



| Yacht Club Project History
2016 To The Present
Committee of the Whole
11/12/2025

Yacht Club Design Timeline

- A. December 2016, Resolution 223-16, Council Adopted Parks and Recreation Master Plan
- B. June 2018, Ordinance 38-18, City Council approved Bond referendum for voters to issue GO Bonds to support master plan projects.
- C. November 2018 - General Obligation (GO) Bond approved by referendum
- D. January 2019, Ordinance 83-18, City Council Authorized issuance of \$60M in General Obligation Bonds, \$10,980,027 allocated to the Yacht Club Improvements
- E. March 1, 2019 – Consultant RFPs Submitted
- F. July 31, 2019 – Design Contract Executed
- G. August 2019 – Walk through site with Kimley Horn – Engineer evaluated seawalls and concluded they had reached the end of their useful life
- H. October 2019 & December 2019, Kimley Horn held public workshops on design concepts for the Yacht Club Community Park
- I. January 2020, City Administration and Kimley Horn meetings with individual City Council members on outtakes from 2 public workshops
- J. February 2020 – Master Plan Approval

Yacht Club Design Timeline

- A. May 2020 - Wright Construction Group selected to provide CMAR services
- B. July 2022 – 90% Plans Complete, GMP Developed, Waiting on Final Permit Comments
- C. September 28, 2022 – Hurricane Ian made landfall
- D. January 2023 – Request for new Master Plan for Yacht Club Site (assuming no buildings to remain, multiple options studied)
- E. March 23, 2023 – City Council, by consensus agreed to reallocate all GO Bond Funds to other GO Park Projects and finance the Yacht Club Improvements with other resources
- F. June 2023 – Contract Amendment to Develop Updated Master Plan including Public Engagement
- G. May 2024 – Updated Master Plan Approved

Yacht Club Design Timeline

- A. July 2024 – Design Contract Amended for Construction and Permitting Documents for Updated Master Plan, Including:
 - 1. New Community Center
 - 2. Lifeguard / Pumphouse
 - 3. Beach Restroom
 - 4. Expanded Parking Garage
 - 5. Harbor Master Building
 - 6. Maintenance Building
 - 7. Resort and Children's Pool
 - 8. Site Amenities
- B. Final Building Plans Mid November 2025
- C. Final Site Plans Mid December 2025
- D. Final Community Center Plans January 2026



Parks Master Plan – Adopted in 2016

- A. Identified the Yacht Club as City's premier waterfront venue
 - 1. Resort-like atmosphere
 - 2. Views to the Caloosahatchee River
 - 3. Historic Ballroom
 - 4. Swimming Pool
 - 5. Waterfront Restaurant
 - 6. Marina
 - 7. Expanded Beach opportunities
 - 8. Pedestrian-oriented, walkable environment
 - 9. Parking structure with a rooftop restaurant/ bar with views to the river
 - 10. Additional boat docks and finger piers along the canal
 - 11. Ship's store, snack bar, bar, and ice cream shop
 - 12. Splash pad, water slide, and/or other amenities to convert the pool into a small water park
 - 13. New clubhouse, restrooms, and dockmaster facility

GO Bonds approved in 2018

- A. Cape Coral voters approved a \$60 million expansion of the city's parks and recreation amenities
- B. \$10,980,027 allocated to the Yacht Club Improvements

GO Bond Yacht Club Master Plan

November 2018



Legend

① Pedestrian Entry	⑯ Multi-purpose Open Space	㉙ Office Building
② Multi-use Path (10 feet)	⑰ Event Area with Utilities	㉚ Maintenance Building
③ Walking Path (6 feet)	㉛ Outdoor Dining Seating	㉛ Food Truck Area w/ Utilities
④ Traffic Calming Crosswalks	㉜ Senior Center	
⑤ Vehicular Access	㉝ Yacht Club	
⑥ Paved Parking	㉞ Fountain	
⑦ Parking Deck	㉟ Enhanced Pool Area	
⑧ Racquetball Court	㉟ Beach	
⑨ Playground	㉟ Aqua Park	
⑩ Bocce Courts	㉟ Boat Slips	
⑪ Restrooms	㉟ Temporary Docks	
⑫ Picnic Shelter with Grills	㉟ Boat Launch Ramps	
⑬ Shaded Picnic and Grills	㉟ Dockmaster and Restrooms	
⑭ Large Picnic Pavilion	㉟ Boat Parking	

SYMBOL LEGEND

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

Yacht Club Design Timeline

- A. November 2018 - General Obligation (GO) Bond approved by referendum
- B. March 1, 2019 – Consultant RFPs Submitted
- C. July 31, 2019 – Design Contract Executed
- D. February 2020 – Master Plan Approval

Approved Yacht Club Master Plan

February 2020

Changes
from 2018
Master plan



Yacht Club Design Timeline

- A. Wright Construction contracted for CMAR
- B. Design completed in 2022
- C. 2022 – GMP pricing based on 90% plans at \$52M
- D. Harbormaster Building, 3 story Parking garage, Seawalls, additional docks, playground and upgraded walkways

Yacht Club Design Timeline



September 28, 2022 – Hurricane Ian made landfall

Yacht Club Design Timeline

- A. Council Retreat in January 2023 – Demolition of damaged buildings

- B. Determination that additional parking was necessary ultimately leading to the removal of the Tennis Courts

Yacht Club Design Timeline

- January 2023 – Request for new Master Plan for Yacht Club Site
(assuming no buildings to remain, multiple options studied)



Preferred Master Plan Study Diagrams

Yacht Club Design Timeline

- A. June 2023 – Contract Amendment to Develop Updated Master Plan including Public Engagement

- B. May 2024 – Updated Master Plan Approved

Updated Yacht Club Master Plan

May 2024

KEY

- 1 ENTRY DRIVE
- 2 LAWN
- 3 PLAYGROUND
- 4 EXPANDED BEACH
- 5 PROPOSED RESTAURANT (6,700 SF)
- 6 RESORT STYLE POOL (14,500 SF)
- 7 YACHT CLUB COMMUNITY CENTER
- 8 THE BOATHOUSE RESTAURANT
- 9 EXISTING BOAT FUEL PUMP
- 10 CHILDREN'S POOL (3,700 SF)
- 11 ADA PARKING (11 SPACES)
- 12 PARKING DECK (685 +/- SPACES, 4 LEVELS)
- 13 HARBOR MASTER BUILDING
- 14 BOAT TRAILER PARKING (46 SPACES)
- 15 BOAT RAMP
- 16 STORMWATER PIER WITH SHADE STRUCTURE
- 17 BOARDWALK
- 18 FOUNTAIN / WATER FEATURE
- 19 BEACH / POOL RESTROOM
- 20 SERVICE ACCESS
- 21 MAINTENANCE BUILDING
- 22 DAY DOCKS (27 SLIPS)
- 23 YACHT BASIN (121 SLIPS)
- 24 (5) STAGING SLIPS
- 25 PUMP OUT STATION
- 26 EMERGENCY SERVICES BOAT DOCKS (5 SLIPS)
- 27 POOL ENTRY STATION
- 28 POOL EQUIPMENT / LIFEGUARD BUILDING
- 29 BEACH DROP-OFF



MASTER PLAN

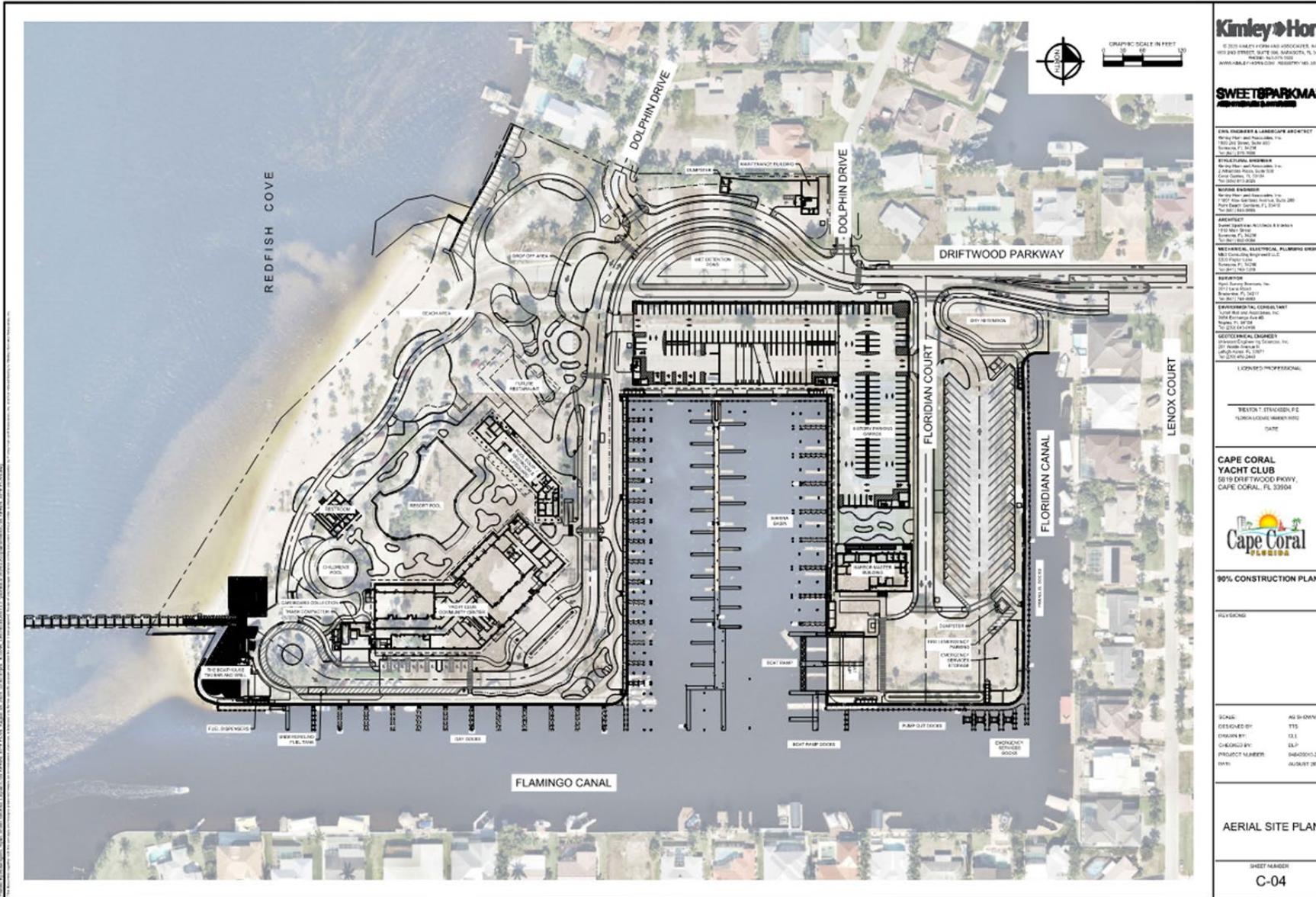
MAY 2024 • CONTACT: JAMES PANKONIN PLA (941)-379-7600

YACHT CLUB
CAPE CORAL, FLORIDA

Cape Coral
Kimley-Horn
SWEETSPARKMAN
FLORIDA
ARCHITECTURE & INTERIORS



Yacht Club Design Timeline



Final Plans
December 2025

Yacht Club Cost Breakdown

New Floating and Fixed Docks	\$12M	Design and Permitting Costs	\$9.43M
Fuel System and Tanks	\$ 3M		
Harbormaster Building	\$7M	CEI Costs	~\$300k/yr
Civil Site Improvements/Utilities	\$35M		
Parking Garage	\$38M	Remaining project construction costs	\$ 164.00M
Beach Restroom	\$4M	Seawalls construction costs ¹	22.80M
Resort Style Pool	\$11M	Design and permitting costs	9.43M
Lifeguard/Concession/Pump Building	\$7M	CEI Costs (estimated 4 years)	<u>1.20M</u>
Maintenance Building	\$2M	Total estimated project costs	<u>\$ 197.43M</u>
Community Center	<u>\$45M</u>		

¹ Approved 4/5/2025 Reso 329-25

Final costs subject to change



Remaining Project Total Cost \$164M

