



COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT NOVEMBER 12, 2025 CRA MEETING

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4642 Vincennes Boulevard Public Parking

Project Number: C193001007

Estimated Completion Date: Fall 2026

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: \$67,472

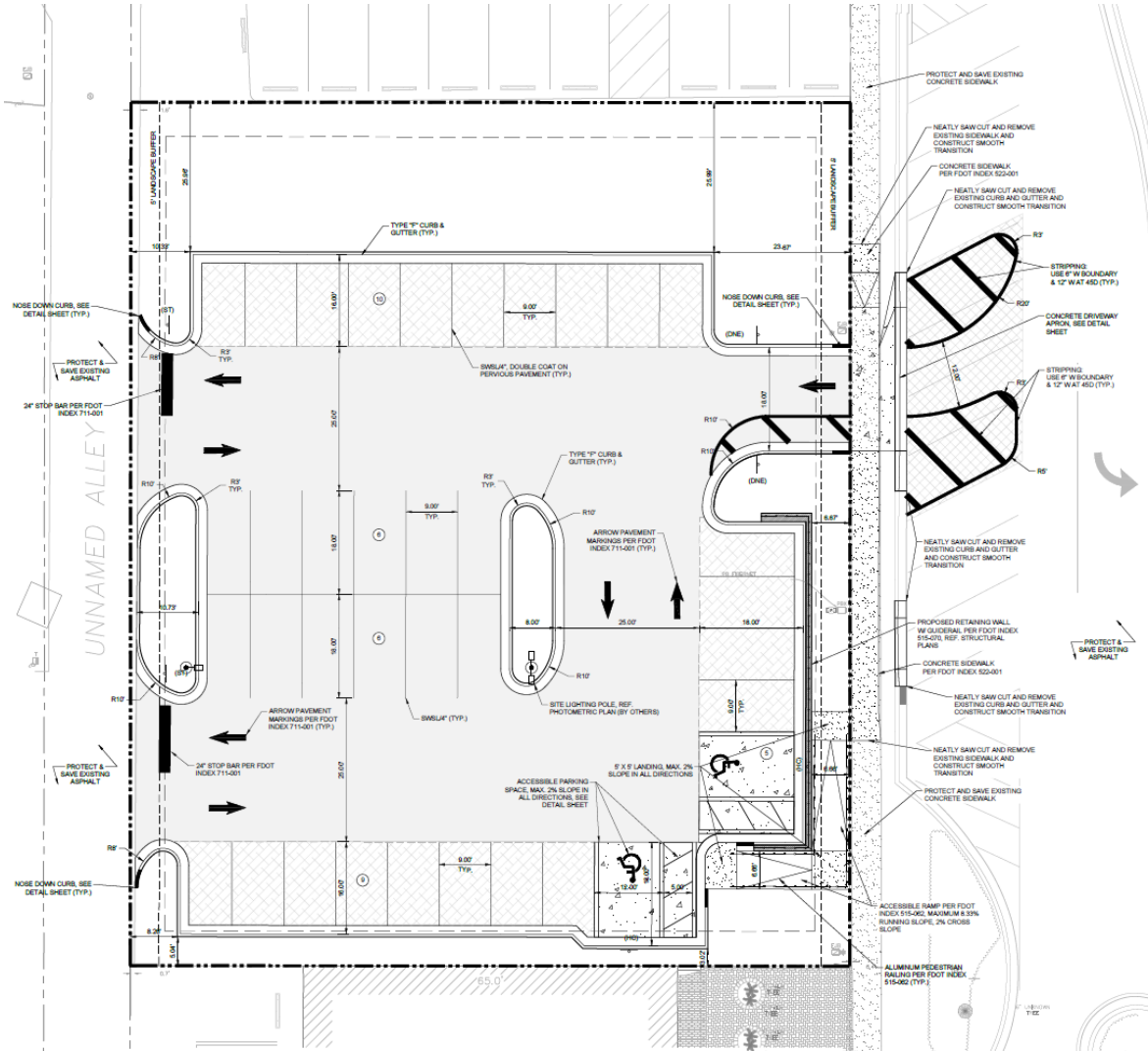
Completed Tasks:

- | | |
|-----------|---|
| 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. |
| September | Consultant re-submitted plans with revisions based on staff comments. Staff has stated the review process. |
| October | Staff requested a meeting to discuss an issue with the drainage design and calculations. A meeting was held on 10/22. After discussion, the design and calculations are correct. Consultant has been directed to proceed to City SDP Permit submission. |



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

4642 Vincennes Boulevard Public Parking



4813 Vincennes Street Public Parking

Project Number: C193001007

Estimated Completion Date: Fall 2026

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: \$55,357

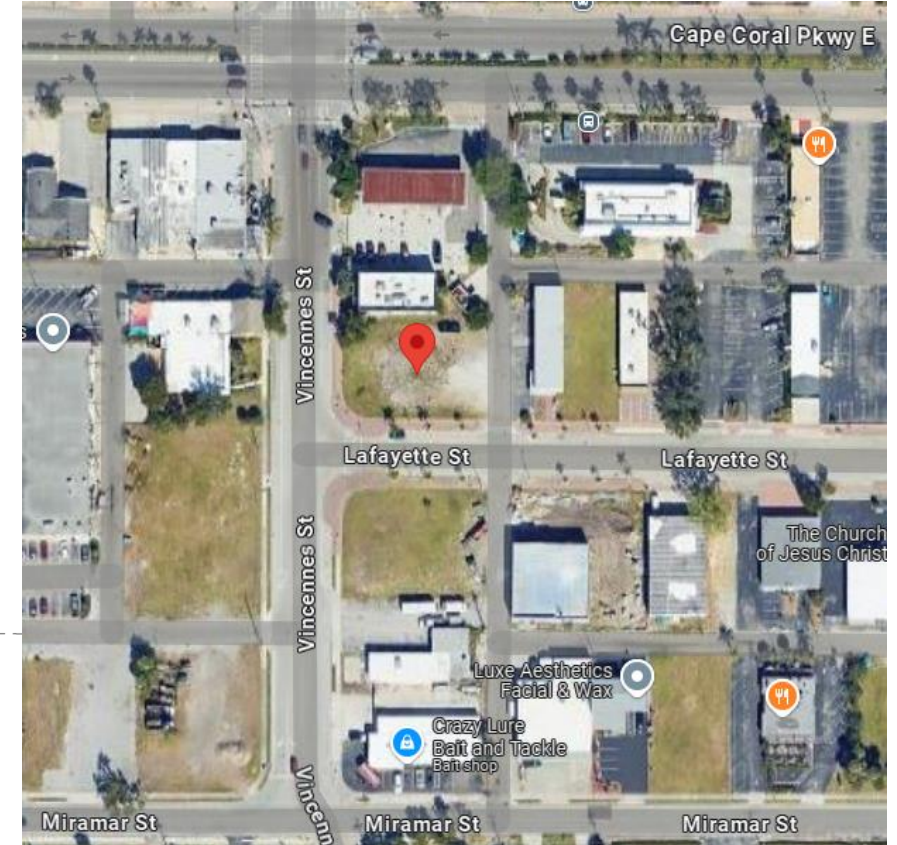
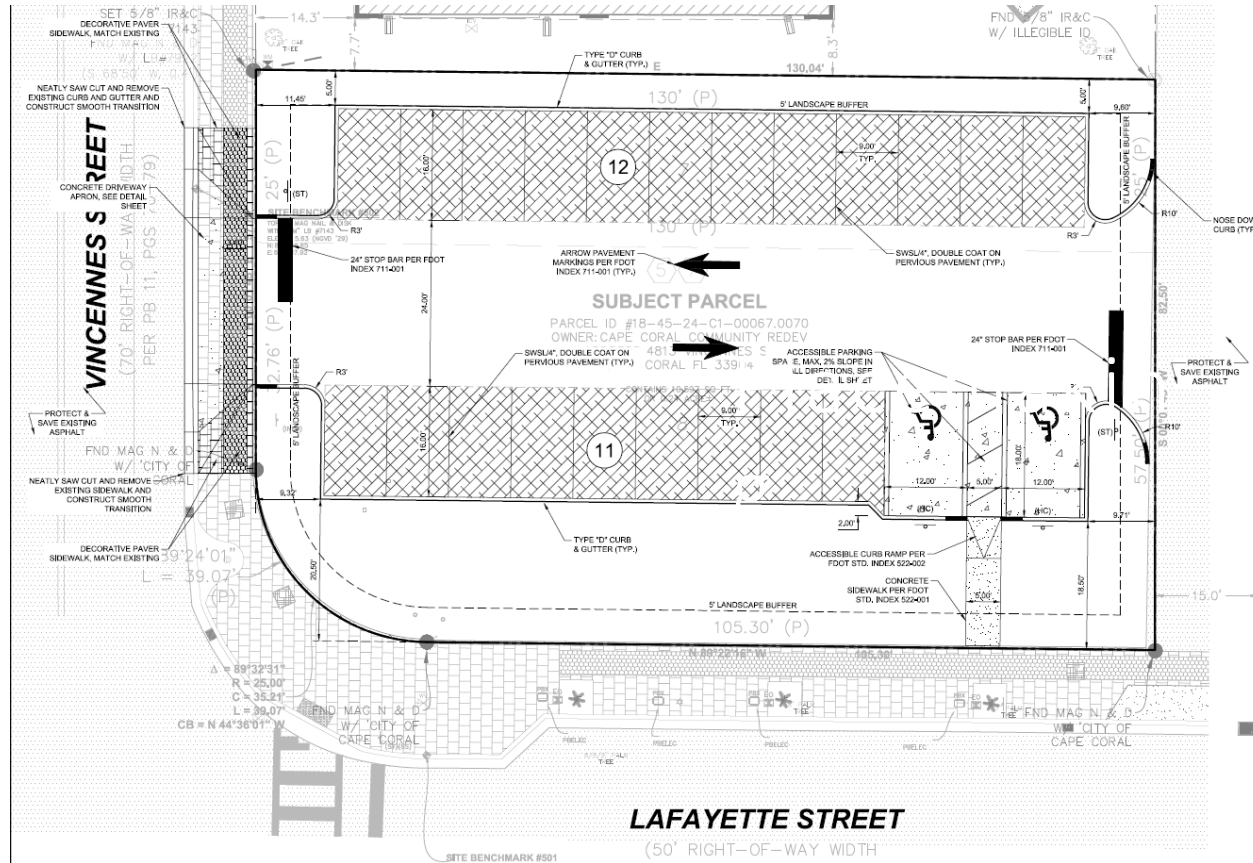
Completed Tasks:

August	Addressing SDP rejections, changes to plans to be made within the next few weeks and resubmitted.
September	Change Order needed to include irrigation in design.
October	Change Order #2 approved to include irrigation in design. Working to issue updated PO.



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:

August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.
September	Wendy's parcel owner is out of the country, waiting for their ok to proceed.
October	Wendy's parcel owner has not responded, response to move forward is required by November 21, 2025. If not received, compactor project will be included in Big John's RFI.

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:

August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.
September	Wendy's parcel owner is out of the country, waiting for their ok to proceed.
October	Wendy's parcel owner has not responded, response to move forward is required by November 21, 2025. If not received, compactor project will be included in Big John's RFI.

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.

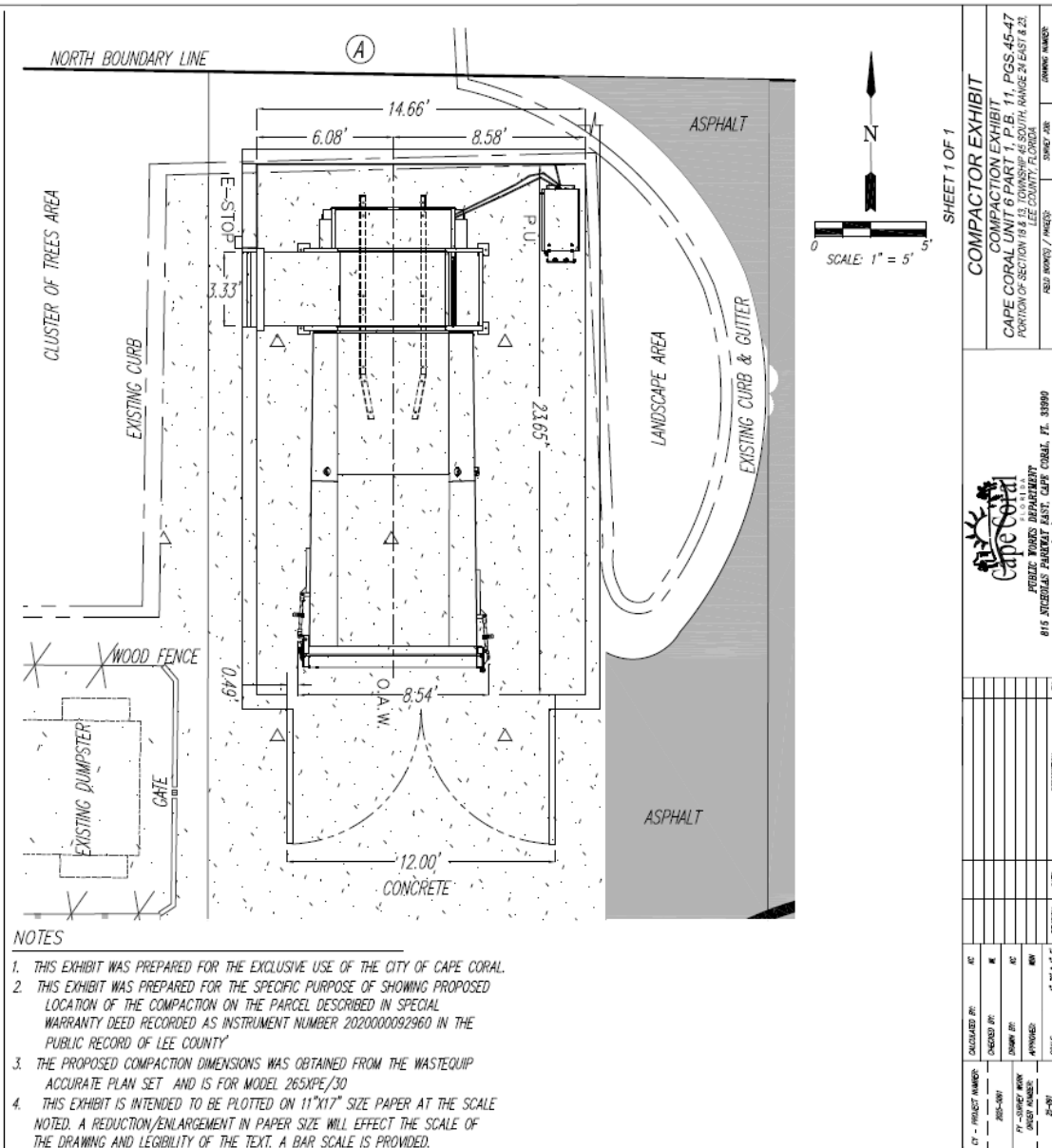
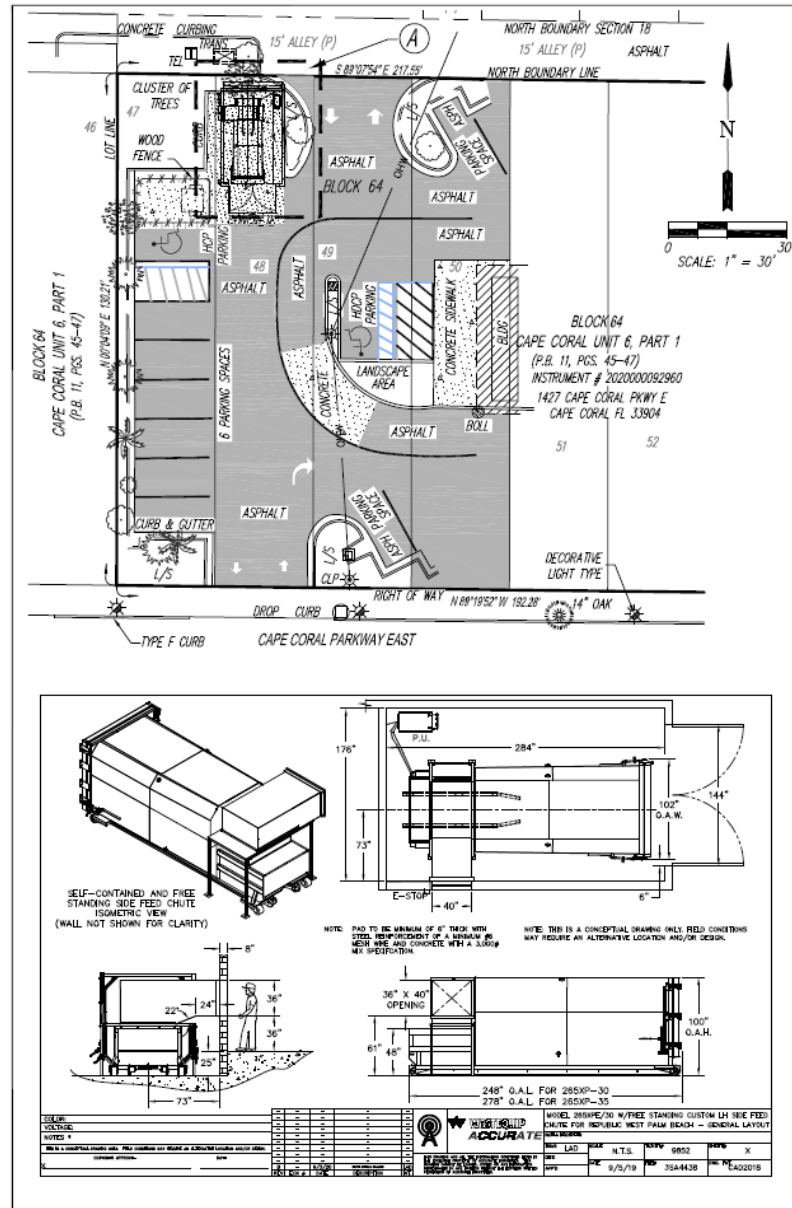
Approved Budget: \$370,000

Expenditures to Date: \$0

Completed Tasks:

August	Working with Wendy's on agreement to utilize portion of parcel prior to obtaining design contract.
September	Wendy's parcel owner is out of the country, waiting for their ok to proceed.
October	Wendy's parcel owner has not responded, response to move forward is required by November 21, 2025. If not received, compactor project will be included in Big John's RFI.

Replacement of Dumpsters to Compactors



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

Construction Completion Date: December 15, 2026. **Expenditures:** \$135,288.21 (Design)

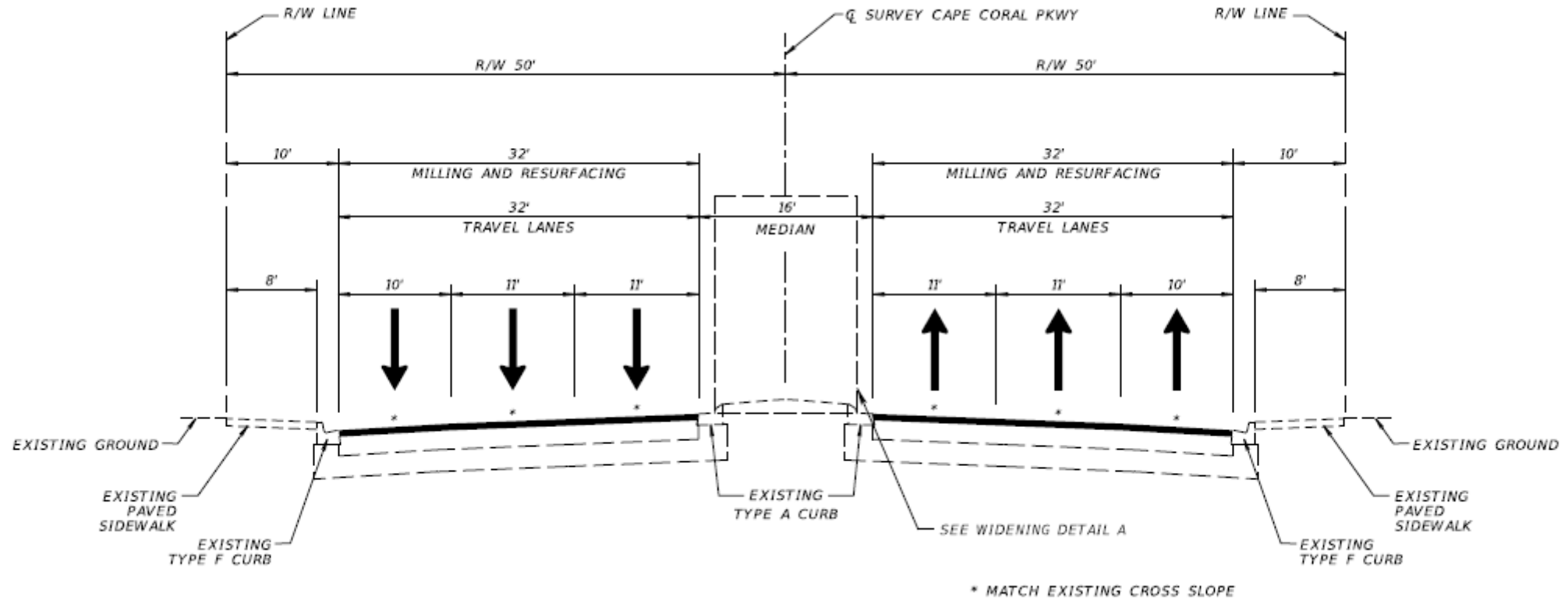
Scope of Work: : Construction will be on Cape Coral Parkway from Tarpon Ct to near Del Prado Blvd. Construction will consist of making the area 3 lanes in each direction with resurfacing, restriping, one median removal, additional tree removal for safety clearances, and minor signal adjustments. Signal retiming will be in the same area as well as Tarpon Ct to Chiquita and 2 intersections on Del Prado. The design work includes plans to fulfill this scope, including signalization plans and a parking study for adequate parking after all on-street parking spaces are removed on Cape Coral Parkway.

Completed Tasks:

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)
September	Caltran submitted 100% plans
October	Caltran is waiting on final agency reviews to finalize bidding set of plans and specifications.

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.

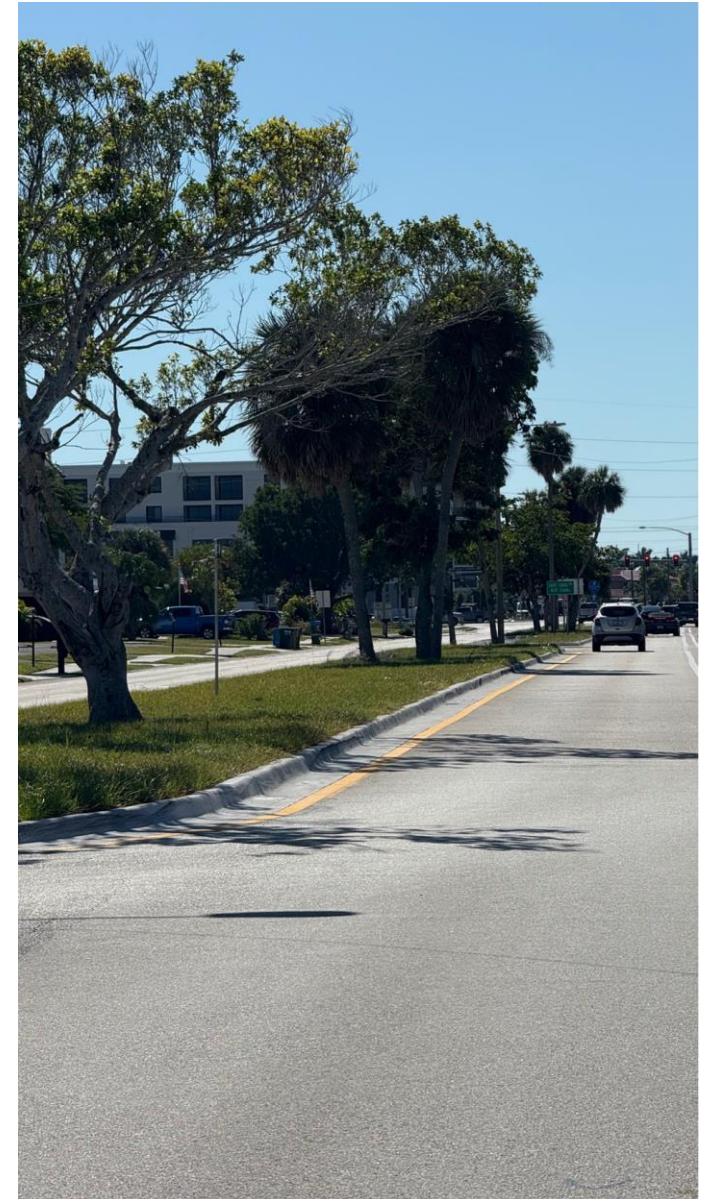
Approved Budget: \$1,390,034

Expenditures to Date: \$199,952

Completed Tasks:

August	F-Type curbing installed. Curbing project expected to be completed in September 2025. Country Club Landscaping bid opens September 25, 2025, at 3PM.
September	Bid opened and reviewed by staff.
October	Preparing contract based on bid for CRA Board Meeting on November 12, 2025.

Country Club Boulevard Median Landscaping



Palm Tree Blvd. Median Landscaping Project

Project Number: C193001012

Estimated Completion Date: Summer 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: \$227,541

Completed Tasks:

August

Reviewed 100% Plans, comments from staff sent back to Stantec.

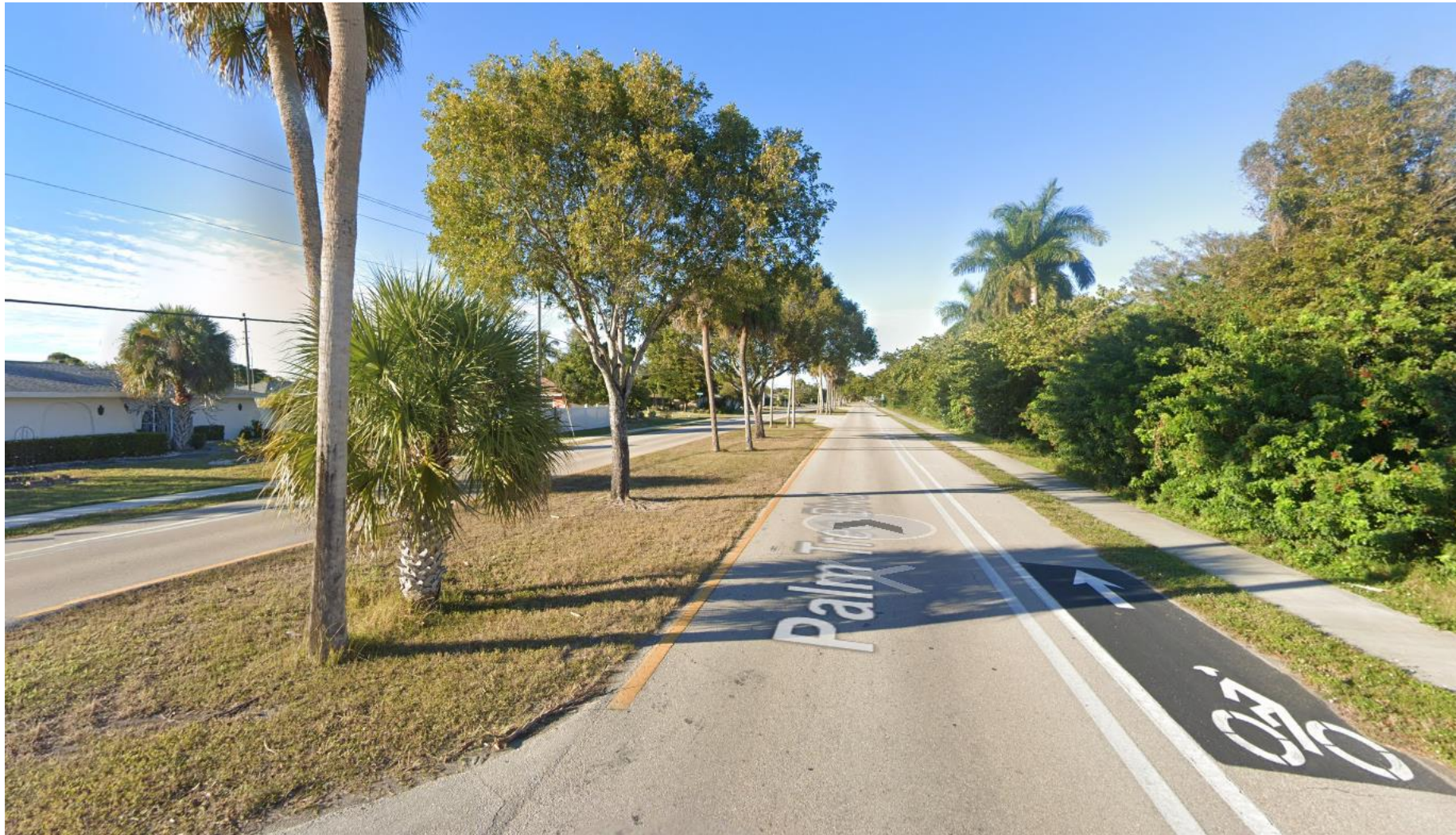
September

Received 100% with comments addressed. Staff reviewed again and all comments were addressed.

October

Preparing bid documents for civil plans which include but are not limited to access management, curbing, utilities adjustments, paving, pavement markings, and signage. Landscaping bid to come later to utilize pre-qualified vendors in contract RPW2563KMR

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:

August	Purchase Order issued, DPO to save taxes on material (Streetlights) sent to procurement for processing.
September	Material purchased through DPO, estimated lead time of 4 months.
October	Estimated lead time of 3 months remaining for material.

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.

Approved Budget: \$1.78 million (Design)	Expenditures to Date: \$1.50 million
\$7.08 million (FMTL)	\$5.43 million
\$13.09 million (Site)	\$12.29 million

Completed Tasks:

August	Site Construction on MPS-100 is 87% complete.
September	Site Construction on MPS-100 is 89% complete.
October	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:

- | | |
|-----------|---|
| 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). |
| September | CRA Board Members currently have access to jury entries for two utility boxes. |
| October | On schedule for CRA Board approval on November 12, 2025, CRA Regular Meeting. |

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: \$307,541.76

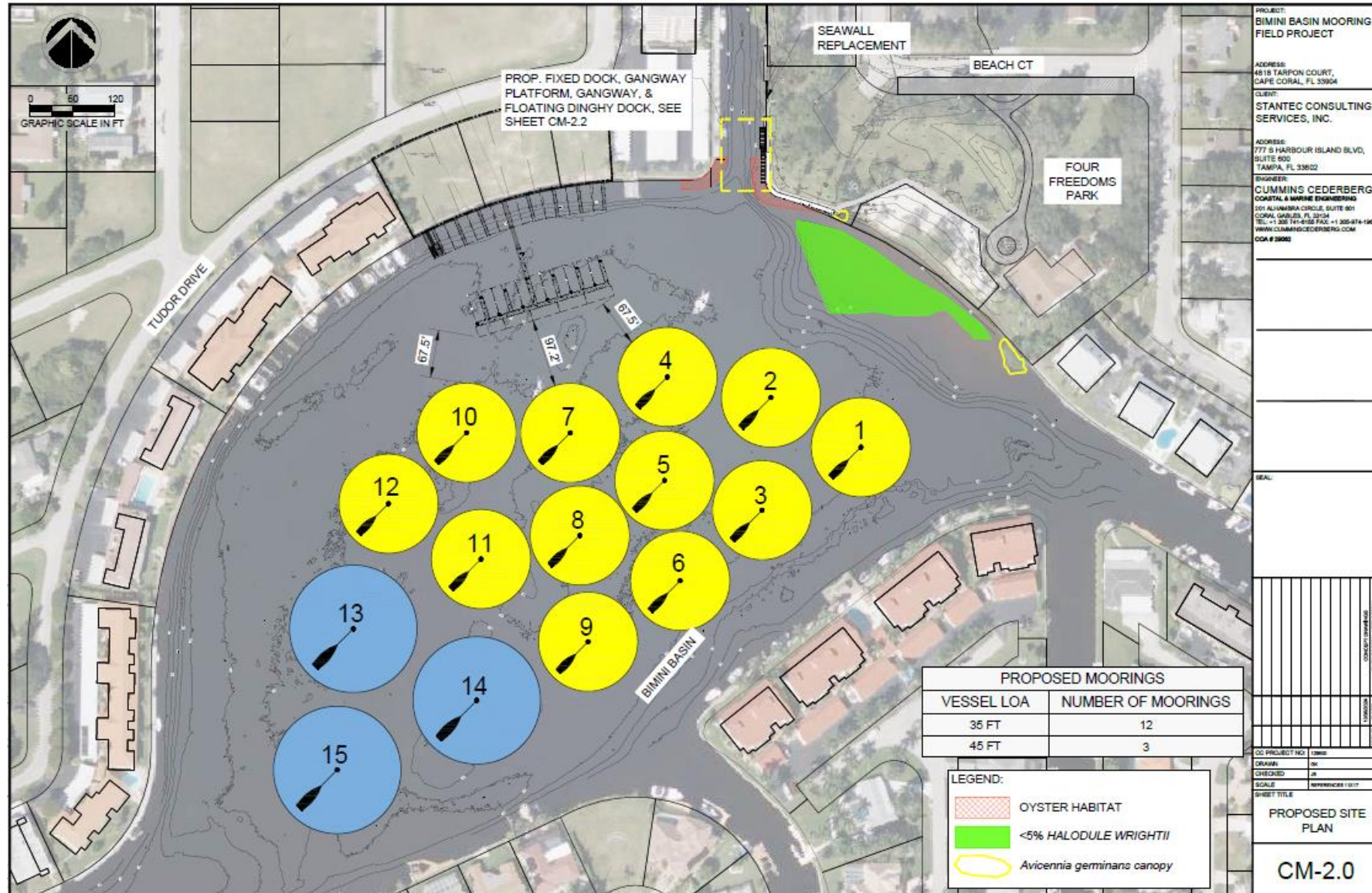
Completed Tasks:

August	CRAS final report received, no ancient artifacts discovered, FDEP permit approved on Aug 22.
September	Awaiting ACOE Permit. ACOE permit review on hold as of October 1, due to government shutdown.
October	Still waiting on ACOE Permit. No date to resume permit review as of October 27.



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: 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:

August	Ordinance change was approved, permits were resubmitted and approved. Work expected to start in September 2025.
September	Work delayed to begin after Bike Night, October 11, 2025.
October	Work started on October 13, 2025. All aboveground work completed.

SE 47th Terrace Fire Department Fire Connections



SE 47th Terrace Fire Department Fire Connections

BackStreets



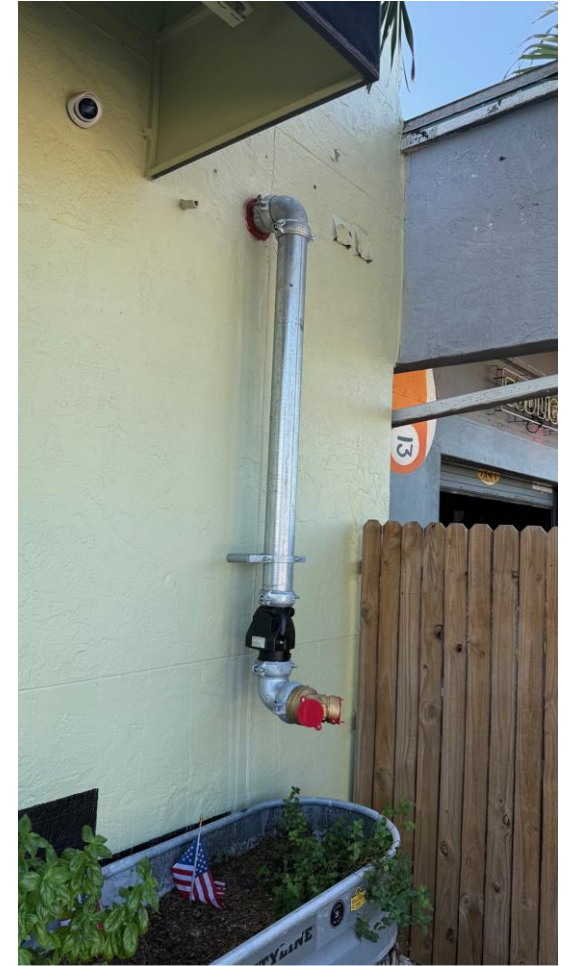
Vineyard Church



Hooked



Sage on 47th



Palm Tree Public Square

Project Number: C193001016 **Estimated Completion Date:** Spring 2026 – Design Phase II

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:** \$43,361.00

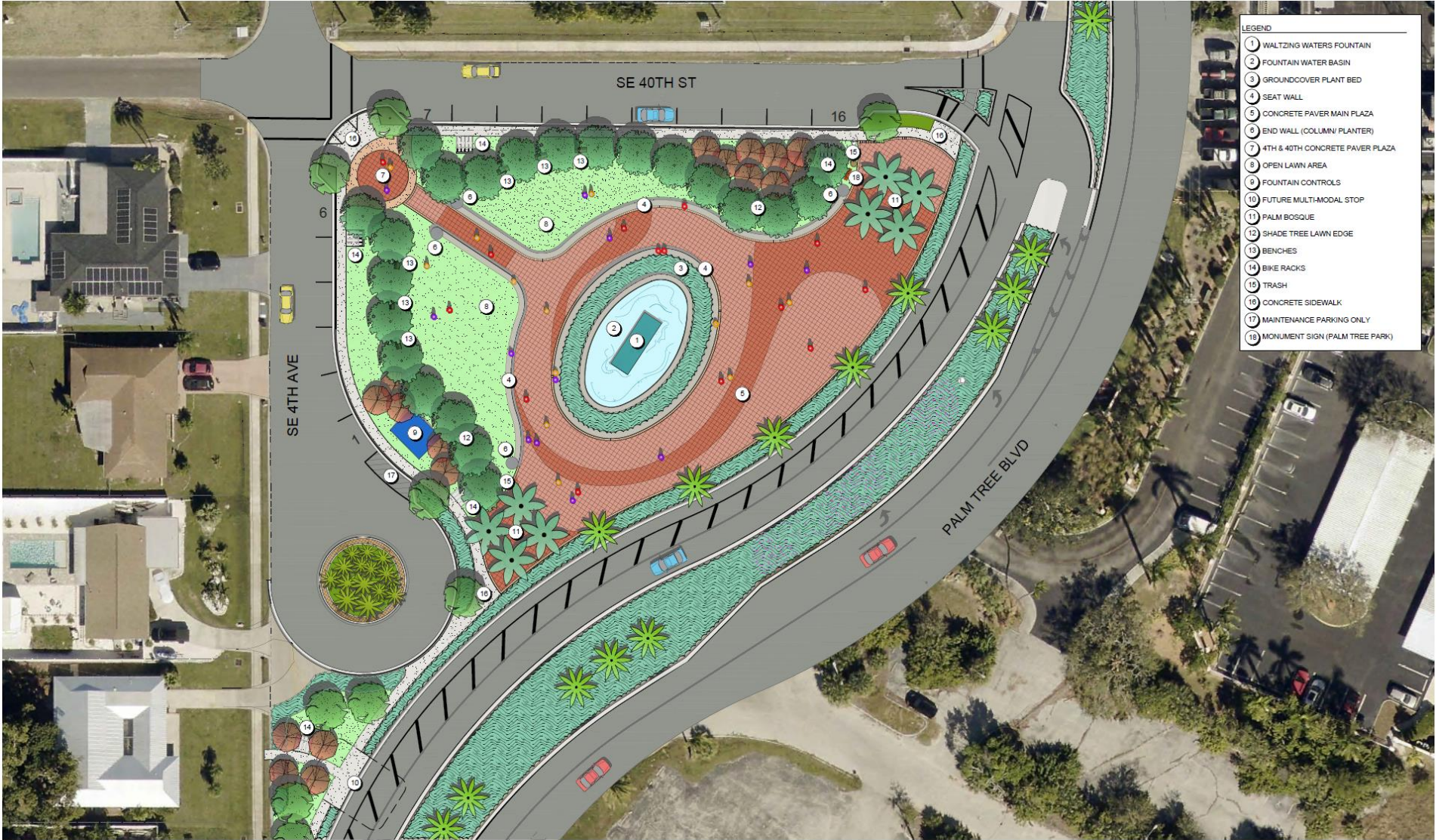
Completed Tasks:

August	Final Concept and OPC received, staff comments sent back to Stantec. Working on SCP for Design Phase II.
September	Prepared finalized scope for Design Phase II.
October	Preparing Amendment 1 to the original SCP to include Design Phase II.



Project Lead: Sarah Evins, 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:

- Invasive Tree removal continues and is expected to be complete in October.
- Data Gaps Analysis: Analysis that helps identify missing or incomplete information critical to the success of the modeling and Design Alternatives phases.
- Review of Existing Damages: Evaluation of stormwater-related damages previously documented by the City.
- Public Involvement Plan: The Plan has been developed. The first public meeting is anticipated to occur on or after February 2026; and will incorporate the feedback and outcomes from the Parks and Recreation Public Involvement Meeting and Planning.

Old Golf Course



Bimini East

Project Number: C190901001

Estimated Completion Date: Spring 2026

Scope of Work: The City of Cape Coral and the South Cape Community Redevelopment Agency (CRA) invite experienced, well-capitalized developers to submit proposals for the redevelopment of approximately 22 acres known as Bimini East. We seek visionary partners to deliver a walkable, vibrant, mixed-use waterfront district that becomes a catalyst for Cape Coral's continued transformation.

Approved Budget: \$40,279,504

Expenditures to Date: \$44,076,499

Completed Tasks:

August

Finalization of Scope for RFP

September

Provided exhibits for Bimini East RFP

October

Bimini East RFP issued on October 2, 2025, with a response deadline of October 30, 2025, at 3:00PM. Evaluation team will meet on November 14, 2025, to discuss next steps.

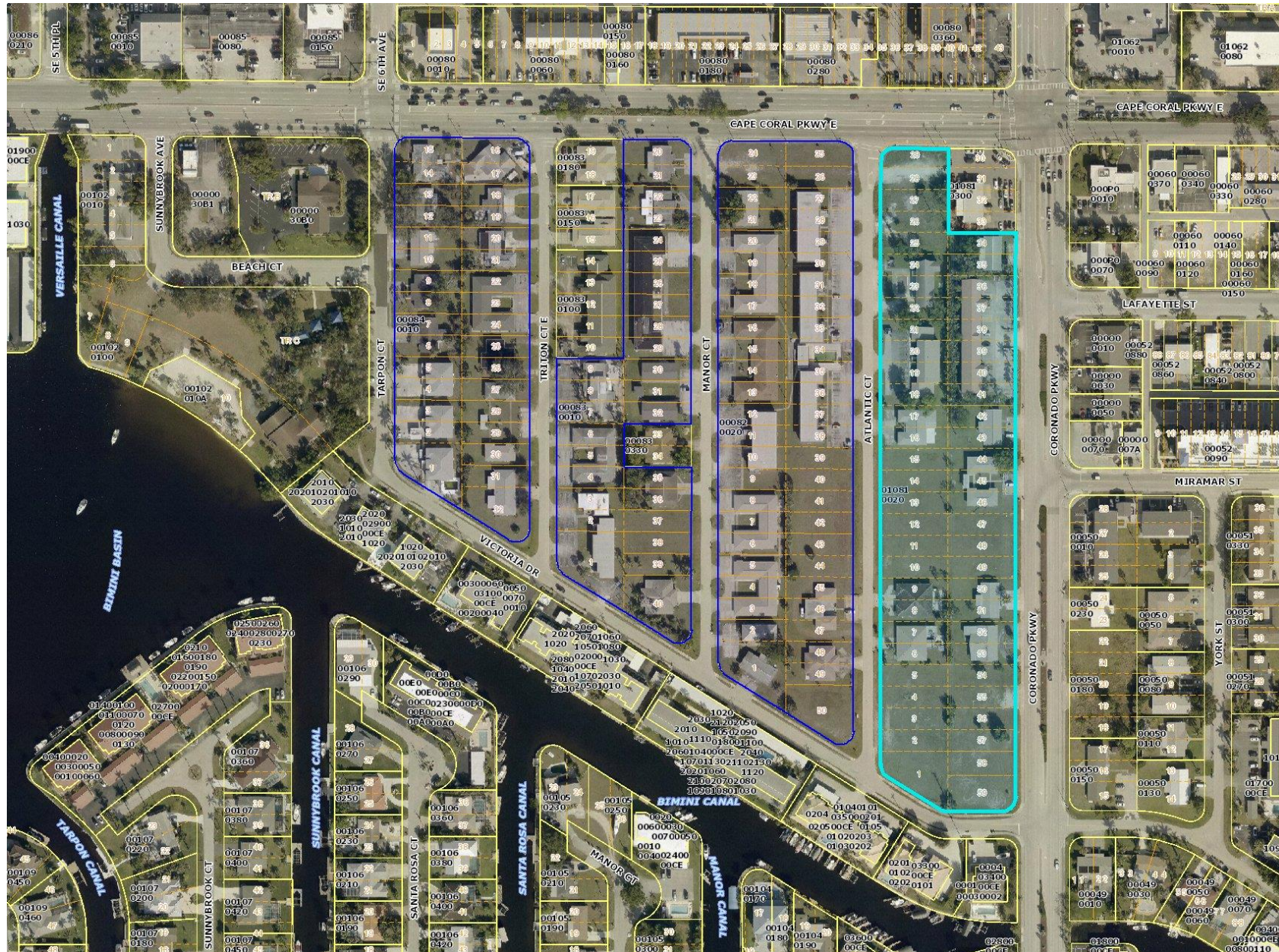


Project Lead: Zachary Gogel, Project Manager/CRA

Anticipated RFP Timeline

Event	Date
RFP Available	OCTOBER 2, 2025
Deadline for RFP Questions	OCTOBER 15, 2025
Proposal Due Date	OCTOBER 30, 2025
Internal Evaluation Committee	NOVEMBER 14, 2025
Begin Contract Negotiations	DECEMBER 2025
Council Approval	MARCH/APRIL 2026

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.

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:

October Held ribbon cutting to formally open the public parking at The Cove. Parking garage offers 125 enhanced parking spaces at the below rate schedule.

1 st Hour	2 nd Hour	Subsequent Hrs.	Max	Special Events
Free	\$2.00	\$1.00	\$20.00	\$15.00

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:

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.
September	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.
October	Temporary Certificates of Occupancy issued for Parking Garage Floors 1-6, Building A Mixed-Use/Medical Office Building and Building C Mixed-Use. House of Omelets and Deep Lagoon projected November/December opening.

Bimini Square



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 2025 Budget: \$545,000 (All Incentive Programs)

Funds Expended: \$183,557; **Balance:** \$408,983

Approved 2026 Budget: \$545,000 **Encumbered:** \$330,589 **Projected Balance:** \$214,411

Completed Tasks:

August	Status of Program Applications – (5) In Progress; (1) Submitted/In Review; (3) Pending CRA Board Review; (1) Approved
September	Status of Program Applications – (1) In Progress; (1) Submitted/In Review (4) Approved
October	Status of Program Applications – (1) In Progress; (4) Submitted/In Review



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 2025 Budget: \$545,000 (All Incentive Programs)

Funds Expended: \$183,557; **Balance:** \$408,983

Approved 2026 Budget: \$545,000 **Encumbered:** \$330,589 **Projected Balance:** \$214,411

Completed Tasks:

August	(1) Approved; (1) Denied; (3) Submitted/In Review
September	(1) Approved; (1) Denied; (3) Submitted/In Review
October	(3) Pending CRA Approval



Project Lead: Sharon Woodberry, Economic Development Manager/CM

Thank you
Any Questions?

