service panels

00:15:44 --> 00:15:48: nationally. Barbara Gustus is based out of the UI headquarters

00:15:48 --> 00:15:51: office as well in Washington DC, and is the director

00:15:51 --> 00:15:52: of advisors.

00:15:52 --> 00:15:55: As director of Advisory Services and key leaders, she manages

00:15:55 --> 00:15:59: the the Services Program panel logistics, maximizing our efficiency, and

00:15:59 --> 00:16:03: ensuring that we collect with local communities we serve and

00:16:03 --> 00:16:05: she's done a wonderful job of making sure that we

00:16:05 --> 00:16:08: had a chance to enjoy some of your great restaurants.

00:16:08 --> 00:16:11: The the Lobster lady and this is not an advertisement

00:16:11 --> 00:16:14: for them, but we had a great time there the

00:16:14 --> 00:16:16: other night I wanted a salad and told my wife

00:16:16 --> 00:16:19: that I just had a salad for dinner the rest

00:16:19 --> 00:16:21: of the story is I had the lobster salad and

00:16:21 --> 00:16:22: I couldn't eat it.

00:16:23 --> 00:16:25: It was so good anyway. Don't give me off on

00:16:25 --> 00:16:27: that. I haven't I happen to be a food and

00:16:27 --> 00:16:30: I've had a great time here. OK, and at the

00:16:30 --> 00:16:33: end of our presentation there will be a time for

00:16:33 --> 00:16:36: questions and answers and the UI staff will then return

00:16:36 --> 00:16:38: to DC and produce a the final documents of these

00:16:38 --> 00:16:42: recommendations that will be returned to the city in about

00:16:42 --> 00:16:45: 2 months. There'll be some dialogue back and forth to

00:16:45 --> 00:16:47: be sure that we get it right and that we

00:16:47 --> 00:16:50: verify all the factual things that are in there about

00:16:50 --> 00:16:53: the history of the things that and in terms of

00:16:53 --> 00:16:54: what's going forward.

00:16:54 --> 00:16:57: For those of you that might be wondering, those will

00:16:57 --> 00:17:01: be USLI recommendations. They will be for you to review

00:17:01 --> 00:17:04: and consider so the editing process is to be sure

00:17:04 --> 00:17:07: that the facts are right going in and the recommendations

00:17:07 --> 00:17:10: will be hours for which we and the UI will
00:17:10 --> 00:17:13: take responsibility for it. At the end of this presentation
00:17:14 --> 00:17:16: will be a Q&A. And we hope you find these
00:17:16 --> 00:17:20: recommendations useful in charting the future course for
Cape Coral
00:17:20 --> 00:17:23: as the Great City that we know it will, it
00:17:23 --> 00:17:24: can and will become.
00:17:24 --> 00:17:27: If you all get together and move forward, if you
00:17:27 --> 00:17:30: agree with it, our suggestions and move forward. We know
00:17:30 --> 00:17:33: that it'll be there. Dan will now share his view
00:17:33 --> 00:17:36: of the current conditions and future perspective of the
market,
00:17:36 --> 00:17:39: followed by each of the other panelists presenting.
00:17:40 --> 00:17:43: Each of the other panels presenting their portion of the
00:17:43 --> 00:17:47: work and recommendations, and I will return to, you know,
00:17:47 --> 00:17:49: handle Q&A in closing comments. Thank you, Dan.
00:18:05 --> 00:18:08: Good morning mayor and members of City Council and the
00:18:09 --> 00:18:12: general public here. It's very nice to be here this
00:18:12 --> 00:18:17: morning. The panel's market analysis quantifies and
identifies the development
00:18:17 --> 00:18:22: opportunities in Cape Coral and the potential for the city.
00:18:22 --> 00:18:28: To capitalize on those opportunities and prepare an action
plan
00:18:28 --> 00:18:33: with an economic foundation. Cape Coral is a very complex
00:18:33 --> 00:18:33: city.
00:18:34 --> 00:18:38: As reported by the US Census, Cape Coral is the
00:18:38 --> 00:18:44: largest community in Lee County. The SMSA, which has
407,000
00:18:44 --> 00:18:51: people employed, of which approximately 60,000 are in Cape
Coral.
00:18:52 --> 00:18:53: Today
00:18:53 --> 00:19:00: approximately 200,000 permanent residents in 71,000
households, called Cape Coral
00:19:01 --> 00:19:01: Home.
00:19:02 --> 00:19:08: This is 26% of the smsa population since 1990. Cape
00:19:08 --> 00:19:14: Coral's permanent population has grown annually by more
than 3800
00:19:15 --> 00:19:20: people. In 1300 households and it is projected to grow
00:19:20 --> 00:19:27: annually by almost 4300 people in 19150 households during
the
00:19:27 --> 00:19:28: next 10 years.
00:19:29 --> 00:19:35: In addition to these permanent residents, Cape Coral has a
00:19:35 --> 00:19:42: significant number of seasonal and second homes, including
approximately 30,000

00:19:42 --> 00:19:45: units or 32% of the SMSA total.

00:19:46 --> 00:19:52: This seasonal and second home market is projected to grow

00:19:52 --> 00:19:57: by 500 units annually and as a result the total

00:19:57 --> 00:20:02: Cape Coral housing market is projected to grow by 25120

00:20:02 --> 00:20:09: units per year, including 14150. Detached single family units, 440

00:20:09 --> 00:20:16: townhome and condominium units and 630 rental apartment units.

00:20:16 --> 00:20:23: Since 1980, Cork Cape Coral has seen the construction of

00:20:23 --> 00:20:28: 2000 units per year, but in 2020 and 2021 this

00:20:28 --> 00:20:34: has doubled annually to almost 4000 units per year, with

00:20:35 --> 00:20:39: 23% of that total being multifamily units.

00:20:41 --> 00:20:46: In addition to the residential development, Cape Coral also has

00:20:46 --> 00:20:51: had and will continue to experience industrial office, retail and

00:20:51 --> 00:20:53: hotel development activity.

00:20:55 --> 00:21:03: Cape Coral's existing industrial base encompasses 2.6 million square feet,

00:21:03 --> 00:21:07: or 8.3% of Lee Counties industrial space.

00:21:09 --> 00:21:15: Historically keep corals. Industrial market has grown annually by 28,000

00:21:15 --> 00:21:19: square feet and it is projected annually to grow by

00:21:19 --> 00:21:21: 40,000 square feet.

00:21:22 --> 00:21:28: Cape Coral has 2.6 million square feet of office space,

00:21:28 --> 00:21:33: which is 12% of the SMSA total. Historically, it has

00:21:33 --> 00:21:38: grown by 46,000 square feet per year and is projected

00:21:38 --> 00:21:42: to grow by 60,000 square feet annually.

00:21:43 --> 00:21:47: Of the Cape Coral's office market, almost 40%.

00:21:48 --> 00:21:53: Our medical related office users and annually the medical office

00:21:53 --> 00:21:57: market should grow by 23,000 square feet per year.

00:21:58 --> 00:22:05: Cape Coral's Hotel market includes 830 hotel rooms, which is

00:22:05 --> 00:22:10: only 6% of the hotel room count in Lee in

00:22:10 --> 00:22:16: the Lee County SMSA which has 13,200 hotel rooms.

00:22:16 --> 00:22:21: The Lee County Smsa is projected to grow its hotel

00:22:21 --> 00:22:25: market by 350 rooms per year and we think 100

00:22:25 --> 00:22:29: of those rooms could be here in Cape Coral.

00:22:31 --> 00:22:36: The final commercial real estate sector is the retail market.

00:22:37 --> 00:22:42: Today Cape Coral has 8,000,000 square feet of retail space,

00:22:42 --> 00:22:45: which is 16.5% of the SMSA total.

00:22:46 --> 00:22:52: Historically, Cape Coral's retail market has grown by 141,000 square

00:22:52 --> 00:22:56: feet, and we're projecting that in the next over the

00:22:57 --> 00:23:01: next 10 years, it will grow annually by 171,000 square

00:23:01 --> 00:23:02: feet.

00:23:03 --> 00:23:09: Given these residential and commercial projected land use demands, Cape

00:23:09 --> 00:23:14: Coral should anticipate the absorption of approximately 500 acres of

00:23:14 --> 00:23:16: real estate annually.

00:23:20 --> 00:23:26: Understanding that it the dynamics of the socioeconomic forces projected

00:23:26 --> 00:23:30: to impact Cape Coral can help shape the vision for

00:23:30 --> 00:23:31: the future.

00:23:32 --> 00:23:36: The UCLA panel has been asked to create Cape Coral's

00:23:36 --> 00:23:40: vision for the next 50 years, but growth is coming

00:23:40 --> 00:23:43: at a much faster rate than in the past. In

00:23:43 --> 00:23:46: the city needs to be prepared.

00:23:46 --> 00:23:52: According to information provided by the city, there are more than 44,400 vacant platted single family lots in Cape Coral.

00:23:52 --> 00:23:58: And given the projected growth of almost 2500 residential units

00:23:58 --> 00:24:04: per year, that could increase to 4000 units per year.

00:24:04 --> 00:24:08: In theory these.

00:24:09 --> 00:24:10: Undeveloped lots or unimproved lots could be absorbed in as

00:24:11 --> 00:24:17: few as 11 to 18 years.

00:24:17 --> 00:24:19: Also, with 4300 new permanent residents each year.

00:24:20 --> 00:24:25: Along with 1500 new, seasonal and second home residents,

00:24:26 --> 00:24:30: Cape

00:24:30 --> 00:24:34: Coral needs to adjust its vision for the future to

00:24:35 --> 00:24:39: prepare for those wanting to call Cape Coral home.

00:24:40 --> 00:24:45: Cape Coral needs to offer a continuum of housing opportunities,

00:24:45 --> 00:24:47: including attainable housing.

00:24:49 --> 00:24:50: For all its residents.

00:24:51 --> 00:24:56: Cape Coral needs to provide improved medical care, including specialized

00:24:56 --> 00:24:58: health care in the community.

00:24:59 --> 00:25:04: The city needs to broaden the opportunities for post secondary

00:25:04 --> 00:25:09: education, including technical, academic, and professional studies.

00:25:10 --> 00:25:13: It will need to develop a state of the art,

00:25:13 --> 00:25:17: industrial and business park of 50 to 75 acres to

00:25:17 --> 00:25:22: serve the expansion needs of the current businesses as well

00:25:22 --> 00:25:26: as those that are attracted to the lifestyle here in

00:25:26 --> 00:25:27: Cape Coral.

00:25:28 --> 00:25:32: It will need to increase the supply of resort facilities

00:25:32 --> 00:25:36: in hotel rooms to attract a growing tourist market and

00:25:37 --> 00:25:41: to capitalize on the leisure and travel markets that will

00:25:41 --> 00:25:43: find Cape Coral very attractive.

00:25:44 --> 00:25:48: The city will need to enhance the city's cultural and

00:25:48 --> 00:25:53: art offerings so that residents of all ages and demographics

00:25:53 --> 00:25:55: can participate in the arts.

00:25:56 --> 00:26:01: Finally, the city needs to take into consideration the unique

00:26:02 --> 00:26:06: environment that is Cape Coral. Embrace all that it has

00:26:06 --> 00:26:07: to offer.

00:26:08 --> 00:26:14: Given these comments and their socioeconomic background,

00:26:14 --> 00:26:20: Alan and Suzanne will now present their plans demonstrating the panel's

00:26:20 --> 00:26:20: recommendations. Thank

00:26:20 --> 00:26:20: you.

00:26:35 --> 00:26:36: All right, good morning.

00:26:37 --> 00:26:40: Nice to see you all. It's been a very pleasant

00:26:40 --> 00:26:42: week and I've enjoyed it immensely.

00:26:43 --> 00:26:46: So Dan gave you a little bit of the the

00:26:46 --> 00:26:50: market demand. Lee talked a little bit about this could

00:26:50 --> 00:26:53: be coming at you faster than than you think.

00:26:54 --> 00:26:57: So we've all talked about here. This in the last

00:26:57 --> 00:27:00: few weeks about trying to get prepared for that and

00:27:00 --> 00:27:03: figuring out how do we make this a complete city?

00:27:03 --> 00:27:06: One that's built up from this is community and has

00:27:06 --> 00:27:10: strong community roots, so I'll talk a little bit about

00:27:10 --> 00:27:13: that planning context and why it needs to evolve in

00:27:13 --> 00:27:16: that Susanna will come up and show you a little

00:27:16 --> 00:27:19: bit of the the aspirational imagery of where we think

00:27:19 --> 00:27:21: you need to go where you want to go, maybe.

00:27:22 --> 00:27:23: OK.

00:27:25 --> 00:27:27: So I don't we don't need to talk too much

00:27:27 --> 00:27:29: about the history of how this was platted. You all

00:27:29 --> 00:27:30: know that.

00:27:31 --> 00:27:33: Is very striking to us though that.

00:27:35 --> 00:27:38: It was platted so much with residential land that there

00:27:38 --> 00:27:42: was nothing left for all those other community cultural

00:27:42 --> 00:27:45: facilities that other cities have in spades. And you don't.

00:27:46 --> 00:27:49: That's the next step. When you go from.

00:27:51 --> 00:27:53: A teenager to an adult. Yeah, moving to the next

00:27:53 --> 00:27:56: phase now is making sure you have all of those

00:27:56 --> 00:27:59: amenities for the citizens you have here today.

00:28:00 --> 00:28:03: One of the positive outcomes though was look everybody got.

00:28:04 --> 00:28:07: House about a canal.

00:28:08 --> 00:28:09: What's not to like?

00:28:12 --> 00:28:13: Very desirable.

00:28:13 --> 00:28:16: But it does have consequences, and we'll talk about that

00:28:16 --> 00:28:17: here in a minute.

00:28:18 --> 00:28:20: So at the very large city.

00:28:21 --> 00:28:23: Much larger than than a lot of the cities that

00:28:23 --> 00:28:25: that we work in, and it makes it a little

00:28:25 --> 00:28:28: disorienting sometimes. You know, like the first day I got

00:28:28 --> 00:28:31: here, I got out, wrote on a bicycle, and I

00:28:31 --> 00:28:33: kept going down one way streets and loop streets and

00:28:33 --> 00:28:36: and, you know, kind of got lost. So there's a

00:28:36 --> 00:28:39: lack of sort of connectivity and legibility and understanding of

00:28:39 --> 00:28:42: when you come in and out of a neighborhood when

00:28:42 --> 00:28:44: you come in and out in and out of the

00:28:44 --> 00:28:44: district.

00:28:46 --> 00:28:50: So the lack of connectivity and that there's 12 miles

00:28:50 --> 00:28:53: or so north to South 9 or 10 miles east

00:28:53 --> 00:28:56: of West over 120 square miles.

00:28:56 --> 00:28:58: The good news is you have a room to grow.

00:29:00 --> 00:29:01: Even though.

00:29:02 --> 00:29:05: That contradicts a little what I just said, but in

00:29:05 --> 00:29:08: the north and the northern quadrants you have opportunities now

00:29:08 --> 00:29:13: to rethink connectivity. Rethink open space, rethink cultural amenities, etcetera.

00:29:15 --> 00:29:17: So it is a city of quadrants and a city

00:29:17 --> 00:29:21: of somewhat separate identities. We interviewed a lot of people,

00:29:21 --> 00:29:23: a lot of people said, well, I live in in

00:29:23 --> 00:29:25: the Northeast or I live in the southwest.

00:29:26 --> 00:29:28: And I can tell you the physical.

00:29:29 --> 00:29:31: Place where I live, but I also have this mental

00:29:31 --> 00:29:34: image that I'll tell you that maybe that's the place

00:29:34 --> 00:29:37: where the foreign community lives, or that's the place where

00:29:37 --> 00:29:40: that's the the the younger populations live, or the older

00:29:40 --> 00:29:44: populations who started this community live? Or the new people

00:29:44 --> 00:29:47: coming. So there's there's a mental image in everybody's map

00:29:47 --> 00:29:48: about sort of the quadrants.

00:29:50 --> 00:29:54: And that's maybe something you can actually build off from

00:29:54 --> 00:29:57: in some ways, but we do think that there's you

00:29:57 --> 00:30:00: know, this kind of continued referencing of that is sort

00:30:00 --> 00:30:02: of born out of a yearning now to sort of

00:30:02 --> 00:30:05: see the city in a little bit of a finer

00:30:05 --> 00:30:05: grain.

00:30:06 --> 00:30:08: Start to drill down in a little bit more about

00:30:08 --> 00:30:10: what it means to live in a district, what it

00:30:10 --> 00:30:12: means to live in my neighborhood.

00:30:13 --> 00:30:16: And understand that legibility a little bit better.

00:30:19 --> 00:30:21: We visited the downtown.

00:30:23 --> 00:30:27: No, it's not central. And no, it's not your traditional

00:30:27 --> 00:30:27: downtown.

00:30:28 --> 00:30:29: We've all been to.

00:30:30 --> 00:30:32: Town squares in New England. We've all been to places

00:30:32 --> 00:30:33: that have that.

00:30:33 --> 00:30:36: The Community square and the mixed use buildings

00:30:36 --> 00:30:38: surround it

00:30:38 --> 00:30:41: and there may be a church there. There may be

00:30:41 --> 00:30:43: a City Hall there. There may be other things that

00:30:43 --> 00:30:45: everybody says that's the heart and soul of our community.

00:30:45 --> 00:30:47: Well, you were stuck with this kind of platted.

00:30:48 --> 00:30:52: Linear format this linear parcelization.

00:30:53 --> 00:30:56: So we applaud you for starting to figure that out

00:30:56 --> 00:31:00: here and and we think that you probably can get

00:31:00 --> 00:31:04: there, but it ultimately will need sort of an infusion

00:31:04 --> 00:31:04: of.

00:31:05 --> 00:31:08: The arts, the music make it more than just about

00:31:08 --> 00:31:13: entertainment, restaurants and other things. So encouraging

00:31:14 --> 00:31:18: some of those

00:31:14 --> 00:31:18: proposals that wanna have mixed use buildings. Wanna have

00:31:18 --> 00:31:21: places

00:31:18 --> 00:31:21: in them that are civic minded civic oriented?

00:31:22 --> 00:31:25: And make them happen so you you could have this

00:31:25 --> 00:31:28: downtown and the other good thing is this becomes now

00:31:28 --> 00:31:31: an experiment for you to see how, perhaps in other

00:31:31 --> 00:31:34: parts of the city you can sort of experiment with.

00:31:36 --> 00:31:37: Mixed use buildings.

00:31:38 --> 00:31:39: In

00:31:40 --> 00:31:42: more urban, walkable formats.

00:31:43 --> 00:31:46: So the goal is you don't leave the Fort Myers

00:31:46 --> 00:31:49: and go to their downtown. You stay in our downtown.

00:31:53 --> 00:31:59: We're kind of amazed that there's astonishingly little public access.

00:32:00 --> 00:32:01: There's.

00:32:02 --> 00:32:06: You have boatloads of private access, but you have very little public access.

00:32:06 --> 00:32:07:

00:32:09 --> 00:32:12: The places that you do have the Yacht Club, JC

00:32:12 --> 00:32:14: Park that visited. I mean these these seem like they're

00:32:15 --> 00:32:17: just love to death. They just seem like their community

00:32:17 --> 00:32:20: because they there's no. There's not that many choices, so

00:32:20 --> 00:32:22: everybody wants to go there.

00:32:22 --> 00:32:26: So even offseason on a Monday middle of the day,

00:32:26 --> 00:32:29: it's packed. Everybody wants to be there.

00:32:30 --> 00:32:30: So.

00:32:31 --> 00:32:35: Trying to find additional places in a waterfront city to

00:32:35 --> 00:32:38: get people to the public waterfront should be a one

00:32:38 --> 00:32:41: of the highest schools that you have.

00:32:43 --> 00:32:46: And we do apply to again the changes you want

00:32:46 --> 00:32:48: to make at the Yacht Club. But we also want

00:32:48 --> 00:32:51: to make a note that that is based on memory

00:32:51 --> 00:32:54: too, because it's one of the few places that that

00:32:54 --> 00:32:57: there are still some memories. So that has to be

00:32:57 --> 00:33:00: done carefully and sensitively as you redo.

00:33:01 --> 00:33:02: The redevelopment there.

00:33:06 --> 00:33:09: They have numerous parks. That's a really +

00:33:10 --> 00:33:12: everybody that we talked to. All the people that said,

00:33:12 --> 00:33:14: you know, the the park system here is actually pretty

00:33:14 --> 00:33:14: good.

00:33:16 --> 00:33:19: That's a picture from when I rode the bike down

00:33:19 --> 00:33:22: Pelican. I looked at the new softball complex you have

00:33:22 --> 00:33:25: there, the soccer complex. These these same. You know,

00:33:25 --> 00:33:28: there's people out using them seem well loved. Rotary park. Seems

00:33:28 --> 00:33:31: like it's a really cool little small environmental park, so

00:33:31 --> 00:33:34: you have some really good parks of that size.

00:33:35 --> 00:33:38: Was mentioned in some of the interviews that maybe there's

00:33:38 --> 00:33:40: not enough for the teens to do so. It's looking

00:33:41 --> 00:33:43: for a teen. Centers is probably a good thing as

00:33:43 --> 00:33:44: you move forward.

00:33:46 --> 00:33:49: But there's no large Regional Park.

00:33:50 --> 00:33:52: We also are kind of amazed that you know a

00:33:52 --> 00:33:55: city of 200,000 people. There's no 100 acre park. That

00:33:55 --> 00:33:58: is where everybody comes to celebrate together as a city.

00:34:00 --> 00:34:02: Almost all great cities have that.
00:34:03 --> 00:34:06: And sometimes it can be a lot more so if
00:34:06 --> 00:34:10: what Dan said is right and you're moving from 200,000
00:34:10 --> 00:34:11: people closer to 400,000.
00:34:13 --> 00:34:16: Start thinking about that Regional Park where it wants to
00:34:16 --> 00:34:16: be.
00:34:18 --> 00:34:21: So there's also a bit of a culture void.
00:34:23 --> 00:34:25: Museums performing arts.
00:34:26 --> 00:34:28: Places that are artists collaborative.
00:34:30 --> 00:34:32: Leveraging the talent.
00:34:32 --> 00:34:38: That is, within your community to build artistic programs,
artistic
00:34:38 --> 00:34:39: expressions, murals.
00:34:40 --> 00:34:44: All those things that happen in an evolving and dynamic
00:34:44 --> 00:34:45: urban environment.
00:34:48 --> 00:34:50: And you can do some of this as you start
00:34:50 --> 00:34:51: to think about.
00:34:52 --> 00:34:55: The quadrants and where you might want to sort of
00:34:55 --> 00:34:58: anchor institutions so that you don't have to put all
00:34:58 --> 00:35:00: this stuff in the same place. In fact, I would
00:35:00 --> 00:35:03: say you shouldn't do that, so you can start to
00:35:03 --> 00:35:06: think about giving identity to the quadrants by placing some
00:35:06 --> 00:35:07: of the key.
00:35:07 --> 00:35:10: Amerities around the city.
00:35:12 --> 00:35:14: And then finally one other thing that was mentioned here
00:35:15 --> 00:35:17: was about it. Kind of a indoor sports facility, something
00:35:17 --> 00:35:20: that maybe don't have but something you can think about
00:35:20 --> 00:35:24: that then leverages outside tournaments, brings visitors. And
of course,
00:35:24 --> 00:35:26: when they come, they spend money. And that's a good
00:35:26 --> 00:35:27: thing.
00:35:29 --> 00:35:32: Which then relates to what what Dan said. You know
00:35:32 --> 00:35:37: there's there is a insignificant tourist lodging infrastructure.
Obviously the
00:35:37 --> 00:35:40: long term seasonal stuff that people come that's you have
00:35:40 --> 00:35:43: that in spades, but you don't have the short term
00:35:43 --> 00:35:46: stay and that Western hotel that we stayed in is,
00:35:46 --> 00:35:49: you know, is fabulous. So is. Is there another Western
00:35:49 --> 00:35:52: out there somewhere? Something like that? That can be
another
00:35:52 --> 00:35:55: flagship opportunity that you can partner with.
00:35:57 --> 00:36:01: There's also a predominance of 1 housing type. We all
00:36:01 --> 00:36:04: know what that is. It's the single family detached house.

00:36:05 --> 00:36:08: As land becomes more scarce, you're going to start thinking
00:36:08 --> 00:36:11: about different ways to come up with different prototypes.
00:36:12 --> 00:36:15: So there's maybe a lot of you know new apartments
00:36:15 --> 00:36:16: coming in, but there's not some.
00:36:17 --> 00:36:20: Of the range of things that happened in between that
00:36:20 --> 00:36:22: scale of the single family house and the three that
00:36:22 --> 00:36:25: eight story apartments, you know there, there's nothing in the
00:36:25 --> 00:36:26: middle there that.
00:36:27 --> 00:36:31: That we see. So think about how do you broaden
00:36:31 --> 00:36:31: your.
00:36:32 --> 00:36:33: Your housing base.
00:36:34 --> 00:36:37: The strip centers and you know the we did have
00:36:38 --> 00:36:41: dinner and lunch as our chairman said and it was
00:36:41 --> 00:36:41: fabulous.
00:36:42 --> 00:36:47: So they do predominate. Now there's nothing wrong with
having.
00:36:48 --> 00:36:52: There you know good retail in those centers, but the
00:36:52 --> 00:36:55: the the issue sometimes is they're not always walkable and
00:36:55 --> 00:36:58: and it's also that I drive to it. Shop wants
00:36:58 --> 00:37:00: to get back in my car and leave. So if
00:37:00 --> 00:37:04: you have different kinds of larger mixed use retail
environments
00:37:04 --> 00:37:07: where I parked my car and then shop five or
00:37:07 --> 00:37:10: six times to get the various things I need, then
00:37:10 --> 00:37:12: go back to my car that maybe makes a little
00:37:13 --> 00:37:16: more sense. So start thinking about how you can get
00:37:16 --> 00:37:18: those kinds of experiences and minimize the.
00:37:18 --> 00:37:21: Auto centric shopping experience.
00:37:23 --> 00:37:26: Health care and post high school education. Dan mentioned
this
00:37:26 --> 00:37:29: again. It's very critical. They start thinking about where's the
00:37:29 --> 00:37:30: next hospital?
00:37:31 --> 00:37:34: If you're going to double in size, clearly you need
00:37:34 --> 00:37:37: another full service hospital and all the other related.
00:37:39 --> 00:37:42: Health care things that go that go along with that,
00:37:42 --> 00:37:45: and likewise the same thing, is true about both secondary
00:37:45 --> 00:37:49: education. One small vocational school in this community is
not
00:37:49 --> 00:37:50: enough.
00:37:51 --> 00:37:52: Your residents are going to demand it.
00:37:54 --> 00:37:56: They're going to want it. The young people are gonna
00:37:56 --> 00:37:57: want to stay. You want them to stay. You want
00:37:57 --> 00:37:58: them to go to school here.

00:37:59 --> 00:38:03: Both trade schools and Community College and maybe even a

00:38:03 --> 00:38:06: four year college. So put that on horizon and the

00:38:06 --> 00:38:09: panel thinks you should actively promote that.

00:38:12 --> 00:38:14: So we have an image of a city that's still

00:38:14 --> 00:38:17: incomplete. It's still trying to find its way. It's still

00:38:17 --> 00:38:18: trying to build out so.

00:38:20 --> 00:38:23: What actions and measures can enhance sort of community building

00:38:23 --> 00:38:26: and how do you get there? And what underpins your

00:38:26 --> 00:38:29: comprehensive plan review as you start to do that now

00:38:29 --> 00:38:32: over the next cycle and the cycle after that. So

00:38:32 --> 00:38:34: we've come up with a kind of a list of

00:38:34 --> 00:38:37: I don't know. Just call them 10 planning principles here.

00:38:38 --> 00:38:40: Just to sort of maybe as a.

00:38:42 --> 00:38:42: Uh.

00:38:44 --> 00:38:47: A piece you know a blueprint for you to hold

00:38:48 --> 00:38:48: on to.

00:38:49 --> 00:38:53: As a Council, as future councils and for the community.

00:38:55 --> 00:38:57: So one of the things that again we want to

00:38:57 --> 00:39:00: start is make sure you understand that there's legibility and

00:39:00 --> 00:39:03: wayfinding in this community. Start at the district level, you

00:39:03 --> 00:39:05: know you have the quadrants.

00:39:06 --> 00:39:09: You know the north South where Santa Barbara meets Pine

00:39:09 --> 00:39:12: Island and then their four quadrants go out from there.

00:39:14 --> 00:39:17: That's that's a good orientation point. But then there can

00:39:17 --> 00:39:20: be a number of districts. As you can see those

00:39:20 --> 00:39:23: circles on that slide. That sort of are maybe a

00:39:23 --> 00:39:26: mild radius and diameter that then you can start to

00:39:26 --> 00:39:29: play some of the civic and cultural amenities within those

00:39:29 --> 00:39:33: districts you know, start to differentiate again, start the brand

00:39:33 --> 00:39:34: them a little bit.

00:39:36 --> 00:39:39: And you can be creative about how you do that.

00:39:39 --> 00:39:42: And sometimes it's opportunistic, so this isn't all about data.

00:39:42 --> 00:39:46: This isn't about data driven, it's about you thinking and

00:39:46 --> 00:39:49: acting proactively to say we want to seed some of

00:39:49 --> 00:39:52: these neighborhoods in some of these areas with key

00:39:52 --> 00:39:54: Community building functions.

00:39:57 --> 00:39:59: That then dribbles down a little bit to the neighborhood

00:39:59 --> 00:40:02: level. Then you know within each of these districts maybe

00:40:02 --> 00:40:04: there's four or five neighborhoods. I mean from the West

00:40:04 --> 00:40:07: End. To here we kept driving and driving. We were

00:40:07 --> 00:40:08: still inside the same.

00:40:08 --> 00:40:08: Quadrant.

00:40:09 --> 00:40:10: It's it's, it's enormous.

00:40:12 --> 00:40:16: But community building happens at the neighborhood level. We talked

00:40:16 --> 00:40:18: to a lot of people the last few days, that

00:40:18 --> 00:40:21: are it seemed very eager to get involved. Wanna stay

00:40:21 --> 00:40:21: involved.

00:40:22 --> 00:40:26: Find those champions, leverage what they can bring to the

00:40:26 --> 00:40:29: table, and then begin to harness sort of the next

00:40:29 --> 00:40:30: generation of those folks.

00:40:32 --> 00:40:35: Connect with the community organizations and if there isn't

00:40:35 --> 00:40:37: one,

00:40:35 --> 00:40:37: they in a certain place, help them form 1.

00:40:38 --> 00:40:40: Public voice is now going to be more and more

00:40:40 --> 00:40:43: critical to you as you finish and build out your

00:40:43 --> 00:40:46: community. Create a neighborhood map. I think that would be

00:40:46 --> 00:40:49: very helpful. You've been helpful for me coming. You know,

00:40:49 --> 00:40:51: here for the first time.

00:40:52 --> 00:40:54: Legibility and wayfinding.

00:40:55 --> 00:41:01: And then build greater housing diversity, public open space neighborhoods.

00:41:01 --> 00:41:04: So as you begin to fill out the northern quadrants,

00:41:04 --> 00:41:07: you now can get a little you have. You know

00:41:07 --> 00:41:11: what doesn't work and now you can start to concentrate

00:41:11 --> 00:41:16: on what can work. Connectivity mixed, use good open spaces.

00:41:16 --> 00:41:19: And all those things that we think are important walkability.

00:41:21 --> 00:41:23: Principle three create a Regional Park.

00:41:24 --> 00:41:27: That is programmed include citywide events well.

00:41:28 --> 00:41:30: I've talked about that Suzanne is going to talk about

00:41:30 --> 00:41:30: it.

00:41:31 --> 00:41:32: This could be in the north.

00:41:33 --> 00:41:36: Maybe somewhere north of Pine Island Rd. Maybe it's up.

00:41:36 --> 00:41:39: There's a city owned property up in the northwest. Maybe

00:41:39 --> 00:41:42: it's on the old golf course down in the southeast.

00:41:42 --> 00:41:45: Yeah, I know. We know there's some some issues with

00:41:45 --> 00:41:48: soil remediation and some other things there. But how many

00:41:48 --> 00:41:51: sites do you have that are 100 acres or more?

00:41:51 --> 00:41:52: Probably not too many.

00:41:53 --> 00:41:56: So you gotta start thinking about where that goes and

00:41:56 --> 00:41:59: how you seed it for community activities. And there's a

00:41:59 --> 00:42:01: lot of things that could happen in a place like
00:42:01 --> 00:42:01: that.
00:42:02 --> 00:42:05: You can have a tannic gardens, maybe you have different
00:42:05 --> 00:42:09: kind of sporting activities. Didn't have before. Maybe there's
large
00:42:09 --> 00:42:11: outdoor music events where the community comes to.
00:42:12 --> 00:42:15: There's any number of things that you can start to
00:42:15 --> 00:42:17: think about for where that can, how that can be
00:42:17 --> 00:42:18: programmed and where it can be.
00:42:20 --> 00:42:24: Principle #4 identify and secure additional places for public
access
00:42:24 --> 00:42:27: to the waterfront look. We know this is not gonna
00:42:27 --> 00:42:27: be easy.
00:42:28 --> 00:42:32: The West sides mangroves, the South is mangroves. You
know
00:42:32 --> 00:42:34: there's a lot of vegetation there.
00:42:36 --> 00:42:40: The other side is privatized. Mostly privatized. Going up the
00:42:40 --> 00:42:44: river, but find if you can any little piece. Anything
00:42:44 --> 00:42:48: that gets people to the waterfront for public access. It's
00:42:48 --> 00:42:52: extremely important and Susanna will talk more about why
that's
00:42:52 --> 00:42:53: important.
00:42:55 --> 00:42:59: Develop a pedestrian first mentality to transportation
planning. This is
00:42:59 --> 00:43:02: key. As you go further. Why is this important?
00:43:05 --> 00:43:06: Because of all those roads.
00:43:07 --> 00:43:10: That were platted that had single dead end streets, all
00:43:10 --> 00:43:13: that traffic filters back out to the major collectors and
00:43:13 --> 00:43:17: the arterials that are running north, South, and east West.
00:43:17 --> 00:43:19: And you all know have driven you drive on them
00:43:19 --> 00:43:23: every day. But they're not safe for the pedestrian. They're
00:43:23 --> 00:43:24: not safe for the cyclist.
00:43:25 --> 00:43:29: So use the pedestrian first mentality when you reexamine the
00:43:29 --> 00:43:32: right of ways. When you reexamine the crosswalks and you
00:43:32 --> 00:43:35: start thinking about how is it safe. How do I
00:43:35 --> 00:43:38: cross the street? How does that child get to the
00:43:38 --> 00:43:42: school? Those have all become now very important for you
00:43:42 --> 00:43:45: as you go from a city of 200,000 to 400,000,
00:43:45 --> 00:43:49: the traffic increases, increases the potential for more
accidents and.
00:43:51 --> 00:43:54: Potential for people to be to not use.
00:43:55 --> 00:43:58: The public's eye was because it's it's too dangerous.
00:43:59 --> 00:44:02: So you know there's a lot of improvements you can

00:44:02 --> 00:44:04: make, and Susanna will talk more about that in a
00:44:04 --> 00:44:04: minute.
00:44:06 --> 00:44:08: Create the infrastructure necessary for.
00:44:09 --> 00:44:10: Mode choice.
00:44:11 --> 00:44:14: So I just talked a little bit about walking, but
00:44:14 --> 00:44:17: also start to think about what's the infrastructure that allows
00:44:17 --> 00:44:18: for somebody to.
00:44:20 --> 00:44:21: Write an electric bike.
00:44:22 --> 00:44:23: Write a scooter.
00:44:24 --> 00:44:27: Ride sharing pick up and drop offs in some of
00:44:27 --> 00:44:28: your key public places.
00:44:30 --> 00:44:33: On demand shuttles start thinking about.
00:44:34 --> 00:44:37: Mass transit, yes, it may not be the full on
00:44:37 --> 00:44:41: bus systems that other cities have, and that's that's OK,
00:44:41 --> 00:44:44: but offering choice for people going forward will be very
00:44:44 --> 00:44:45: important.
00:44:48 --> 00:44:51: Principal 7 add cultural amenities to reflect a more diverse
00:44:52 --> 00:44:52: population.
00:44:53 --> 00:44:54: And attract visitors.
00:44:55 --> 00:44:58: So the Performing Arts Center was mentioned to us by
00:44:58 --> 00:45:01: a lot of the people in the interviews. You know
00:45:01 --> 00:45:04: that could be as you redevelop this complex around here,
00:45:04 --> 00:45:07: a Performing Arts Center right near the City Hall would
00:45:08 --> 00:45:09: be a fabulous place to do that.
00:45:13 --> 00:45:14: Talked about the Yacht Club and.
00:45:15 --> 00:45:20: And in the redevelopment of that teen centers.
00:45:20 --> 00:45:23: Once yeah, try and find a small site for Teen
00:45:23 --> 00:45:26: Center location South of Pine Island Rd and another location
00:45:26 --> 00:45:29: north of Pine Island Rd. That's not much space. That's
00:45:30 --> 00:45:32: pretty small, but it goes a long way for the
00:45:32 --> 00:45:35: youth in this community to have a place to go
00:45:35 --> 00:45:35: to.
00:45:36 --> 00:45:39: And then some of the newer mixed use developments like
00:45:39 --> 00:45:41: seven islands and some of the other one make sure
00:45:41 --> 00:45:42: that there's.
00:45:43 --> 00:45:46: Some aspect of community benefit.
00:45:47 --> 00:45:51: Embedded within those projects, and sometimes it's a small
00:45:51 --> 00:45:53: thing.
00:45:51 --> 00:45:53: You know, maybe it's a it's a community room that
00:45:54 --> 00:45:56: the community can use. Or maybe it's allowing for art.
00:45:58 --> 00:46:01: In art programs and artists and residents kind of things,
00:46:01 --> 00:46:05: but start thinking about all those things that other cities

00:46:05 --> 00:46:07: have that you've been to you like and you and
00:46:07 --> 00:46:10: you want to experience in in these new developments.
00:46:12 --> 00:46:17: Principle #8 review the development codes to incentivize
creativity.
00:46:18 --> 00:46:19: And mandate quality.
00:46:21 --> 00:46:24: You're you're in demand right now. Is Dan just said
00:46:24 --> 00:46:25: everybody's coming to you guys?
00:46:27 --> 00:46:27: So.
00:46:28 --> 00:46:31: You you hold the cards now you hold the cards
00:46:31 --> 00:46:33: about how to legislate quality.
00:46:34 --> 00:46:37: So review your development codes, make sure that there's
enough
00:46:37 --> 00:46:38: in there that.
00:46:41 --> 00:46:44: Can be objectionable, you know. They you're telling people
what
00:46:44 --> 00:46:48: the setbacks are, what the heights are, what the building
00:46:48 --> 00:46:49: form is this character?
00:46:50 --> 00:46:52: The architects will respond. They know how to do that.
00:46:54 --> 00:46:56: But just drive quality now as you go forward and
00:46:56 --> 00:46:59: at the same time start thinking about how do you
00:46:59 --> 00:47:02: get different kind of prototypes here you know there's you
00:47:02 --> 00:47:04: have all heard that term missing metal and it gets
00:47:04 --> 00:47:06: a little overused these days, but.
00:47:07 --> 00:47:10: Simply put, it's trying to get the right density between
00:47:10 --> 00:47:14: a single family detached house and an apartment building.
There's
00:47:14 --> 00:47:18: lots of different prototypes out there that are very attractive
00:47:18 --> 00:47:19: that that fall in that space.
00:47:20 --> 00:47:23: And as land gets more and more scarce, you need
00:47:23 --> 00:47:24: to densify.
00:47:25 --> 00:47:27: So don't be afraid of density, it can. It can
00:47:27 --> 00:47:29: be your friend if it's done right.
00:47:31 --> 00:47:36: Principle 9 celebrate the natural environment through
restoration and education.
00:47:36 --> 00:47:39: So look we, it's a wonderful setting. You guys know
00:47:39 --> 00:47:42: that that's why you all moved here. But I think
00:47:42 --> 00:47:46: there's a story to tell between the degradation that happened
00:47:46 --> 00:47:47: in 1957 and the 60s.
00:47:48 --> 00:47:49: Some preservation.
00:47:50 --> 00:47:51: Restoration.
00:47:52 --> 00:47:55: This is what we did. This is today. The climate
00:47:55 --> 00:47:57: that we're in the environment that we're in.
00:47:58 --> 00:48:00: Take that story and run with it.

00:48:02 --> 00:48:03: Do exhibit.

00:48:04 --> 00:48:06: You find small parts of the land you can do

00:48:06 --> 00:48:11: restoration education, do that, collaborate with the schools, begin to

00:48:11 --> 00:48:12: tell that story now.

00:48:13 --> 00:48:15: This is where we were. This is where we are.

00:48:15 --> 00:48:17: This is our future in that space.

00:48:17 --> 00:48:21: And then finally principal #10 resilience policies and guidelines need

00:48:21 --> 00:48:24: to underpin all land use decisions.

00:48:27 --> 00:48:30: So when you redo your you're guiding documents, make sure

00:48:30 --> 00:48:33: that those are front and center and.

00:48:34 --> 00:48:36: Lindsey will tell you a lot more about that, so

00:48:36 --> 00:48:39: I will conclude. And now you're going to see some.

00:48:40 --> 00:48:43: Pretty pictures from somebody who knows how to do them.

00:48:47 --> 00:48:49: Thank you Alan. I hope it ends up being more

00:48:49 --> 00:48:53: than just pretty pictures, but they are pretty well. We'll

00:48:53 --> 00:48:56: tell you that, and some of them are your community,

00:48:56 --> 00:48:59: so from those high level planning principles that Alan discussed,

00:48:59 --> 00:49:02: we're going to get down to the site design level

00:49:02 --> 00:49:05: and talk about four sort of goals for the design

00:49:05 --> 00:49:08: within spaces that we think we can sort of use

00:49:08 --> 00:49:11: as our test about whether the public open space is

00:49:11 --> 00:49:14: achieving what we want. And then some recommendations about the

00:49:14 --> 00:49:16: open space types and qualities.

00:49:16 --> 00:49:19: Across the city and its neighborhoods. As you know, the

00:49:19 --> 00:49:22: public realm of Cape Coral, the streets, the sidewalks, the

00:49:22 --> 00:49:25: parks, the waterfronts can help shape the identity of the

00:49:26 --> 00:49:29: city. We see examples of that here throughout this presentation

00:49:29 --> 00:49:32: that I'm giving you will see examples from your city

00:49:32 --> 00:49:35: where we think you are doing really well, and then

00:49:35 --> 00:49:38: we're going to show some aspirational sort of ideas of

00:49:38 --> 00:49:40: what's being done in other cities. Not so that you

00:49:40 --> 00:49:43: can copy it, but so that we can look about,

00:49:43 --> 00:49:46: look at the kind of qualities and ingredients of what

00:49:46 --> 00:49:46: might make.

00:49:46 --> 00:49:49: A good design for Cape Coral.

00:49:50 --> 00:49:53: The panel suggests, as I said, 4 principles that we

00:49:53 --> 00:49:57: use to sort of gauge whether the landscape is doing

00:49:57 --> 00:49:59: the the the open space is what we want it

00:49:59 --> 00:50:03: to be. After talking to all of you, and probably
00:50:03 --> 00:50:07: everyone in this audience, we know that everyone's
extremely proud
00:50:07 --> 00:50:11: of the city's unique history and identity. The canals, the
00:50:11 --> 00:50:16: laid back lifestyle, the warm, friendly and internationally
diverse residents.
00:50:16 --> 00:50:20: The public spaces should celebrate the history of the beauty
00:50:20 --> 00:50:21: of the culture.
00:50:21 --> 00:50:24: Of Cape Coral, but we can do this in unexpected
00:50:24 --> 00:50:28: ways. For example, we might take cues in color, material,
00:50:28 --> 00:50:31: and spirit from iconic images like.
00:50:31 --> 00:50:31: This.
00:50:33 --> 00:50:36: 2nd and you've heard this and you're going to hear
00:50:36 --> 00:50:40: more of it. I think it's something everyone can agree
00:50:40 --> 00:50:43: on that our public realm should be safe, connected and
00:50:43 --> 00:50:47: accessible in a community that is so automobile dominated.
It's
00:50:47 --> 00:50:51: critical, critical to provide spaces for pedestrian cyclists and
people
00:50:51 --> 00:50:55: of all abilities that are safe and well connected.
00:50:56 --> 00:51:00: 3rd, and here we're sharing some work that we're doing
00:51:00 --> 00:51:03: over in Sarasota about an hour from here. As we
00:51:03 --> 00:51:06: all know, Florida is lovely. We love the, warms, the
00:51:06 --> 00:51:09: warmth, the sun, but we also know that it has
00:51:09 --> 00:51:13: harsh conditions of extreme heat and humidity, tropical
downpours, so
00:51:13 --> 00:51:17: anything we do in the public realm should be resilient
00:51:17 --> 00:51:20: both to the elements to heavy public use and always
00:51:20 --> 00:51:22: be aimed at human comfort.
00:51:24 --> 00:51:26: And then 4th we know.
00:51:27 --> 00:51:30: Cape Coral was was conceived as a place for retirees,
00:51:30 --> 00:51:33: but we also know from talking to all of you
00:51:33 --> 00:51:37: that we're far from that specific that single demographic. Now
00:51:37 --> 00:51:41: that we've got young professionals, young families, youth,
and so
00:51:41 --> 00:51:44: one thing we'd like to see is in our in
00:51:44 --> 00:51:48: our public realm, the kind of appeal to multiple generations.
00:51:48 --> 00:51:51: So, for example, here you see our project in more
00:51:51 --> 00:51:54: square, and while you may not see grandparents and and
00:51:54 --> 00:51:58: parents jumping in the fountain, you do see them sitting
00:51:58 --> 00:51:58: close by.
00:51:58 --> 00:52:02: Having conversation, watching the kids and so we think
spaces

00:52:02 --> 00:52:06: can be creatively considered with the adjacencies of different program

00:52:06 --> 00:52:09: types so that they're really magnets for everybody for all

00:52:09 --> 00:52:12: generations. And that's something we're going to consider as we

00:52:12 --> 00:52:15: evaluate designs for each public space.

00:52:18 --> 00:52:22: So why are we talking about enriching the public realm

00:52:22 --> 00:52:26: while there are a number of reasons, but outdoor lifestyle

00:52:26 --> 00:52:29: as we know is what draws people to Cape Coral

00:52:29 --> 00:52:33: between the canals, the natural shorelines, the wildlife and the

00:52:33 --> 00:52:37: mangroves. You know all of that is enjoyed primarily from

00:52:37 --> 00:52:41: personal properties at the moment from private properties. We think

00:52:41 --> 00:52:45: the city can do more. A great city provides spaces

00:52:45 --> 00:52:47: that foster a sense of community.

00:52:48 --> 00:52:51: And actually, we know that you're all very proud of

00:52:51 --> 00:52:55: that element of community that you consider yourselves a close

00:52:55 --> 00:52:58: knit community. And we think that your open spaces should

00:52:58 --> 00:53:00: reflect and foster that.

00:53:02 --> 00:53:05: We also know with the passage of the GO bond

00:53:05 --> 00:53:09: in 2018 that your residents are signaling, signaling that they

00:53:09 --> 00:53:12: support investment in that sort of space. We we urge

00:53:13 --> 00:53:16: you, the panel urges you to move forward with all

00:53:16 --> 00:53:19: of the projects that are being considered from those funds,

00:53:20 --> 00:53:23: and we believe that doing so will achieve an even

00:53:23 --> 00:53:26: richer system of Parks and Recreation across Cape Coral than

00:53:27 --> 00:53:29: what you already have. And as noted, we felt a

00:53:30 --> 00:53:32: hunger from all of you for places to gather as

00:53:33 --> 00:53:33: a community.

00:53:36 --> 00:53:41: As Alan mentioned, public waterfront access is lacking from what

00:53:41 --> 00:53:44: we see in other Florida cities and towns. We do

00:53:44 --> 00:53:48: know that there are some great sort of plans underway

00:53:48 --> 00:53:51: from the renovation of the Yacht Club to the Tropicana

00:53:51 --> 00:53:55: Park and we think these are great, but we think

00:53:55 --> 00:53:58: that you can be a little bit more sort of

00:53:58 --> 00:54:02: complex in thinking about how these public waterfront spaces work.

00:54:03 --> 00:54:06: And so here we're going to share a proposal that

00:54:06 --> 00:54:10: we put together for the Jacksonville landing design competition and

00:54:10 --> 00:54:14: just walk through some elements that you can see from
00:54:14 --> 00:54:16: this bird's eye perspective here.
00:54:17 --> 00:54:20: We you know there there are sort of elements we
00:54:20 --> 00:54:23: would love to see Cape Coral aim for in its
00:54:23 --> 00:54:27: parks. First of all gathering spaces of various various sizes.
00:54:27 --> 00:54:32: Again, plentiful shade, some paved, some soft. You'll see
multiple
00:54:32 --> 00:54:37: means of continuous waterfront circulation. Currently this joy
of meandering
00:54:37 --> 00:54:40: along the waters Edge is really something you only get
00:54:41 --> 00:54:43: from a boat and we think that this could be
00:54:43 --> 00:54:47: an amazing thing to weave into public space where where
00:54:47 --> 00:54:48: you're able?
00:54:48 --> 00:54:51: And as new and renovated seat walls sea walls, I
00:54:51 --> 00:54:55: should say are installed. Consider how to layer in continuous
00:54:55 --> 00:55:00: pedestrian access along them achieving both flood protection
and circulation.
00:55:00 --> 00:55:03: You see here. Also the integration of boat docks at
00:55:03 --> 00:55:07: the Community core kind of interwoven with with park spaces
00:55:07 --> 00:55:10: and with pedestrian circulation in a way that makes
everybody
00:55:10 --> 00:55:12: sort of benefit from the other.
00:55:15 --> 00:55:19: At the ground level, this plan for Jacksonville celebrates
sunsets
00:55:19 --> 00:55:22: and we think again we can imagine a a sight
00:55:22 --> 00:55:27: in Cape Coral that imagines the community together
celebrating views
00:55:27 --> 00:55:29: to the river to the Gulf to Fort Myers to
00:55:29 --> 00:55:32: the sunset and to the boating life of the city.
00:55:33 --> 00:55:36: This would be beautiful on any day, but as also
00:55:36 --> 00:55:40: as a backdrop for small concerts and holiday celebrations.
You
00:55:40 --> 00:55:43: can also imagine in this scene that this couple has
00:55:43 --> 00:55:44: been dropped.
00:55:44 --> 00:55:47: Rough by a water taxi. We know that that's surging
00:55:47 --> 00:55:51: in popularity here. We think quick water connections and the
00:55:51 --> 00:55:55: relief of pressure on the roads warrant the city considering
00:55:56 --> 00:56:00: expansion and encouragement of the encouragement of
expansion of this
00:56:00 --> 00:56:04: system. It also broadens the experience of moving around
the
00:56:04 --> 00:56:08: Cape over water from people who own boats to those
00:56:08 --> 00:56:11: who who don't. Alan mentioned the the pressure on your
00:56:11 --> 00:56:14: one little beach, which people love and.

00:56:15 --> 00:56:18: We understand that adding more beaches is not necessarily feasible

00:56:18 --> 00:56:21: given the shoreline, but we wanted to point out that

00:56:21 --> 00:56:24: you really you can build beaches. They're doing it in

00:56:24 --> 00:56:28: Canada, and so even where you're shoreline doesn't allow you

00:56:28 --> 00:56:31: to do it, you can consider creating spaces like this

00:56:31 --> 00:56:34: near the shore, and we believe they'll be magnets that

00:56:34 --> 00:56:37: they'll relieve pressure on that one beach at the Yacht

00:56:37 --> 00:56:37: Club.

00:56:39 --> 00:56:43: And really, you know, provide people that quintessential Florida experience

00:56:43 --> 00:56:44: that they crave.

00:56:50 --> 00:56:53: Next, we're going to talk about community identity and place,

00:56:53 --> 00:56:57: making we see some recent successes panel considers these to

00:56:57 --> 00:56:59: be successes in the city of Cape Coral, from the

00:56:59 --> 00:57:03: utility boxes to the streetscape project to the adopt A

00:57:03 --> 00:57:06: median program, our understanding is all of them faced skepticism

00:57:06 --> 00:57:10: and resistance at first, but they have been embraced and

00:57:10 --> 00:57:12: all of them are doing something to create a palette

00:57:13 --> 00:57:17: of materials, furnishings, and signage that signal the different zones

00:57:17 --> 00:57:18: of the city and.

00:57:18 --> 00:57:20: Convey an identity. We see a pent up desire for

00:57:21 --> 00:57:25: creative expression by the communities, artists and an interest in

00:57:25 --> 00:57:29: giving color and character character to otherwise utilitarian pieces of

00:57:29 --> 00:57:33: infrastructure. We think the city should build on this momentum

00:57:33 --> 00:57:37: and consider an expanded public art program and more opportunities

00:57:37 --> 00:57:39: for demonstration of community pride.

00:57:41 --> 00:57:44: Like this piece that we designed for Jacksonville landing placemaking

00:57:44 --> 00:57:47: elements should have impact from the moment you cross the

00:57:47 --> 00:57:49: bridge into Cape Coral with a bold statement that serves

00:57:50 --> 00:57:52: as a gateway and announcement that you've arrived in the

00:57:52 --> 00:57:52: Cape.

00:57:53 --> 00:57:56: Gateway pieces of art or light might also be used

00:57:56 --> 00:58:00: to delineate areas where you're crossing from one quadrant or

00:58:00 --> 00:58:03: neighborhood to another, and as we show here, art can

00:58:03 --> 00:58:06: be gateway play and gathering spot all in once.

00:58:09 --> 00:58:12: While the city tackled the median utility box and paving

00:58:12 --> 00:58:15: projects piece meal, it should consider a design approach that

00:58:15 --> 00:58:19: looks thoughtfully across the full range of materials and furnishings

00:58:19 --> 00:58:21: in the public realm, like we did here for the

00:58:21 --> 00:58:24: Sarasota Bay Park. Again, this is not something for you

00:58:24 --> 00:58:26: to mimic, but to sort of start to think about

00:58:26 --> 00:58:28: what is the essence of Cape Coral, and how does

00:58:29 --> 00:58:31: that start to play out across the full public realm.

00:58:34 --> 00:58:37: Connectivity I won't. I won't be Labour this, but I

00:58:37 --> 00:58:40: think it's probably not lost on anyone that you can

00:58:40 --> 00:58:44: do better for cyclists and pedestrians. We think that the

00:58:44 --> 00:58:48: goals and strategies laid out in the 2017 master plan

00:58:48 --> 00:58:51: are smart and worth pursuing high priorities to fill in

00:58:51 --> 00:58:55: gaps in the network, and we wholeheartedly support the vision

00:58:55 --> 00:58:58: of that plan that Cape can be a place that's

00:58:58 --> 00:59:03: comfortable where walking and cycling are comfortable and integral parts

00:59:03 --> 00:59:04: of daily life.

00:59:04 --> 00:59:06: For people of all ages and abilities.

00:59:09 --> 00:59:12: And when you sort of look at that network, the

00:59:12 --> 00:59:16: detailed site design should consider how planting, paving and furnishings

00:59:16 --> 00:59:20: reinforce the comfort and safety of the connections. As these

00:59:20 --> 00:59:22: projects in San Diego and Boston do.

00:59:24 --> 00:59:29: Alan mentioned environmental education with the mangroves, the wildlife, the

00:59:29 --> 00:59:33: endangered species Cape Coral is a perfect setting. Also, you

00:59:33 --> 00:59:37: do have these great stories to tell about improving water

00:59:37 --> 00:59:42: quality. About this amazing world class. Reclaimed water processing system.

00:59:42 --> 00:59:45: It's not sexy, but it's an important story to tell.

00:59:45 --> 00:59:49: Citizens and visitors walking trails we see at the four

00:59:49 --> 00:59:53: Mile Cove Ecological Preserve and the planned outdoor classroom.

00:59:53 --> 00:59:57: Yellow Fever Creek Preserve are great ideas and we think

00:59:57 --> 01:00:01: you can enhance the experience of environmental education.

01:00:03 --> 01:00:07: Look at design that allows people to meaningfully experience the

01:00:07 --> 01:00:10: peace, beauty and ecological benefit of the environment.

That means

01:00:10 --> 01:00:14: education not only through traditional signage, but through subtle but

01:00:15 --> 01:00:19: beautiful interpretive graphics that heighten the experience of the environment

01:00:19 --> 01:00:22: and generate an understanding of how the natural and human

01:00:22 --> 01:00:25: made landscape serve to protect Cape Coral.

01:00:26 --> 01:00:30: And some examples here again from Sarasota. Another example, a

01:00:30 --> 01:00:34: little bit more playful from our work in Ithaca Commons,

01:00:34 --> 01:00:37: but again, it's not about a sign. It's about engaging

01:00:37 --> 01:00:40: youth in a way that gets them interested in what

01:00:40 --> 01:00:41: they're seeing.

01:00:42 --> 01:00:45: Next events in gathering we know that there's a sort

01:00:45 --> 01:00:48: of a hunger for these big events and that the

01:00:48 --> 01:00:52: currently events like red, white, and boom and the taste

01:00:52 --> 01:00:55: of the Cape are held in spaces that are either

01:00:55 --> 01:00:58: kind of lacking in infrastructure or in settings owned by

01:00:58 --> 01:01:02: private entities. We think it's important that there be a

01:01:02 --> 01:01:04: an anchor. We heard that from a lot of you

01:01:05 --> 01:01:08: sort of a physical community core and the park can

01:01:08 --> 01:01:10: do that and be welcoming to all you see here.

01:01:11 --> 01:01:12: An example of our work from.

01:01:12 --> 01:01:17: Council Bluffs, IA. On the shores of the Missouri River.

01:01:19 --> 01:01:22: And I think it's important that with these event spaces

01:01:22 --> 01:01:25: you consider that they don't have a lot of, you

01:01:25 --> 01:01:30: know they have infrastructure and connections, but that they benefit

01:01:30 --> 01:01:34: from flexibility that is open, changeable spaces as opposed to

01:01:34 --> 01:01:35: fixed stages and seeding.

01:01:36 --> 01:01:40: And that an entity dedicated to programming those spaces with

01:01:40 --> 01:01:43: art performances and food will be important.

01:01:45 --> 01:01:49: Lastly, Alan mentioned the idea of indoor recreation. We did

01:01:49 --> 01:01:52: hear this repeatedly, not just from sort of parents. It's

01:01:53 --> 01:01:56: clear that Cape Coral folks love their sports and being

01:01:56 --> 01:02:00: outside, and we see great examples of that those offerings

01:02:00 --> 01:02:03: today. But what we feel like is missing is an

01:02:03 --> 01:02:07: indoor space. Again, the climate of Florida is lovely and

01:02:07 --> 01:02:11: wonderful, and it's why everyone comes here. But at certain

01:02:11 --> 01:02:14: times of day and year, being outside is unsafe

01:02:14 --> 01:02:15: or simply.

01:02:15 --> 01:02:18: Uncomfortable, and we think that there are spaces that could.

01:02:19 --> 01:02:23: Provide offerings for both fitness and recreation at all ages

01:02:23 --> 01:02:27: and potentially double as places for practicing art and celebrating

01:02:27 --> 01:02:31: performance and visual arts, and again for gathering of the

01:02:31 --> 01:02:34: youth groups that Alan has mentioned a few times.

01:02:35 --> 01:02:38: So that's where we think the Cape can be doing

01:02:38 --> 01:02:42: a little bit better. And with that I think Lindsey's

01:02:42 --> 01:02:45: gonna come talk about how you can do all of

01:02:45 --> 01:02:48: that in a resilient way. Thank you.

01:02:54 --> 01:02:57: Good morning everyone. Thank you so much for having us

01:02:57 --> 01:03:00: here today. I'm Lindsay Brugger and I'm going to be

01:03:00 --> 01:03:04: talking a little bit more about that 10th principle that

01:03:04 --> 01:03:08: Alan shared that resilience, policies and guidelines need to underpin

01:03:08 --> 01:03:11: all land use decisions. I'm going to talk a little

01:03:11 --> 01:03:14: bit about how that might look and how you're growing.

01:03:15 --> 01:03:17: Thriving, resilient city can be implemented.

01:03:20 --> 01:03:23: We've loved being in Cape Coral today. It's really a

01:03:23 --> 01:03:24: beautiful city.

01:03:25 --> 01:03:27: With your ample waterways.

01:03:28 --> 01:03:32: Warm breezes, abundant sunshine. It's easy to see why folks

01:03:32 --> 01:03:35: would be coming here are coming here.

01:03:36 --> 01:03:38: It's easy to see why you love living here.

01:03:39 --> 01:03:43: But these are also the unique environmental elements that make

01:03:43 --> 01:03:44: the city vulnerable.

01:03:45 --> 01:03:49: In our conversations, we heard concerns from residents standing water

01:03:50 --> 01:03:54: after heavy rain storms, rising flood insurance costs, limited irrigation

01:03:54 --> 01:03:56: opportunities in the dry season.

01:03:57 --> 01:04:01: Not to mention dangerous high heat days. Toxic algae blooms

01:04:01 --> 01:04:03: and increased hurricane intensity.

01:04:07 --> 01:04:11: Cape Coral must take action not just to protect the

01:04:11 --> 01:04:15: well being of your residents and your property, but to safeguard the economic future of the city.

01:04:15 --> 01:04:18: Rating companies like Moodys are already including climate change and

01:04:19 --> 01:04:23: their sovereign ratings. Investors like Heitman are integrating climate risk

01:04:23 --> 01:04:28: assessment into their business decisions. And government is

01:04:28 --> 01:04:33:

01:04:33 --> 01:04:37: already proposing new regulations that would require the disclosure of climate risk.

01:04:39 --> 01:04:43: By becoming a resilient city, Cape Coral can signal to

01:04:43 --> 01:04:47: rating agencies, investors and leaders across the globe that this

01:04:47 --> 01:04:50: is a city that will thrive for years to come.

01:04:53 --> 01:04:57: And resilience doesn't have to be a sacrifice. In fact,

01:04:57 --> 01:04:59: it can be an economic opportunity.

01:05:00 --> 01:05:04: You Allie recently conducted this study. The business case for

01:05:04 --> 01:05:08: resilience in Southeast Florida. Now we know that Cape Coral

01:05:08 --> 01:05:12: is markedly different than cities on the East Coast. However,

01:05:12 --> 01:05:16: this study does suggest findings that could discuss what?

01:05:17 --> 01:05:21: Could unfold for you. What could this economic opportunity look

01:05:21 --> 01:05:22: like?

01:05:23 --> 01:05:28: Well for everyone, dollar invested in community wide adaptations in

01:05:28 --> 01:05:33: Southeast Florida, they'll see about \$2.00 in economic benefits. That

01:05:33 --> 01:05:35: translates to almost \$38 billion.

01:05:36 --> 01:05:40: And that benefit is even higher for building level adaptations.

01:05:42 --> 01:05:46: In another study that looked at Southwest Florida, we see

01:05:46 --> 01:05:51: that elevating homes well above the base flood elevation to

01:05:51 --> 01:05:55: mitigate Hurricane storm surge can save up to \$8.40 in

01:05:55 --> 01:05:58: recovery for every \$1.00 invested in mitigation.

01:05:59 --> 01:06:03: Even more so, mitigating hurricane wind risk by building to

01:06:03 --> 01:06:07: the fortified home program can save as much as \$16.00

01:06:07 --> 01:06:11: in recovery for every \$1.00 invested in mitigation.

01:06:13 --> 01:06:16: So what does resilience looks like? How do we achieve

01:06:16 --> 01:06:20: these benefits? Well, they really do align with the design

01:06:20 --> 01:06:23: and planning principles that Alan already laid out.

01:06:24 --> 01:06:27: I'll give you one example from my hometown, Washington DC.

01:06:27 --> 01:06:31: The Wharf is a waterfront development on the Washington Channel

01:06:31 --> 01:06:35: that provides great public access to the waterfront. It offers

01:06:35 --> 01:06:39: event and gathering spaces, and has many opportunities for place

01:06:39 --> 01:06:40: making.

01:06:41 --> 01:06:42: It also mitigates its flood risk.

01:06:43 --> 01:06:47: The buildings are elevated about a foot and a half

01:06:47 --> 01:06:51: above FEMA regular requirements and the property line is set

01:06:51 --> 01:06:54: back to reduce the risk of flooding. That setback is

01:06:54 --> 01:06:58: key. It provides many opportunities for placemaking as well as

01:06:59 --> 01:07:02: public space that can capture rainwater. You see here in

01:07:02 --> 01:07:07: the photo, many enjoying restaurants and great examples of public

01:07:07 --> 01:07:10: activity like what Susanna showed earlier.

01:07:14 --> 01:07:17: I'll admit that that Wharf development is a bit larger

01:07:17 --> 01:07:19: than what you might see in Cape Coral, but it

01:07:20 --> 01:07:23: does suggest the positive benefits of aligning resilience and the

01:07:23 --> 01:07:27: design and urban planning principles that were discussed earlier. Here's

01:07:28 --> 01:07:30: an example that might be a little more at your

01:07:30 --> 01:07:34: scale and there's many opportunities to implement something like this.

01:07:36 --> 01:07:39: As we look to the Gold Bond as we reflect

01:07:39 --> 01:07:42: on the beautiful network of Cape Coral's parks and open

01:07:42 --> 01:07:46: spaces and the desire for recreation, there's opportunity to achieve

01:07:46 --> 01:07:47: multiple goals.

01:07:48 --> 01:07:54: Cloudburst infrastructure, for example, this second basketball court. It accommodates

01:07:54 --> 01:07:59: heavy rainfall. It recharges groundwater, and it provides reclamation. Recreation

01:07:59 --> 01:08:03: amenities during sunny days a valuable community space.

01:08:06 --> 01:08:11: As the awareness of climate consequences increase, so do opportunities

01:08:11 --> 01:08:15: for funding. The federal government has numerous grant programs to

01:08:15 --> 01:08:17: support hazard mitigation and resilience.

01:08:18 --> 01:08:21: At the state level here in Florida we see the

01:08:21 --> 01:08:25: resilient Florida program. This program will spend \$1 billion /

01:08:25 --> 01:08:29: 4 years for community resilience projects and planning efforts.

01:08:30 --> 01:08:32: The panel applauds the city.

01:08:33 --> 01:08:37: And the successful Grant award to conduct a vulnerability assessment.

01:08:38 --> 01:08:42: And the panel recommends applying for additional resilient Florida funds

01:08:42 --> 01:08:43: when the assessment is complete.

01:08:44 --> 01:08:48: Ideally, prioritizing projects that can achieve multiple objectives.

01:08:52 --> 01:08:56: During our conversations, we heard many concerns regarding the sharp

01:08:56 --> 01:08:58: increase in insurance premiums.

01:08:59 --> 01:09:02: And we note that this is a particular challenge for

01:09:02 --> 01:09:05: the development and sustainability of workforce and attainable housing.

01:09:07 --> 01:09:11: To minimize this cost burden, the panel recommends that Cape

01:09:11 --> 01:09:15: Coral continue to participate in Fema's community rating system and

01:09:15 --> 01:09:19: prioritize actions, such as the development of a watershed management

01:09:19 --> 01:09:23: watershed management plan, to increase Cape Coral's class from A5

01:09:23 --> 01:09:24: to a four.

01:09:25 --> 01:09:29: The city has already taken great strides towards achieving this

01:09:29 --> 01:09:33: goal, and when they reach it, residents will be eligible

01:09:33 --> 01:09:34: for a 30%.

01:09:34 --> 01:09:35: Insurance discount.

01:09:36 --> 01:09:41: One interviewee shared that there was a concern about a

01:09:41 --> 01:09:47: \$2600 insurance policy with a Class 4 discount. That individual

01:09:47 --> 01:09:48: could save \$780.

01:09:50 --> 01:09:54: To further address the availability and cost of insurance, the

01:09:54 --> 01:09:59: panel recommends collaborating with regional partners to lobby for insurance

01:09:59 --> 01:10:03: incentives or discounts for properties that meet above code standards

01:10:03 --> 01:10:06: like those that are catalog in the fortified program.

01:10:07 --> 01:10:13: This program is embraced by states like Alabama, Georgia, Mississippi,

01:10:13 --> 01:10:17: North and South Carolina as a means to promote resilient

01:10:17 --> 01:10:20: design and reduce insurance costs.

01:10:23 --> 01:10:27: Above code design can not only reduce insurance premiums, but

01:10:27 --> 01:10:32: can also reduce recovery costs, increase business continuity and protects

01:10:32 --> 01:10:33: taxpayer dollars.

01:10:35 --> 01:10:39: The panel recommends developing a set of resilient design guidelines

01:10:39 --> 01:10:40: that can reduce flood risk.

01:10:42 --> 01:10:45: Address water scarcity that occurs in the dry season.

01:10:46 --> 01:10:48: And reduce the urban heat island effect.

01:10:49 --> 01:10:55: Furthermore, to safeguard city investments, it's

recommended that any development that utilizes public funds are required to utilize these resilient design guidelines, as was done in the City of Boston.

These resilient design guidelines will be critical to increasing the resilience of new development, but we also know that the Cape has a lot of existing buildings and these need to be addressed too.

The panel recommends a public education campaign that can encourage residents to utilize retrofit programs like Florida's hurricane loss mitigation retrofit program and Florida's property assessed Clean Energy Program.

Last is perhaps our most critical recommendation for creating a resilient city. Enhancing city staff capacity. The panel recommends establishing a position dedicated to the creation and execution of Cape Coral's resilience plan. This individual would oversee the vulnerability assessment that's planned as well as implement some subsequent resilient actions. Things like spearheading grant applications leading the development of those resilient design guidelines.

And also being able to coordinate across city departments collaborate with community stakeholders and engage regional partners. For nearly a decade, chief Resilience officer type roles have been established across the globe. Here in Florida, the role already exists at every level of government. The state, the county and the city level. There is no city too large or too small to benefit from this type of role. Yes, even places like Palm Beach have city staff dedicated to optimizing the city's resilience. Steps like these can position Cape Coral as a growing, thriving, resilient city. And to further expand on recommended steps to implement this vision for Cape Coral, I'll pass the MIC to Donnie.

Good morning mayor council. Thank you guys for having us

01:13:09 --> 01:13:11: here. It's been a wonderful time this week.

01:13:15 --> 01:13:19: So we're going to talk about the vision and implementation,

01:13:19 --> 01:13:22: as I always say, a plan without execution is only

01:13:22 --> 01:13:23: hallucination.

01:13:24 --> 01:13:27: So it sounded intent to get you there. The vision

01:13:27 --> 01:13:28: for the city of Cape Coral.

01:13:30 --> 01:13:32: Is communicating with the citizens.

01:13:33 --> 01:13:35: Neighborhood and city identity.

01:13:36 --> 01:13:44: Housing continuum Healthcare industrial park development
resort development higher education

01:13:44 --> 01:13:45: and improvement.

01:13:46 --> 01:13:47: To the water.

01:13:50 --> 01:13:51: Implementation.

01:13:52 --> 01:13:55: The steps are hiring and effective communication director.

01:13:56 --> 01:13:59: Communicating with the citizen through social media.

01:14:00 --> 01:14:02: Newsletter and neighborhood outreach.

01:14:05 --> 01:14:09: Establishing a board of advisors to assist in support and

01:14:09 --> 01:14:12: champion development programs through the city.

01:14:14 --> 01:14:17: To overcome the headwind that the city of Cape Coral

01:14:17 --> 01:14:21: will face, the panel is recommending a board that will

01:14:21 --> 01:14:25: consist of individuals from the medical industry, the business
industry,

01:14:25 --> 01:14:28: the homeless community Labor community.

01:14:28 --> 01:14:31: Nonprofit community and the banking community.

01:14:32 --> 01:14:35: In addition to expanding the bandwidth and capacity of the

01:14:35 --> 01:14:36: municipal staff.

01:14:39 --> 01:14:43: The planning principles that have been shared this morning.
The

01:14:43 --> 01:14:44: creation of a Regional Park.

01:14:47 --> 01:14:50: Neighborhoods creating a self of identity.

01:14:51 --> 01:14:53: On the screen there are examples of Chinatown in San

01:14:53 --> 01:14:55: Francisco and Washington DC.

01:14:57 --> 01:15:00: Creating a pedestrian neighborhood for all citizens.

01:15:01 --> 01:15:02: To the left on the screen is.

01:15:03 --> 01:15:05: National Park Service is.

01:15:05 --> 01:15:08: Creating a pedestrian and bike lane.

01:15:09 --> 01:15:13: And you wanna make an environment that's encourage
everyone to

01:15:13 --> 01:15:13: walk.

01:15:15 --> 01:15:17: Creating an arts district.

01:15:17 --> 01:15:20: This is an arts district in Hyattsville, MD that I've

01:15:20 --> 01:15:21: worked on.

01:15:22 --> 01:15:25: And it encompasses the young and the young at heart.

01:15:29 --> 01:15:32: This art district also have a pop-up art gallery for
01:15:32 --> 01:15:35: those that are starting in art and it's open to
01:15:35 --> 01:15:38: the public for citizens of the community to come in
01:15:38 --> 01:15:39: and purchase or observe.
01:15:43 --> 01:15:47: Secondly, we are. We contemplated the start of a revenue
01:15:48 --> 01:15:48: agency.
01:15:49 --> 01:15:54: This agency will consist of an odd number of board
01:15:54 --> 01:15:57: members 11:15. Seventeen or 21.
01:15:58 --> 01:16:02: The mayor would select members may select members. The
City
01:16:02 --> 01:16:04: Council will select members.
01:16:04 --> 01:16:08: Municipal staff to be included on the board should include
01:16:08 --> 01:16:12: the budget director, the finance director, the Office of Law,
01:16:12 --> 01:16:14: the Head of Economic Development.
01:16:15 --> 01:16:16: For the city.
01:16:17 --> 01:16:20: And the board must and I repeat, must have individuals
01:16:20 --> 01:16:26: from the business community, the PHILANTHROPICAL
community, the pastoral community,
01:16:26 --> 01:16:28: and the banking community.
01:16:30 --> 01:16:33: To have this organization start, it would need some startup
01:16:33 --> 01:16:34: capital from the city.
01:16:35 --> 01:16:38: And this organization would move to a point of 100%
01:16:38 --> 01:16:40: self sustainability.
01:16:41 --> 01:16:45: They could manage the city owned parking lots and garages.
01:16:45 --> 01:16:48: As we have stated, Cape Coral is moving from a
01:16:48 --> 01:16:49: city to a large city.
01:16:50 --> 01:16:53: So there will be a point where you would need
01:16:53 --> 01:16:58: to parking meters, parking violators and garages and this
agency
01:16:58 --> 01:17:03: could manage that parking, generate that, generate those
revenues.
01:17:04 --> 01:17:05: To support themselves.
01:17:06 --> 01:17:09: This agency would also must have the ability to issue
01:17:09 --> 01:17:10: tax-exempt bonds.
01:17:12 --> 01:17:14: Once they're able to issue taxes and bonds, they can
01:17:14 --> 01:17:17: identify developers throughout the community.
01:17:18 --> 01:17:20: To work or start projects in area that have been
01:17:20 --> 01:17:21: less desired.
01:17:23 --> 01:17:26: This is an example of a project I'm working on
01:17:26 --> 01:17:30: and utilize the same methods that I just shared the
01:17:30 --> 01:17:32: screens a little dark, but in the far back.
01:17:33 --> 01:17:36: There are houses for sale. Those were homes for sale.
01:17:37 --> 01:17:40: To the far front, to the upper right hand corner

01:17:40 --> 01:17:45: is workforce housing for first responders. First responders are considered

01:17:45 --> 01:17:45: teachers.

01:17:46 --> 01:17:48: Cops firemen.

01:17:49 --> 01:17:51: And other first responders so they can qualify to live

01:17:51 --> 01:17:52: in that area.

01:17:53 --> 01:17:55: To the far to the far left of the building,

01:17:55 --> 01:17:57: to the far right? That's a mixed use that would

01:17:57 --> 01:17:58: be hotel.

01:17:59 --> 01:18:00: Retail on the bottom floor.

01:18:02 --> 01:18:04: To the back of that building.

01:18:06 --> 01:18:08: To the back of that building is another mixed use

01:18:08 --> 01:18:10: building with 90,000 square foot of retail.

01:18:11 --> 01:18:14: And 340 units of multifamily.

01:18:15 --> 01:18:17: On top and all of that is market rate.

01:18:18 --> 01:18:20: So that's one of the project and to the left

01:18:20 --> 01:18:22: this project has gone from.

01:18:22 --> 01:18:24: Vision to reality.

01:18:25 --> 01:18:27: The homes that were for sale are completely sold out,

01:18:27 --> 01:18:31: and there's also a senior building. I apologize. There's also

01:18:31 --> 01:18:33: a senior building in that drop as well, and there

01:18:33 --> 01:18:36: are individuals that are 62 and above and that is

01:18:36 --> 01:18:37: already full.

01:18:39 --> 01:18:44: We have green space for community to meet, have projects

01:18:44 --> 01:18:45: and celebrate.

01:18:47 --> 01:18:49: This is another mixed use project.

01:18:50 --> 01:18:54: This include in hospital so down in the right hand

01:18:54 --> 01:18:59: corner is a level one hospital with the University of

01:18:59 --> 01:19:02: Maryland. This hospital opened last July.

01:19:03 --> 01:19:05: And we're in the process now of doing the rest

01:19:05 --> 01:19:06: of the build out.

01:19:07 --> 01:19:10: And this will be a huge entertainment community with the

01:19:10 --> 01:19:11: amphitheater.

01:19:13 --> 01:19:16: Retail movie theater and of course, housing.

01:19:21 --> 01:19:23: The other toolbox that currently exists.

01:19:24 --> 01:19:29: In your toolbox or tax increment, finance, tax abatement and

01:19:29 --> 01:19:30: utility waivers.

01:19:31 --> 01:19:35: To encourage and increase development opportunities in

01:19:31 --> 01:19:35: your neighborhood.

01:19:38 --> 01:19:39: The other agency.

01:19:41 --> 01:19:43: We want to recommend is a land swap or an

01:19:43 --> 01:19:44: exchange agency.

01:19:45 --> 01:19:49: That has been pointed out there. 44,000 vacant lots throughout

01:19:49 --> 01:19:49: the city.

01:19:50 --> 01:19:54: This would be an agency that overseen by Board of

01:19:54 --> 01:19:55: Management.

01:19:56 --> 01:19:58: That consist of civic and municipal leaders.

01:19:59 --> 01:20:03: This agency has started with a small staff and executive

01:20:03 --> 01:20:07: director. A real estate agent, real estate sales attorney, and

01:20:07 --> 01:20:09: real estate processor.

01:20:10 --> 01:20:12: They too would need startup capitalization from the city.

01:20:13 --> 01:20:16: They can address the issues of purchase lots.

01:20:18 --> 01:20:19: That are vacant.

01:20:19 --> 01:20:23: From sellers they can also inherit lot through a trust

01:20:23 --> 01:20:26: or a will. If someone no longer wish to own

01:20:26 --> 01:20:27: a lot in the city.

01:20:29 --> 01:20:32: This group can also be an intermediary.

01:20:33 --> 01:20:35: To putting buyers and sellers together.

01:20:38 --> 01:20:38: Phasing

01:20:40 --> 01:20:41: what do you do Monday morning?

01:20:42 --> 01:20:44: At 8 AM 8:30.

01:20:45 --> 01:20:50: Identify and work with neighborhood communities to create a

01:20:50 --> 01:20:52: sense

01:20:50 --> 01:20:52: of identity. It's very important.

01:20:54 --> 01:20:58: The City Planning Department began to study the process for

01:20:58 --> 01:21:00: creating a regional part.

01:21:02 --> 01:21:05: And instituting a pedestrian friendly environment.

01:21:06 --> 01:21:07: Also.

01:21:08 --> 01:21:11: We encourage you all to identify Members that can serve

01:21:11 --> 01:21:14: on the board of the Revenue Authority, as well as

01:21:14 --> 01:21:16: the landslip agency.

01:21:17 --> 01:21:19: And with that, I'll turn it back over to Lee.

01:21:31 --> 01:21:34: Dolly, thank you very much for for that implementation phase

01:21:35 --> 01:21:37: and and by the way, I want to tell you

01:21:37 --> 01:21:40: that we typically start these things with. What do you

01:21:40 --> 01:21:43: do Monday morning to activate the vision and to accomplish

01:21:43 --> 01:21:46: these things? These are all of course subject to you're

01:21:47 --> 01:21:49: sharing the vision that we have for how Cape Coral

01:21:49 --> 01:21:51: can become the great.

01:21:51 --> 01:21:53: City that we think it can be. And if you

01:21:53 --> 01:21:57: agree with these concepts and visions and

01:21:57 --> 01:22:00: recommendations, our suggestion

01:21:57 --> 01:22:00: is is you. You don't wait to think about it.

01:22:00 --> 01:22:02: You figure out how to actually get started.

01:22:04 --> 01:22:07: The wanna go back to the notes again. The growth
01:22:07 --> 01:22:10: one couple of the things that I think are given
01:22:10 --> 01:22:13: growth will happen. People are coming. People already own
a
01:22:13 --> 01:22:16: lot of this property and something will be happening. How
01:22:16 --> 01:22:18: you set up for your future is up to you.
01:22:19 --> 01:22:22: It's your decision. It's your community. Hopefully we'll
provided you
01:22:22 --> 01:22:26: with some framework to think about how to accomplish those
01:22:26 --> 01:22:28: things. Again, if you shifted a little bit one way
01:22:28 --> 01:22:31: or the other that that your prerogative and it can
01:22:31 --> 01:22:34: still work, the market is here. It doesn't mean.
01:22:34 --> 01:22:37: Need to be created which is a feature that you
01:22:37 --> 01:22:40: have that many, many communities in this country do not
01:22:40 --> 01:22:43: have. There are cities that are shrinking for a variety
01:22:43 --> 01:22:46: of reasons. You're not in that position of the growth
01:22:46 --> 01:22:49: is coming. You are the ones that can determine what
01:22:49 --> 01:22:52: this place will be 50 years from now. As the
01:22:52 --> 01:22:54: mayor pointed out the other night and and. And by
01:22:55 --> 01:22:57: the way, in the process of of this coming together
01:22:57 --> 01:23:01: during COVID and other, the other things that have that
01:23:01 --> 01:23:03: have caused it to be delayed somewhat from it's an
01:23:04 --> 01:23:04: original.
01:23:04 --> 01:23:06: Plan I will share with you the first time I
01:23:06 --> 01:23:09: saw. We typically in these panels have a a
01:23:09 --> 01:23:11: list of three or four questions that were supposed to
01:23:11 --> 01:23:14: answer the first time I saw a write up, there
01:23:14 --> 01:23:16: were five questions. The next time it was nine and
01:23:16 --> 01:23:19: then it was 15 and I see this morning there's
01:23:19 --> 01:23:21: now more consolidated to this, but the bottom line is
01:23:21 --> 01:23:24: all of those questions need to be addressed and answered
01:23:24 --> 01:23:27: over time. We hope that we've provided you with some
01:23:27 --> 01:23:29: guidance from what we've done.
01:23:30 --> 01:23:33: Another thing the resiliency issue is one that for some
01:23:33 --> 01:23:35: of us that have as much Gray hair as I
01:23:35 --> 01:23:38: do, I'm still trying to understand what resilience means, and
01:23:38 --> 01:23:41: Lindsey has provided a good outline of what the value
01:23:41 --> 01:23:44: of that is even down to the point of the
01:23:44 --> 01:23:47: individual homeowner and how they can save money on their
01:23:47 --> 01:23:50: flood insurance by participating in this process. So this is
01:23:50 --> 01:23:53: soup to nuts, bottom to top, and it impacts everybody
01:23:53 --> 01:23:56: across the community and the one. The last thing that

01:23:56 --> 01:23:58: I would like to leave you with before we take
01:23:58 --> 01:24:00: questions and answer is that.
01:24:00 --> 01:24:04: Everyone should be engaged. This is truly the future of
01:24:04 --> 01:24:07: this Community can be determined by its leadership and by
01:24:07 --> 01:24:10: all of the people involved. And if all of the
01:24:10 --> 01:24:14: people in the community are engaged in the process, or
01:24:14 --> 01:24:17: at least have the opportunity to be engaged, and if
01:24:17 --> 01:24:21: that communication thing that Donnie was talking about is a
01:24:21 --> 01:24:24: two way St, it's not a one way St. You
01:24:24 --> 01:24:27: don't just put it in the newspaper or send it
01:24:27 --> 01:24:30: out and tell somebody you then listen to the feedback.
01:24:30 --> 01:24:33: And and I may begin, I may be beginning to
01:24:33 --> 01:24:36: sound a little bit like a Southern Baptist preacher, but
01:24:36 --> 01:24:39: I'm actually Presbyterian as my, so I apologize. I apologize
01:24:39 --> 01:24:42: if I seem to be ranting and raving a little
01:24:42 --> 01:24:45: bit, but we're excited about the future that you have
01:24:45 --> 01:24:47: in front of you. We hope that we provided you
01:24:47 --> 01:24:51: with some recommendations that you consider appropriate
and you know
01:24:51 --> 01:24:54: we're prepared to take any questions, Mr. Mayor, I will.
01:24:56 --> 01:24:58: If it if protocol is appropriate, we'll be more than
01:24:58 --> 01:25:01: happy to take questions from the audience, but I would
01:25:01 --> 01:25:03: first like to offer the opportunity for you, Mr. Mayor
01:25:03 --> 01:25:06: and the city councillors. Any questions that you might have
01:25:06 --> 01:25:07: at this time.
01:25:08 --> 01:25:12: Thank you and I want to thank each of of
01:25:12 --> 01:25:17: you of the excellent presentation and what the vision of
01:25:17 --> 01:25:21: our city could be. I think as the City Council
01:25:21 --> 01:25:22: a staff.
01:25:24 --> 01:25:28: Some of these things are eye opening and some of
01:25:28 --> 01:25:32: these things we've talked about already, so I think our.
01:25:34 --> 01:25:38: Our plan moving forward is to make sure that we
01:25:38 --> 01:25:42: put the framework and the foundation and to try to
01:25:42 --> 01:25:46: achieve some of these goals that you've outlined. So for
01:25:46 --> 01:25:50: me, I'm looking forward to the final draft of your
01:25:50 --> 01:25:54: report in the next two months, where as a Council
01:25:54 --> 01:25:58: we can work on the framework to move some of
01:25:58 --> 01:26:03: these items that you've outlined forward, and I think in
01:26:03 --> 01:26:03: doing that.
01:26:04 --> 01:26:06: Illness think that we need to have.
01:26:07 --> 01:26:12: You know, scheduled meetings to really address some of
these

01:26:12 --> 01:26:17: items that you've outlined, I'll go into some of those
 01:26:17 --> 01:26:20: further, but what I would like to do is I'll
 01:26:20 --> 01:26:25: open it up for City Council for any comments questions,
 01:26:25 --> 01:26:29: and then once we get through that, I will open
 01:26:29 --> 01:26:33: up the public hearing. So any members of the public
 01:26:33 --> 01:26:38: who wish to come to the stand make any recommendations.
 01:26:38 --> 01:26:42: Or maybe even have any questions during the public input
 01:26:42 --> 01:26:46: part of our meeting will give them the opportunity as
 01:26:46 --> 01:26:50: well at that time. So with that being said, Council
 01:26:50 --> 01:26:52: member Hayden your first up.
 01:26:53 --> 01:26:57: Thanks and thanks for your comprehensive report. I I really
 01:26:57 --> 01:27:00: appreciate it and I think you've validated a lot of
 01:27:00 --> 01:27:04: things that this Council's been talking about for at least
 01:27:04 --> 01:27:07: since I've been on it the last 18 months, including
 01:27:07 --> 01:27:10: I really believe this Council is charged with planning the
 01:27:10 --> 01:27:13: city's future. I think we have the group up here
 01:27:14 --> 01:27:17: and the teamwork exists to to make that happen. And
 01:27:17 --> 01:27:20: I think this just reiterates where we would like to
 01:27:20 --> 01:27:20: go.
 01:27:22 --> 01:27:25: With our city and just to clarify, one thing that
 01:27:25 --> 01:27:26: was said.
 01:27:28 --> 01:27:31: I believe we have a good communications director in place,
 01:27:31 --> 01:27:34: so I didn't want the public to think that we
 01:27:34 --> 01:27:37: all of a sudden had an opening for a communications
 01:27:37 --> 01:27:39: director which we don't so.
 01:27:41 --> 01:27:43: Moving forward I, you know, I think as a Council,
 01:27:43 --> 01:27:47: we've talked about resiliency efforts, how we protect our
 environment,
 01:27:47 --> 01:27:48: how we can serve water so.
 01:27:49 --> 01:27:52: I was really happy to see that you made that
 01:27:52 --> 01:27:56: an important part of your presentation, because I don't think
 01:27:56 --> 01:28:00: we can plan anything without addressing what climate
 change change
 01:28:00 --> 01:28:03: and global warming are going to meet our mean to
 01:28:03 --> 01:28:07: our community moving forward. So I think that's one area
 01:28:07 --> 01:28:11: I've identified that we certainly need to move forward on
 01:28:11 --> 01:28:14: as well as pedestrian opportunities. And there's several of us
 01:28:15 --> 01:28:18: on Council here that are looking at ways to improve
 01:28:18 --> 01:28:19: our sidewalk and biking.
 01:28:19 --> 01:28:24: System, if you notice the bike reported it showed that
 01:28:24 --> 01:28:24: we had a.
 01:28:25 --> 01:28:28: Deficiency in sidewalks I think at the time it was

01:28:28 --> 01:28:32: only 8% of our major and local roads had sidewalks.

01:28:32 --> 01:28:36: That's a deficiency for a community that's 92% residential at

01:28:36 --> 01:28:37: this point, so.

01:28:38 --> 01:28:40: I was glad to see that mentioned because I honestly

01:28:40 --> 01:28:43: believe beyond the 2.5 million that we may put in

01:28:43 --> 01:28:43: the budget.

01:28:44 --> 01:28:46: Each over the next two years we need to increase

01:28:46 --> 01:28:48: that amount to at least get.

01:28:48 --> 01:28:52: Keep that momentum going for getting sidewalks within one

01:28:52 --> 01:28:54: or

01:28:52 --> 01:28:54: two miles of schools. Plus what we might do.

01:28:55 --> 01:28:58: In the downtown area because as you come in here,

01:28:58 --> 01:29:00: it's not like you might see in Boston. Or do

01:29:00 --> 01:29:04: you see we don't have the traditional downtown? We have

01:29:04 --> 01:29:08: a major thoroughfare that goes through our downtown

01:29:04 --> 01:29:08: downtown area

01:29:08 --> 01:29:12: which limits pedestrian movement. It's great over on 47th

01:29:08 --> 01:29:12: terrace,

01:29:12 --> 01:29:15: but the entertainment area but not so much on.

01:29:16 --> 01:29:18: The main artery there.

01:29:19 --> 01:29:22: I was glad to see you identified the need for

01:29:22 --> 01:29:25: teen or community centers. Our youth council. When we had

01:29:25 --> 01:29:29: our joint meeting pointed out that they wanted a gathering

01:29:29 --> 01:29:29: place that.

01:29:31 --> 01:29:33: They wanted us to know that we're not living on

01:29:33 --> 01:29:36: our phones or on social media, that they want face

01:29:36 --> 01:29:39: to face conversations and I think the pandemic brought that

01:29:39 --> 01:29:42: out that need to come back together again. So those

01:29:42 --> 01:29:43: gathering places.

01:29:43 --> 01:29:47: Identifying the old golf course as a possibility for that.

01:29:48 --> 01:29:51: And some of the pictures you showed from other areas

01:29:51 --> 01:29:54: where it could develop into an arts area or a

01:29:54 --> 01:29:57: teen or Community Center or an environmental area will be

01:29:58 --> 01:29:59: important for us to.

01:30:00 --> 01:30:00: To.

01:30:01 --> 01:30:02: Look at in the future.

01:30:05 --> 01:30:09: Identifying waterfront opportunities. It's it's always a battle for

01:30:05 --> 01:30:09: us.

01:30:09 --> 01:30:13: As I mentioned during my interview where you won't find

01:30:13 --> 01:30:16: too many communities that have a land mass of 100

01:30:16 --> 01:30:19: square 120 square miles that really can't develop the western

01:30:19 --> 01:30:22: border of their city. It's a setback, but it's what

01:30:22 --> 01:30:25: we have to deal with, so we have to identify

01:30:25 --> 01:30:28: other areas. JC Park. This group has talked about is,

01:30:28 --> 01:30:32: is that a possible area? You've seen some other projects

01:30:32 --> 01:30:34: that could increase that waterfront?

01:30:35 --> 01:30:36: Development.

01:30:37 --> 01:30:38: As well.

01:30:40 --> 01:30:44: I don't know the idea of these other funded agencies.

01:30:45 --> 01:30:48: That will take some discussion and give them giving them

01:30:48 --> 01:30:49: the right to issue bonds.

01:30:50 --> 01:30:54: That's a little that's a little scary to me, but.

01:30:55 --> 01:30:58: I think it's all great food for thought. It all

01:30:58 --> 01:31:02: helps us establish a road map that can connect with

01:31:02 --> 01:31:05: our strategic plan, which we're in the final stages of

01:31:06 --> 01:31:09: getting ready to approve that now. So I think combining

01:31:09 --> 01:31:13: the two will be great. I think the mayor's right

01:31:13 --> 01:31:15: we're going to have to if if we want to

01:31:15 --> 01:31:17: accomplish what we want to do.

01:31:19 --> 01:31:22: Set our future set our vision set our plans for

01:31:22 --> 01:31:25: that road map. It really needs to happen while we're

01:31:25 --> 01:31:26: up here in the next.

01:31:27 --> 01:31:29: Couple of couple of years so.

01:31:30 --> 01:31:33: I appreciate it again and thanks Mayor.

01:31:33 --> 01:31:34: Thank you Council member Tate.

01:31:35 --> 01:31:38: I want to thank you all. It was very enlightening.

01:31:38 --> 01:31:41: Feels like it's a big pie and we have to

01:31:41 --> 01:31:43: slice it one piece at a time so to the

01:31:43 --> 01:31:47: mayor's point of having different meetings, I think it would

01:31:47 --> 01:31:49: be helpful and not that I'm a big proponent of

01:31:49 --> 01:31:52: many, many meetings, but I think it would be helpful

01:31:53 --> 01:31:55: for us to put this in some sort of an

01:31:55 --> 01:31:58: orderly form and not a committee of the whole meeting,

01:31:58 --> 01:32:01: but a meeting where we can just actually sit and

01:32:01 --> 01:32:03: talk and and take one piece at a time and

01:32:03 --> 01:32:06: digest it and see how we're going to do it.

01:32:06 --> 01:32:10: Especially because we have our budget workshops coming

01:32:10 --> 01:32:13: up and

01:32:10 --> 01:32:13: Alan, this was probably the most eye opening thing for

01:32:13 --> 01:32:14: me because.

01:32:15 --> 01:32:18: Mercedes will remember when we were doing the Burnt

01:32:18 --> 01:32:21: Store

01:32:18 --> 01:32:21: Rd Council members each got a map and we got

01:32:21 --> 01:32:24: to draw what we thought we wanted to see in

01:32:24 --> 01:32:28: those quadrants. And it was interesting that the corner that's

01:32:28 --> 01:32:29: now Publix was actually a.
01:32:30 --> 01:32:31: Waterfront
01:32:32 --> 01:32:35: access for all the freshwater canals in the northeast. We
01:32:35 --> 01:32:38: got to draw, envision it and we don't do that
01:32:38 --> 01:32:41: here, and so I. I think when we are always
01:32:41 --> 01:32:44: sunshine and we're always out in the public and we
01:32:44 --> 01:32:47: really need to just take our pens and pencils and
01:32:47 --> 01:32:50: crayons and figure it out and so I would encourage
01:32:50 --> 01:32:53: us to do that on the resiliency. I'm so glad
01:32:53 --> 01:32:57: that our chairman here doesn't understand resiliency
because it's a
01:32:57 --> 01:33:01: hard word to really get and flood insurance is something
01:33:01 --> 01:33:02: that is a passion of mine.
01:33:02 --> 01:33:07: I've been working on tremendously and the community rating
system
01:33:07 --> 01:33:10: is something that why adultery is working on with us
01:33:10 --> 01:33:13: and it. I think the problem there is, and it's
01:33:13 --> 01:33:16: not a a problem that we can't overcome, but it
01:33:16 --> 01:33:20: is cost to the building industry and you all mentioned
01:33:20 --> 01:33:23: that it's going to cost us different funds to get
01:33:23 --> 01:33:27: this accomplished, but in the long run the financial burden
01:33:27 --> 01:33:31: might become the benefit rather than the other way around.
01:33:31 --> 01:33:33: So we are working on the resiliency.
01:33:33 --> 01:33:37: Not just sidewalks and water quality and everything else, but
01:33:37 --> 01:33:40: having our homeowners be able to live here and be
01:33:40 --> 01:33:44: affordable is something that we're facing right now that we
01:33:44 --> 01:33:47: have to hit head on. So I I really appreciate
01:33:47 --> 01:33:50: that. I would encourage us to do exactly that. I
01:33:50 --> 01:33:52: made a whole list of notes so I won't go
01:33:52 --> 01:33:56: through those, but thank you very much for your time
01:33:56 --> 01:33:57: and for engaging with us.
01:33:59 --> 01:34:02: Thank you, I guess I'll jump in here at this
01:34:02 --> 01:34:05: point. I took a lot of notes and I and
01:34:05 --> 01:34:08: I look forward to going through the report once it's
01:34:08 --> 01:34:09: issued.
01:34:09 --> 01:34:12: Couple things that stood out for me.
01:34:13 --> 01:34:16: The first thing is to quote.
01:34:17 --> 01:34:20: A plan without an execution is only elimination.
01:34:21 --> 01:34:26: I think that's a very telling statement.
01:34:27 --> 01:34:31: You know we can sit here and talk about many
01:34:31 --> 01:34:34: different things, but if we don't have an action plan
01:34:34 --> 01:34:38: to move forward, I guarantee you none of the things

01:34:38 --> 01:34:43: that that they mentioned or any of their recommendations will
01:34:43 --> 01:34:44: never get there.

01:34:45 --> 01:34:48: And there's going to be some hard work along the
01:34:48 --> 01:34:51: way in order to make that happen for me. Personally,
01:34:51 --> 01:34:54: I'm I'm willing to roll my sleeves up and and
01:34:54 --> 01:34:57: work hard to try to make make this a reality.

01:34:58 --> 01:35:02: One of the other things that that stood out for
01:35:02 --> 01:35:07: me personally was the statement with underpin all of your
01:35:07 --> 01:35:09: land use decisions.

01:35:10 --> 01:35:13: On the plan that we're the vision that you develop.
01:35:14 --> 01:35:16: You know we do that. We see a lot of
01:35:16 --> 01:35:18: land use changes come before us.
01:35:20 --> 01:35:23: And a lot of times you see commercial.
01:35:25 --> 01:35:31: Zoning, you see professional zoning going from that
particular designation

01:35:32 --> 01:35:33: to residential?

01:35:34 --> 01:35:35: And I think.

01:35:36 --> 01:35:38: As we all have seen in the numbers.

01:35:39 --> 01:35:41: Residentially, that's not our problem.

01:35:42 --> 01:35:46: That's taking care of itself just fine, so I think
01:35:46 --> 01:35:50: that we have to really keep that in mind moving
01:35:50 --> 01:35:54: forward when we have these land use hearings that come
01:35:54 --> 01:35:55: before us.

01:35:56 --> 01:36:00: One of the other telling statements that stood out to
01:36:00 --> 01:36:00: me.

01:36:02 --> 01:36:04: Was if you look at the growth of our city,
01:36:04 --> 01:36:06: what we are experiencing now.

01:36:07 --> 01:36:09: That we could be at build out.
01:36:09 --> 01:36:11: And 11 to 18 years.

01:36:12 --> 01:36:15: You know we always sit here and we talk about
01:36:15 --> 01:36:16: the next 50 years.

01:36:16 --> 01:36:19: But if we continue on this path of growth.
01:36:21 --> 01:36:25: I guarantee you that time frame of 50 years will
01:36:25 --> 01:36:28: definitely be cut in half.

01:36:29 --> 01:36:32: And, as was noted in here, it could be as
01:36:32 --> 01:36:35: soon as eleven that 18 years. So what does that
01:36:35 --> 01:36:39: tell me? That tells me there's a sense of urgency.
01:36:40 --> 01:36:43: That we do not have the luxury of time.
01:36:44 --> 01:36:45: To develop.

01:36:46 --> 01:36:50: A strategic plan and a vision moving forward. Because if
01:36:50 --> 01:36:53: you look back in our history, the last 50 years
01:36:53 --> 01:36:54: we were developed.

01:36:55 --> 01:36:58: With a plan of a retirement community.

01:37:00 --> 01:37:04: And for seniors to move here, well, we morphed into

01:37:04 --> 01:37:07: something else, even because.

01:37:08 --> 01:37:11: Maybe we didn't want to be that, but we became

01:37:11 --> 01:37:16: that because we didn't have the right policies. The right

01:37:16 --> 01:37:19: plan in place. So to me, that shows us that

01:37:19 --> 01:37:23: it's going to happen whether we want it to happen

01:37:23 --> 01:37:26: or not. So why don't we want to make sure

01:37:26 --> 01:37:30: that we have policies in place to control our destiny

01:37:30 --> 01:37:34: to become the city that we want to be? And

01:37:34 --> 01:37:37: I think and along the way make many of your

01:37:37 --> 01:37:38: recommendations.

01:37:40 --> 01:37:44: Moving forward so we can make sure that we control

01:37:44 --> 01:37:49: our own destiny and the word that Council member Hayden

01:37:49 --> 01:37:53: used as validation on some of the topics that you

01:37:53 --> 01:37:53: brought up.

01:37:54 --> 01:37:57: Some of those topics we've been talking about for years.

01:37:58 --> 01:38:00: Unfortunately, we haven't had a plan.

01:38:01 --> 01:38:02: Moving forward.

01:38:03 --> 01:38:07: To validate any of those items that we've already identified.

01:38:07 --> 01:38:10: And that's our fault as a Council and as a

01:38:10 --> 01:38:13: staff, and I think that's something that we need to

01:38:13 --> 01:38:13: change.

01:38:14 --> 01:38:17: We've talked about team centers.

01:38:18 --> 01:38:20: We've talked about regional parks.

01:38:22 --> 01:38:26: We've talked about arts and culture in our city.

01:38:27 --> 01:38:29: Unfortunately, we haven't acted upon.

01:38:30 --> 01:38:33: And I think that's what we have to make sure

01:38:33 --> 01:38:36: that we do moving forward, and that goes back to

01:38:36 --> 01:38:37: that to that statement.

01:38:38 --> 01:38:40: That I had mentioned earlier.

01:38:42 --> 01:38:45: That the one gentleman had mentioned, you know if we

01:38:45 --> 01:38:45: don't.

01:38:46 --> 01:38:49: If we don't do anything, any actions to to our

01:38:49 --> 01:38:51: plan, it's only a dream.

01:38:52 --> 01:38:55: And I'm here to try to make sure that we

01:38:56 --> 01:38:58: we move forward with actions.

01:38:59 --> 01:39:04: Some of the other things that was mentioned. JC Park.

01:39:06 --> 01:39:09: Our assistant city manager and myself had a conversation

01:39:09 --> 01:39:10: over

01:39:09 --> 01:39:10: two years ago.

01:39:10 --> 01:39:13: Of that same exact topic.

01:39:15 --> 01:39:17: Again, some validation.

01:39:17 --> 01:39:19: You know we, we have enacted upon it.

01:39:21 --> 01:39:23: Housing that was mentioned.

01:39:24 --> 01:39:27: You know, it seems like we have single, family or

01:39:28 --> 01:39:28: multifamily.

01:39:29 --> 01:39:33: And like you said, there are housing opportunities in the

01:39:33 --> 01:39:36: middle, whether it be townhouses.

01:39:37 --> 01:39:39: One gentleman on the panel was from Maryland.

01:39:41 --> 01:39:45: There's many townhouse communities throughout the region up in that

01:39:45 --> 01:39:48: in that area in the northeast, so it's definitely something

01:39:48 --> 01:39:50: that I think we need to look at.

01:39:52 --> 01:39:54: We definitely have to look at workforce housing.

01:39:55 --> 01:39:58: You know, many years ago, when you when you use

01:39:58 --> 01:40:01: that word, it was something much different than it is

01:40:01 --> 01:40:04: today. Workforce housing today is policemen.

01:40:05 --> 01:40:08: Firemen nurses school teachers.

01:40:09 --> 01:40:13: And with the growth that we've experienced in our city

01:40:13 --> 01:40:16: in the last 18 months, we are pushing those type

01:40:16 --> 01:40:18: of individuals out of our city.

01:40:19 --> 01:40:20: Because they.

01:40:21 --> 01:40:22: Can't afford the house.

01:40:23 --> 01:40:26: That doesn't mean we can't look outside the box and

01:40:26 --> 01:40:26: be creative.

01:40:27 --> 01:40:30: Where we can maybe invest in a in a private

01:40:30 --> 01:40:34: Public Partnerships where we can bring that sort of housing

01:40:35 --> 01:40:36: back to our community.

01:40:38 --> 01:40:44: Sports centers indoor sports facilities. We've had those

01:40:45 --> 01:40:49: conversations.

01:40:45 --> 01:40:49: You know a trolley system where that biking walkability.

01:40:50 --> 01:40:55: Connectivity throughout our city I think is important because

01:40:55 --> 01:40:59: like

01:40:55 --> 01:40:59: you said, we have areas throughout our city. Whether it's

01:40:59 --> 01:41:03: the Tarpon Point area that you stayed in, whether it's

01:41:03 --> 01:41:06: Cape Harbor, it's our Yacht Club, it may be the

01:41:06 --> 01:41:10: Seven Islands project or any other future projects we have

01:41:10 --> 01:41:14: to have that connectivity. I think between all of those

01:41:14 --> 01:41:18: for those amenities for our residents and for our visitors.

01:41:20 --> 01:41:21: Healthcare facilities

01:41:22 --> 01:41:24: we've had those discussions.

01:41:24 --> 01:41:28: You know, I know that some Council members up here,

01:41:28 --> 01:41:32: myself included. We've talked about, we've talked about a

second

01:41:32 --> 01:41:32: hospital.

01:41:34 --> 01:41:36: To me it's not a one, it's a need. It's

01:41:36 --> 01:41:40: definitely something that we're going to have to address.

01:41:41 --> 01:41:44: To make sure that we provide that for our Community,

01:41:44 --> 01:41:47: and I think we have to have that same sense

01:41:47 --> 01:41:50: of urgency when you look at our growth numbers, we're

01:41:50 --> 01:41:53: gonna be there sooner than we think.

01:41:57 --> 01:42:01: One of the other things that I thought was quite

01:42:01 --> 01:42:05: interesting was the resiliency part. As far as having a

01:42:05 --> 01:42:10: dedicated staff member, a director or a manager moving

01:42:10 --> 01:42:14: forward,

01:42:14 --> 01:42:19: that has an expertise in that area that can make

01:42:19 --> 01:42:24: those recommended recommendations here to Council

01:42:25 --> 01:42:28: because I think that

01:42:28 --> 01:42:33: is a very important part in our Community moving forward.

01:42:34 --> 01:42:38: Also, one of the notes that I had taken the

01:42:39 --> 01:42:42: legislative involvement and mandates on the quality of life

01:42:42 --> 01:42:46: regulations

01:42:46 --> 01:42:51: moving forward. I also think that's extremely important.

01:42:51 --> 01:42:56: We have to make sure that we set that level

01:42:56 --> 01:43:00: of expectations and the only way to do that is

01:43:00 --> 01:43:04: with the legislative policies that we put forward and the

01:43:04 --> 01:43:05: mandates that we put forward our our code enforcement

01:43:10 --> 01:43:14: department.

01:43:14 --> 01:43:18: I know we're in the process of doing a comprehensive

01:43:18 --> 01:43:24: review of that, but that all ties in with that

01:43:24 --> 01:43:27: statement.

01:43:27 --> 01:43:31: The one project that you had mentioned the Wharf in

01:43:31 --> 01:43:33: Washington DC. I've visited it several times. A great project.

01:43:34 --> 01:43:38: I remember when that project was built many years ago

01:43:39 --> 01:43:43: and that is definitely a good example of maybe not

01:43:43 --> 01:43:46: that size, but something very similar to that that we

01:43:46 --> 01:43:51: could have in our in our city.

01:43:51 --> 01:43:54: The recommendations for our parks, again, that's to me

01:43:54 --> 01:43:59: some

01:43:59 --> 01:44:03: validations of what we should be doing. We've already put

01:44:03 --> 01:44:03: that process in place, but we know, you know, we're

01:44:03 --> 01:44:03: moving forward. You have the the Yacht Club improvements,

01:44:03 --> 01:44:03: so

01:44:03 --> 01:44:03: it was great to see some of that validation as

01:44:03 --> 01:44:03: well. Moving forward, the boardwalks, the water taxis that

01:44:03 --> 01:44:03: are,

01:44:03 --> 01:44:03: I think, great possibilities here in our city that we

01:44:03 --> 01:44:03: could.

01:44:04 --> 01:44:05: Implement.

01:44:08 --> 01:44:12: Indoor recreational facilities that you mentioned. The other thing that

01:44:12 --> 01:44:15: really stood out that I think that we definitely without

01:44:15 --> 01:44:15: a doubt.

01:44:16 --> 01:44:20: Have to engage in and move forward with. Is that

01:44:21 --> 01:44:23: watershed management plan?

01:44:24 --> 01:44:28: You know one of the biggest hurdles that we've faced.

01:44:28 --> 01:44:30: I think in the last year is the rising cost

01:44:30 --> 01:44:33: of homeowners and flood insurance.

01:44:34 --> 01:44:36: And a lot of that we do not have the

01:44:36 --> 01:44:39: control of. That's set by the federal government. So what

01:44:39 --> 01:44:42: that tells you is that we have to look outside

01:44:42 --> 01:44:43: the box.

01:44:44 --> 01:44:47: To find out what we need to do to mitigate.

01:44:48 --> 01:44:49: That rise in cost.

01:44:50 --> 01:44:54: So I was very intrigued with the watershed management plan

01:44:54 --> 01:44:59: that could provide a 30% reduction in insurance rates, and

01:44:59 --> 01:45:03: I think that would be a huge impact on our

01:45:03 --> 01:45:04: Community if we could.

01:45:06 --> 01:45:08: Implement a program like that.

01:45:09 --> 01:45:12: So these are just some of the the revenue board

01:45:12 --> 01:45:16: I thought was also intriguing. You know, we have many

01:45:16 --> 01:45:19: advisory boards here within our city.

01:45:20 --> 01:45:20: And.

01:45:21 --> 01:45:24: When you look at the advisory boards that we have

01:45:24 --> 01:45:28: other than they may be the Budget Review Committee that

01:45:28 --> 01:45:31: makes recommendations on a yearly basis. You know we

01:45:31 --> 01:45:35: have

01:45:31 --> 01:45:35: the golf Course Advisory Board that that makes

01:45:35 --> 01:45:39: recommendations on

01:45:35 --> 01:45:39: our golf course. We have a planning and zoning board

01:45:39 --> 01:45:42: that makes a recommendation to to City Council. We don't

01:45:42 --> 01:45:44: have a board to help us.

01:45:45 --> 01:45:45: Define.

01:45:47 --> 01:45:49: Who we want to be and maybe.

01:45:50 --> 01:45:52: Because all of this costs money.

01:45:53 --> 01:45:55: So what we have to try to do is to

01:45:55 --> 01:45:58: think how are we gonna pay for every one of

01:45:58 --> 01:46:01: these things. I wish we could start tomorrow but it's

01:46:01 --> 01:46:02: gonna take revenue.

01:46:03 --> 01:46:06: In order to do that, so we're going to have

01:46:06 --> 01:46:10: to try to determine once we set our priorities, how

01:46:10 --> 01:46:13: are we going to pay for it? So this revenue
01:46:13 --> 01:46:17: Advisory Board, I think, would be a excellent board.
01:46:18 --> 01:46:23: Where we bring in the outside experts from banking financial
01:46:23 --> 01:46:24: institutions.
01:46:26 --> 01:46:32: Grant possibly grant writers those type individuals that
maybe could
01:46:32 --> 01:46:34: broaden our.
01:46:35 --> 01:46:39: Perspective on what our opportunities may be available out
there
01:46:39 --> 01:46:40: for us.
01:46:41 --> 01:46:41: So.
01:46:42 --> 01:46:46: With that I thank you for your presentation. I thank
01:46:46 --> 01:46:50: you for the time and the effort that you put
01:46:50 --> 01:46:53: in before you got here and the time and effort
01:46:53 --> 01:46:57: that you put in after I'm looking forward to your
01:46:57 --> 01:46:58: final draft.
01:46:59 --> 01:47:00: Recommendation.
01:47:01 --> 01:47:06: And thank you for for me, for validating some of
01:47:06 --> 01:47:13: the conversations that we've already had and also making
recommendations
01:47:13 --> 01:47:18: on areas that maybe we didn't think about. So thank
01:47:19 --> 01:47:19: you.
01:47:20 --> 01:47:23: Mr. Mayor, if I could respond with just a couple
01:47:23 --> 01:47:25: of comments back to you folks before we open it
01:47:26 --> 01:47:29: up. If you, if it's your pleasure to public comment
01:47:29 --> 01:47:31: number one on on the staffing.
01:47:31 --> 01:47:34: Issue our general comment, I would say because we did
01:47:34 --> 01:47:36: not have the opportunity and and nor did we feel
01:47:36 --> 01:47:39: like it was our appropriate to our task to drill
01:47:39 --> 01:47:43: down and start looking at organizational charts and staffing
positions
01:47:43 --> 01:47:46: and things of that at at that level of detail.
01:47:46 --> 01:47:49: So please take our recommendation. What we see is a
01:47:49 --> 01:47:52: wonderful city. And by the way compliments to your staff
01:47:52 --> 01:47:55: here and everyone that we've met and that comes not
01:47:55 --> 01:47:58: just from us but from the public that we talked
01:47:58 --> 01:48:00: with. And there's one reservation because.
01:48:01 --> 01:48:04: I'm I'm a reformed the developer, so I want to
01:48:04 --> 01:48:07: make a side comment that's I'm I'm probably have to
01:48:07 --> 01:48:10: take my badge off before I do it. Developers always
01:48:10 --> 01:48:13: complain that it takes too long to get things approved.
01:48:13 --> 01:48:16: OK, you have staff that do do that process, and
01:48:16 --> 01:48:19: if they could approve by permits and my rezoning this

01:48:19 --> 01:48:23: afternoon, I would appreciate it, but it doesn't happen that
01:48:23 --> 01:48:26: way. But everything that I heard from even the developer
01:48:27 --> 01:48:29: types and I won't give any names, but your staff
01:48:29 --> 01:48:31: is responsive, friendly.
01:48:31 --> 01:48:34: Supportive, they wish you would move faster, but they're
going
01:48:34 --> 01:48:37: to say that no matter how fast you move, but
01:48:37 --> 01:48:40: everyone that we met on the staff are capable of
01:48:40 --> 01:48:42: doing a good job and we complement all of them.
01:48:42 --> 01:48:45: But what we see coming the growth that we see
01:48:45 --> 01:48:45: coming.
01:48:46 --> 01:48:49: It's going to take more. They're going to be demands
01:48:50 --> 01:48:52: put on your staff that they have not seen yet
01:48:52 --> 01:48:56: and we're just encouraging you folks, our our suggestion.
What
01:48:56 --> 01:48:59: we were trying to say was gear up the storms
01:48:59 --> 01:49:02: coming. You know, there's a crowd coming so be prepared
01:49:03 --> 01:49:06: for it on the agencies situation. I fully appreciate Councilman
01:49:07 --> 01:49:11: Hayden. I fully appreciate your reservation and reluctance to
give
01:49:11 --> 01:49:14: someone else the perhaps the the handle to the the
01:49:14 --> 01:49:17: purse strings. Interestingly enough, when I talked about.
01:49:17 --> 01:49:21: Needed deliberations or no. I said heated discussions. I
think,
01:49:21 --> 01:49:25: then whichever Donnie comes from one side of that public
01:49:25 --> 01:49:29: private partnership methodology, I happen to have spent a
number
01:49:29 --> 01:49:32: of years working in a in a very different one.
01:49:32 --> 01:49:34: What you choose to do is what you will fit
01:49:34 --> 01:49:37: your mold and your custom and practice here in the
01:49:37 --> 01:49:41: local community. But when you're talking about raising the
money
01:49:41 --> 01:49:44: to do the things that you want to do, there
01:49:44 --> 01:49:47: are other people that would like to spend their money.
01:49:47 --> 01:49:50: To do it, if you can figure out how to
01:49:50 --> 01:49:53: get what you want done and what they want done
01:49:53 --> 01:49:56: in the same place and same point in time, sharing
01:49:56 --> 01:49:59: the cost and the more the cost you get them
01:49:59 --> 01:50:03: to share the better and then sharing the economic benefits
01:50:03 --> 01:50:06: you know those things can be done. There are a
01:50:06 --> 01:50:09: lot of models for it, but engaging the banking sector
01:50:09 --> 01:50:14: in engaging the the pastoral sectors Donna mentioned
getting everybody
01:50:14 --> 01:50:18: around one table and I would even encourage somehow

another.

01:50:18 --> 01:50:20: Trying to figure out how to do how to do

01:50:20 --> 01:50:22: that group for an hour at lunch once a month

01:50:22 --> 01:50:25: on a regular basis. However you set up those boards

01:50:25 --> 01:50:28: or organizations clubs call them what you want to, but

01:50:28 --> 01:50:31: if you can get that dialogue happening on a regular

01:50:31 --> 01:50:34: basis, you'll be. I think you'll be amazed at what

01:50:34 --> 01:50:37: happens if you're not already doing it. You may already

01:50:37 --> 01:50:39: be doing it OK with that.

01:50:40 --> 01:50:41: Alright, thank you referred to you Sir.

01:50:41 --> 01:50:43: Council Member cars in Europe.

01:50:43 --> 01:50:45: Thank you Mayor, and I also want to thank you

01:50:45 --> 01:50:48: all. I I had fun with my interview chatting with

01:50:48 --> 01:50:48: Susanna.

01:50:50 --> 01:50:53: There's so much good information here. I'm really excited

01:50:53 --> 01:50:55: about

01:50:55 --> 01:50:58: a lot of the things I like the idea of

01:50:58 --> 01:51:00: having a special meetings to talk about this. There's so

01:51:00 --> 01:51:02: much to unpack here, and I do like the idea

01:51:02 --> 01:51:05: of a special board that would be.

01:51:05 --> 01:51:07: Responsible for like the vision.

01:51:07 --> 01:51:10: I think.

01:51:10 --> 01:51:12: Like the mayor said, a lot of these things are

01:51:12 --> 01:51:15: going to cost money. Lots of money, but there are

01:51:15 --> 01:51:18: some things here that are not too expensive or even

01:51:18 --> 01:51:20: free. Changing regulations and things like that. So I would

01:51:20 --> 01:51:23: like to as soon as we have the final report

01:51:23 --> 01:51:26: start tackling the low hanging fruit and then look at

01:51:26 --> 01:51:27: the bigger picture. But again, thank you very much for

01:51:27 --> 01:51:29: your work on this.

01:51:29 --> 01:51:31: Thank you Council member shepherd.

01:51:31 --> 01:51:35: Well, first of all I would like to thank you

01:51:35 --> 01:51:37: all for for your input and and all the work

01:51:37 --> 01:51:40: that you put into our city. I'm very grateful for

01:51:40 --> 01:51:42: it. I don't want I I lot of things I

01:51:42 --> 01:51:45: wanted to say. The mayor already said so. I don't

01:51:45 --> 01:51:48: want to repeat so I'll say a couple other things

01:51:48 --> 01:51:51: that weren't already brought up is. I think we have

01:51:51 --> 01:51:54: to embrace a lot of our nonprofits in the city

01:51:54 --> 01:51:56: and use them as a as a tool. They they

01:51:56 --> 01:51:59: get a lot of the things we want accomplished, and

01:51:59 --> 01:52:02: I'll give an example. We had a new nonprofit developed.

01:52:02 --> 01:52:05: To do our medians we we we had a problems
01:52:05 --> 01:52:08: coming up with the with the money to to to
01:52:08 --> 01:52:12: do medium beautification and now we have achieved that
through
01:52:12 --> 01:52:15: a nonprofit. So I believe a lot of these other
01:52:15 --> 01:52:18: ideas that that you brought forward. Some of them that
01:52:18 --> 01:52:22: we've already thought of that but that you encouraged as
01:52:22 --> 01:52:25: well. I think we need to to build a better
01:52:25 --> 01:52:29: relationship with our nonprofits throughout the city and look
to
01:52:29 --> 01:52:32: them for help to achieve some of these goals.
01:52:33 --> 01:52:35: The other the other thing I really.
01:52:36 --> 01:52:38: Liked hearing
01:52:39 --> 01:52:43: was that you know these these niches and these these
01:52:43 --> 01:52:47: beautiful places that you've talked about about creating
around the
01:52:47 --> 01:52:50: city for people to go to and enjoy.
01:52:51 --> 01:52:54: I know myself. I've always looked at the coastline around
01:52:55 --> 01:52:57: the city to do these things, but you opened my
01:52:57 --> 01:53:01: eyes to that. We can create special places throughout the
01:53:01 --> 01:53:04: city when you when you showed us the graph with
01:53:04 --> 01:53:07: the circles we we have to spread this around. We
01:53:07 --> 01:53:10: have to create these special places everywhere in the city.
01:53:10 --> 01:53:14: I like that idea and it makes every little neighborhood
01:53:14 --> 01:53:17: and area unique and special and let them have their
01:53:17 --> 01:53:20: own little special identity for where they are in the
01:53:20 --> 01:53:21: city.
01:53:21 --> 01:53:24: I really like that idea, so once again, thank you
01:53:25 --> 01:53:26: for your input and.
01:53:27 --> 01:53:29: I look forward to hearing more. Thank you.
01:53:30 --> 01:53:31: Council member long.
01:53:31 --> 01:53:34: Thank you, yeah like all the others. I wanted to
01:53:34 --> 01:53:36: thank you first for your work this week and your
01:53:36 --> 01:53:40: continued work. Even the condensed product here is is
incredibly
01:53:40 --> 01:53:43: insightful. Obviously like the others, I'm gonna reserve most
of
01:53:43 --> 01:53:46: my comments and discussion for the final report, which I
01:53:46 --> 01:53:48: look forward to but a couple as far as a
01:53:48 --> 01:53:51: sweeping overview, some of the key principles that I was
01:53:51 --> 01:53:54: encouraged by, and Council member causing kind of jump to
01:53:54 --> 01:53:56: this as far as low hanging fruit in the context
01:53:56 --> 01:53:58: of some of these larger principles.

01:53:59 --> 01:54:03: Was the identified the identifiable districts the community building in

01:54:03 --> 01:54:07: those neighborhoods? I think that's like, she said, little hanging

01:54:07 --> 01:54:10: fruit, something that is a relatively simple fix in the

01:54:10 --> 01:54:13: context of some of these larger scale projects. That's gonna

01:54:13 --> 01:54:16: bring some immediate reward for this citizens. So that was

01:54:16 --> 01:54:20: cool to see public waterfront access. Obviously a very important,

01:54:20 --> 01:54:23: as we kind of continue to project ourselves as a

01:54:23 --> 01:54:27: predominantly waterfront community. Indoor recreation is something personal to me.

01:54:27 --> 01:54:29: I brought it up a couple different times.

01:54:30 --> 01:54:32: So that was exciting to see something that we could

01:54:32 --> 01:54:35: even incorporate more than one point into. Maybe, you know,

01:54:35 --> 01:54:38: slip the teen center into some portion of that project

01:54:38 --> 01:54:41: in one way or another, resiliency. Obviously a huge, huge

01:54:41 --> 01:54:44: issue that we're going to continue to tackle as the

01:54:44 --> 01:54:47: city grows out and climate becomes more and more of

01:54:47 --> 01:54:49: an issue. So that's something that we'll have to work

01:54:49 --> 01:54:52: on, but back to the mayor's point, and some of

01:54:52 --> 01:54:55: the others. The question that we're left with after all

01:54:55 --> 01:54:57: this, and will continue to be left with is what

01:54:57 --> 01:54:59: we're going to do with the information.

01:55:00 --> 01:55:03: You know, so it's important to his point that we

01:55:03 --> 01:55:05: identify a road map, you know, and how we break

01:55:05 --> 01:55:08: down the report. We identify the actionable items, and then

01:55:08 --> 01:55:11: we actually take that action and so something like special

01:55:12 --> 01:55:14: meetings to break those down. Similar to what some of

01:55:14 --> 01:55:17: us have done through our membership with the CTAC with

01:55:17 --> 01:55:21: regards to the Transportation master plan. Kind of break it

01:55:21 --> 01:55:23: down into fragments based on some of those key points

01:55:24 --> 01:55:26: and have those special meetings on each one of those

01:55:26 --> 01:55:29: particular items. But yeah, a lot to unpack. I look

01:55:29 --> 01:55:31: forward to the final report.

01:55:31 --> 01:55:31: And thanks again.

01:55:34 --> 01:55:35: Council member Nelson.

01:55:38 --> 01:55:39: Thank you, mayor.

01:55:40 --> 01:55:43: I first want to say thank you manager, but I

01:55:44 --> 01:55:47: feel like he really brought to us and allowed us

01:55:47 --> 01:55:50: to go through it and it has been eye opening

01:55:50 --> 01:55:53: and I think as you said mayor and some of

01:55:53 --> 01:55:57: the others that did bring a lot of validation of

01:55:57 --> 01:56:00: things we kind of already knew. I think we have
 01:56:00 --> 01:56:04: a great opportunity. You have always felt that that we
 01:56:04 --> 01:56:07: have such a great opportunity in the city to make
 01:56:07 --> 01:56:10: it even better, even stronger.
 01:56:10 --> 01:56:14: We just heard the other night from Council, you know
 01:56:14 --> 01:56:15: another.
 01:56:16 --> 01:56:20: Oasis Sports Field and that just fits right into what
 01:56:20 --> 01:56:23: was said earlier and what what we feel our city
 01:56:23 --> 01:56:26: really needs more of. I mean, we just had the
 01:56:26 --> 01:56:30: new executive director of the Cultural Arts Theater come
 01:56:30 --> 01:56:33: before
 01:56:30 --> 01:56:33: us a few weeks back. You know to introduce himself
 01:56:33 --> 01:56:36: and I just think as those types of items come
 01:56:36 --> 01:56:40: forward to us, especially with the budget that we need
 01:56:40 --> 01:56:44: to be paying attention and definitely mapping out our
 01:56:44 --> 01:56:46: priorities
 01:56:44 --> 01:56:46: because it is a very large.
 01:56:46 --> 01:56:49: Many tiered cake that we have to go through, so
 01:56:49 --> 01:56:52: I just wanted to say thank you. I too really
 01:56:52 --> 01:56:56: enjoyed my interview with Donnie. I felt like you asked
 01:56:56 --> 01:57:00: me really hard questions, but you know, I think workforce
 01:57:00 --> 01:57:04: development and economic development go hand in hand.
 01:57:04 --> 01:57:08: And that's
 01:57:04 --> 01:57:08: going to help bring diversity of all kind generational cultural.
 01:57:10 --> 01:57:14: Educational diversity. It's just going to be a really great
 01:57:14 --> 01:57:17: thing. So I agree I'm I'm looking forward to putting
 01:57:17 --> 01:57:20: together a task force or a group to help us
 01:57:20 --> 01:57:23: prioritize these things in the next few years. I think
 01:57:23 --> 01:57:26: connectivity I. I tackled a little bit when when you
 01:57:26 --> 01:57:30: all talked about the connectivity of our city and remember
 01:57:30 --> 01:57:33: the first time I drove here in 2008 and everywhere
 01:57:33 --> 01:57:36: I turned, if I didn't get the terrace, the avenue
 01:57:36 --> 01:57:40: or the street, I was hitting water so I'm really.
 01:57:40 --> 01:57:43: I'm really grateful that that was brought up, and then
 01:57:43 --> 01:57:46: of course also the continuity in terms of some of
 01:57:46 --> 01:57:50: the cultural projects that we've done. Like you know, painting
 01:57:50 --> 01:57:53: the utility boxes and and how we really need to
 01:57:53 --> 01:57:55: take that a step further and have it be more
 01:57:55 --> 01:57:59: collective. So I appreciate this and I look forward to
 01:57:59 --> 01:58:00: our future. Thank you, mayor.
 01:58:02 --> 01:58:06: Thank you just one last question. While sitting here listening
 01:58:06 --> 01:58:11: to everyone, there's the Urban Land Institute. I know you
 01:58:11 --> 01:58:13: come and do an initial evaluation.

01:58:14 --> 01:58:16: And make recommendations.

01:58:16 --> 01:58:19: Do you do any type of a follow-up analysis, say

01:58:19 --> 01:58:22: when you look maybe two years or three years down

01:58:22 --> 01:58:25: the road will you'll take a look at what you're

01:58:25 --> 01:58:29: recommendation. Kind of see what we've done and how

01:58:29 --> 01:58:29: we're

01:58:29 --> 01:58:29: moving.

01:58:29 --> 01:58:35: Forward interesting that you should ask that question, given

01:58:35 --> 01:58:39: that

01:58:35 --> 01:58:39: I now realize that I've been doing this for how

01:58:39 --> 01:58:43: many years Mary Beth, 24 years there has always been

01:58:43 --> 01:58:46: amongst some of us and an informal.

01:58:46 --> 01:58:49: Follow up in valuation. I've I've gone back to almost

01:58:49 --> 01:58:52: every city where I've done these things and followed up

01:58:52 --> 01:58:55: with the people like yourselves and say how's it going?

01:58:55 --> 01:58:59: What's happening? You allow? More recently has begun to

01:58:59 --> 01:59:02: adopt

01:58:59 --> 01:59:02: A formalized evaluation to do that same thing we don't

01:59:02 --> 01:59:05: have. I don't believe in Mary Bethel. Correct me if

01:59:05 --> 01:59:08: I'm wrong. I don't believe we have a formal structure

01:59:08 --> 01:59:10: in place, but I think that's in the process of

01:59:10 --> 01:59:13: coming about because a lot of us are interested in

01:59:13 --> 01:59:16: saying, OK, you know, for our own benefit, because this

01:59:16 --> 01:59:18: is such an important piece of the ULI.

01:59:19 --> 01:59:21: You know existence. We want to be sure that we're

01:59:21 --> 01:59:23: doing a good job as best we can. We want

01:59:24 --> 01:59:26: to and in order to know that you gotta go

01:59:26 --> 01:59:28: back and look at the results you know, did our

01:59:28 --> 01:59:31: recommendations a where the where they worth giving, did

01:59:31 --> 01:59:34: people

01:59:31 --> 01:59:34: appreciate them? Did they follow up on them and if

01:59:34 --> 01:59:37: So what worked? What didn't work? What might have worked

01:59:37 --> 01:59:40: better had we done it a little different way so?

01:59:40 --> 01:59:42: If if you're asking us if the ULI is

01:59:42 --> 01:59:45: an institution would be interested in following up with you,

01:59:45 --> 01:59:47: I'm going to stick my neck out and get in

01:59:48 --> 01:59:50: trouble and say yes. And then Mary Beth, we'll, we'll

01:59:50 --> 01:59:51: clarify what I just said.

01:59:53 --> 01:59:56: Go ahead, well that's a great question and a couple

01:59:56 --> 01:59:58: things. As Lee mentioned, we do have a more formal

01:59:58 --> 02:00:01: process where we actually go back and we're trying to

02:00:01 --> 02:00:04: measure impact and David heads that that effort up so

02:00:04 --> 02:00:07: we will be continued communication with the city as to

02:00:08 --> 02:00:11: what's happened, what's happened with the recommendations? A couple of

02:00:11 --> 02:00:14: thoughts I have and I'm happy to talk to whoever

02:00:14 --> 02:00:17: offline about this is we do have a very active

02:00:17 --> 02:00:20: District Council in Southwest Florida. Members of ULI who are

02:00:20 --> 02:00:23: engaged locally. We will reach out to them.

02:00:23 --> 02:00:26: They were not able to be here today, our Executive

02:00:26 --> 02:00:28: director, but I will reach out to her and talk

02:00:28 --> 02:00:31: about those possibilities of working with you all and then

02:00:31 --> 02:00:33: always happy to continue the conversation we do.

02:00:34 --> 02:00:36: We realize that it takes a long time that things

02:00:36 --> 02:00:39: aren't going to change in the next six months, and

02:00:39 --> 02:00:42: we are really making a concerted effort to make sure

02:00:42 --> 02:00:44: that we keep engaged and that we are able to.

02:00:45 --> 02:00:46: Follow the impact of what happens.

02:00:47 --> 02:00:49: And and and I will add one other thing too.

02:00:49 --> 02:00:51: And I'm gonna throw all of my fellow panelists under

02:00:51 --> 02:00:54: the bus because I didn't ask them about their willingness

02:00:54 --> 02:00:56: to do this. But I'm gonna make them. I'm gonna

02:00:56 --> 02:00:58: tell her I'm going to say they're willing as as

02:00:58 --> 02:01:01: you all know, we're here as volunteers and we actually

02:01:01 --> 02:01:03: sign a conflict of interest waiver when we do this

02:01:03 --> 02:01:05: and say none of us will come back and have

02:01:05 --> 02:01:08: a stake in anything that's going on in Cape Coral

02:01:08 --> 02:01:10: for a period of time. And I think it's a

02:01:10 --> 02:01:12: year. Is that correct? Is that what the document says?

02:01:12 --> 02:01:15: Or two years or something? Anyway? So in other words,

02:01:15 --> 02:01:17: we're not doing this to try to drum up.

02:01:17 --> 02:01:20: Presidents, but quite frankly, if anybody from Cape Carl

02:01:20 --> 02:01:22: wants

02:01:22 --> 02:01:24: to give me a call and say hey, what about

02:01:24 --> 02:01:27: this? You know you were talking about so and so?

02:01:27 --> 02:01:29: Where did that idea come from? I'm open to that

02:01:29 --> 02:01:32: at any point in time, and I suspect that any

02:01:32 --> 02:01:35: of the other panel members would be, you know, completely

02:01:35 --> 02:01:35: responsive to any questions that might come from anyone,

02:01:35 --> 02:01:35: so

02:01:35 --> 02:01:35: we're open.

02:01:36 --> 02:01:39: I know it could probably be pretty comprehensive. Some of

02:01:39 --> 02:01:42: the policies and regulations that we're going to have to

02:01:42 --> 02:01:44: put in place to make some of these changes.

02:01:45 --> 02:01:49: Happen, do you have a recommendation on a time frame

02:01:49 --> 02:01:52: for a follow up five years from now? Three years
02:01:52 --> 02:01:54: from now? As far as what? What would?
02:01:55 --> 02:01:58: If you ask me how best to go forward, I
02:01:58 --> 02:02:01: would suggest you know. Maybe a six month and one
02:02:01 --> 02:02:04: year and a two year and a five year time
02:02:04 --> 02:02:08: frame because in the beginning you've got a whole bunch
02:02:08 --> 02:02:11: of material in front of you that are ideas and
02:02:11 --> 02:02:15: they're aspirational. Ideas like these agencies that.
02:02:15 --> 02:02:19: Donna used the term agency. I tend to use the
02:02:19 --> 02:02:20: word or the phrase.
02:02:22 --> 02:02:22: You know?
02:02:23 --> 02:02:27: Public private nonprofit 501C3. That's got some governance
and broad
02:02:27 --> 02:02:30: based support and leadership, so that's that's where he and
02:02:31 --> 02:02:33: I would argue for hours I'm sure.
02:02:34 --> 02:02:36: But whoever's got the money and the political power ends
02:02:36 --> 02:02:38: up making the decision about what it really looks like.
02:02:39 --> 02:02:41: OK, that's you guys. OK, and your banker friends? Because
02:02:41 --> 02:02:42: they the ones that got the money.
02:02:44 --> 02:02:47: But going through that process there, there are examples of
02:02:47 --> 02:02:51: everything. Virtually everything we've talked about there are
examples that
02:02:51 --> 02:02:53: you can look at in other places and say, well,
02:02:53 --> 02:02:56: that part looks good. That part doesn't look good and
02:02:56 --> 02:02:59: you can merge that stuff together so you know my
02:02:59 --> 02:03:00: encouragement would be.
02:03:01 --> 02:03:04: If in your process because y'all are subject to the
02:03:04 --> 02:03:07: Sunshine law and all those kinds of things, so whatever
02:03:07 --> 02:03:10: works appropriately here, which set a six month time frame
02:03:10 --> 02:03:13: A1 year time frame and then two years and maybe
02:03:13 --> 02:03:16: double the double the frequency but set, set a schedule
02:03:16 --> 02:03:19: and say here's what we're going to try to do,
02:03:19 --> 02:03:19: but.
02:03:20 --> 02:03:23: But don't let that schedule drag out too far because
02:03:23 --> 02:03:25: people forget what they did at the last meeting. And
02:03:25 --> 02:03:28: as we have said several times, the trains coming, you
02:03:28 --> 02:03:30: know the people are coming so.
02:03:30 --> 02:03:32: It'll be upon you before you know it.
02:03:33 --> 02:03:36: Thank you, yeah, I definitely think that's something and we'll
02:03:36 --> 02:03:40: have. I'm sure future discussions that at a regular Council
02:03:40 --> 02:03:43: meeting have we want to move forward, but for me,
02:03:43 --> 02:03:45: I think a meeting once a month to have this

02:03:45 --> 02:03:49: discussion is something that we have to implement. So because

02:03:49 --> 02:03:51: there there's a lot to do here and a lot

02:03:51 --> 02:03:54: to consider. So and the only way to get that

02:03:54 --> 02:03:57: accomplished is to have those meetings. So thank you for

02:03:57 --> 02:04:00: that insight. I think at this time since I don't

02:04:00 --> 02:04:03: have any other Council members that are.

02:04:03 --> 02:04:06: Wanting to follow up, I will open up the public

02:04:06 --> 02:04:10: input aspect of the meeting. We'll utilize the podium to

02:04:10 --> 02:04:14: the left so anyone who would like to come forward,

02:04:14 --> 02:04:15: please do.

02:04:20 --> 02:04:21: Thank you Mr Mayor.

02:04:23 --> 02:04:25: Better if you want to put up that chart I

02:04:26 --> 02:04:28: provided. Again, Tom Shadrach permanent citizen.

02:04:29 --> 02:04:32: And I have a couple comments. I was at the

02:04:32 --> 02:04:36: workshop when you alive Mr Tom Etlar presented the idea

02:04:36 --> 02:04:38: of doing this with the.

02:04:39 --> 02:04:42: Support of the city manager and I was skeptical.

02:04:43 --> 02:04:46: You know, I've been with the Boeing company for 37

02:04:46 --> 02:04:48: years and every three years we get a new Vice

02:04:49 --> 02:04:52: President and two years. Two months later of consultant

02:04:52 --> 02:04:55: group

02:04:52 --> 02:04:55: would come in and tell us how to do things

02:04:55 --> 02:04:58: better and after two years generally there is some novel

02:04:58 --> 02:05:01: ideas, but most of the employees know knew how to

02:05:01 --> 02:05:04: do the job and the vice president would leave in

02:05:04 --> 02:05:07: two years and then we'd be back to normal. So

02:05:07 --> 02:05:11: that's the skepticism in 37 years of consulting groups and

02:05:11 --> 02:05:13: I know the city manager made a decision.

02:05:13 --> 02:05:17: This group is different and it's a volunteer Group A

02:05:17 --> 02:05:20: matter of experts and I said, and I embraced it

02:05:20 --> 02:05:23: once the Council decided we're going to do this, I

02:05:23 --> 02:05:26: thought about it and I took to heart Tom's point

02:05:26 --> 02:05:29: about trying if we're going to be as productive in

02:05:30 --> 02:05:32: a week as we can be. Get down to two

02:05:32 --> 02:05:35: or three top items that we can focus on and

02:05:35 --> 02:05:38: get the experts here that know that and so.

02:05:38 --> 02:05:41: Once the contract was signed, I asked for the statement

02:05:41 --> 02:05:43: of work to see if it was two or three

02:05:43 --> 02:05:46: items, and I was disappointed when I saw that you

02:05:46 --> 02:05:47: had 12 tasks to do.

02:05:48 --> 02:05:52: And I go. Wow, that's that's not what was asked.

02:05:53 --> 02:05:54: And so I took.

02:05:55 --> 02:05:57: The time to kind of write a one page deal
02:05:57 --> 02:06:00: if you wanna push that down a little bit, Betty,
02:06:00 --> 02:06:02: but I and I think she gave you a handout.
02:06:02 --> 02:06:05: This was my ride up just to say the top
02:06:05 --> 02:06:07: four items on the all the way down at the
02:06:07 --> 02:06:10: scope are the same as the 12 just condensed. What
02:06:10 --> 02:06:13: are the most important things? I thought of the 12
02:06:13 --> 02:06:16: and that's the top four. I added the fifth one
02:06:16 --> 02:06:18: which is near and dear to a lot of the
02:06:18 --> 02:06:19: West citizens.
02:06:19 --> 02:06:23: That's unique about the Chiquita lock and the Seven Island
02:06:23 --> 02:06:26: area, and I can talk to that in a minute,
02:06:26 --> 02:06:29: but I thought these were the top things that I
02:06:29 --> 02:06:33: was concerned with. After living here and choosing, this is
02:06:33 --> 02:06:36: my home. And just to reiterate again, I am pretty
02:06:36 --> 02:06:40: analytical. I searched the whole southwest area of places to
02:06:40 --> 02:06:42: live and I chose Cape Coral. I love it. I
02:06:42 --> 02:06:45: like it and I want it to be better. And
02:06:45 --> 02:06:48: and I live here for a reason. And so these
02:06:48 --> 02:06:49: were the top four things.
02:06:49 --> 02:06:52: And some of the things I was listening now to
02:06:52 --> 02:06:55: your presentation. I really didn't hear about the fact that
02:06:55 --> 02:06:56: we don't have.
02:06:56 --> 02:06:59: Easy access to Hwy 75 or the airport.
02:07:00 --> 02:07:03: And I didn't hear that as a discussion, and that
02:07:03 --> 02:07:06: was one of the key points there. And the other
02:07:06 --> 02:07:09: thing I didn't get to hear, which I think is
02:07:09 --> 02:07:12: important and how we play with our sister cities between
02:07:12 --> 02:07:16: Fort Myers, Fort Myers Beach, Sanibel, Pine Island. How do
02:07:16 --> 02:07:20: we work together? Because they certainly have a lot of
02:07:20 --> 02:07:23: amenities that we'll never have. And how do we?
02:07:24 --> 02:07:24: Enhance that.
02:07:26 --> 02:07:29: And so that was like #2 there, and I didn't
02:07:29 --> 02:07:33: really see that. And another thing that the best thing
02:07:33 --> 02:07:37: I've ever had from consultants was what not to do
02:07:37 --> 02:07:37: from.
02:07:38 --> 02:07:42: From from the city. What shouldn't we be doing? What
02:07:42 --> 02:07:45: shouldn't we aspire to do like I heard?
02:07:45 --> 02:07:47: People that might have talked to you. Let's try to
02:07:48 --> 02:07:50: keep everybody in Cape Coral from having to cross the
02:07:50 --> 02:07:51: bridge. Let's have great things.
02:07:52 --> 02:07:55: I don't think that's the right thing. We've got great,

02:07:55 --> 02:07:56: you know we got 2.

02:07:56 --> 02:08:00: Major League ballparks spring training across the bridge. We got

02:08:00 --> 02:08:03: theaters right across the bridge. Why aren't we taking advantage

02:08:03 --> 02:08:05: of that in our planning and thinking?

02:08:07 --> 02:08:09: Couple great things I did here.

02:08:09 --> 02:08:10: I gotta wrap it up, Mr.

02:08:10 --> 02:08:13: OK, I thought you mentioned this was gonna be a.

02:08:14 --> 02:08:17: Hearing instead of a 3 minute, but I'll try now.

02:08:17 --> 02:08:19: I was moving into not what I've heard and I'll

02:08:19 --> 02:08:21: try to get through them real quick.

02:08:23 --> 02:08:27: Things I liked were maybe that no water beaches were

02:08:27 --> 02:08:28: a good idea.

02:08:29 --> 02:08:32: Because we can't get to the water easily, I actually

02:08:32 --> 02:08:36: thought the water taxis was an interesting concept, but let's

02:08:36 --> 02:08:39: have parking areas where people can be taken to Sanibel,

02:08:39 --> 02:08:43: Captiva, Fort Myers Beach and back all the time because

02:08:43 --> 02:08:46: those are great beaches and we'll never compete with the

02:08:46 --> 02:08:47: ocean, OK?

02:08:48 --> 02:08:52: And big Parks was a great idea. I love our

02:08:52 --> 02:08:54: red, white and boom the bonfire.

02:08:55 --> 02:08:59: The Arts festival all the patriotic parades. We have all

02:08:59 --> 02:09:02: great things that bring the city together.

02:09:02 --> 02:09:05: But we we concentrated on neighborhood parks, first with our

02:09:05 --> 02:09:08: go bond instead of the major parks. And we're not

02:09:08 --> 02:09:11: even off the drawing board for those after four years.

02:09:11 --> 02:09:12: So that's an interesting issue.

02:09:12 --> 02:09:16: Mr Shadrack, your your times up if you'd like to

02:09:16 --> 02:09:19: submit a written response to City Council on any of

02:09:19 --> 02:09:23: your recommendations, I'm sure we would all love to.

02:09:23 --> 02:09:26: To hear whatever your recommendations are.

02:09:27 --> 02:09:30: OK, I will probably wait for the report.

02:09:30 --> 02:09:31: Alright, thank you.

02:09:34 --> 02:09:37: Anyone else wishing to speak during public input, please

02:09:37 --> 02:09:38: come

02:09:37 --> 02:09:38: forward.

02:09:41 --> 02:09:43: See a non public input is now closed.

02:09:45 --> 02:09:47: So I'll turn it over to Mr City manager.

02:09:49 --> 02:09:52: Well, Mr Mayor, on behalf of the entire staff here

02:09:52 --> 02:09:55: at the city of Cape Coral, I want to express

02:09:55 --> 02:09:58: our gratitude to all the members of the panelists and

02:09:59 --> 02:10:02: for taking their time to come to this great city.

02:10:02 --> 02:10:04: For for a week I I hope you enjoyed your
02:10:04 --> 02:10:07: time and we certainly enjoyed the time that we got
02:10:07 --> 02:10:10: to spend with you. I also want to express our
02:10:10 --> 02:10:15: sincere gratitude to all of the individuals that participated
throughout
02:10:15 --> 02:10:18: the whole process. I want to thank Nita Whaley for
02:10:18 --> 02:10:19: really stepping in well.
02:10:19 --> 02:10:23: After the train left the station and helping us coordinate
02:10:23 --> 02:10:27: all of this and making today possible, so Mr. Mayor,
02:10:27 --> 02:10:31: I look forward to continuing conversations with the members
of
02:10:31 --> 02:10:35: City Council with staff and the community as we continue
02:10:35 --> 02:10:38: to plot our our our future. You know what at
02:10:38 --> 02:10:42: the appropriate time will incorporate the recommendations
made by ULI
02:10:42 --> 02:10:46: once they are accepted by you into our Cape Compass,
02:10:46 --> 02:10:49: which is our strategic guidebook, move forward.
02:10:49 --> 02:10:52: And you know, we have a new tagline that we've
02:10:52 --> 02:10:56: adopted, and I think that you've heard loud and clear
02:10:56 --> 02:10:59: from the panelists today that we are a great city
02:10:59 --> 02:11:02: and that we are a city flowing with possibilities. So
02:11:02 --> 02:11:04: thank you very much, Mr Mayor.
02:11:05 --> 02:11:09: Yeah, thank you. I'd like to again thank all of
02:11:09 --> 02:11:13: the panelists that came and took time out of your
02:11:13 --> 02:11:17: busy schedules to make recommendations to us. I think we
02:11:17 --> 02:11:20: all have a desire to be a great city, so
02:11:20 --> 02:11:25: your input is invaluable. I appreciate that we will definitely
02:11:25 --> 02:11:29: look forward to your final report. And also I would
02:11:29 --> 02:11:32: look forward to a follow up visit to so you
02:11:32 --> 02:11:35: can grade us to see how we're doing.
02:11:35 --> 02:11:40: And I always believe when you look outside and someone
02:11:40 --> 02:11:44: from the outside is looking in, they can give a
02:11:44 --> 02:11:48: better perspective of what we should be doing because you
02:11:48 --> 02:11:53: don't have a vested interest. So I think that's extremely
02:11:53 --> 02:11:57: important. So thank you for that. I want to thank
02:11:57 --> 02:12:01: staff for everything that they have done throughout the week
02:12:02 --> 02:12:06: and even prior to get ready and provide the information.
02:12:06 --> 02:12:10: To our panelists and I know.
02:12:10 --> 02:12:14: I believe that our City Council is is willing and
02:12:14 --> 02:12:18: ready to roll up our sleeves to make some of
02:12:18 --> 02:12:22: this a reality and I look forward to working with
02:12:22 --> 02:12:26: staff in the future because it it's going to.
02:12:27 --> 02:12:28: It's going to take a lot of.

02:12:29 --> 02:12:34: A lot of different facets, whether it's land development, code
02:12:34 --> 02:12:40: regulation, economic development, policies, we're going to
have to put
02:12:40 --> 02:12:44: all of that into the same bucket to make this
02:12:44 --> 02:12:44: a.
02:12:45 --> 02:12:48: To make this happen, so I look forward and I
02:12:49 --> 02:12:53: I look forward to the challenge and I look forward
02:12:53 --> 02:12:55: to making their our city.
02:12:56 --> 02:12:58: Much better tomorrow than it is today, so thank you.
02:13:01 --> 02:13:03: Any other comments from any Council?
02:13:05 --> 02:13:06: OK.
02:13:07 --> 02:13:11: Time and place of future meetings. We have a special
02:13:11 --> 02:13:15: meeting today. An attorney client session, Cape Coral City
Council
02:13:15 --> 02:13:18: is scheduled for today, Wednesday, May 20th at 1:00 PM.
02:13:18 --> 02:13:21: Here in Council chambers we have a committee of the
02:13:21 --> 02:13:25: whole meeting is scheduled for Wednesday, May 25th, 2022
at
02:13:25 --> 02:13:28: 9:00 AM and Council Chambers and we also have a
02:13:28 --> 02:13:32: regular meeting. Cape Coral City Council scheduled
Wednesday, June 1st
02:13:32 --> 02:13:35: at 4:30 PM here in Council chambers. Is there a
02:13:35 --> 02:13:37: motion for adjournment?
02:13:38 --> 02:13:41: Second, all in favor. Say aye aye, eating adjourned.

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