



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT

JULY 29, 2026

CRA MEETING

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4642 Vincennes Boulevard Public Parking

Project Number: C193001007

Estimated Completion Date: Winter 2026

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

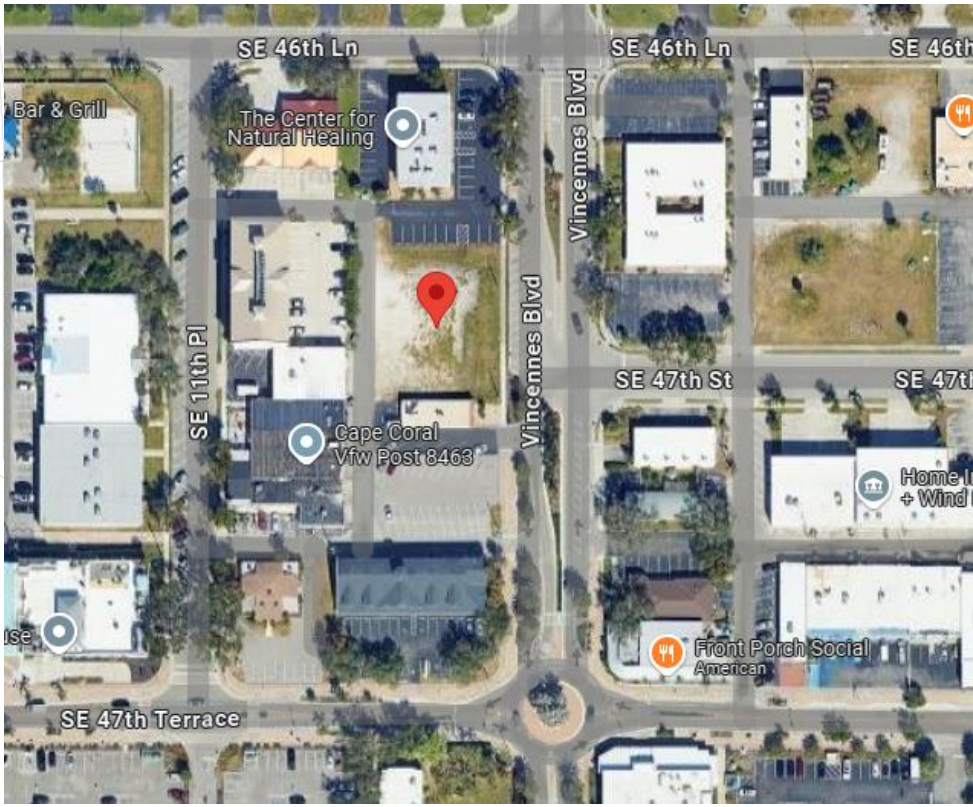
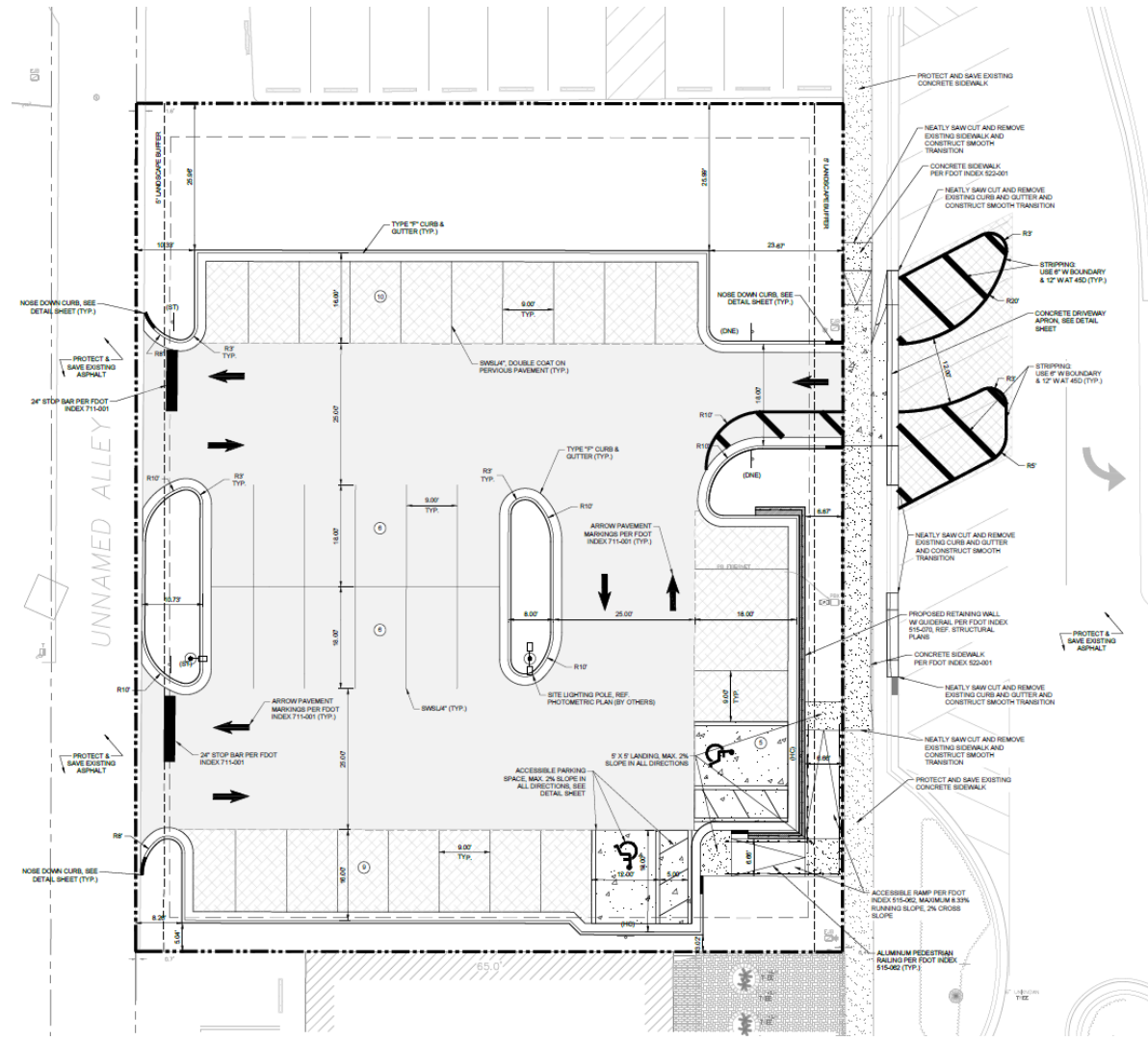
Approved Budget: \$1,030,611

Expenditures to Date: \$73,565.50

Completed Tasks:

- May Revisions requested during the final Site Development Permit (SDP) review meeting were completed, submitted, and approved by the SDP reviewers. Permit fees were paid, allowing the release of the approved construction plans.
- June The consultant is completing final revisions and review of the technical specifications and supporting documents based on the final comments received from the SDP reviewers. The Invitation to Bid (ITB) submittal package is being finalized and will be submitted once all required documents have been received and reviewed.

4642 Vincennes Boulevard Public Parking



4813 Vincennes Street Public Parking

Project Number: C193001007

Estimated Completion Date: Fall 2026

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 infrastructure.

Approved Budget: \$371,020

Expenditures to Date: \$57,387

Completed Tasks:

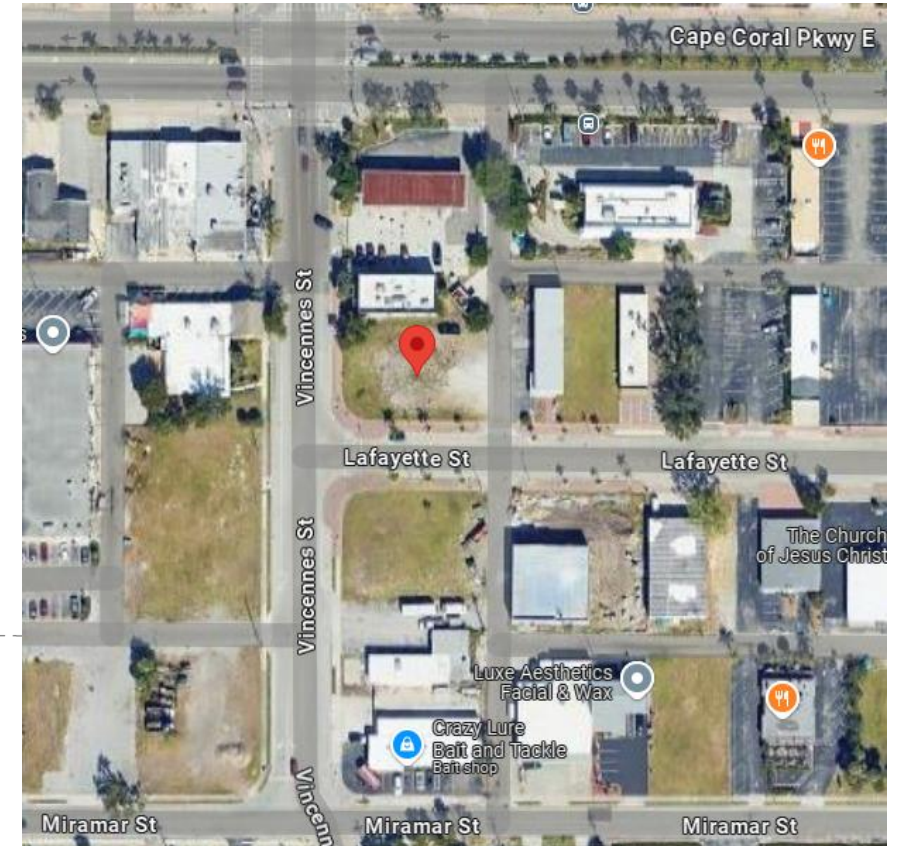
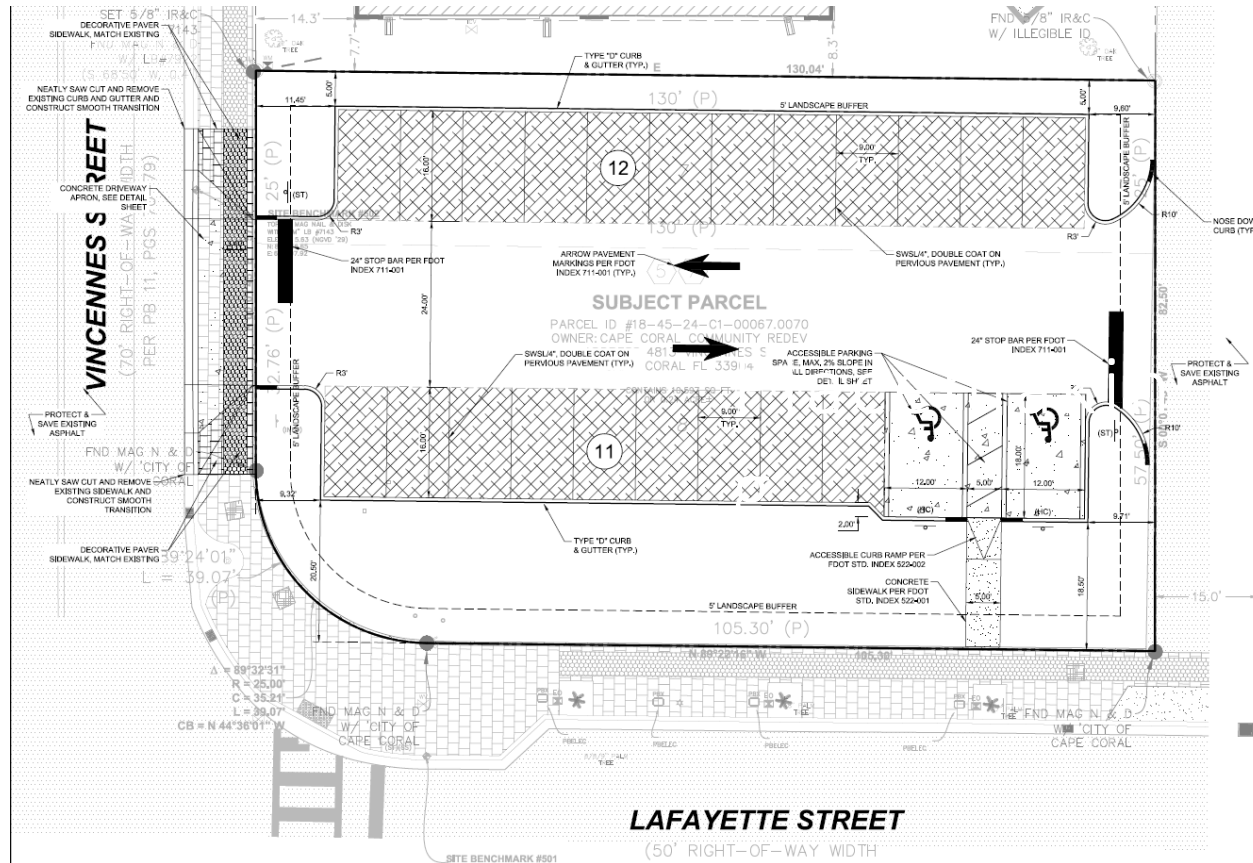
June

Stormwater staff is working on a master permit with SFWMD for a credit system in the CRA. Once SFWMD approves the permit for the credit system a resolution to be presented to City Council.



Project Lead: Zachary Gogel, Project Manager/CRA

4813 Vincennes Street Public Parking



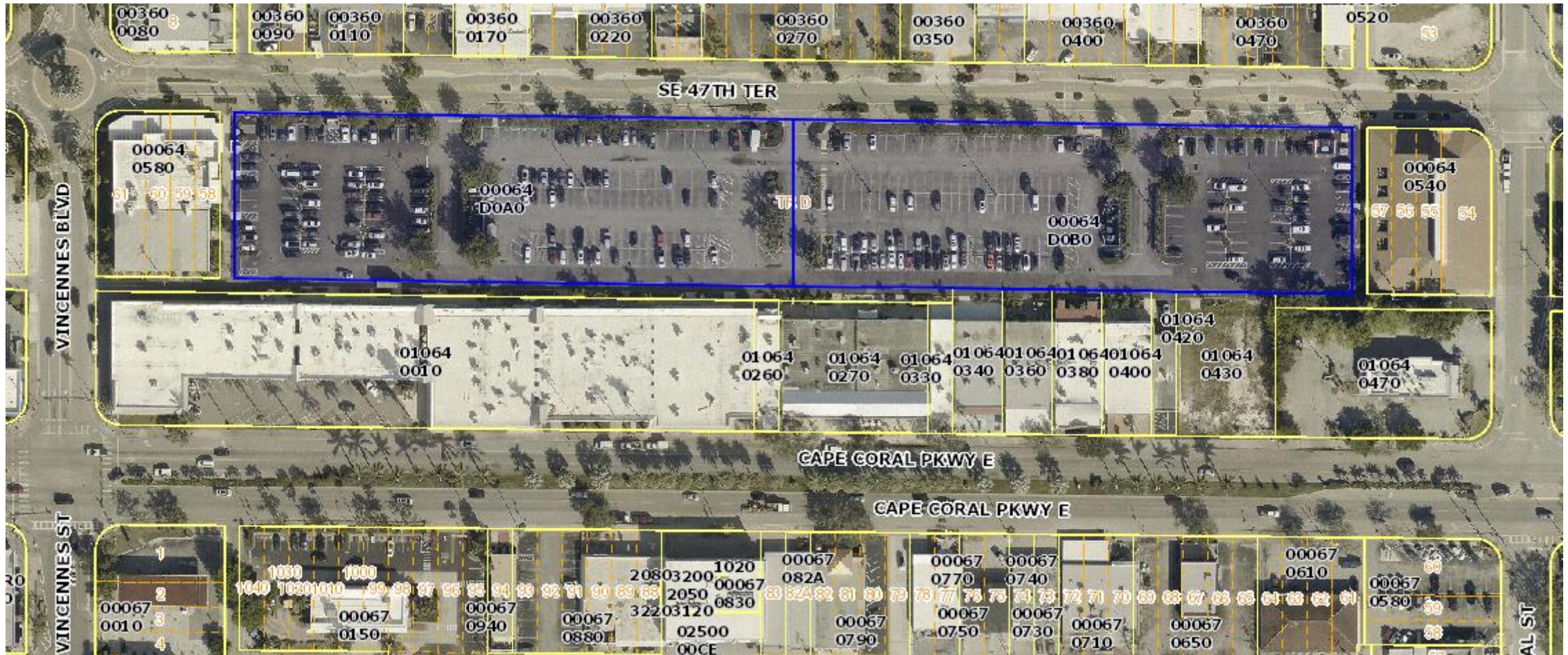
Big John's Request for Interest (RFI)

Scope: Request for Interest (RFI) for a mixed-use development on Big John's parking lot, owned by the City, which incorporates the CRA's Redevelopment Plan policies. The project could double the existing public parking capacity and add trash compactors for businesses that currently use the parking lot dumpsters.

Completed Tasks:

June RFI approved through Procurement process and posted on OpenGov portal on June 30, 2026, with a response submission deadline of August 6, 2026. After which a technical evaluation review will be completed.

Big John's Request for Interest (RFI)



Club Square Compactors and Enclosures

Project Number: C193001015

Estimated Completion Date: Spring 2027

Scope of Work: Replace dumpsters with compactors to increase capacity and parking spaces. Improvements to dumpster enclosures including steel powder coated gates and concrete shiplap walls.

Approved Budget: \$370,000

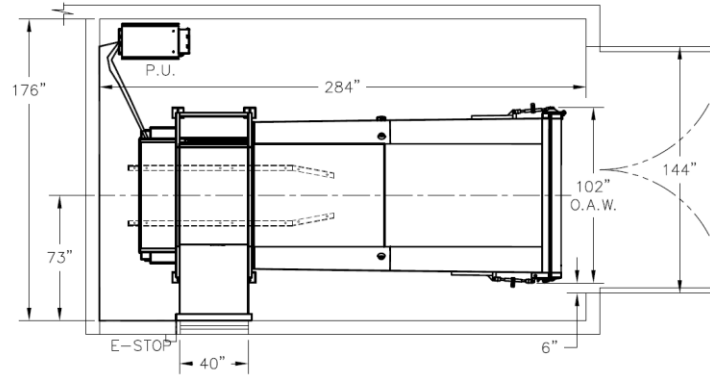
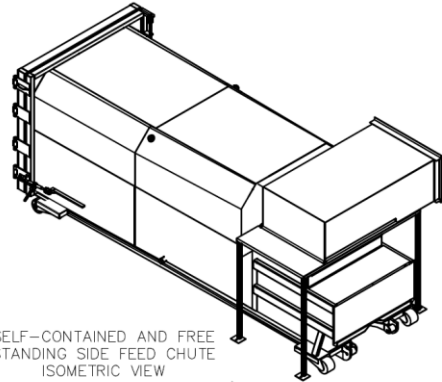
Expenditures to Date: \$0

Completed Tasks:

June

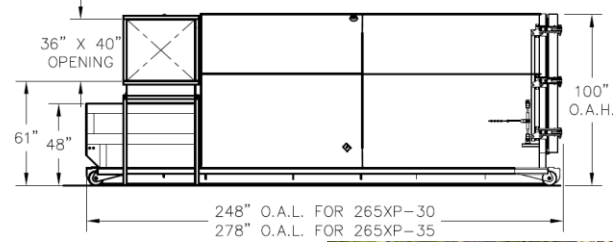
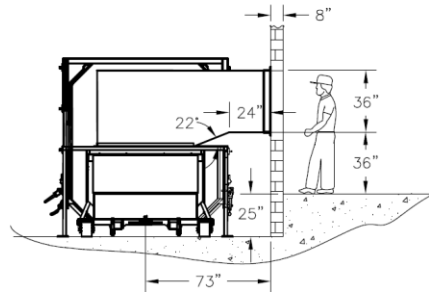
Staff returned comments for SCP to consultant for review and edits.

Club Square Compactors and Enclosures



NOTE: PAD TO BE MINIMUM OF 6" THICK WITH STEEL REINFORCEMENT OF A MINIMUM #6 MESH WIRE AND CONCRETE WITH A 3,000# MIX SPECIFICATION.

NOTE: THIS IS A CONCEPTUAL DRAWING ONLY. FIELD CONDITIONS MAY REQUIRE AN ALTERNATIVE LOCATION AND/OR DESIGN.



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

Construction Completion Date: November 30, 2026.

Scope of Work: : Cape Coral Parkway from Triton Ct E 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 done from Del Prado to Chiquita and 2 intersections on Del Prado once construction is completed.

Approved Budget: \$2,372,261**

Expenditures to Date: \$188,039

Completed Tasks:

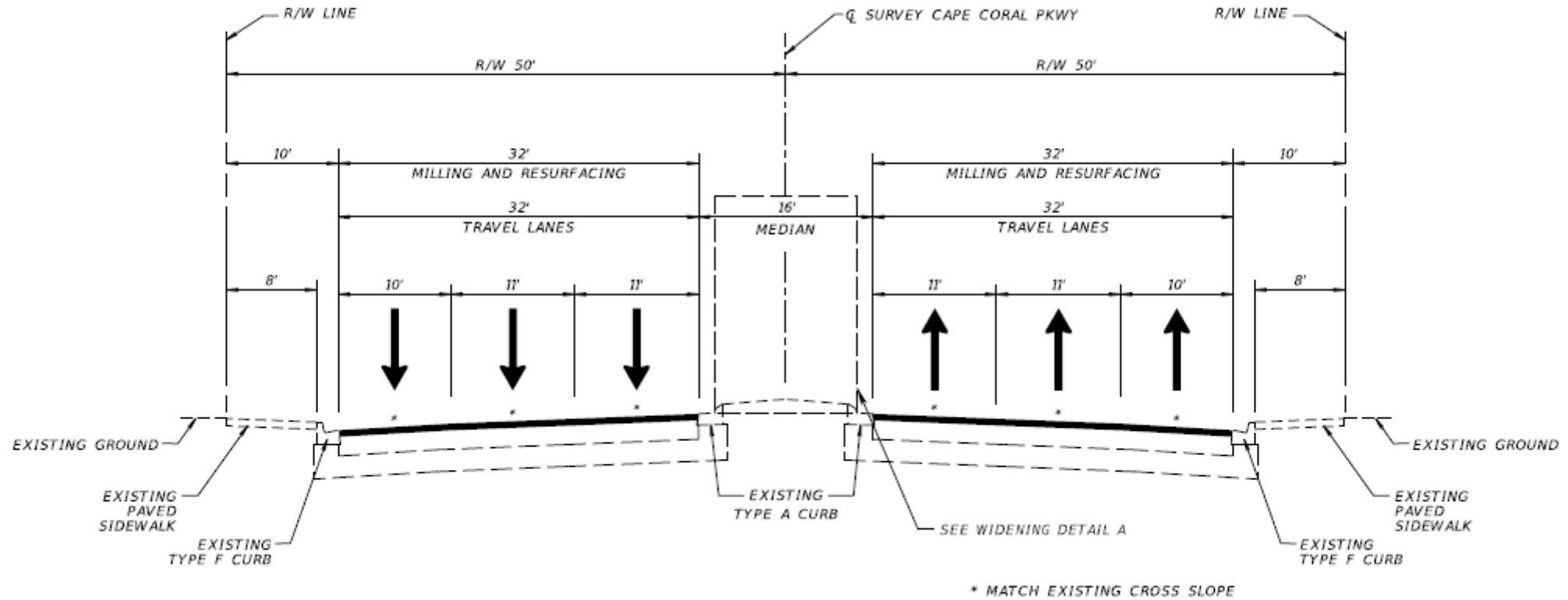
May	5/4/26 Notice to Proceed 5/18/26 Construction began
June	Continued tree removal along with removal and replacement of curb, gutter, and paver sidewalk for drainage and safety.

*Anticipated dates:	August	Removal of one median just west of Coronado to begin as well as rewiring of 8 signalized intersections and the addition of 9 signal heads.
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**City funded project

Project Lead: Wendy Williams, PW, Principal Engineer PE

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



Downtown Alleys near Cape Coral Parkway - Blocks #67 and #360

Scope of Work: Both “H-shaped” alleys had major drainage issues. Storm pipes and inlets are being installed. Alleys are being repaved.

Approved Budget: \$1,709,164*

Expenditures to Date: \$610,027

Completed Tasks:

2/17/26 Notice to Proceed

May- July Completed Alley #67 (location: one half block south of Cape Coral Pkwy behind McDonalds, Titos, etc. The CRA office abuts the alley from the south)

Anticipated Tasks:

July- October Complete Alley #360 (location: 1-1/2 blocks north of Cape Coral Pkwy behind Merricks, Chicago Pizza etc.)

10/15/26 Contract Completion

*City funded project



Project Lead: Wendy Williams, PE, Principal Engineer

Downtown Alleys near Cape Coral Parkway - Blocks #67 and #360



Downtown Alleys near Cape Coral Parkway - Blocks #67 and #360

Alley #67 - Completed



Alley #360 - Under Construction



Country Club Blvd Median Landscaping

Project Number: C193001005

Estimated Completion Date: Summer 2026

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: \$1,390,034

Expenditures to Date: \$877,930

Completed Tasks:

May	Substantial completion of Irrigation, trees, ground coverings, mulch and sod.*
June	Start of maintenance in completed sections. Preparing for take of owl nest after nesting season. Amendment 1 on agenda for July 29, 2026, CRA meeting. Amendment 1 includes the landscaping and irrigation for the two remaining medians south of Country Club Blvd. on Palm Tree Blvd.

*Sections marked for burrowing owls have not been completed.



Project Lead: Zachary Gogel, Project Manager/CRA

Country Club Blvd Median Landscaping



Palm Tree Blvd Median Landscaping Project

Project Number: C193001012

Estimated Completion Date: Spring 2027

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

Approved Budget: \$3,000,000

Expenditures to Date: \$232,235

Completed Tasks:

June

Final documents submitted to Procurement for review; bid is anticipated to be posted by the end of July or early August.



Project Lead: Zachary Gogel, Project Manager/CRA

Palm Tree Blvd Median Landscaping 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: \$389,255.66

*City funded project

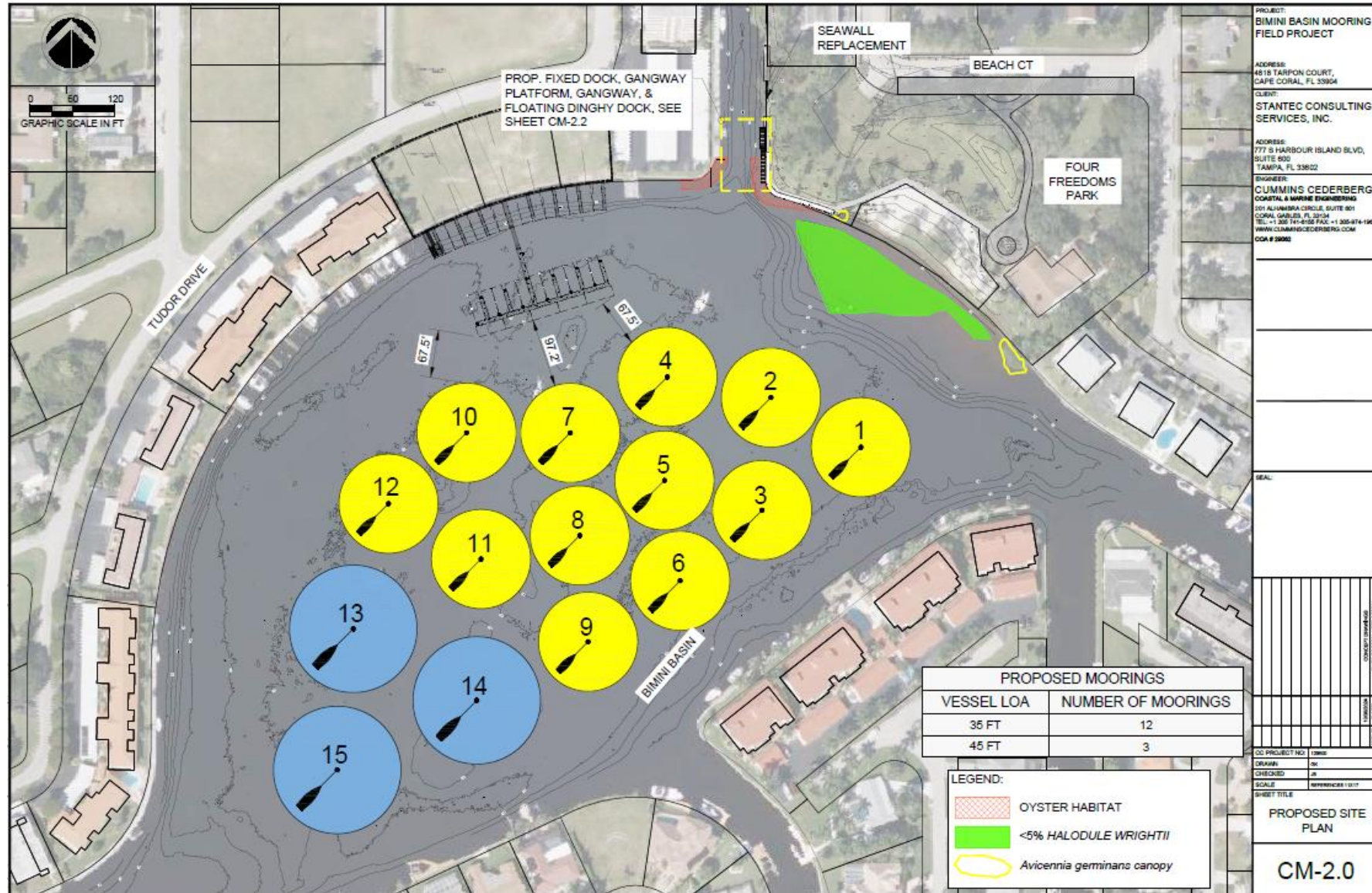
Completed Tasks:

May	Staff responded to FWC Request for Additional Information (RAI), including submittal / acceptance of Lee County Manatee Protection Plan Permit.
June	Awaiting approval or RAI from Army Corps of Engineers or FWC.



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

Bimini Basin Mooring Field - Design and Permitting



Founders Park – Captains Walk

Project Number: C193001017

Estimated Completion Date: Summer 2026

Scope of Work: Provide waterfront access at Founders Park. 200' x 5' Captains Walk.

Approved Budget: \$98,000

Expenditures to Date: \$0

Completed Tasks:

June

NTP issued on June 5, 2026

Marine Improvement Permit applied for on June 23, 2026.

Founders Park - Captains Walk



Palm Tree Public Square

Project Number: C193001016 **Estimated Completion Date:** Spring 2027 – Design Phase II

Scope of Work: Develop the roughly 1-acre parcel into a new park with landscaping, pedestrian features, and a focal point fountain.

Approved Budget: \$399,630 **Expenditures to Date:** \$56,318

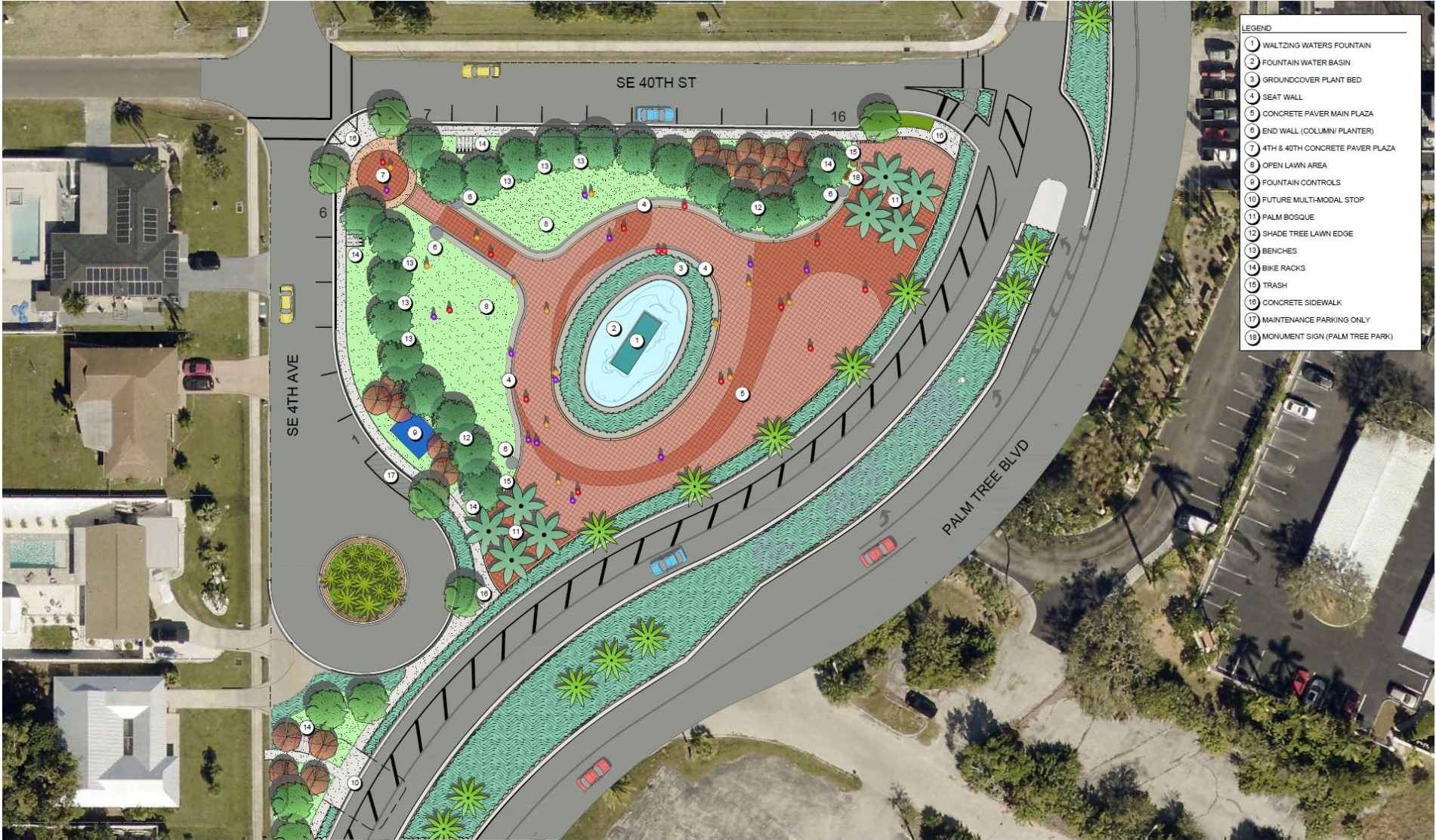
Completed Tasks:

- | | |
|------|---|
| May | Staff held kickoff meeting with consultant for phase II of the Palm Tree Square design on May 29, 2026. |
| June | Consultant is working on 30% design plans. Pre-application meeting scheduled for August 18, 2026. |



Project Lead: Sarah Evins, Special Projects Coordinator/CMO

Palm Tree Public Square



Bimini East

Project Number: C190901001

Estimated Completion Date: Summer 2026

Scope of Work: The City of Cape Coral and the South Cape Community Redevelopment Agency (CRA) invite experienced, well-capitalized developers to submit proposals for the redevelopment of approximately 22 acres known as Bimini East. We seek visionary partners to deliver a walkable, vibrant, mixed-use waterfront district that becomes a catalyst for Cape Coral's continued transformation.

Approved Budget: \$45,474,013

Expenditures to Date: \$45,220,929

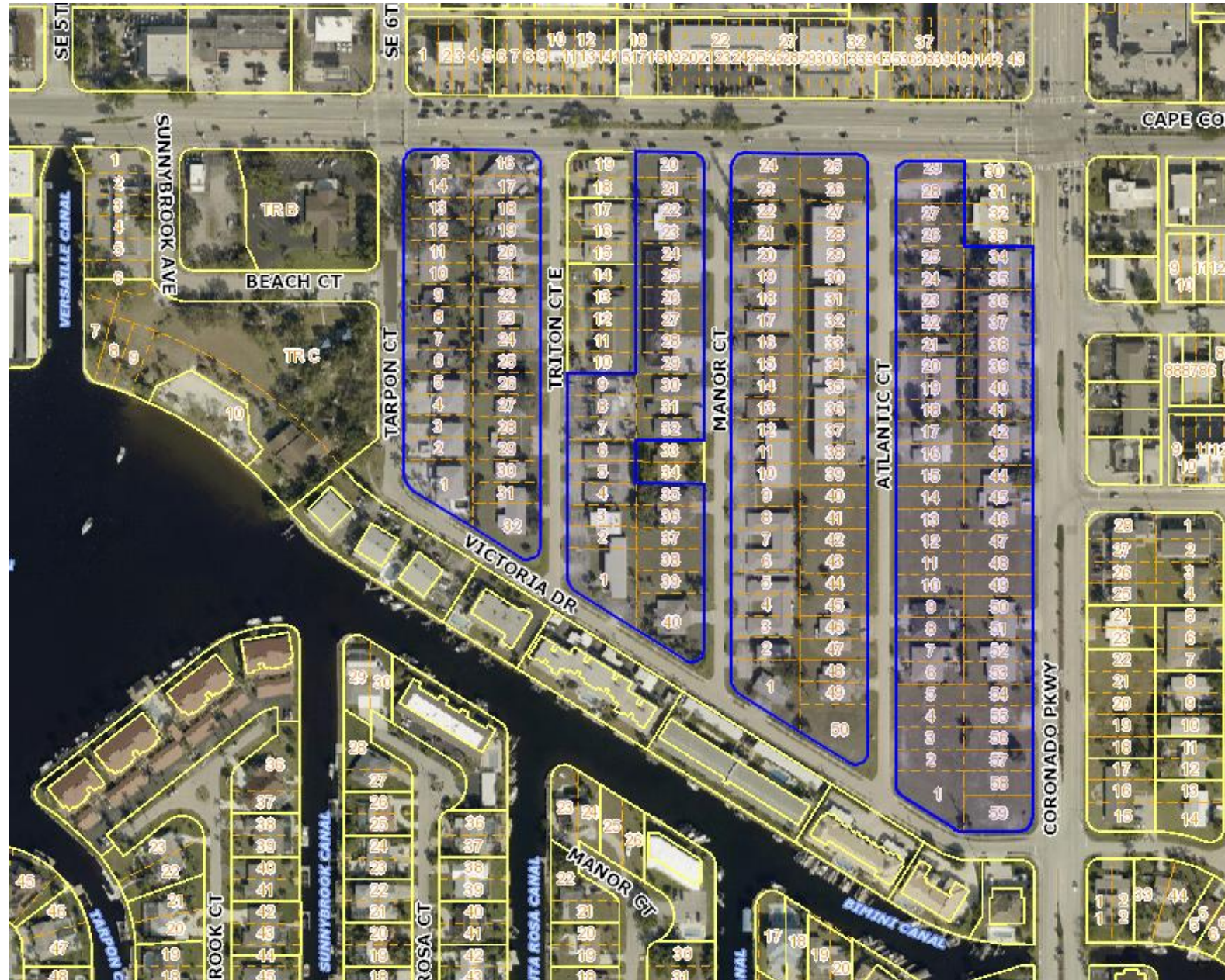
Current Status:

Discussion on terms and concept to be held during July 29, 2026, Committee of the Whole meeting.



Project Lead: Zachary Gogel, Project Manager/CRA

Bimini East



Thank you
Any Questions?

