6.0 OVERVIEW - IMPLEMENTATION

This chapter presents the implementation steps and capital programming that is required to address the needs identified through the Master Planning process. First, estimated costs for the development of proposed new parks and the proposed significant existing park alterations are developed. Secondly, the proposed projects will be integrated into a capital program that identifies time frames and priorities for the proposed projects. Lastly, this chapter will provide a general discussion on the actions required to implement the proposed projects in an efficient and comprehensive manner.

Cost information contained within this chapter are reflective of year 2001 costs that are typical within the southwest Florida region. These cost are intended to be a general guide for long range planning of the parks and recreation facilities. Actual costs for land acquisition and development will vary depending upon the specific circumstances.

6.1 NEW PARK DEVELOPMENT COST ESTIMATES

The costs to develop and operate new parks and recreation facilities in the City of Cape Coral are estimated below. Cost estimates were developed for each park type based on the characteristics and type of recreational facilities typically found in that park type. These costs are used to determine the financial impact of new park development recommended by this Master Plan over the planning period.

**Neighborhood Parks**

The ten proposed new neighborhood parks typically contain the following facilities: playground, picnic shelters, basketball/multipurpose court, hard surface trail, restrooms and parking. The actual uses at each park will vary depending on the specific circumstances and needs of the neighborhood in which the park is located. For example, the basketball court may be replaced with bocci courts or another relatively low impact activity. The typical cost for development of this park type is $575,000 not including land acquisition. The annual cost for the operation and maintenance of the neighborhood park is estimated at $50,000. Four of the neighborhood parks (NP3, NP4, NP5, NP10) also include athletic facilities. The typical cost for development of the athletic facility is $1,342,625 for soccer or football or $1,610,000 for baseball/softball. The annual cost for the operation and maintenance of the athletic facility is estimated at $100,000. For the four neighborhood parks with athletic facilities the estimated cost for development and operation is based on the cost of development and operation of the athletic facility. The cost for the neighborhood park components (i.e. playground, picnic areas, etc.) is assumed in the athletic facility cost.

The following information provides a breakdown of the specific cost of development and operation of the ten proposed new Neighborhood Parks.
<table>
<thead>
<tr>
<th>NP</th>
<th>Land:</th>
<th>Design &amp; Permitting + Construction ($75,000 + $500,000):</th>
<th>Operations &amp; Maintenance (1 year):</th>
<th>Cost for NP</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP1</td>
<td></td>
<td>$575,000</td>
<td>$50,000</td>
<td>$625,000</td>
</tr>
<tr>
<td>NP2</td>
<td></td>
<td>$575,000</td>
<td>$50,000</td>
<td>$625,000</td>
</tr>
<tr>
<td>NP3</td>
<td>$720,000</td>
<td>$1,610,000</td>
<td>$100,000</td>
<td>$2,430,000</td>
</tr>
<tr>
<td>NP4</td>
<td>$780,000</td>
<td>$1,342,645</td>
<td>$100,000</td>
<td>$2,222,625</td>
</tr>
<tr>
<td>NP5</td>
<td>$600,000</td>
<td>$1,342,645</td>
<td>$100,000</td>
<td>$2,042,625</td>
</tr>
<tr>
<td>NP6</td>
<td></td>
<td>$575,000</td>
<td>$50,000</td>
<td>$625,000</td>
</tr>
<tr>
<td>NP7</td>
<td></td>
<td>$575,000</td>
<td>$50,000</td>
<td>$625,000</td>
</tr>
</tbody>
</table>
NP8
Land: $0
Design & Permitting + Construction ($75,000 + $500,000): $575,000
Operations & Maintenance (1 year): $50,000
Cost for NP8: $625,000

NP9
Land: $150,000
Design & Permitting + Construction ($75,000 + $500,000): $575,000
Operations & Maintenance (1 year): $50,000
Cost for NP9: $775,000

NP10
Land: $1,650,000
Design & Permitting + Construction ($379,050 + $2,527,000): $2,906,050
Operations & Maintenance (1 year): $150,000
Cost for NP10: $4,706,050

The total costs for the proposed Neighborhood Parks are:

Total Land Cost: $3,900,000
Total Design & Permitting + Construction: $10,651,300
Sub-Total Capital Cost: $14,551,300
Total Operations & Maintenance (1 year): $750,000
Total Neighborhood Park Cost: $15,301,300

Community Parks
The two proposed community parks contain active recreational facilities such as a recreation center, tennis courts, aquatic center, baseball complex, playground, trails, picnic pavilion and shelters, dog park and maintenance complex. The typical cost for development of this park type is $8,772,520 not including land acquisition costs. The annual cost for the operation and maintenance of a community park is estimated at $500,000.

The proposed new Community Park (CP1) in southwest Cape Coral will serve also as a District Park and will encompass a wider range and more intense development of recreation facilities and programs. The typical recreational facilities for this park include a recreation center, aquatic complex, baseball/softball complex, soccer complex, skateboard park, tennis complex, basketball courts, picnic pavilion and shelters, nature trails, natural preserve areas, playground and maintenance complex. The estimated cost for development of this park type is $17,353,040 not including land acquisition costs. The annual cost for operation and maintenance of the park is estimated at $750,000.

A detailed breakdown of the construction costs for the southwest Community Park (CP1) is provided below.
## Implementation

<table>
<thead>
<tr>
<th>Recreation Center</th>
<th>$5,700,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,000 square feet @ $110 / square foot = $5,500,000</td>
<td></td>
</tr>
<tr>
<td>Parking - 100 spaces @ $2,000 each = $200,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquatic Center</th>
<th>$2,100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zero entry pool, splash pool, slide, water play fixtures, equipment, decking and lighting = $2,000,000</td>
<td></td>
</tr>
<tr>
<td>Parking - 50 spaces @ $2,000 each = $100,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Baseball/Softball Complex</th>
<th>$2,716,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 baseball/softball fields @ $100,000 each = $800,000</td>
<td></td>
</tr>
<tr>
<td>8 field sport lighting 2 @ $90,000 each and 6 @ $50,000 each = $480,000</td>
<td></td>
</tr>
<tr>
<td>2 Press box/concession stand buildings @ $250,000 each = $500,000</td>
<td></td>
</tr>
<tr>
<td>4 Storage Buildings @ $12,000 each = $48,000</td>
<td></td>
</tr>
<tr>
<td>2 Shelters @ $32,000 each = $64,000</td>
<td></td>
</tr>
<tr>
<td>Parking - 400 spaces @ $2,000 each = $800,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tennis Complex</th>
<th>$950,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 courts with lighting @ $60,000 each = $600,000</td>
<td></td>
</tr>
<tr>
<td>Pro-shop building @ $250,000 = $250,000</td>
<td></td>
</tr>
<tr>
<td>Parking - 50 spaces @ $2,000 each = $100,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soccer Complex</th>
<th>$2,332,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 soccer fields @ $65,000 each = $520,000</td>
<td></td>
</tr>
<tr>
<td>8 field sport lighting @ $50,000 each = $400,000</td>
<td></td>
</tr>
<tr>
<td>2 Press Box/concession stand buildings @ $250,000 each = $500,000</td>
<td></td>
</tr>
<tr>
<td>4 Storage Buildings @ $12,000 each = $48,000</td>
<td></td>
</tr>
<tr>
<td>2 Shelters @ $32,000 each = $64,000</td>
<td></td>
</tr>
<tr>
<td>Parking - 400 spaces @ $2,000 each = $800,000</td>
<td></td>
</tr>
</tbody>
</table>

| Skateboard Park | $200,000 |

| Playground | $100,000 |

<table>
<thead>
<tr>
<th>Basketball Courts</th>
<th>$140,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 courts @ $20,000 each = $80,000</td>
<td></td>
</tr>
<tr>
<td>4 courts lighting @ $15,000 each = $60,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Trail (soft surface)</th>
<th>$52,800</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 foot wide; clear, grub and mulch @ $5.00 per linear foot x 10,560 linear feet = $52,800</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Trail (hard surface)</th>
<th>$52,800</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 foot wide, 1 1/4&quot; asphalt with 6&quot; base @ $10.00 linear foot x 5,280 linear feet = $52,800</td>
<td></td>
</tr>
</tbody>
</table>
Implementation

Picnic Pavilions $250,000
2 (3,000 square feet, 150 person capacity) @ $125,000 each = $250,000

Picnic Shelters $126,000
6 (480 square feet) @ $21,000 each = $126,000

Maintenance Complex $370,000
  Main building 1,950 square feet @ $80 / square foot = $156,000
  Storage building 200 square feet @ $60 / square foot = $12,000
  Hazardous materials storage = $28,000
  Pesticide mix / load area = $24,000
  Equipment wash area = $46,000
  Large equipment storage pole barn = $25,000
  Storage bins = $8,000
  Fuel tank = $15,000
  Gates and fencing = $6,000
  Site work = $50,000

The northeast Community Park (CP2) is not as intense as the proposed Community Park (CP1)
in southwest Cape Coral. A detailed breakdown of the estimated construction costs for the
northeast Community Park (CP2) is provided below.

Recreation Center $2,850,000
  25,000 square feet @ $110 / square foot = $2,750,000
  Parking - 50 spaces @ $2,000 each = $100,000

Aquatic Center $2,100,000
  Zero entry pool, splash pool, slide, water play fixtures,
equipment, decking and lighting = $2,000,000
  Parking - 50 spaces @ $2,000 each = $100,000

Lighted Baseball Quad $1,359,000
  4 baseball fields @ $100,000 each = $400,000
  4 field sport lighting 1 @ $90,000 and 3 @ $50,000 = $240,000
  Press Box/Concession @ $250,000 = $250,000
  Storage Buildings 3 @ $12,000 each = $36,000
  Shelter @ $32,000 = $32,000
  Parking - 200 spaces @ $2,000 each = $400,000

Tennis Courts $480,000
  8 courts with lighting @ $60,000 each = $480,000

Playground $100,000

Dog Park $85,000
Implementation

Hard Surface Trail $52,800
5' wide @ $10.00 / linear foot x 5,280 linear feet = $52,800

Picnic Pavilion $125,000
3,000 square feet (150 person capacity)

Picnic Shelters $63,000
480 square feet. 3 @ $21,000 each = $63,000

Maintenance Complex $370,000
Main Building 1,950 square feet @ $80 / square foot = $156,000
Storage Building 200 square feet @ $60 / square foot = $12,000
Hazardous Material Storage = $28,000
Pesticide Mix / Load Area = $24,000
Equipment Wash Area = $46,000
Large Equipment Storage Pole Barn = $25,000
Storage Bins = $8,000
Fuel Tank = $15,000
Gates and Fencing = $6,000
Site Work = $50,000

The following information provides a breakdown of the specific cost of development and operation of the two proposed new Community Parks.

CP1
Land: $3,000,000
Design & Permitting + Construction ($2,263,440+$15,089,600): $17,353,040
Operations and Maintenance (1 year): $750,000
Cost for CP1: $21,103,040

CP2
Land: $765,000
Design & Permitting + Construction ($1,137,720 + $7,584,800): $8,772,520
Operations & Maintenance (1 year): $500,000
Cost for CP2: $9,222,520

The total costs for the proposed Community Parks are:

Total Land Cost: $3,765,000
Total Design & Permitting + Construction: $26,125,560
Sub-Total Capital Cost: $29,890,560
Total Operations & Maintenance (1 year): $1,250,000
Total Community Park Cost: $31,140,560
Regional Parks
The proposed new regional park in northeast Cape Coral will provide an opportunity for natural resource based recreational and educational opportunities. Typical facilities within the Regional Park may include but not be limited to an environmental education center, large picnic pavilions, picnic shelters and extensive nature trail system. It is estimated that development of this park type is approximately $11,500,000 not including land acquisition costs. The annual cost for operation and maintenance of the park is estimated at $850,000.

The following information provides a breakdown of the specific cost of development and operation of the proposed Regional Park.

RP1
Land: $0
Design & Permitting + Construction ($1,500,000+$10,000,000): $11,500,000
Operations and Maintenance (1 year): $850,000
Cost for RP1: $12,350,000

Total costs for the proposed Regional Park are:

Total Land Cost: $0
Total Design & Permitting + Construction: $11,500,000
Sub-Total Capital Cost: $11,500,000
Total Operations and Maintenance (1 year): $850,000
Total Regional Park Cost: $12,350,000

Boat Access Parks
As stated in Chapter 4, Boat Access Parks require a specific siting location study. However, in order to estimate the financial impact of the development of the 7 boat access parks an average boat park development cost was used. The average cost for the boat access park is $500,000. The cost of boat park development will vary widely between parks that provide access to saltwater and those that provide access to freshwater. Consequently, the average boat access costs provides a tool to anticipate the financial impact without specific locations identified. The costs for the development of the park along the Chantry Canal are based on information contained within the City of Cape Coral's 5-year Asset Management Plan.

Chantry Canal Boat Access
Land: $0
Design & Permitting + Construction (Current Project): $1,500,000
Operations and Maintenance (1 year): $100,000
Cost for Chantry Canal Project: $1,600,000

Other 6 Boat Access Parks
Land: $1,500,000
Design & Permitting + Construction: $1,500,000
Operations and Maintenance (1 year): $600,000
Cost for 6 Boat Access Parks: $3,600,000
Implementation

Total costs for the proposed Boat Access parks are:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Land Cost:</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Total Design &amp; Permitting + Construction:</td>
<td>$3,000,000</td>
</tr>
<tr>
<td><strong>Sub-Total Capital Cost:</strong></td>
<td><strong>$4,500,000</strong></td>
</tr>
<tr>
<td>Total Operations and Maintenance (1 year):</td>
<td>$700,000</td>
</tr>
<tr>
<td><strong>Total Boat Access Park Cost:</strong></td>
<td><strong>$5,200,000</strong></td>
</tr>
</tbody>
</table>

Environmental Parks

The two environmental based parks identified as a need in Chapter 4 will provide the City parks similar to that of Rotary Park that will provide environmental based recreational and educational opportunities. Due to the timing and limitation of resources available for construction of new parks actual construction of these facilities is anticipated to take place beyond the year 2010. However, the City should pursue acquisition of the land for these future parks prior to 2010.

EP1, located off Cieterus Parkway, does show some limited development prior to 2010. This development is to provide neighborhood park type facilities prior to development of the park.

The following information provides a breakdown of the specific cost of development and operation of the 9 proposed environmental parks.

**EP1**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land:</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Design &amp; Permitting + Construction ($15,000 + $100,000):</td>
<td>$115,000</td>
</tr>
<tr>
<td>Operations and Maintenance (1 year):</td>
<td>$25,000</td>
</tr>
<tr>
<td><strong>Cost for EP1:</strong></td>
<td><strong>$1,140,000</strong></td>
</tr>
</tbody>
</table>

* Additional development and operation costs beyond 2010 with development of environmental park facilities.

**EP2**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land:</td>
<td>$1,710,000</td>
</tr>
<tr>
<td>Design &amp; Permitting + Construction (Beyond 2010):</td>
<td>$0</td>
</tr>
<tr>
<td>Operations and Maintenance (1 year) (Beyond 2010):</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Cost for EP2:</strong></td>
<td><strong>$1,710,000</strong></td>
</tr>
</tbody>
</table>

Total costs for the proposed Environmental Parks are:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Land Cost:</td>
<td>$2,710,000</td>
</tr>
<tr>
<td>Total Design &amp; Permitting + Construction:</td>
<td>$115,000</td>
</tr>
<tr>
<td><strong>Sub-Total Capital Cost:</strong></td>
<td><strong>$2,825,000</strong></td>
</tr>
<tr>
<td>Total Operations and Maintenance (1 year):</td>
<td>$25,000</td>
</tr>
<tr>
<td><strong>Total Environmental Park Cost:</strong></td>
<td><strong>$2,850,000</strong></td>
</tr>
</tbody>
</table>
6.2 EXISTING PARK UPGRADE COST ESTIMATES

Costs for significant improvements and changes to existing parks are estimated below. These improvements are relatively large in scale and beyond the typical general maintenance improvements necessary for all parks. These estimates are based on average typical costs. The actual costs for improvements will vary.

**Burnt Store Boat Ramp**

<table>
<thead>
<tr>
<th>Land:</th>
<th>$100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements (Parking, Picnic Shelters, etc.):</td>
<td>$100,000</td>
</tr>
</tbody>
</table>

**Cost for Burnt Store Boat Ramp**: $200,000

**Caloosa Park**

<table>
<thead>
<tr>
<th>Land:</th>
<th>$80,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Expansion:</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**Cost for Caloosa Park**: $280,000

**Cultural Park**

<table>
<thead>
<tr>
<th>Land:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements:</td>
<td>To Be Determined</td>
</tr>
</tbody>
</table>

**Cost for Cultural Park**: To Be Determined

The Master Plan recommends that the City investigate the feasibility of implementing the existing Cultural Park Master Plan. Costs for the implementation will be determined at that time.

**Four Mile Cove Ecological Park**

<table>
<thead>
<tr>
<th>Canoe Carries (Walkway):</th>
<th>$190,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boardwalk Extension:</td>
<td>$350,000</td>
</tr>
</tbody>
</table>

**Cost for Four Mile Cove Ecological Park**: $540,000

**Horton Park**

<table>
<thead>
<tr>
<th>Parking Expansion:</th>
<th>$20,000</th>
</tr>
</thead>
</table>

**Cost for Horton Park**: $20,000

**Jaycee Park**

<table>
<thead>
<tr>
<th>Landscaping:</th>
<th>$100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements (Road Paving, Shelters, etc.):</td>
<td>$75,000</td>
</tr>
</tbody>
</table>

**Cost for Jaycee Park**: $175,000

**Lake Kennedy Park**

<table>
<thead>
<tr>
<th>Land:</th>
<th>$1,600,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skate Park Development:</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**Cost for Lake Kennedy Park**: $1,800,000
Improvements to Sun Splash Family Waterpark are not included in this analysis.

### Pelican Baseball Complex
- Replace Press Box/Concession Stand/Restroom Building: $250,000
- **Cost for Pelican Baseball Complex**: $250,000

### Pelican Soccer Complex
- Replace Office/Concession Stand/Restroom Building: $250,000
- **Cost for Pelican Soccer Complex**: $250,000

### Rotary Park
- Dog Park Development: $85,000
- Nature Trail: $100,000
- **Cost for Rotary Park**: $185,000

### Festival Gathering Area/Seahawk Park Expansion
- Land: $1,707,580
- **Cost for Festival Gathering Area/Seahawk Park Expansion**: $1,707,580

### Storm Football Complex
- Parking Expansion: $200,000
- **Cost for Storm Football Complex**: $200,000

### Veteran's Park
- Basketball Court Relocation: $20,000
- **Cost for Veteran's Park**: $20,000

### Yacht Club Community Park
- Land: $3,000,000
- **Cost for Yacht Club Community Park**: $3,000,000

### Sport Field Lighting Upgrades
- Jason Verdow Park
- Pelican Baseball Complex
- Pelican Soccer Complex
- Storm Football Complex
- Burton Park
- Strausser/BMX Park
- **Cost for Sport Field Lighting Upgrades**: $670,000

### Irrigation Upgrades
- Pelican Baseball Complex
- Pelican Soccer Complex
- Jason Verdow Park
# Implementation

**Burton Park**

| Cost for Irrigation Upgrades | $96,000 |
Fencing Upgrades
Pelican Baseball Complex
Burton Park
Strausser BMX Park
Jason Verdow Park

| Cost for Fencing Upgrades | $130,000 |

Bleacher Replacements
Miscellaneous Replacements of Portable Bleachers

| Cost for Bleacher Replacements | $32,000 |

6.3 CAPITAL IMPROVEMENT PROGRAM

Tables 6-1, 6-2 and 6-3 contain the capital improvement program (CIP) for the proposed new park development as well as the significant changes to existing parks. The CIP allocates the costs of the proposed improvements over a ten-year horizon. This phasing of costs over time provides a guide for the prioritization of improvements and new park development. The following text provides a brief overview of the CIP.

Table 6-1 identifies the costs associated with new park development proposed by the Master Plan and allocates the cost over time. As demonstrated in the table, the development of Neighborhood Parks, development of the Community Park in southwest Cape Coral and development of the Regional Park in northeast Cape Coral are the first priorities in new park development.

Neighborhood Parks are proposed for land acquisition and development throughout the ten-year horizon. This is consistent with the fact that the lack of local neighborhood parks is the primary deficit within the City's current parks and recreation system. Consequently, a priority is placed on Neighborhood Park development in the CIP.

A line in the CIP titled "Miscellaneous Land Acquisition" is contained within the Neighborhood Park section of the CIP. This "Miscellaneous Land Acquisition" begins in year 8 and continues through the planning horizon. The purpose of this item is for the ongoing land acquisition for future Neighborhood Park needs beyond the year 2010. It is important that the City continue to pursue land acquisition beyond the needs identified in the Master Plan in order to avoid future acquisition challenges.

Community Park acquisition and development as proposed in the CIP commences in year 1 and continues through the entire 10-year planning time frame. The first Community Park to be constructed is proposed for southwest Cape Coral. The second Community Park (CP2) in northeast Cape Coral is proposed for land acquisition from year 1 through year 9 with development of the Community Park in year 10. The land acquisition for CP2 is stretched over 9 years due to the fact that the land acquisition requires the assembly of numerous platted lots.

Regional Park development is proposed for years 1 through 4 in the CIP. This is a priority project due to the fact that the land is currently in public ownership (Cape Coral and Lee
Implementation

County) and the Master Plan has identified a need for the development of additional large resource (environmental) based parks within the City. In addition, this park may provide the potential for the development of a future festival gathering area.

Boat Access Park development is identified in years 2 through 8 of the CIP. The currently proposed park along Chantry Canal is identified for construction in years 2 and 3 of the CIP. The 6 remaining proposed boat access parks are identified for land acquisition beginning in year 2 with the first construction in year 3 of the CIP.

Environmental Parks are generally recommended for land acquisition from year 4 to year 10. Park EP1, in northwest Cape Coral, is scheduled for partial development in year 7 to provide an area for neighborhood park activities with the remaining park development beyond the 10 year planning time frame. Park EP2 has land acquisition identified in years 6 through 10 with development of the park beyond the 10 year planning time frame.

The estimated cost for new park development proposed by the Master Plan is $63,716,860. Of this total cost, $12,325,000 is for land acquisition and $51,391,860 is for park design, permitting and construction.

Table 6-2 identifies the costs associated with major renovations to existing parks within Cape Coral and allocates that cost over time. As shown in the table, the top priorities for existing park improvements include land acquisition and improvements at the Yacht Club Community Park and land acquisition at Lake Kennedy Park. Other improvements recommended for immediate action include drainage at Camelot Park, canoe carries at Four Mile Cove Ecological Park and landscape improvements at Jaycee Park and Four Freedoms Park.

The estimated cost for major renovations to existing parks in Cape Coral proposed by the Master Plan is $9,965,580.

Table 6-3 identifies the total estimated cost for new park development and renovations to existing parks for the 10-year planning time frame. The total cost is estimated at $73,682,440.

The estimated cost of operation and maintenance of the parks proposed for development by the Master Plan over the ten year period is $3,575,000.
Implementation

INSERT TABLE 6-1 HERE
INSERT TABLE 6-1 HERE
Implementation

INSERT TABLE 6-2 HERE
Implementation

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6.4 TOOLS FOR IMPLEMENTATION

In order to pursue the implementation of the recommendations of this Master Plan it is necessary to identify appropriate tools for implementation. The following section describes tools that may be used in the implementation of the Master Plan.

Land Assembly/Acquisition

Next to financial constraints, the greatest obstacle in the implementation of the Master Plan is the need for significant land assembly and acquisition. The pre-platted nature of the City results in the need to identify creative and innovative ways to assemble properties in the most efficient and economical manner possible. Some tools to be considered for land assembly include:

- **Land Banking**
  Land banking is a process in which the City uses property that it currently owns to trade for other property that it desires to acquire for a public purpose such as parks. The City currently utilizes a land banking program on a limited scale for park land acquisition. As the City’s property inventory increases through foreclosures, donations or purchase, the City should utilize these properties for potential trade with property owners that own property in areas targeted for future park development. The land banking program is contingent upon the City having a supply of property available for trade. Consequently, the City should aggressively pursue a program of parkland acquisition. If the properties are not used for park development then the land may be traded for property that is identified for future park development.

The Master Plan has identified potential properties for park development and/or expansion. However, the City should continue to acquire land for future parks even if the property is not identified within the Master Plan. Other sites may be more appropriate for future park development. In addition, the City should assemble land to meet parks and recreation needs beyond the time frame of this Master Plan.

- **Transfer of Development Rights (TDR)**
  The City currently has a TDR program within its Land Development Regulations. However, this existing program is very rarely if ever used. A TDR program can greatly assist land assembly activities by allowing the property owner to transfer the development right from one property within a "sending zone" to another property within a "receiving zone" of the City. Thus, the value of the property targeted for acquisition is greatly reduced while maintaining the development rights of the property owner. The City’s current TDR program should be evaluated to look at expanding the sending and receiving zones to make the program more flexible and viable to property owners.

- **Eminent Domain**
  The City has the ability to involuntarily acquire property through its power of eminent domain. Utilization of eminent domain can be difficult, time consuming and expensive. However, eminent domain may be the most efficient manner of assembling platted lots that are undeveloped and whose owners are difficult if not impossible to find.
Public/Private Coordination

The City should continue to aggressively pursue cooperative agreements with the private sector and community organizations to assist in the development of the City's parks and recreation system.

A prime example of a potential public/private cooperative arrangement is in the provision of clay surface tennis courts. The operation and maintenance of clay surface tennis courts is beyond the scope and resources of most local governments. However, the demand for clay tennis courts is evident. The most effective way to meet this demand is through the development of a public/private partnership to develop, maintain and operate the clay tennis courts. In this manner, the demand for clay tennis courts can be met while the City through its public/private partnership is able to maintain and operate the courts without negatively impacting its ability to maintain and operate its other parks and recreational facilities.

In addition, during the review of residential developments/subdivisions the City should require that parks and recreational facilities are provided by the developer to meet the localized parks and recreational needs of the development. If the development is of such size and magnitude that larger scale parks and recreational facilities are appropriate (i.e. athletic facilities, community parks) the City should coordinate with the developer to provide the facilities in such a manner that it is able to serve not only the development but also the community at large.

Intergovernmental Coordination

The City should formalize coordination with the Lee County School Board for the sharing of recreational facilities. Many of the schools within Cape Coral could also serve as a local neighborhood park with the appropriate coordination and cooperation between the City and School Board.

Coordination with Florida Department of Environmental Protection is critical in the development of public access to the State owned lands in extreme northwest Cape Coral. Additionally, development of the Regional Park in northeast Cape Coral requires significant coordination with Lee County in order to include the recently acquired property to the south of the existing City owned land.

Funding

As identified in Chapter 5, funding sources that can be utilized for Master Plan implementation include:

- Property Taxes
- Enterprise Funds
- Evaluate impact fee and expand use to neighborhood and other park types.
- Investigate feasibility of participating in Lee County impact fee for regional park development.
- Reevaluate user fees for recreational programs.
Implementation

- Aggressively pursue State and Federal grant opportunities.
- Public Service Tax /Communications Service Tax
- Sales Surtax
- Bonding

Implementation of the Master Plan requires a combination and blending of these revenue sources.

Athletic Organizations

The numerous athletic organizations within the City are a great potential resource for the City's parks and recreation system. These athletic organizations have knowledge, expertise, ability and resources that can assist the City. In order to focus these resources, an Athletic League Coordinating Committee is recommended. This Committee would be comprised of City Parks and Recreation staff as well as representatives from each of the local athletic organizations that utilize the City's parks and recreation facilities. The purpose the Committee is to maintain communication between the organizations and to identify ways in which the organizations can assist the City in providing the facilities the organizations require.

Trails and Boat Ramps

The Master Plan calls for the development of an expanded trail network and additional boat ramps. The development of both of these facility types require a significant amount of coordination and planning to assure that the trails and boat ramps truly meet the needs of the citizens of Cape Coral and minimize any potential negative impacts.

Trails

The Master Plan identified a deficit of 26 miles of trails. In order to reduce this deficit trails are recommended for development within the proposed District Park in southwest Cape Coral, the Regional Park in northeast Cape Coral, the State owned lands in northwest Cape Coral and in Rotary Park in southwest Cape Coral. These proposed trails are just the beginning of the development of a connected system of trails throughout the City. The City should develop a trails and greenways master plan using the existing 10-year sidewalk plan as a starting point. The trails and greenways master plan should identify appropriate trail corridors to connect residential, commercial and public (parks) spaces while providing for recreational opportunities and mobility. The trails and greenways master plan should investigate the development of a greenway in north Cape Coral that would link the Regional Park in the northeast to the State owned lands in the northwest.

Boat Ramps

Boat ramp location and development is a highly sensitive issue due to potential impacts on wildlife (i.e. manatee) and surrounding development. In order to provide future boat ramps in the most appropriate locations, a boat ramp master plan should be completed. The boat ramp master plan should provide detailed site selection criteria and analysis of specific potential boat ramp sites to assess their potential impacts.
Comprehensive Plan

The City's Comprehensive Plan provides the "blueprint" for development within the City of Cape Coral. One of the Comprehensive Plan's most powerful tools is the Future Land Use Map. The Future Land Use Map classifies property in regard to its intended use (i.e. single-family, multi-family, commercial/professional, industrial, public facility, parks, etc.). Cape Coral's Future Land Use Map identifies parcels for future park development as well as identifying existing parks. The Future Land Use Map was reviewed to determine if parcels currently classified as parks are appropriate and if additional parcels should be classified as parks. Map 6-1 identifies parcels that are classified as parks on the City's Future Land Use Map as well as identifying those parcels whose classification of parks should be removed and those parcels who should have a park designation assigned.

Three areas are recommended to have its park classification removed and reclassified to a residential land use. These areas include:

- Parcels designated as parks north of Coral Oaks Golf Course. Due to development within the area the location is no longer feasible for future park development.
- Parcels designated as parks along Sands Boulevard to the south of Beach Parkway. These are platted parcels that surround 17 acres proposed as a Neighborhood Park (NP6). Several of the parcels are currently developed and are not required for development of the future park site.

Several areas are proposed to be assigned a parks classification on the Future Land Use Map. These areas include:

- The southern 200 acres of the proposed Regional Park (RP1)
- Parcels located along Burnt Store Road to the north of the Burnt Store Boat Ramp
- Parcels for future development of Neighborhood Parks (NP3, NP4, NP9, NP10)
- Parcel for development of Chantry Canal Boat Access Park
- Parcels for future development of Environmental Parks (EP1, EP2)
- Parcels along Floridian Court for Yacht Club Community Park expansion
- Parcels surrounding Seahawk Park for Festival Gathering Area
Parcels Designated as Parks on Future Land Use Map

Parcels Proposed to be Assigned Parks Classification on Future Land Use Map

Parcels Proposed to Have Parks Classification Removed from Future Land Use Map

City of Cape Coral
Parks and Recreation
Master Plan

MAP 6-1
Recommended Changes to the Future Land Use Map

Parks and Recreation Master Plan 2010