



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT MAY 14, 2025 CRA MEETING

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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:

- | | |
|----------|--|
| February | 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. |
| March | Amendment #3 has been submitted to procurement for process and approval to continue design. |
| April | Amendment #3 has been approved by legal and in is process of being signed by the consultant and City Manager. After signature it will be in design for additional work. |

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.

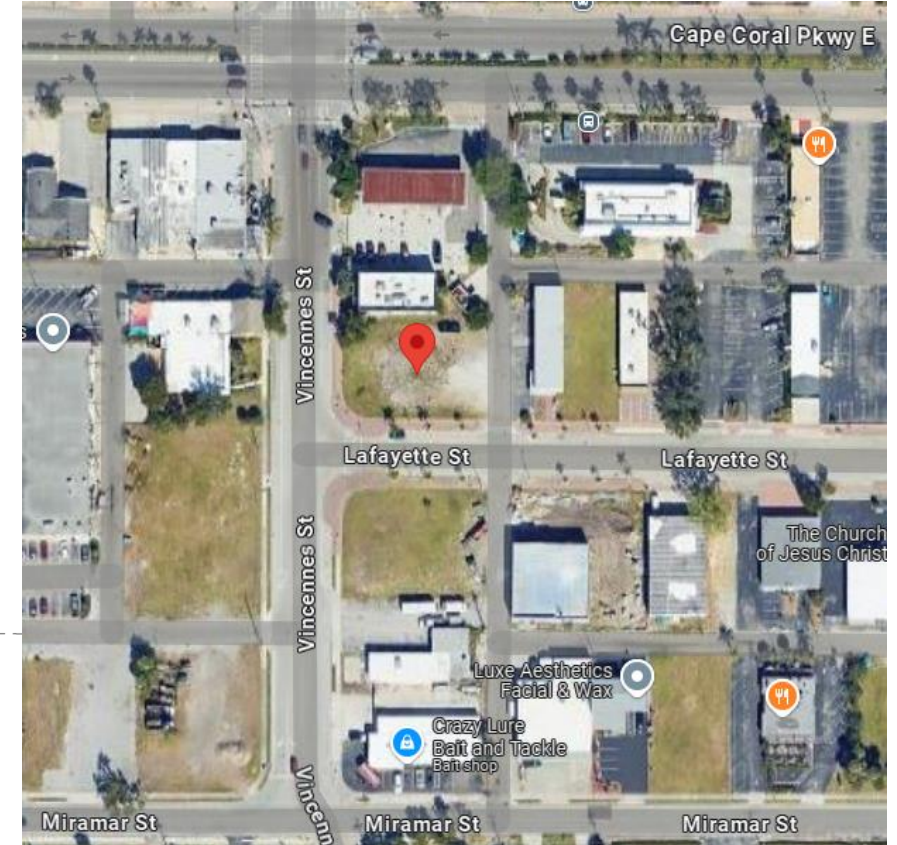
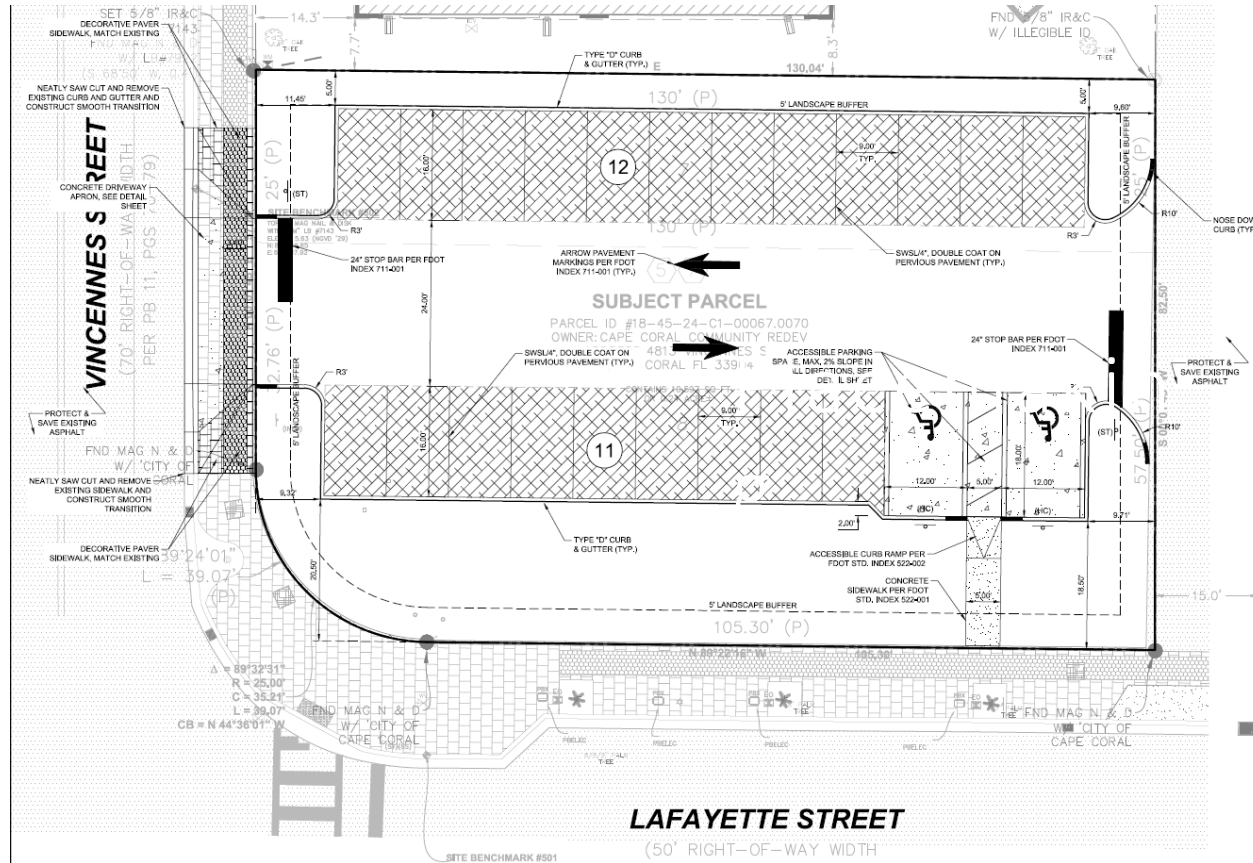
Approved Budget: \$371,020

Expenditures to Date: \$18,695

Completed Tasks:

February	CPH working on Task 4 – Project Design, 100% plans expected to be completed in early March.
March	100% plans completed, staff review and submitted comments to CPH.
April	Plans received after comments, currently under review by staff.

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:

February	PW – Property Broker working on agreement for new compactor location.
March	Met onsite with PW and Wendy's property owner to begin discussions on new compactor location.
April	Working on in house survey and design to confirm locations.



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:

February	PW – Property Broker working on agreement for new compactor location.
March	Met onsite with PW and Wendy's property owner to begin discussions on new compactor location.
April	Working on in house survey and design to confirm locations.

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.

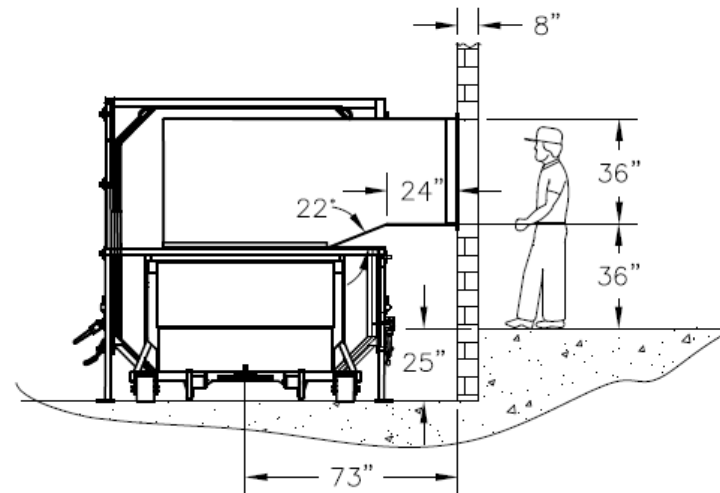
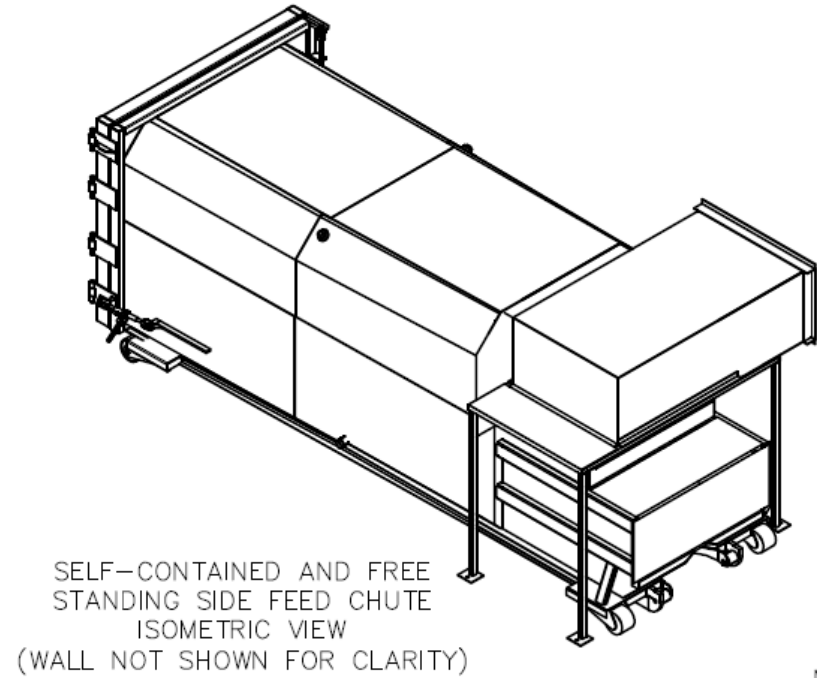
Approved Budget: \$370,000

Expenditures to Date: \$0

Completed Tasks:

February	PW – Property Broker working on agreement for new compactor location.
March	Met onsite with PW and Wendy’s property owner to begin discussions on new compactor location.
April	Working on in house survey and design to confirm locations.

Replacement of Dumpsters to Compactors



Bigbelly Compactors

Estimated Completion Date: May 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

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

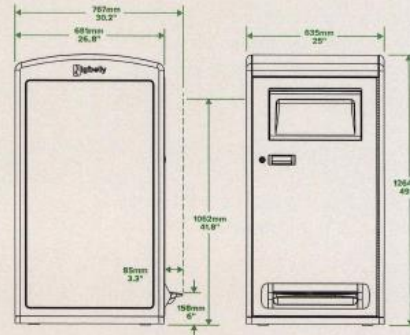


Hopper Disposal Interface
with Foot Pedal



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:

February	Working to create bid documents for the landscaping portion on Country Club Blvd from Wildwood Pkwy to Palm Tree Blvd.
March	PO issued and NTP signed.
April	ROW permit for MOT submitted.

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: \$148,632

Completed Tasks:

February

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

March

Stantec continues to work on Task 4.

April

Task 4 60% plans completed, reviewed and submitted comments to Stantec.

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:

February

Reviewing SOW to resubmit for SCP.

March

Updated SCP with input from PW.

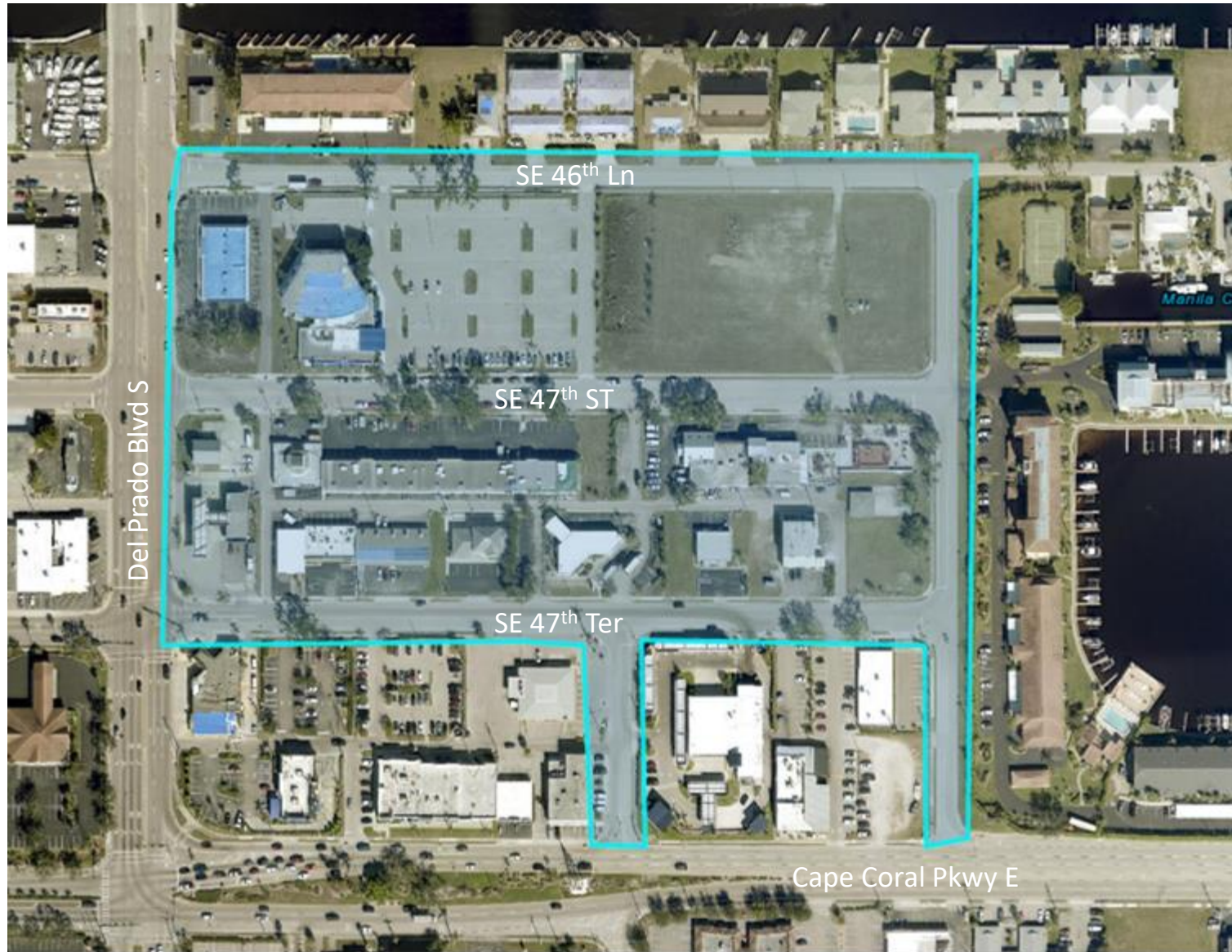
April

Working with new consultant on 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: \$7,920

Completed Tasks:

February

PO completed Task 1 - Data Collection & Field Survey started.

March

Task 2 - Photometrics Completed

April

Consulting with CMAR contractor for installation.



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 47th Terrace from Coronado Pkwy. To SE 15th Ave. Lighting will be hardened by changing to low-voltage as a way reduce sensitivity to moisture.

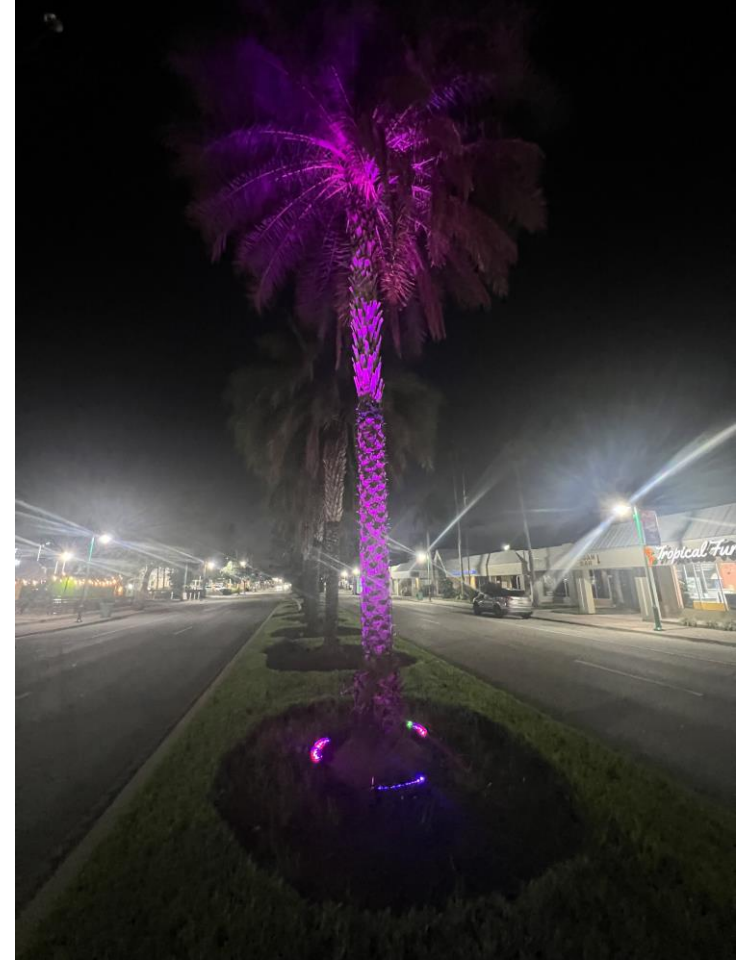
Approved Budget: \$160,000

Expenditures to Date: \$81,835

Completed Tasks:

February	Scheduling for remaining lights to be installed on 47 th Ter. for mid March.
March	Installed decorative lighting at Vincennes roundabout and moving east.
April	Completed decorative lighting installation on 47 th Ter.

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
\$9.18 million

Completed Tasks:

February	Site Construction on MPS-100 is 60% complete.
March	Site Construction on MPS-100 is 65% complete.
April	Site Construction on MPS-100 is 70% 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:

February	Waiting on artwork for the Del Prado and SE 47 th Terrace from the artists.
March	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 th Terr. Requested quote from Fort Myers Digital for 1517 Cape Coral Parkway East (1) location.
April	The posting for the utility box Call to Artist has been delayed. Collaboration with CallForEntry.org and Procurement to resolve issues related to a contract requiring signatures for CallForEntry.org registration. Anticipate a Call to Artist will be posted within the next two weeks. The high-resolution artwork from artist has not yet been submitted for the third utility box under the current PO.

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

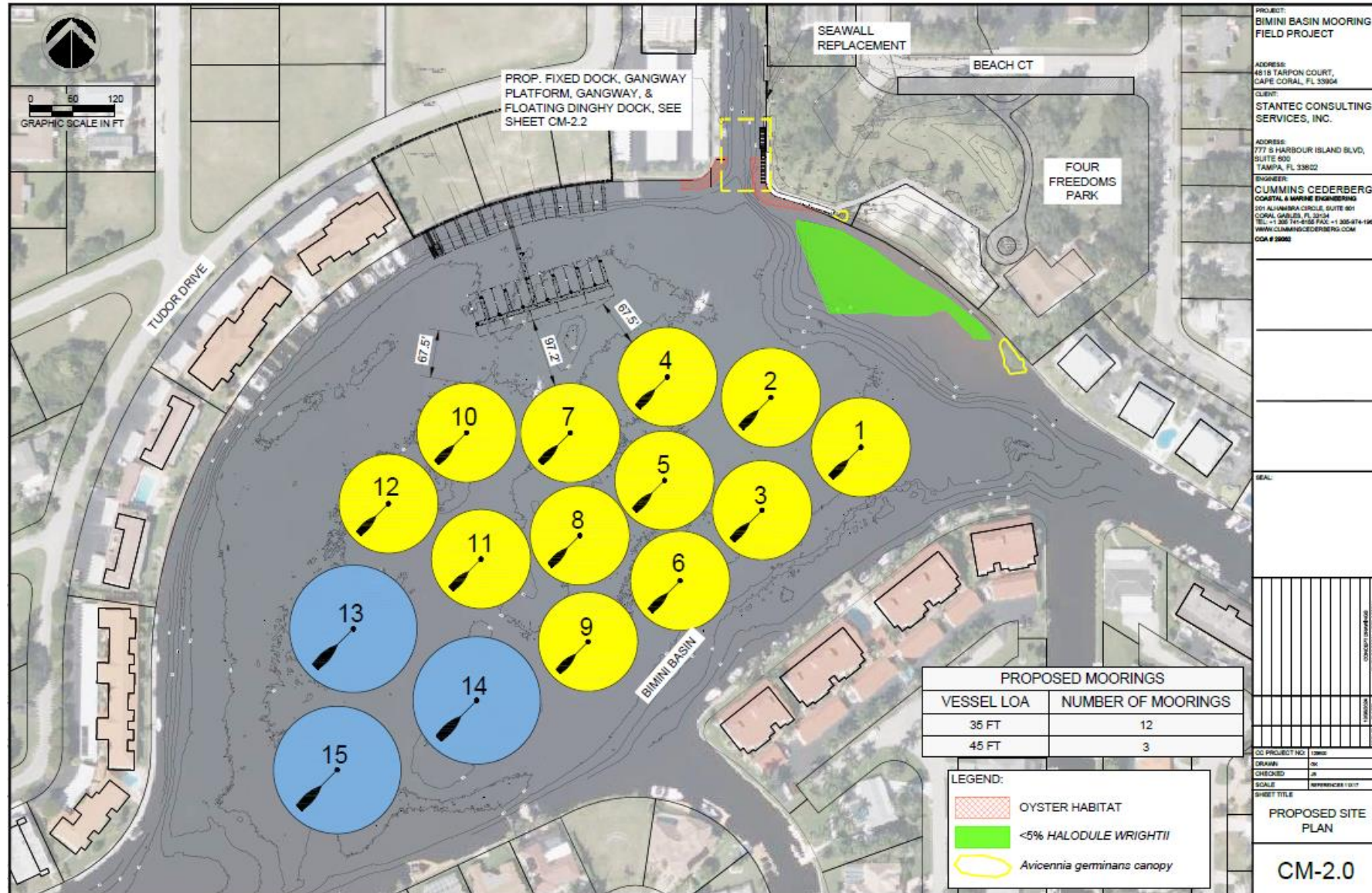
Completed Tasks:

February	Permits submitted prior to Christmas, and in a 6-12 month holding period since the southeastern USA permitting offices are so overwhelmed.
March	In holding pattern waiting on permitting.
April	In holding pattern waiting on permitting.



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: 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:

February

Finalizing documents for March 12th meeting.

March

CRA Board approved amendment for PO

April

New PO issued and conducted pre-con meeting with business owners.

SE 47th 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: \$15,122

Completed Tasks:

February

PO issued and progress started on Task 1 Survey.

March

Stantec continuing to work on Task 1.

April

Task 1 completed, held follow up meeting with staff.

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 5th 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 goes to City Council for approval on May 7th.

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

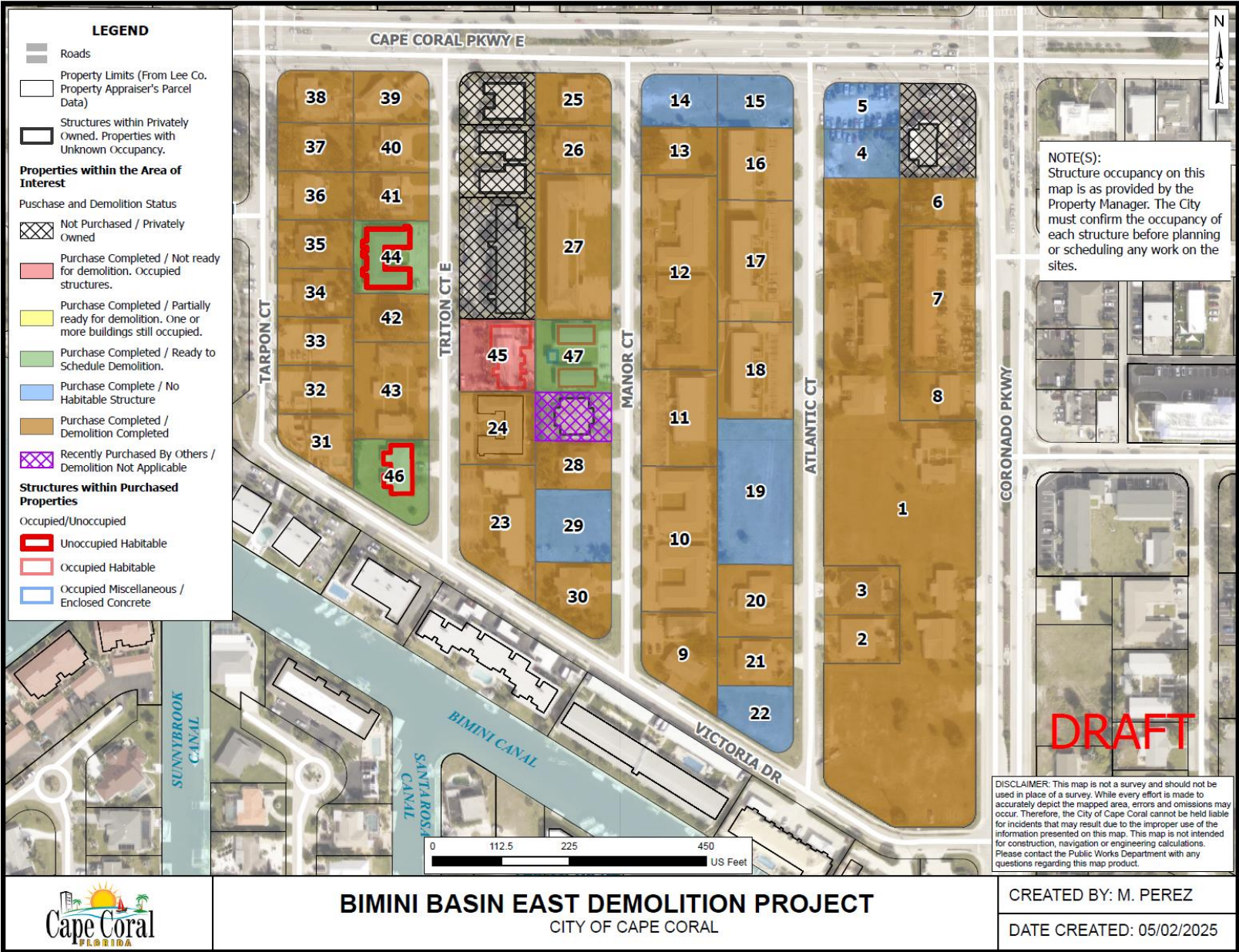
Completed Tasks:

February	21/43 structures demolished. Detailed report to be given during the March 12, 2025, CRA Meeting.
March	Prepared Amendment 1 for April 2 nd Council meeting.
April	Amendment 1 to add four parcels to HONC Demolition contract was approved. Presented update to City of Cape Coral COW on April 9 th .



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.

Approved Budget:	\$10.35 million	Parking Garage Construction
	\$ 83,546.16	Parking Equipment

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

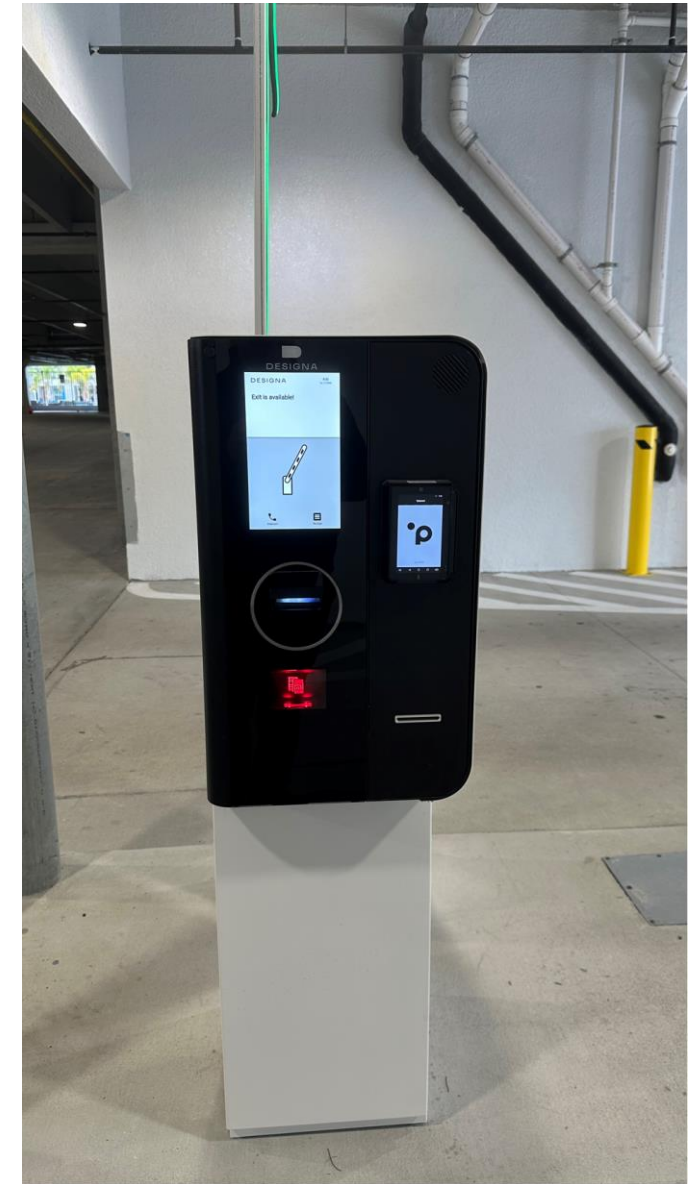
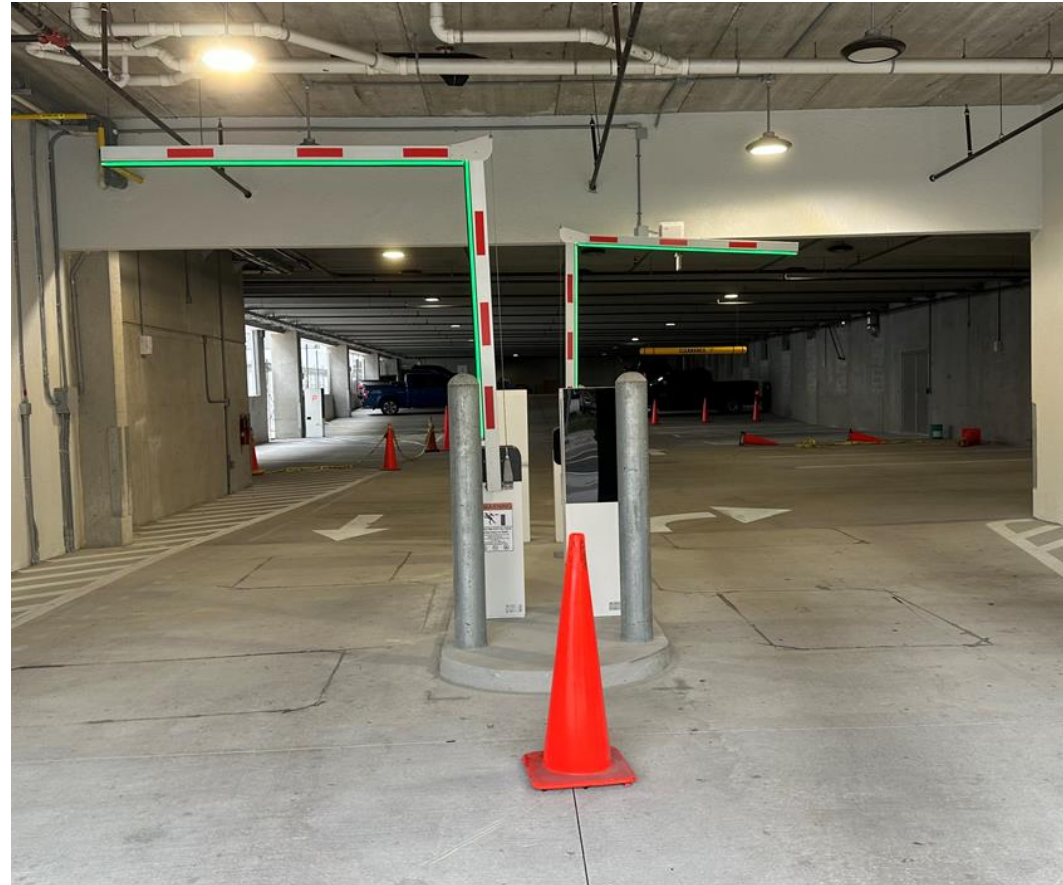
Completed Tasks:

February	Tenant buildouts in permitting
March	Reimbursement request submitted for parking equipment. Disbursement pending final Certificate of Occupancy (CO).
April	Final CO pending compliance with regulations governing dry floodproofing. Parking easement being reviewed by staff.

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:

February	Seawall under construction. Construction of restaurant ready to commence.
March	Seawall construction nearly complete. Restaurant under construction. Anticipate first residential units to be complete in July.
April	Connection to water utilities complete. Parking garage 50% complete. Anticipate waterfront restaurant completion by Thanksgiving.

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:

February	Status of Program Applications – (2) In Progress; (4) Incomplete; (3) Approved
March	Status of Program Applications – (1) In Progress; (2) Submitted/In Review; (3) Incomplete, (3) Approved
April*	Status of Program Applications – (1) In Progress; (4) Submitted/In 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:

February	(1) Pre-Application submitted, (1) Incomplete
March	(2) In Progress (1) Incomplete
April	(1) Incomplete (1) In Progress; (1) Application pending CRA approval

Thank you
Any Questions?

