

Cape Coral Community Redevelopment Agency Fla. Statute §189.062 Goals and Objectives Analysis

Cape Coral began as a land-sales subdivision in the late 1950's. The City was incorporated in 1970 and by 1986 had grown to approximately 53,000 residents. Cape Coral expected to continue to enjoy a high rate of growth but unfortunately, the original developers failed to provide adequate space for commercial development. The commercial areas of the City are characterized by small lots, poor layout, and inadequate drainage and parking. The South Cape business section along Cape Coral Parkway was planned in a time before "big box" supermarkets, retail centers, or shopping malls. Renewed commercial development in the South Cape area is hindered by the difficulty of assembling large land parcels, poor layout, and inadequate parking.

These deficiencies in the South Cape area became apparent during the 1970's and early 80's with the lack of the normal increase of professional and retail development one might expect in comparison to the overall accelerated growth of the City. Originally, commercial and professional expansion grew along Del Prado Boulevard.

1972 - City Council authorized the preparation of a study by the firm of Black, Crown & Eidsness, Inc. for a comprehensive analysis of the lack of adequate and deteriorating storm sewers in the downtown sector.

1984 - The firm of Zuchelli, Hunter & Associates was retained by the City to develop an economic development strategy.

1985 - City Staff prepared its Downtown Improvement Program based on the data gathered through these prior studies. The program cited the need for drainage improvements, additional curb and sidewalk construction, lack of appropriate parking, need to expand Cape Coral Parkway capacity and recommended the formation of a Community Redevelopment Agency (CRA) pursuant to the Florida Community Redevelopment Act of 1969.

1986 - the City Council passed Resolution No. 38-86 finding the existence of blighted areas in the City of Cape Coral. The elements of blight identified were:

Lot Size/Diversity of Ownership Sewer System Sidewalks, curbs and gutters Defective of inadequate street layout Unimproved Parking areas Low Property values

The City Council determined that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the blighted areas within the City was necessary in the interest of public health, safety, morals, and welfare of the residents of the City of Cape Coral. Resolution No. 39-86 established the City Council as the Community Redevelopment Agency. In 1987 Ordinance No. 49-87 adopted the first Redevelopment Agency. In 1987 Ordinance No. 49-87 adopted the first Redevelopment Area Plan and Ordinance No. 51-87 established the Redevelopment Trust Fund.

The Community Redevelopment Agency and the City of Cape Coral shall be responsible for the implementation and administration of the objectives outlined in the Redevelopment Plan.

Redevelopment Goals, Objectives and Policies

The South Cape area consists of commercial single story center structures in the core area with a variety of nearby residential uses, and the golf course property with the surrounding residentials neighborhoods. The mission statement for the Community Redevelopment Agency is that it "will facilitate the emergence of a vibrant urban village where people of all ages, will live, work, shop and be entertained." The vision of the area recognizes the unique social and economic factors that are compressed in a relatively small area of the City. This Redevelopment Plan provides the vision for the South Cape area to be a compact urban village addressing several identified redevelopment goals. Implementing these goals are a series of objectives that provide general direction for the CRA, and City staff, in pursuing the purpose of successful development activities creating a sense of place. In addition, the Redevelopment Plan objectives provide the private sector with information necessary to make appropriate development decisions for both redevelopment and new development.

OPEN SPACES & STREET LAYOUT

Goal: To create a high-intensity pedestrian-friendly urban area that provides enhanced open spaces and a system of both pedestrian and traffic circulation to ensure that visitors, employees, and residents alike can easily find their way, park, and enjoy their walk to their destinations.

Objective: Plan and build a system of open spaces, traffic circulation, public and private parking, and pedestrian walkways that implement the Community Redevelopment Plan.

| Policy 3.1.1 | Interconnected Transportation Network |
|---------------------|--|
| Policy 3.1.2 | Optimize the Capacity of On-Street Parking |
| Policy 3.1.3 | Alternative Transportation |
| Policy 3.1.4 | Parking Development Plan |
| Policy 3.1.5 | Create Plaza Areas Using Incentives and Developer Negotiations |
| Policy 3.1.6 | Cross Easements |
| Policy 3.1.7 | Structured Parking |
| Policy 3.1.8 | Views and Connections to the River and Waterways |
| Policy 3.1.9 | Tree Canopy |

LIMITATIONS ON SIZE, HEIGHT, NUMBER AND USE OF BUILDINGS

Goal: Through regulatory controls and incentives provide appropriate limitations on the type, size, height, number and use of buildings to stimulate and attract private investment in real property and property improvements in the Redevelopment Area that will eliminate blighting factors, improve the economic health of the City and the County, increase employment opportunities, better serve residents, businesses, and tourists, and improve the tax base.

Objective: Develop zoning districts to create an urban pedestrian-friendly commercial core with interesting architectural elements, recognizing those areas that are distinct in terms of uses, location, and their built and natural environment. All development, redevelopment, and rehabilitation activities carried out within the Cape Coral Redevelopment Area shall conform to the City's Comprehensive Plan and the City's Land Use and Development Regulations as they exist now or as it may be amended from time to time.

- Policy 3.2.1 Assemble Property where CRA Efforts can be Successfully Leveraged
- Policy 3.2.2 Identify & Recommend Land Uses and Zoning that support CRA Plan
- **Policy 3.2.3** Provide Incentives to Implement Architectural Criteria
- Policy 3.2.4 Implement Incentives to Encourage Redevelopment & Revitalization of the CRA
- Policy 3.2.5 Encourage the Revitalization of All Properties as High Quality Mixed-use or Commercial Projects.
- Policy 3.2.6 Provide Incentives to Create Attractive Pedestrian Oriented Streets
- Policy 3.2.7 Brand the CRA as an Organized Urban Destination
- Policy 3.2.8 Assist in the Development Review Process
- Policy 3.2.9 Continue to Study Possible Amendments to the City's Land Use & Development Regulations
- Policy 3.2.10 Provide Incentives for Design
- **Policy 3.2.11 Work with the City of Update Regulatory Measures**
- Policy 3.2.12 Provide Tax Increment Funding to Assist in Development of Meeting Rooms & Public Spaces
- Policy 3.2.13 Provide Tax Increment Funding to Assist in Development of Marinas and Waterfront Improvements

APPROXIMATE NUMBER OF DWELLING UNITS/AFFORDABLE HOUSING

Goal: Have more people living and working in South Cape to provide more personal convenience, create a sustainable economy, and lessen the dependence on the automobile in daily life.

Objective: Support a variety of housing types, costs, and incentives in the development of dwelling units where people of all ages and incomes have a safe and clean environment.

Policy 3.3.1 Use Tools to Encourage Residential Projects

Policy 3.3.2 Provide Assistance for the Acquisition and Development of Affordable and Mixed-Income Multi-Family Properties

Policy 3.3.3 Assist the City to adopt Land Use and Development Regulations

PROPERTY INTENDED FOR USE AS PUBLIC PARKS & RECREATION AREAS

Goal: Optimize every opportunity to create a system of green spaces, parks, and recreation areas throughout the Redevelopment Area.

Objective: To increase the acreage currently dedicated to green space, parks, and recreation in the Community Redevelopment Area.

Policy 3.4.1 Encourage the development of pocket parks and/or plazas for redevelopment projects

Policy 3.4.2 Create a system of bicycle and pedestrian trails within the CRA

Policy 3.4.3 Assist in the development of plazas and covered pedestrian walkways that improve the access to waterways and the Riverfront

Policy 3.4.4 Seek to provide yearly enhanced operational funding for the improvement of neighborhood parks and recreational venues

Policy 3.4.5 Seek to encourage the development of retail and restaurant operations that have access to waterways

Policy 3.4.6 Seek to redevelop the golf course with recreational uses

Policy 3.4.7 Encourage development that will allow for greater public access to the water

PROPERTY INTENDED FOR USE AS STREETS, PUBLIC UTILITIES, & PUBLIC IMPROVEMENTS OF ANY NATURE

Goal: Redevelop the South Cape area as envisioned in the City's Comprehensive Plan and the CRA's Redevelopment Plan with pedestrian-friendly and functional streets, underground utilities, public plazas, and waterway connections.

Objective: Through public-private partnerships, optimize every opportunity to improve the infrastructure and public domain within the Redevelopment Areas.

Policy 3.5.1 Coordinate infrastructure and capital improvements according to the City's and CRA's Asset Improvement Program

Policy 3.5.2 Use opportunities to assist in placing all utilities underground and maintain water, sewer, and electrical capacity for expanded growth

Policy 3.5.3 Create an environment in which private investment will follow infrastructure improvements

Policy 3.5.4 Develop coordinated streetscape designs, relocation of all utilities, public and private signs, park development, and beautification

Policy 3.5.5 Design and install an overall way-finders signage

Policy 3.5.6 Identify and secure diverse sources of funding

Policy 3.5.7 Seek to provide yearly funding for the enhancement of median improvements, landscaping, and pedestrian amenities

Policy 3.5.8 Improvements to Bimini Basin by exploring a Mooring Field in the Basin

<u>Cape Coral Community Redevelopment Agency</u> <u>Work Plan and Budget – Fiscal Year 2025</u>

The South Cape Downtown Community Redevelopment Plan was amended and brought forward for consideration by the Community Redevelopment Agency Board of Commissioners on May 8, 2024. The CRA Board adopted CRA Resolution 6-24, recommending the Mayor and City Council of the City of Cape Coral adopt an ordinance that serves to amend the South Cape Downtown Community Redevelopment Plan. The City Council of the City of Cape Coral adopted an amended South Cape Downtown Community Redevelopment Plan on August 4, 2024. This amended redevelopment plan endeavors to provide a clear road map to identify the resources and strategies available to bring to the South Cape a positive change for residents, property owners, tenants and visitors alike.

The 2024 revision included changes to the CRA governance, includes updated maps, photos and text revisions to broaden the authority of the CRA to continue towards varying incentives, identifies multiple new capital projects within the work program, revises and updates CRA policies, and provides minor updates to varying outdated text within the plan.

Mission Statement

The Community Redevelopment Agency will facilitate the emergence of a vibrant urban village where people of all ages will live, work, shop and be entertained.

CRA Board of Commissioners

Jennifer I Nelson-Lastra, Chair Joe Kilraine, Vice Chair

John Gunter, Commissioner Bill Steinke, Commissioner

Keith Long, Commissioner Laurie Lehmann, Commissioner

Dr. Derrick Donnell, Commissioner Rachel Kaduk, Commissioner

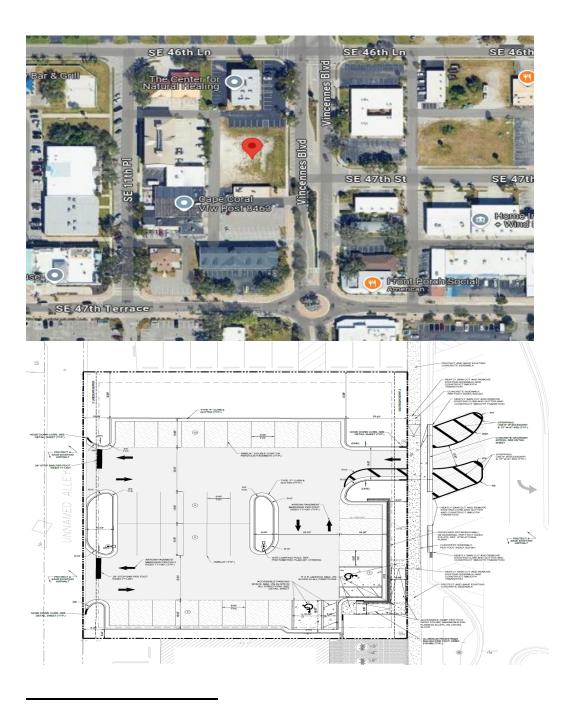
Capital Improvement Projects Managed by the CRA

4642 Vincennes Boulevard Parking Lot - North of Cape Coral Parkway

CRA Approved Budget: \$659,591 Expenditures to Date: \$67,472

Open Spaces and Street Layout - Policy 3.1.2 - Optimize the Capacity of On-street Parking

Scope of Work: Design and construct 40-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.



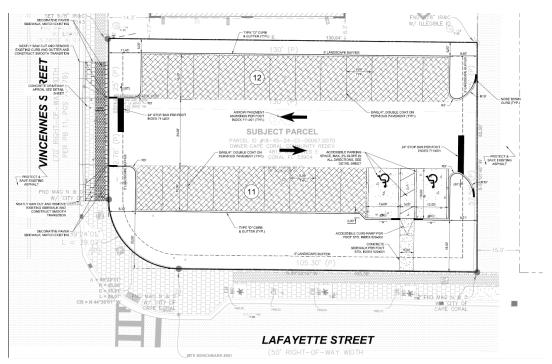
4813 Vincennes Street Public Parking – South of Cape Coral Parkway

CRA Approved Budget: \$371,020 Expenditures to Date: \$55,357

Open Spaces and Street Layout - Policy 3.1.2 - Optimize the Capacity of On-street Parking

Scope of Work: Design and construct 20-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.





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

Open Spaces and Street Layout - Policy 3.1.4 - Parking Development Plan

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





Country Club Boulevard Median Landscaping

CRA Approved Budget: \$1,390,034 Expenditures to Date: \$199,952

Property Intended for Use as Streets, Public Utilities, and Public Improvements of Any Nature – Policy: 3.5.4 – Develop coordinated streetscape designs, relocation of all utilities, public and private signs, park development, and beautification.

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





Palm Tree Median Landscaping Project

CRA Approved Budget: \$1,509,204 Expenditures to Date: \$227,541

Property Intended for Use as Streets, Public Utilities, and Public Improvements of Any Nature – Policy: 3.5.7 – Seek to provide yearly funding for the enhancement of median improvements, landscaping, and pedestrian amenities.

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

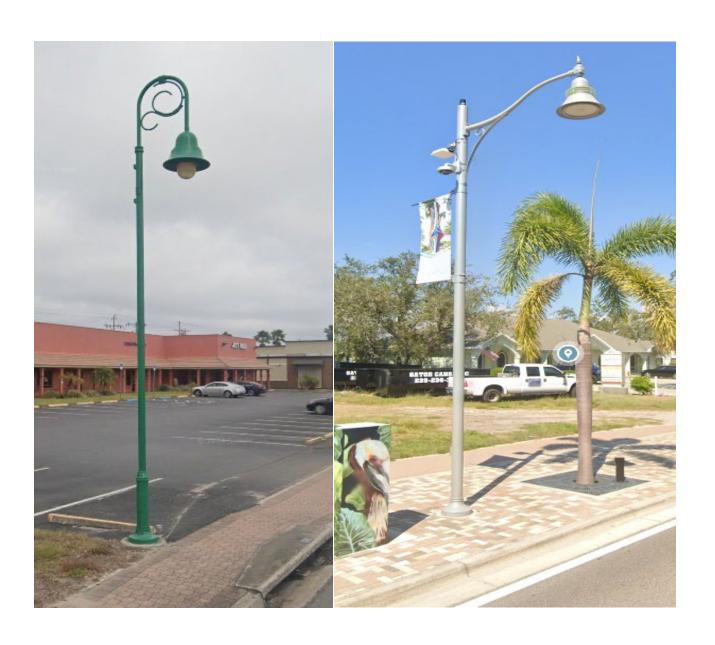


Cape Coral Parkway Streetlight Retrofit

CRA Approved Budget: \$978,217 Expenditures to Date: \$7,920

Property Intended for Use as Streets, Public Utilities, and Public Improvements of Any Nature – Policy: 3.5.1 Coordinate infrastructure and capital improvements according to the City's and CRA's Asset Improvement Program.

Scope of Work: To improve the streetlight reliability by upgrading the electrical infrastructure and replacing the green streetlights along Cape Coral Parkway.



SE 47th Terrace Fire Department Fire Connections (FDC)

CRA Approved Budget: \$211,537.70 Expenditures to Date: \$0

<u>Limitations on Size, Height, Number and Use of Buildings</u> – Policy 3.2.9 Continue to Study Possible Amendments to the City's Land Use and Development Regulations.

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



Palm Tree Public Square Improvements

CRA Approved Budget: \$377,737 Expenditures to Date: \$43,361.00

<u>Property Intended for Use as Public Parks & Recreation Areas – Policy 3.4.1 Encourage the Development of Public Pocket Parks and/or Plazas for Redevelopment projects.</u>

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



Old Golf Course Redevelopment Project

CRA Approved Budget: \$2,697,821

<u>Property Intended for Use as Public Parks & Recreation Areas – Policy 3.4.6 Seek to redevelop the golf course with recreational uses.</u>

Scope of Work: CRA contributed to the acquisition of the property, known as the former Cape Coral Golf Cub, authorizing a one-time contribution of a monetary payment in the amount of \$5,395,643 for the purchase of the Old Golf Course located at 4003 Palm Tree Blvd, located within the CRA district.

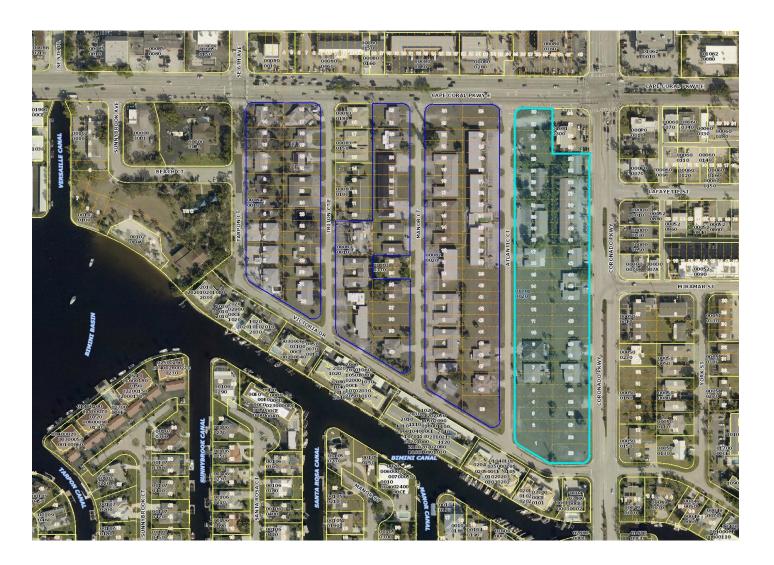


Bimini East Redevelopment Project

Approved Purchase: \$ 40,279,504 Expenditure to Date: \$44,076,499

<u>Limitations on Size, Height, Number and Use of Buildings</u> – Policy 3.2.5 Encourage the revitalization of all properties as high quality mixed-use or commercial projects

Scope of Work: The City of Cape Coral and the South Cape Community Redevelopment Agency (CRA) requested proposals from developers to submit proposals for a redevelopment of approximately 22 acres known as Bimini East. The goal is to seek visionary partners to deliver a walkable, vibrant, mixed-use waterfront district that becomes a catalyst for Cape Coral's continued transformation. CRA's participation (Interlocal Agreement with the City) and contribution of payments, due and owing for the debt and interest obligations for the City's purchase of Bimini East.



The Cove at 47th Terrace

Approved Budget: \$10.35M Parking Garage Construction

\$83,546.16 Parking Equipment

Expenditures to Date: \$10.35M Parking Garage Construction

\$ 0 Parking Equipment

<u>Approximate Number of Dwelling Units/Affordable Housing</u> – Policy: 3.2.6 Encourage and provide incentives for the development of mixed-use buildings that include restaurants, outdoor cafes, specialty retail, and entertainment complexes to create attractive pedestrian oriented streets.

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 \$10.35M for parking garage construction. CRA to work with developer on parking management system to create uniform parking system.



Bimini Square Development

Approved Budget: Not to exceed \$7M Expenditures to Date: \$0

<u>Limitations on Size, Height, Number and Use of Buildings</u> – Policy 3.2.5 Encourage the revitalization of all properties as high quality mixed-use or commercial projects.

Scope of Work: Mixed-use multi-family development with 190 units, 47k sq. feet medical office space for Lee Health, 7,500 sq. ft. waterfront restaurant, 27 boat slips, 3000 sq. ft Omelet House restaurant, 625 stall parking garage (125 public parking spaces). TIF Agreement calls for 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.





ECONOMIC DEVELOPMENT INCENTIVE PROGRAM SOUTH CAPE AREA (CRA)

Breaking Barriers to Business (B2B)

All Incentive Programs:
Approved Budget: \$545,000
Funds Expended to Date: \$183,557
Amounts Encumbered: \$330,589

<u>Limitations on Size, Height, Number and Use of Buildings</u> – Policy 3.2.3 Provide incentives opportunities for new developments, expansions, and façade upgrades that implement or further the architectural goals of the South Cape CRA.

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 Grants to Date: Merrick Seafood \$18,000

Chicago Pizza \$50,000 Stone's Throw Restaurant \$47,540.28 Palace Pub & Wine Bar \$34,480 Nice Guys Pizza \$28,520 Lady Cakes Bakery \$7,817

Demolition Program

<u>Limitations on Size, Height, Number and Use of Buildings</u> – Policy 3.2.3 Provide incentives opportunities for new developments, expansions, and façade upgrades that implement or further the architectural goals of the South Cape CRA.

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 Grants to Date: Nautilus Equity Group \$30,750

Cape Gateway, LLC \$100,000 1614 SE 46TH Street \$23,725 1620 SE 46TH Street \$30,175



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