



# COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT MARCH 12, 2025 CRA MEETING

## CRA Projects:

Project Name	Page/Slide No.
4642 Vincennes Boulevard Parking Lot.....	3
4813 Vincennes Street Parking Lot.....	5
Big John's Parking Lot Improvements.....	7
Dumpster Enclosure.....	9
Replacement of Dumpsters to Compactors.....	11
Bigbelly Trash Compactors.....	13
Country Club Boulevard Median Landscaping.....	15
Palm Tree Blvd. Median Landscaping Project.....	17
SE 47th St Area CRA Improvement Project .....	19
Cape Coral Pkwy Street Light Retrofit.....	21
Decorative Lighting on Cape Coral Pkwy. & SE 47 <sup>th</sup> Ter.....	23
Wastewater System Improvements.....	25
Utility Box Public Art Project.....	27
Bimini Basin Mooring Field.....	29
SE 47 <sup>th</sup> Terrace Fire Department Fire Connections.....	31
Palm Tree Public Square .....	33
Old Golf Course.....	35
Bimini East.....	37
The Cove at 47 <sup>th</sup> .....	39
Bimini Square.....	42
Breaking Barriers To Business (B2B).....	44
Demolition Program.....	45

## 4642 Vincennes Boulevard Public Parking

**Project Number:** C193001007

**Estimated Completion Date:** Summer 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:** \$60,148

### Completed Tasks:

December	Submitting change order for the increase of design in the amount of \$9,855. Amendment #3 to be submitted for signature.
January	New electrical requirements and site lighting changes have been received. Currently working on the necessary documents to submit a change order. Change Order and Amendment #3 being reviewed and formatted to route for signatures.
February	Amendment #3 has been submitted to procurement for process and approval to continue design.



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



# 4642 Vincennes Boulevard Public Parking



# 4813 Vincennes Street Public Parking

**Project Number:** C193001007

**Estimated Completion Date:** Summer 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:** \$0

## Completed Tasks:

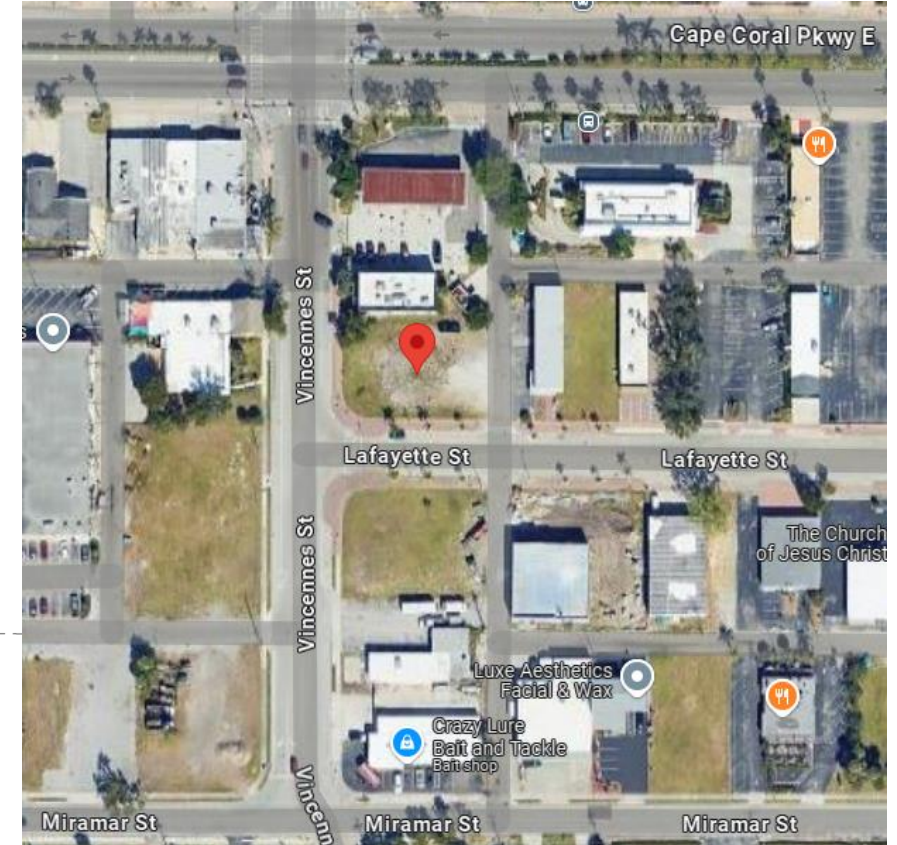
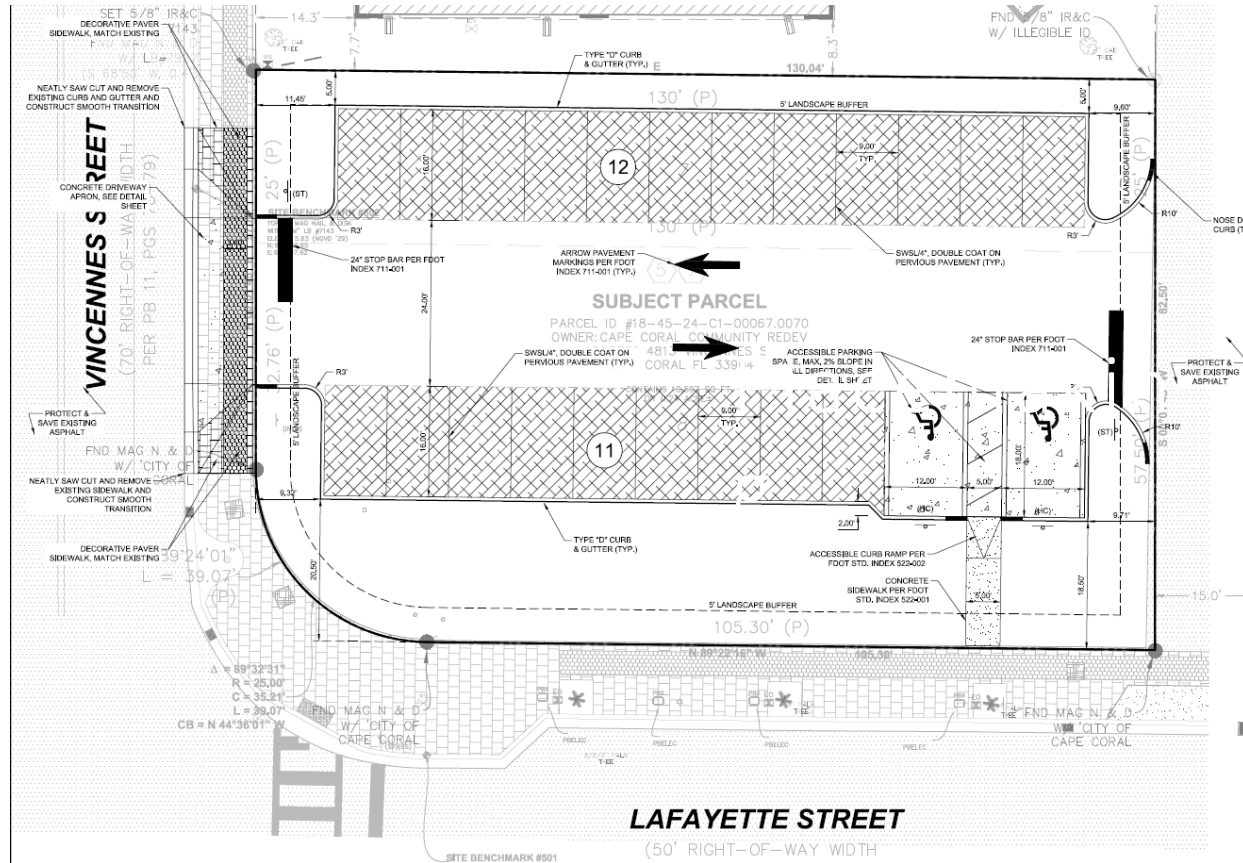
December	Amendment 1 to be signed in January for scope to include service connection to LCEC. Increase of Design amount of \$9,855 for a new total of \$67,792. Additionally, 120 days will be added for a total of 330 days.
January	Amendment 1 signed and design work is continuing with the project.
February	CPH working on Task 4 – Project Design, 100% plans expected to be completed in early March.



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



# 4813 Vincennes Street Public Parking



# Big Johns Parking Lot Improvements

**Project Number:** C193001011

**Estimated Completion Date:** Fall 2025

**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:

December	SCP for improvements have been put on hold until new dumpster locations can be identified. New east location has been identified, west side relocation site continues to be researched.
January	New location identified, working to create agreement with property owner at the SE corner of the parking lot. Once agreement is approved, we can then complete the SCP.
February	PW – Property Broker working on agreement for new compactor location.



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



# Big Johns Parking Lot Improvements





## Dumpster Enclosure

**Project Number:** C193001011

**Estimated Completion Date:** Fall 2025

**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:

December

Per the South Cape Redevelopment Plan section 12.2.3, Short-Term Capital Projects and Strategic Investment, Entertainment District, C. Small-scale infill (re)development (High Priority). Therefore, it would be strategic of the CRA to relocate the Dumpster Enclosures to the far West and East of the parking lot to not interfere with future infill of Big John's parking lot, located within the Entertainment District.

January

New locations have been identified, once agreement is approved SCP can be completed for the design work.

February

PW – Property Broker working on agreement for new compactor location.



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

# Dumpster Enclosure





# Replacement of Dumpsters to Compactors

**Project Number:** C193001015

**Estimated Completion Date:** Fall 2025

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

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

**Expenditures to Date:** \$0

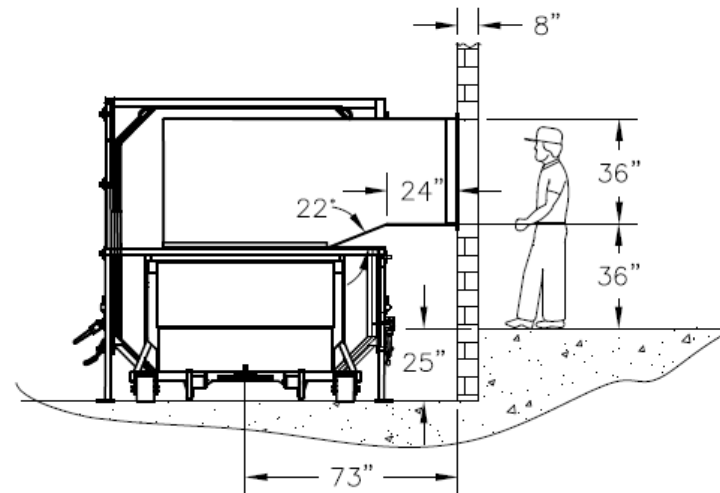
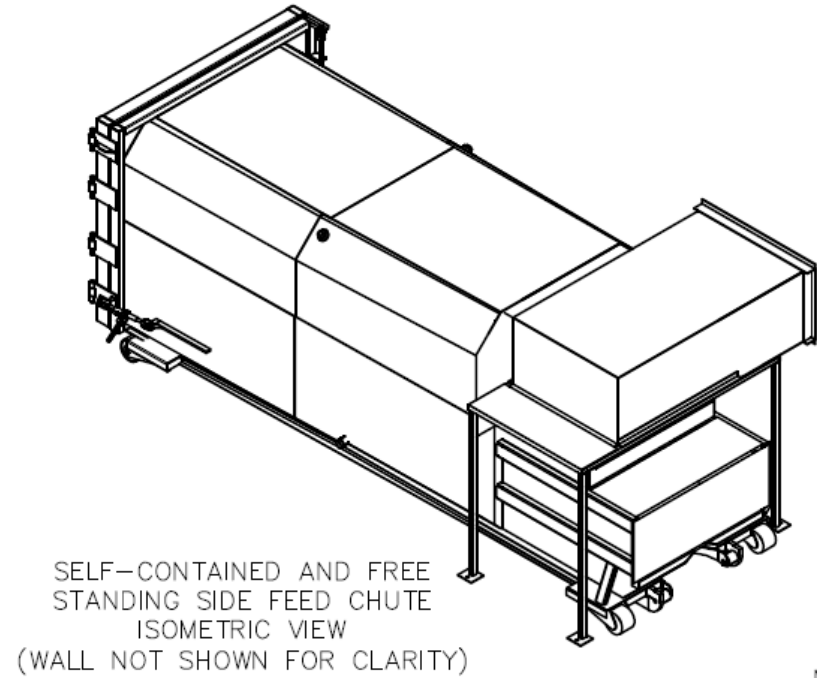
## Completed Tasks:

December	SCP for improvements have been put on hold until new dumpster locations can be identified.
January	New locations have been identified, compactors will be installed after the completion of the enclosures.
February	PW – Property Broker working on agreement for new compactor location.



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

# Replacement of Dumpsters to Compactors





# Bigbelly Compactors

**Estimated Completion Date:** Spring 2025

**Scope of Work:** Replace wastebaskets in high volume areas with Bigbelly compactors. Replaced wastebaskets will be moved to less traffic areas like Lafayette Street.

**Purchase Price:** \$49,231 for 10 Units with Shipping

- 150-gallon Capacity vs the current 28-gallon wastebaskets
- Fully enclosed
- Fullness indicator
- Compactor
- Solar-powered
- Message board
- Rolling toter with lift handle
- 5-year warranty



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

# Bigbelly Compactors

## Bigbelly Sense Max

Built on Bigbelly's fundamentally better bin, the Sense Max is a 150-gallon (570 L) capacity compacting bin with built-in LED indicators that provide bin fullness status at a glance—ideal for deployments where collection staff is nearby. The Sense Max can be deployed standalone or in combination with any other Bigbelly bin type to form a multi-stream kiosk.

With its fully-enclosed Hopper disposal interface, the Sense Max is uniquely equipped to keep waste contained and out of sight, even from trash pickers. The integrated compactor provides 5-10x greater capacity compared to traditional waste bins and is designed for high-waste volume locations.

The Sense Max is equipped with sensors that monitor and indicate fullness level. The Sense Max can be solar-powered for outdoor use or AC-powered for indoor use.

### Waste Interfaces and Streams

Hopper, Chute, Waste, Single-Stream Recycling, or Compost

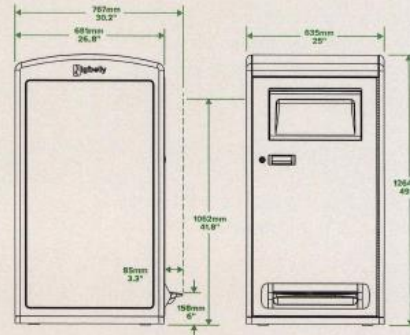


Hopper Disposal Interface  
with Foot Pedal



Chute Disposal Interface  
with Foot Pedal

## Technical Specifications



### Overall Machine Dimensions

- Height: 49.8" (1264 mm)
- Width: 25" (635 mm)
- Depth: 26.8" (681 mm)
- Handle Height (ADA Compliant): 41.8" (1062 mm)
- Weight: 260 lbs (118 kg)
- Shipping Weight: 290 lbs (132 kg)
- Bin Volume (Hopper or Chute): 32 gal (120 L) compacted trash; approx. 150 gal (568 L) uncompacted trash.
- Bin Dimension: 24" x 20.4" x 21.65" (609 mm x 518 mm x 549 mm)

### Disposal Interface Dimensions

- Hopper Opening: 15"W x 5"H x 6"D (381 mm x 127 mm x 152 mm)
- Chute Opening: 15"W x 7"H x 15"D (381 mm x 178 mm x 381 mm)

Bigbelly



## Bigbelly Sense Max

FULLY ENCLOSED

FULLNESS INDICATOR

COMPACTOR





# Country Club Boulevard Median Landscaping

**Project Number:** C193001005

**Estimated Completion Date:** Summer 2025

**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:** \$800,000

**Expenditures to Date:** \$98,173

## Completed Tasks:

December	CRA Resolution 2-25 Award Bid #BCR24184KMR to Bateman Contracting, LLP. for the Construction of Palm Tree Median Curbing will be on the January 15 <sup>th</sup> CRA Agenda.
January	Pre-Con meeting took place on January 28 <sup>th</sup> , 2025. Waiting on PO to be issued before work can begin.
February	Working to create bid documents for the landscaping portion on Country Club Blvd from Wildwood Pkwy to Palm Tree Blvd.



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

# Country Club Boulevard Median Landscaping



# Palm Tree Blvd. Median Landscaping Project

**Project Number:** C193001012

**Estimated Completion Date:** Fall 2025

**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:** \$100,274

## Completed Tasks:

December

Task 1 'Corridor Analysis and Report - Completed  
Held meeting to recap Task 1 and included City Arborist for feedback and comments on landscaping portion.

January

Task 2 completed with tree deposition and access management study.

February

Task 3 completed showing 30% plans, reviewed and comments sent back to Stantec.



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



## Palm Tree Blvd. Median Landscaping Project



# SE 47th St Area CRA Improvement Project

**Project Number:** C193001008

**Estimated Completion Date:** Summer 2025

**Scope of Work:** Design improvements to the streetscape including trees, concrete, pavers, and other items. Location is East of Del Prado Blvd.

**Approved Budget:** \$216,818

**Expenditures to Date:** \$0

## Completed Tasks:

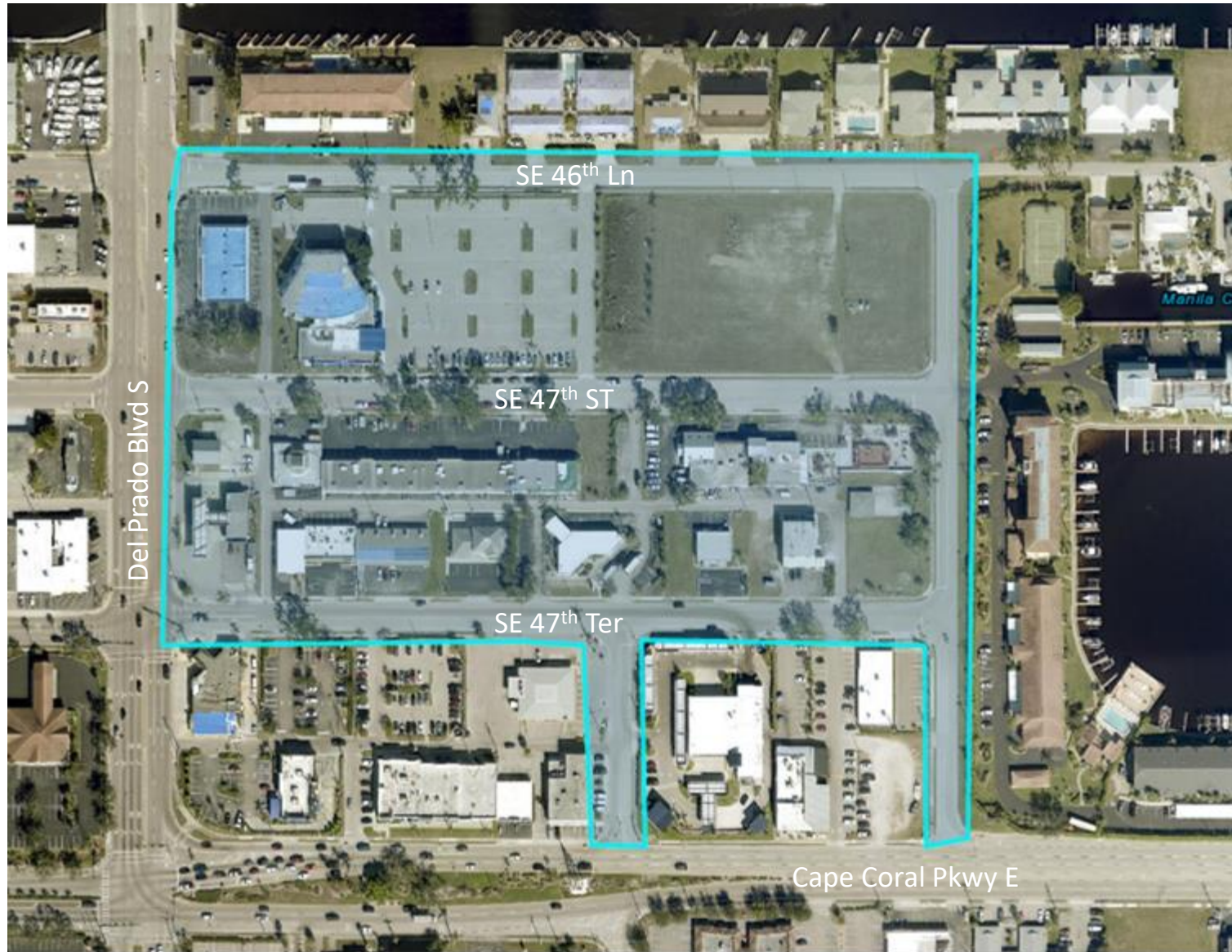
December	Unable to come to agreement on hours and cost for design. Working with PW to locate new firm.
January	Internal discussions taken place to determine suitable firm to continue project.
February	Reviewing SOW to resubmit for SCP.



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



# SE 47th St Area CRA Improvement Project





# Cape Coral Pkwy Streetlight Retrofit

**Project Number:** C193001013

**Estimated Completion Date:** Summer 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:** \$924,824

**Expenditures to Date:** \$0

## Completed Tasks:

December	SCP approved, Matern is working with procurement to become a City vendor.
January	Matern completed registration for City vendor. PO requisition started.
February	PO completed Task 1 - Data Collection & Field Survey started.



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

# Cape Coral Pkwy Street Light Retrofit



## Decorative Tree Lighting

**Project Number:** Y193001000

**Estimated Completion Date:** Spring 2025

**Scope of Work:** Provide year-round decorative lighting on Cape Coral Pkwy. from Coronado Pkwy. To Del Prado Blvd. and on SE 47<sup>th</sup> Terrace from Coronado Pkwy. To SE 15<sup>th</sup> Ave. Lighting will be hardened by changing to low-voltage as a way reduce sensitivity to moisture.

**Approved Budget:** \$160,000

**Expenditures to Date:** \$81,835

### Completed Tasks:

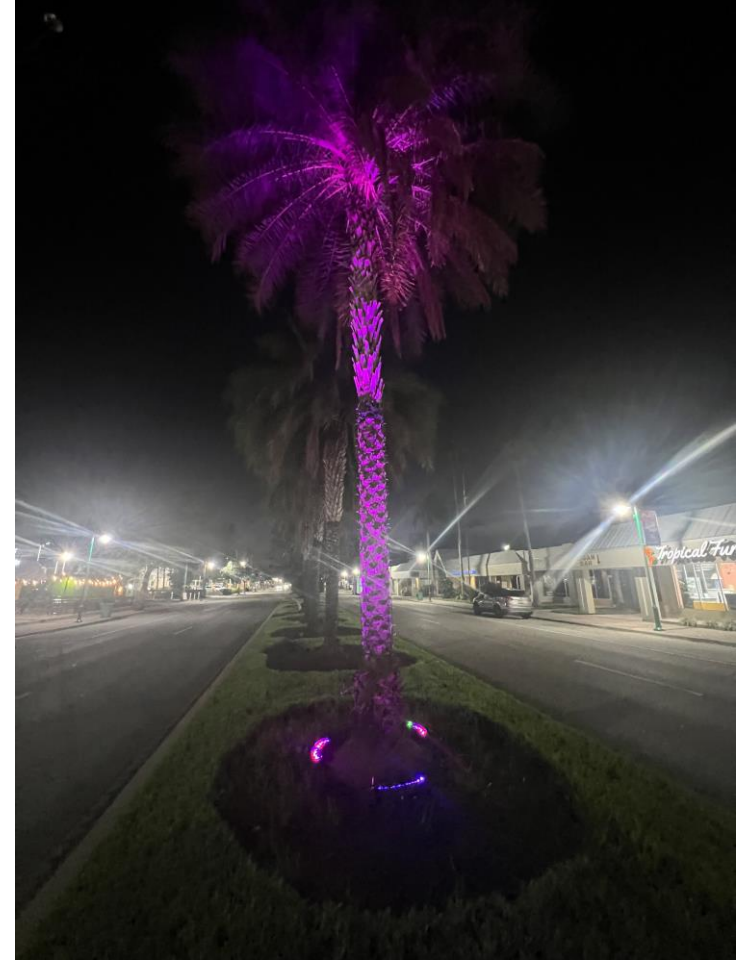
December	Adjustments made to CC Pkwy circuits to work with timers and allow for easier color changes.
January	Mounts for remaining light fixtures completed.
February	Scheduling for remaining lights to be installed on 47 <sup>th</sup> Ter. for mid March.



**Project Lead:** Eric Olive, Sr. Electrician/PW



## Decorative Tree Lighting



# Wastewater System Improvements

**Project Number:** C36401039

**Estimated Completion Date:** Spring 2025

**Scope of Work:** In 2021, 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.

**Approved Budget:** \$1.78 million (Design)  
\$7.08 million (FMTL)  
\$13.09 million (Site)

**Expenditures to Date:** \$1.40 million  
\$5.42 million  
\$8.59 million

## Completed Tasks:

December	Site Construction on MPS-100 is 55% complete.
January	Site Construction on MPS-100 is 60% complete.
February	Site Construction on MPS-100 is 65% complete.



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



# Wastewater System Improvements





# Utility Box Public Art Project

**Estimated Completion Date:** Spring 2025

**Scope of Work:** Identifying Utility Boxes to wrap with artwork within the CRA.

**Approved Budget:** \$9,000

**Expenditures to Date:** \$2,144

## Completed Tasks:

December	PO issued to Fort Myers Digital for three locations, at the intersection of Del Prado and Cape Coral Parkway (2), and the NE corner of Del Prado and SE 47 <sup>th</sup> Terrace (1). Identified new wrap location at 1517 Cape Coral Parkway E (pocket park).
January	Waiting on artwork for the Del Prado and SE 47 <sup>th</sup> Terrace from the artists.
February	Art wrapped at the intersection of Del Prado and Cape Coral Parkway (2). Working with artist to receive their artwork for the NE corner of Del Prado and SE 47 <sup>th</sup> Terr. Requested quote from Fort Myers Digital for 1517 Cape Coral Parkway East (1) location.



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

## 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 station, 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:** \$211,463

## Completed Tasks:

December

Final placement of modular building determined. Final comments to management plan provide by City staff. Final tweaks to permit application in progress.

January

Permits submitted prior to Christmas, and in a 6-12 month holding period since the southeastern USA permitting offices are so overwhelmed.

February

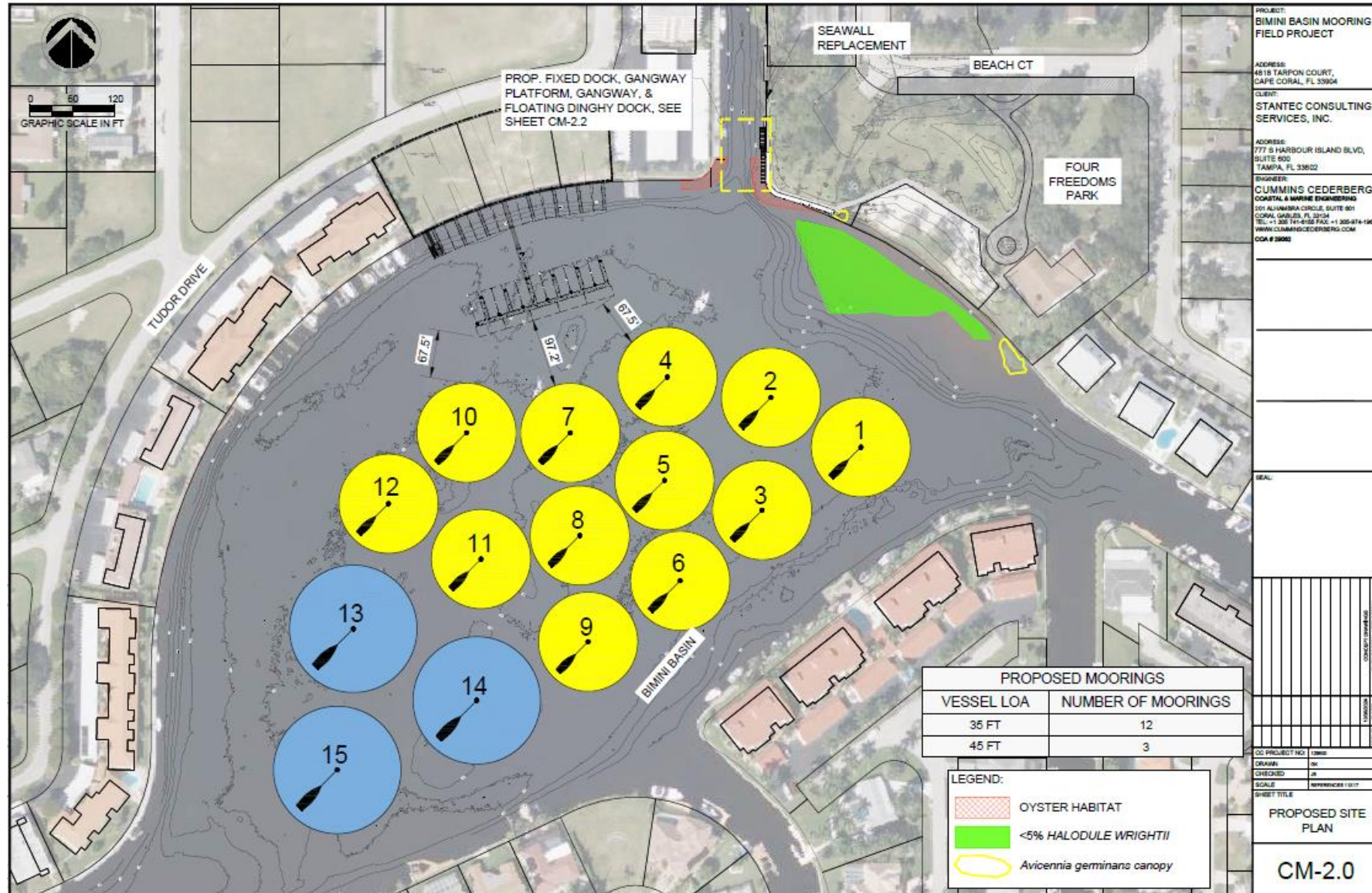
In holding pattern waiting on permitting.

**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:** Summer 2025

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

**Approved Budget:** \$126,728

**Expenditures to Date:** \$0

## Completed Tasks:

December	Total Fire working to produce new agreement with SCHEA for the new scope and increase in cost of \$65,579 for a new anticipated total of \$192,307.
January	Preparing for March 12 <sup>th</sup> CRA meeting for change order approval with 10% contingency added to cover unforeseen cost.
February	Finalizing documents for March 12 <sup>th</sup> meeting.



**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:** \$0

### Completed Tasks:

December

Working with Procurement to finalize SCP.

January

SCP executed and PO requisition submitted.

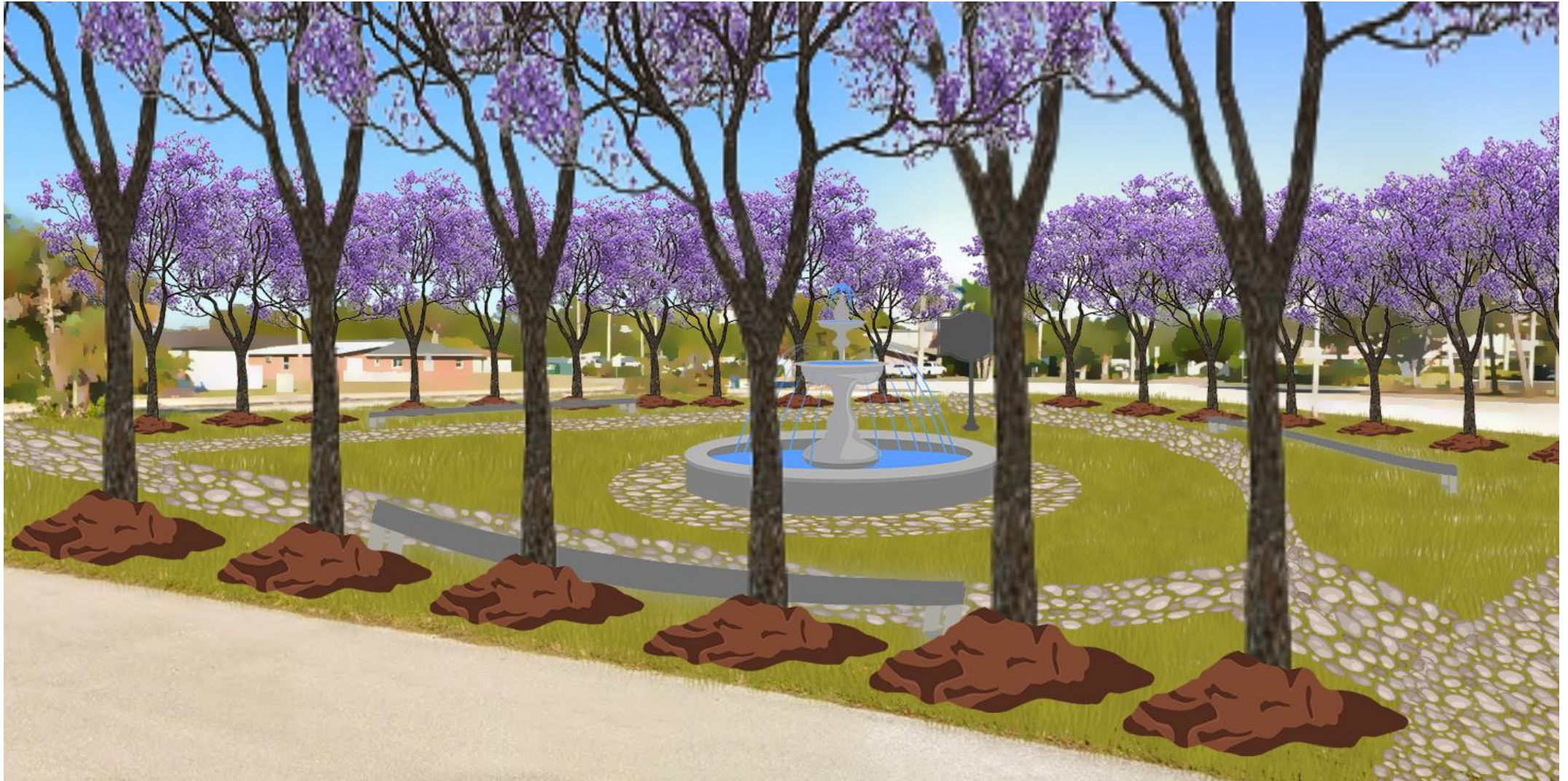
February

PO issued and progress started on Task 1 Survey.



**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:**

- Obtaining final bids for exotic tree removal
- All cart path trails have been cleared except for the paths located in the Eagle nesting protection zone
- Received quote for master plan – working with City Management on the next steps



# Old Golf Course





## Bimini East

**Project Number:** C190901001

**Estimated Completion Date:** Spring 2026

**Scope of Work:** The City plans to demolish 43 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

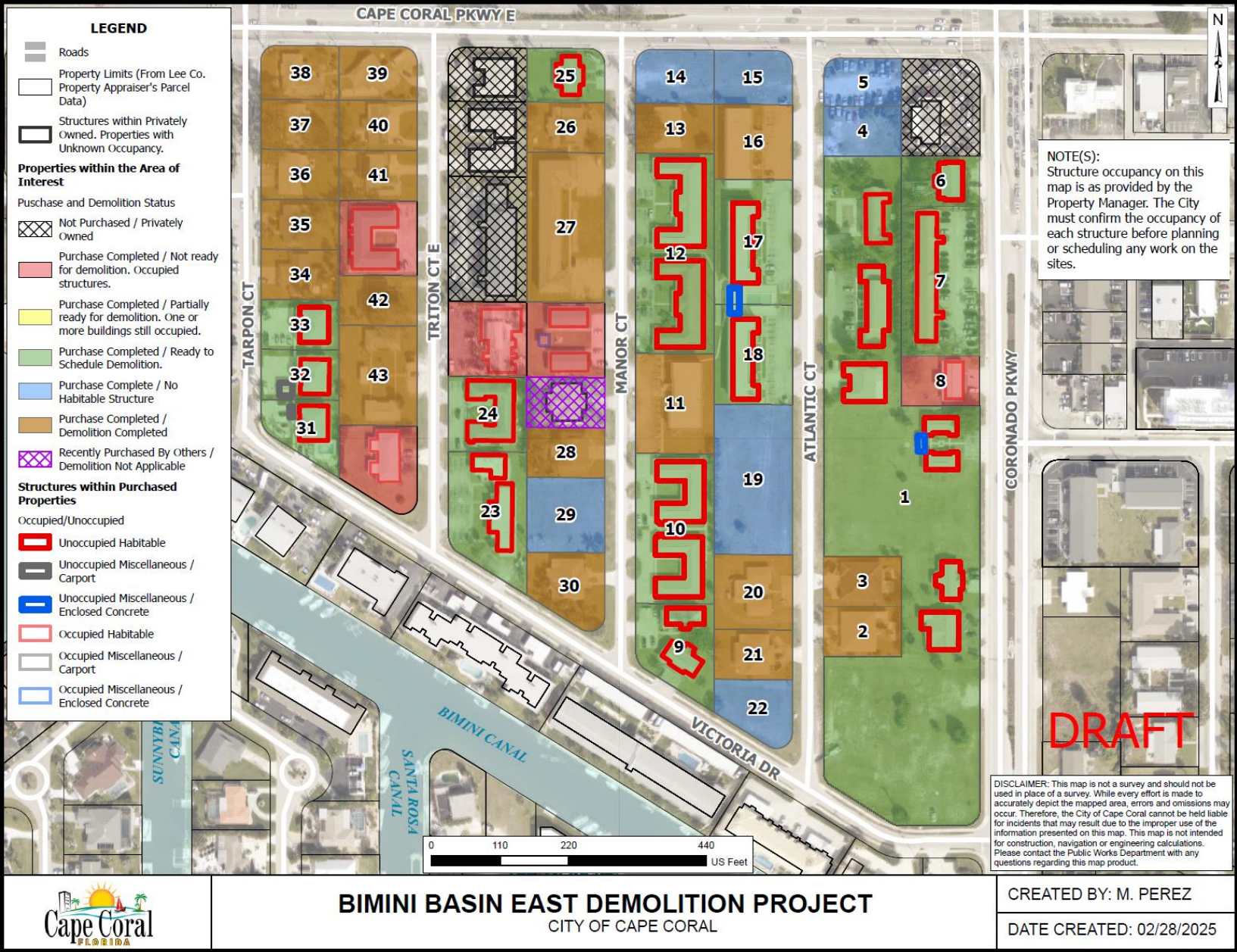
### Completed Tasks:

December	Pre-Con meeting scheduled on site for 1/9/25.
January	7/43 structures demolished.
February	21/43 structures demolished. Detailed report to be given during the March 12, 2025, CRA Meeting.



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

# Bimini East





## Cove at 47th

**Estimated Completion Date:** Spring 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:**

January	Tenant buildouts in permitting
February	Reimbursement request submitted for parking equipment. Disbursement pending final Certificate of Occupancy.



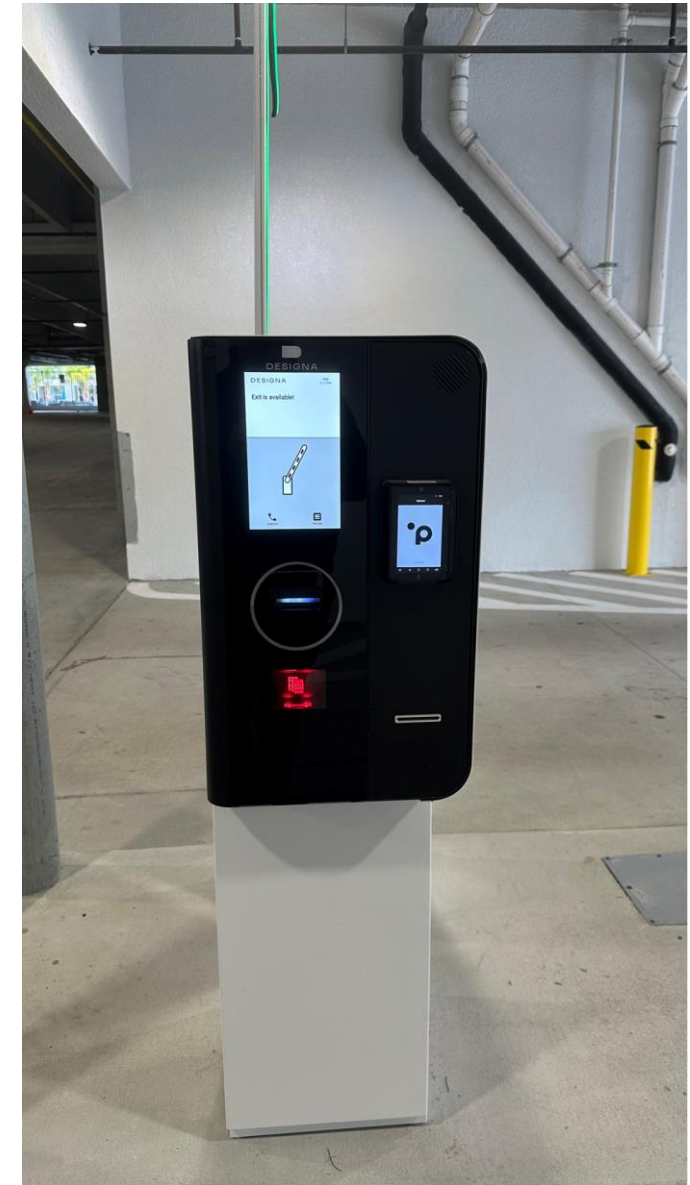
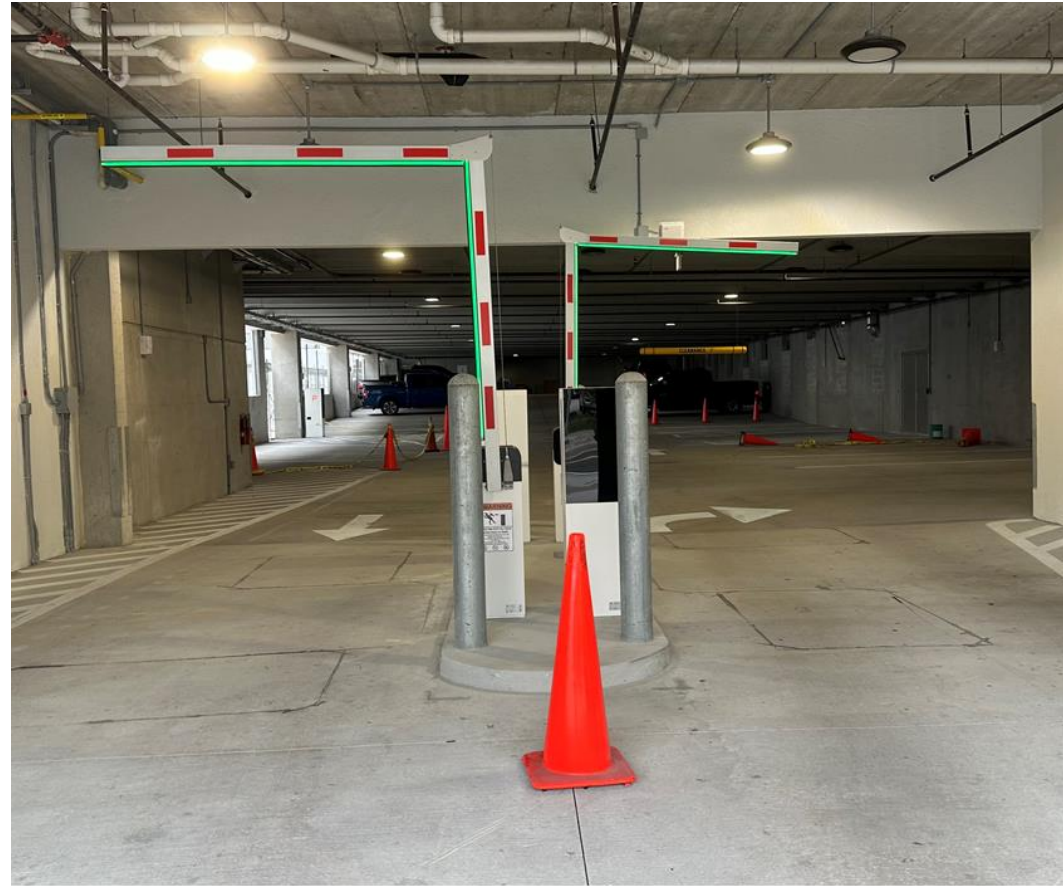
**Project Lead:** Sharon Woodberry, Economic Development Manager/CM

## 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:

January	Seawall under construction. Construction of restaurant ready to commence.
February	Seawall construction nearly complete. Restaurant under construction. Anticipate first residential units to be complete in July.

# 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:

January                      Status of Program Applications - (2) In Progress; (4) Incomplete;  
(3) Approved

February      Status of Program Applications - (1) In Progress; (2) Submitted/In Review;  
(3) Incomplete, (3) Approved





# 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:

January	(1) Pre-Application submitted, (1) Incomplete
February	(2) In Progress (1) Incomplete



**Project Lead:** Sharon Woodberry, Economic Development Manager/CM

Thank you  
Any Questions?

