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# Development Summary

For

**157.7± Acres**

3620-3630 Burnt Store Road  
Cape Coral, Florida 33993  
(Section 19, Township 43S, Range 23E)

Prepared for:

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Prepared by:



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## Development Summary

This development summary reviewed and analyzed the physical constraints, planning processes, local, state and federal permitting requirements, and construction considerations for the development of 157.7± acres for Caloosa Lakes.

We have reviewed the current City of Cape Coral Land Use and Zoning of the project site and analyzed the development options available within the City of Cape Coral's current future land use categories and compatible zoning districts. We have determined that the current MX (Mixed Use Land Use) with a R-3 (Multi-Family Residential) and C-1 (Pedestrian Commercial) Zoning would permit the maximum amount of density and a large percentage of intensity on this site, without any major reshaping of the existing lakes. To establish the two zonings for this development a Zoning Map Amendment would need to be approved as well as a comprehensive plan amendment to permit the density and intensity proposed.

It is our opinion that the Sketch Plan dated May 18, 2016 and presented with this summary is feasible from an engineering, planning and permitting prospective, once the project site has utilities services and has obtained the proper zoning and comprehensive amendment changes. The highlights are summarized below.

- Site Information

1. Parcel Identification

The project site consists of three parcels totaling 157.7± acres in Section 19, Township 43 South, Range 23 East, in Cape Coral, Florida.

Strap Numbers: 19-43-23-C1-00001.0010  
19-43-23-C1-00001.0000  
19-43-23-C2-00001.0020

2. Location

Located on Burnt Store Road, south of Durden Parkway and north of Van Buren Parkway in northwest Cape Coral, 3± miles south of the Charlotte County line.

3. Aerial



4. The project site consists of three parcels, totaling approximately 157.7 acres.

- Development Summary.

The development plan proposes 104,000 square feet of building floor areas for single family, 837,000 square feet of building floor area for the Multi-family and 186,000 square feet of commercial building floor area.

The development plan proposes a maximum build-out of 610 residential units (610 / 157.7 acres) or 3.868 dwelling units per acre. 186,000 square feet of commercial uses (186,000 / 1,481,040 (34 acres) or a FAR of 0.126.

- Current City of Cape Coral Future Land Use

The site has a Future Land Use of Mixed Use. The Mixed Use Land Use is intended to encourage the development of planned projects that include more than one type of use. The baseline permitted densities within this Land Use is 4.4 dwelling units per acre and 0.5 FAR (Floor Area Ratio) for the nonresidential uses.

In 2010, the City of Cape Coral amended their Comprehensive Plan Future Land Use Element for Mixed Use Land Use. The amendment limits the amount of stand - along residential uses to only 20% of the building floor area of a mixed use property one acre or greater in size. An amendment to this limitation would need to be obtained.

At the time of development, verification of the City's current Comprehensive Plan and Land Use and Development Regulations will be required in order to verify the density and intensity proposed is still valid.

- Proposed Modifications to the City of Cape Coral Future Land Use and Zoning Regulations

Modifications to the City's Zoning Regulations and Land Use Categories are currently being proposed. The changes will need to be reviewed by the City Staff, City Attorney and presented to City Council, if adopted by the City Council, the amended regulations could affect the process required to obtain the intensities and densities proposed within this summary. The schedule for the adoption of changes to the Land Use Categories and the Zoning Regulations is sometime in the end of 2017.

- City of Cape Coral Urban Services Reserve Area

The project site is located within the City of Cape Coral Urban Services Reserve Area, which means the project site does not have access to City Utilities (Water, Sewer and Irrigation Services).

The proposed site summary assumes that City Water and Sanitary Sewer services will be available to the site prior to or at the time of development.

A water and sewer service is proposed from Charlotte County to be installed in 2017-2018, which would serve a prospective parcel to the north, approx \_\_\_\_\_ feet of the project site, that are located within Lee County to the east of Burnt Store and the City of Cape Coral on the west side of Burnt Store Road. These utilities are being provided through an interlocal agreement between the City of Cape Coral and Charlotte County and Charlotte County and Lee County.

At the time of development, an extension of these utilities services maybe required, as well as, approval of a Utilities Agreement with the City of Cape Coral by City Council.

In addition, the project will need to be approved through the City's Planned Development Project (PDP) approval process, as required by the City's Comprehensive Plan due to the project site being within the Urban Services Reserve Area.

- Current Site Conditions and Entitlements

The site has a valid site plan permit by Resolution # 132-87 and a Certificate of Use (CU 03-00100237 )to mulch horticultural materials.

- Environmental Requirements

Development of the subject property will require the completion of a protected species report. If any endangered, threatened or species of special concern are located on the site, the applicant will have to comply with all applicable rules regarding development and obtain the required state and local permits.

A Phase 1 report may also be necessary for this development.

- Transportation Concerns and Conditions

Burnt Store Road is planned to be improved from a two lane roadway to a 4 lane divided highway. The location of the proposed turn-lanes and underpasses were not reviewed in this development summary. Coordination and Permitting would need to be obtained for a driveway connection to Burnt Store Road from Lee County Department of Transportation.

- Surface Water Management

The natural topography of the site was modified by the borrow pit operation. Some shaping of the existing lakes will need to occur to provide areas wide enough for development and provide for the required lake slopes. A modification to the South Florida Water Management Permit would be required to close out the borrow pit operation prior to future development.

- Coastal High Hazard Area

The project site is not within Lee County's current Coastal High Hazard Area. A copy of the Coastal High Hazard Map is attached.