



CROSSWALK OF HISTORICAL POLICY AND
PLANNING FOR BIMINI EAST
SEPTEMBER 9, 2026

Background

Purpose

Crosswalk Crown Development's Bimini East proposal against two earlier community visioning projects:

1. **USF School of Architecture Design Studio (2015)**
2. **RMA Bimini Basin Implementation Strategy (2018)**

Provide the CRA with a structured comparison to inform negotiation and decision-making on the proposed redevelopment.

Rating Definitions

EXCEEDS

Goes beyond the earlier vision with concrete program, funding, or larger public benefit

MEETS

Directly addresses the objective in a comparable way

PARTIAL

Addresses the objective partially or with conditions

DOES NOT MEET

Omits, conflicts with, or provides insufficient detail on the objective

Proposal History

USF Design Studio

2015

Graduate architecture studio
3 vision plans for Bimini Basin
as a walkable mixed-use
downtown center

RMA Implementation

2018

Redevelopment Management
Associates' implementation
strategy: 6 focus areas,
5 implementation pillars

CRA Plan & LDC Update

2024

South Cape Downtown CRA
Plan adopted

Crown Proposal

2025

Bimini Basin Redevelopment
Co. selected via RFP;
\$500M mixed-use proposal
submitted for negotiation



Source: USF School of Architecture Design Studio Document (2015); RMA Bimini Basin Implementation Strategy (Feb 2018); City of Cape Coral CRA records (2024-2026).

USF Design Studio Vision (2015)

University of South Florida School of Architecture & Community Design — Graduate Studio — 3 Concepts for the Future



Threading the Needle

A green linear park "threads" the basin site, connecting downtown to waterfront. Three districts: The Eye (art/culture), The Knot (entertainment/office), The Hook (Bimini East, retail, res., mixed use, entertainment). ~700 housing units in Bimini East area. Transit hub in Bimini East Area. Rubicon Connection. Trolley Line.

~700 units

Bridging the Gap

Five districts: commercial core, residential, entertainment, cultural, equestrian center. Rubicon Canal re-opened. Phased in 5 stages. Targets 3.2M+ sq ft commercial, 1.7M+ sq ft residential. 404k sq.ft. entertainment. Aquarium, Cultural Center, Rubicon Connection. Achor at Four Freedoms Park.

5 districts

Canalworks

Three districts (Basin East, Rose, Bimini Heights). Traditional town planning, botanical gardens, observation tower, public marina, phasing strategy. Apartments over Offices. Shaded awnings. Shared street and ped greenways. Art Museum. Kid's Museum. Rubicon Connection. Boardwalk. Fountain Square.

Entertainment Core

Shared Themes: Walkability · Mixed-use · Waterfront activation · Sustainability · Cultural Investments · Rubicon Connectivity · Public spaces



Source: USF School of Architecture & Community Design, "Bimini Basin Design Studio" (2015).

RMA Implementation Strategy (2018)

Redevelopment Management Associates — Implementation Strategy

Public Improvements

Four Freedoms Park enhancement, Basin Walk/promenade, mooring field, streetscape, parking garage P3

Quality of Life

Noise ordinances, code enforcement, community policing, event management, bicycle network

Regulatory Enhancements

Zoning reforms, design criteria, landscape standards, sign regulations

Financial Inducements

TIF allocation, tax rebates, parking P3, housing trust fund, economic incentives

Marketability

Name identification, gateway features, branding, media coverage, developer outreach

Feasibility Analysis

Net new revenues vs. costs, sales/property tax, utility fees, ROI projections

Five Implementation Pillars: Connectivity | Activity & Vibrancy | Aesthetics | Quality of Life | Private Investment



Source: RMA, "Bimini Basin Implementation Strategy" (February 2018).

Crown Development Proposal (2025)

Bimini Basin Redevelopment Company LLC — RFP #RCR25176KMR

900

Dwelling Units

250

Hotel Rooms

130K

SF Retail/Dining

55K

SF Office

210K

SF Medical Office

65

Slip Marina

Key Features

\$500M total private investment

Traditional town planning (Jeff Speck / Speck Dempsey)

3-5 story buildings (below 12-story max zoning)

Bahamian-themed architecture

Central canal (Amsterdam-style)

Four Freedoms Park reshaped w/ amphitheater

4 hidden parking garages (3,000+ stalls)

Pedestrian connection to Bimini Square

Master Association for maintenance & guidelines

10-year phased development cycle

Financial Structure

28% Equity (\$140M)

62% Mortgage (\$310M)

10% City Assistance (\$50M, TIF)



Source: Crown Development Inc. / Bimini Basin Redevelopment Company LLC, Proposal in response to RFP #RCR25176KMR (2025).

Matrix: Land Use, Density & Urban Form

Crown Proposal vs. USF and RMA Objectives

Objective	USF (2015)	RMA (2018)	Crown (2025)
Mixed-use waterfront town center	Central concept across all 3 plans: mixed-use districts with residential, commercial, and cultural uses.	Core strategy: create a downtown atmosphere with multi-use development on waterfront sites.	MEETS \$500M concrete proposal with 900 units, 130K SF retail, 55K SF office, 210K SF medical — fully programmed.
Housing density & diversity	450-700 units per plan; diverse housing types including apartments, townhomes, live/work units.	Residential development promoted;; density bonus granted near Bimini Basin.	EXCEEDS 900 dwelling units: apartments, rowhouses, mixed-use buildings with residential upper floors.
Scale transitions & neighborhood compatibility	Some scale transitions proposed; height limits generally under 85 ft.	LDC updated: 12-story/160 ft max; graduated sky exposure planes to protect water views (not done).	EXCEEDS 3-5 story buildings only (below 12-story max); rowhouse district as transition to single-family; large trees preserved.
Design identity / placemaking	"New vernacular architecture"; unique sense of place via museums, theaters, distinctive districts.	Design criteria, architectural standards, gateway features, branding plan recommended.	EXCEEDS Bahamian-themed architecture; Master Association design guidelines; strong place identity anchored on Four Freedoms Park.
Sustainability & resilience	Roof gardens, rain gardens, stormwater recycling, natural light/ventilation, sustainability "threads."	Water quality / hydrology study; tidal flow improvements; mooring field for water quality.	MEETS Hurricane/flood resilient buildings; elevated site 2 ft above highest recorded flood; closed-loop canal system. No explicit water-quality plan.



Source: USF Design Studio (2015); RMA Implementation Strategy (Feb 2018); Crown Development Proposal (2025).

Matrix: Waterfront, Parks & Public Realm

Crown Proposal vs. USF and RMA Objectives

Objective	USF (2015)	RMA (2018)	Crown (2025)
Waterfront activation of Bimini Basin	Boardwalks, waterfront dining, amphitheater, bands on the basin, entertainment district along waterfront.	Basin Walk/promenade; managed mooring field; boardwalks; Four Freedoms Park enhancement.	EXCEEDS 65-slip marina, central canal avenue, commercial promenade, water features, enhanced Four Freedoms Park.
Four Freedoms Park enhancement	RFP for park design; entertainment uses, residential areas bordering park; waterfront park anchor.	Enhance as amenity, not gateway; expand greenspace to border park; amphitheater; programming; loop perimeter walk.	MEETS Park reshaped with marina, bandshell/amphitheater, curving pier, playground relocated. Playground preserved; programming and pricing of park out of City control.
Public waterfront access / promenade	Green thread connecting downtown to basin; pedestrian linear parks; boardwalks.	Basin Walk — 15-25 ft promenade around basin; pedestrian bridge at Cape Coral Pkwy; tying entertainment to park.	MEETS Pedestrian promenade along Canal Street connecting to Four Freedoms Park; walkways connecting to Bimini Square.
Public gathering / amphitheater	Community gathering spaces, event areas, "bands on the basin," outdoor theater.	Amphitheater for Four Freedoms Park; increased events; entertainment district focus.	EXCEEDS Bandshell, community gathering areas, waterfront amphitheater, performance venues with 1,000+ patrons.
Marina & boating access	Boardwalks with boat access; Rubicon Canal re-opening; public marina in Canalworks plan.	Managed mooring field for up to 40 vessels; prevents derelict vessels; supports annual boat show.	MEETS 65-slip marina for transient boat access; dry slips; boat washing facilities; convenience store at marina. Pricing and maintenance no longer in City control.



Source: USF Design Studio (2015); RMA Implementation Strategy (Feb 2018); Crown Development Proposal (2025).

Matrix: Connectivity, Mobility & Parking

Crown Proposal vs. USF and RMA Objectives

Objective	USF (2015)	RMA (2018)	Crown (2025)
Walkability & pedestrian-first streets	Pedestrian linear parks, green threads, mid-block crosswalks, pedestrian-friendly design.	Walkability central theme; Basin Walk; auto-free zones; mid-block crosswalks; pedestrian-oriented streetscapes.	MEETS Traditional town planning, walkable density, narrow tree-lined streets; walkways. Less pedestrian-first detail than earlier visions.
Connectivity to downtown / Cape Coral	Transit hub, multi-modal transportation, connection to yacht club and casino area.	Basin Walk connecting to entertainment district; extend streetscape to connect 47th Terrace to basin.	MEETS Pedestrian connection with Bimini Square; full signalized intersections at Cape Coral Pkwy and Miramar; little multi-modal info.
Miramar St. extension / street network	Road extensions in phasing; some street connectivity proposed.	Miramar Street extension strongly recommended; creation of small blocks; new internal streets.	MEETS Signalized intersection at Miramar (proposed); small blocks; many streets creating accessible blocks; internal alleyways.
Parking strategy / structured parking	Parking structures in plans; minimum parking space calculations provided; remote parking for tourist attractions.	Public parking garage P3 on City land; Downtown Parking Fund; structured parking strongly recommended.	MEETS 4 strategically located parking garages (3,000+ stalls); hidden, smart-tech structures; no surface parking lots; unified traffic management. No parking analysis to date.
Bicycle network & transit	Transit hubs; multi-modal transportation; bicycle connectivity.	Expand bicycle network; connect trails to basin; auto-free zones near park.	PARTIAL No explicit bicycle network or transit hub proposed. Multi-modal options not detailed.



Source: USF Design Studio (2015); RMA Implementation Strategy (Feb 2018); Crown Development Proposal (2025).

Matrix: Economic Development, Feasibility & Governance

Crown Proposal vs. USF and RMA Objectives

Objective		USF (2015)	RMA (2018)	Crown (2025)
Retail, dining & entertainment	Entertainment districts, museums, theaters, retail centers.	Entertainment venue as catalyst; increased events; commercial development encouraged.	MEETS	130,000 SF retail/dining; national brand restaurants; family entertainment venues; multiple experiential destinations.
Hospitality / lodging	Hotels mentioned in concept plans; ~200 rooms in some scenarios.	Hotel development mentioned in feasibility analysis; lodging as part of destination strategy.	EXCEEDS	250 hotel rooms across two national brands; all 5 major chains engaged (Hilton, Marriott, IHG, Wyndham, Choice).
Office & employment uses	Office space under residential mixed-use; coworking spaces. Hook est. 265k office.	Daytime business generators needed; office over retail floors; zoning changes to increase lot sizes.	EXCEEDS	55,000 SF office + 210,000 SF medical office; 15,000+ permanent jobs projected.
Phasing & implementation feasibility	Varying but summarized at 5-phase development with 8-10 year timeline.	Detailed strategy: immediate (2 yrs), short (5 yrs), mid (10 yrs), long (20 yrs) recommendations.	EXCEEDS	2-phase plan (horizontal infrastructure Years 1-3; vertical buildings Years 3-10); \$500M committed; detailed timeline.
Public-private partnership / financing	Funding sources listed (federal, state, local); TIF mentioned; P3 partnerships proposed.	TIF allocation, tax rebates, parking P3, housing trust fund, economic incentives; detailed financial strategy.	EXCEEDS	Detailed pro forma: 28% equity, 62% mortgage, 10% city assistance (\$50M TIF); \$500M total.
Long-term management & maintenance	Maintenance not detailed; some management structures proposed.	Code enforcement, noise ordinances, community policing recommended; maintenance of public areas.	EXCEEDS	Master Association for architecture, landscape, maintenance, operations; proactive management.

Source: USF Design Studio (2015); RMA Implementation Strategy (Feb 2018); Crown Development Proposal (2025).

THANK YOU

