

## **CITY COUNCIL WORKSHOP**

June 29, 2009

The City Council of the City of Fort Myers, Florida, met in workshop session at City Hall, 2200 Second Street, its regular meeting place in the City of Fort Myers, Florida, on Monday, June 29, 2009, at 5:31 o'clock p.m. Present were Mayor Pro tem Streets, presiding, Council Members Warren J. Wright, Levon Simms, Michael Flanders, Randall P. Henderson, Jr., and Thomas C. Leonardo. Also present were William P. Mitchell, City Manager, Nancy Heberle, Deputy City Clerk, and Grant W. Alley, City Attorney. Absent: Jim Humphrey, Mayor, and Marie Adams, CMC, City Clerk.

Mayor Pro tem Streets led the Pledge of Allegiance to the Flag of the United States of America.

### **NO. 1 DEVELOPMENT PLANS FOR DOWNTOWN FORT MYERS RIVERFRONT REDEVELOPMENT RETAIL/MIXED-USE PROJECT, REQUEST FOR QUALIFICATIONS NO. 02/15/08-RFQ-FR PRESENTED BY ACQUEST REALTY ADVISORS, INC.**

William P. Mitchell, City Manager, stated that the City engaged Acquest Development, Inc. to complete a development plan for the downtown riverfront and to generate information about financial and economic feasibility. Mr. Mitchell stated that Acquest Development, Inc. had considerable success in developing a plan and elements had been presented to City Council on earlier dates and they were ready to present a comprehensive overview of the development concept and the feasibility for financing the project.

Councilman Henderson arrived at the meeting at 5:33 o'clock p.m.

Joan Cleland, President, Acquest Development, Inc., stated that the Fort Myers Riverfront Development team included John Shreve, Populous formerly known as HOK; Mike Rodriguez, HOK Venue; William Mudgett, Parker/Mudgett/Smith Architects, Inc.; John and Mary Lynne Boorn, Boorn Partners; Christine Hurley and David Willems, Johnson Engineering; Chad Brintnall, JJR; and David Ong and Doug Smith, Acquest Realty Advisors, Inc. Ms. Cleland stated that Phase I of the Fort Myers Riverfront Development was completed and consisted of site information and data collection process, the visioning and goal setting done during stakeholder meetings and design charettes, and program development which involved exploring alternate design options. Ms. Cleland stated that they were near the completion of Phase II which was the feasibility portion of the project. Ms. Cleland stated that the feasibility portion informed and refined the design that was presented previously and the findings were categorized as market feasibility such as the hotel market study and retail study. Ms. Cleland stated that work was completed on the regulatory requirements and physical constraints necessary for the development. Ms. Cleland stated that financial feasibility included cost estimates and funding options and sources and how they would be matched. Ms. Cleland stated that the interim plan review was a report on progress made and findings that would be refined presentation to City Council in mid-August 2009. John Shreve, Senior

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Principal, Populous, stated that the Downtown Riverfront Plan needed to be unique to Fort Myers which was a unique, geographic, social, and historic location. Mr. Shreve stated that Fort Myers was a location where the main street came together with the water with several different kinds of 3 to 4 story buildings and pier buildings. Mr. Shreve stated that a solution would be developed on how to relate two types of environments together. Mr. Shreve stated that a bold vision with long-term potential that was also delicate and surgical needed to be developed for the City. Mr. Shreve stated that more detail from an engineering point of view had been considered to ensure that the cost of the project was realistic. Mr. Shreve stated that west side improvements included improvements to Centennial Park, 2000 West First Street, and further to the east was an addition or expansion to Harborside Event Center, 1375 Monroe Street. Mr. Shreve stated that the proposed location for a hotel was north of Harborside Event Center across Edwards Drive. Mr. Shreve stated that smaller retail/entertainment-driven buildings would be located near or at the Yacht Basin, 1300 Lee Street. Mr. Shreve stated that the Smith Block, bounded by Edwards Drive on the north, Bay Street on the south, Hendry Street on the west, and Jackson Street on the east was envisioned as a mixed-use environment with a maximum of 6 story buildings. Mr. Shreve stated that the east end of the redevelopment area was the Amtel Marina Hotel, 2500 Edwards Drive, which was in a holding pattern for a long-term development opportunity. Mr. Shreve stated that the Park of Palms, 2461 Bay Street, had several long-term development potentials. Mr. Shreve stated that the shoreline and the edge of the water downtown had changed over the years and Bay Street was named because it was located at the edge of the Caloosahatchee River. Mr. Shreve stated that the current edge of the riverfront would be modified to make a connection between the Caloosahatchee River and First Street. Mr. Shreve stated that a portion of Dean Street and Edwards Drive would be removed to provide enough foot print space for the expansion of Harborside Event Center and the proposed hotel. Mr. Shreve stated that the riverfront should be inviting to people who were walking, biking, and other transit. Mr. Shreve stated that there could be a transit line on First Street and on Edwards Drive with multiple stops. Mr. Shreve stated that parking was an integral issue in how to solve development issues. Mr. Shreve stated that they considered re-creating Pleasure Pier on the north side of the existing City Pier, 1300 Hendry Street, and First Street could take the form of the gateway with retail shops along the Hendry Street corridor. Mr. Shreve stated that the area could be anchored at the intersection of Bay Street and Hendry Street with an interactive water fountain and the Art of the Olympians could possibly be the theme. Mr. Shreve stated that scale was important and part of the research and analysis provided for pedestrians and buildings in the area. Mr. Shreve stated that there could be a floating stage or smaller venues for concerts and other events to leverage things that were already happening downtown. Mr. Shreve stated that the length of the redeveloped area should be comfortable for walking and include arcades or areas that provided protective covering for the climate. Mr. Shreve stated that street furnishings and lighting could be developed through

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working with local artists so that an item such as a bench could be a living interactive work of art and functional. Mr. Shreve stated that a signature restaurant needed to be located on the Hendry Street corridor. Mr. Shreve stated that there was technical flood plane issues and conversations with the City had taken place addressing how new development would take place relative to finished floor elevations. Mr. Shreve stated that a terrace or podium would separate some of the finished floor elevations that were required by Southwest Florida Water Management District and Federal Emergency Management Agency. David Willems, Professional Engineer, Johnson Engineering, stated that there was a treatment requirement anytime a redevelopment was done in the Southwest Florida Water Management District jurisdiction. Mr. Willems stated that Southwest Florida Water Management District allowed a wet detention area in the past and what was proposed in the project was dry detention, underground storage, and low impact development on an as-permitted basis which was negotiated. Mr. Willems stated that dry detention did not fit downtown due to the need for a large grass area that during the wet season would be full of water and not easily maintained. Mr. Willems stated that underground storage was tried in other areas downtown but the type of fill used to fill in the Caloosahatchee River was not high quality and did not provide the percolation rate needed for an underground storage facility to work properly and was the most expensive alternative. Mr. Willems stated that wet retention was the best fit downtown, provided an added amenity to the area, and was the easiest to permit through the Southwest Florida Water Management District. Mr. Willems stated that wet retention functioned well in the southwest Florida area due to high ground water tables, lack of percolation, and high intensity of storms. Mr. Willems stated that excavation of the basin could be used as fill on the site being developed to avoid trucking in as much fill as would be required otherwise. Mr. Willems stated that the base flood elevation limit within the project was 3 to 5 feet higher than the existing ground, and the finished floors would have to be built up 5 feet above the existing sidewalk in some locations. Mr. Willems stated that they would work with the Southwest Florida Water Management District to gain a variance to bring the level lower for retailers. Mr. Shreve stated that Waltzing Waters®, Inc. agreed that water needed to be activated to get water movement and it was a good opportunity to activate the entire water basin so that there was no question as to where the heart and soul was of downtown. Chad Brintnall, JJR, stated that there was an existing functional and profitable marina that could be coupled with redevelopment opportunities and a study for compression of existing uses and placing them so they complemented the development. Mr. Brintnall stated that the existing City Pier would have a deck and platform added and the engineering data had to be tested relative to finished floor. Mr. Brintnall stated that any boat slip in the Yacht Basin not being used or rented could be used for day use operations. Mr. Brintnall stated that there were approximately 250 boat slips available for rent, day use, and transient use. Mr. Brintnall stated that smaller craft needed waive attenuation and there were engineering aspects that

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needed to be resolved. Mr. Brintnall stated that commercial piers and the boat ramp at Centennial Park were displaced in their development ideas. Mr. Brintnall stated that the boat ramp could be moved to an area closer to the Edison Sailing Center, 2000 West First Street, and Legacy Harbour Marina, 2044 West First Street. Mr. Brintnall stated that the boat ramp in Centennial Park was not compatible with the use that was being developed for the riverfront and it needed to be moved and remain functional. Mr. Shreve stated that the boating area needed to cater to the everyday user from a passive recreational point of view where people wanted to stroll and enjoy the area with their families. Mr. Shreve stated that the area also needed to work well for big events and in conjunction with events at Harborside Event Center. Mr. Shreve stated that existing structures in Centennial Park needed renovated or replaced and the space could host larger events such as concerts or the boat show. Mr. Shreve stated that a new stage could be constructed to support larger concerts and events. Mr. Shreve stated that a continuous walkway would integrate and connect Centennial Park with the Yacht Basin. Mr. Shreve stated that Centennial Park could cater receptions and could be designed as public gardens north of Harborside Event Center. Mr. Shreve stated that a boardwalk on the water side of the existing mangroves could be educational and ecological. Mr. Shreve stated that Centennial Park was not necessarily contained to the existing property line but was an extension of the riverfront downtown and suggested how Edwards Drive would be treated. Mr. Shreve stated that Edwards Drive could be the promenade of palms. Mr. Shreve stated that Edwards Drive should be used to build on the theme, City of Palms. Mr. Shreve stated that Edwards Drive could be populated with public art and water features with the understanding that people live in the area that may have animals, but a story could be told with public art and sculpture. Mr. Shreve stated that the area should be about boating, marine life, entertainment and retail, and blended together but not overly designed. Mr. Shreve stated that buildings did not have to be designed the same but needed to fit together in shape, scale, and color. Mike Rodriguez, Associate Principal, HOK Venue, stated that the main street would be called Avenue of the Palms and would frame Centennial Park and the Yacht Basin. Mr. Rodriguez stated that the three areas identified as beacons were a lighthouse, hotel, and the expansion to Harborside Event Center. Mr. Rodriguez stated that something needed to be recognizable as one was approaching from the south and from the north over the Caloosahatchee Bridge to downtown Fort Myers. Mr. Rodriguez stated that Hendry Street would be a major part of the redevelopment area. Mr. Rodriguez stated that bringing the Caloosahatchee River to First Street was a major part of the design intent. Mr. Rodriguez stated that the stage in Centennial Park could be used on both sides with one facing the park for larger crowds and the other facing the Caloosahatchee River for smaller events. David Ong, President, Acquest Realty Advisors, Inc., stated that the City commissioned KPMG in 2006/2007 to review and advise as to the financial viability regarding the overall operational viability of Harborside Event Center. Mr. Ong stated that the study

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completed by KPMG regarding the Harborside Event Center provided the following:

. . . that research suggested that a renovation of the existing space at Harborside and an expansion of event facilities in tandem with the development of an adjacent hotel would place the facility in a better position to meet the long-term needs of the community and increase its penetration in various market segments such as state association, business, and sports tournaments that generate more out of town attendees, hotel room nights, and incremental new economic impact. . .

Mr. Ong stated that the most important part of the study was their assessment of the economic impact. Mr. Ong stated that the renovation and expansion of Harborside Event Center coupled with a headquarters hotel would generate 350,000 attendee days from year to year, create \$58,000,000.00 to \$67,000,000.00 in direct and indirect spending, cause or create 800 direct and indirect jobs based upon spending, and create more than \$200,000,000.00 of incremental tax revenue. Mr. Ong stated that additional feasibility studies were initiated based on the report completed by KPMG, and the core hotel was the single most important revenue economic generator that created the economic impact. Mr. Ong stated that Acquest Realty Advisors, Inc. contacted HVS, a firm that specialized in feasibility studies for hotels, and gave them the framework to complete a study. Mr. Ong stated that the framework provided to HVS was a 200 room hotel, full service hotel such as the Marriott, Hilton, Sheraton, and there was significant interest in building a hotel in downtown Fort Myers. Mr. Ong stated that other than the Hotel Indigo, 2115 Main Street, there were no other full service hotels in the immediate market. Mr. Ong stated that a full service hotel had restaurant facilities that provided three meals per day, separate lounge, outdoor pool, whirlpool, exercise center, business center, and gift shop. Mr. Ong stated that the hotel would be a contiguous headquarters hotel to Harborside Event Center. Mr. Ong stated that there was an assumption that the project would have public parking available. Mr. Ong stated that the six hotels used for market comparison were the Crowne Plaza, 13051 Bell Tower Drive; Courtyard by Marriott, 10050 Gulf Center Drive; Sanibel Harbour Resort and Spa, 17260 Harbour Point Drive; Holiday Inn, 2431 Cleveland Avenue; Hyatt Regency Coconut Point Resort 5001 Coconut Road, Bonita Springs, Florida; and Hilton Garden Inn, 12600 University Drive. Mr. Ong stated that there was 10 years of data that HVS compiled for operating statistics referring to the revenue aspects such as average occupancy and average daily rate. Mr. Ong stated that the conclusion was the market was strong in the late 1990s peaking at 72% overall occupancy which declined in 2002 to 55% as a result of September 11, 2001. Mr. Ong stated that occupancy grew from 60% to 69% in 2003 to 2008. Mr. Ong stated that in 2009 rates were off by at least 5 percent. Mr. Ong stated that average daily rates subsequent to September 11, 2001, were from

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\$129.00 to \$163.00 in 2008 which was off 11% into 2009. Mr. Ong stated that HVS concluded that a hotel would fit into a market, if operable today, at \$155.00 average daily rate with a 63% occupancy and increase to 69% occupancy of which would be 23% commercial, 20% leisure, and 57% group. Mr. Ong stated that the occupancy rate was relative to how important renovation and expansion was to Harborside Event Center. Mr. Ong stated that a hotel would currently sell for \$27,000,000.00 to an investor on an unsubsidized basis. Mr. Ong stated that HVS and Acquest Realty Advisors, Inc. determined that the hotel would cost \$36,000,000.00 to build which resulted in a \$9,000,000.00 gap in funding. Mr. Ong stated that tools to eliminate the market gap included combining management of publicly-owned conferencing facilities with the hotel which provided dramatic savings for the City and increased the cash flow and market value of the hotel. Mr. Ong stated that tax reductions and abatement were tools to close the market gap as well as the Federal new market tax credits and the State of Florida initiated a new market tax credit. Mr. Ong stated that other elements important during design were value engineering and physical integration with Harborside Event Center. Mr. Ong stated that there was potential to enter into a long term subordinated land lease as it related to City owned property. Mr. Ong stated that other market tools were local and state enterprise zones and brownfields designation. Mr. Ong stated that a hotel was feasible even in the weak market. Mr. Ong stated that sources of funding included a tourist and convention bed tax to fund the public portion. Mr. Ong stated that a sales tax increment funding could be used which would capture sales tax for reinvestment of the public component of the project. Mr. Ong stated that food and beverage taxes could be considered as funding sources. Mr. Ong stated that ad valorem tax increment funding was a more traditional source of funding. Mr. Ong stated that corporate naming rights was another source of funding. Mr. Ong stated that all types of Federal and State grants and loan programs would be considered for funding. Mr. Ong stated that private funding was traditional debt and equity enhanced by the value of new market tax credits and operational efficiencies in terms of a potential common management of Harborside Event Center with the hotel. Mr. Ong stated that Acquest Realty Advisors, Inc. would pursue private markets and provide potential incentives or means to close gaps in funding. Mary Lynne Boorn, Partner, Boorn Partners, stated that it was difficult to address a raw demand on retail. Ms. Boorn stated that the success of retail was contributed to a merchandise mix, design, access, and location. Ms. Boorn stated that Downtown Works was hired by Boorn Partners to complete a market study that focused on capture rates. Ms. Boorn stated that Downtown Works addressed the issue that there was an unmet demand for authentic urban pedestrian-friendly retail/entertainment that was not being met in the region and what would be realistic capture rates if the right product mix was created. Ms. Boorn stated that the study completed by Downtown Works provided approximately 200,000 square feet, which was excessive. Ms. Boorn stated that 100,000 to 150,000 square feet was needed to create a sustainable destination. Ms. Boorn stated that 100,000 to

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150,000 square feet would include First Street and Hendry Street as part of the project. Ms. Boorn stated that the retail district included integration of downtown, created vibrancy at the street front for retailers, and oriented the project toward uses that would benefit from water and new construction. Ms. Boorn stated that a flagship restaurant would be more successful in a newer building or facility that could handle issues such as heating, ventilation, air conditioning, and Americans with Disabilities Act requirements. Ms. Boorn stated that the consensus was waterfront dining was a necessity and an unmet demand and something that could create excitement for downtown. Ms. Boorn stated that the market study completed by Downtown Works reaffirmed that waterfront dining was necessary and there should be 5 to 7 restaurants. Ms. Boorn stated that restaurants would consist of 4,500 to 8,000 square feet. Ms. Boorn stated that restaurant locations should create a focus toward the waterfront and be connected along Hendry Street. John Boorn, Partner, Boorn Partners, stated that the hotel and expansion of Harborside Event Center were critical to create a sustainable destination and to generate traffic. Mr. Boorn stated that the leasing people and the results of the studies indicated it was key to maximize the waterfront. Mr. Boorn stated that the plan tried to create more opportunities on the waterfront on an intimate scale and in a way that served the overall ideas being considered. Mr. Boorn stated the problem could be insurmountable to get people to a retail type environment if a 5 foot high floor level elevation was required on the waterfront and in the first block away from the river. Mr. Boorn stated that conceivably a destination waterfront restaurant could have an elevation rather than along the sidewalk. Mr. Boorn stated that there needed to be a collective effort to lower the elevation as far as possible and the lower the elevation level, the more flexibility in dealing with merchandising. Mr. Boorn stated that a mixed use environment had to be created. Mr. Boorn stated that there needed to be density and the first thing a developer of a restaurant would want to know was where parking would be located. Mr. Boorn stated that there would be problems merchandising to restaurants who expressed interest in being on the waterfront if parking was not available. Mr. Boorn stated that a waterfront destination opportunity would attract people, support the program, generate traffic, and energize the life of downtown. Mr. Boorn stated that there was enough space for retail in addition to restaurants, but there needed to be a connection and/or gateway on Hendry Street that provided parking spaces with no retail. Mr. Boorn stated that the overall program supported a sense of destination containing 100,000 to 150,000 square feet of which 30,000 square feet would be restaurants in the waterfront area and 20,000 to 30,000 square feet would be supporting buildings. Mr. Boorn stated that there was a substantial opportunity and necessity to focus on merchandising on First Street. Mr. Boorn stated that a destination should not be created on Edwards Drive using the demand and there needed to be merchandising opportunities on First Street. Mr. Boorn stated that offices that were not retail oriented needed to be moved after the waterfront opportunity was created that generated the demand and traffic. Doug Smith, Vice President, Acquest Realty Advisors, Inc., stated that parking was critical

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in enlivening the waterfront. Mr. Smith stated that parking beneath the Harborside Event Center expansion facility would not be an option and therefore 200 parking spaces were lost. Mr. Smith stated that an exhibit facility required a substantial amount of loading space. Mr. Smith stated that there were private properties downtown that may be available for parking. Mr. Smith stated that parking was contemplated beneath the new hotel to facilitate hotel patrons and pick ups from Harborside Event Center. Mr. Smith stated that Acquest Realty Advisors, Inc. wanted to exceed the Smart Code requirements for density and it would be accomplished with the various parking facilities that were contemplated. Mr. Smith stated that the hotel, expansion of Harborside Event Center, and renovations to Harborside Event Center were the critical components of the plan for long-term realization. Mr. Smith stated that the initial phase of the plan included an exhibit center, renovations to Harborside Event Center, a hotel, and hotel parking. Mr. Smith stated that critical to success were public improvements at the Yacht Basin, expansion of the City Pier, the jetty, and streetscape improvements along Edwards Drive. Mr. Smith stated that the boat ramp would be moved while building the pier structure. Mr. Smith stated that Phase I could be funded and financed and the improvements would set the stage for the long term development of the Smith block and the adjacent blocks toward the Edison Bridge. Mr. Smith stated that a viable Phase II would depend on public infrastructure coincident with the development of the water inlet feature, it would be expected that the private sector would invest and develop waterfront restaurants and blocks in the area. Mr. Smith stated that additional public sector improvements including updates to Centennial Park to the west and across from Harborside Event Center, additional streetscape improvements from Lee Street to the Caloosahatchee Bridge, and the Yacht Basin would be included in Phase II. Mr. Smith stated that the Yacht Basin and its expansion would support a number of uses in the corridor to the east. Mr. Brintnall stated that the triangular structure north of the existing Dock Master Building was proposed for expansion of the marina. Christine Hurley, Director of Planning and Landscape Architecture Group, Johnson Engineering, stated that Acquest Realty Advisors, Inc. would present the final plan documents in August 2009. Ms. Hurley stated that the ultimate adoption by City Council was in November 2009. Ms. Hurley stated that September and October 2009 would be used for various advisory boards including the Downtown Property Owners Association, Community Redevelopment Agency Advisory Board, Community Redevelopment Agency Commissioners, Historic Preservation Commission, and the Planning Board, who would make a formal recommendation to City Council for adoption. Ms. Hurley stated that the plan was envisioned to be an amendment to the Redevelopment Plan for the Community Redevelopment Agency. Ms. Hurley stated that components of the existing plan needed to be amended such as the Regulatory Plan. Ms. Hurley stated that it was expected that City Council would adopt the plan on November 2, 2009, and several components that needed work included a Master Development Agreement. Ms. Hurley stated that the Master Development Agreement

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would include operational components. Ms. Hurley stated that Phase I would be an amendment and there would be a new amendment for each additional phase. Ms. Hurley stated that a Certificate of Review by the Historic Preservation Commission would follow the plan adoption in summer of 2010. Ms. Hurley stated that the master plan would require Comprehensive Plan and Land Development Code amendments. Mr. Boorn stated that it would not be appropriate to locate a several-screen theater or a large retailer such as Barnes & Noble in the downtown area. Mr. Boorn stated that the new library would be a plus in how people used downtown. Mr. Boorn stated that there were nightclubs downtown, and they hoped to create support for what was already working with the traffic and the palette. Mr. Boorn stated that an entertainment zone was becoming something that did not work well and peaked on one or two nights a week, operated late into the night, and attracted people who did not use the other facilities in ways that were supportive and collective. Mr. Boorn stated that Boorn Partners would not create a separate entertainment district, and there were places downtown that were beginning to work south of First Street. Mr. Boorn stated that entertaining things were envisioned to occur throughout the project in ways that were supportive of people going downtown, walking around, and enjoying themselves. Anthony Fallon, Founder, Pinchers Crab Shack, stated that a Pinchers Crab Shack should be located downtown. Councilman Simms stated that funding and taxes were a concern. Councilman Simms stated that the City was at the maximum millage rate and every time tax incremental district funds were used it counted against the millage cap. Mr. Brintnall stated that preliminary engineering discussions placed the lighthouse structure in the river outside the navigational channel.

Councilman Wright left the meeting at 7:07 o'clock p.m.

Councilman Flanders stated that Edwards Drive and Hendry Street had to be multi-task and multi-purpose and cars should not be on those streets during ArtFest Fort Myers and the streets would become dedicated to the venue of the art activity. Councilman Flanders stated that the streets should have the ability to be used for public parking when Harborside Event Center had a big event. Councilman Flanders stated that the more multi-purpose Edwards Drive and Hendry Street, the more successful the plan. Councilman Flanders stated that curbside parking on Edwards Drive and Hendry Street should remain until there was a need to close the rights-of-way for a special event.

Councilman Wright returned to the meeting at 7:09 o'clock p.m.

Councilman Flanders stated that the Caloosahatchee River was visible by looking north on Dean Street which should be considered when building a hotel adjacent to Harborside Event Center. Councilman Flanders stated that a children's interactive fountain should be included in the park. Councilman Flanders stated that keeping downtown viable with summer time activities would be a challenge. Councilman Flanders

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stated that participation with Lofton's Island was not presented in the plan, but there was potential to involve Lofton's Island as an eco-friendly island experience. Councilman Flanders stated that the pedestrian bridge across the lagoon should be an engineering landmark. Councilman Flanders stated that downtown was not a good location for a public boat ramp located west of Centennial Park and there was plenty of waterfront property across the Edison Bridge in North Fort Myers. Councilman Flanders stated that the boat ramp should be relocated within one-half mile of downtown. Councilman Flanders stated that there needed to be a steward to watch over Centennial Park such as a family restaurant or venue that participated with what happened at the park, and a boat ramp was really a parking lot that harbored trucks and trailers for the duration of the time people were using their boats. Councilman Flanders stated that the wet detention area would succeed if the fountains and amenities were used, maintained, and made an attraction. Councilman Flanders stated that stormwater collection downtown had a multitude of debris, and a filtering system was needed. Mr. Willems stated that the wet detention area was close to the Caloosahatchee River and would be tidal and wet all the time.

The meeting adjourned at 7:24 o'clock p.m.