



**Agenda Item Summary Sheet  
COMMUNITY REDEVELOPMENT AGENCY**

**MEETING DATE:** March 25, 2026  
**WARD:**

**AGENDA ITEM NO.** 3.2  
**QUASI-JUDICIAL:** No

CONSENT AGENDA

<b>TITLE:</b> PROFESSIONAL SERVICES AGREEMENT FOR AIR RIGHTS STUDY WITH BOWMAN CONSULTING GROUP LTD.	<b>STRATEGIC PRIORITY:</b> Implement redevelopment plans in a timely and cost-effective manner.
<b>MOTION:</b> Approve the Professional Services Agreement for an Air Rights Study with BOWM Consulting Group Ltd., in an amount not to exceed \$100,000.00, and authorize the Chair to execute the agreement and any associated documents necessary to carry out the services outlined therein.	<b>STAFF ANALYSIS:</b> As stated in the Cleveland Avenue 2025 Plan Update and in the 2025-2026 Work Plan the CRA should implement the step to "Provide normative framework to allow for mixed use and air rights for increased development".
<b>REDEVELOPMENT PLAN/FL STATUTE:</b> FS 163.358 Exercise of powers in carrying out community redevelopment and related activities. Cleveland Ave Plan Project P13, p. 95.	
<b>FUNDING SOURCE:</b>	Cleveland Avenue Trust Fund.
<b>FISCAL IMPACT (\$):</b>	\$100,000.00.
<b>ONE-TIME COST</b>	Yes
<b>BUDGET YEAR:</b>	2025-2026
<b>BUDGETED ITEM:</b>	Yes

**Person Initiating Request:** Michele Hylton-Terry, MPA, RPP, Executive Director.  
**Department:** Community Redevelopment Agency

**STAFF REPORT:** Bowman will provide Planning support to prepare an Air Rights Study analyzing conceptual redevelopment scenarios through the preparation of massing diagrams, development envelopes, conceptual redevelopment site plans, and the preparation of a model ordinance related to air rights for the Edison Mall property. The study area is anticipated to include the Edison Mall property and immediately adjacent parcels where access, easements, utilities, parking, or shared infrastructure may influence air rights feasibility.

For the study, Bowman is collaborating with MHK Architecture to leverage our combined expertise and deliver a comprehensive study meeting the needs of the City of Fort Myers and the Community Redevelopment Agency. MHK Architecture played a pivotal role in master planning and redevelopment visioning Naples' Coastland Mall, reimagining the site through a strategic mixed-use transformation that repositions the property as a contemporary, walkable destination while preserving its role as a regional retail anchor. The master planning effort leveraged air rights above existing and new structured parking, enabling the introduction of thoughtfully

integrated residential development without displacing core retail operations.

**ATTACHMENTS:**

[CFM\\_Agenda\\_Air Rights Study Proposal \(2-5-2026\).pdf](#)