



COMMUNITY REDEVELOPMENT AGENCY
JULY 29, 2026
BIMINI EAST REDEVELOPMENT

CRA's and Their Role in Redevelopment

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. .
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
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.

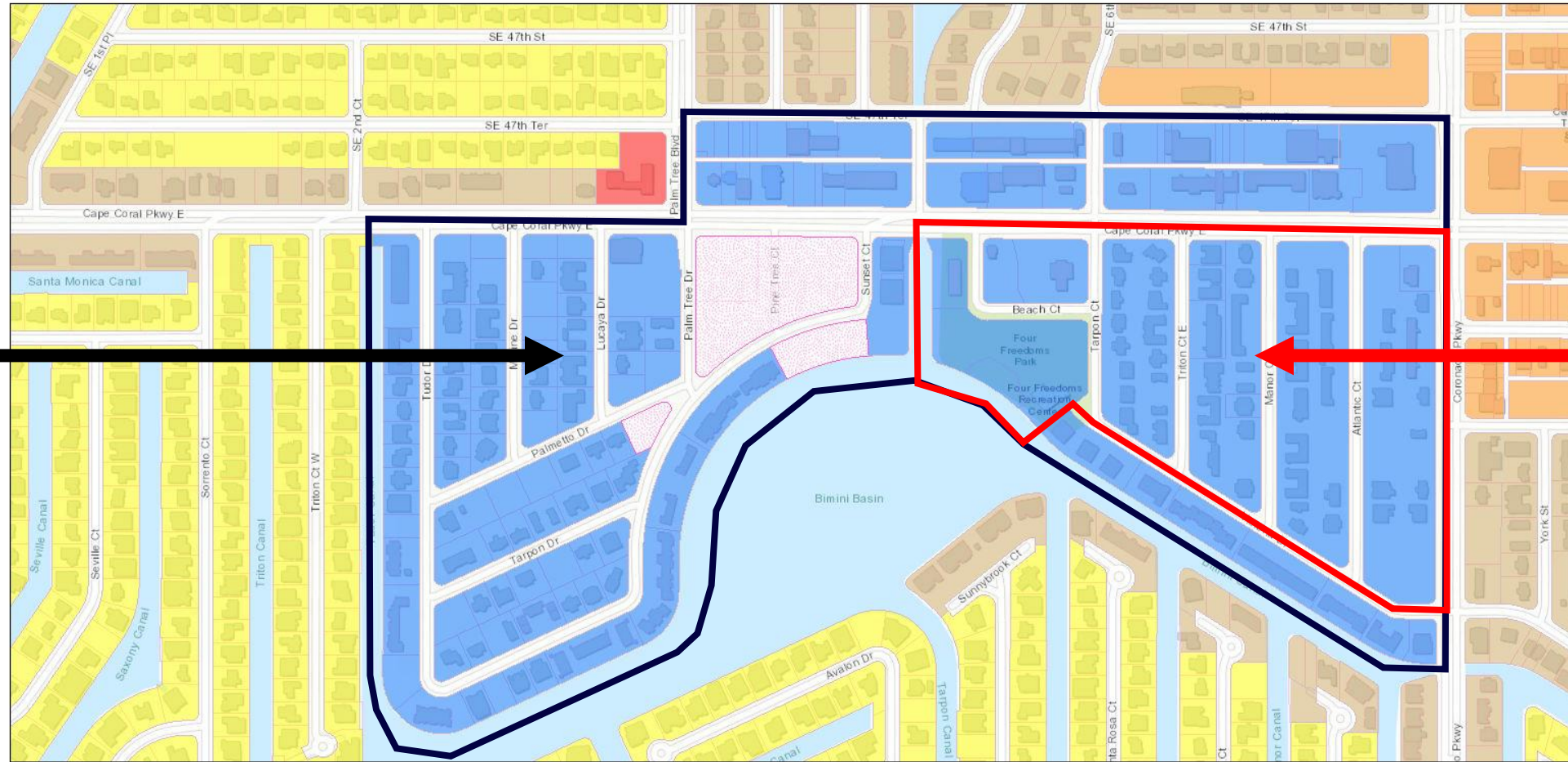
163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part

Mixed-use Bimini District (MXB)

1. March 26, 2018 – Bimini Basin Final Report and Implementation Plan was presented during a Committee of the Whole Highlighting the following needs:
 1. Bimini Basin is positioned as a prime opportunity to become South Cape's mixed-use waterfront town center, combining housing, retail, office, and public space.
 2. Revitalization depends on targeted public investment, stronger private partnerships, improved infrastructure, and better basin water quality to unlock growth.
 3. Key priorities include enhancing connectivity, upgrading aesthetics and quality of life, and attracting new residential and commercial investment.
2. In 2019 the City's Land Use and Development Regulations were formally retired and a new Land Development Code (LDC) was introduced, including Mixed-use Bimini District (MXB).
 1. This increased the density and height while promoting mixed-use redevelopment.
 1. The maximum density shall be 125 dwelling units per acre
 2. The maximum height shall be 12 stories or 160 feet

Cape Coral ArcGIS Web Map



7/23/2026, 10:38:52 AM
 Zoning
 R1
 C
 MXB
 <all other values>
 RML
 Ownership
 SC

1:4,514
 0 0.04 0.09 0.18 mi
 0 0.05 0.1 0.2 km

University of South Florida, County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS
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South Cape Downtown Community Redevelopment Plan

1. March 2024 – CRA workshops held to update the South Cape Downtown Redevelopment Plan.
2. May 8, 2024 – CRA board approved CRA Resolution 6-24, Transmitting the plan to City Council for adoption.
3. August 7, 2024 – City Council approved Ordinance 49-24 amending and adopting the South Cape Downtown Community Redevelopment Plan.

2024 South Cape Downtown Community Redevelopment Plan

4.10.2 Bimini Basin East

“The Bimini Basin East has excellent frontage on Cape Coral Parkway, making it an ideal location for an institutional, commercial, or mixed-use project-incorporating medium to high density residential uses. From the perspective of urban design, the major challenge will be to visually conceal or mitigate parking areas and to provide appropriate scale transitions to adjacent residential uses. Any future development should accommodate envisioned transportation projects (the extension of Miramar Street), and the associated greenway connection. Additionally, development should provide high connectivity to and enhancement of Four Freedoms Park.”

12.2.3 Short-Term Capital Projects and Strategic Investment

The projects listed below should be considered for short-term implementation. However, it is recognized that completion of all of the listed projects in the short-term is likely not feasible. Therefore, a preliminary priority assessment has been selected. In order to better understand and plan for short-term implementation, the CRA should develop a more specific Capital Improvement Plan that examines the various constraints of each project and identifies priorities and funding strategies for each.

Bimini Basin – Property Acquisition of Bimini East (**High Priority**)

Purchase Timeline

1. August 7, 2024 - CRA Resolution 9-24 and Council Resolution 259-24 for the interlocal agreement between the CRA and the City of Cape Coral for the purchase of property in the eastern portion of the CRA's Bimini Basin District was approved with Bimini Centre of Cape Coral, LLC and TCJBM, LLC - Contract Price \$40,089,504.00
2. October 4, 2024 – City closed on original properties.
3. Additional purchases are as follows:

Address	Property Type	Resolution#	Closing Date	Total Purchase Cost
4816 Triton Court	5-plex	#362-24	12/27/2024	\$1,009,461.89
4823 Triton Court	5-plex	#392-24	1/17/2025	\$949,849.98
4832 Triton Court	duplex	#405-24	1/17/2025	\$521,559.91
4824 Manor Court	8 units (2 bldgs)	#363-24	1/24/2025	\$651,395.30

4. Total purchase price to date for all properties - \$43,221,771.08

Demolition Timeline

1. December 4, 2024 – Contract #BCP24210KMR awarded through Resolution 373-24
2. January 9, 2025 – Notice to Proceed (NTP) signed for demolition
3. January 21, 2025 – First demolition started at 4841 Atlantic Ct
4. April 2, 2025 – Resolution 80-25 to approve Amendment #1 to Agreement #BCP24210KMR for demolition of four additional property locations
5. June 17, 2025 – Final Demo Completed

Redevelopment Timeline

June 24, 2025 – Held Developers Open House

October 2, 2025 – Request for Proposal (RFP) Available

October 30, 2025 – RFP Due Date

November 24, 2025 – Begin Contract Negotiations

July 29, 2026 – Committee of the Whole Presentation



Thank you

