



| Yacht Club Project History
2016 To The Present
Committee of the Whole
11/12/2025

Yacht Club Design Timeline

- A. December 2016, Resolution 223-16, Council Adopted Parks and Recreation Master Plan
- B. June 2018, Ordinance 38-18, City Council approved Bond referendum for voters to issue GO Bonds to support master plan projects.
- C. November 2018 - General Obligation (GO) Bond approved by referendum
- D. January 2019, Ordinance 83-18, City Council Authorized issuance of \$60M in General Obligation Bonds, \$10,980,027 allocated to the Yacht Club Improvements
- E. March 1, 2019 – Consultant RFPs Submitted
- F. July 31, 2019 – Design Contract Executed
- G. August 2019 – Walk through site with Kimley Horn – Engineer evaluated seawalls and concluded they had reached the end of their useful life
- H. October 2019 & December 2019, Kimley Horn held public workshops on design concepts for the Yacht Club Community Park
- I. January 2020, City Administration and Kimley Horn meetings with individual City Council members on outtakes from 2 public workshops
- J. February 2020 – Master Plan Approval

Yacht Club Design Timeline

- A. May 2020 - Wright Construction Group selected to provide CMAR services
- B. July 2022 – 90% Plans Complete, GMP Developed, Waiting on Final Permit Comments
- C. September 28, 2022 – Hurricane Ian made landfall
- D. January 2023 – Request for new Master Plan for Yacht Club Site (assuming no buildings to remain, multiple options studied)
- E. March 23, 2023 – City Council, by consensus agreed to reallocate all GO Bond Funds to other GO Park Projects and finance the Yacht Club Improvements with other resources
- F. June 2023 – Contract Amendment to Develop Updated Master Plan including Public Engagement
- G. May 2024 – Updated Master Plan Approved

Yacht Club Design Timeline

- A. July 2024 – Design Contract Amended for Construction and Permitting Documents for Updated Master Plan, Including:
 - 1. New Community Center
 - 2. Lifeguard / Pumphouse
 - 3. Beach Restroom
 - 4. Expanded Parking Garage
 - 5. Harbor Master Building
 - 6. Maintenance Building
 - 7. Resort and Children’s Pool
 - 8. Site Amenities
- B. Final Building Plans Mid November 2025
- C. Final Site Plans Mid December 2025
- D. Final Community Center Plans January 2026

Parks Master Plan - Adopted in 2016

- A. Identified the Yacht Club as City's premier waterfront venue
1. Resort-like atmosphere
 2. Views to the Caloosahatchee River
 3. Historic Ballroom
 4. Swimming Pool
 5. Waterfront Restaurant
 6. Marina
 7. Expanded Beach opportunities
 8. Pedestrian-oriented, walkable environment
 9. Parking structure with a rooftop restaurant/ bar with views to the river
 10. Additional boat docks and finger piers along the canal
 11. Ship's store, snack bar, bar, and ice cream shop
 12. Splash pad, water slide, and/or other amenities to convert the pool into a small water park
 13. New clubhouse, restrooms, and dockmaster facility

GO Bonds approved in 2018

- A. Cape Coral voters approved a \$60 million expansion of the city's parks and recreation amenities
- B. \$10,980,027 allocated to the Yacht Club Improvements

GO Bond Yacht Club Master Plan

November 2018



Legend

- | | | |
|------------------------------|-----------------------------|--------------------------------|
| ① Pedestrian Entry | ⑮ Multi-purpose Open Space | ⑳ Office Building |
| ② Multi-use Path (10 feet) | ⑯ Event Area with Utilities | ㉑ Maintenance Building |
| ③ Walking Path (6 feet) | ⑰ Outdoor Dining Seating | ㉒ Food Truck Area w/ Utilities |
| ④ Traffic Calming Crosswalks | ⑱ Senior Center | |
| ⑤ Vehicular Access | ⑲ Yacht Club | |
| ⑥ Paved Parking | ⑳ Fountain | |
| ⑦ Parking Deck | ㉑ Enhanced Pool Area | |
| ⑧ Racquetball Court | ㉒ Beach | |
| ⑨ Playground | ㉓ Aqua Park | |
| ⑩ Bocce Courts | ㉔ Boat Slips | |
| ⑪ Restrooms | ㉕ Temporary Docks | |
| ⑫ Picnic Shelter with Grills | ㉖ Boat Launch Ramps | |
| ⑬ Shaded Picnic and Grills | ㉗ Dockmaster and Restrooms | |
| ⑭ Large Picnic Pavilion | ㉘ Boat Parking | |

SYMBOL LEGEND

- Proposed Pavilion
- Proposed Building
- Existing Buildings
- Restrooms
- Park Boundary
- Existing Vegetation
- Proposed Vegetation

Yacht Club Design Timeline

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Approved Yacht Club Master Plan

February 2020

Changes
from 2018
Master plan



MASTER PLAN CONCEPT
FEBRUARY 2020

CAPE CORAL YACHT CLUB
CAPE CORAL, FLORIDA

Cape Coral Kimley»Horn



Yacht Club Design Timeline

- A. Wright Construction contracted for CMAR
- B. Design completed in 2022
- C. 2022 – GMP pricing based on 90% plans at \$52M
- D. Harbormaster Building, 3 story Parking garage, Seawalls, additional docks, playground and upgraded walkways

Yacht Club Design Timeline



September 28, 2022 – Hurricane Ian made landfall

Yacht Club Design Timeline

- A. Council Retreat in January 2023 – Demolition of damaged buildings

- B. Determination that additional parking was necessary ultimately leading to the removal of the Tennis Courts

Yacht Club Design Timeline

- January 2023 – Request for new Master Plan for Yacht Club Site
(assuming no buildings to remain, multiple options studied)



PROGRAM DIAGRAM A
JANUARY 2023 - CONTACT: JAMES FARRINGTON, P.L.A. (407) 379-7420

YACHT CLUB PARK
CAPE CORAL, FLORIDA



PROGRAM DIAGRAM E
JANUARY 2023 - CONTACT: JAMES FARRINGTON, P.L.A. (407) 379-7420

YACHT CLUB PARK
CAPE CORAL, FLORIDA



Preferred Master Plan Study Diagrams

Yacht Club Design Timeline

- A. June 2023 – Contract Amendment to Develop Updated Master Plan including Public Engagement

- B. May 2024 – Updated Master Plan Approved

Updated Yacht Club Master Plan

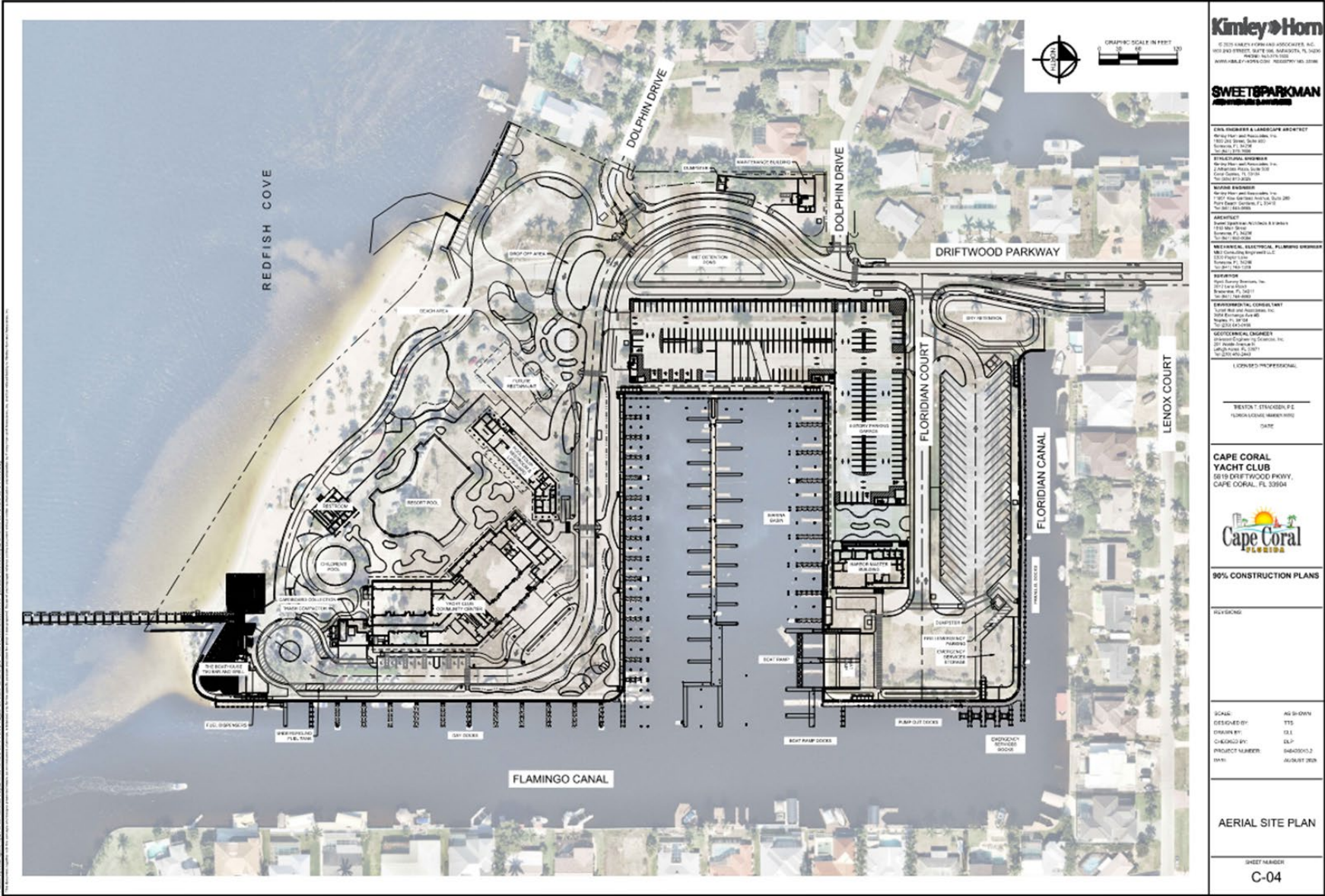
May 2024

- KEY**
- 1 ENTRY DRIVE
 - 2 LAWN
 - 3 PLAYGROUND
 - 4 EXPANDED BEACH
 - 5 PROPOSED RESTAURANT (6,700 SF)
 - 6 RESORT STYLE POOL (14,500 SF)
 - 7 YACHT CLUB COMMUNITY CENTER
 - 8 THE BOATHOUSE RESTAURANT
 - 9 EXISTING BOAT FUEL PUMP
 - 10 CHILDREN'S POOL (3,700 SF)
 - 11 ADA PARKING (11 SPACES)
 - 12 PARKING DECK (685 +/- SPACES, 4 LEVELS)
 - 13 HARBOR MASTER BUILDING
 - 14 BOAT TRAILER PARKING (46 SPACES)
 - 15 BOAT RAMP
 - 16 STORMWATER
 - 17 PIER WITH SHADE STRUCTURE
 - 18 BOARDWALK
 - 19 FOUNTAIN / WATER FEATURE
 - 20 BEACH / POOL RESTROOM
 - 21 SERVICE ACCESS
 - 22 MAINTENANCE BUILDING
 - 23 DAY DOCKS (27 SLIPS)
 - 24 YACHT BASIN (121 SLIPS)
 - 25 (5) STAGING SLIPS
 - 26 PUMP OUT STATION
 - 27 EMERGENCY SERVICES BOAT DOCKS (5 SLIPS)
 - 28 POOL ENTRY STATION
 - 29 POOL EQUIPMENT / LIFEGUARD BUILDING
 - 30 BEACH DROP-OFF



Yacht Club Design Timeline

Final Plans
December 2025



Kimley-Horn
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LICENSED PROFESSIONAL

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VERIFICATION NUMBER: [blank]
DATE: [blank]

CAPE CORAL YACHT CLUB
6015 DRIFTWOOD PARKWAY,
CAPE CORAL, FL 33904

Cape Coral
FLORIDA

90% CONSTRUCTION PLANS

PLANNING

SCALE: AS SHOWN
DESIGNED BY: TTS
DRAWN BY: DLI
CHECKED BY: DLP
PROJECT NUMBER: 240500102
DATE: AUGUST 2024

AERIAL SITE PLAN

SHEET NUMBER
C-04



Yacht Club Cost Breakdown

New Floating and Fixed Docks	\$12M
Fuel System and Tanks	\$ 3M
Harbormaster Building	\$7M
Civil Site Improvements/Utilities	\$35M
Parking Garage	\$38M
Beach Restroom	\$4M
Resort Style Pool	\$11M
Lifeguard/Concession/Pump Building	\$7M
Maintenance Building	\$2M
Community Center	<u>\$45M</u>

Design and Permitting Costs \$9.43M

CEI Costs ~\$300k/yr

Remaining project construction costs	\$ 164.00M
Seawalls construction costs ¹	22.80M
Design and permitting costs	9.43M
CEI Costs (estimated 4 years)	<u>1.20M</u>
Total estimated project costs	<u>\$ 197.43M</u>

¹ Approved 4/5/2025 Reso 329-25

Final costs subject to change

Remaining Project Total Cost \$164M



