

FLORIDA SPECIAL DISTRICTS ACCOUNTABILITY PROGRAM - 2024

ACTIVITIES

FIELD		TYPE	CRA Plan Page	Started (\$)	Completed (C)	AMOUNT
District's Name	Cape Coral Community Redevelopment Agency	1 Community Engagement	60	S		\$1,516.00
District's Unique ID	133	2 Economic Development	60	C		\$61,865.00
First Name	Michael	4 Community Policing	46	S		\$176,294.00
Last Name	Ilczyszyn	5 Infrastructure	26	S		\$50,041.00
Mailing Address	P.O. Box 150027	6 Infrastructure	64	S		\$42,294.00
Office Address	1015 Cultural Park Boulevard, Cape Coral, Florida	7 Infrastructure	64	S		\$8,588,296.00
City	Cape Coral	8 Infrastructure	51	S		\$33,147.00
State	Florida	9 Infrastructure	43	S		\$13,950.00
Zip	33915-0027	10 Transportation	64	C		\$199,769.00
Telephone	(239) 574-0457	11 Transportation	64	S		\$11,250.00
Fax	(239) 574-0452	12 Transportation	16			5,382.00
Email	milczyszyn@capecoral.gov	13	0			\$-
Website	www.capecoral.gov	14	0			\$-
County(ies)	Lee	15	0			\$-
Local Governing Authority	City of Cape Coral	16	0			\$-
Date Created / Established	Monday, June 9, 1986	17	0			\$-
Creation Documents	City Ordinances 11-03, 54-09 and Resolution 38-86	18	0			\$-
Board Selection	City Council	19	0			\$-
Authority to Issue Bonds	Yes	20	0			\$-
Revenue	Tax Increment Financing	21	0			\$-
Most Recent Update	Tuesday, March 25, 2025	22	0			\$-
		23	0			\$-
		24	0			\$-
		25	0			\$-

FINANCIALS

TYPE	SOURCE	Column1	
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 1,391,188,270.00	26
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 554,286,266.00	27
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 836,902,004.00	28
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 1,243,895,953.00	29
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	689,609,987.00	30
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:			
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	95%	31
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ 655,065,894.00	32
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$2,958,585	33
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:			
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	-	34
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0%	35
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ -	36
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	0%	37
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -	38
Actual expended increment revenue	Audit (FUND BALANCES)	\$ 612,935.00	39
Total Low and Moderate Housing Expended		\$ -	40
TOTAL			\$9,183,804.00

Community Redevelopment Agency Annual Report

Cape Coral Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

133

Registered Agent	Mr. Michael Ilczyszyn
Mailing Address	P.O. Box 150027 Cape Coral, Florida 33915-0027
Office Address	1015 Cultural Park Blvd. Cape Coral, FL 33990
Telephone	(239) 574-0457
Fax	(239) 574-0452
Email	milczysz@capecoral.gov
Website	www.capecoral.gov
County(ies)	Lee
Local Governing Authority	City of Cape Coral
Date Created / Established	Monday, June 9, 1986
Creation Documents	City Ordinances 11-03, 54-09 and Resolution 38-86
Board Selection	City Council
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Monday, May 12, 2025

Total number of Activities started	8
Total number of Activities completed	2
Current Year Taxable Value in CRA	\$ 1,263,203,365.00
Actual expended increment revenue	\$ 5,031,643.86
Base Year Taxable Value in CRA	\$ 554,286,266.00
Current Year Tax Increment Value	\$ 708,917,100.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	60
Economic Development	60
Community Policing	46
Infrastructure	26
Infrastructure	64
Infrastructure	64
Infrastructure	51
Infrastructure	43
Transportation	64
Transportation	64
Transportation	16