



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT
MARCH 11, 2026
CRA MEETING

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4642 Vincennes Boulevard Public Parking

Project Number: C193001007

Estimated Completion Date: Fall 2026

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 infrastructure.

Approved Budget: \$659,591

Expenditures to Date: \$72,639

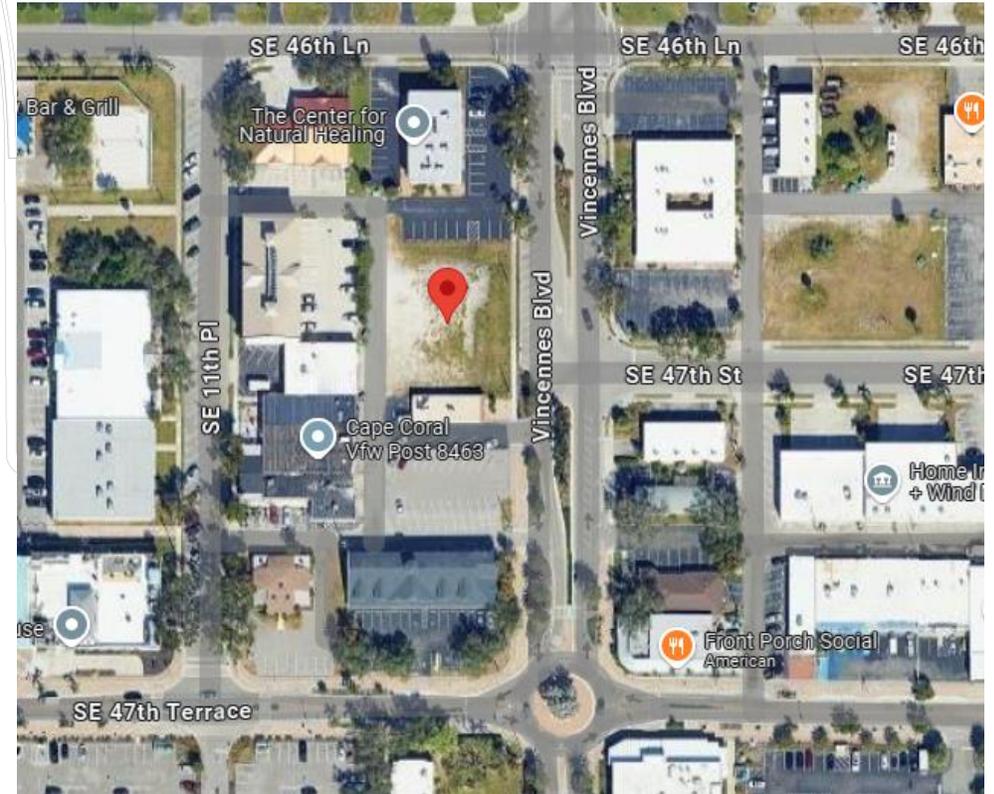
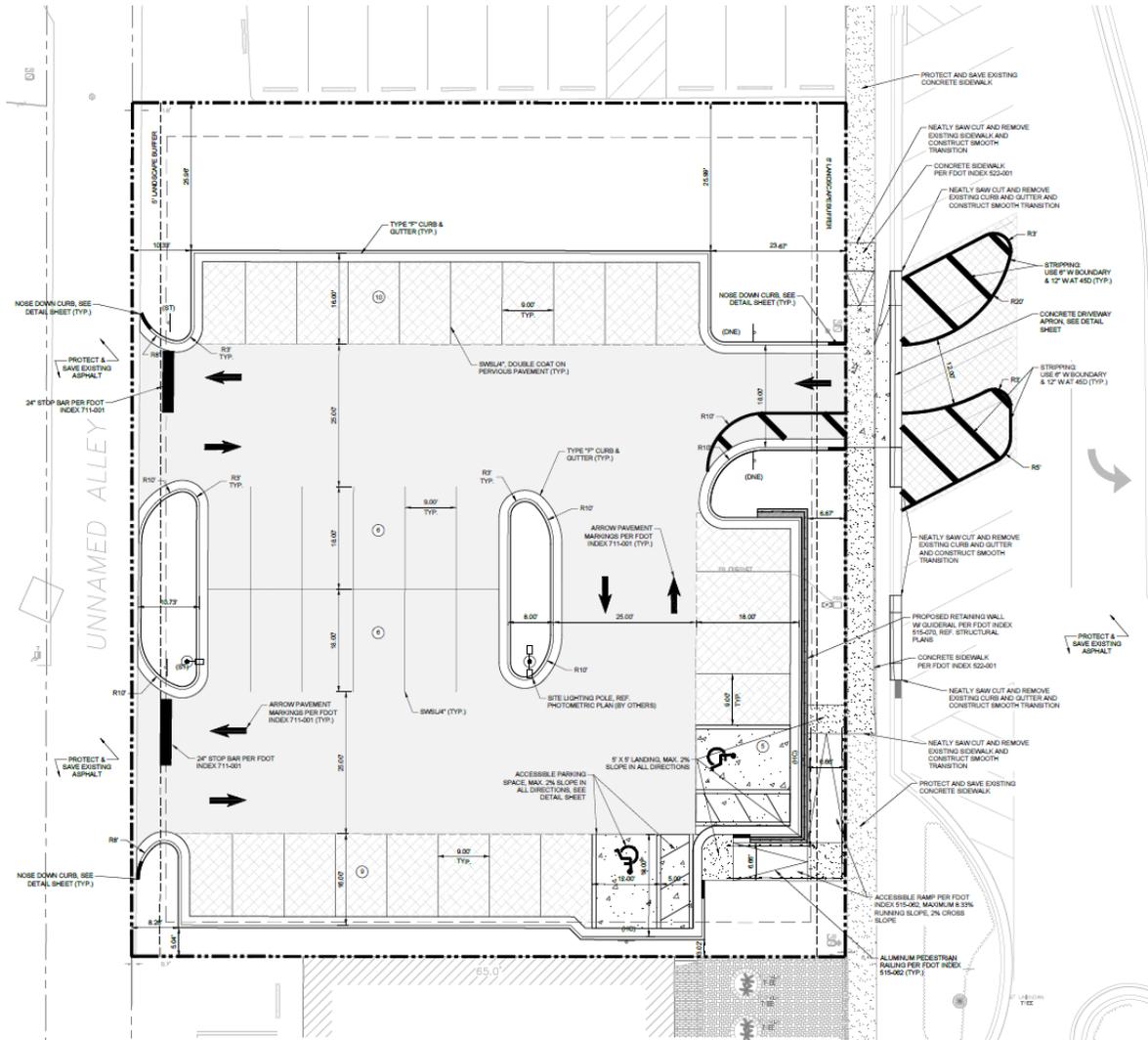
Completed Tasks:

January The consultant and Development Services coordinated a final meeting in early March regarding the SDP permit. All comments have been addressed and resolved.

February Issuance of the SDP permit and solicitation for construction underway.

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

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: \$55,357

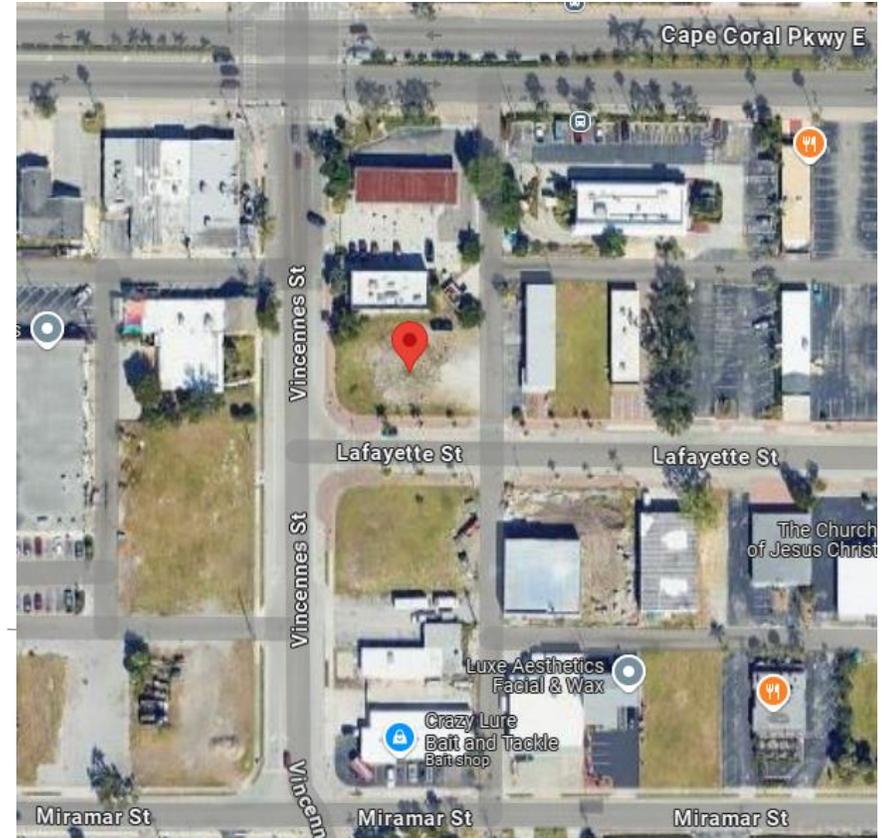
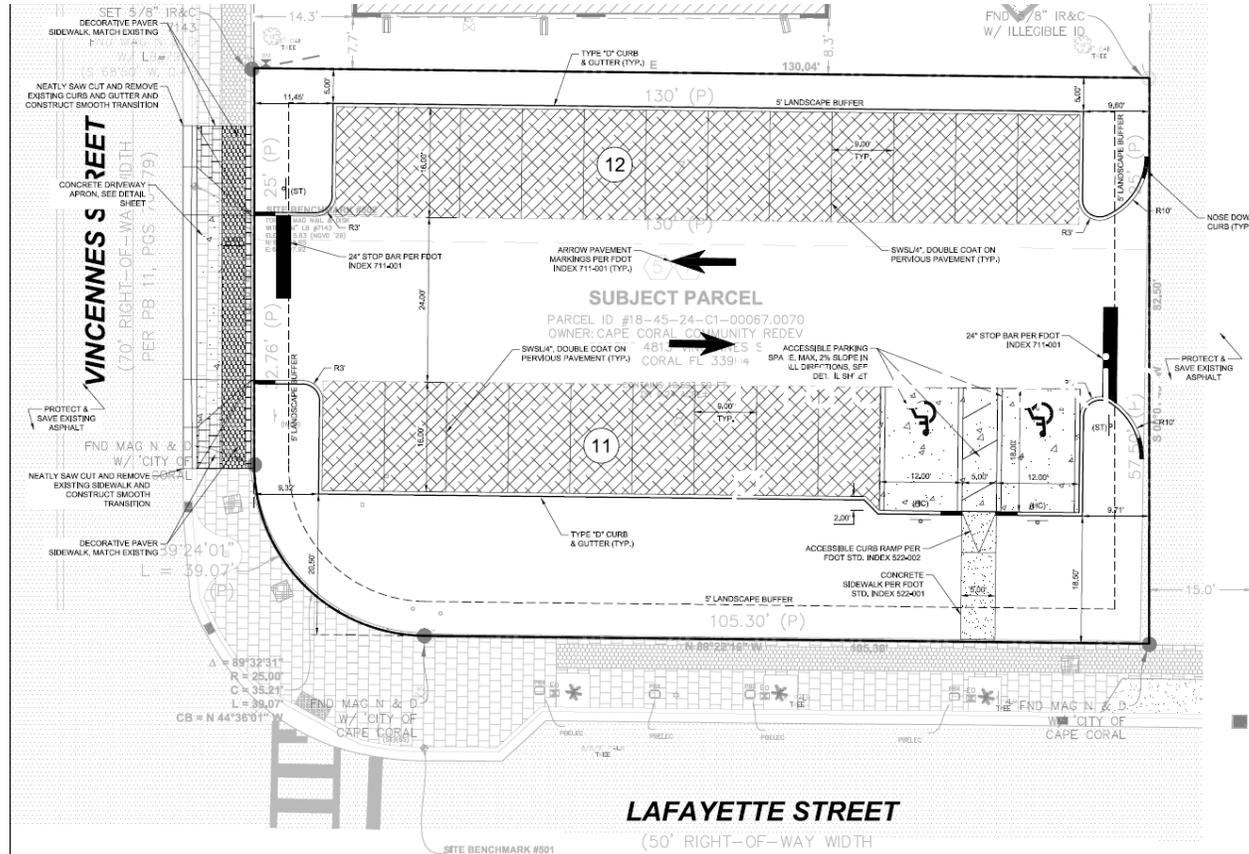
Completed Tasks:

- | | |
|----------|---|
| January | Firm updating irrigation and landscaping designs and SDP revisions for resubmission. |
| February | Irrigation and landscape design updates and SDP revisions remain underway for resubmission. |



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 that incorporates the CRA's Redevelopment Plan. The project could double the existing public parking capacity and add trash compactors for businesses that currently use the parking lot dumpsters.

Completed Tasks:

January

Preparing RFI.

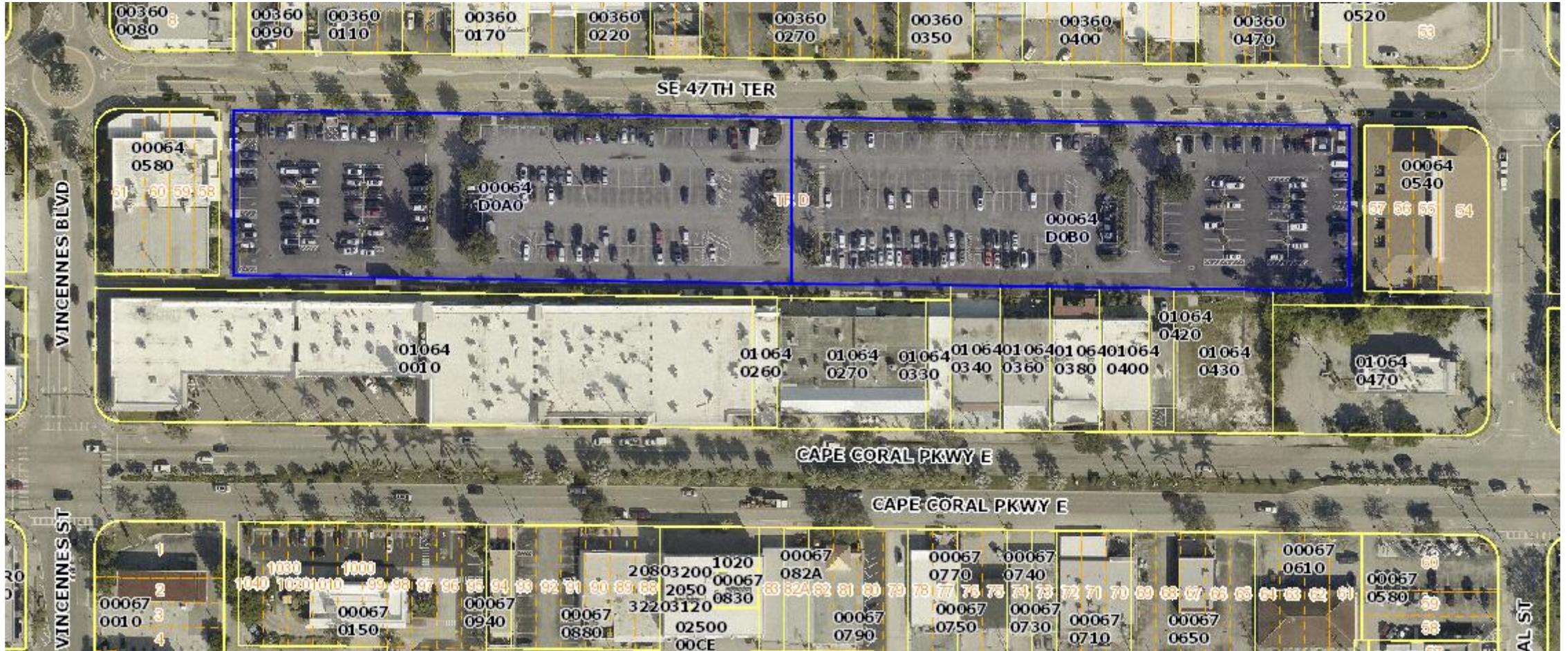
February

Key components added in RFI to include doubling the current public parking, activation of public plazas and the incorporation of solid waste facilities for the surrounding businesses.



Project Lead: Zachary Gogel, Project Manager/CRA

Big John's Request for Interest (RFI)



Club Square Compactors and Enclosures

Project Number: C193001015

Estimated Completion Date: Fall 2026

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:

January

Reviewing scope to prepare for Staff Cost Proposal. Request for Service submitted to Procurement.

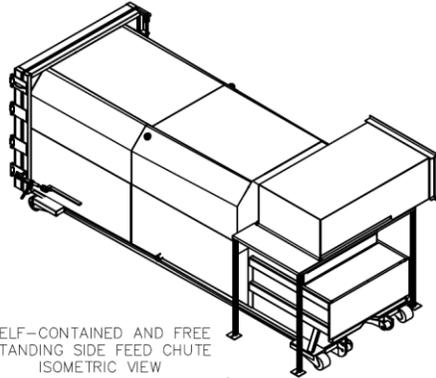
February

Working with firm to create Staff Cost Proposal.

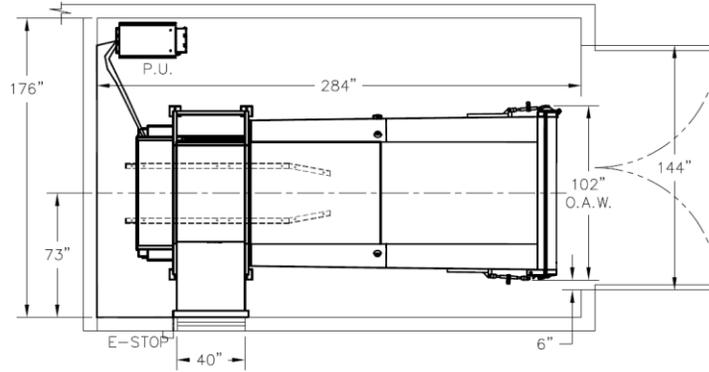


Project Lead: Zachary Gogel, Project Manager/CRA

Club Square Compactors and Enclosures

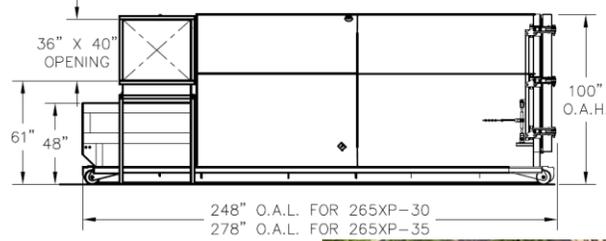
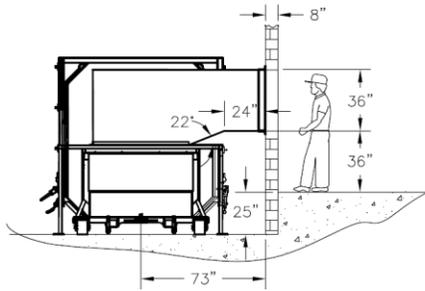


SELF-CONTAINED AND FREE
STANDING SIDE FEED CHUTE
ISOMETRIC VIEW
(WALL NOT SHOWN FOR CLARITY)



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: December 15, 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 Triton Ct E to Chiquita and 2 intersections on Del Prado.

Approved Budget: \$1,842,850**

Expenditures to Date: \$188,039

Completed Tasks:

January	Project out to bid on 1/22/26
February	Bids opened on 2/25/26 and are being evaluated

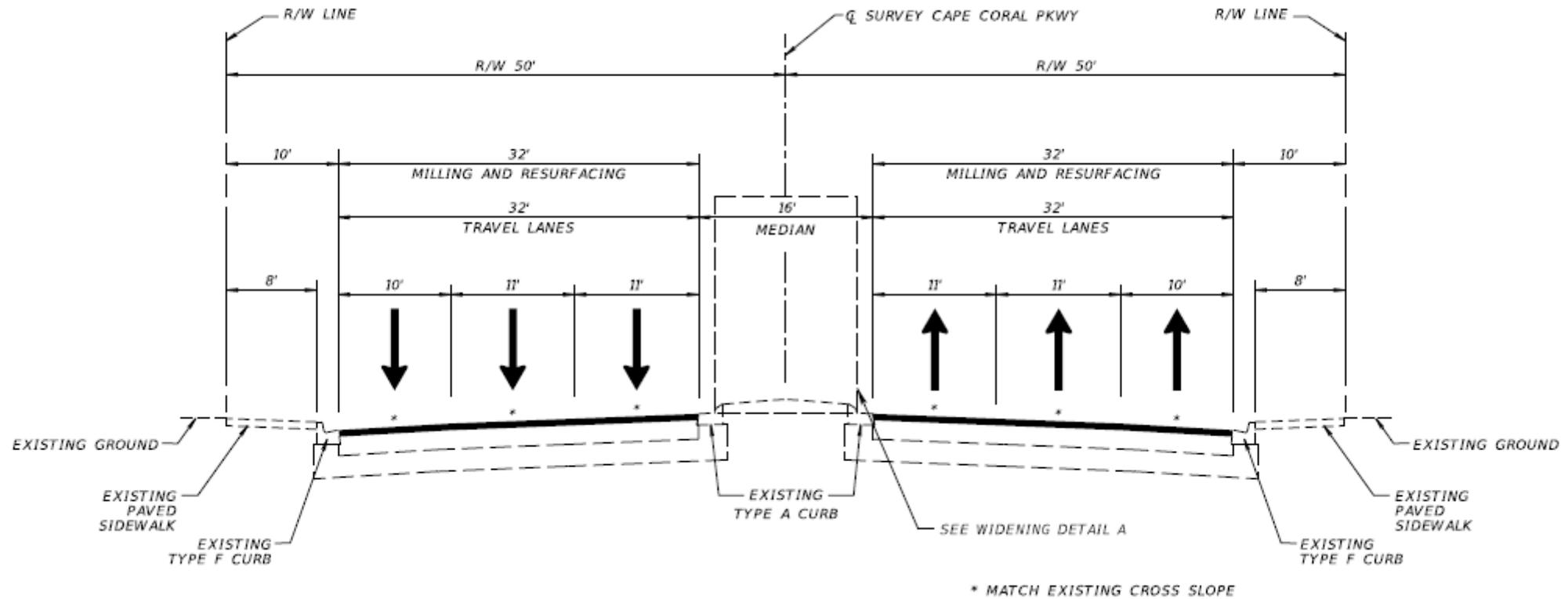
*Anticipated dates: May 2026 Notice to Proceed
 November 2026 Substantial completion

**City funded project



Project Lead: Wendy Williams, PW, Principal Engineer PE

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



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: \$363,082

Completed Tasks:

January

Notice to Proceed signed for start date on 1/28/26.

February

Staff working on Permissive Use Agreement for city property located at 3919 Palm Tree Blvd. Contractor has provided Burrowing Owl protection to (12) identified burrows. Additionally obtained Maintenance of Traffic and Irrigation permits. Work has started on tree removal and installation of irrigation.



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: \$229,918

Completed Tasks:

January

Bid sent out through Procurement for civil portion of project.

February

Bid opened on 2/24/26 staff is currently reviewing. Contract is anticipated to be on the agenda for the 5/13/26 CRA meeting for approval.



Project Lead: Zachary Gogel, Project Manager/CRA

Palm Tree Blvd Median Landscaping Project



Cape Coral Pkwy Streetlight Retrofit

Project Number: C193001013

Estimated Completion Date: Spring 2026

Scope of Work: To improve the streetlight reliability by upgrading the electrical infrastructure and replacing the green streetlights along Cape Coral Pkwy from Palm Tree Blvd to Del Prado Blvd.

Approved Budget: \$1,000,000

Expenditures to Date: \$7,920

Completed Tasks:

January

Project kickoff after receiving the first shipment of 63 poles

February

Section between Palm Tree Blvd and Coronado Pkwy completed.*

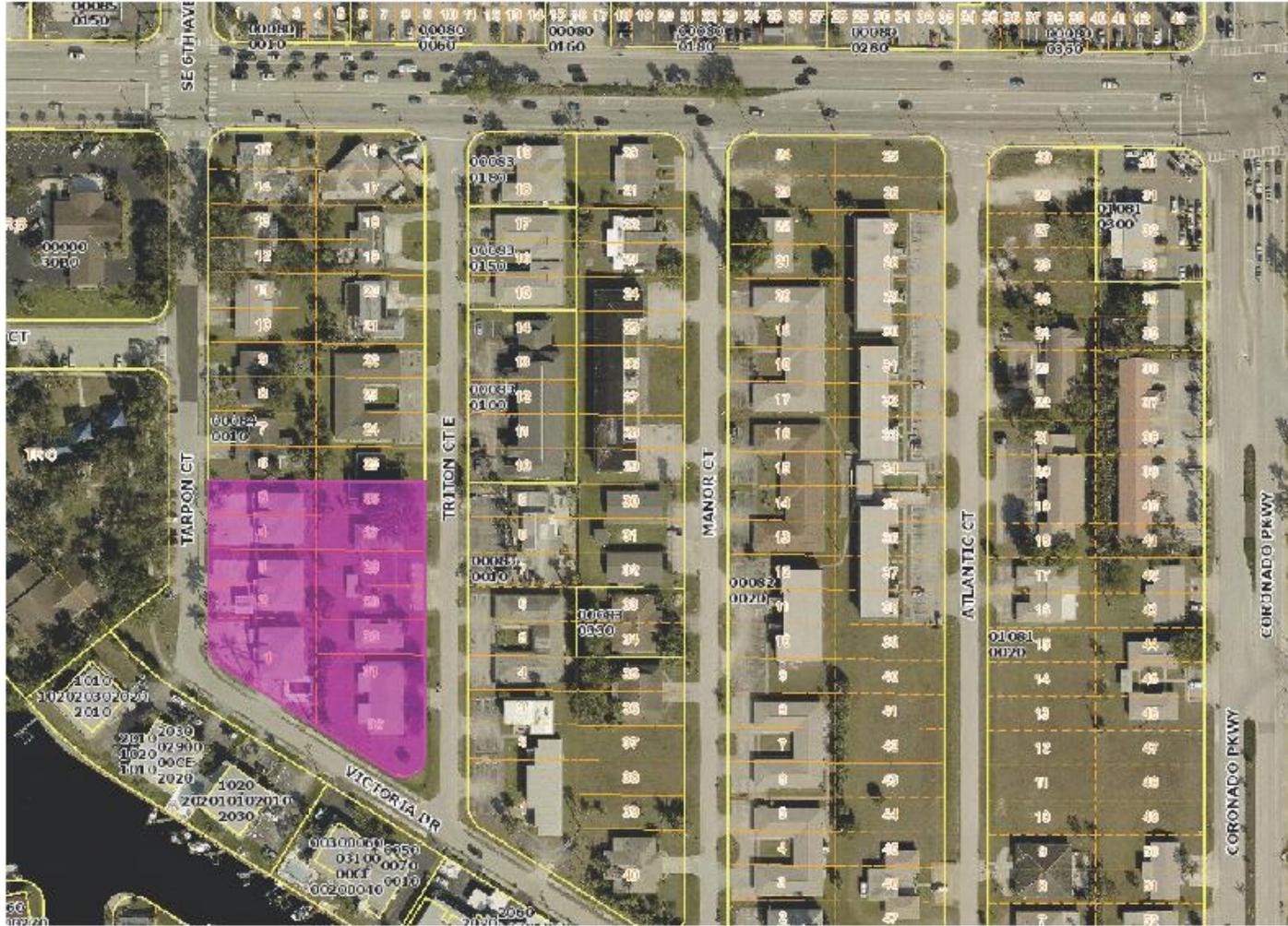
Final shipment of materials arrived on 3/2/26, project is expected to be completed 60 days from receipt of final shipment of materials.

*Anticipated realignment of bolt patterns needed on (2) poles.



Project Lead: Zachary Gogel, Project Manager/CRA

Cape Coral Pkwy Streetlight Retrofit



Location Map - Block 84, Lots 1-5 and Lots 26-32
CRA Cape Coral Parkway Streetlight Retrofit Project



Bimini Basin Mooring Field - Design and Permitting

Project Number: C703001020

Estimated Completion Date: Spring 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: \$367,138.16

Completed Tasks:

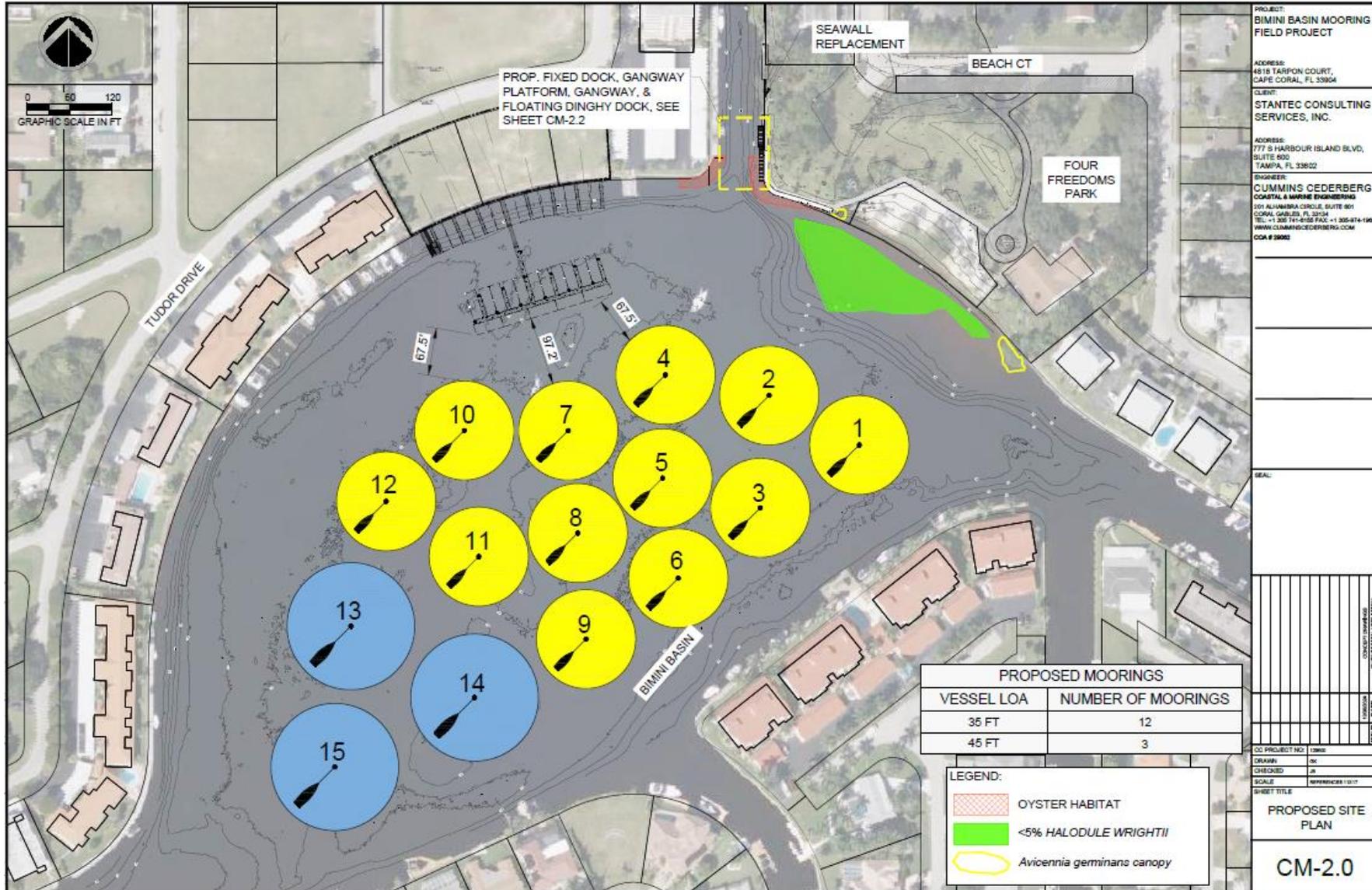
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| January | Waiting on ACOE Permit. ACOE Permit review on hold due to Government Shutdown (January 31, 2026) |
| February | ACOE sent second request for information to FWC on Feb 2. |

*City funded project



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: March 2026

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:

January	Work completed for updates on domestic water backflows at Vineyard Church and Sage at 47 th .
February	Continuing inspections, final inspections anticipated in early March.



Project Lead: Zachary Gogel, Project Manager/CRA

SE 47th Terrace Fire Department Fire Connections



SE 47th Terrace Fire Department Fire Connections

BackStreets



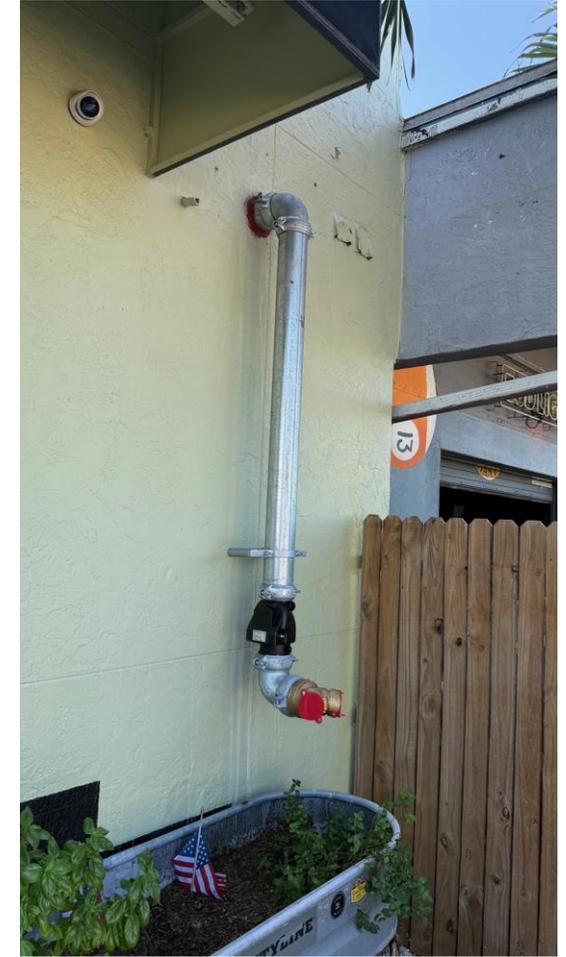
Vineyard Church



Hooked



Sage on 47th



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: \$75,000

Expenditures to Date: \$0

Completed Tasks:

January

Prepared Request for Quote (RFQ)

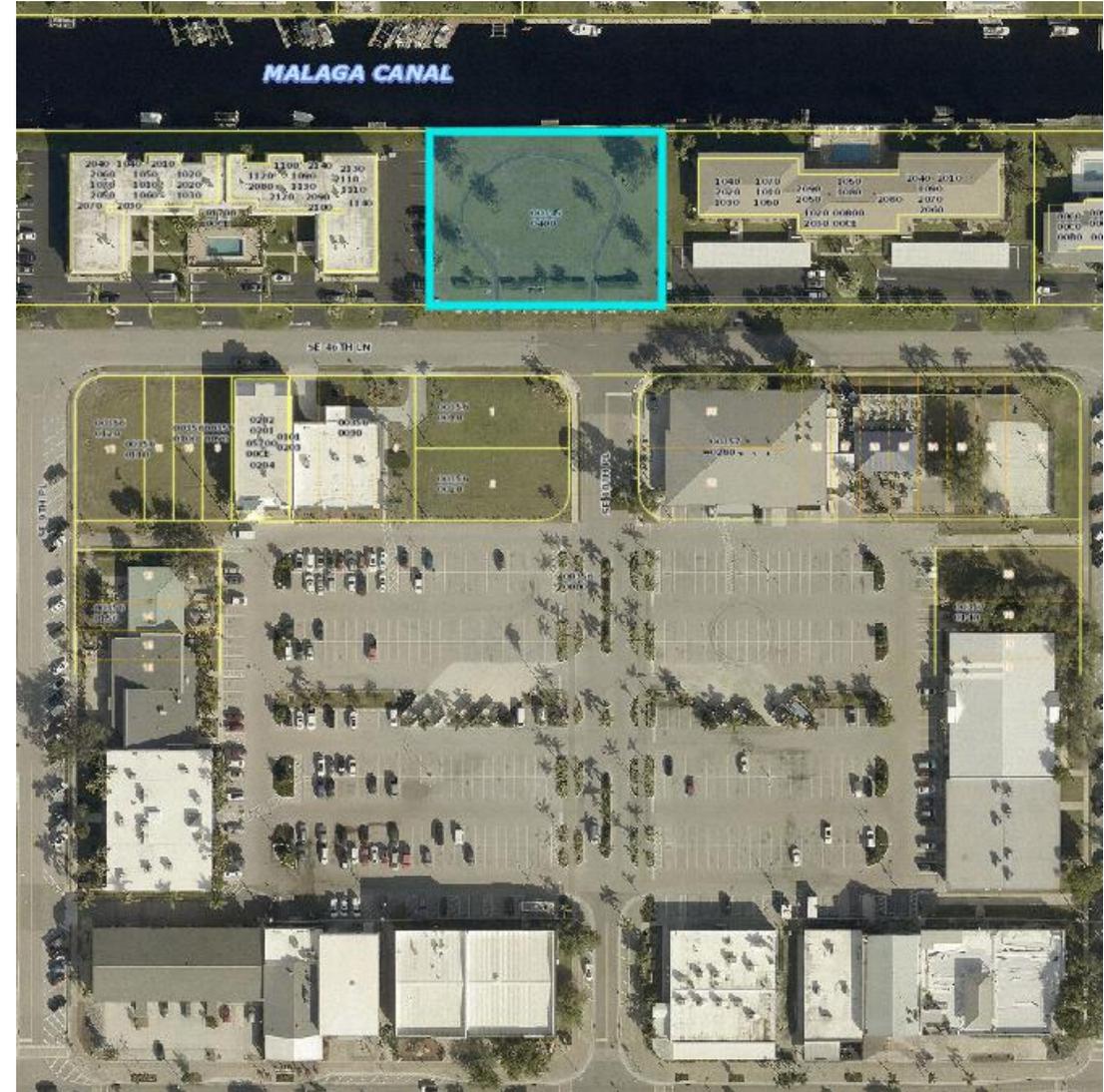
February

Submitted RFQ to procurement who created a formal RFQ in Ion Wave. RFQ to be issued on 3/4/26 with a response deadline of 3/31/26.



Project Lead: Zachary Gogel, Project Manager/CRA

Founders Park - Captains Walk



Palm Tree Public Square

Project Number: C193001016 **Estimated Completion Date:** Fall 2026 – 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: \$377,737

Expenditures to Date: \$43,361

Completed Tasks:

January

Finalized amendment 1 to the original Staff Cost Proposal to include Design Phase II. Design Phase II to include construction design based off the concept in Phase I.

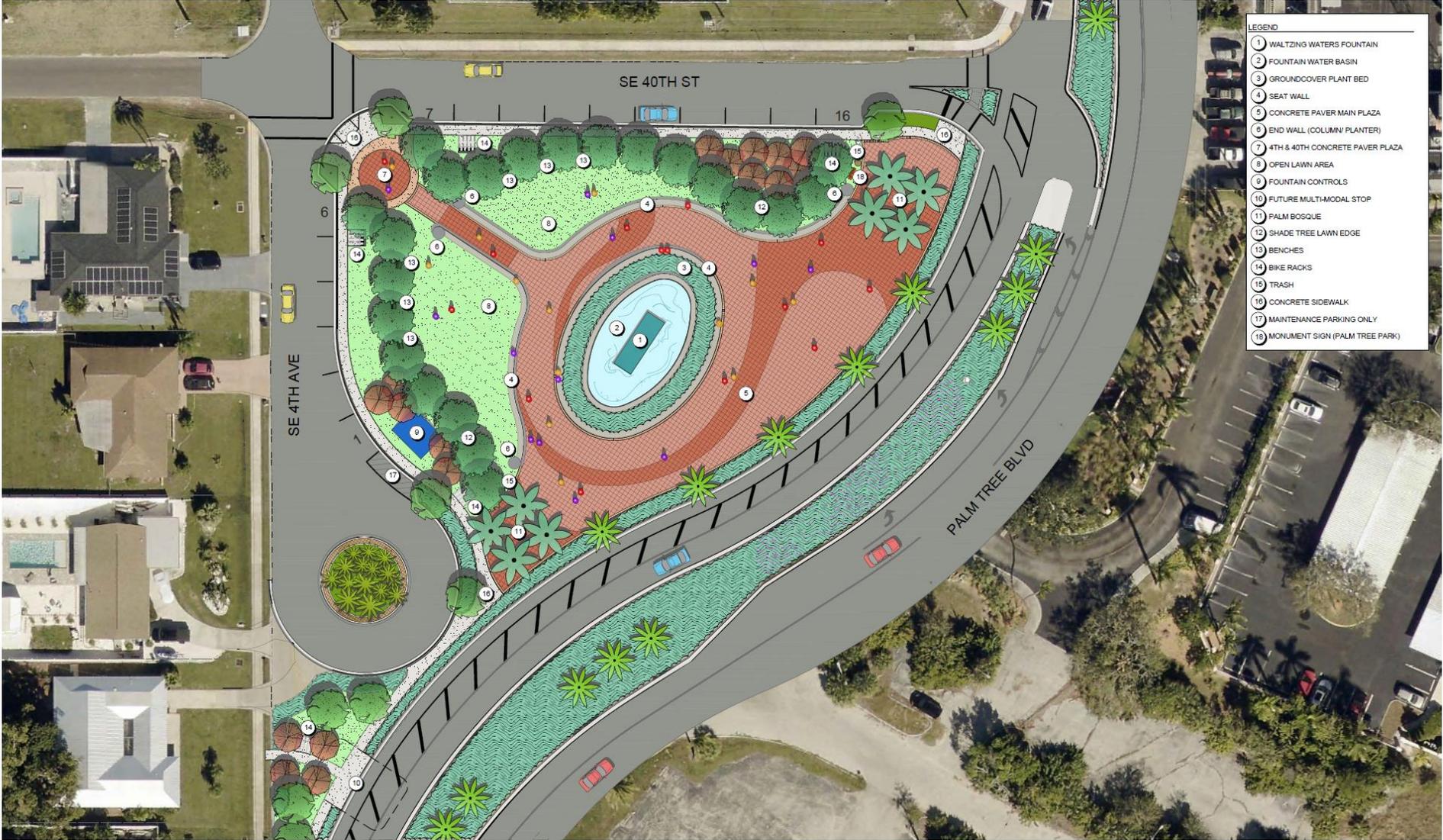
February

Amendment 1 on the Agenda for approval at the 3/11/26 CRA meeting. Amendment 1 includes engineering services for construction design and construction support based off the concept design produce from the original Staff Cost Proposal.



Project Lead: Sarah Evins, Special Projects Coordinator/CMO

Palm Tree Public Square



City of Cape Coral
PALM TREE BLVD PARK
 ILLUSTRATIVE SITE PLAN- OPTION 01

Bimini East

Project Number: C190901001

Estimated Completion Date: Spring 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: \$45,192,274

Current Status:

The Bimini East solicitation is currently under the cone of silence and remains in the competitive procurement phase. The selection committee has completed its evaluations, and Staff is currently negotiating with the top ranked firm. Anticipate a presentation to Council on the proposal in April 2026. Waiting on letters of no objection from utility providers on vacation of rights-of-way and easements.

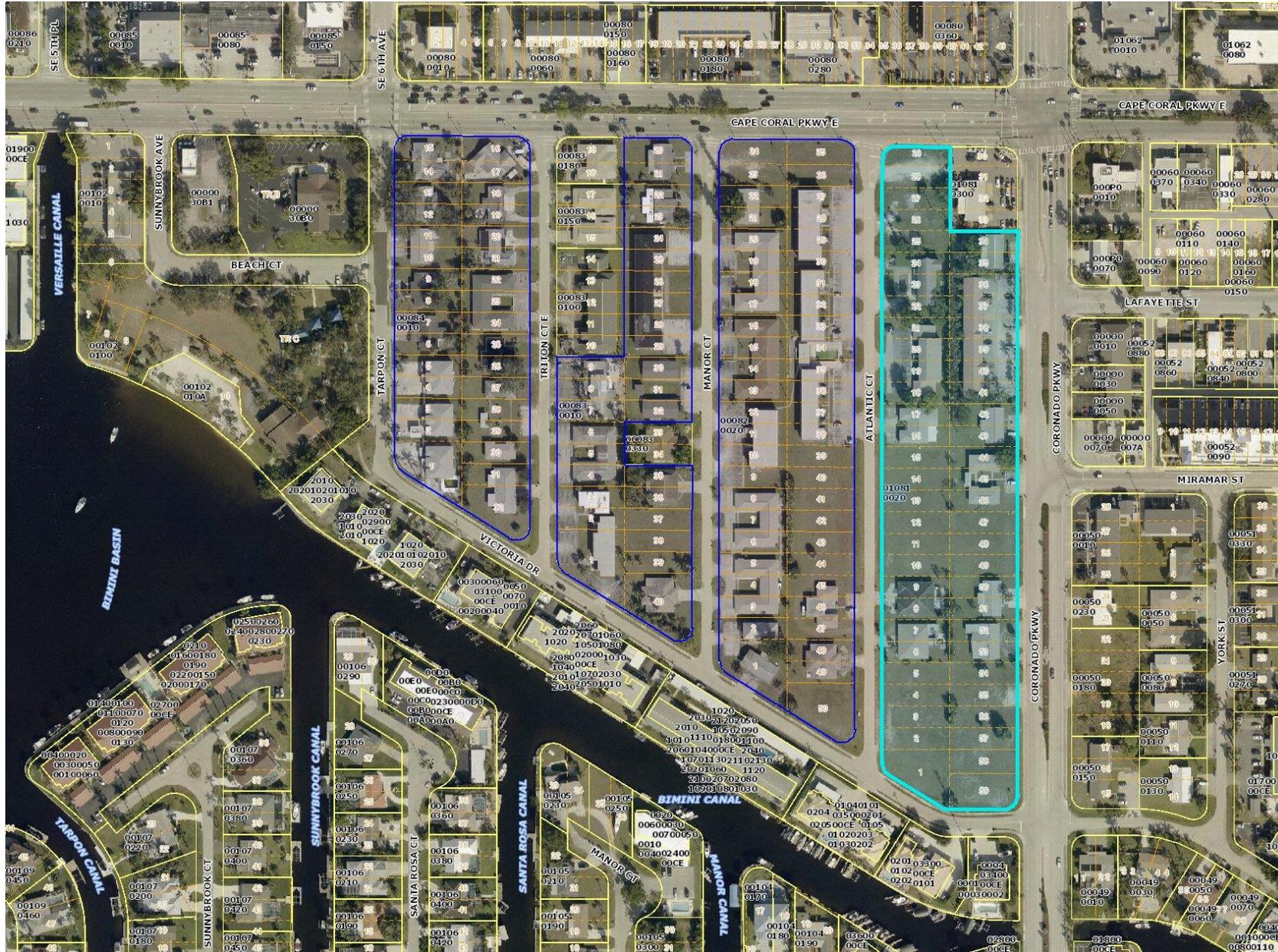


Project Lead: Zachary Gogel, Project Manager/CRA

Anticipated RFP Timeline

Event	Date
RFP Available	OCTOBER 2, 2025
Deadline for RFP Questions	OCTOBER 15, 2025
Proposal Due Date	OCTOBER 30, 2025
Internal Evaluation Committee	NOVEMBER 14, 2025
Begin Contract Negotiations	DECEMBER 2025
Council Presentation	APRIL 2026 - (ESTIMATED)

Bimini East



Thank you
Any Questions?

