



# COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT SEPTEMBER 10, 2025 CRA MEETING

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## 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:** \$62,607

### Completed Tasks:

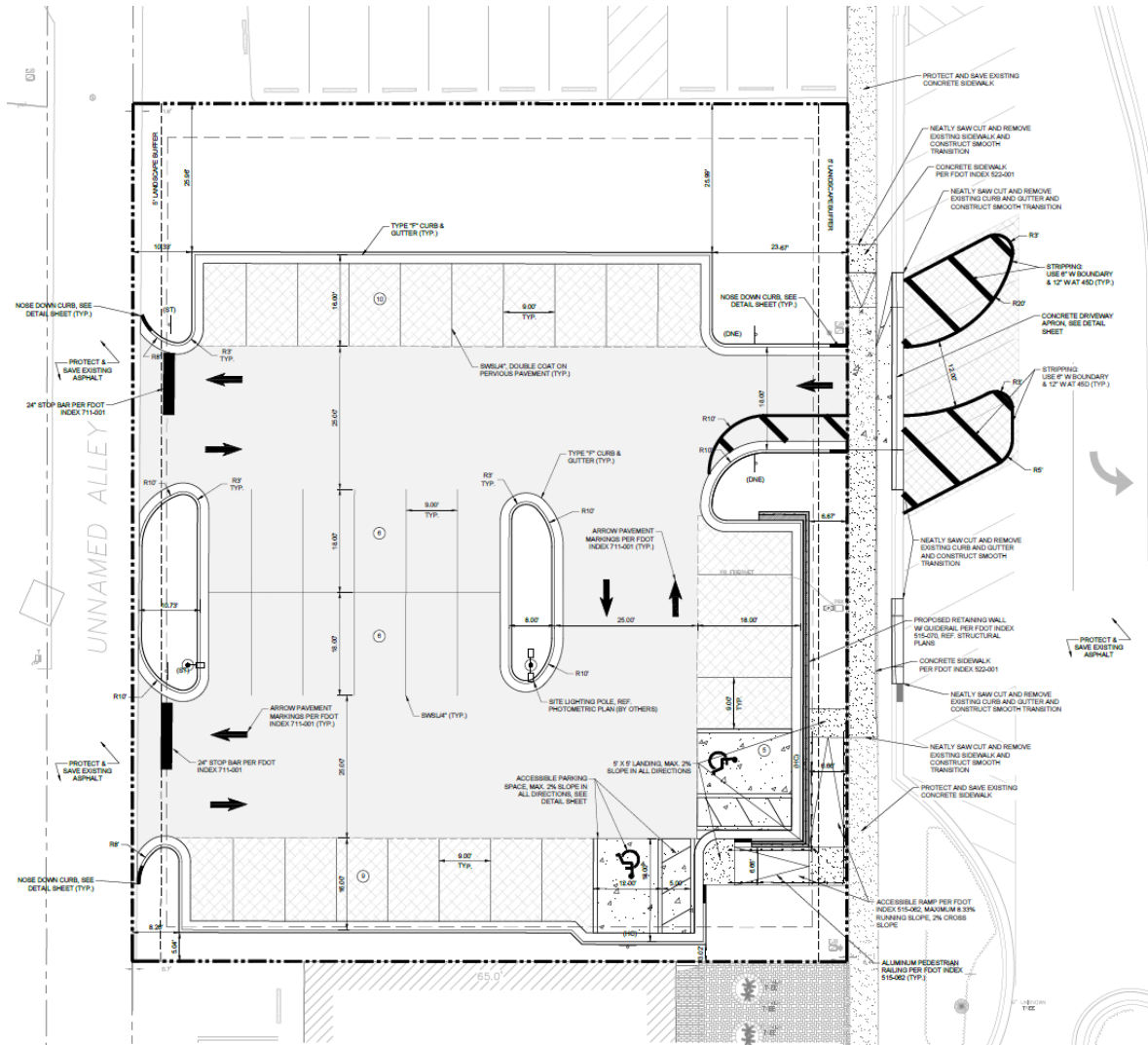
June After signature it will be in design for additional work.

July Plans and Specifications have been received from consultant. Staff is currently reviewing and submitting comments.

August Second round of staff comments have been provided to the consultant. Once revisions are made the consultant will submit design plans for Site Development Permit review.



# 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:** \$49,285

## Completed Tasks:

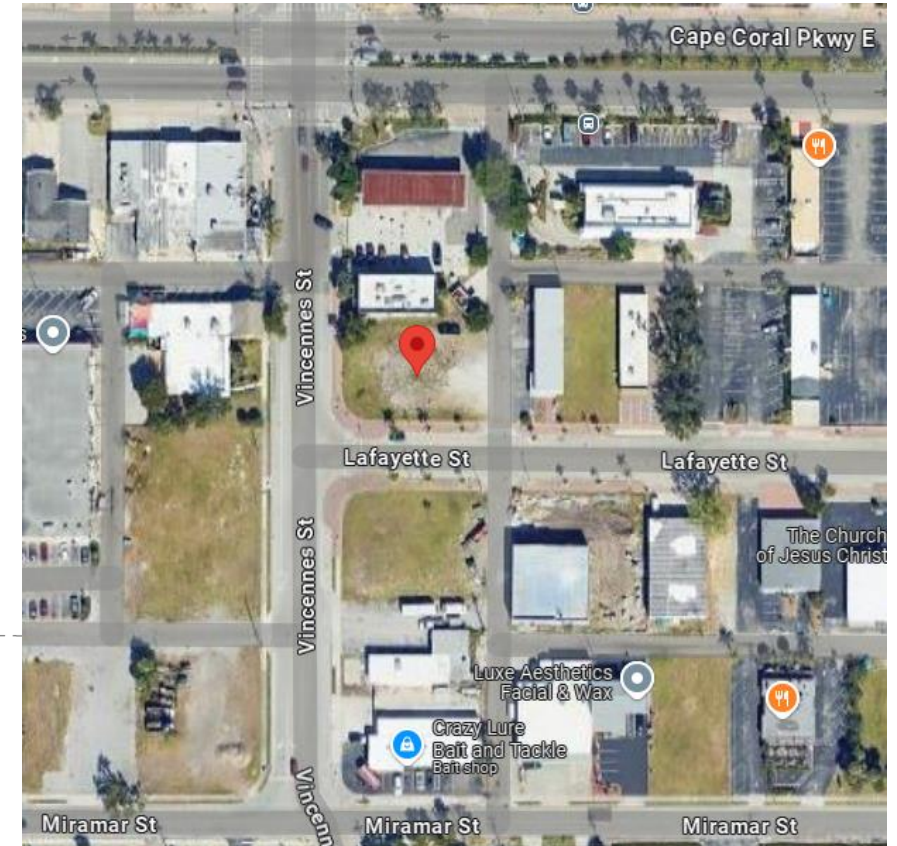
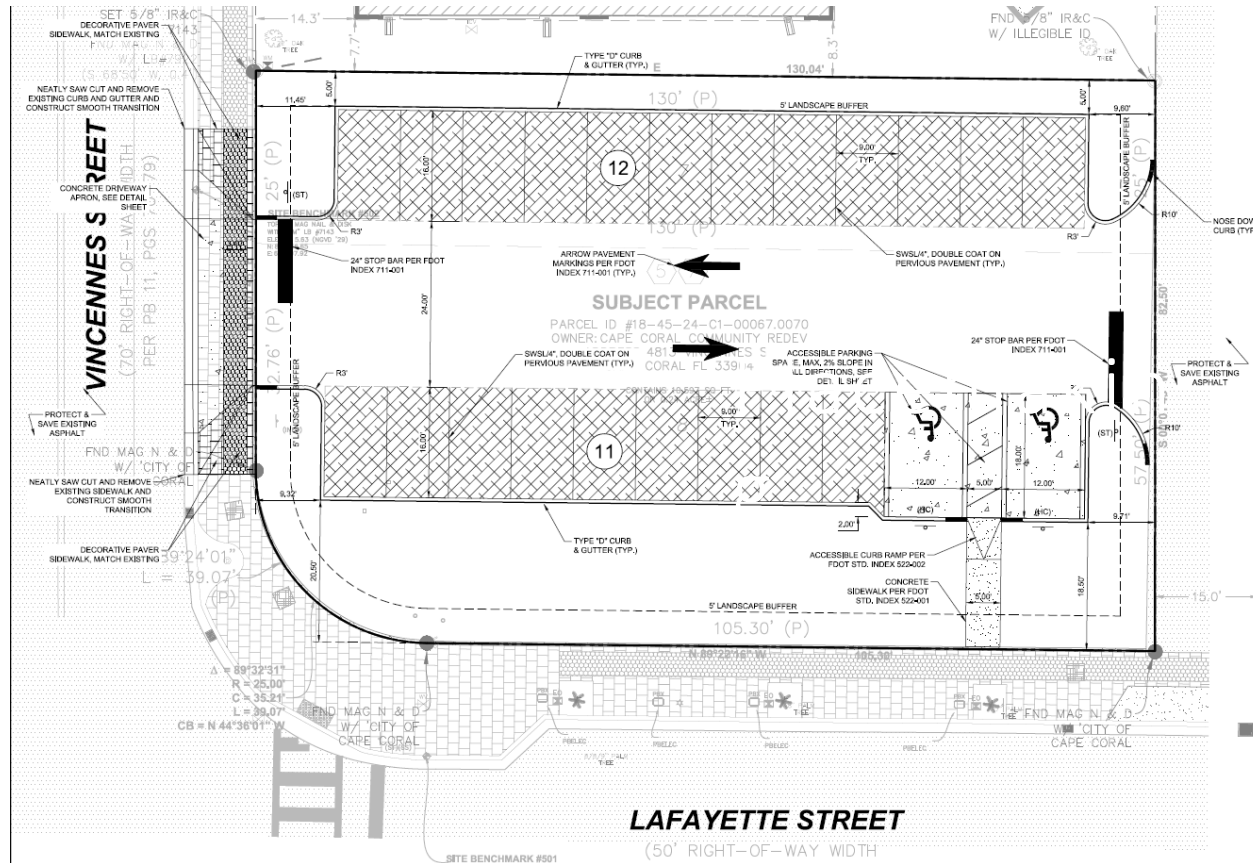
June	CPH preparing documents to submit Site Development Plan (SDP)
July	SDP Submitted for review.
August	Addressing SDP rejections, changes to plans to be made within the next few weeks and resubmitted.



**Project Lead:** Zachary Gogel, Project Manager/CRA



## 4813 Vincennes Street Public Parking



# Big Johns Parking Lot Improvements

**Project Number:** C193001011

**Estimated Completion Date:** Spring 2026

**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:

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.
August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.



# Big Johns Parking Lot Improvements





## Dumpster Enclosure

**Project Number:** C193001011

**Estimated Completion Date:** Spring 2026

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

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

### Completed Tasks:

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.
August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.

# Dumpster Enclosure





# Replacement of Dumpsters to Compactors

**Project Number:** C193001015

**Estimated Completion Date:** Spring 2026

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

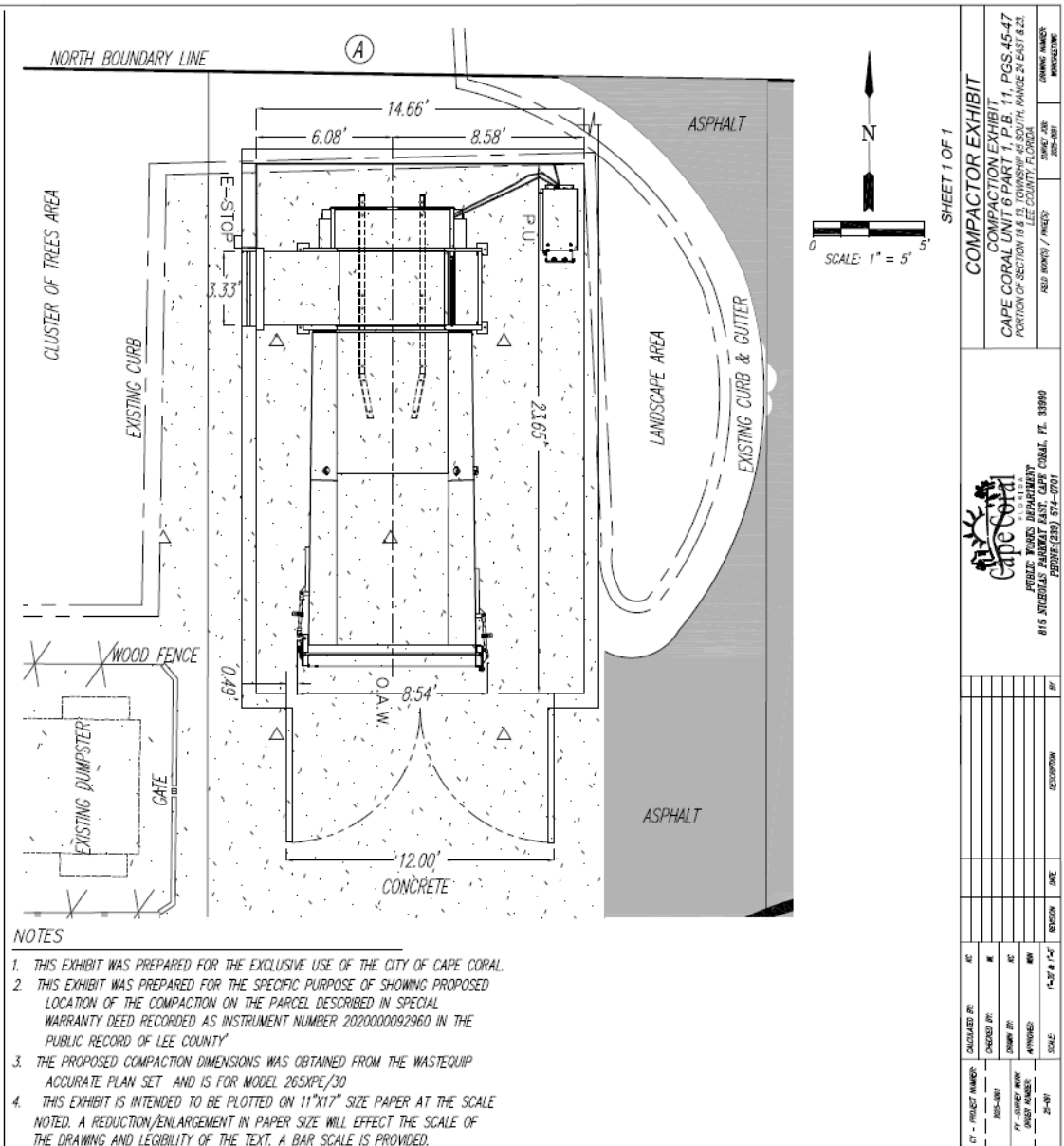
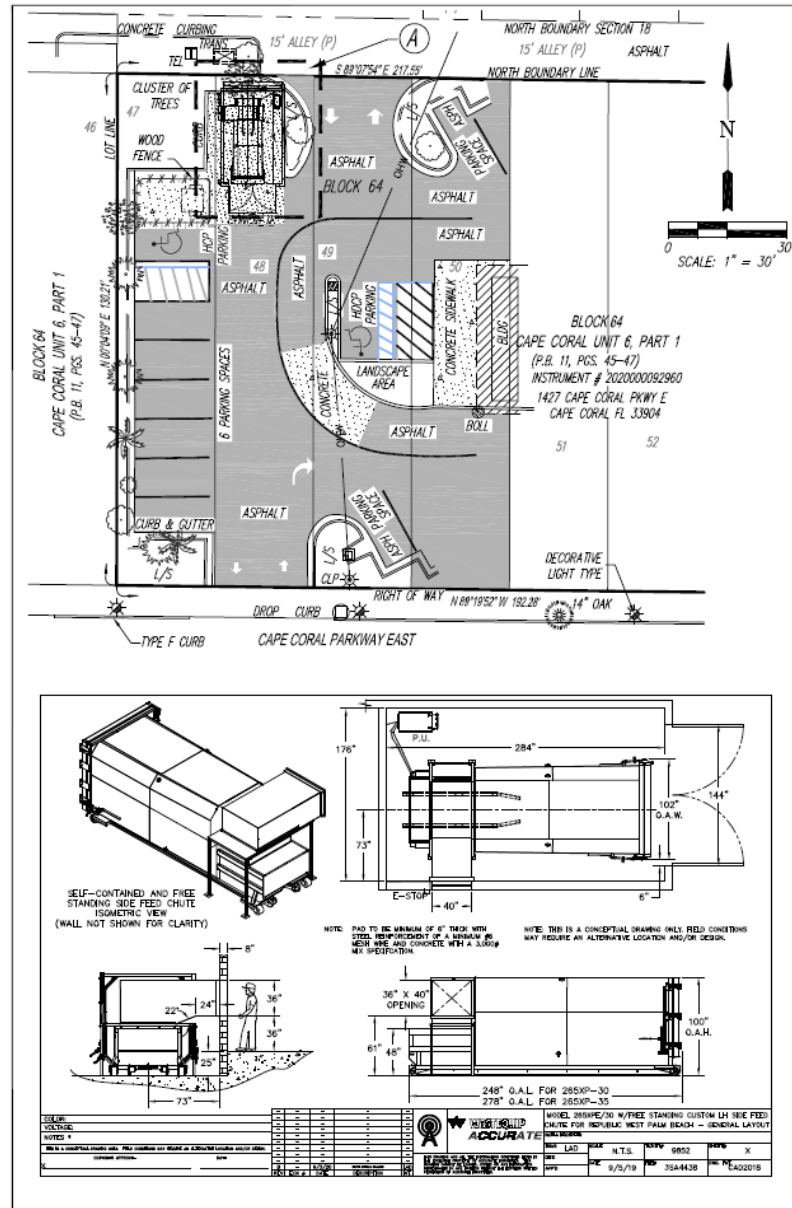
**Approved Budget:** \$370,000

**Expenditures to Date:** \$0

## Completed Tasks:

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.
August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.

# Replacement of Dumpsters to Compactors





# 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.

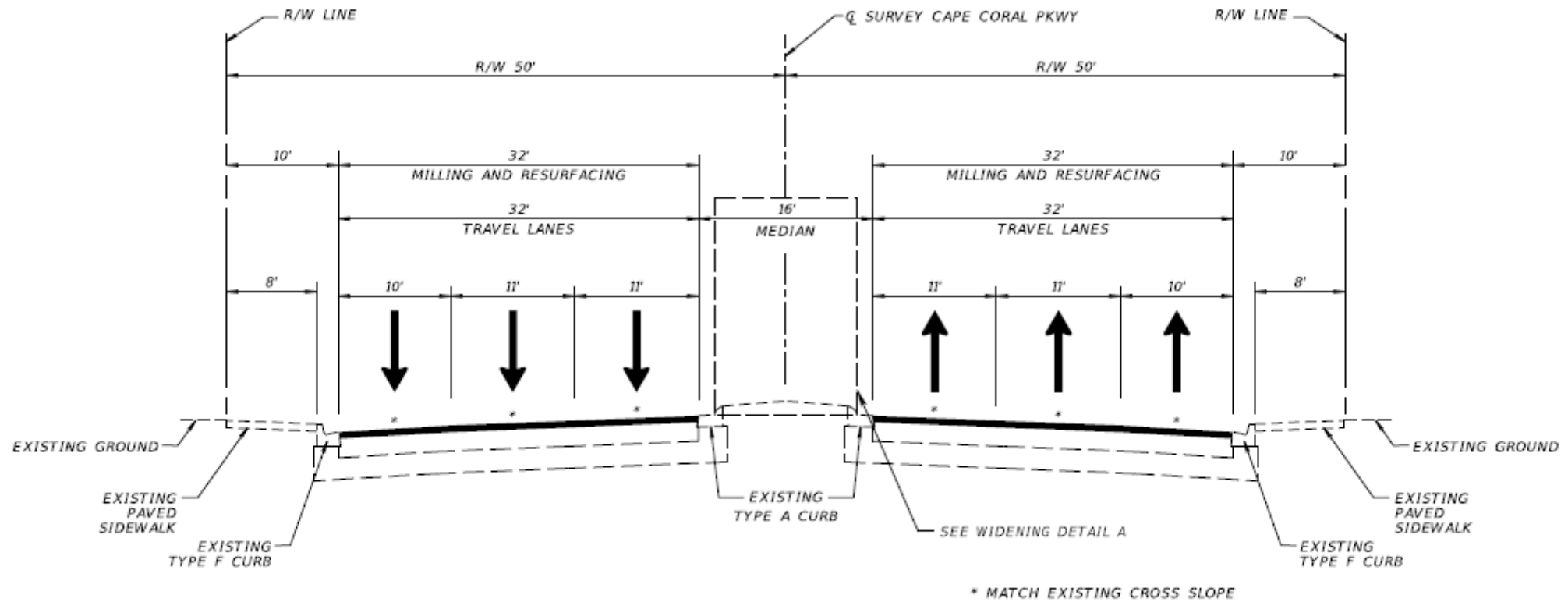
## Completed Tasks:

June	Caltran Engineering submits 60% plans and estimate
July	Caltran Engineering completing 90% plans and estimate
August	Caltran Engineering submitted 90% plans and estimate. Signals retimed for the existing configuration, some improvement in traffic flow (Will be repeated after 6-Laning for greater gains in traffic flow)



**Project Lead:** Wendy Williams, PW, Principal Engineer PE

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





# Country Club Boulevard Median Landscaping

**Project Number:** C193001005

**Estimated Completion Date:** Spring 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:** \$104,859

## Completed Tasks:

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.

August

F-Type curbing installed. Curbing project expected to be completed in September 2025. Country Club Landscaping Bid opens September 25, 2025, at 3PM.



**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:** \$198,182

## Completed Tasks:

June	Task 5 - 90% plans completed, reviewed and comments submitted.
July	Stantec is working on 100% Plans.
August	Reviewed 100% Plans, comments from staff sent back to Stantec.

# Palm Tree Blvd. Median Landscaping Project



# Cape Coral Pkwy Streetlight Retrofit

**Project Number:** C193001013

**Estimated Completion Date:** Winter 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:** \$978,217

**Expenditures to Date:** \$7,920

## Completed Tasks:

June	Proposal received, reviewed and revised.
July	Final Proposal sent to Procurement for processing.
August	Purchase Order issued, DPO to save taxes on material (Streetlights) sent to procurement for processing.



# Cape Coral Pkwy Street Light Retrofit



# 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.

<b>Approved Budget:</b> \$1.78 million (Design)	<b>Expenditures to Date:</b> \$1.50 million
\$7.08 million (FMTL)	\$5.42 million
\$13.09 million (Site)	\$12.23 million

**Completed Tasks:**

June	Site Construction on MPS-100 is 80% complete.
July	Site Construction on MPS-100 is 85% complete.
August	Site Construction on MPS-100 is 90% complete.



**Project Lead:** Jeff Pearson, Director/Utilities

# Wastewater System Improvements





# 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:

- |        |   |
|--------|---|
| 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 47 <sup>th</sup> Terr and 1517 Cape Coral Parkway E   |
| August | Art Center staff will be distributing the jury link to CRA Board members for scoring. After scores are submitted, the highest-rated submissions will be reviewed and approved at an upcoming CRA Board meeting (November 12, 2025). |

## 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:

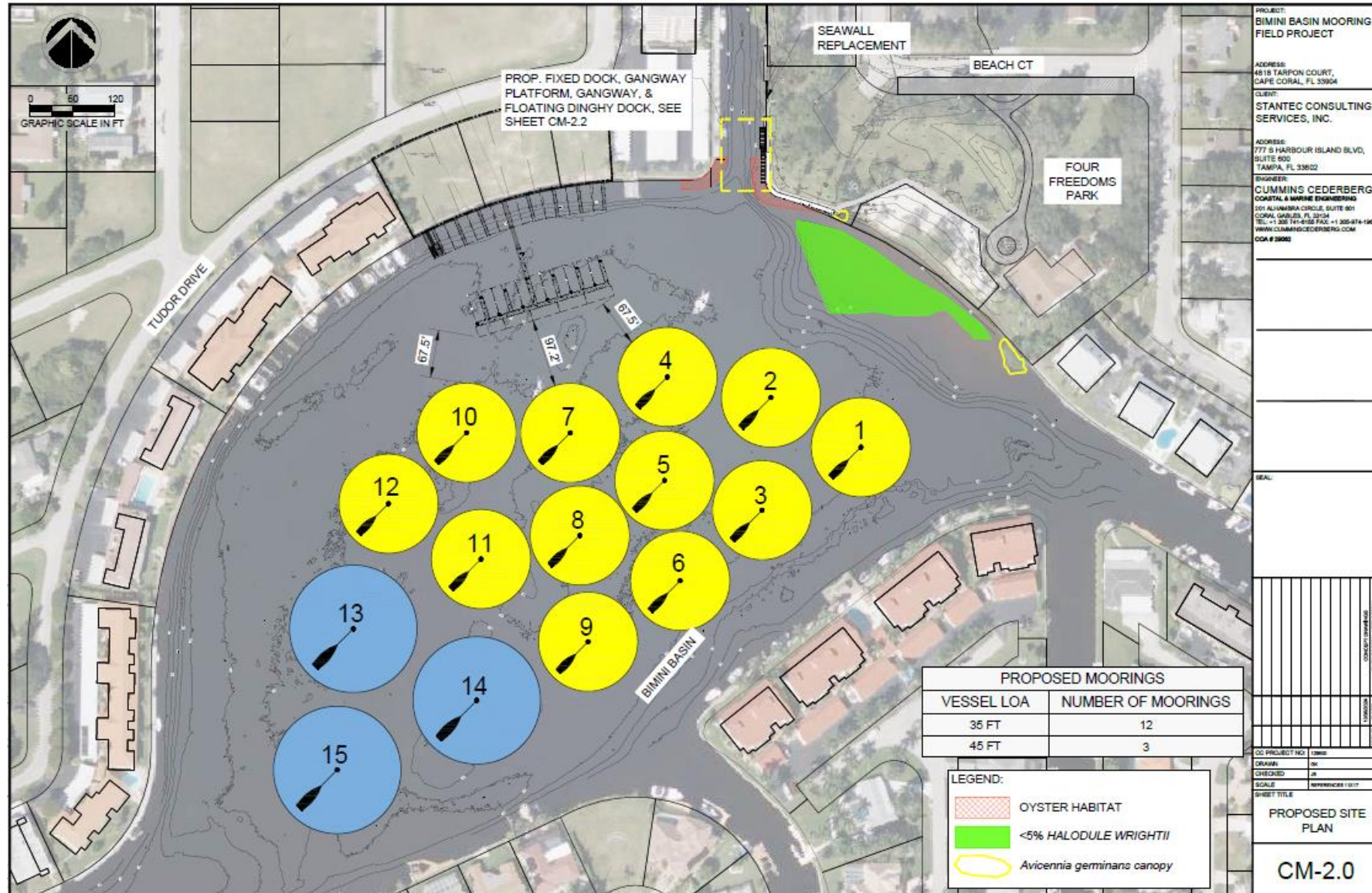
June	Extra bathymetric survey data obtained to prove to FDEP that there is sufficient depth under proposed dingy dock.
July	Archeological / cultrate resource assessment (CRAS) survey being performed per ACOE RAI
August	CRAS final report received, no ancient artifacts discovered, FDLP permit approved on Aug 22.



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



# Bimini Basin Mooring Field - Design and Permitting



# SE 47<sup>th</sup> 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:

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.

August

Ordinance change was approved, permits were resubmitted and approved. Work expected to start in September 2025.



**Project Lead:** Zachary Gogel, Project Manager/CRA



# SE 47<sup>th</sup> 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:

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.

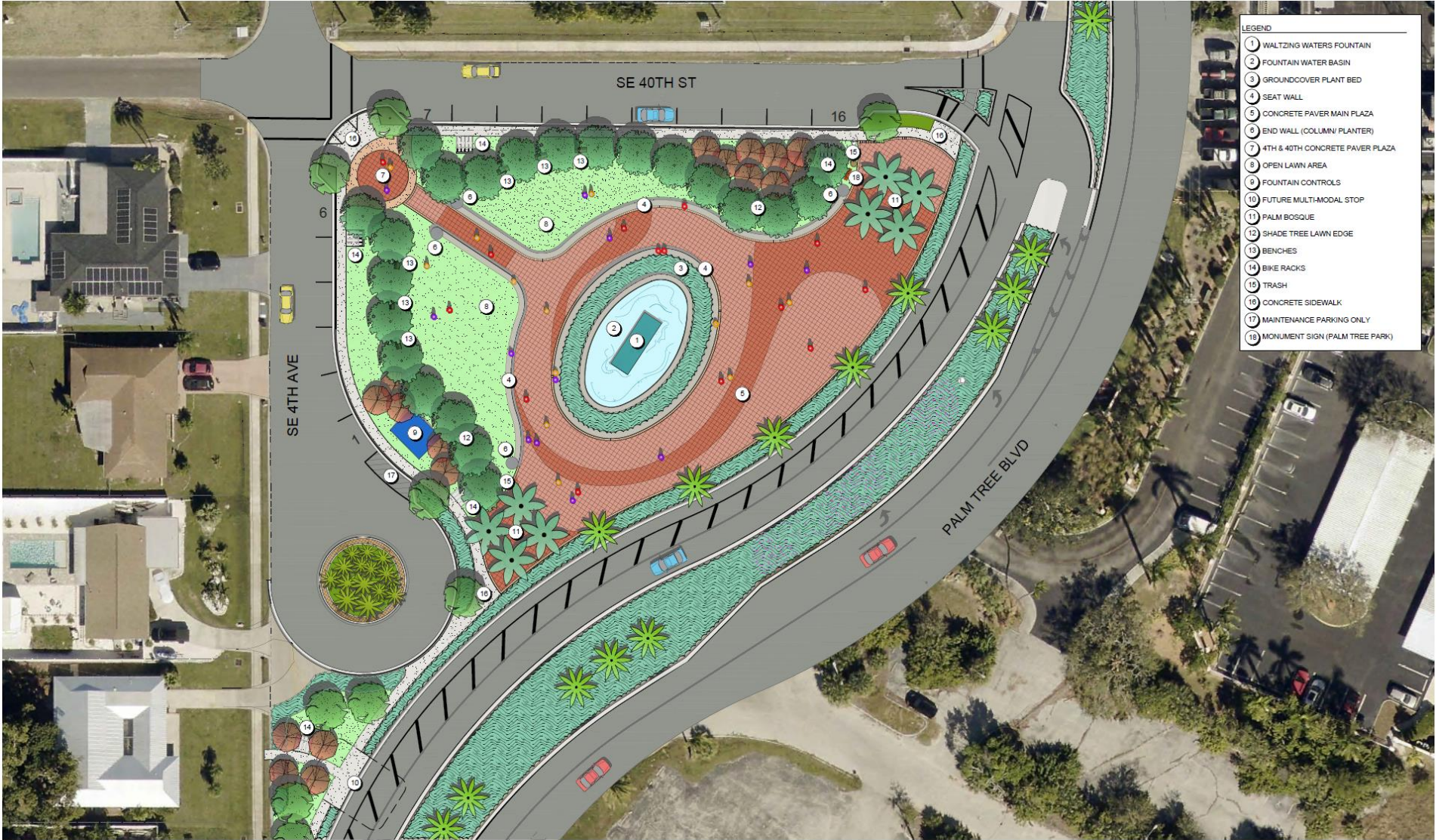
August

Final Concept and OPC received, staff comments sent back to Stantec. Working on SCP for design phase 2.



**Project Lead:** Sarah Newcomb, Special Projects Coordinator/CM

# Palm Tree Public Square





# 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 5<sup>th</sup> 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 7<sup>th</sup>.
- A Steering Committee Meeting is scheduled to be held sometime between Mid August to September.
- Invasive Tree removal continues and is expected to be complete by October.



# 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

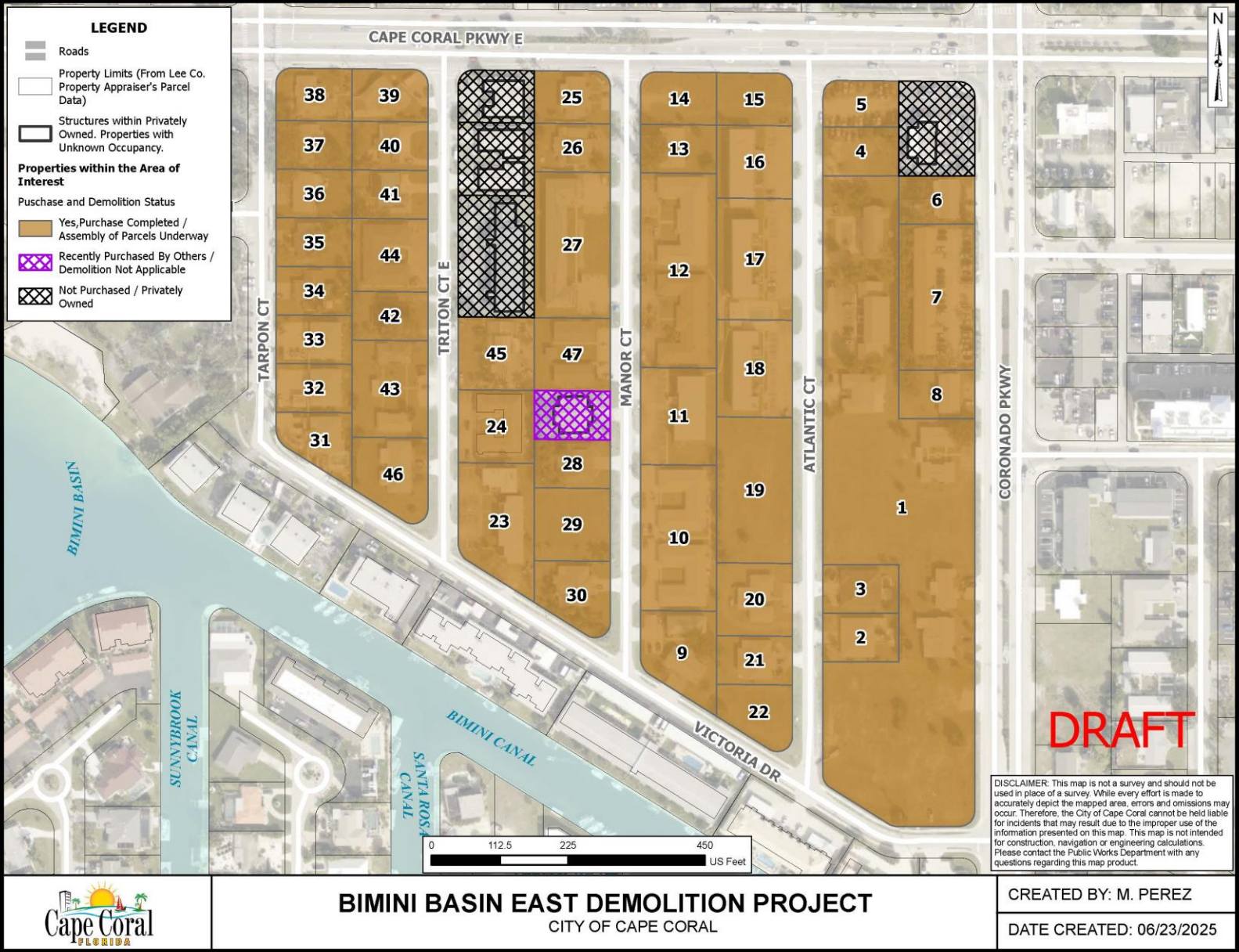
**Expenditures to Date:** \$44,076,499

### Completed Tasks:

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)
August	Finalization of Scope for RFP

**Project Lead:** Zachary Gogel, Project Manager/CRA

# Bimini East





## Cove at 47th

**Estimated Completion Date:** Fall 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.

<b>Approved Budget:</b>	\$10.35 million	Parking Garage Construction
	\$ 83,546.16	Parking Equipment

Expenditures to Date:	\$10.35 million	Parking Garage
	\$0	Parking Equipment

### Completed Tasks:

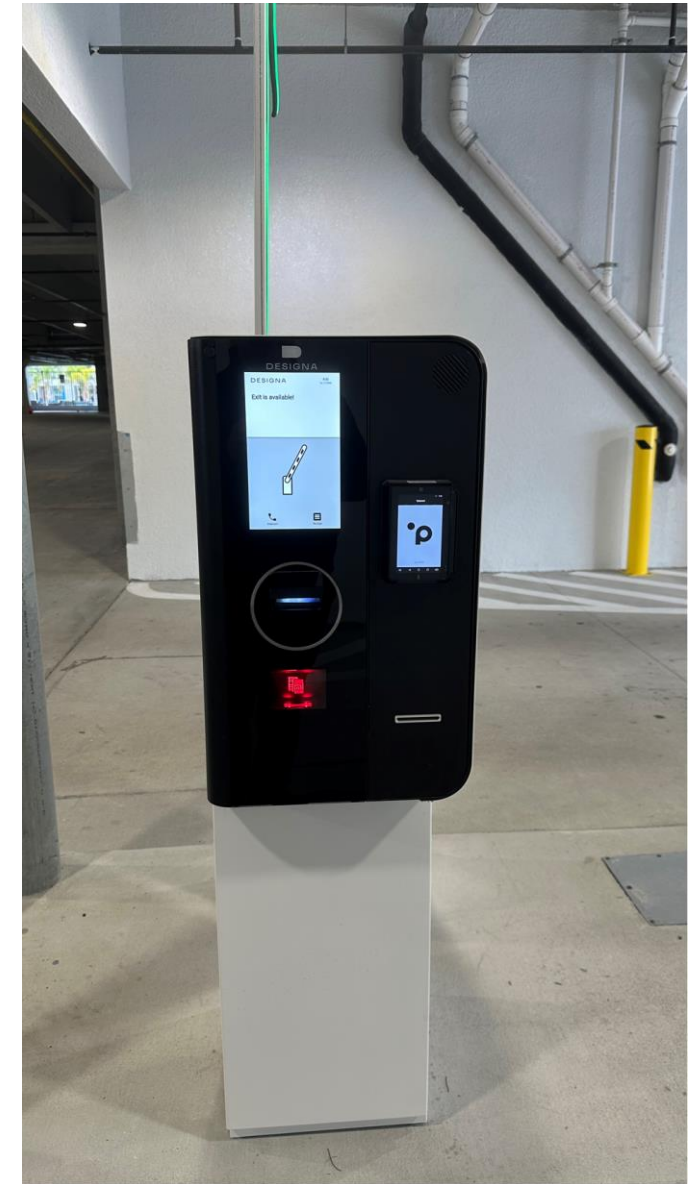
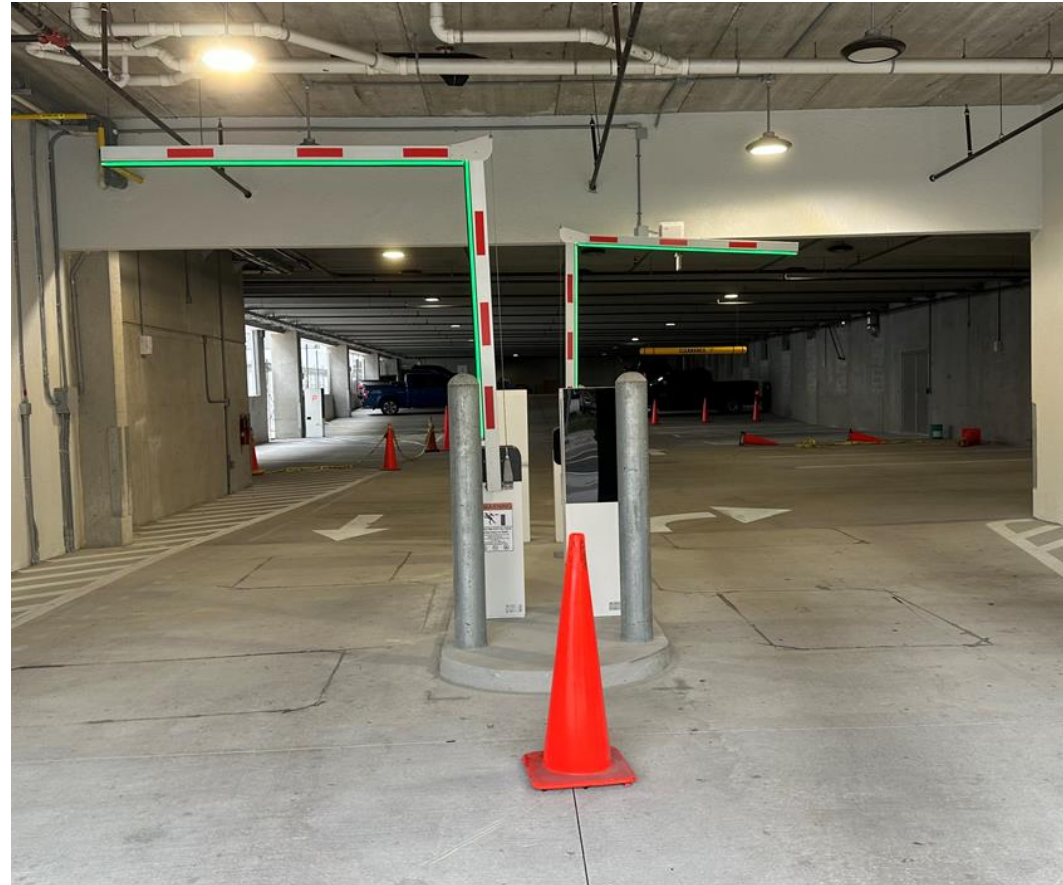
June	Finalized direction with the City on dry floodproofing and anticipate July completion. Site permit closed out.
July	Parking easement on agenda for CRA approval. 4 commercial tenants have building permits issued and currently completing the buildout in their spaces.
August	Waiting on delivery of flood panels to complete dry floodproofing and finalize inspections for CO

## Cove at 47th





## Cove at 47th





# 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:

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.
August	Timeline for Temporary Certificate of Occupancy delayed to September for the parking garage, residential units in Building A&B and Lee Medical Offices. Lee Health Outpatient, residential units, and residential amenities, projected November TCO. House of Omelets and Deep Lagoon projected November/December opening.

# 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:

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
August	Status of Program Applications – (5) In Progress; (1) Submitted/In Review; (3) Pending CRA Board Review; (1) Approved

\* 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:

June	(1) Approved; (1) Denied; (1) Submitted/In Review
July	(1) Approved; (1) Denied; (2) Submitted/In Review
August	(1) Approved; (1) Denied; (3) Submitted/In Review

Thank you  
Any Questions?

