



BIMINI EAST – DEVELOPER OPEN HOUSE

JUNE 24, 2025

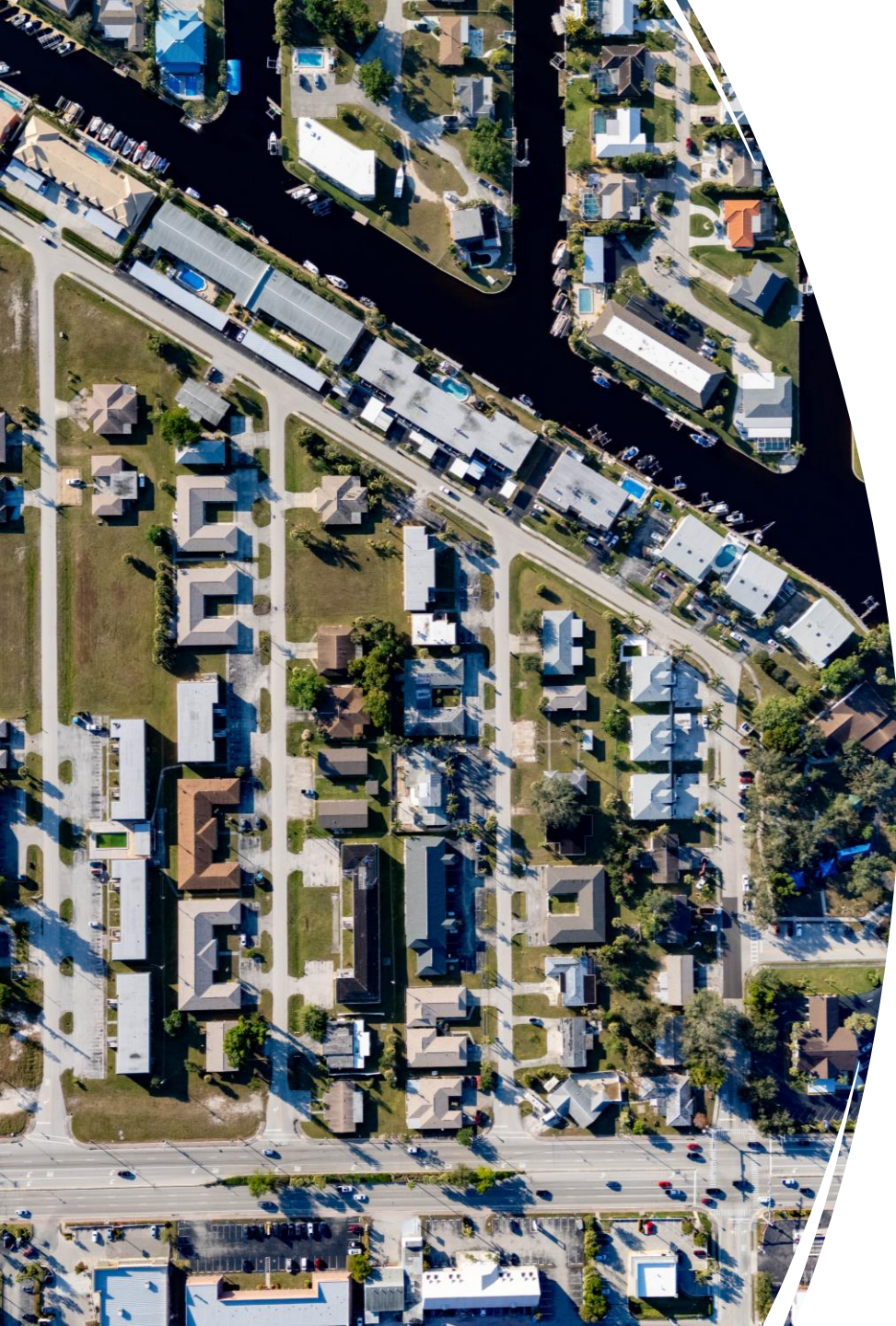
2:00-4:00PM

HAMPTON INN & SUITES

619 SE 47TH TERRACE, CAPE CORAL, FL 33904

Donado Pkwy

Cape Coral Pkwy East



Cape Coral Community Redevelopment Agency (CRA)

- Florida Statute
- 163.370 Powers; counties and municipalities; community redevelopment agencies.
- (c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:
 - 1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
 - 2. Demolition and removal of buildings and improvements.
 - 4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

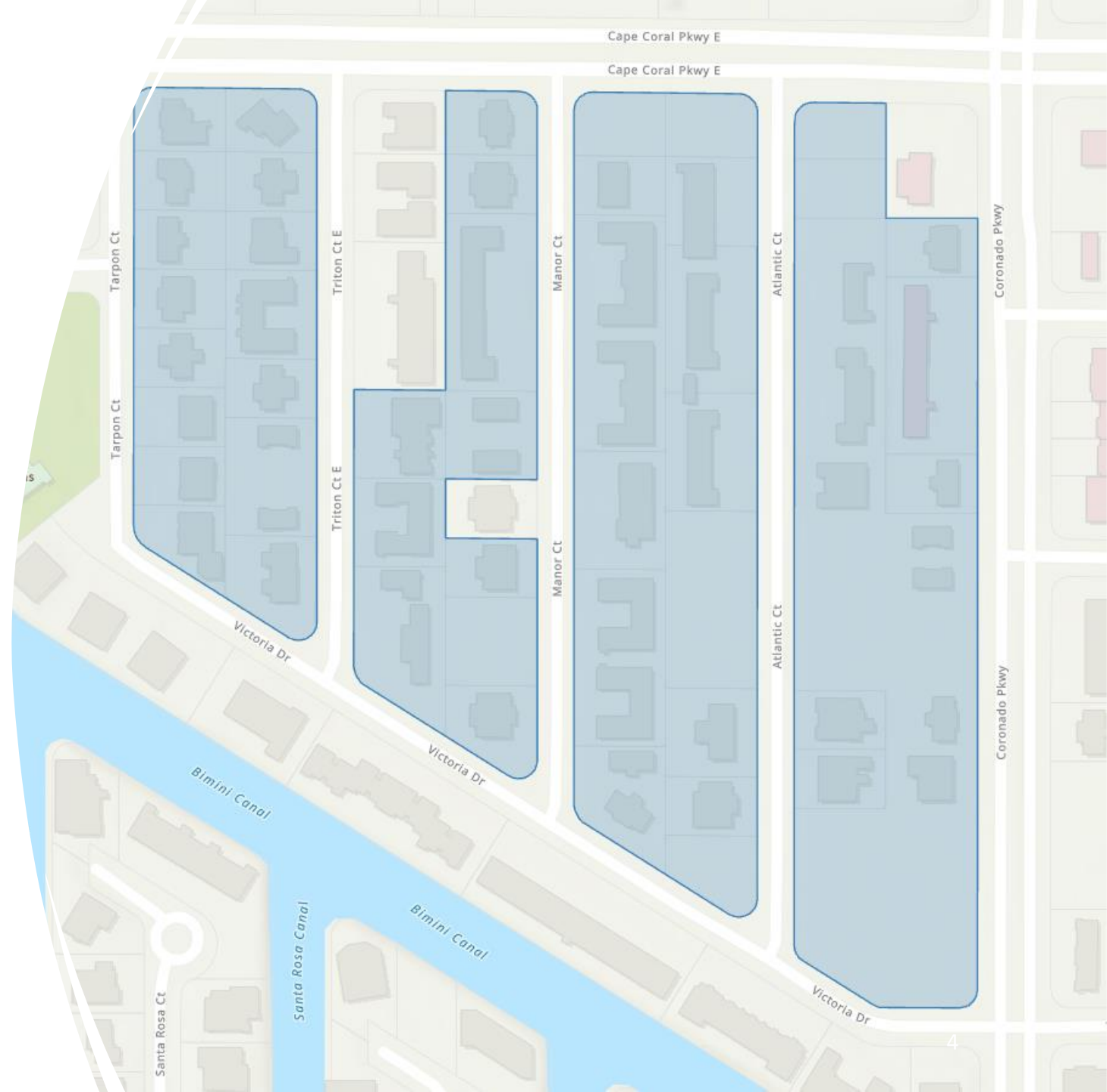


Cost Estimates

- Total Appraised Value
 - \$42,999,504
- Land Acquisition Costs
 - \$43,416,871.93
- Demolition Costs
 - \$1,521,647.93
- Project Management & Other Costs
 - \$82,769.23
- Current Project Expenses
 - \$45,021,289.09

Location

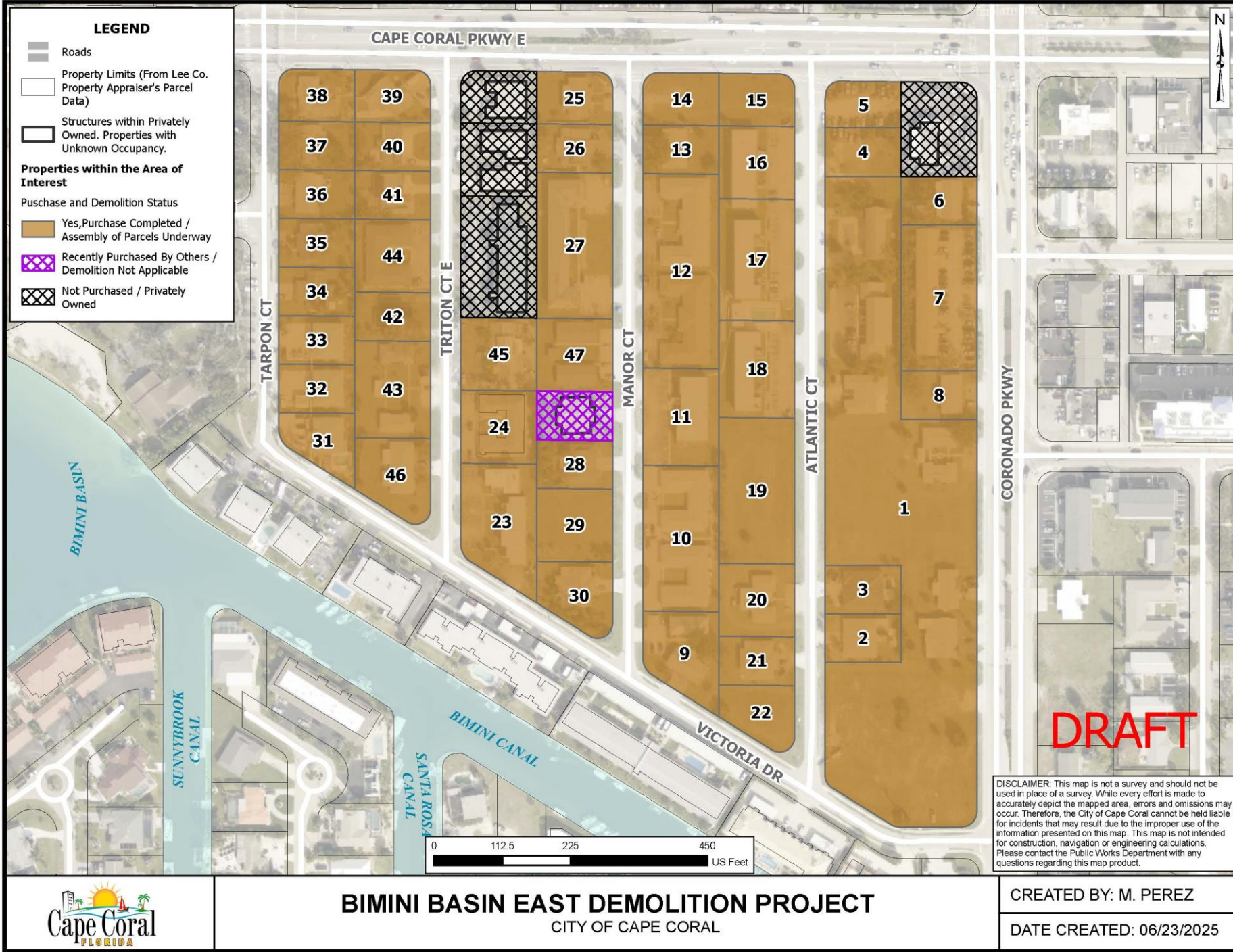
- SW corner of Cape Coral Parkway and Coronado Parkway
- South Cape Community Redevelopment Agency (CRA)
- Entryway to New Yacht Club
- Near saltwater Gulf access



Current Status

- Purchased 47 Parcels within Bimini East
- Demolished all 47 Sites on 47 Parcels
- Finalizing Demo Permits





Next Steps

- Developer Meeting June 24, 2025
- **July** – Issue RFP for Purchase and Development of Site
- **September** – RFP's due and review of proposals
- **October to November** – Discussions of proposals, interviews, etc.
- **Early 2026** – Contracts estimated
- RFP to be sent out through City of Cape Coral's Procurement Portal known as Ionwave.
- To register, visit <https://capecoral.ionwave.net/Login.aspx>



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<https://capecoral.ionwave.net/Login.aspx>

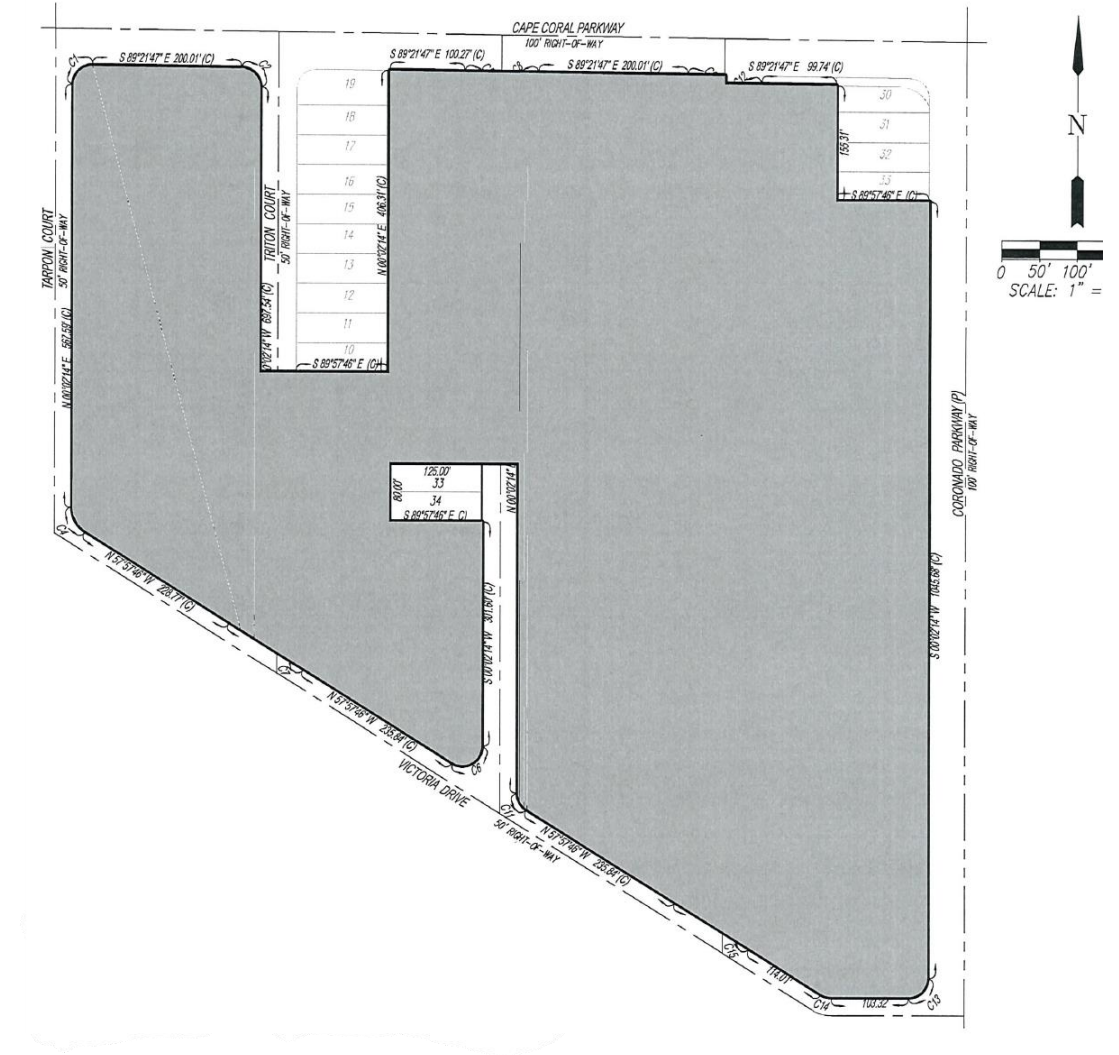


Future Items to Address

- Assembly of Parcels
- Vacation of Roadways and Right of Ways
- Removal of select Above Ground Utilities

Parcel Stats

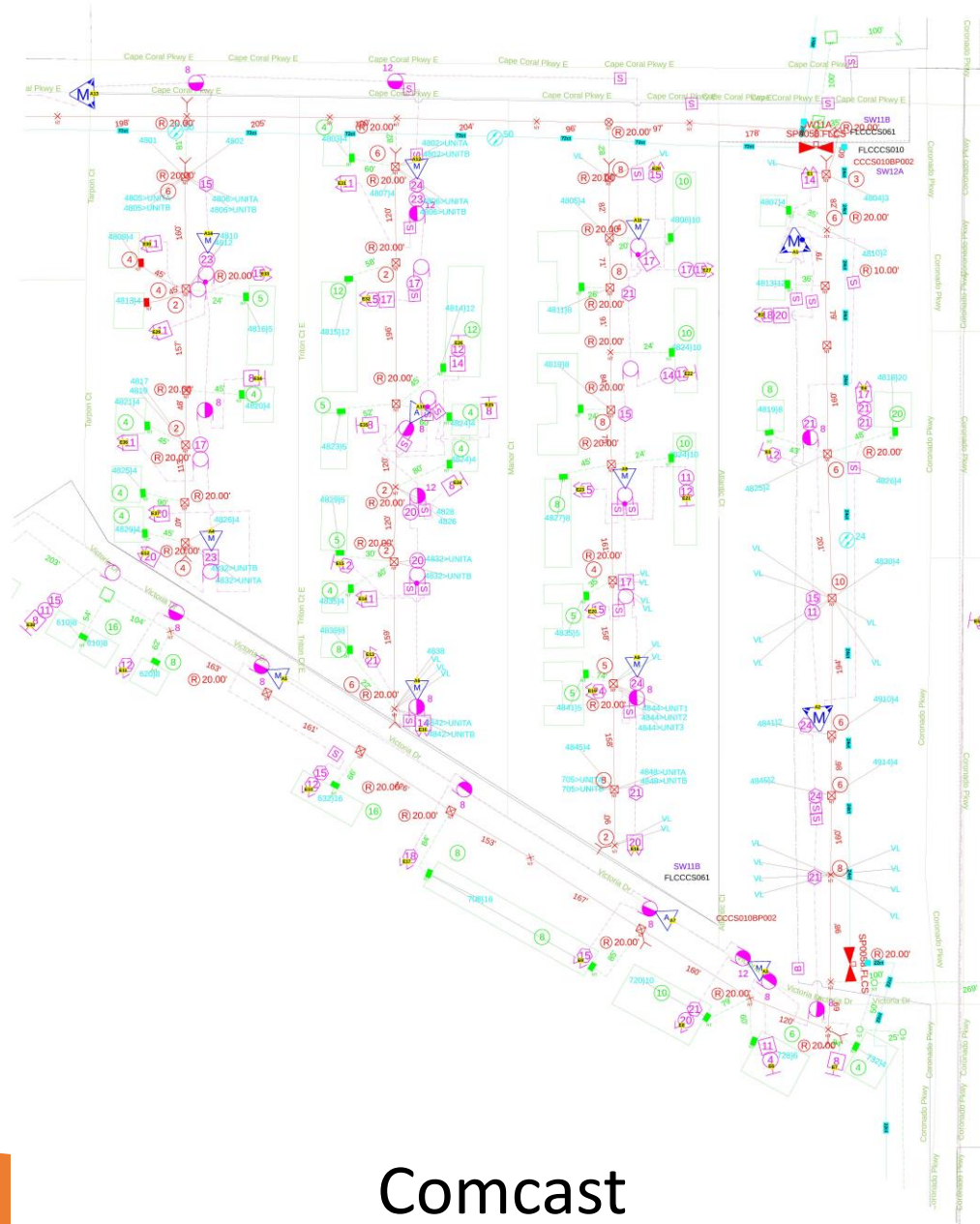
- Approximately 22 acres with vacation of Roadways and Right of Ways
- Complete Vacation of Atlantic Ct
- Partial Vacation of Manor Ct and Triton Ct E
- Boundaries
 - East at Tarpon Ct
 - West at Coronado Pkwy
 - South at Victoria Dr
 - North at Cape Coral Pkwy



UTILITIES



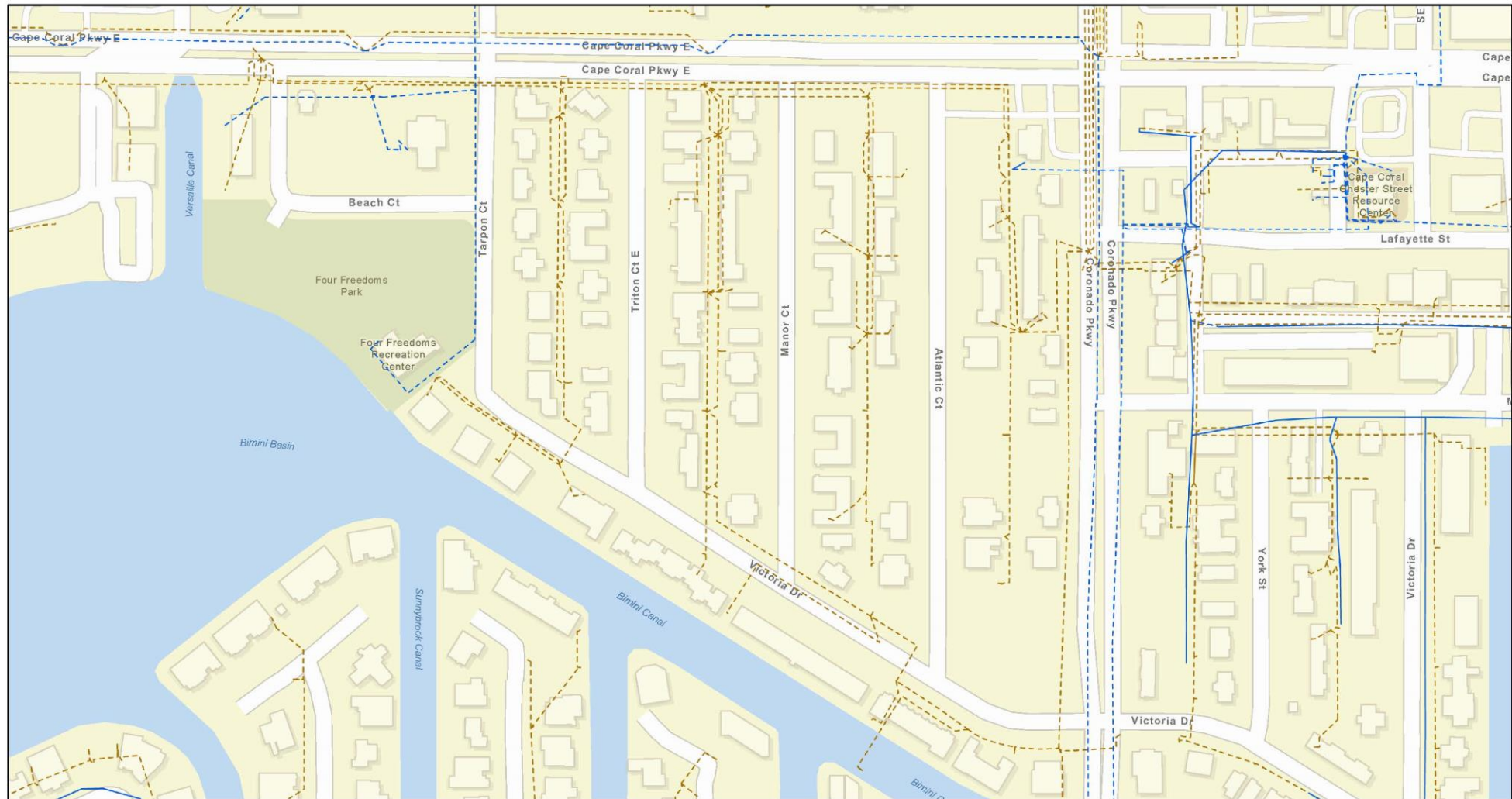
UTILITIES



Comcast

UTILITIES

Lumen Facility Map



6/20/2025, 10:42:15 AM

Local Copper UG Route

Local Copper Aerial Route

Fiber Routes

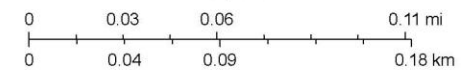
--- Underground, In Service

— Aerial, In Service

— Aerial, In Service

--- Underground, In Service

1:2,553

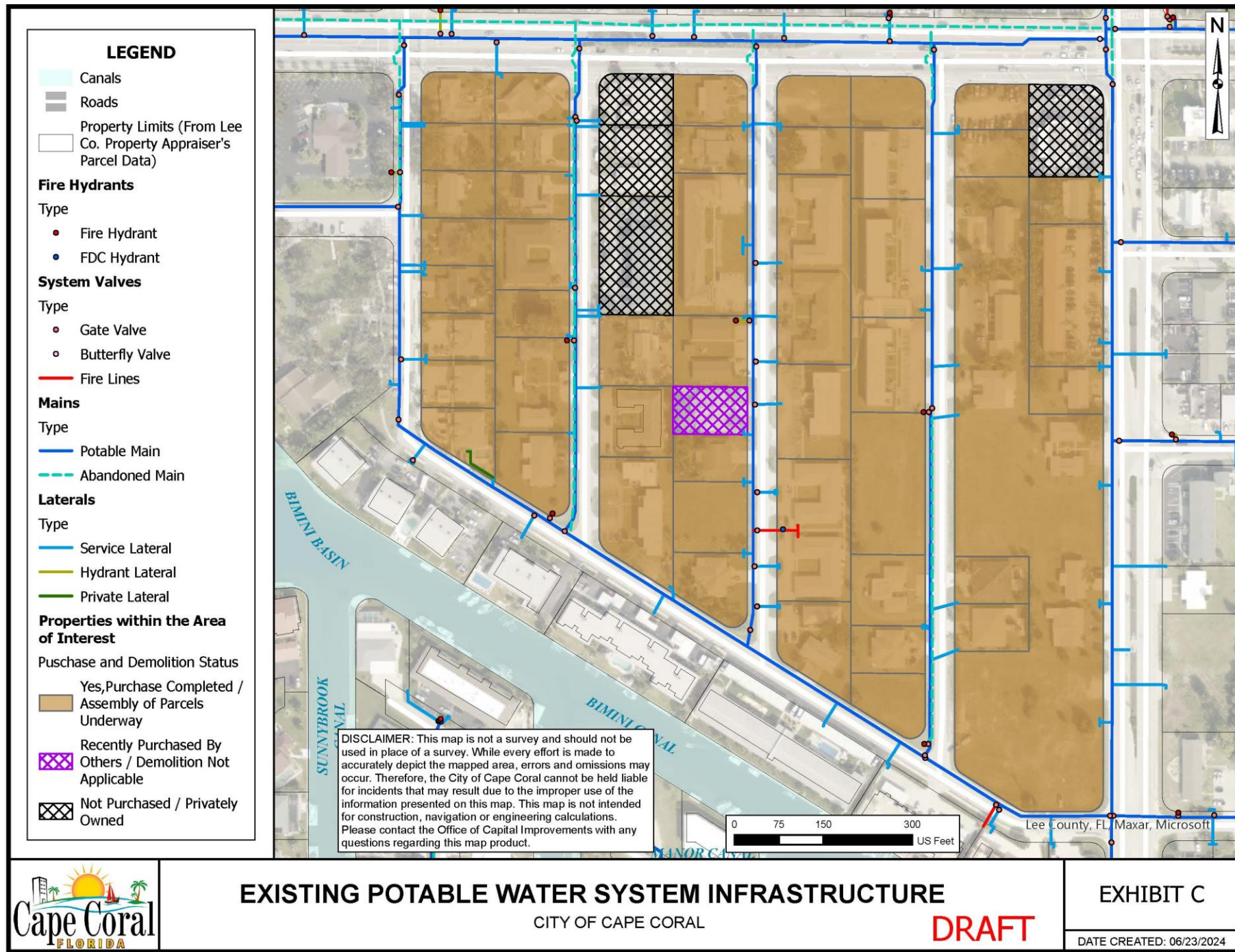


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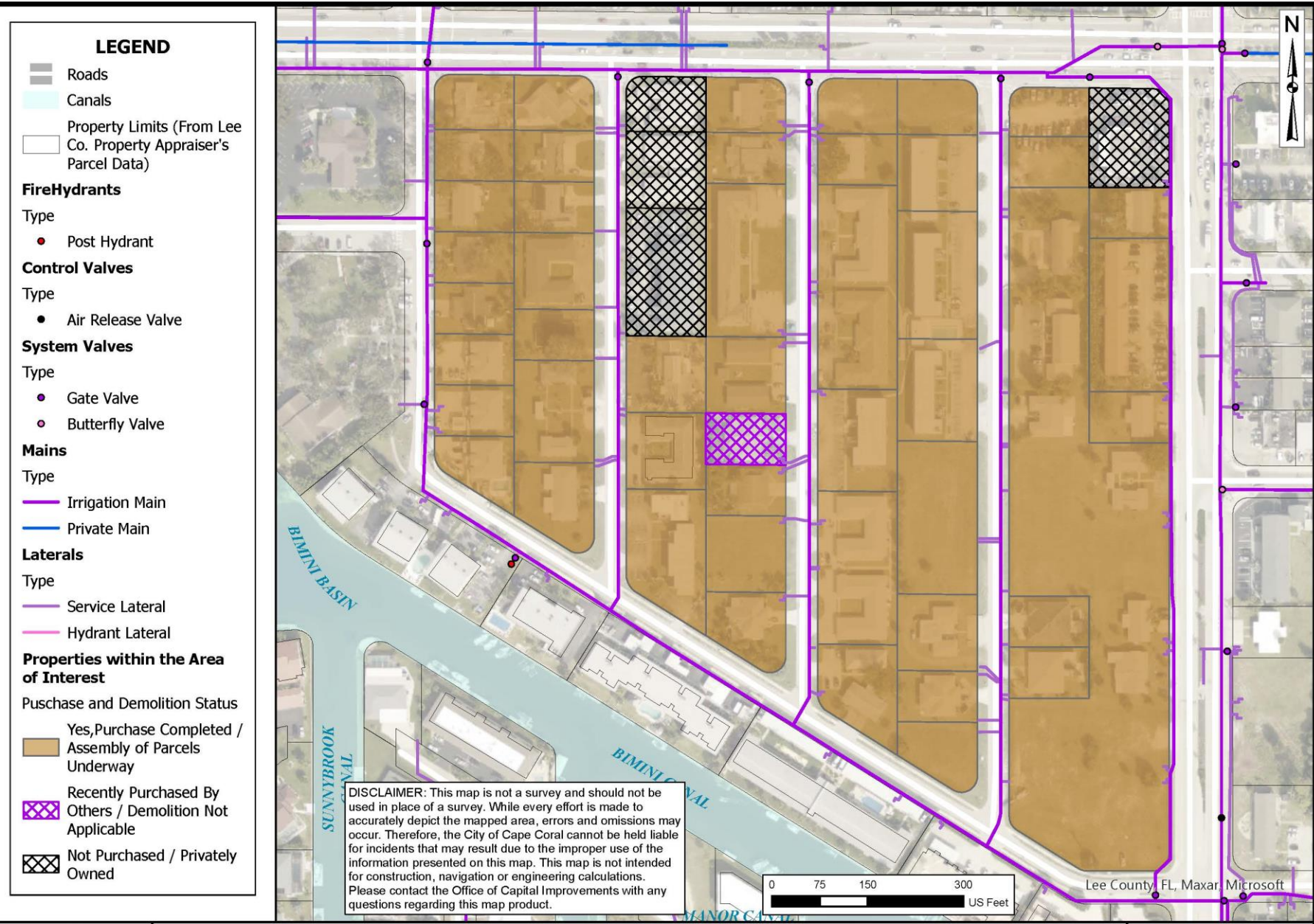
© map data Lumen © 1992 – 2023 TomTom

Note: Facilities shown are only approximate and Lumen hereby disclaims any responsibility to third parties for the accuracy of this information. Persons working in the area must contact statewide Call-Before-You-Dig systems.

UTILITIES



UTILITIES



EXISTING IRRIGATION SYSTEM INFRASTRUCTURE

CITY OF CAPE CORAL

DRAFT

EXHIBIT D

DATE CREATED: 06/23/2024

UTILITIES

LEGEND

 Roads
 Canals
 Property Limits (From Lee Co. Property Appraiser's Parcel Data)

Properties within the Area of Interest

Purchase and Demolition Status

 Yes, Purchase Completed / Assembly of Parcels Underway
 Recently Purchased By Others / Demolition Not Applicable
 Not Purchased / Privately Owned

Network Structure

Type

 Lift Station

Manhole

Type

 Standard
 Master

Lateral Line

Type

 Sewer Lateral
 Private Lateral

Control Valve

Type

 Air Release
 Clean Out

Pressurized Main

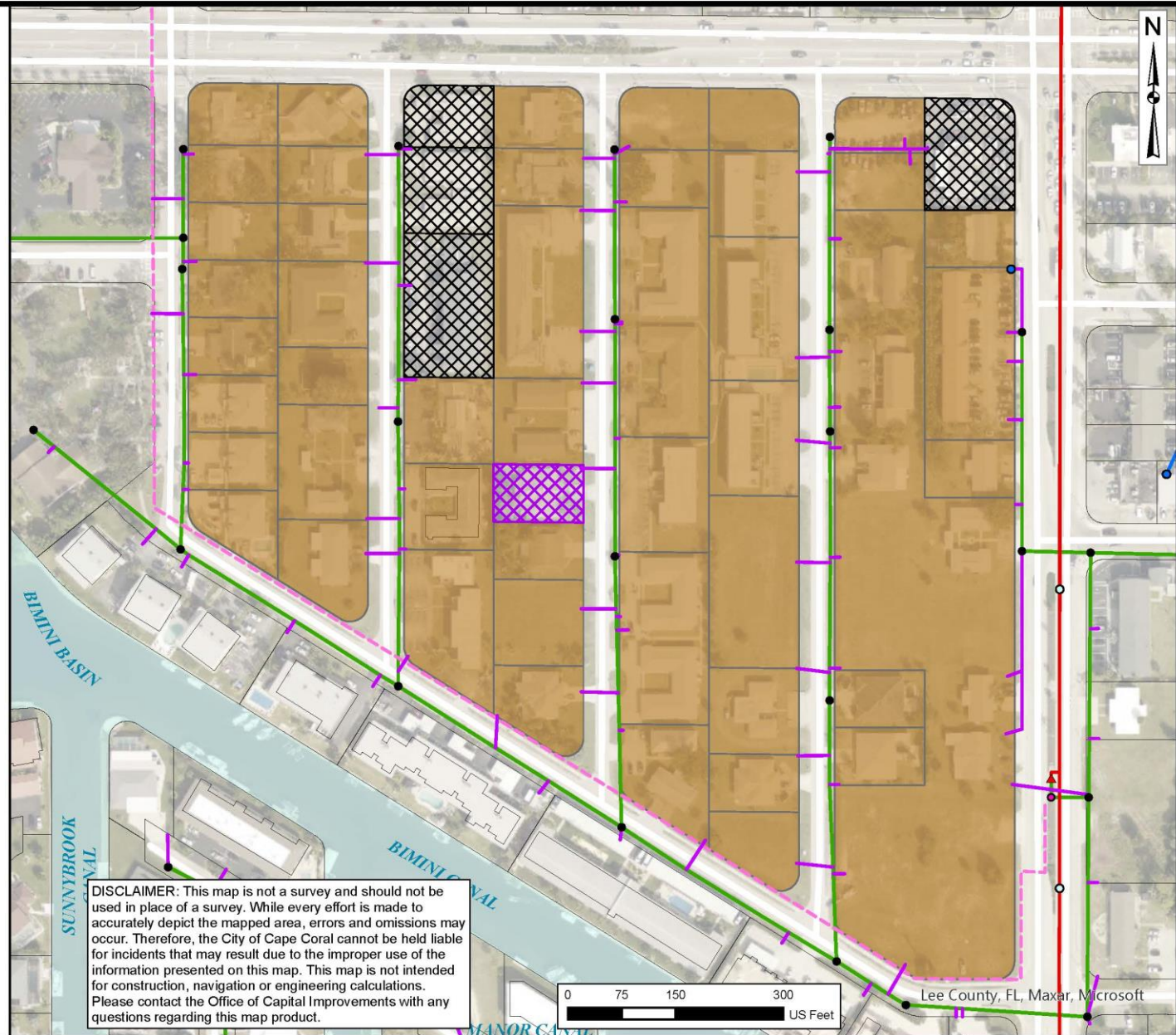
Type

 Active
 Abandoned

Gravity Main

Type

 Gravity Main



EXISTING SEWER SYSTEM INFRASTRUCTURE

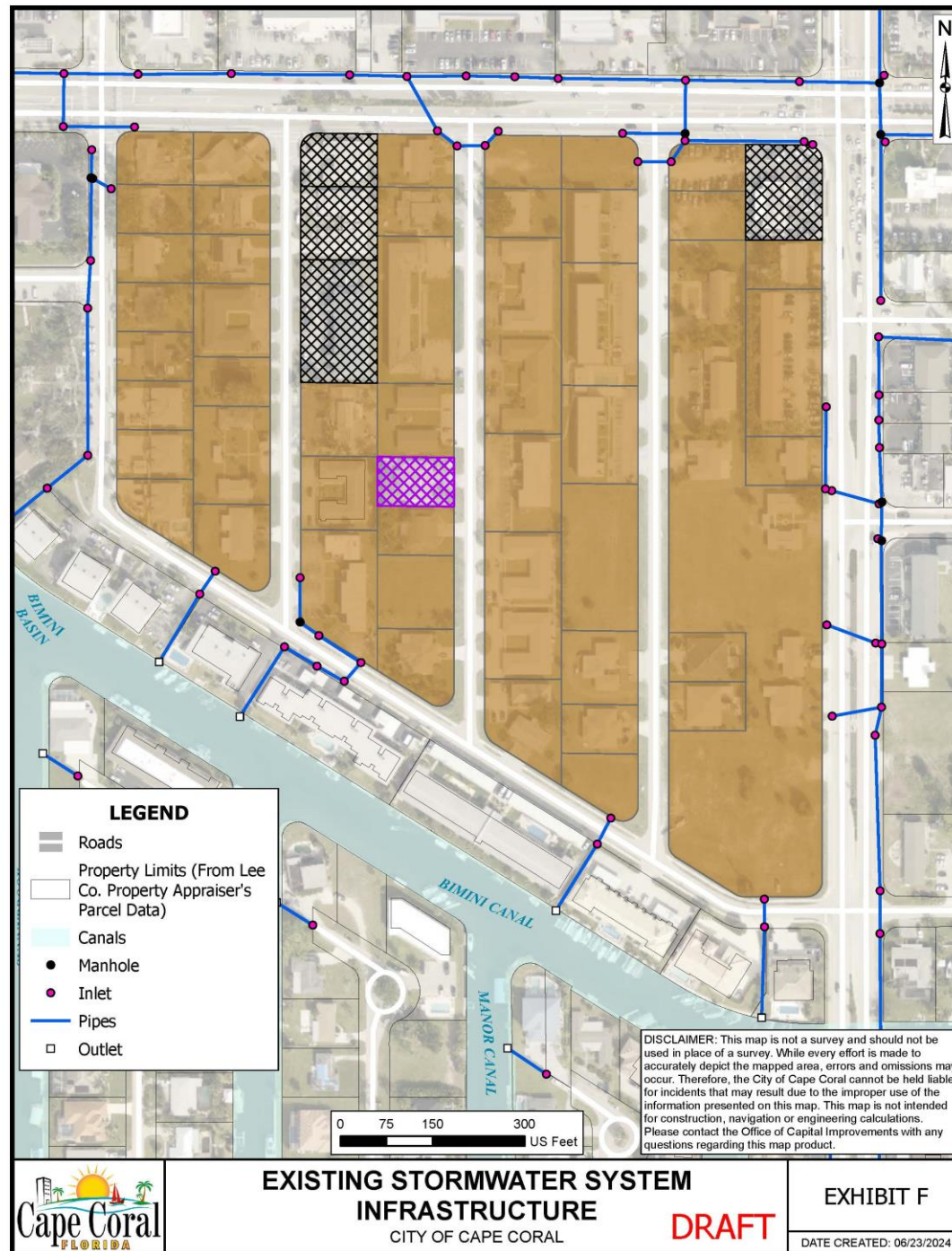
CITY OF CAPE CORAL

DRAFT

EXHIBIT E

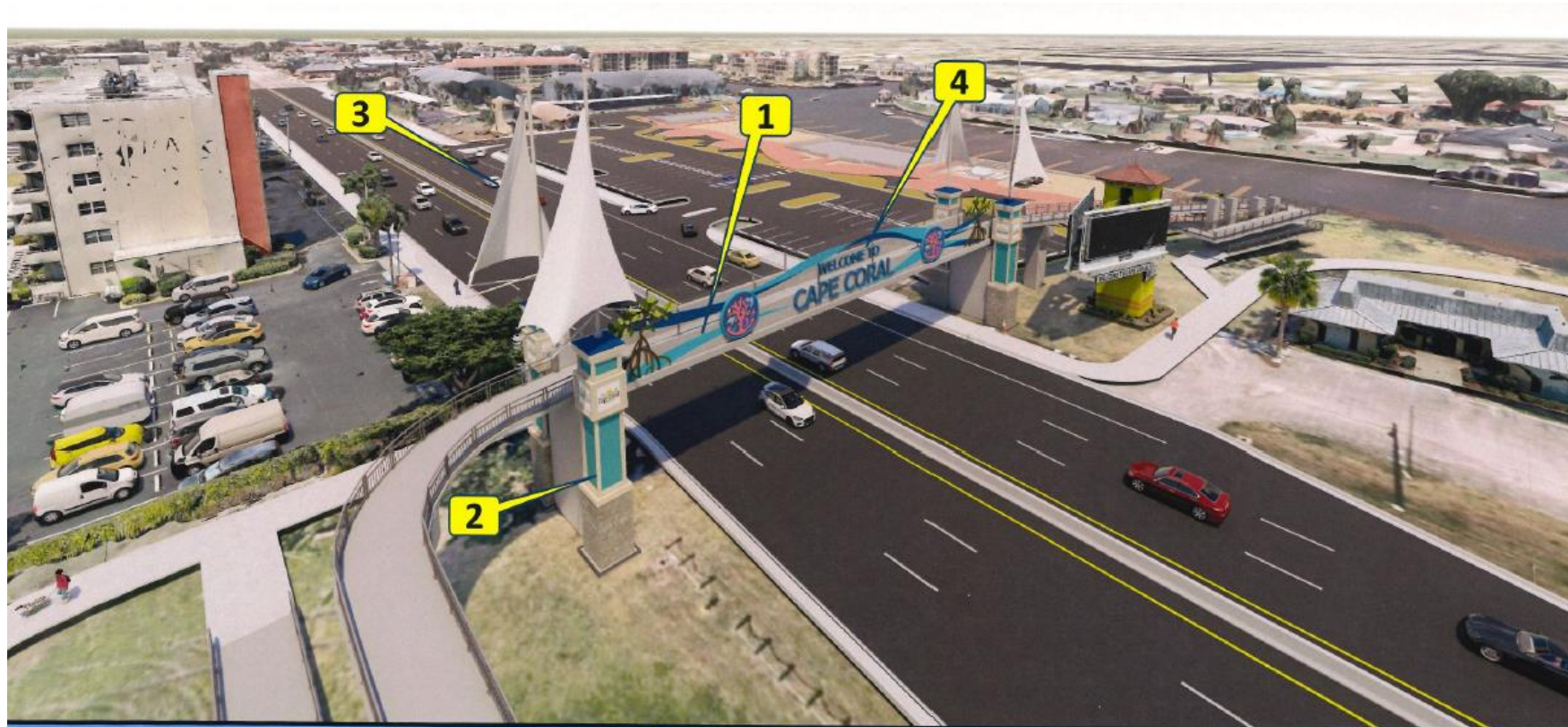
DATE CREATED: 06/23/2024

UTILITIES



Transportation Improvements – Cape Coral Parkway 6 lane from Tarpot Court to Del Prado Boulevard





PREFERRED AESTHETICS – ELEVATION VIEW

1. Concrete beams
2. Main pier towers
3. Sail theme at each main tower
4. Ornamental pedestrian cage
 - Wave
 - Logo
 - Mangroves

Cost Premium
• \$825,000

Transportation Improvements – Cape Coral Parkway Pedestrian Bridge



1. Concrete beams
2. Main pier towers
3. Sail theme at each main tower
4. Ornamental pedestrian cage
 - Wave
 - Logo
 - Mangroves
5. Aesthetic lighting

Cost Premium
• \$825,000

PREFERRED AESTHETICS – ELEVATION VIEW

Transportation Improvements – Cape Coral Parkway Pedestrian Bridge

Transportation Improvements – Cape Coral Bridge



**Bay Bridge – San Francisco
(Blue LED Lighting)**



**I-35W Bridge – Minneapolis
(Blue/Purple LED Lighting)**



Transportation Improvements – Cape Coral Bridge
4th of July Lighting



Transportation Improvements – Cape Coral Bridge

THE BASIN EAST

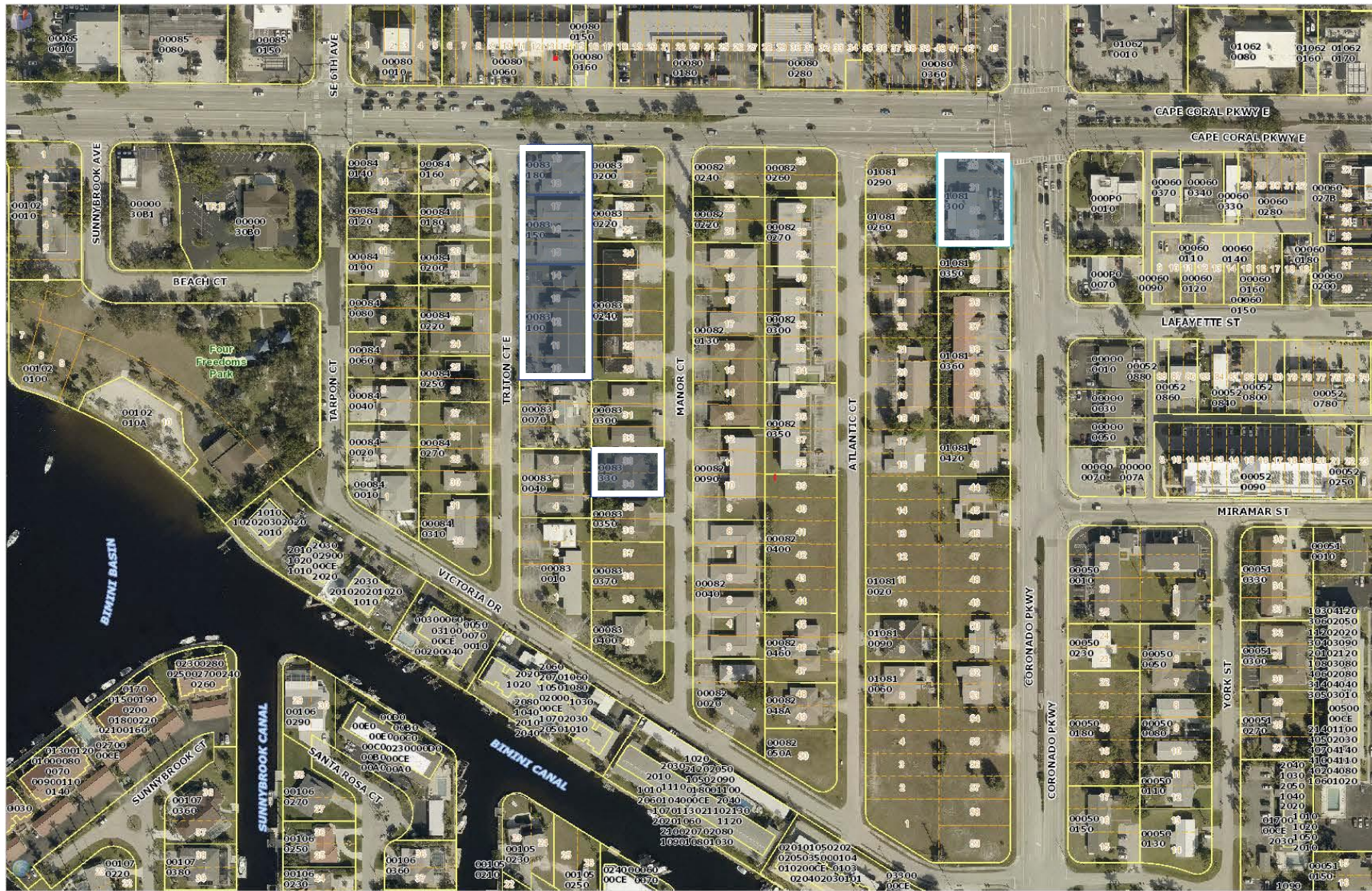
THE BASIN EAST WILL BE THE ULTIMATE COMBINATION OF A LIVE-WORK-PLAY LIFESTYLE. BASIN EAST WILL BE THE CENTER OF CAPE CORAL'S ENTERTAINMENT CORE: WITH RESTAURANTS, BARS, RETAIL, OFFICES, AND MUSEUMS. ALL OF THESE SERVICES WILL BE STITCHED TOGETHER WITH MIXED-USE BUILDINGS AND CONNECTED THROUGH PARKS, SHARED STREETS, MULTI-MODAL GREENWAYS, AND PEDESTRIAN ALLEYWAYS. BASIN EAST WILL BE KNOWN AS THE HIP CULTURAL CENTER OF CAPE CORAL THAT WILL ATTRACT VISITORS FROM AROUND THE REGION.



Streetscape Improvements

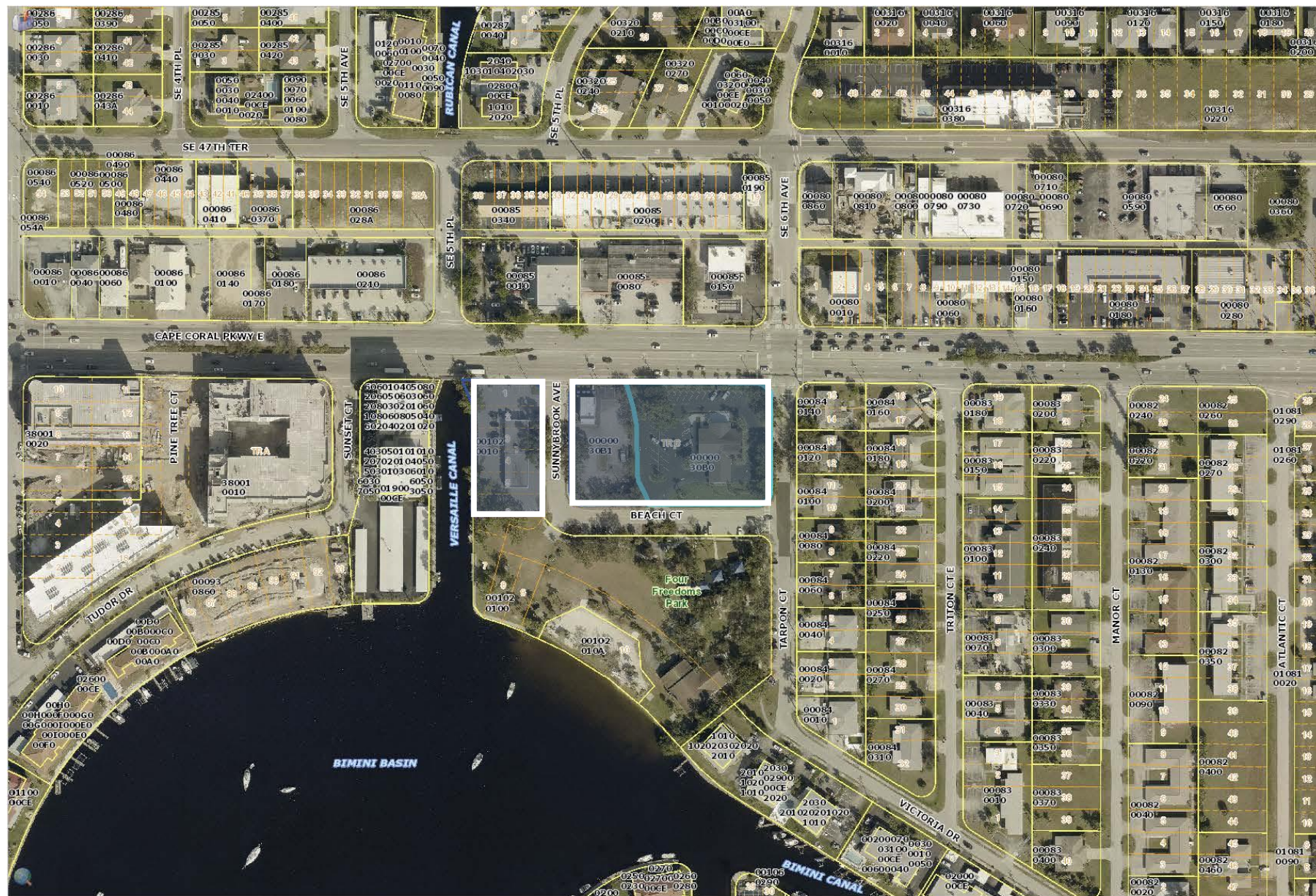


Remaining Private Owners



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
13-45-23-C2-01081.0300	10110296	GMJD PEOPERTIES LLC	4804 CORONADO PKWY, CAPE CORAL	4-2014	\$ 10	\$ 215,612	\$ 215,612
13-45-23-C2-00083.0100	10110574	TRUMBULL STEVEN E & CINDY	4815 TRITON CT E, CAPE CORAL	12-2021	\$ 1,580,000	\$ 1,155,060	\$ 1,155,060
13-45-23-C2-00083.0150	10110575	TRUMBULL STEVEN EDWARD &	4807 TRITON CT E, CAPE CORAL	12-2021	\$ 600,000	\$ 544,729	\$ 525,400
13-45-23-C2-00083.0180	10110576	TRUMBULL STEVEN EDWARD &	4803 TRITON CT E, CAPE CORAL	12-2021	\$ 500,000	\$ 416,168	\$ 321,171
13-45-23-C2-00083.0330	10110581	EVANSTON ACQUISITIONS LLC	4828 MANOR CT, CAPE CORAL	9-2024	\$ 600,000	\$ 310,914	\$ 68,418

Additional Properties of Interest



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
13-45-23-C2-00000.3080	10110549	LAKE MICHIGAN CREDIT UNION	530 CAPE CORAL PKWY E, CAPE CORAL	5-2019	\$ 1,350,000	\$ 1,102,434	\$ 927,900
13-45-23-C2-00102.0010	10110623	TIB BANK	506 CAPE CORAL PKWY E, CAPE CORAL	3-2010	\$ 1,300,000	\$ 752,613	\$ 752,613
13-45-23-C2-00000.3081	10457865	JOBECA LLC	520 CAPE CORAL PKWY E, CAPE CORAL	10-2024	\$ 531,953	\$ 531,953	\$ 449,710

Business Incentives and Grants

- **Ad Valorem Tax Incentive Program**

Offers limited exemptions on property taxes for qualifying businesses and developers looking to invest and create new jobs.

- **B2B Breaking Barriers to Business Grants**

Offers grants to encourage non-residential construction, expansions or renovations in South Cape.

- **Business Infrastructure Grants**

Offers site development grants to encourage non-residential construction, expansions, or renovations for businesses in qualifying industries.

- **Cape Collaborates: Small Business Partner Program**

Encourages small business start-ups, expansions of existing businesses, and relocations through zero-interest, forgivable loans.

- **Creative Cape Arts Incentive**

Offers incentives to individuals or non-profit cultural organizations to support arts and cultural businesses.

- **Demolition Assistance Grants**

Designed to incentivize and expedite the removal of obsolete buildings and make way for redevelopment in the South Cape Area through grants.

- **Enhanced Property Value Recapture Grants**

Offers a percentage of the incremental increase in ad valorem taxes as a grant for mixed-use developments or non-residential projects.

SCAN ME
FOR MORE INFORMATION



Economic
Incentives

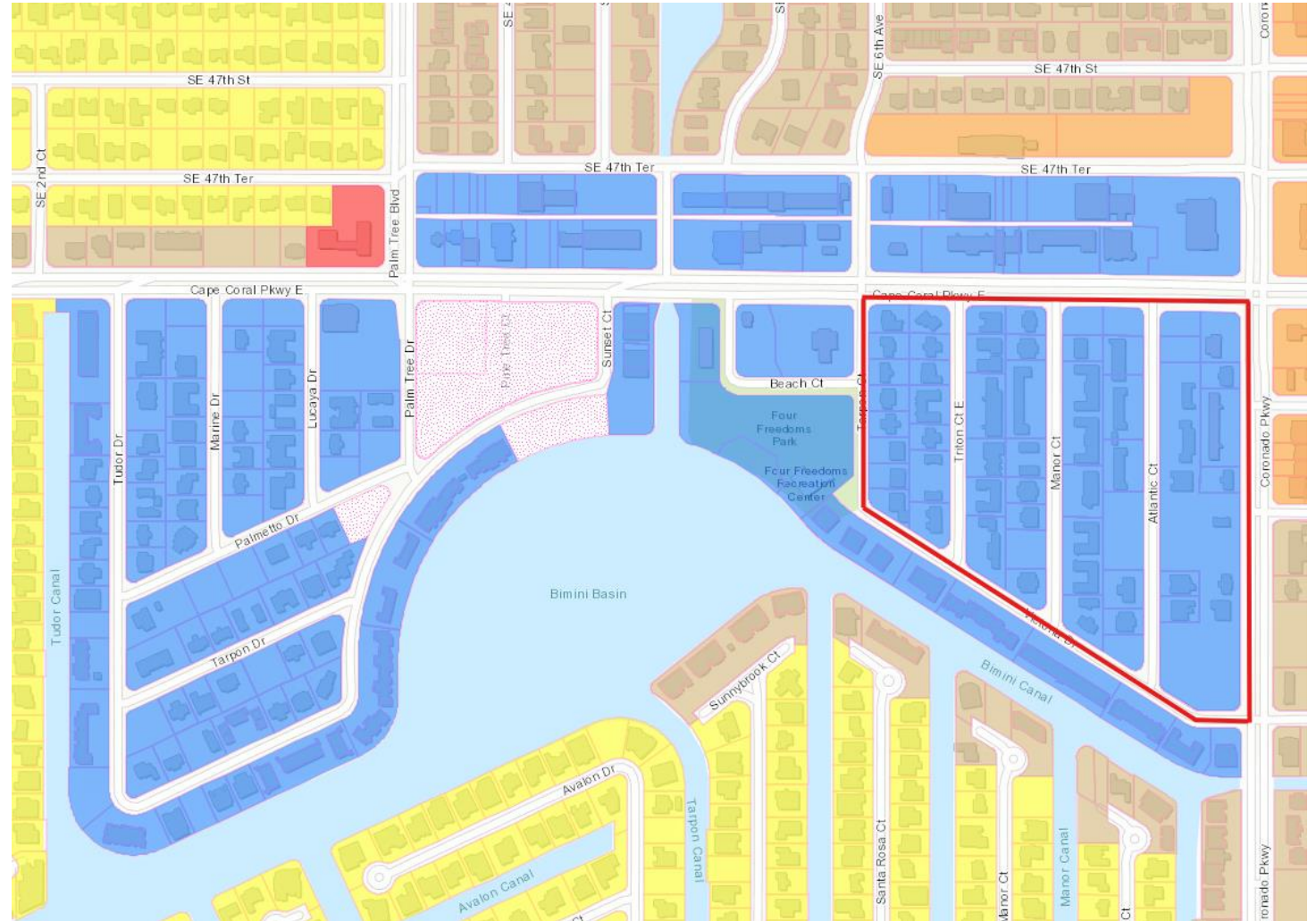


Interactive EDO
Projects Map

Zoning

Mixed-use Bimini (MXB)

- Mix of Uses Allowed. A residential use may be intermixed with a nonresidential use or uses in the same block, lot, or building
- The maximum density shall be 125 dwelling units per acre
- The maximum height shall be 12 stories or 160 feet



Hot Developments in Close Proximity

- Bimini Square
 - Mixed-use multi-family development with 190 residential units, 47k sqft medical office space for Lee Health, 7,500 sq. ft. waterfront restaurant, 27 boat slips, 3,000 sq. ft. Omelet House restaurant
- The Cove at 47th
 - Mixed-use multi-family private development with 290-units, 18k sqft of retail





Hot Developments in Close Proximity

- Slipaway Food Truck Park & Marina
 - Cape Coral's first of its kind, is poised to open its doors in Spring 2025 at 1811 Cape Coral Parkway E, at the foot of the iconic Cape Coral Bridge along the picturesque Caloosahatchee River. Spanning 3.1 acres, this innovative venue will seamlessly blend culinary, recreational, and waterfront experiences. It will feature 10 diverse food trucks, 30 boat slips, 120 parking spaces, and 154 seats at a central bar, offering something for everyone.

CLIENT:
**STANTEC CONSULTING
SERVICES, INC.**

ENGINEER:
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
201 ALHAMBRA CIRCLE, SUITE 601
CORAL GABLES, FL 33134
TEL: +1 305 741-6155 FAX: +1 305-974-1961
WWW.CUMMINSCEDERBERG.COM
COA # 29062

CC PROJECT NO:	129600
DRAWN	GK
CHECKED	JB
SCALE	REFERENCES 11X17
SHEET TITLE	

CM-2.0

FOUR
FREEDOMS
PARK

TUDOR DRIVE

BIMINI BASIN

PROPOSED MOORINGS	
VESSEL LOA	NUMBER OF MOORINGS
35 FT	12
45 FT	3

LEGEND:

-  OYSTER HABITAT
-  <5% *HALODULE WRIGHTII*
-  *Avicennia germinans* canopy

JP 129600 Basin Mooring Flooding

Cape Coral & Location Stats

- Cape Coral is one of Florida's fastest-growing cities, with a population of 224,455 and projections to reach 375,000 residents by 2050
- Cape Coral Parkway frontage and over 51,000 daily vehicle trips, projected to reach 67,000–70,500 by 2045



THANK YOU

Zachary Gogel
CRA Project Manager
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