COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT

JULY 30, 2025

CRA MEETING

SOUTH CAPE
The Heart of Cape Coral
Community Redevelopment Agency

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SOUTH CAPE
The Heart of Cape Coral
Community Redevelopment Agency

4642 Vincennes Boulevard Public Parking

Project Number: C193001007 **Estimated Completion Date:** Winter 2025

Scope of Work: 4642 Vincennes Blvd. (North of Cape Coral Parkway)
Design and construct of a 40-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.

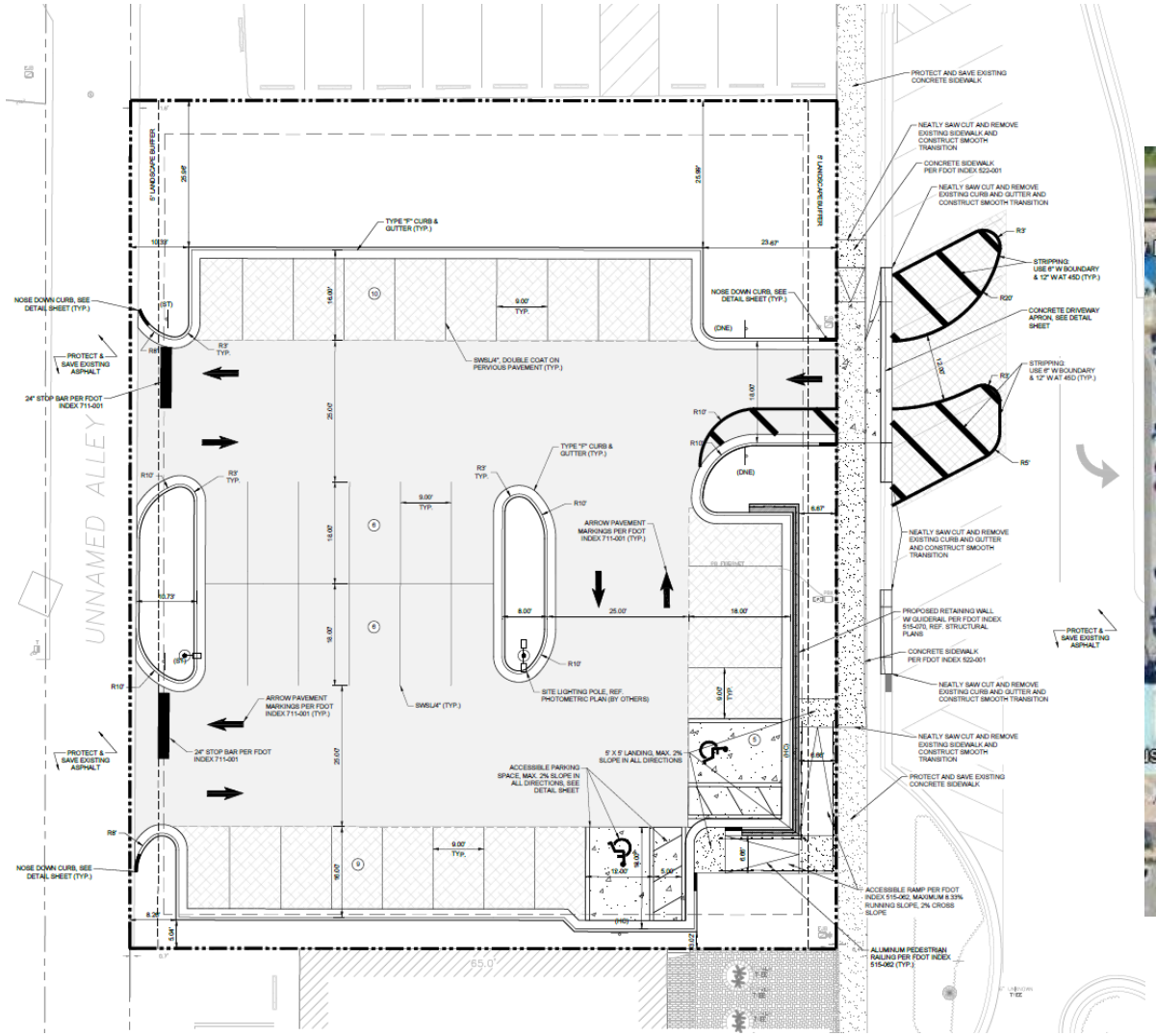
Approved Budget: $659,591 **Expenditures to Date:** $60,148

Completed Tasks:

May	Amendment #3 has been approved by legal and in is process of being signed by the consultant and City Manager.
June	After signature it will be in design for additional work.
July	Plans and Specifications have been received from consultant. Staff is currently reviewing and submitting comments.

Project Lead: Allen Chenoweth, Sr. Project Manager/PW

4642 Vincennes Boulevard Public Parking



4813 Vincennes Street Public Parking

Project Number: C193001007 **Estimated Completion Date:** Winter 2025

Scope of Work: 4813 Vincennes St. (South of Cape Coral Parkway)
Design and construct of a 20-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.

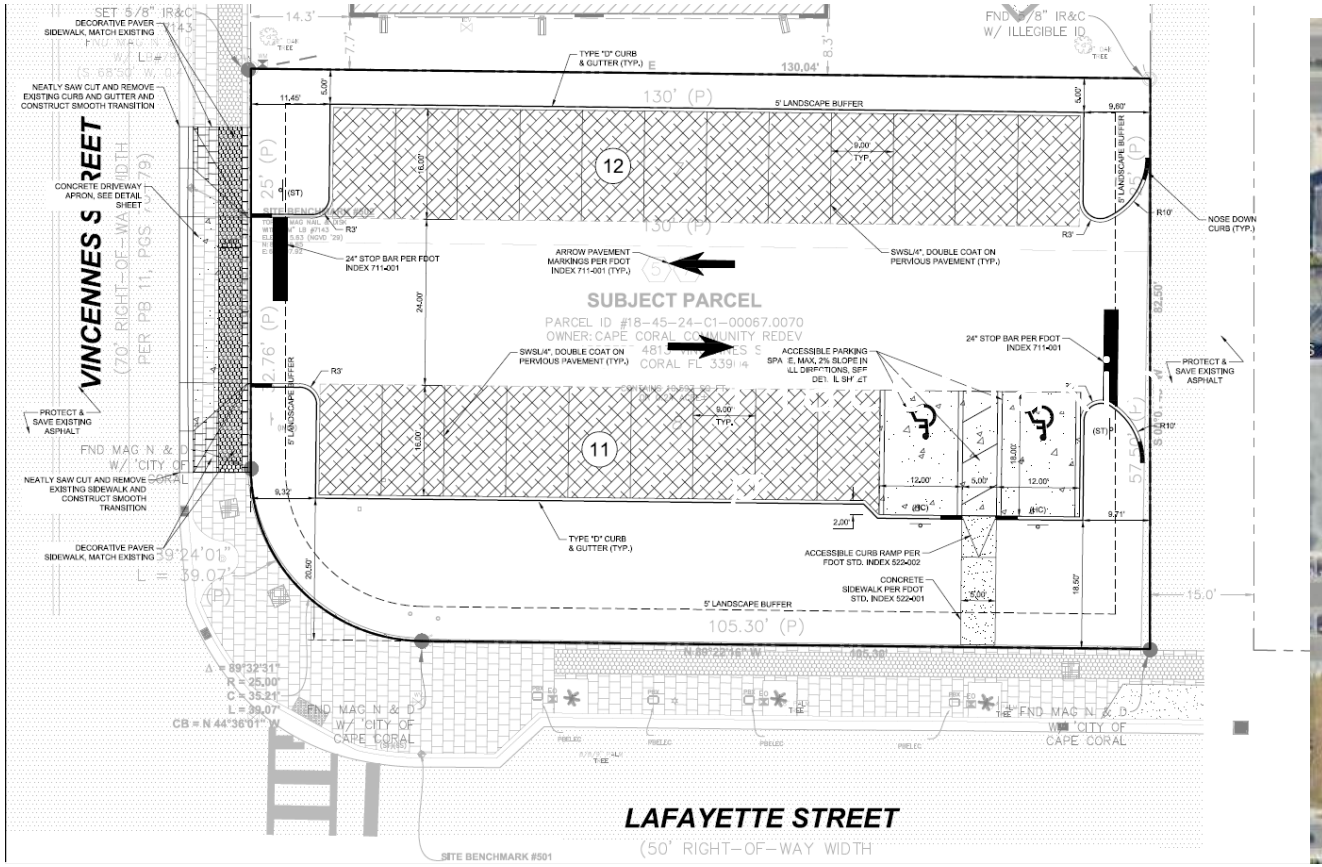
Approved Budget: $371,020 **Expenditures to Date:** $18,695

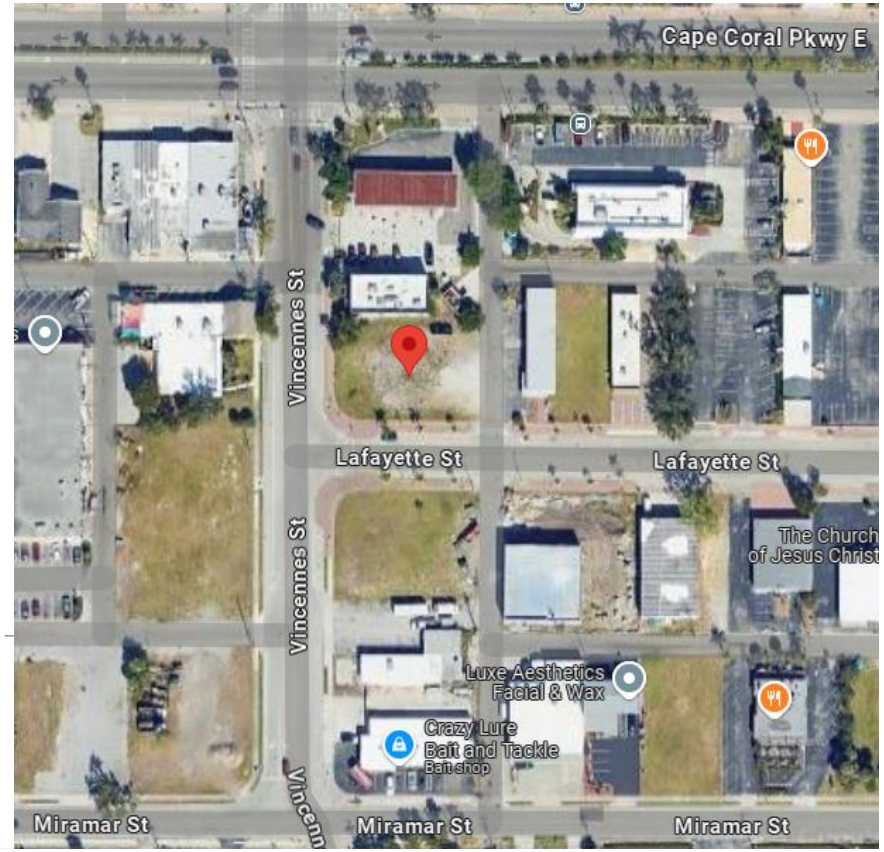
Completed Tasks:

May	Further comments made on previous edits.
June	CPH preparing documents to submit Site Development Plan (SDP)
July	SDP Submitted for review.

Project Lead: Zachary Gogel, Project Manager/CRA

4813 Vincennes Street Public Parking





Big Johns Parking Lot Improvements

Project Number: C193001011 **Estimated Completion Date:** Fall 2025

Scope of Work: Mil and resurface Big John's parking lot with the addition of Compactors and EV chargers. Restripe and addition of speed bumps.

Approved Budget: $1,560,082 **Expenditures to Date:** $0

Completed Tasks:

May	PW survey crew performed onsite survey.
June	Survey completed to show location on the Northwest corner of Wendy's. CRA submitted enclosure dimensions to lay within survey.
July	Received enclosure dimensions, working on SCP process for design services.

Project Lead: Zachary Gogel, Project Manager/CRA

Big Johns Parking Lot Improvements

The Heart of Cape Coral
Community Redevelopment Agency

Dumpster Enclosure

Project Number: C193001011 **Estimated Completion Date:** Fall 2025

Scope of Work: Improvements to dumpster enclosers including steel powder coated gates and concrete shiplap walls.

Approved Budget: Budget under Big John's Parking Lot Improvements

Completed Tasks:

May	PW survey crew performed onsite survey.
June	Survey completed to show location on the Northwest corner of Wendy's. CRA submitted enclosure dimensions to lay within survey.
July	Received enclosure dimensions, working on SCP process for design services.

Project Lead: Zachary Gogel, Project Manager/CRA

Dumpster Enclosure

Replacement of Dumpsters to Compactors

Project Number: C193001015 **Estimated Completion Date:** Fall 2025

Scope of Work: Replace dumpsters with compactors in serval areas to increase parking spaces.

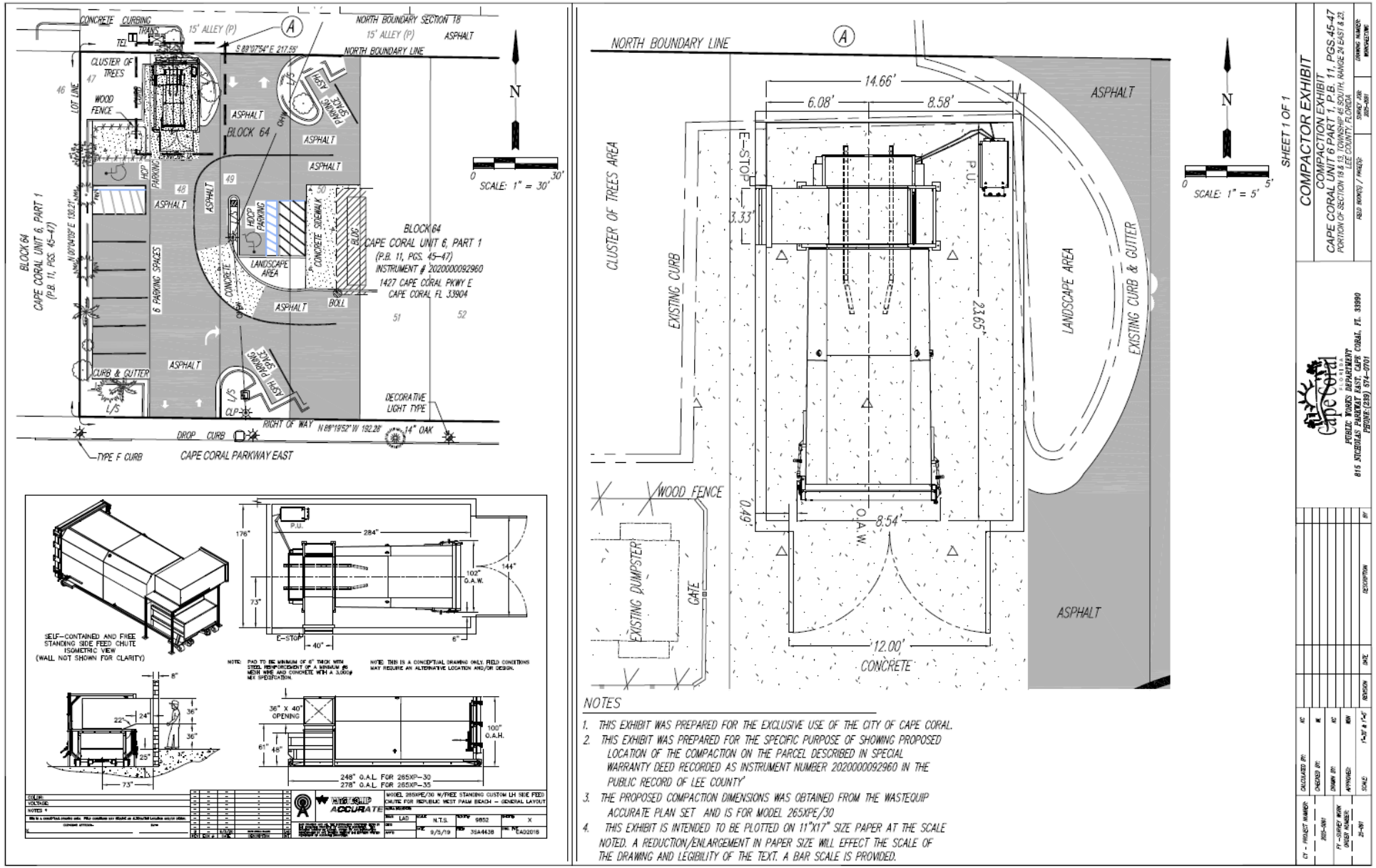
Approved Budget: $370,000 **Expenditures to Date:** $0

Completed Tasks:

May	PW survey crew performed onsite survey.
June	Survey completed to show location on the Northwest corner of Wendy's. CRA submitted enclosure dimensions to lay within survey.
July	Received enclosure dimensions, working on SCP process for design services.

Project Lead: Zachary Gogel, Project Manager/CRA

Replacement of Dumpsters to Compactors



NOTES

1. THIS EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF CAPE CORAL.
2. THIS EXHIBIT WAS PREPARED FOR THE SPECIFIC PURPOSE OF SHOWING PROPOSED LOCATION OF THE COMPACTION ON THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2020000092960 IN THE PUBLIC RECORD OF LEE COUNTY'
3. THE PROPOSED COMPACTION DIMENSIONS WAS OBTAINED FROM THE WASTEQUIP ACCURATE PLAN SET AND IS FOR MODEL 265XPE/30
4. THIS EXHIBIT IS INTENDED TO BE PLOTTED ON 11"X17" SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.

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The Heart of Cape Coral
Community Redevelopment Agency

Cape Coral Parkway 6-Laning, Signal Retiming, and Parking Study

Estimated Completion Date: Spring 2026

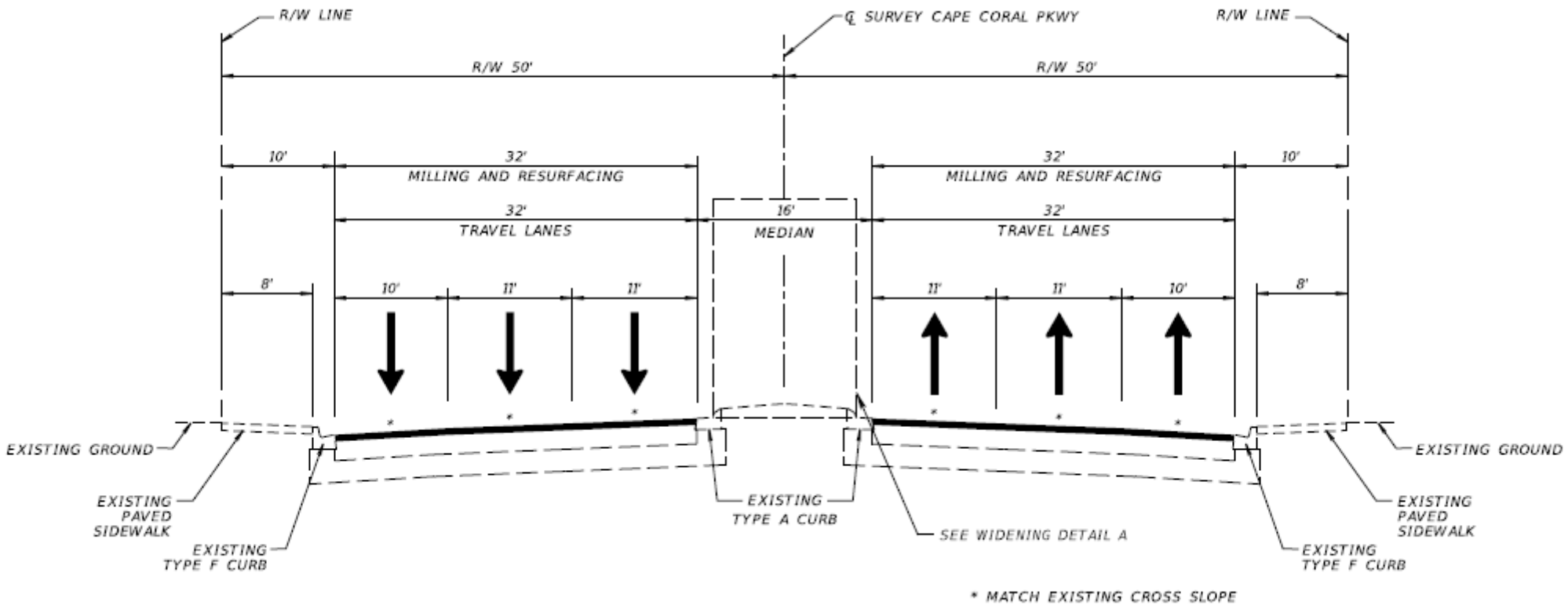
Scope of Work: : Construction will be on Cape Coral Parkway from Tarpon Ct to near Del Prado Blvd. Construction will consist of making the area 3 lanes in each direction with resurfacing, restriping, one median removal, additional tree removal for safety clearances, and minor signal adjustments. Signal retiming will be in the same area as well as Tarpon Ct to Chiquita and 2 intersections on Del Prado. The design work has included preparing plans to fulfill this scope which includes preparing signalization plans as well as performing a parking study which showed adequate parking was available after all of the on-street parking spaces were removed on Cape Coral Parkway.

Completed Tasks:

May	Caltran Engineering completes Parking Study
June	Caltran Engineering submits 60% plans and estimate
July/ August	Caltran Engineering completing 90% plans and estimate

Project Lead: Wendy Williams, PW, Principal Engineer PE

Cape Coral Parkway 6-Laning, Signal Retiming, and Parking Study



Bigbelly Compactors

Estimated Completion Date: Completed

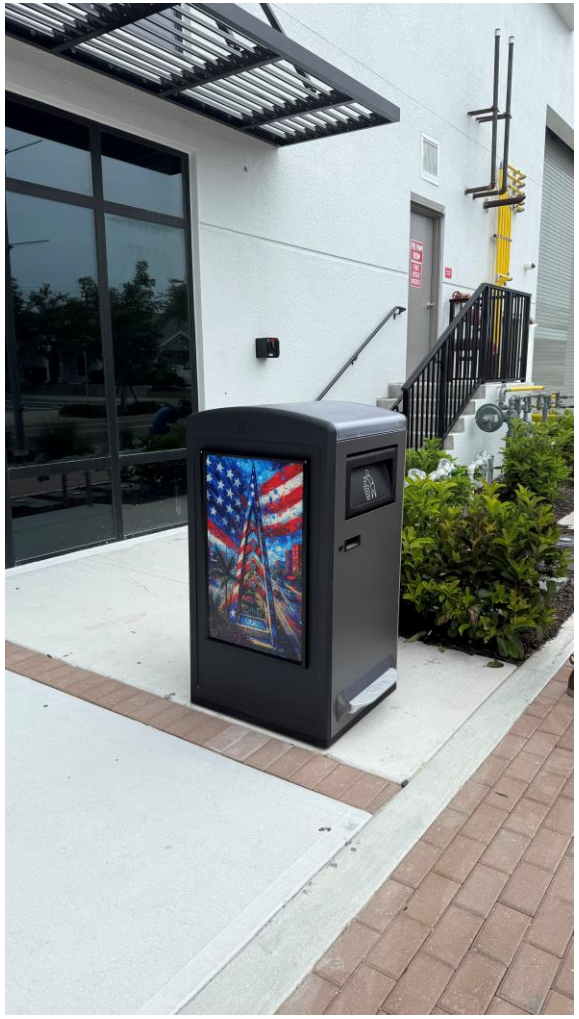
Scope of Work: Replace wastebaskets in high volume areas with Bigbelly compactors. Replaced wastebaskets will be moved to less traffic areas like Lafayette Street.

Purchase Price: $49,231 for 10 Units with Shipping

- 150-gallon Capacity vs the current 28-gallon wastebaskets
- Fully enclosed
- Fullness indicator
- Compactor
- Solar-powered
- Message board
- Rolling toter with lift handle
- 5-year warranty

Project Lead: Zachary Gogel, Project Manager/CRA

Bigbelly Compactors



Country Club Boulevard Median Landscaping

Project Number: C193001005 **Estimated Completion Date:** Fall 2025

Scope of Work: Country Club Blvd from Palm Tree Blvd to Wildwood Pkwy. Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

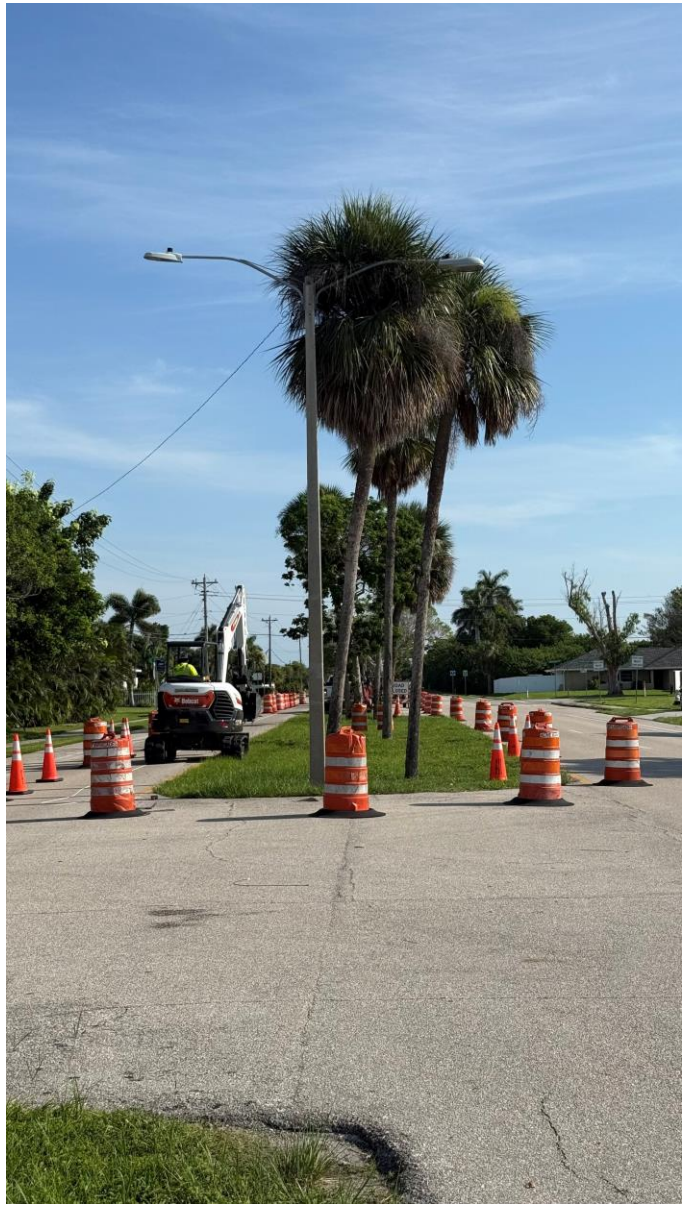
Approved Budget: $800,000 **Expenditures to Date:** $104,859

Completed Tasks:

May	Permit rejected by utilities for not showing the irrigation main.
June	Permit resubmitted and approved.
July	Change Order 1 approved for time only extension of 45 days. Bateman received two other projects with the City of Cape Coral; Palm Tree Blvd will begin once one of the two have been completed. Work started 7/21/2025.

Project Lead: Zachary Gogel, Project Manager/CRA

Country Club Boulevard Median Landscaping



Palm Tree Blvd. Median Landscaping Project

Project Number: C193001012 **Estimated Completion Date:** Spring 2026

Scope of Work: Palm Tree Blvd from Country Club Blvd to Wildwood Pkwy. Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

Approved Budget: $1,509,204 **Expenditures to Date:** $188,337.63

Completed Tasks:

May	Stantec continues to work on Task 5.
June	Task 5 - 90% plans completed, reviewed and comments submitted.
July	Stantec is working on 100% Plans.

Project Lead: Zachary Gogel, Project Manager/CRA

Palm Tree Blvd. Median Landscaping Project

SE 47th St Area CRA Improvement Project

Project Number: C193001008 **Estimated Completion Date:** Fall 2025

Scope of Work: Design improvements to the streetscape including trees, concrete, pavers, and other items. Location is East of Del Prado Blvd.

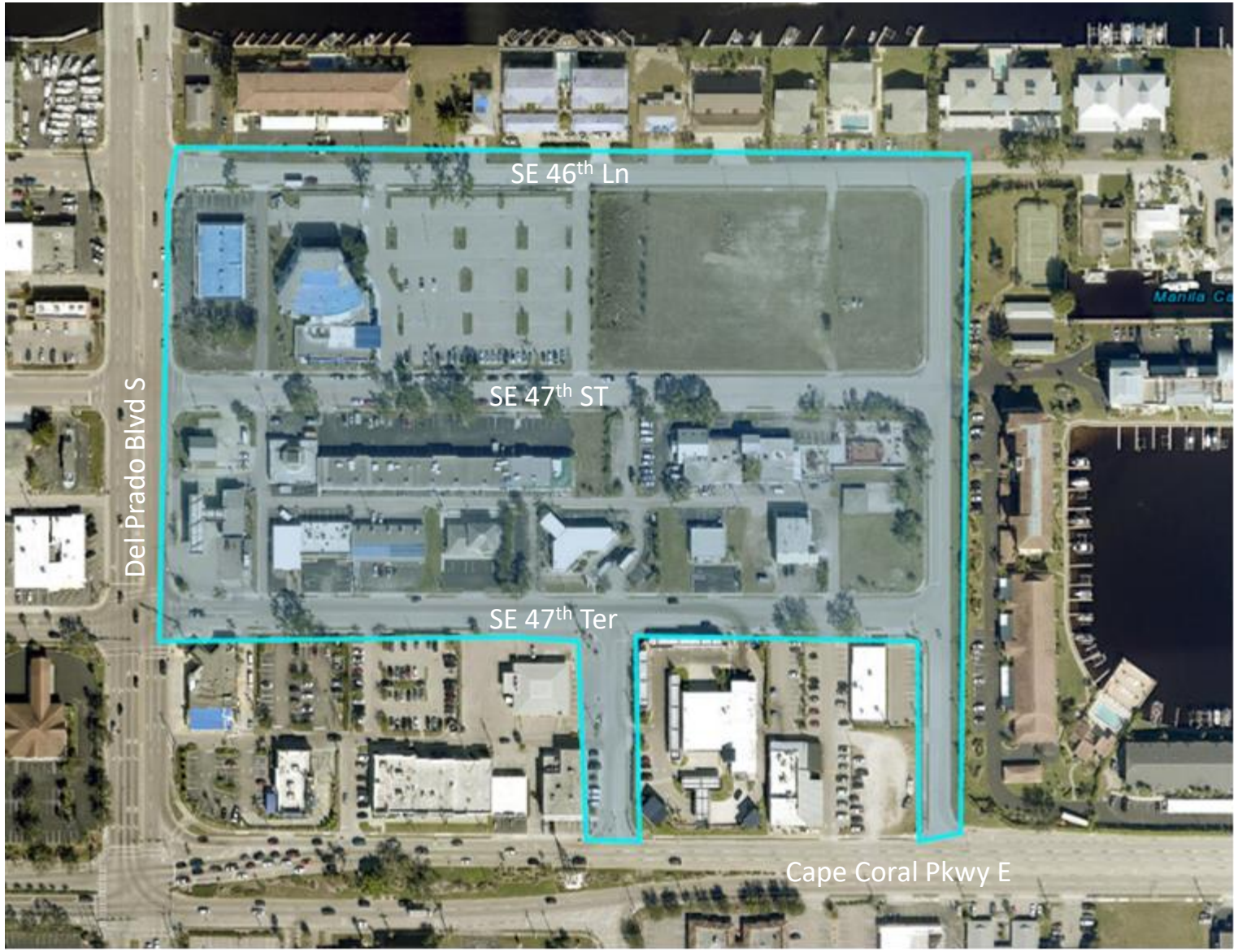
Approved Budget: $216,818 **Expenditures to Date:** $0

Completed Tasks:

May	Received draft SCP from consultant for review.
June	Continued to refine SCP to be in line with the City Arborist goals and objectives.
July	Final SCP sent to Procurement for processing.

Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th St Area CRA Improvement Project



Cape Coral Pkwy Streetlight Retrofit

Project Number: C193001013 **Estimated Completion Date:** Fall 2025
Scope of Work: To improve the streetlight reliability by upgrading the electrical infrastructure and replacing the green streetlights along Cape Coral Pkwy.

Approved Budget: $924,824 **Expenditures to Date:** $7,920

Completed Tasks:

May	Pre-approval for contract through CRA Resolution 10-25 at the May 14, 2025 CRA Meeting.
June	Proposal received, reviewed and revised.
July	Final Proposal sent to Procurement for processing.

Project Lead: Zachary Gogel, Project Manager/CRA

Cape Coral Pkwy Street Light Retrofit

The Heart of Cape Coral
Community Redevelopment Agency

Decorative Tree Lighting

Project Number: Y193001000 **Estimated Completion Date:** Completed

Scope of Work: Provide year-round decorative lighting on Cape Coral Pkwy. from Coronado Pkwy. To Del Prado Blvd. and on SE 47th Terrace from Coronado Pkwy. To SE 15th Ave. Lighting will be hardened by changing to low-voltage as a way reduce sensitivity to moisture.

Approved Budget: $160,000 **Expenditures to Date:** $81,835

Completed Tasks:

May	Lights were added to Lafayette Street from Cape Coral Street to Vincennes Street.
June	Project has been completed

Project Lead: Eric Olive, Sr. Electrician/PW

Decorative Tree Lighting

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Community Redevelopment Agency

Wastewater System Improvements

Project Number: C36401039 **Estimated Completion Date:** Summer 2025

Scope of Work: Council approved a contract for professional engineering design services for Master Pump Station (MPS) 100 and force main transmission lines (FMTL). Construction on MPS 100 is underway, and the force main transmission lines are complete.

Approved Budget:		**Expenditures to Date:**
	$1.78 million (Design)	$1.50 million
	$7.08 million (FMTL)	$5.42 million
	$13.09 million (Site)	$11.56 million

Completed Tasks:

May	Site Construction on MPS-100 is 75% complete.
June	Site Construction on MPS-100 is 80% complete.
July	Site Construction on MPS-100 is 85% complete.

Project Lead: Jeff Pearson, Director/Utilities

Wastewater System Improvements

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Community Redevelopment Agency

Utility Box Public Art Project

Scope of Work: Identifying Utility Boxes to wrap with artwork within the CRA.

Approved Budget: $9,000 **Expenditures to Date:** $2,144

Completed Tasks:

May Anticipate a Call to Artist will be posted within the next two weeks. The high-resolution artwork from artist has not yet been submitted for the third utility box under the current PO.

June Call to Artists is open through August 10. Once closed, scoring will take place, and artist approved at an upcoming CRA Board Meeting.

July Once approved, proceed with vinyl wraps for NE corner of Del Prado & SE 47th Terr and 1517 Cape Coral Parkway E

Project Lead: Zachary Gogel, Project Manager/CRA

Utility Box Public Art Project

Bimini Basin Mooring Field – Design and Permitting

Project Number: C703001020 **Estimated Completion Date:** Winter 2026

Scope of Work: Design and permit a mooring field at the Bimini Basin. Ancillary improvements at Four Freedoms Park include: New seawall (with Captain's walk and connecting sidewalks), dinghy dock, pump out ability, and a modular facility (with public/private restrooms, shower room, laundry/ice machine room, and an office/storage room).

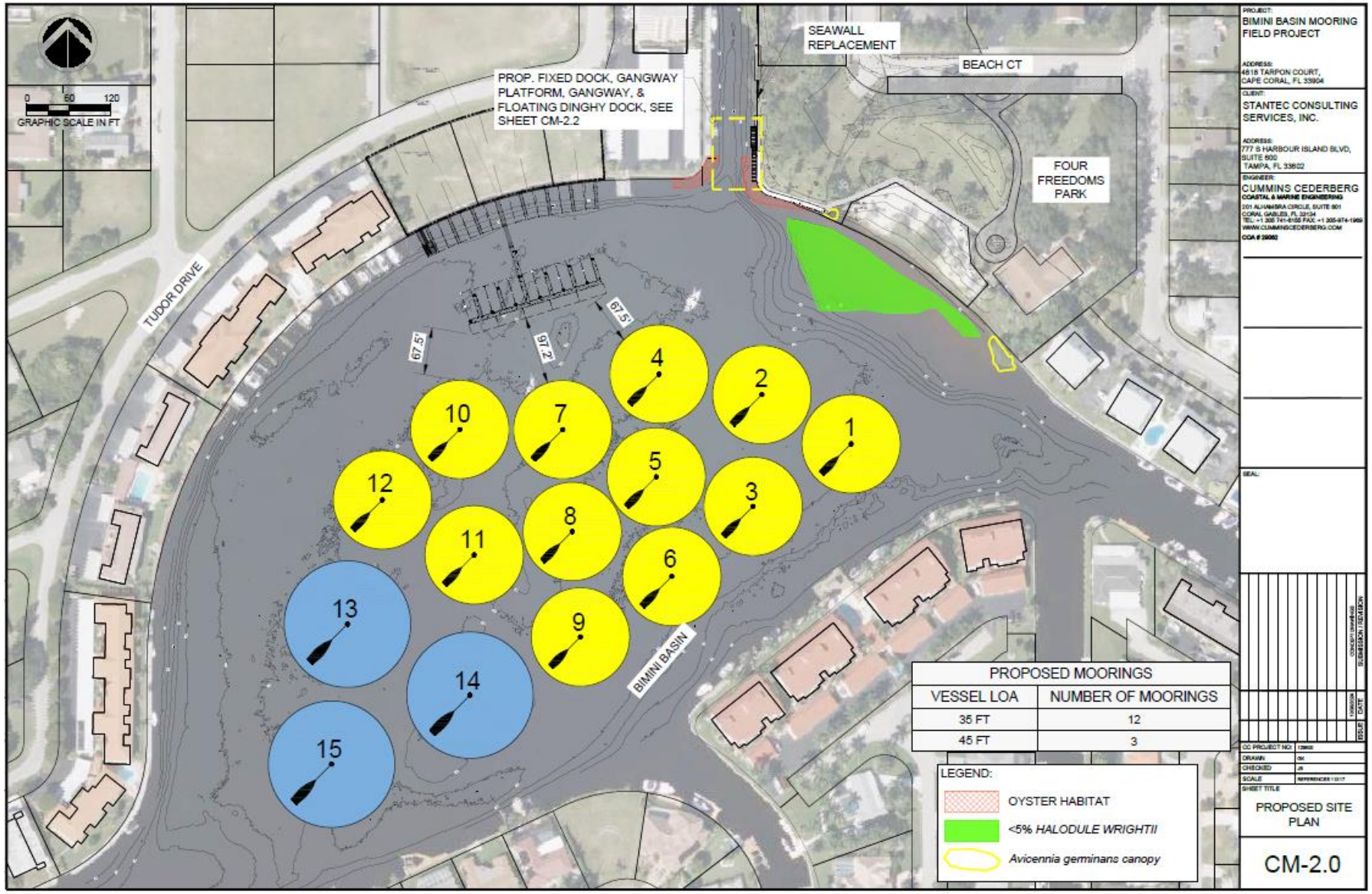
Approved Budget: $497,331 **Expenditures to Date:** $256,092.50

Completed Tasks:

May	Pump out dock station will need to be replaced with a pump out vessel until dredging can be performed (Est 2027/2028)
June	Extra bathymetric survey data obtained to prove to FDEP that there is sufficient depth under proposed dingy dock.
July	Archeological / cultrate resource assessment survey being performed per ACOE RAI

Project Lead: Chris Camp, Principal Engineer (Public Works – Property Management)

Bimini Basin Mooring Field – Design and Permitting



SE 47th Terrace Fire Department Fire Connections

Project Number: C193001003 **Estimated Completion Date:** Fall 2025

Scope of Work: Provide FDC assemblies at four select properties along the south side of the Club Square parking lot.

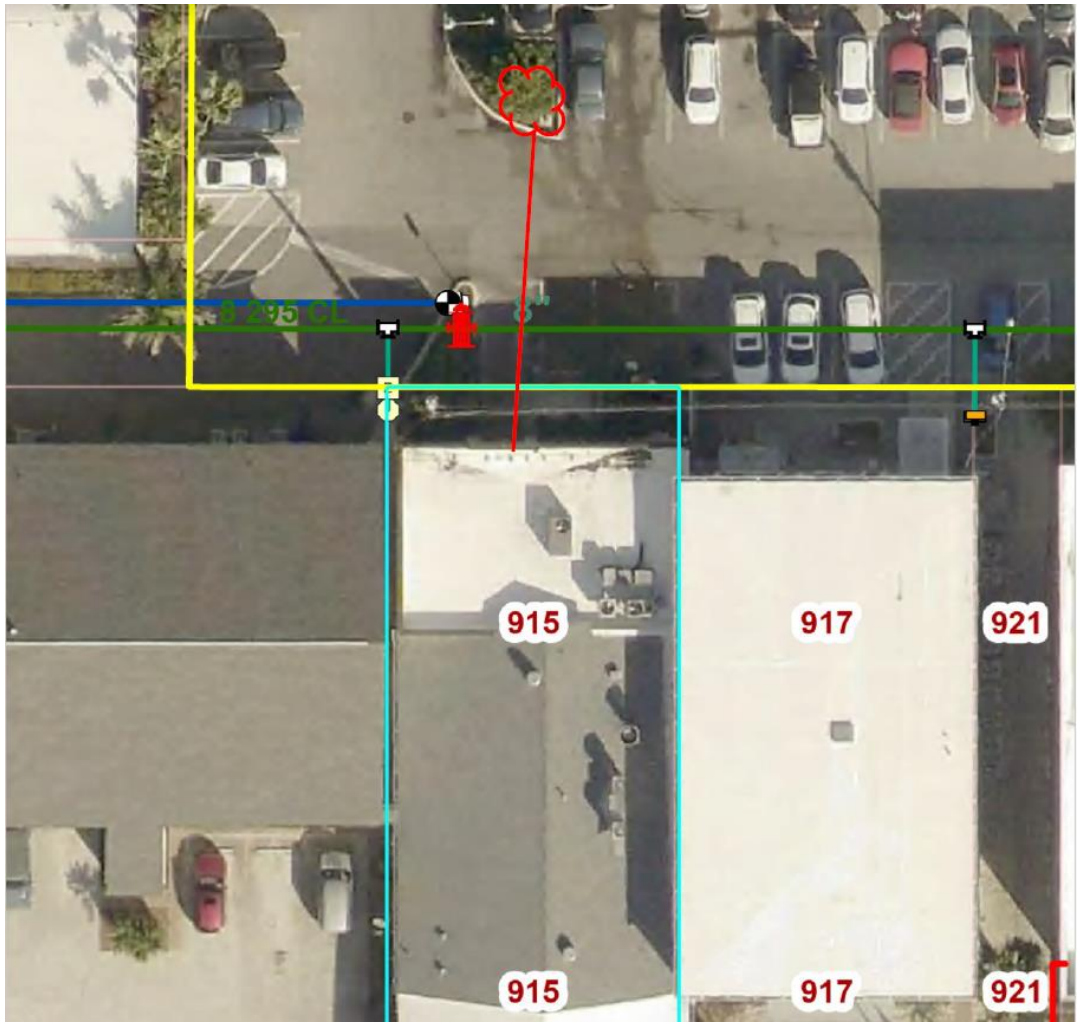
Approved Budget: $211,537.70 **Expenditures to Date:** $0

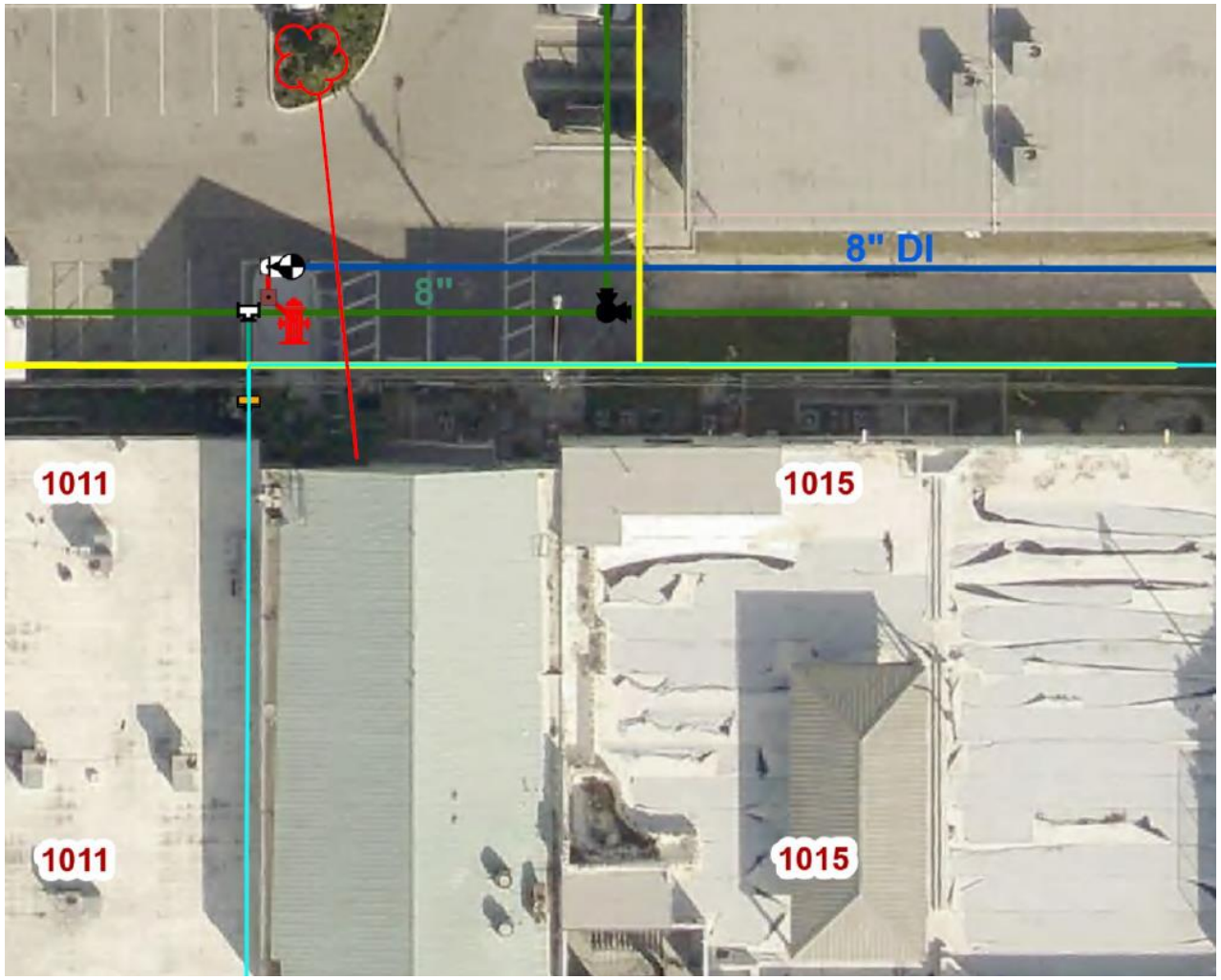
Completed Tasks:

May	Total Fire submitted Permits for all four properties.
June	Permits were rejected for not compliance with "City Ordinance 36-21, Chapter 18, 18.3.1.1.1, The Fire Department Connection (F.D.C.) shall be located not less than forty (40) feet from buildings and in an area accessible to fire apparatus, preferably adjacent to the street right-of-way or easement serving as the means of vehicular ingress to, and egress from, the building."
July	In review with Legal for possible ordinance change.

Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th Terrace Fire Department Fire Connections





Palm Tree Public Square

Project Number: C193001016 **Estimated Completion Date:** Summer 2025 - Design
Scope of Work: Develop the roughly 1-acre parcel into a new park with landscaping, pedestrian features, and a focal point fountain.

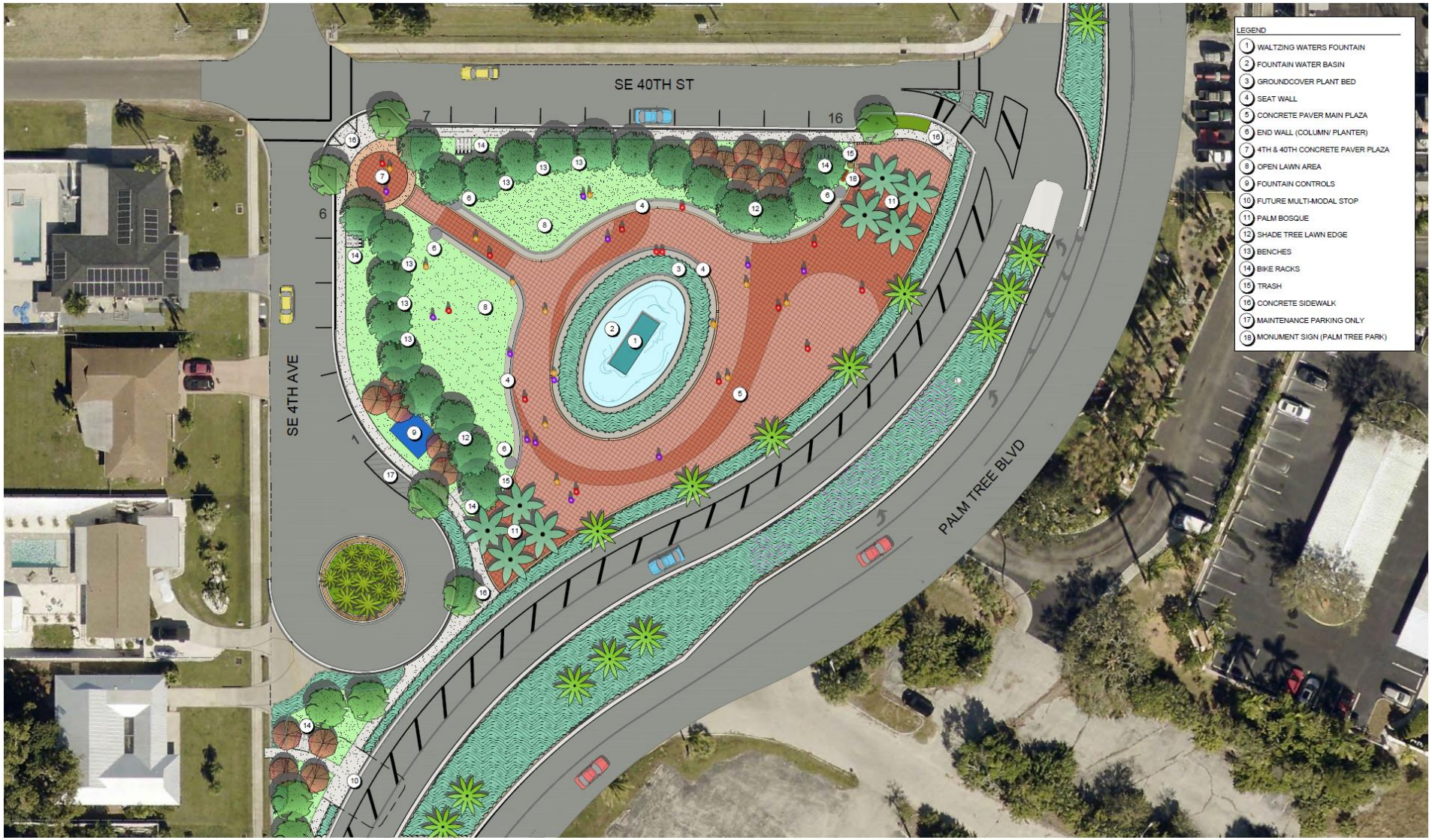
Approved Budget: $377,737 **Expenditures to Date:** $34,551

Completed Tasks:

May	Stantec working on civil/landscape concepts
June	Three concept options were provided along with OPC. Pre-app meeting was held with SFWMD.
July	Concept and OPC follow up meeting with Stantec on July 14, 2025. Recommendation from Stantec and SFWMD to unstrap Track A from B and C. Working with PW to research this recommendation.

Project Lead: Sarah Newcomb, Special Projects Coordinator/CM

Palm Tree Public Square



City of Cape Coral

PALM TREE BLVD PARK

ILLUSTRATIVE SITE PLAN- OPTION 01

06 JUNE 2025

Stantec

SOUTH CAPE
The Heart of Cape Coral
Community Redevelopment Agency

Old Golf Course

Project Number: C703001046
Scope of Work: CRA partially funded the purchase of the Old Golf Course located at 4003 Palm Tree Blvd.

Approved Budget for Purchase: $2,697,821

Current Tasks:

- The notice to proceed went out to Kimley Horn May 5th for the stormwater study. The first task will be focused on survey data collection and existing GIS and other data collection.
- The Old Golf Course Park Master Plan was approved by City Council on May 7th.
- A Steering Committee Meeting is scheduled to be held sometime between Mid August to September.

Old Golf Course

Bimini East

Project Number: C190901001 **Estimated Completion Date:** Spring 2026

Scope of Work: The City plans to demolish 47 parcels located at the southwest quadrant of the intersection of Cape Coral Parkway and Coronado Parkway in the CRA's Bimini Basin District. These parcels, consisting of both improved and unimproved properties, cover approximately 18.73 acres. The purpose of the demolition is to prepare the site for future City development and use. The demolition will be performed and completed in accordance with all state, federal, and local regulations, as well as the specifications described in the attached scope and documents.

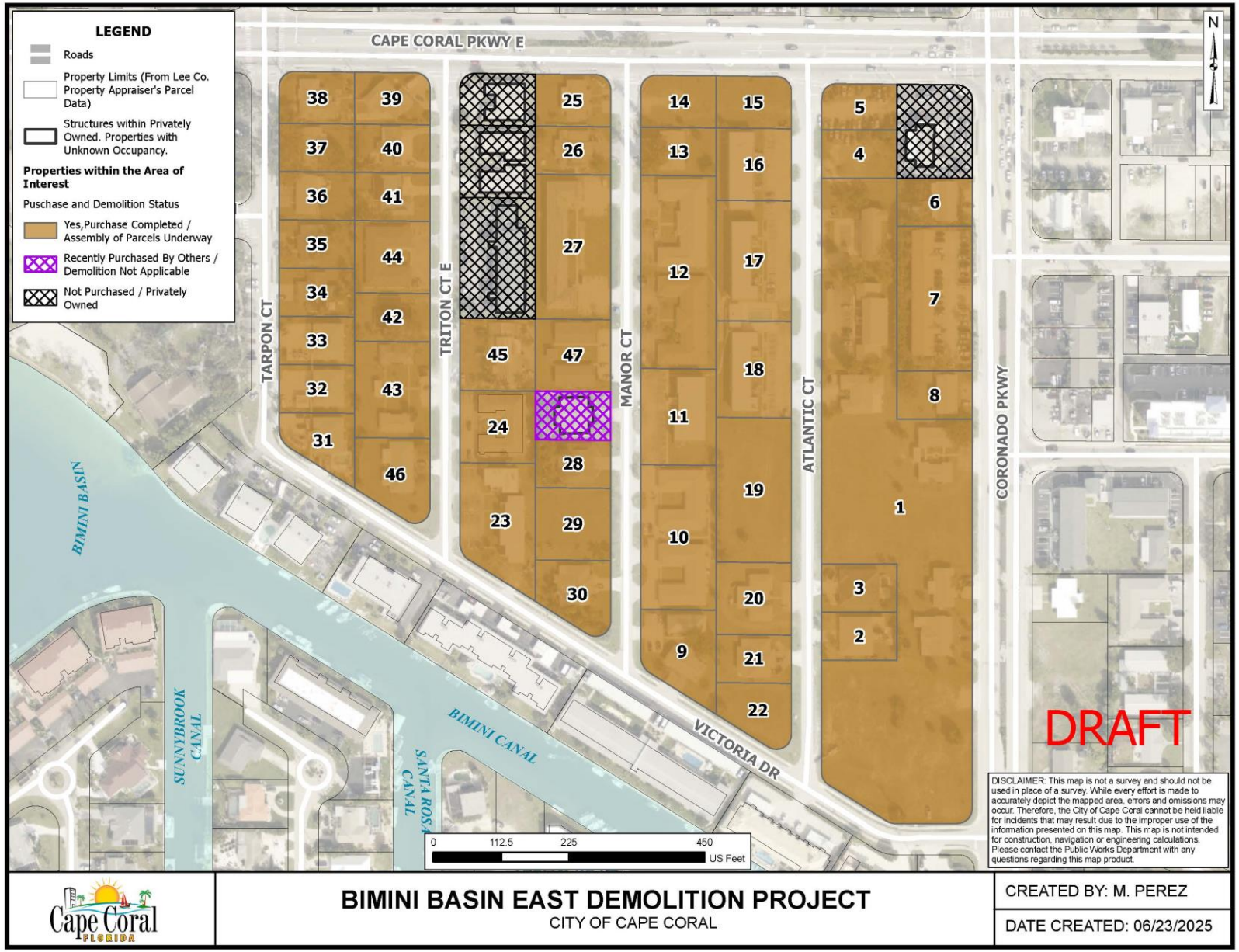
Approved Budget: $40,279,504 **Expenditures to Date:** $44,076,499

Completed Tasks:

May	Final demolitions completed.
June	Held Bimini East – Developer Open House on June 24, 2025.
July	Assembly of parcels, Vacation of roadways and ROW
	Removal of non-city utilities where possible (LCEC, Lumen, Comcast)
	Removal of additional vegetation
	Competitive Solicitation / Request for Proposals (RFP)

Project Lead: Zachary Gogel, Project Manager/CRA

Bimini East



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Cove at 47th

Estimated Completion Date: Spring 2025
Scope of Work: Mixed-use multi-family private development with 290-units, 18k sq. feet of retail, 525-space parking garage (125 reserved for public). CRA contributing $10.35 million for parking garage construction. CRA to work with developer on parking management system to create uniform parking system.

Approved Budget:	$10.35 million	Parking Garage Construction
	$ 83,546.16	Parking Equipment
Expenditures to Date:	$10.35 million	Parking Garage
	$0	Parking Equipment

Completed Tasks:

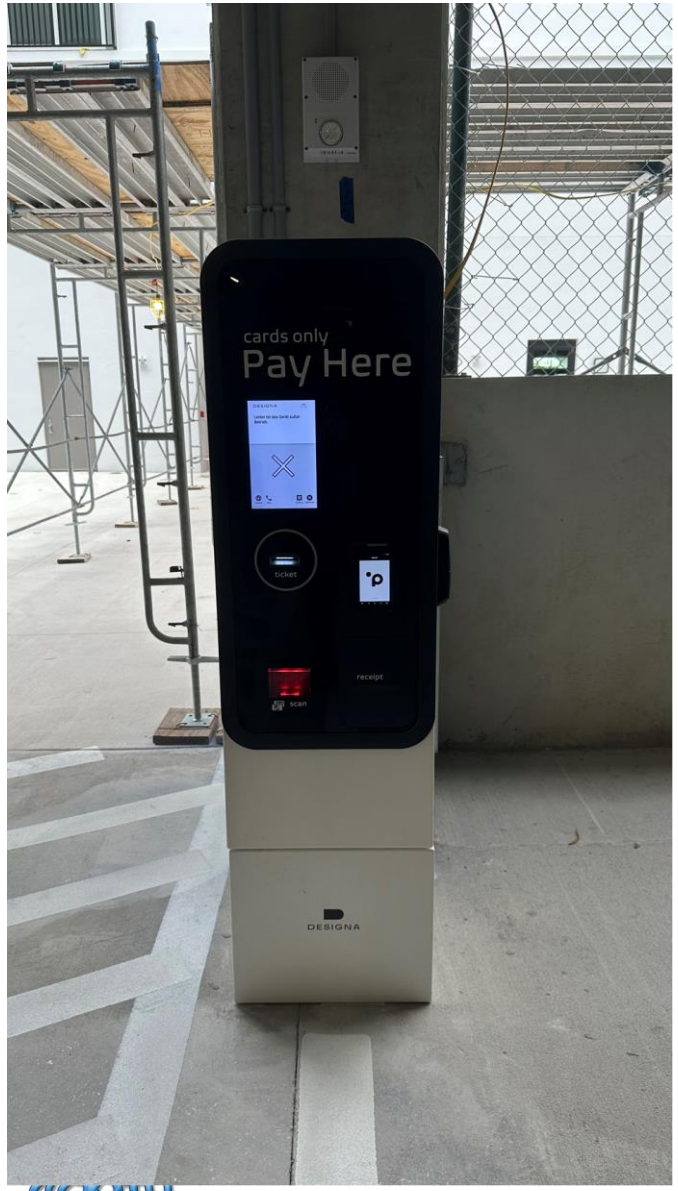
May	Parking easement approved as to form by CAO;
June	Finalized direction with the City on dry floodproofing and anticipate July completion. Site permit closed out.
July	Parking easement on agenda for CRA approval. 4 commercial tenants have building permits issued and currently completing the buildout in their spaces.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Cove at 47th

cove
LIVE
South Cape
SE 9 PL
35
WILDCAT
RENOVATION, LLC.
239-226-1461

Cove at 47th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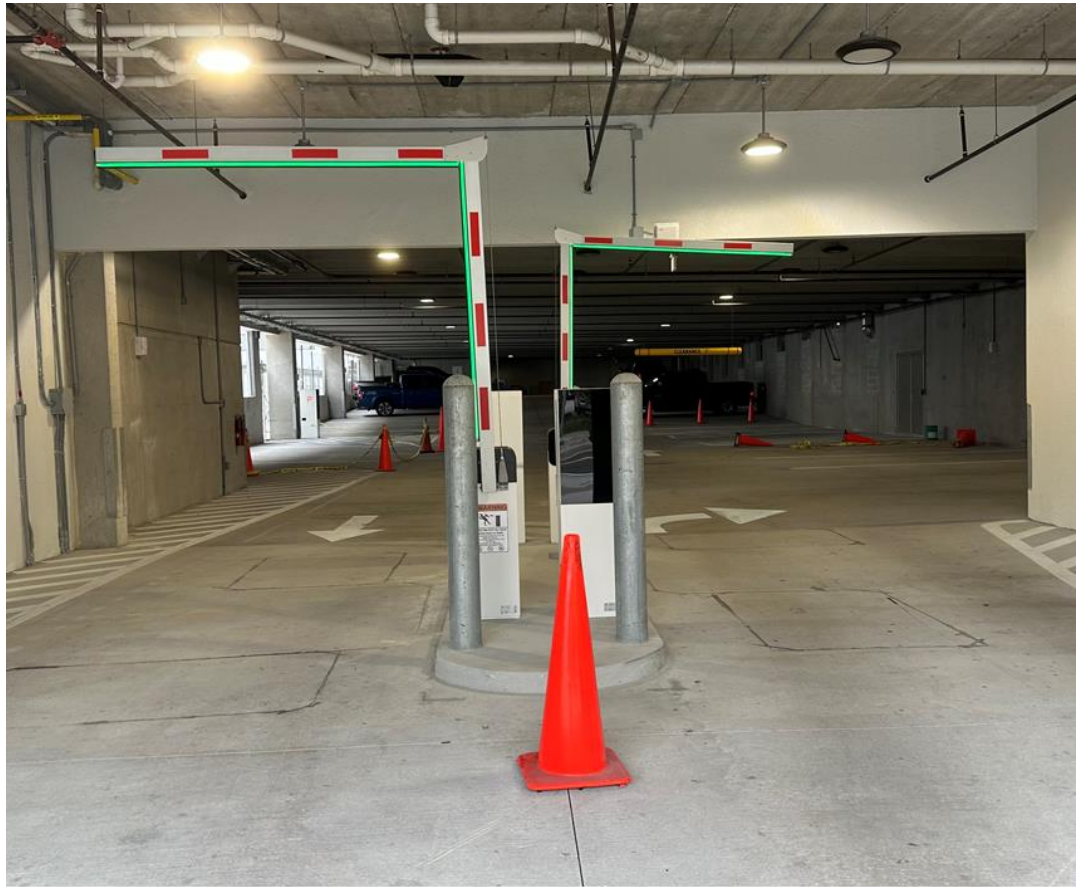

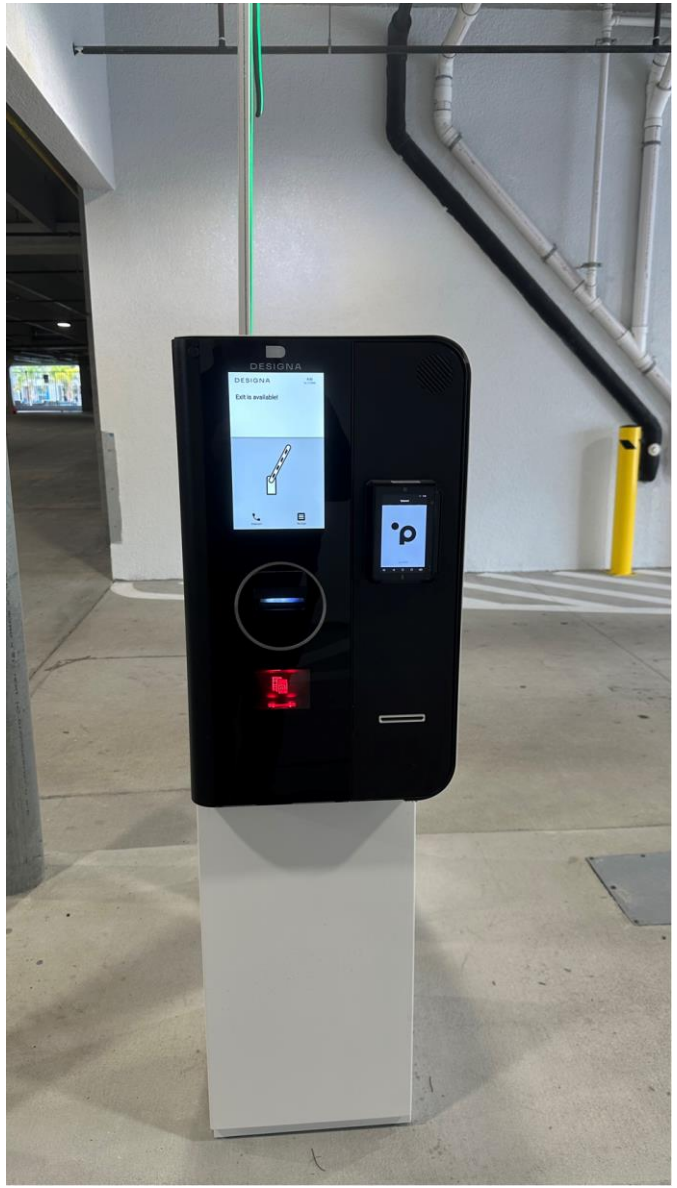
DESIGNA
Exit is available!

Bimini Square

Estimated Completion Date: Fall 2025

Scope of Work: Mixed-use multi-family development with 190 residential units, 47k sq. ft. medical office space for Lee Health, 7,500 sq. ft. waterfront restaurant, 27 boat slips, 3,000 sq. ft. Omelet House restaurant, 625 stall parking garage (125 public parking spaces). TIF Agreement calls for the CRA to transfer Increment Revenues into the Revenue Trust Fund as financial support. Off-site improvements (stormwater treatment and sewer line upgrade) are estimated to be $3,210,953. $2.5 million of expenses were approved for City reimbursement.

Approved Budget: not to exceed $7 million

Expenditures to Date: $0

Completed Tasks:

May	Building A/Medical Office Building – drywall and finishes being installed. Parking Garage - projected August completion. Lee Health occupancy expected in September. Open to public and resident occupancy projected for October.
June	Developer has proposed a schedule anticipating a Temporary Certificate of Occupancy in August for the parking garage, residential units in Building A and Lee Medical Offices.
July	Project on track for Temporary Certificate of Occupancy in August for the parking garage, residential units in Building A&B and Lee Medical Offices. Working with LCEC to establish power for Bldg C – Lee Health Outpatient, House of Omelets, residential units, and residential amenities, projected November TCO.

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Bimini Square

Breaking Barriers To Business (B2B)
Economic Development Incentive Program

Scope of Work: The B2B Program is designed to provide grant assistance to developers and business owners in need of funding assistance to meet requirement of the City's Land Development and Building Code.

Approved Budget: 2025 Budget $545,000 (All Incentive Programs)
Expenditures to Date: $50,000; Encumbered: $68,000

Completed Tasks:

May	Status of Program Applications – (1) In Progress; (4) Submitted/In Review; (1) Approved
June	Status of Program Applications – (1) In Progress; (4) Submitted/In Review; (1) Approved
July	Status of Program Applications – (1) In Progress; (4) Submitted/In Review; (1) Approved; (1) Denied

* Application updates revised to now report FY 2025 only

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Demolition Program
Economic Development Incentive Program

Scope of Work: The Demolition Assistance Grant Program is intended to support economic development and growth in the South Cape area by providing financial assistance to property owners who are committed to improving their properties through demolition projects and preparing parcels for modern development.

Approved Budget: $545,000 (All Incentive Programs) **Expenditures to Date:** $0

Completed Tasks:

May	(1) Approved; (1) Denied; (1) Submitted/ In Review
June	(1) Approved; (1) Denied; (1) Submitted/In Review
July	(1) Approved; (1) Denied; (2) Submitted/In Review

Project Lead: Sharon Woodberry, Economic Development Manager/CM

Thank you Any Questions?