Creating a Vision for City-Owned Opportunity Sites

Cape Coral

August 24th-27th, 2026

Kimley»Horn

DOVER, KOHL & PARTNERS
town planning

CNU-A
Project Manager



Eliza
Juliano

CNU-A
Urban Designer / Planner



Mary
Gorski

AICP, CNU-A
Urban Designer / Planner



Sri
Kakani

AICP, PLA
Senior Planner/
Landscape Architect



Bill
Waddill

Kimley»Horn

CNU Fellow
Founding Principal



Joe
Kohl

LEED-AP, AICP
Senior Project Director /
Town Planner



Andrew
Georgiadis

AICP, CNU-A
Principal, Studio Lead



Kenneth
Garcia

Town Planner &
Urban Designer



Harrison
Bluestein

Town Planner &
Urban Designer



Milena
Da Cruz

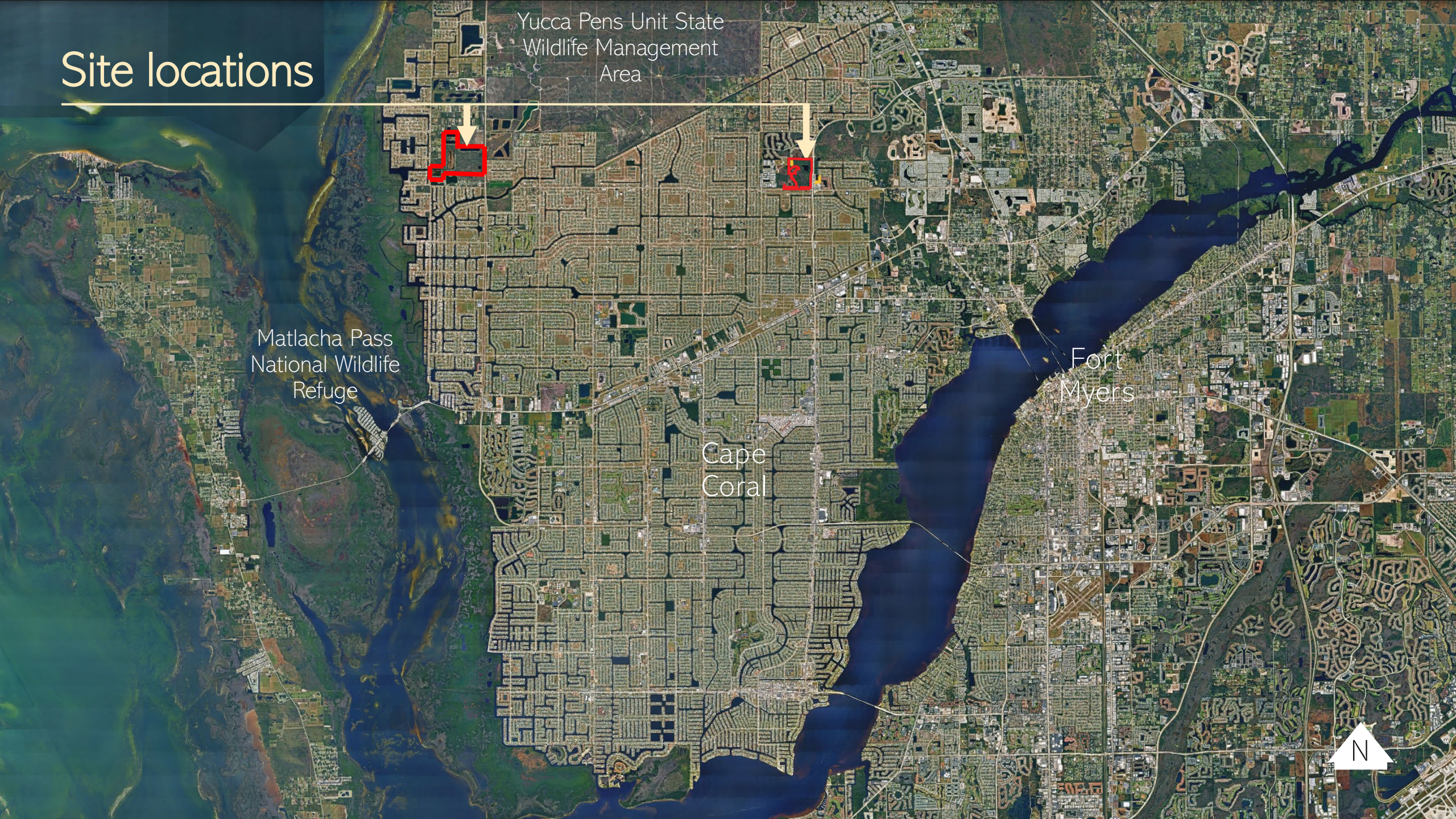
Town Planner &
Urban Designer



Isabella
McGrath Carles

DOVER, KOHL & PARTNERS
town planning

Site locations



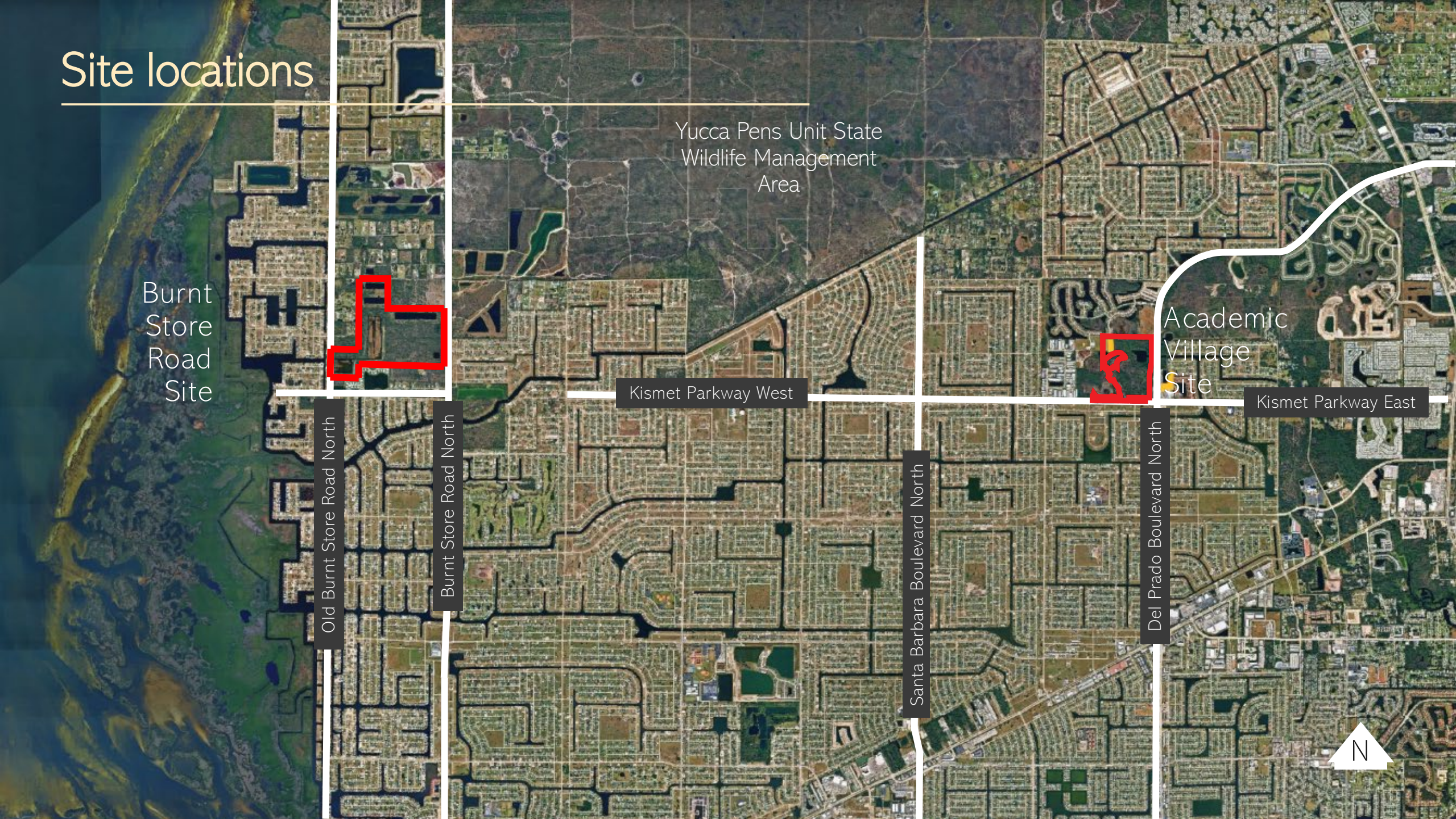
Public Transportation | Context

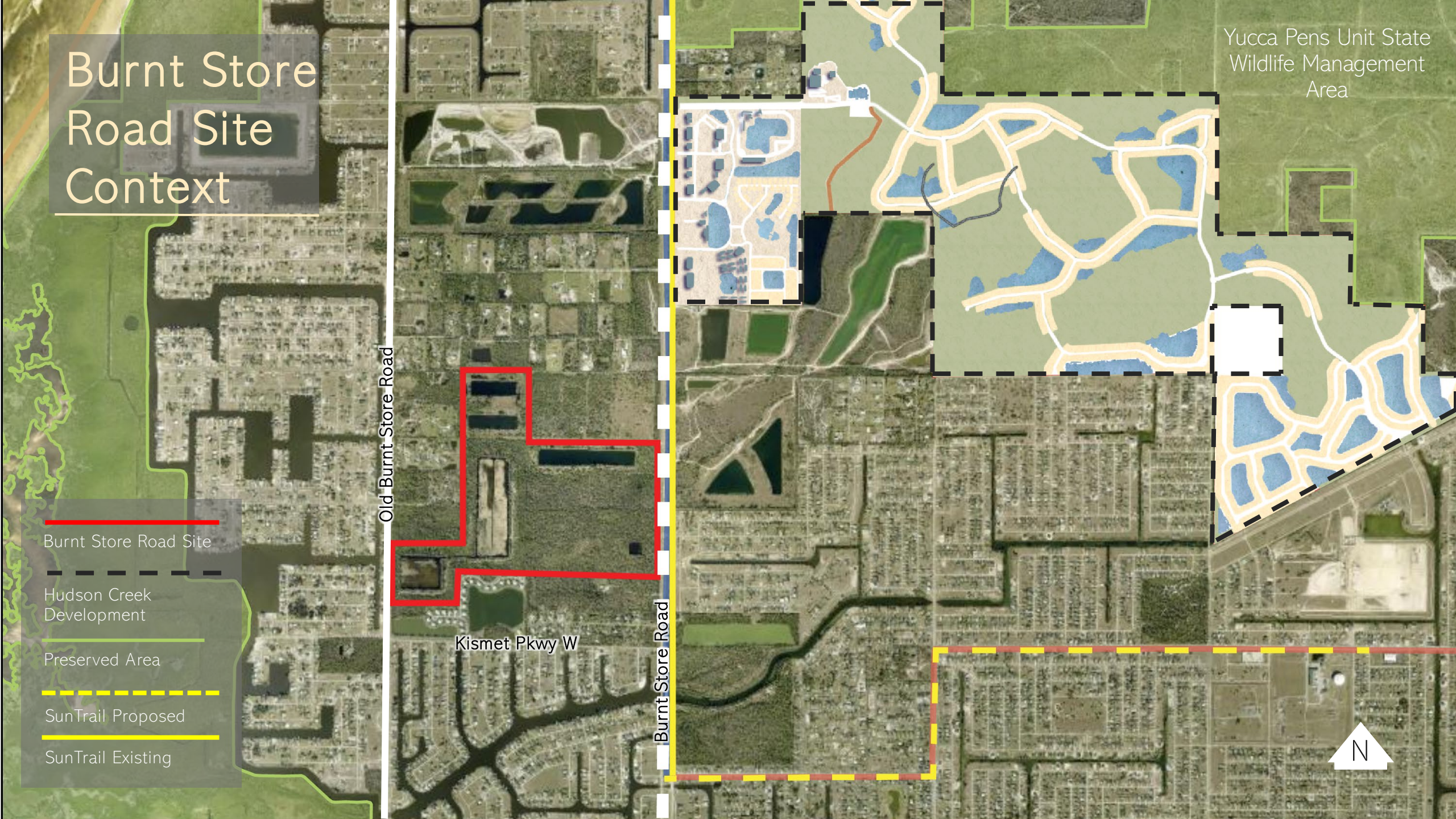
Site locations



Cape Coral: August 2026

Site locations



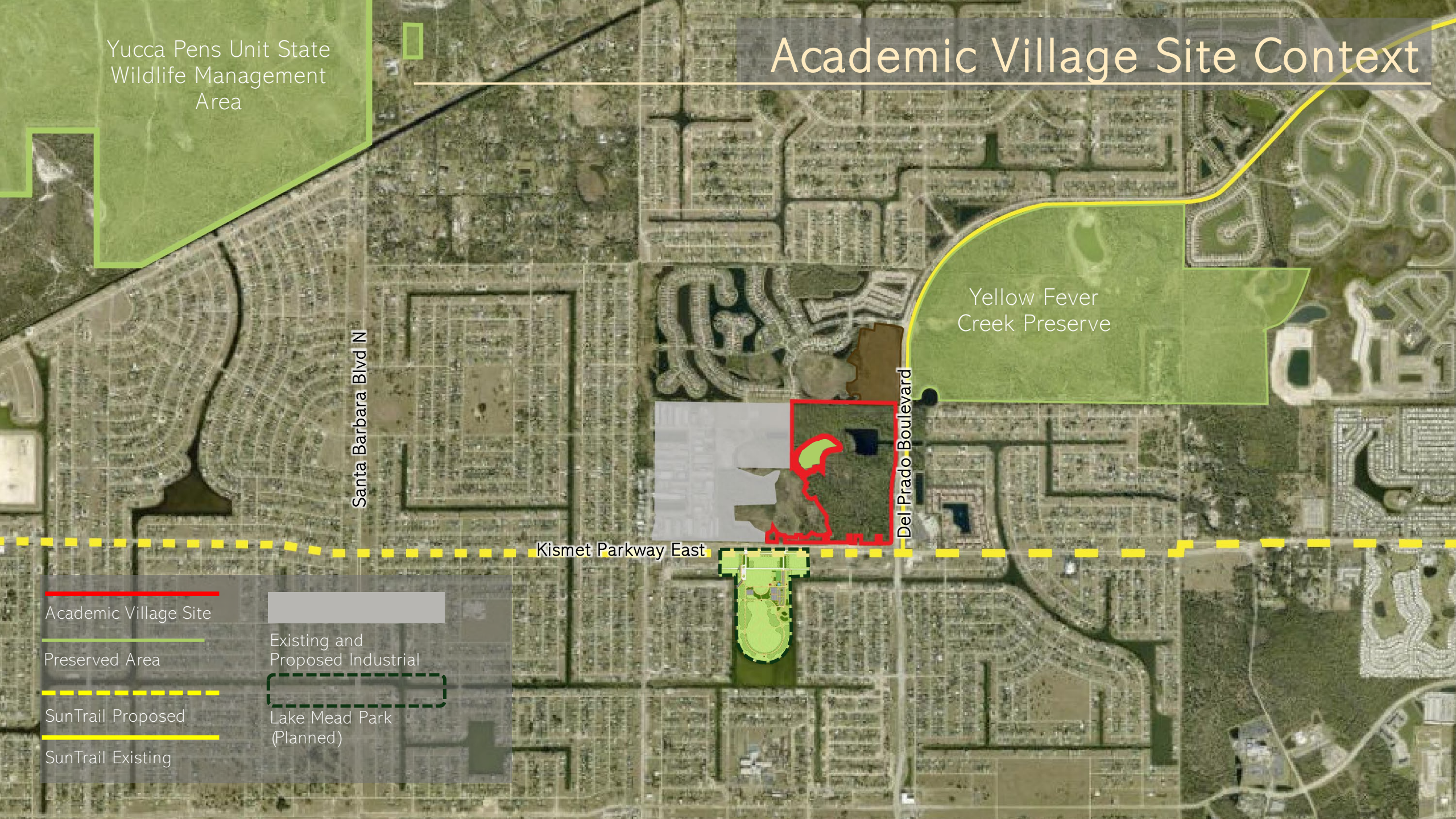

Burnt Store Road Site Context
Yucca Pens Unit State Wildlife Management Area
Old Burnt Store Road
Burnt Store Road
Kismet Pkwy W
Burnt Store Road Site
Hudson Creek Development
Preserved Area
SunTrail Proposed
SunTrail Existing
N

History of Burnt Store Road Site

- Abandoned single-family subdivision from 1960s
- Site was cleared and ponds dug but no homes were built
- City obtained through foreclosure in 2012

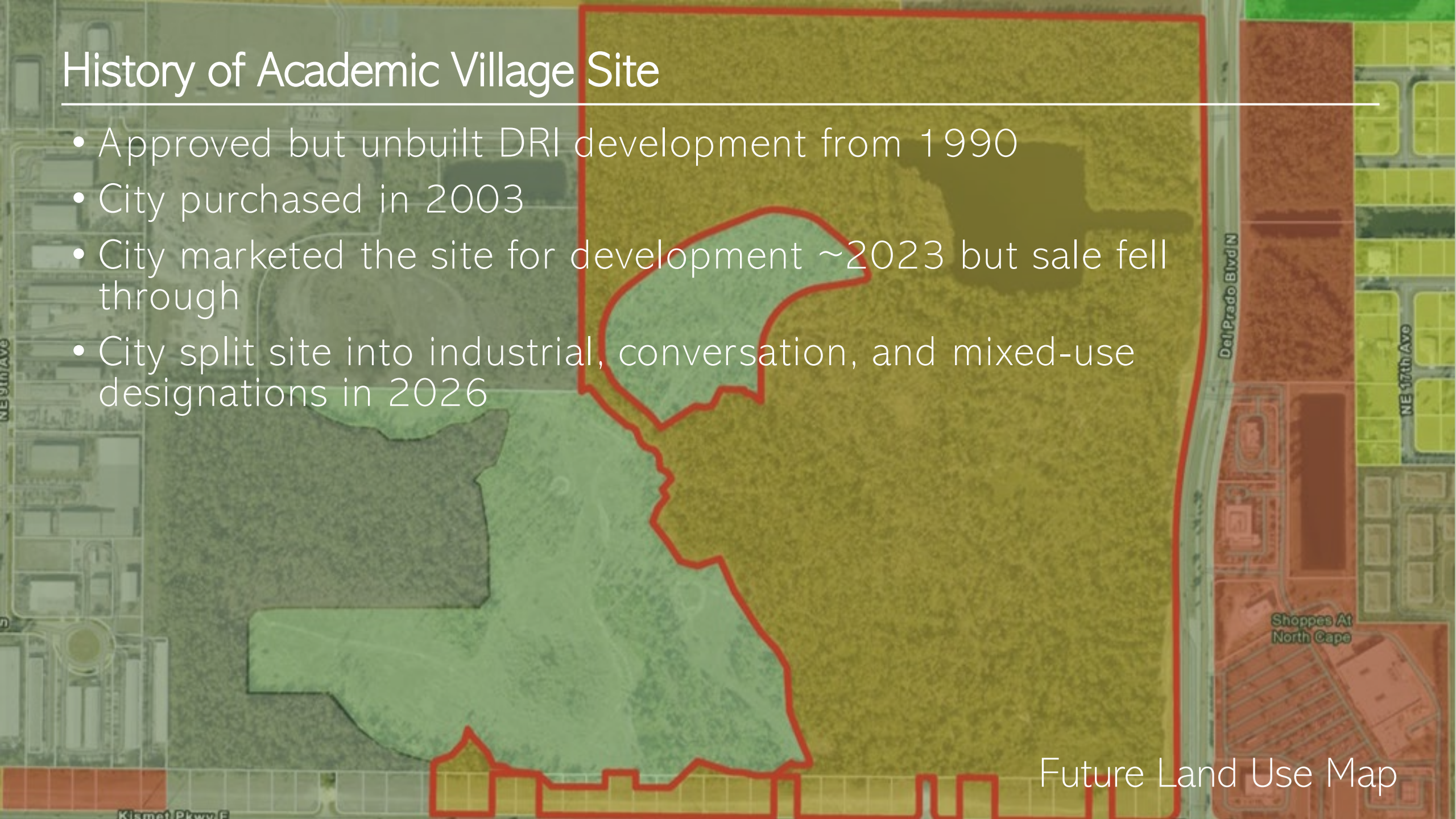


Academic Village Site Context



History of Academic Village Site

- Approved but unbuilt DRI development from 1990
- City purchased in 2003
- City marketed the site for development ~2023 but sale fell through
- City split site into industrial, conversation, and mixed-use designations in 2026



Future Land Use Map



How can these sites best serve the people of Cape Coral?

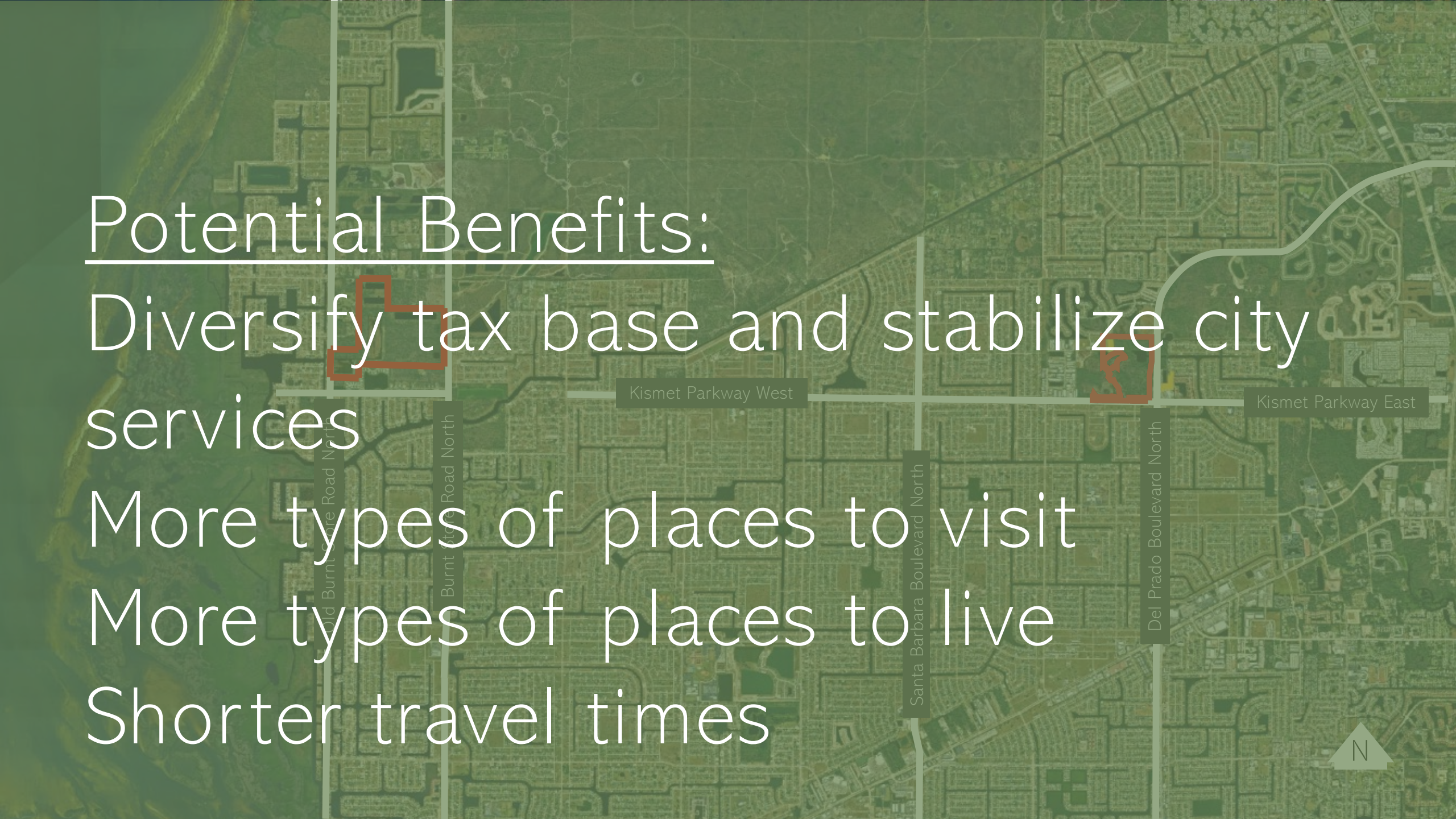
Potential Benefits:

Diversify tax base and stabilize city services

More types of places to visit

More types of places to live

Shorter travel times



Process & Timeline



	Monday, August 24 DAY ONE	Tuesday, August 25 DAY TWO		Wednesday, August 26 DAY THREE		Thursday, August 27 DAY FOUR
	Kickoff	***Natural Contours, Context, and Framework Plan***		***Transportation, Economic Development, & Resiliency***		***Final Charrette Presentation***
9:00 AM	Arrival and Setup	Working Design Session 9:00 - 11:30		Working Design Session 9:00 - 11:30		(OFF-SITE) Refinement and Draft Vision Plan Presentation Preparation 9:00 - 6:00
9:30 AM						
10:00 AM						
10:30 AM						
11:00 AM						
11:30 AM		Technical Meetings 11:30 - 12:30		Technical Meetings 11:30 - 12:30		
12:00 PM						
12:30 PM		**Open Planning Studio / Lunch 12:30 - 2:00**		**Open Planning Studio / Lunch 12:30 - 2:00**		
1:00 PM						
1:30 PM						
2:00 PM		Technical Meetings 2:00 - 3:00	Working Design Session 2:00 - 3:00	Technical Meetings 2:00 - 3:00	Working Design Session 2:00 - 3:00	
2:30 PM	City Staff and Consultant Session 2:30 - 4:00					
3:00 PM		Working Design Session 3:00 - 4:00		Working Design Session 3:00 - 4:00		
3:30 PM						
4:00 PM	Presentation Preparation Session 4:00 - 6:00	**Open Planning Studio / End of Day Sketch Review 4:00 - 6:00**		**Open Planning Studio / End of Day Sketch Review 4:00 - 6:00**		
4:30 PM						
5:00 PM						
5:30 PM						
6:00 PM	**Community Kick-Off WORKSHOP 6:00 - 8:00**	Working Design Session 6:00 - 7:00		Working Design Session 6:00 - 7:00		**CITY HALL: Work-in-Progress PRESENTATION 6:00 - 8:00**
6:30 PM						
7:00 PM						
7:30 PM						

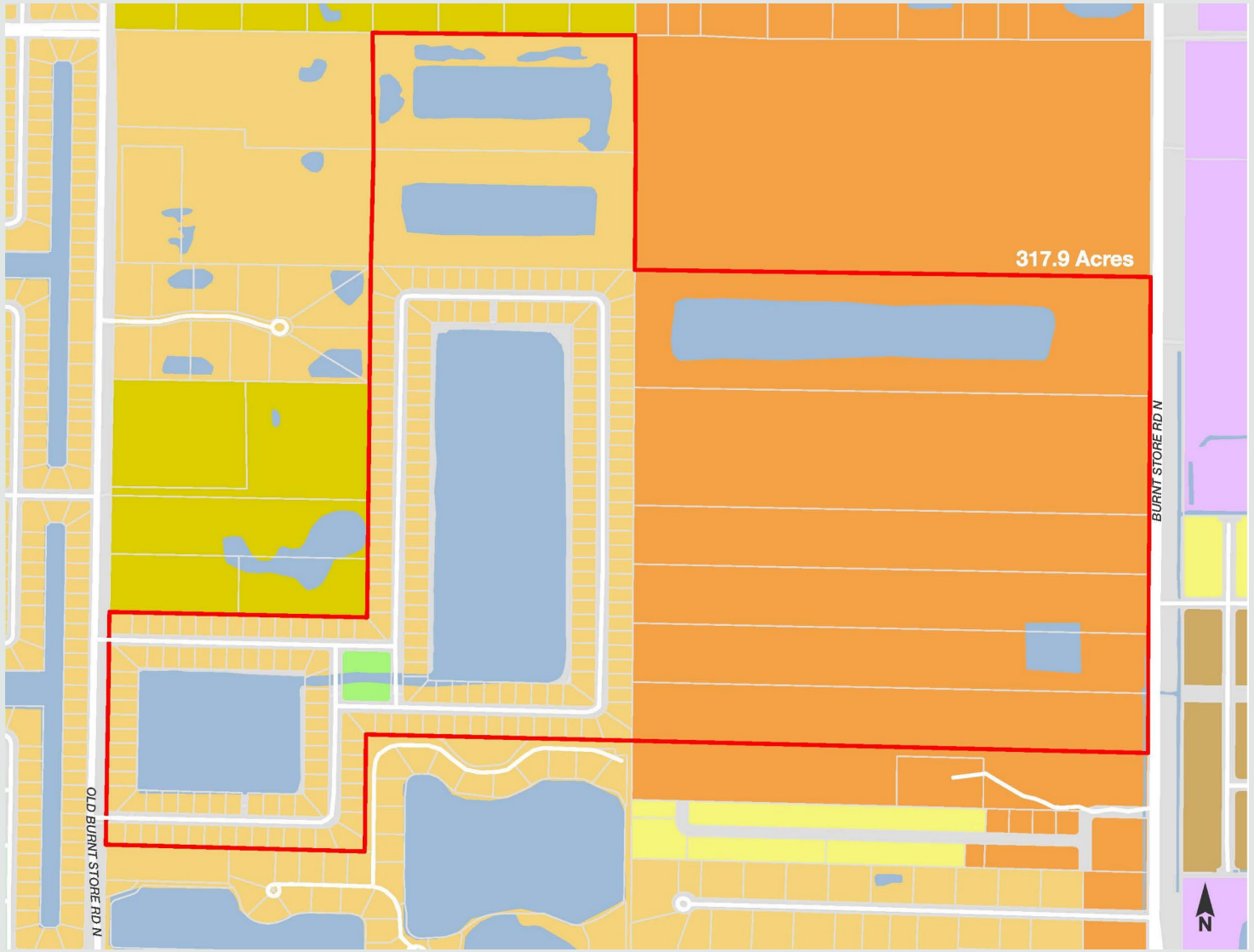
Public Presentation or Workshop - Community participation

Open Planning Studio - Visitors welcome

Working Session - Studio is open, but there will not be dedicated staff to

More about the sites

West Site: Burnt Store Road: Future Land Use



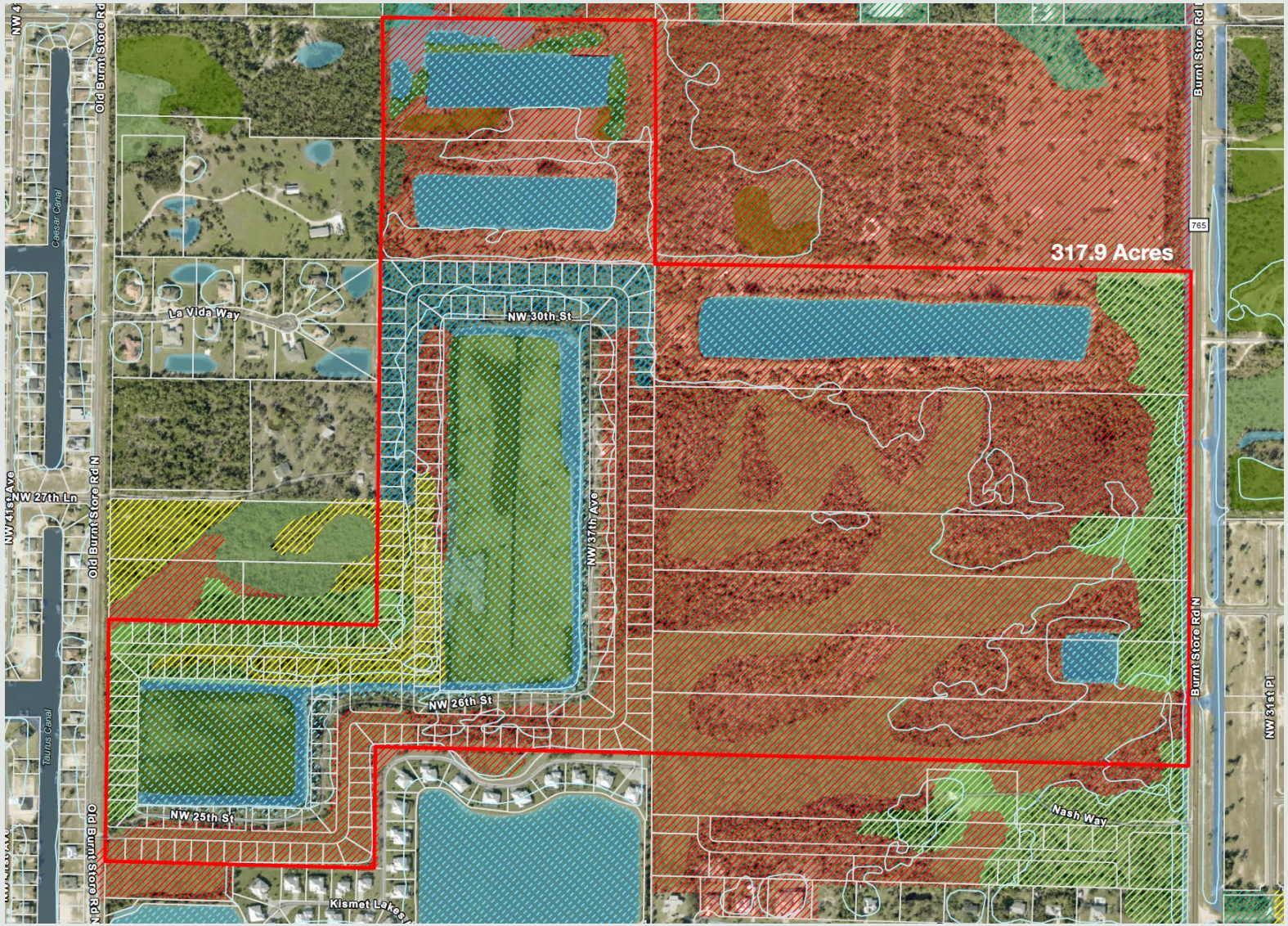
- SF: Single Family Residential
- LDR: Low Density Residential
- SM: Single Family and Multi-Family
- MF: Multiple Family Residential
- MX: Mixed Use
- CAC: Commercial Activity Center
- PK: Parks and Recreation

300 FT

600 FT

317.9 Acres

West Site: Burnt Store Road



Contours

Exotic Plants

Mesic Flatwoods

Cultural-Lacustrine

Wet Flatwoods

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Estuarine and Marine Deepwater

317.9 Acres

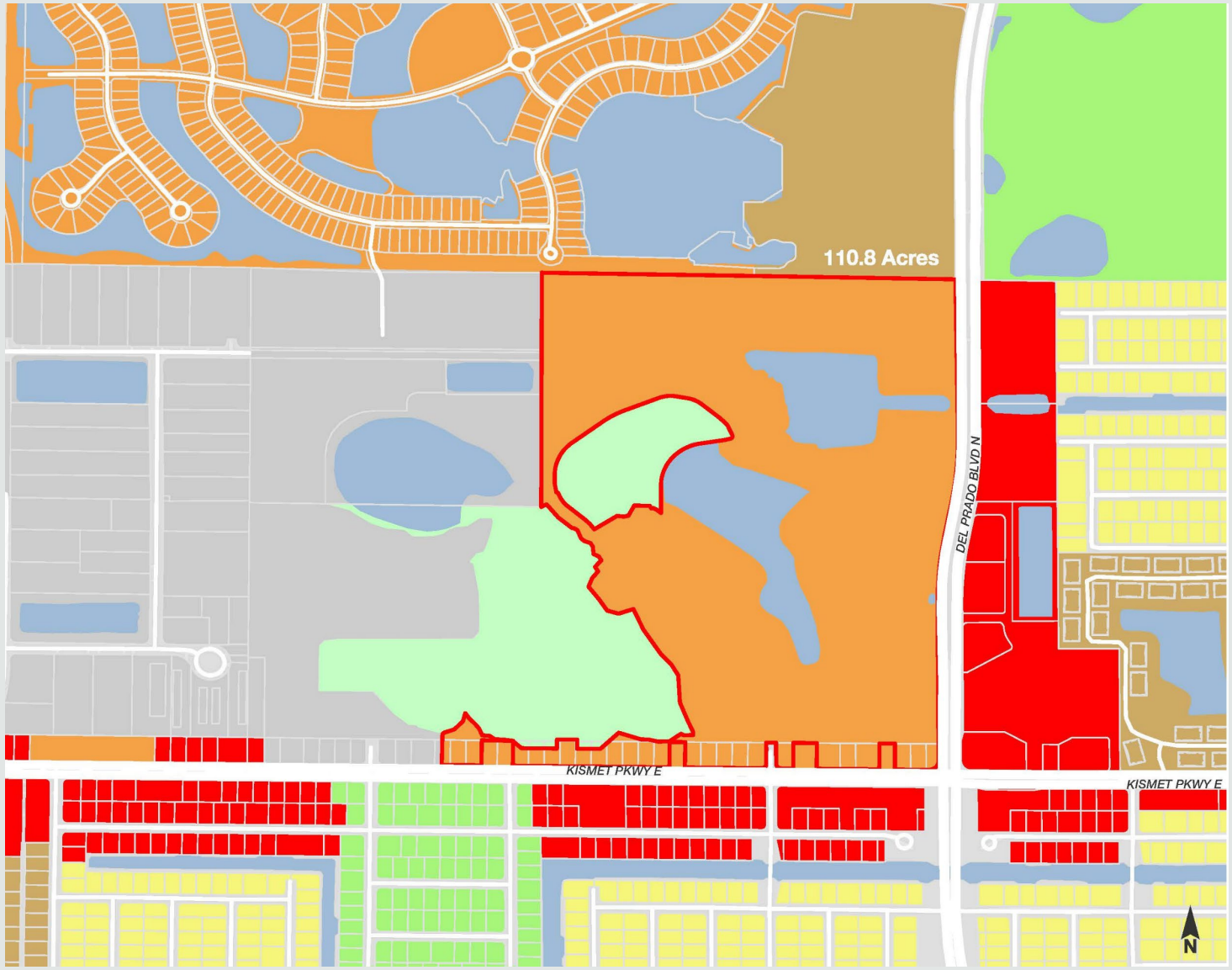
300 FT

600 FT

N

Cape Coral: August 2026

East Site: Academic Village: Parcel Ownership & Future Land Use



SF: Single Family Residential

MF: Multiple Family Residential

MX: Mixed Use

CP: Commercial Professional

I: Light Industrial

PK: Parks and Recreation

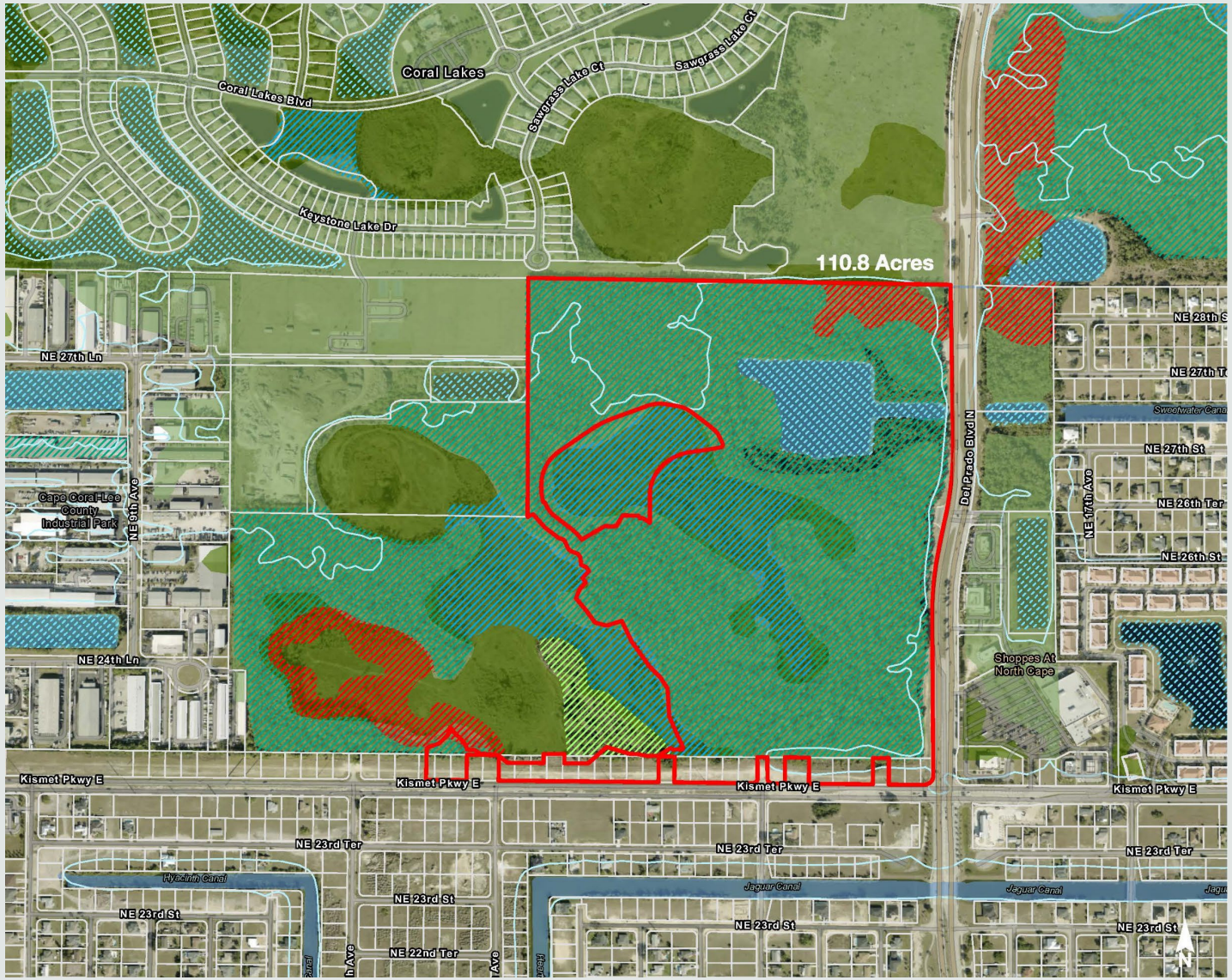
109.9 Acres

200 FT

400 FT

N

East Site: Academic Village



Contours

Exotic Plants

Mesic Flatwoods

Cultural-Lacustrine

Wet Flatwoods

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Estuarine and Marine Deepwater

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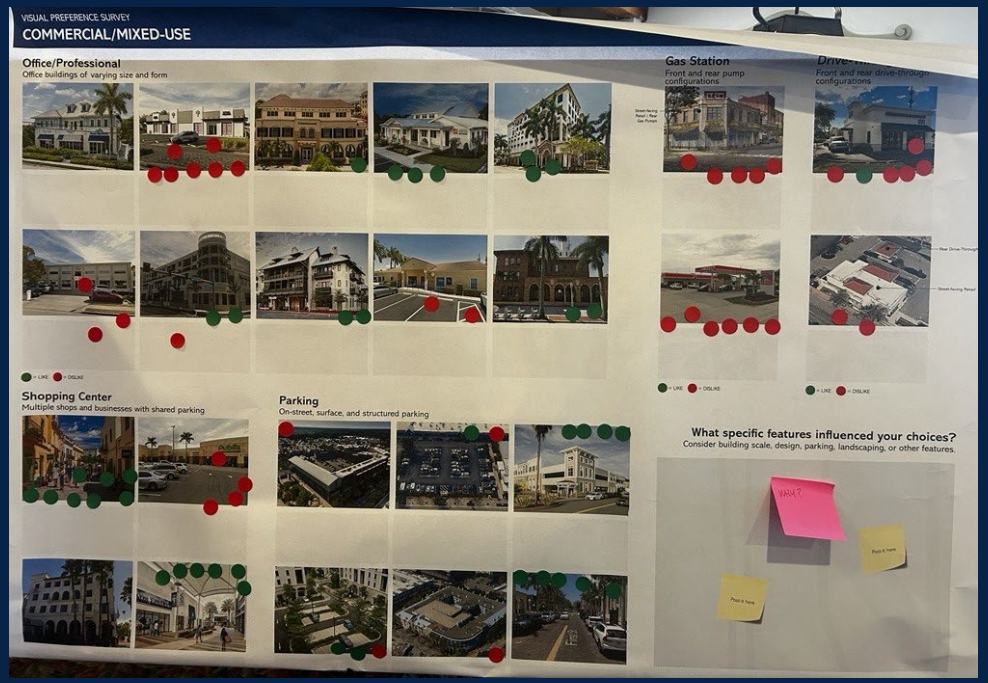
200 FT

400 F

N

Building Blocks of Community

Interactive Dot Exercise for Charrette Attendees



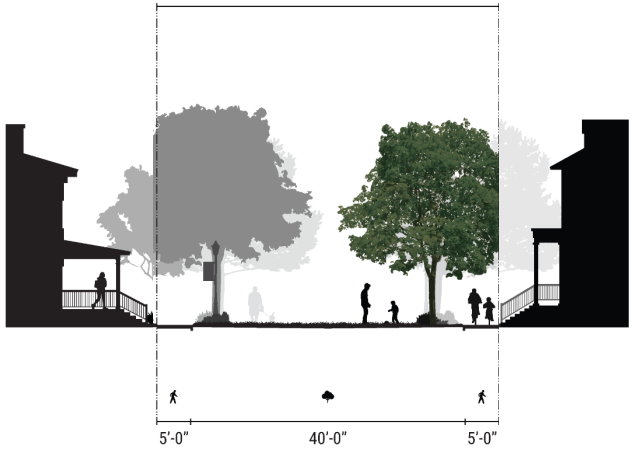




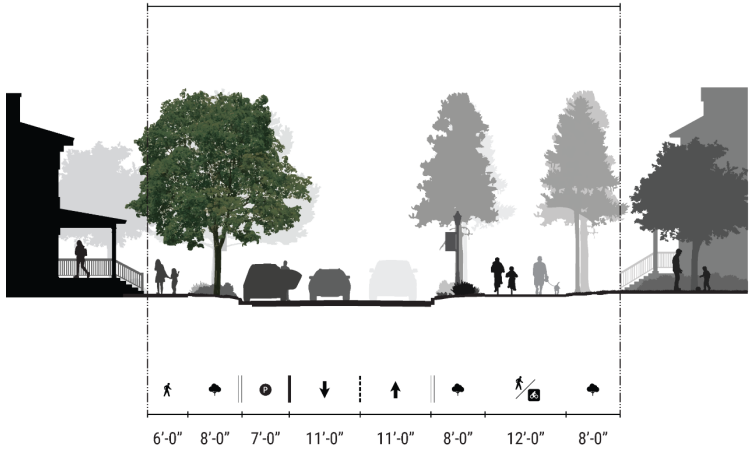


Example Street Designs

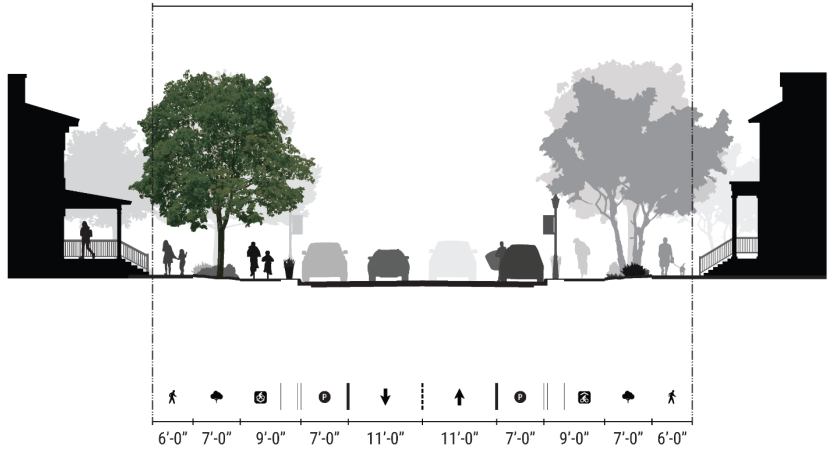
PEDESTRIAN GREEN STREET(PS-50-00



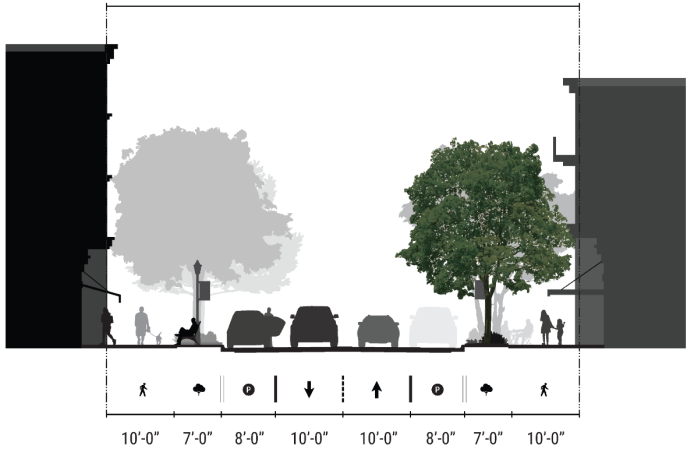
MULTI-USE TRAIL STREET (MUT-62-28)



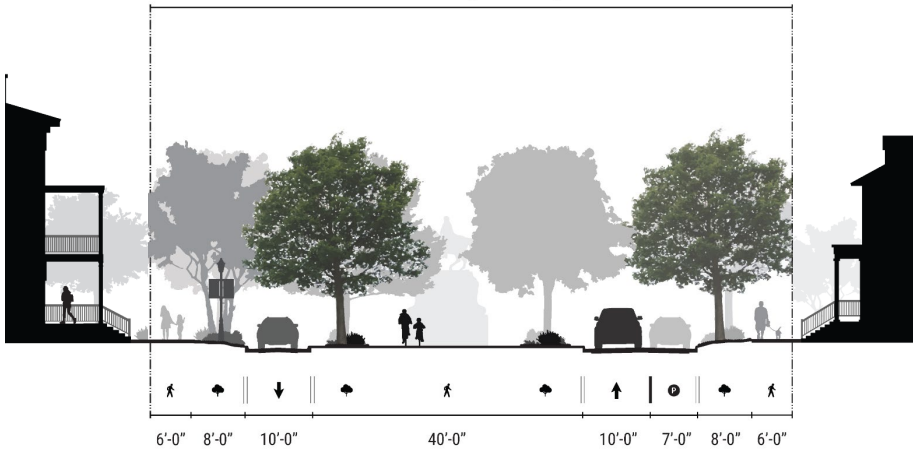
PROTECTED BIKE LANE STREET (PBL-80-36)



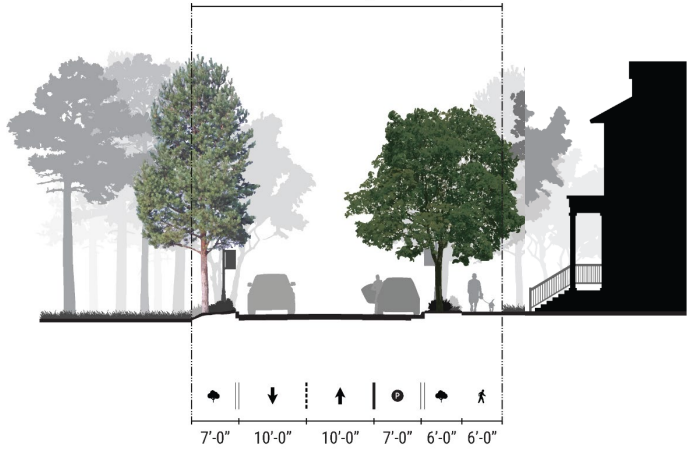
MIXED-USE STREET A (MU-70-36)



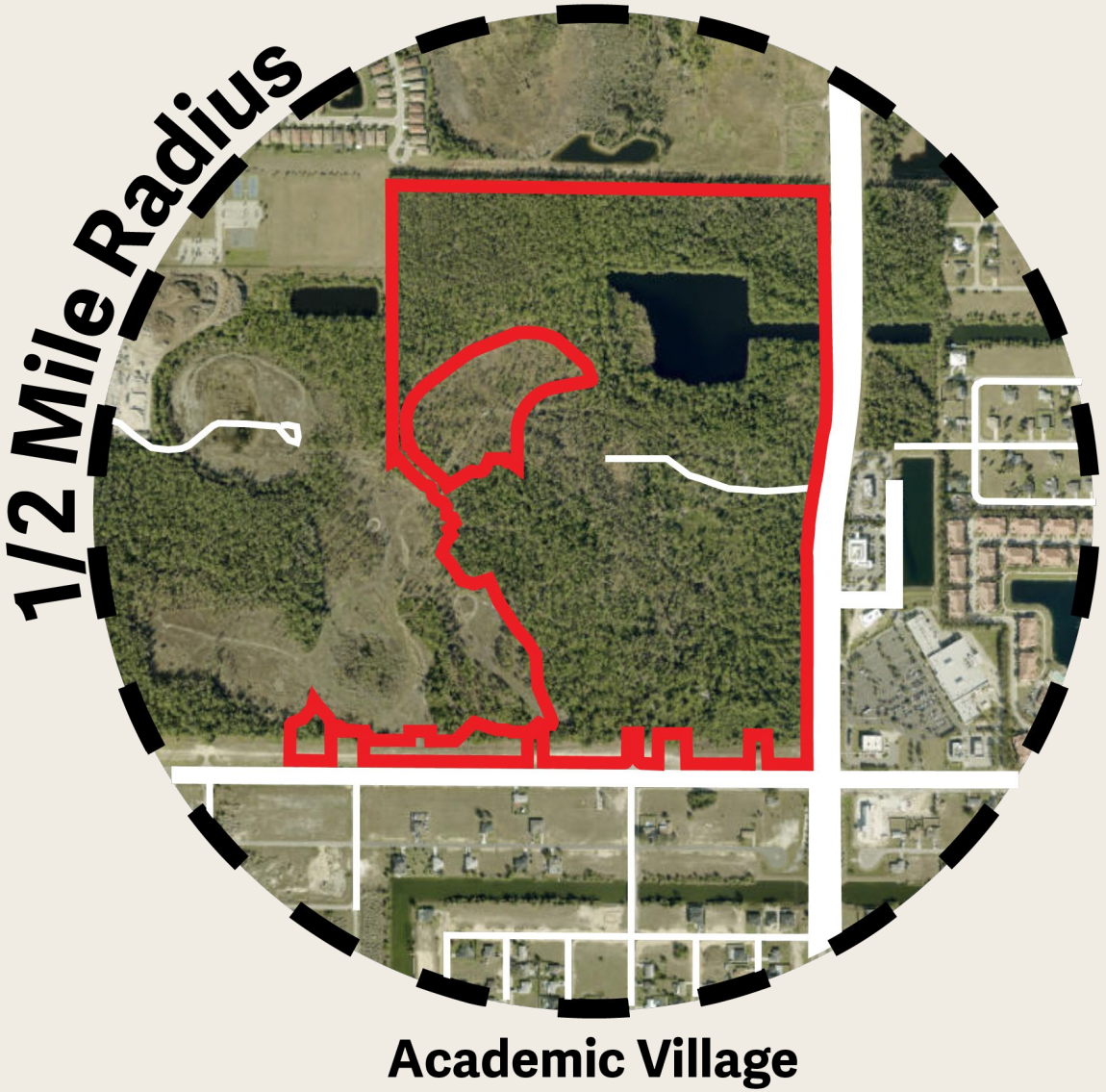
GRAND AVENUE (GA-95-27)



FOREST DRIVE (DR-46-27)



How Big Is the Project Area?





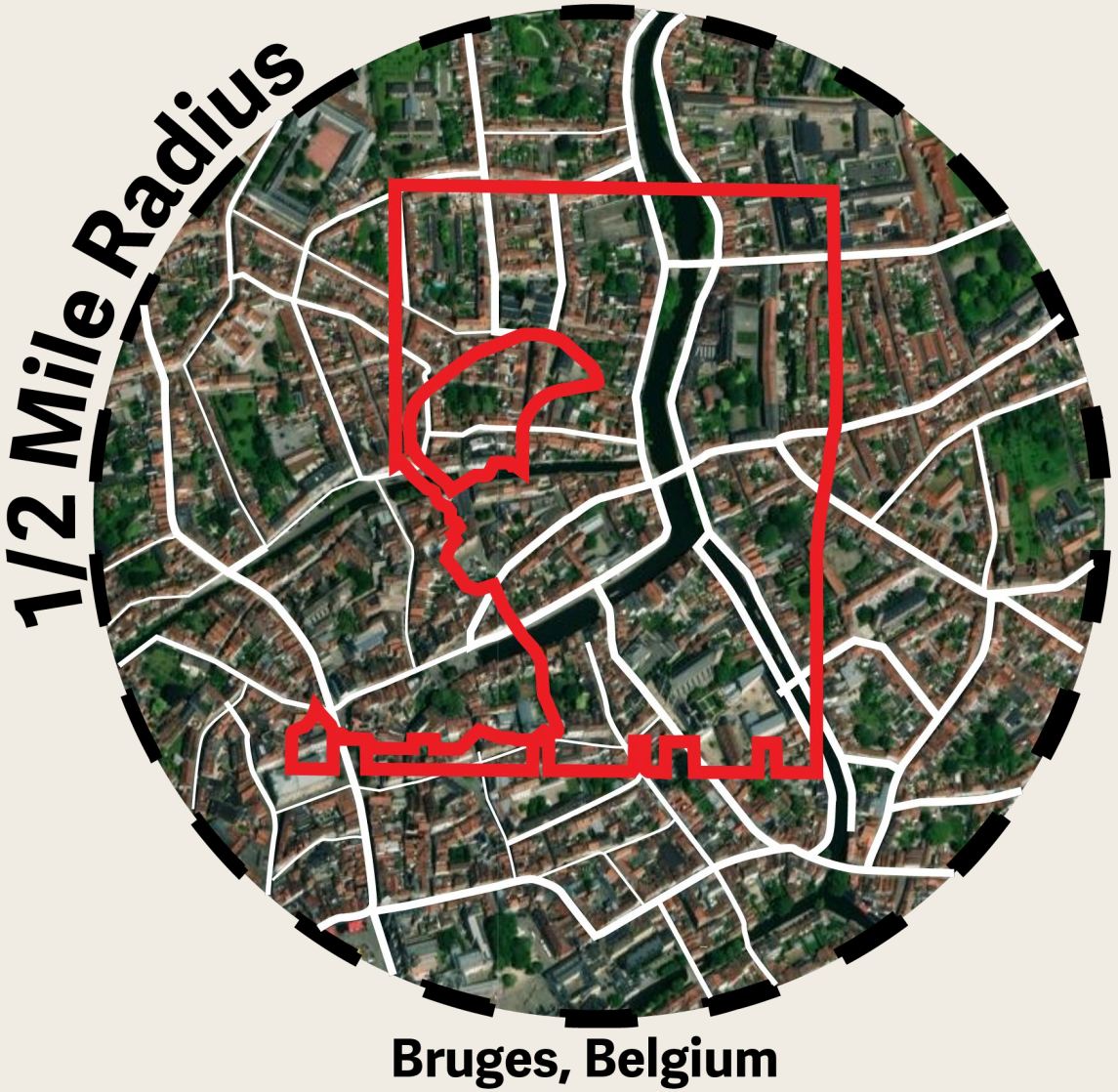
Comparison to Familiar Areas



Main Street USA, Orlando, FL

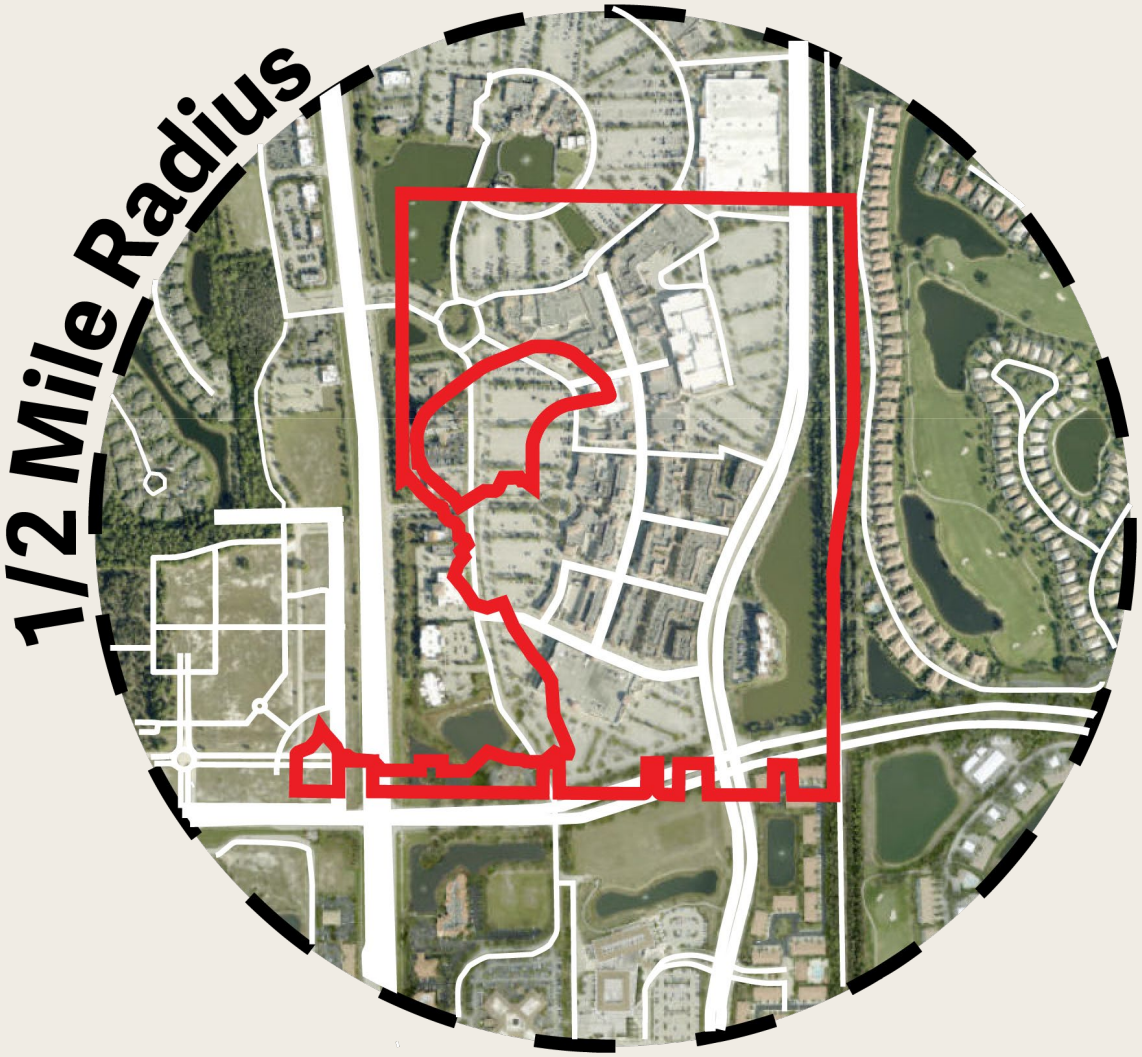


Comparison to Familiar Areas





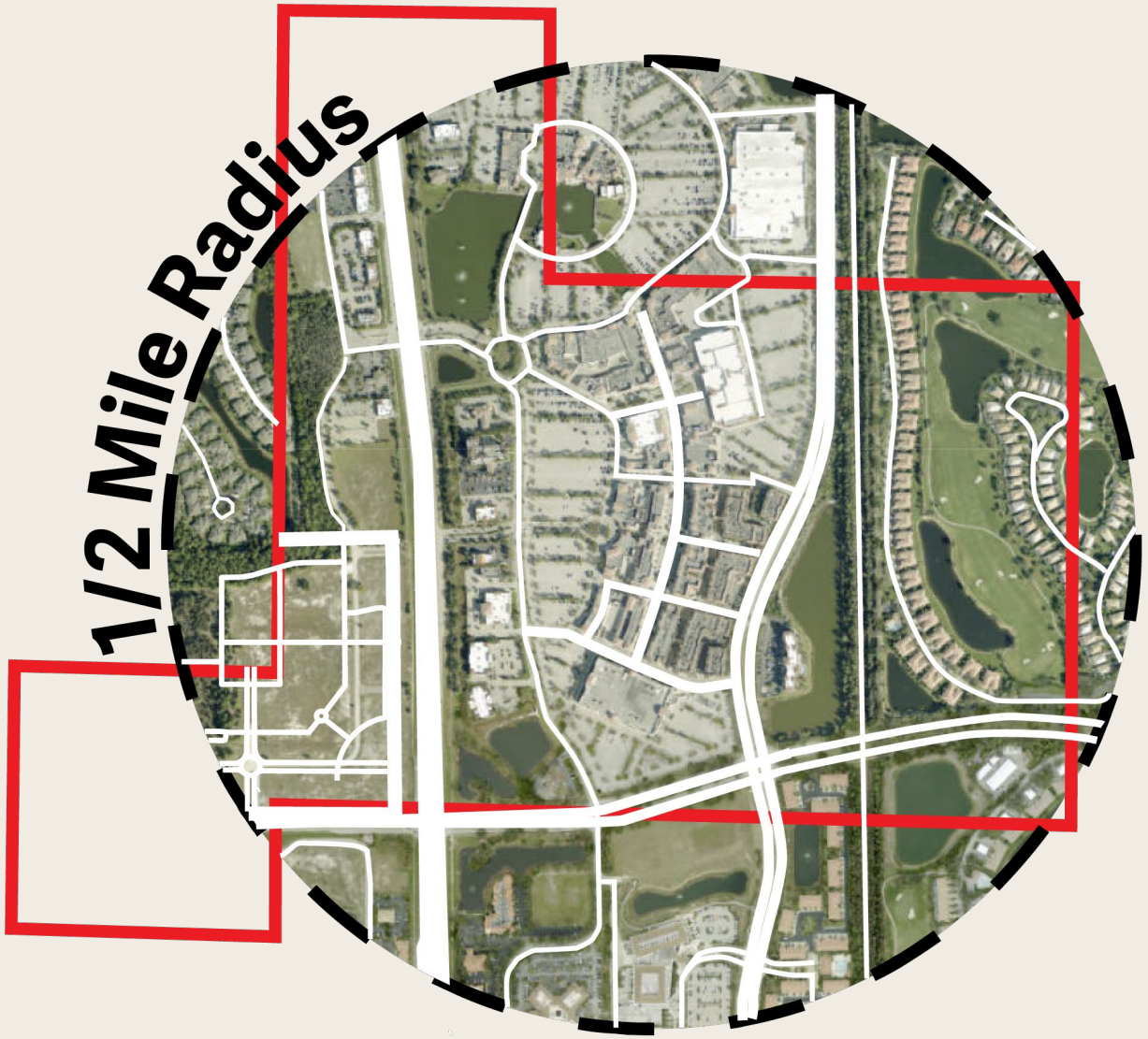
Comparison to Familiar Areas



Coconut Point, Estero, FL



Comparison to Familiar Areas



Coconut Point, Estero, FL



Cape Coral: August 2026

Public Design Session









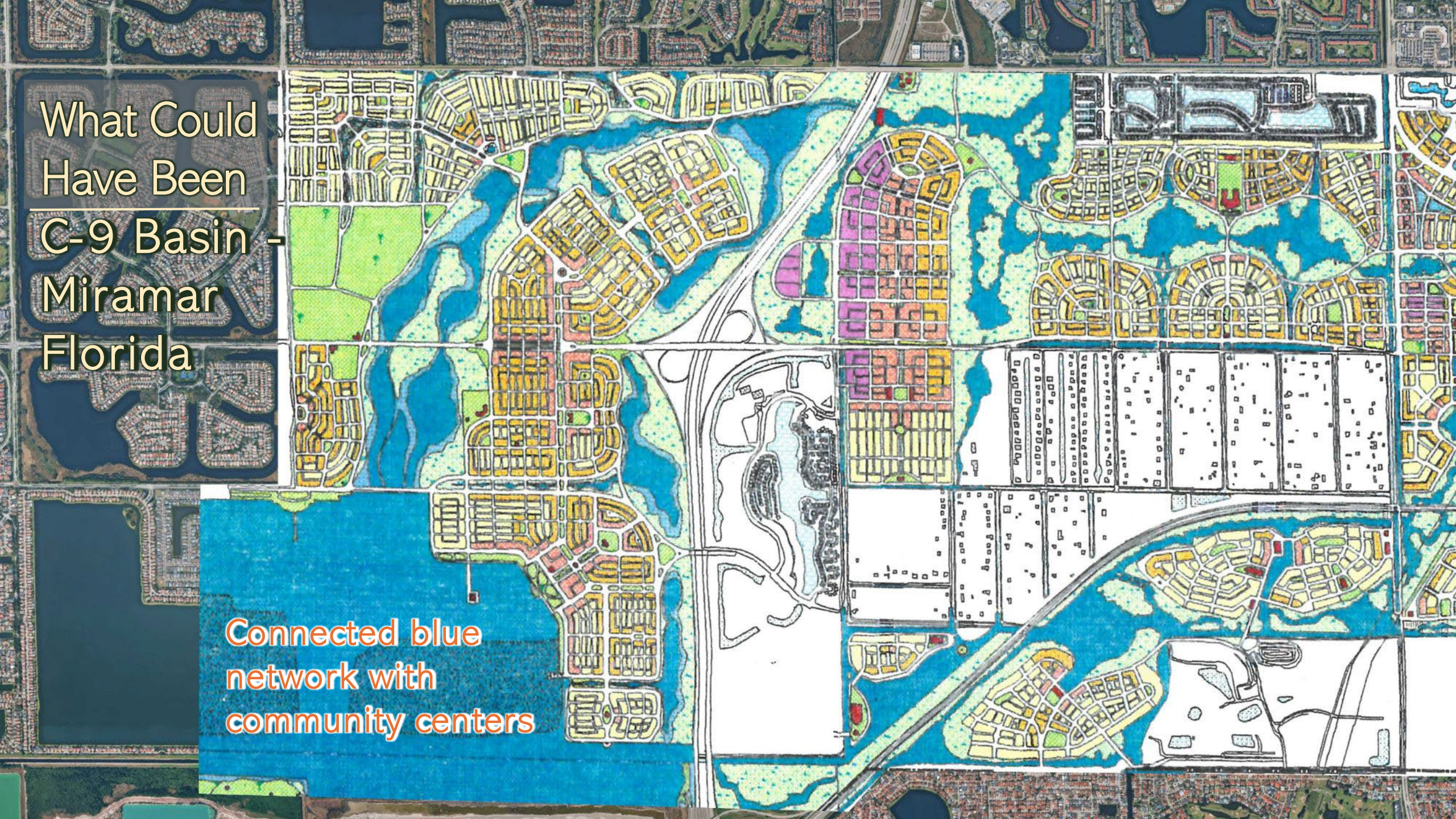
Technical Meetings





What Could Have Been

C-9 Basin - Miramar Florida




What Happened
C-9 Basin - Miramar Florida
Isolated stormwater ponds and isolated neighborhoods

Big Ideas:
Concepts Developed at the Charrette

Big Ideas | Burnt Store Road

- Respect and revive the historic flow of the slough.
- Sculpt the edge of canals, wetlands, and ponds to create scenic views, wildlife habitat, and polishing marshes.
- Add a diverse mix of shopping, employment, entertainment and amenities in a walkable, village center.
- Connect the site with streets, trails, and pathways with opportunities to access the urban and green amenities.

Big Ideas | Academic Village

- Bustling town center on the east contrasts with conservation areas to the west. Town and nature, close to each other.
- Set aside space for big, regional anchors: sports venues, performance space, and large format retail.
- Public pathways along water's edge, fronted by buildings that shape and enliven the canals and water plazas.
- Facilitate arrival and access to the site with street geometry, intersection design, and by connecting the site to surrounding properties.

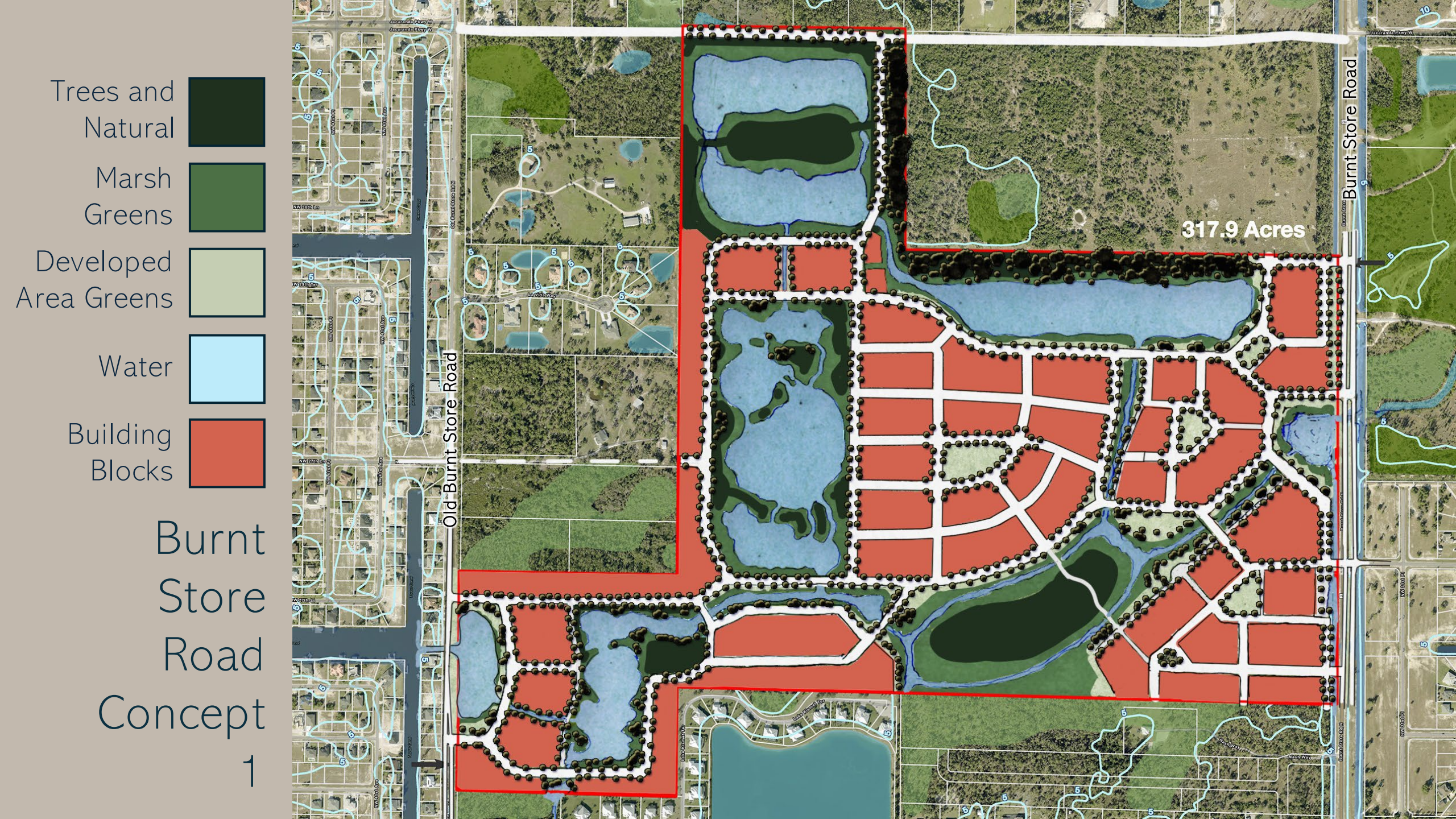
Initial Conceptual Plans

Revisions to follow based on community feedback.



#Waterflow

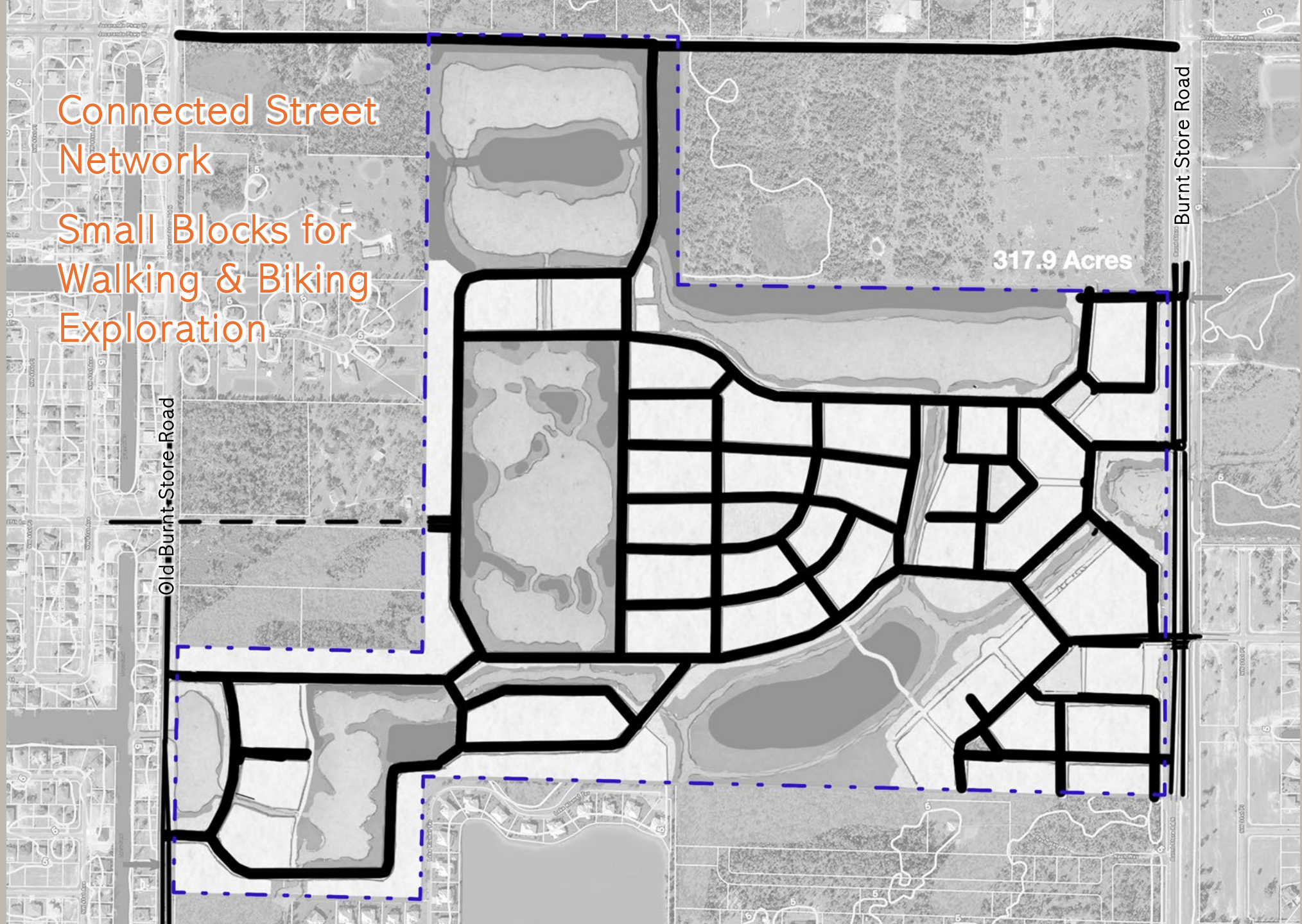
Burnt Store Road Concept 1


Trees and Natural
Marsh Greens
Developed Area Greens
Water
Building Blocks
Burnt Store Road Concept 1
317.9 Acres
Old Burnt Store Road
Burnt Store Road

Boundary

Burnt Store Road Concept 1





Road Network

Boundary

Burnt Store Road Concept 1

Key Features

317.9 Acres

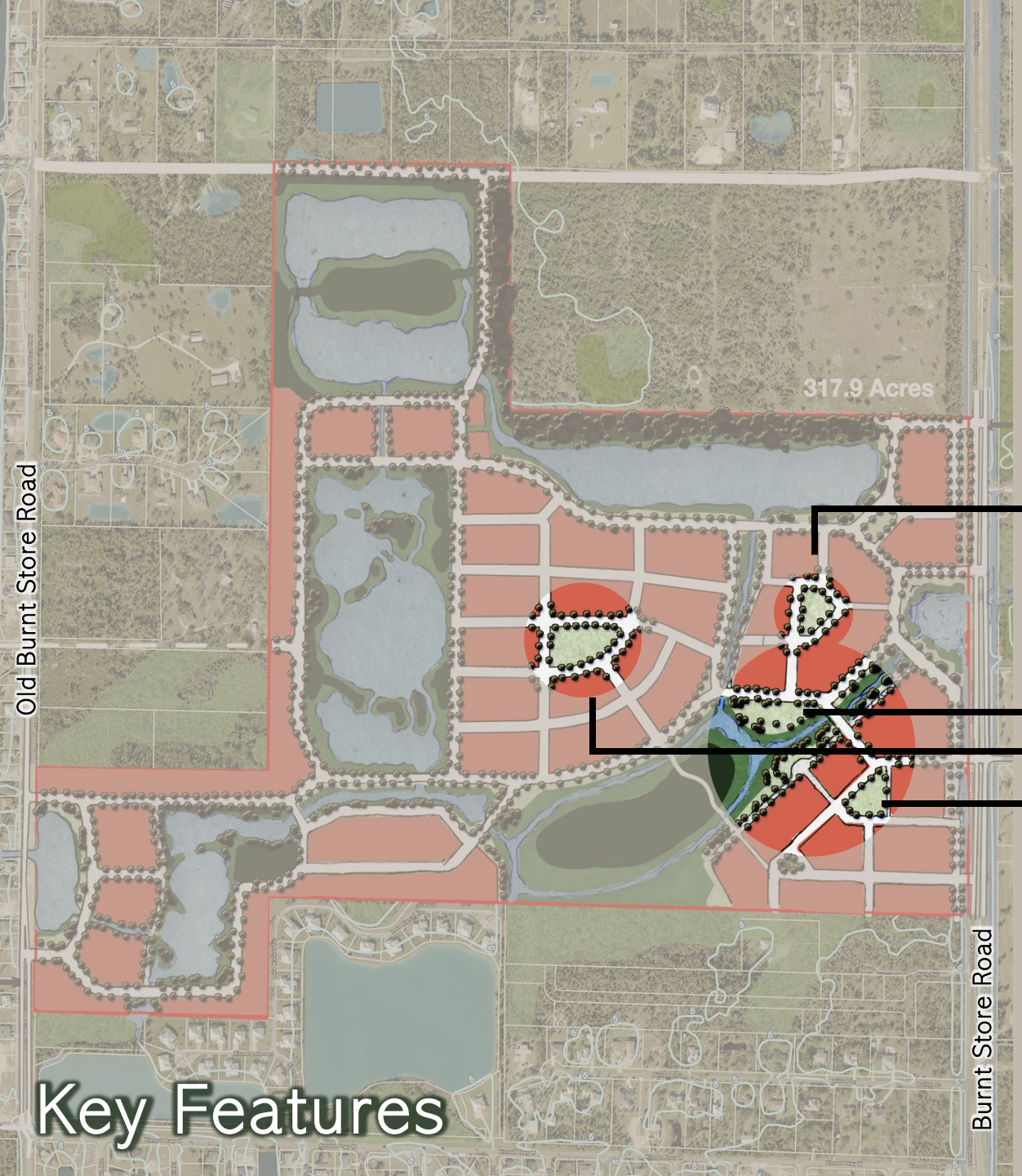
Old Burnt Store Road

Burnt Store Road



Mixed Use Buildings with Multi-way Boulevard along Burnt Store Rd

Key Features



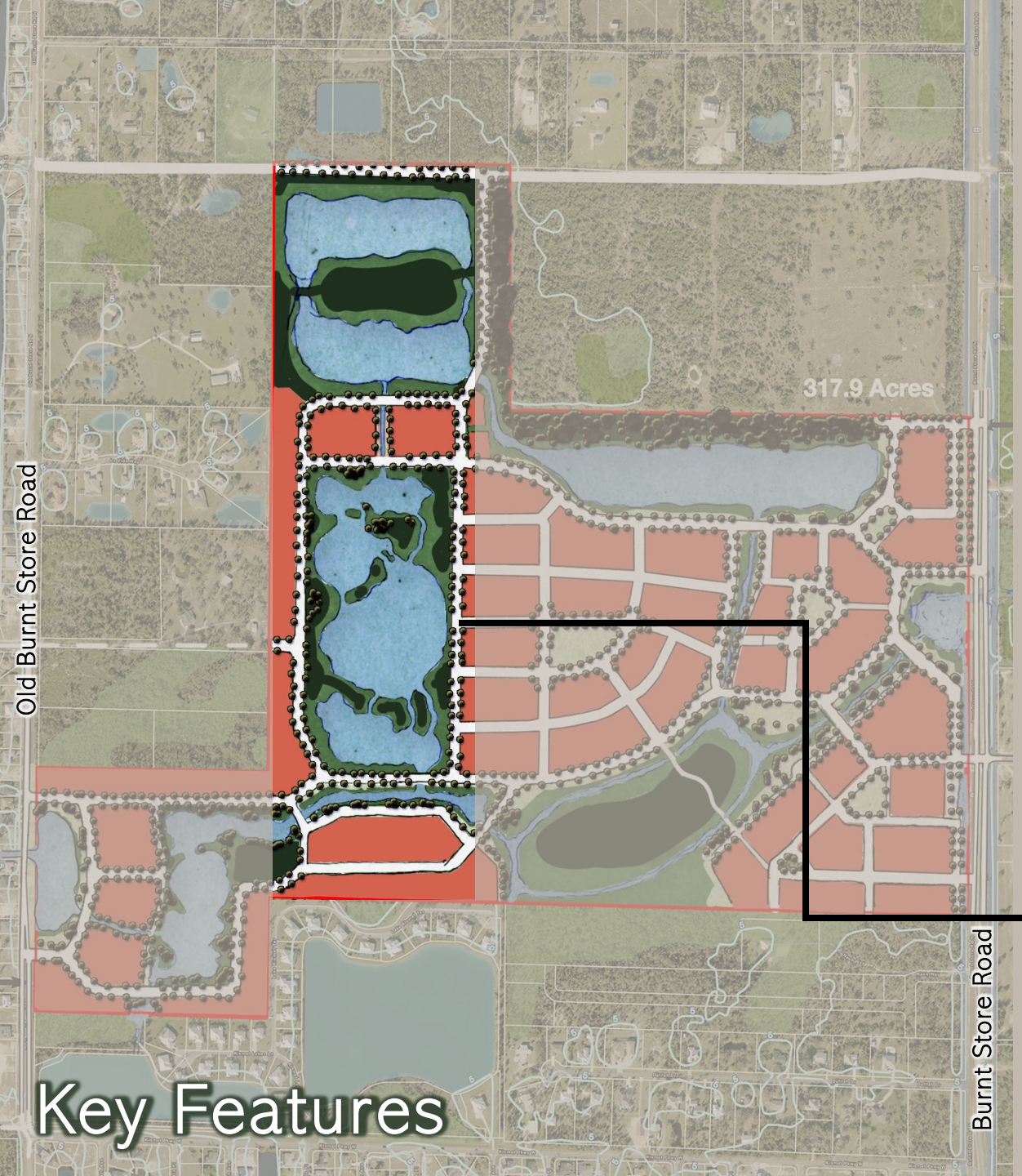


Multi-way Boulevard along Burnt Store Rd with Mixed Use frontage



Central Greens

Key Features







Integrated Stormwater Ecosystem Creating a Premium Community Feature

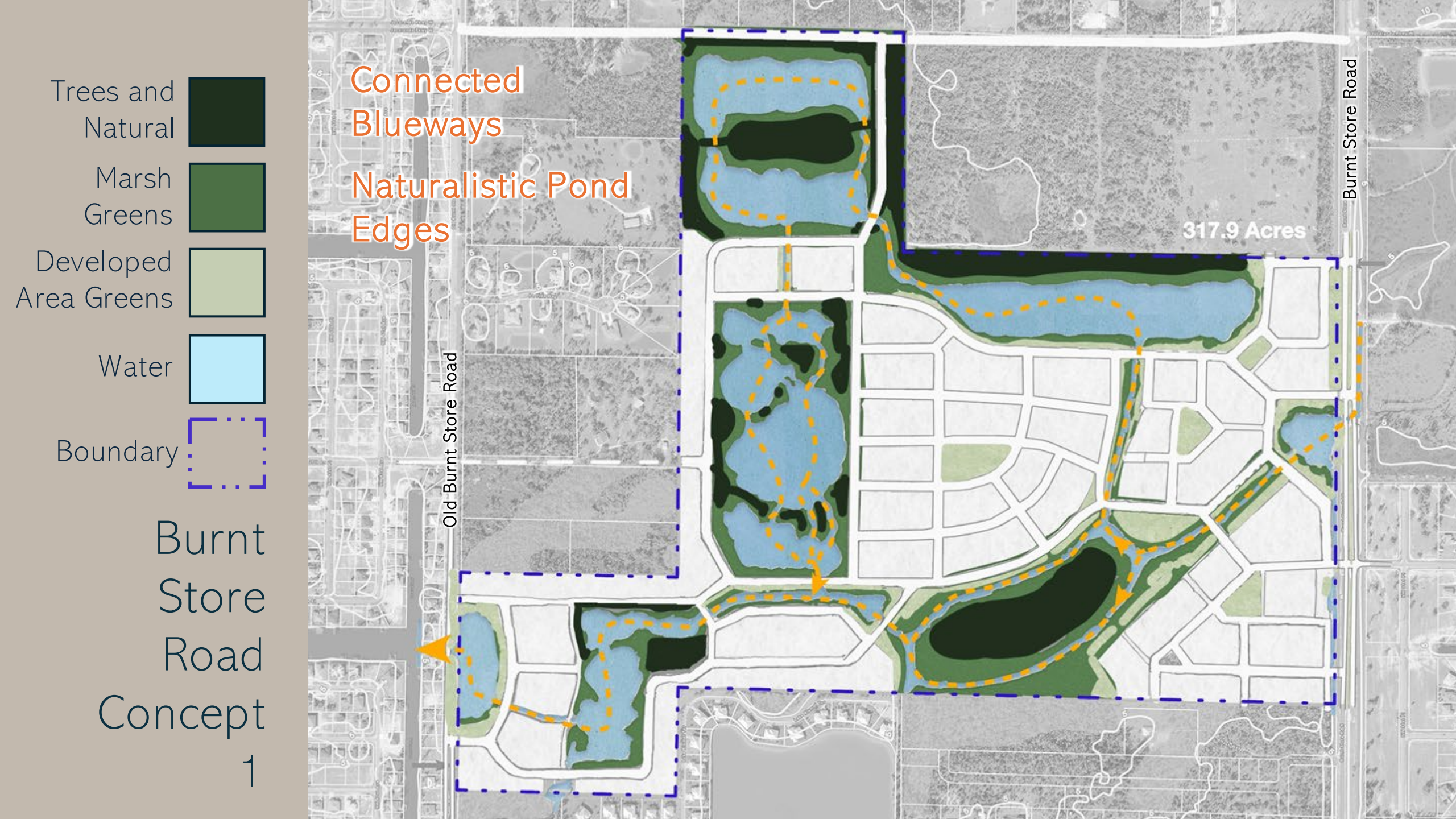

MUSTANG
1969



WATER-BASED PARK:

Create a Passive Park from rectangular lake that has filled with silt.

- Move the silt to create upland and water bodies.
- Creatively shape smaller interconnected lakes of varying sizes.
- Multiple paths to walk or bike through rather than around the lake.
- Buildings **face** the open space (not rears)
- Whole neighborhood can access within a short walk from work or home.
- Canals interconnect to the greater water system for those who want to explore further.
- Opportunity for small businesses to cater to patrons of the park.



Burnt Store Road Concept 1

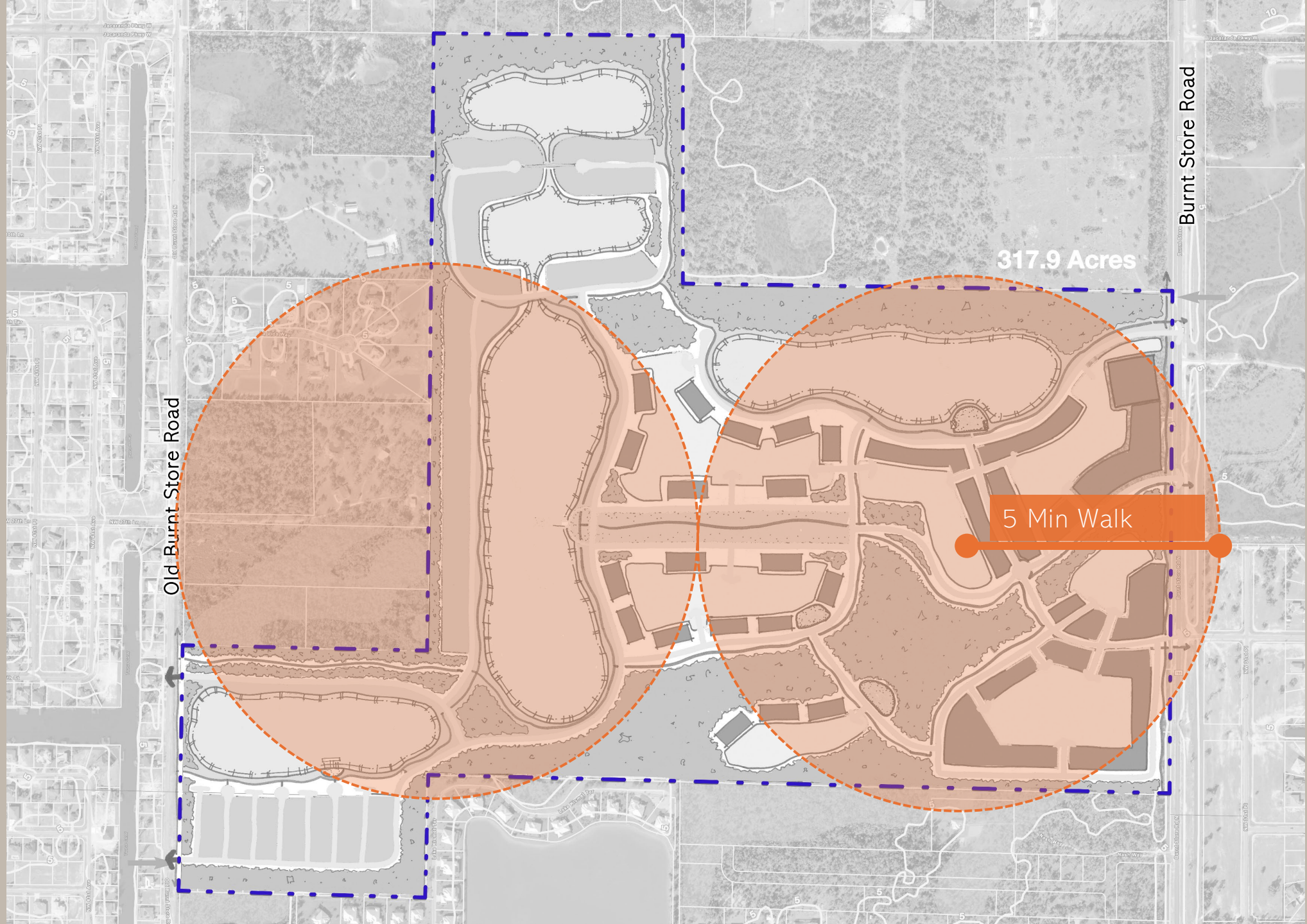


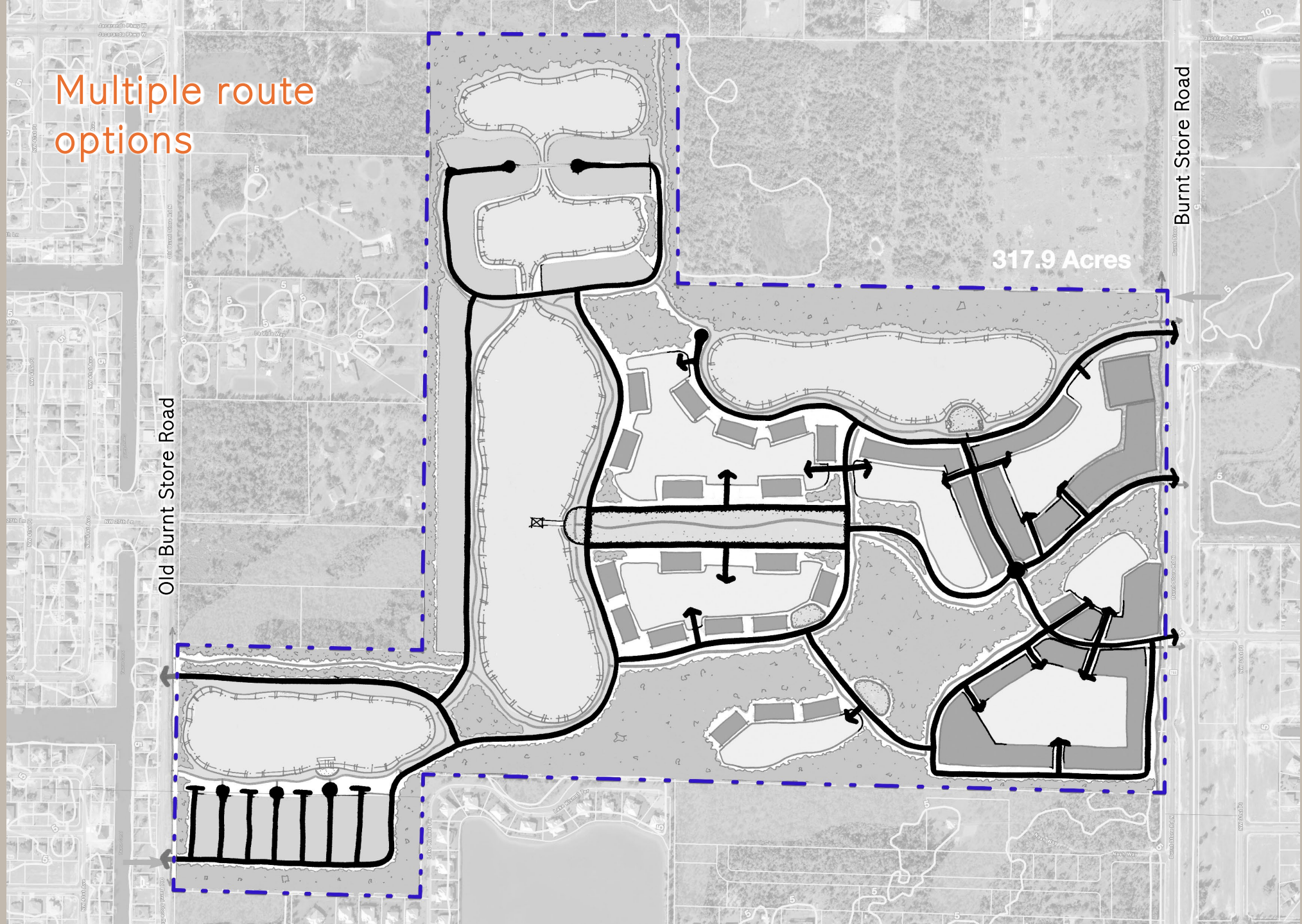
#Lakefront Center
Burnt Store Road Concept 2


Trees and Natural
Marsh Greens
Developed Area Greens
Water
Buildings
Burnt Store Road Concept 2
317.9 Acres
Old Burnt Store Road
Burnt Store Road
Parking
Parking
Parking
Parking
Parking
Parking

Boundary

Burnt Store Road Concept 2

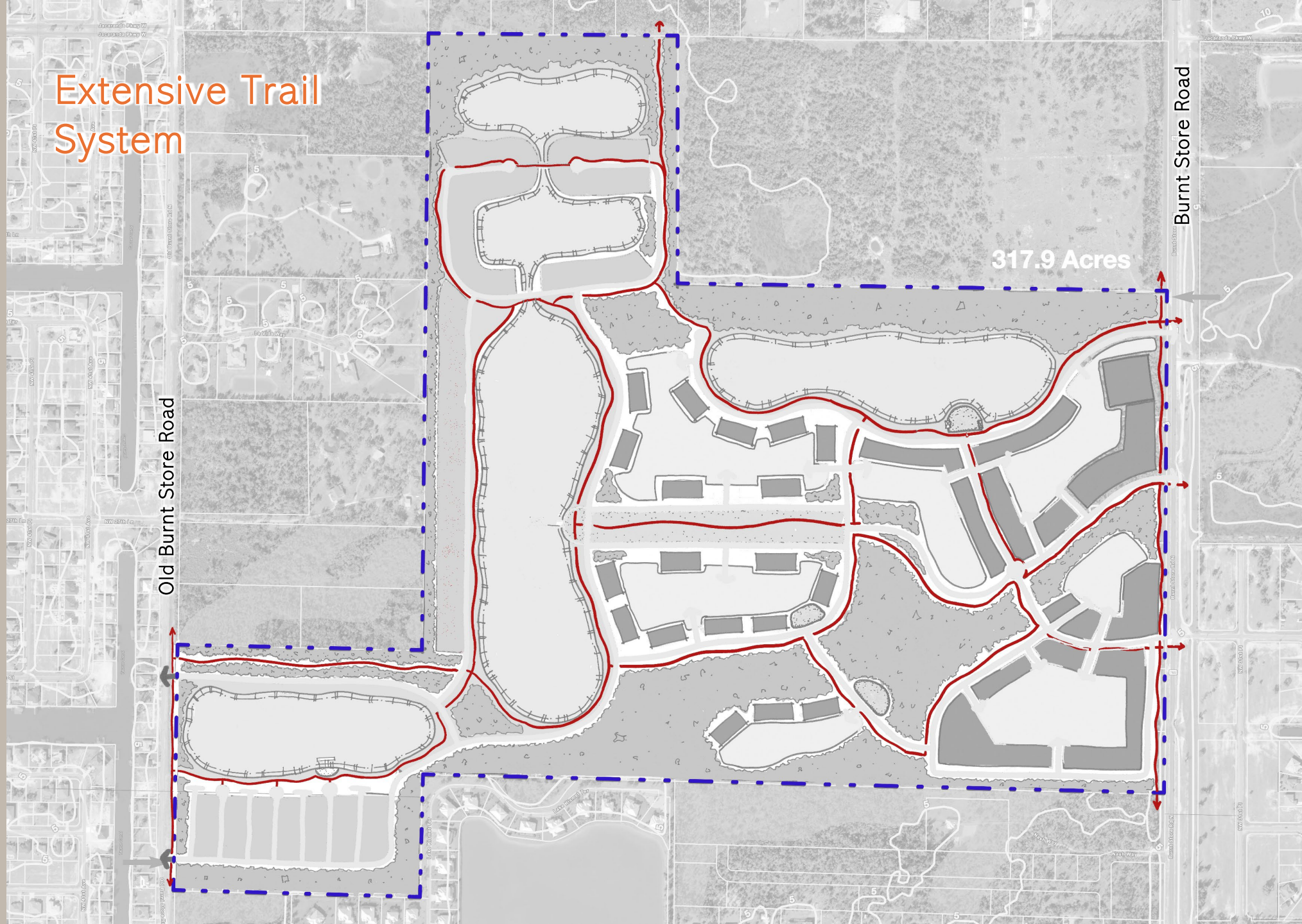




Road Network

Boundary

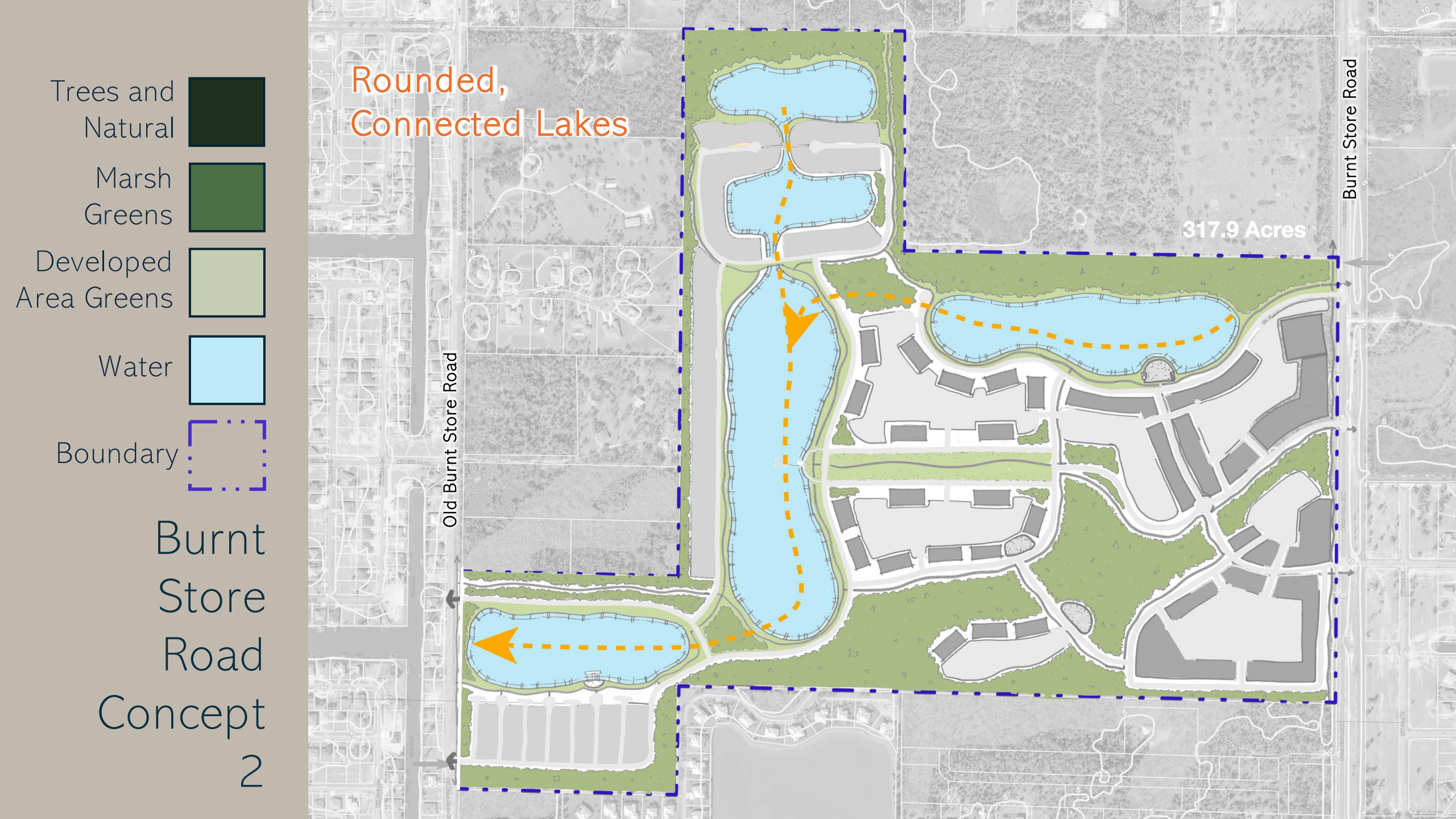
Burnt Store Road Concept 2



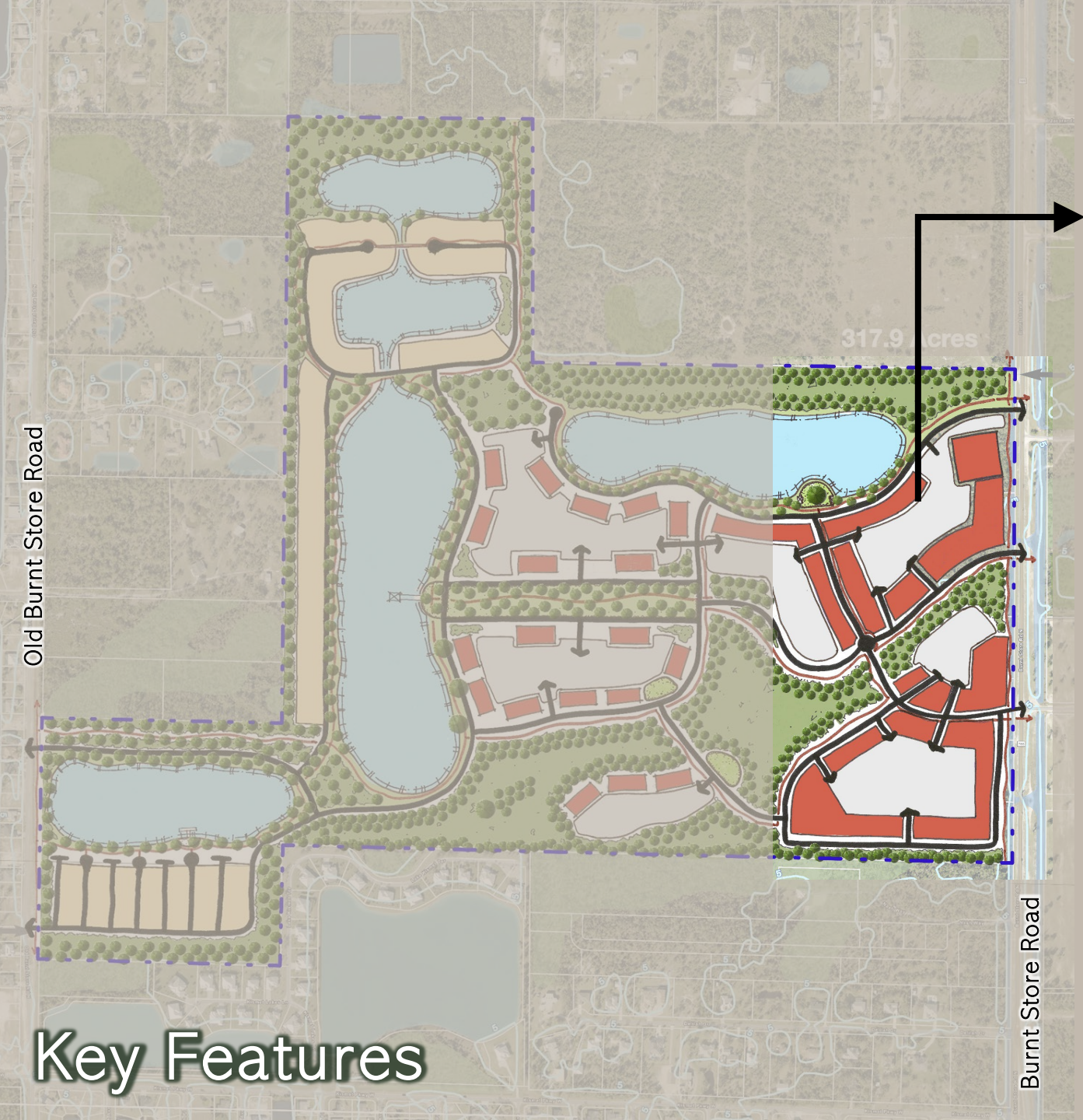
Trails

Boundary

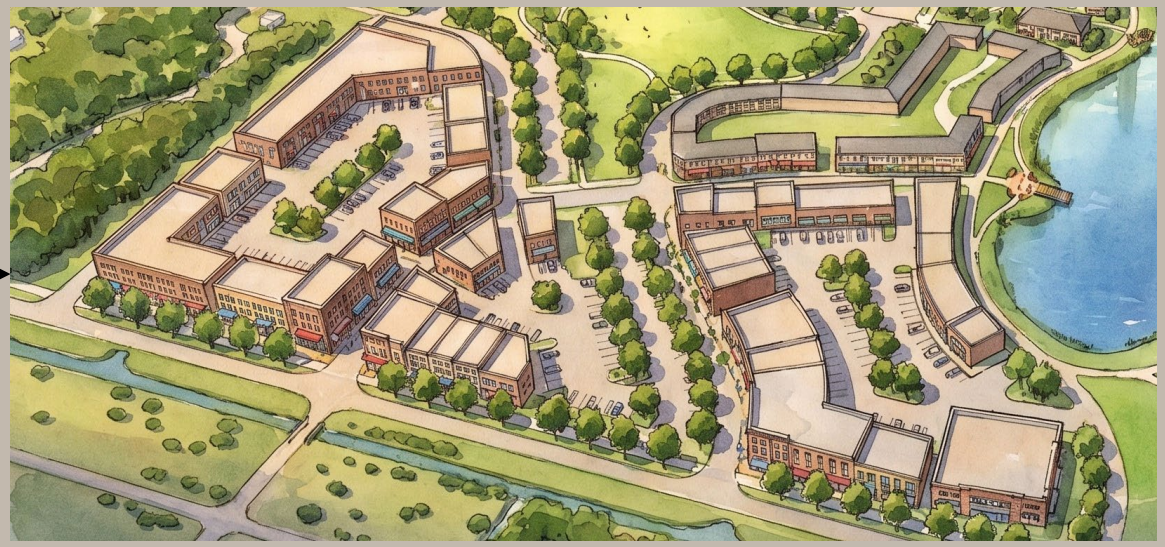
Burnt Store Road Concept 2



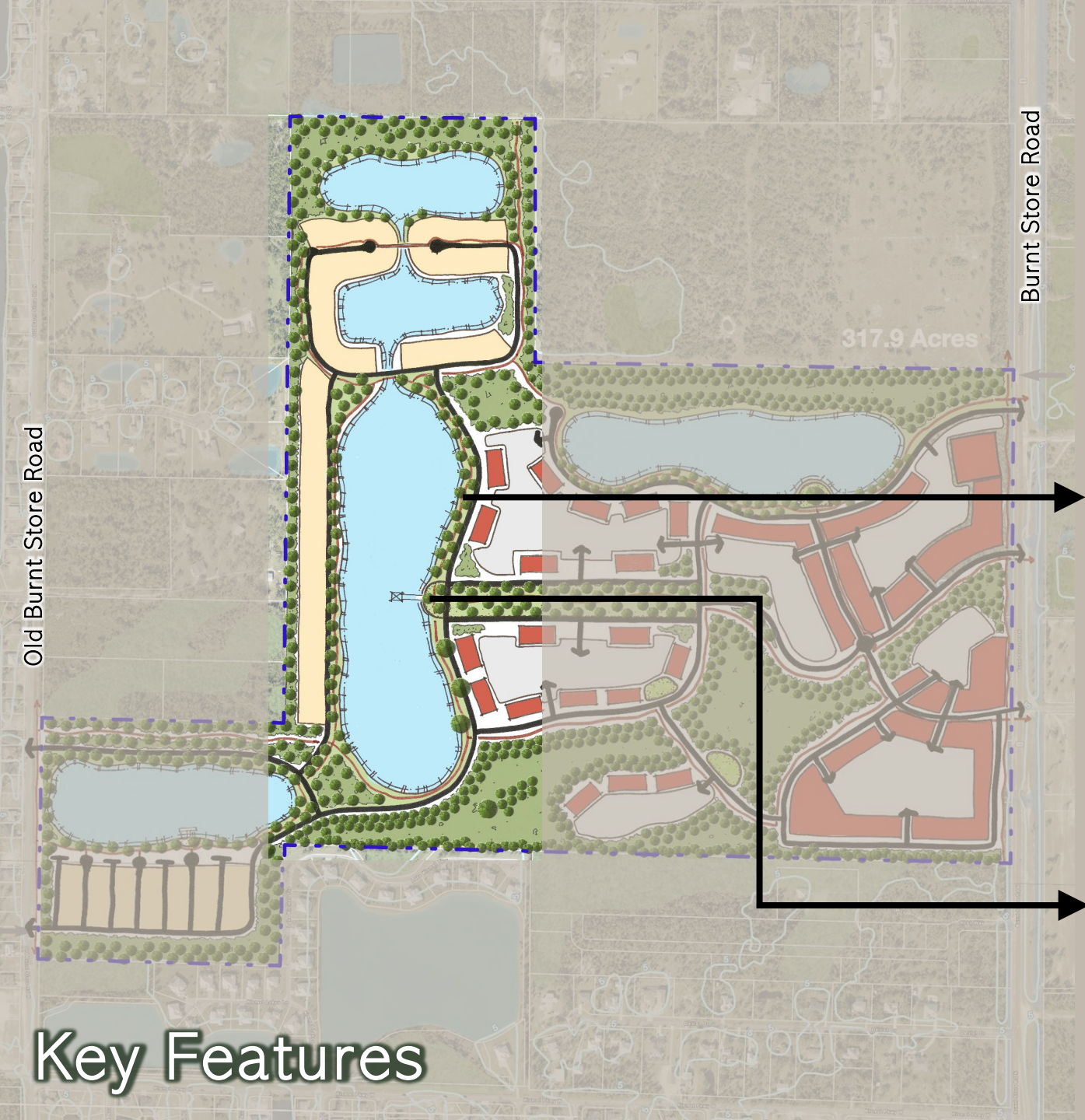
Burnt Store Road Concept 2



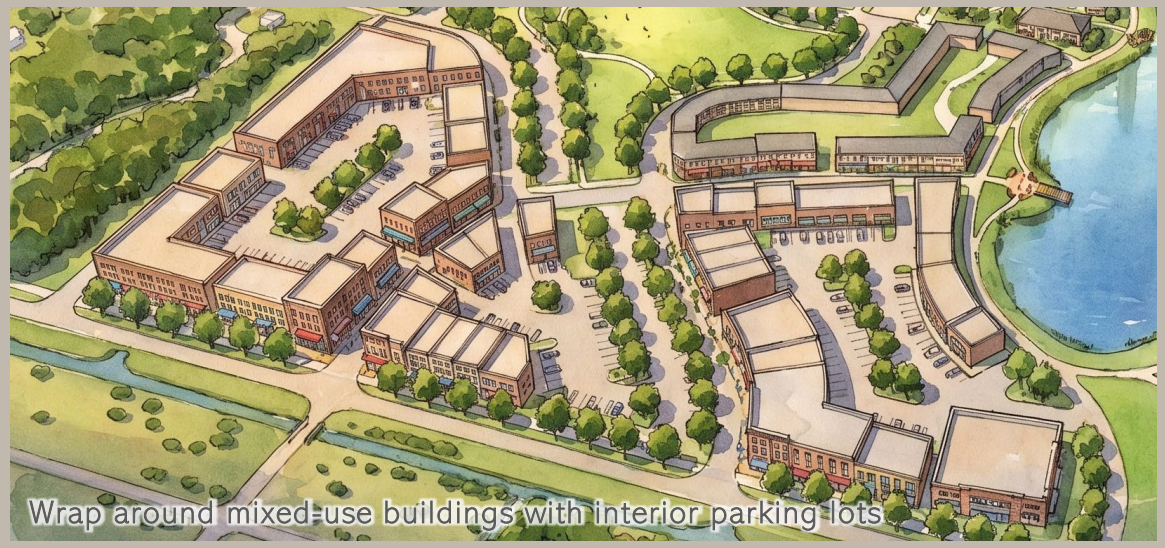
Key Features



Wrap around mixed-use buildings with interior parking lots



Key Features



Wrap around mixed-use buildings with interior parking lots



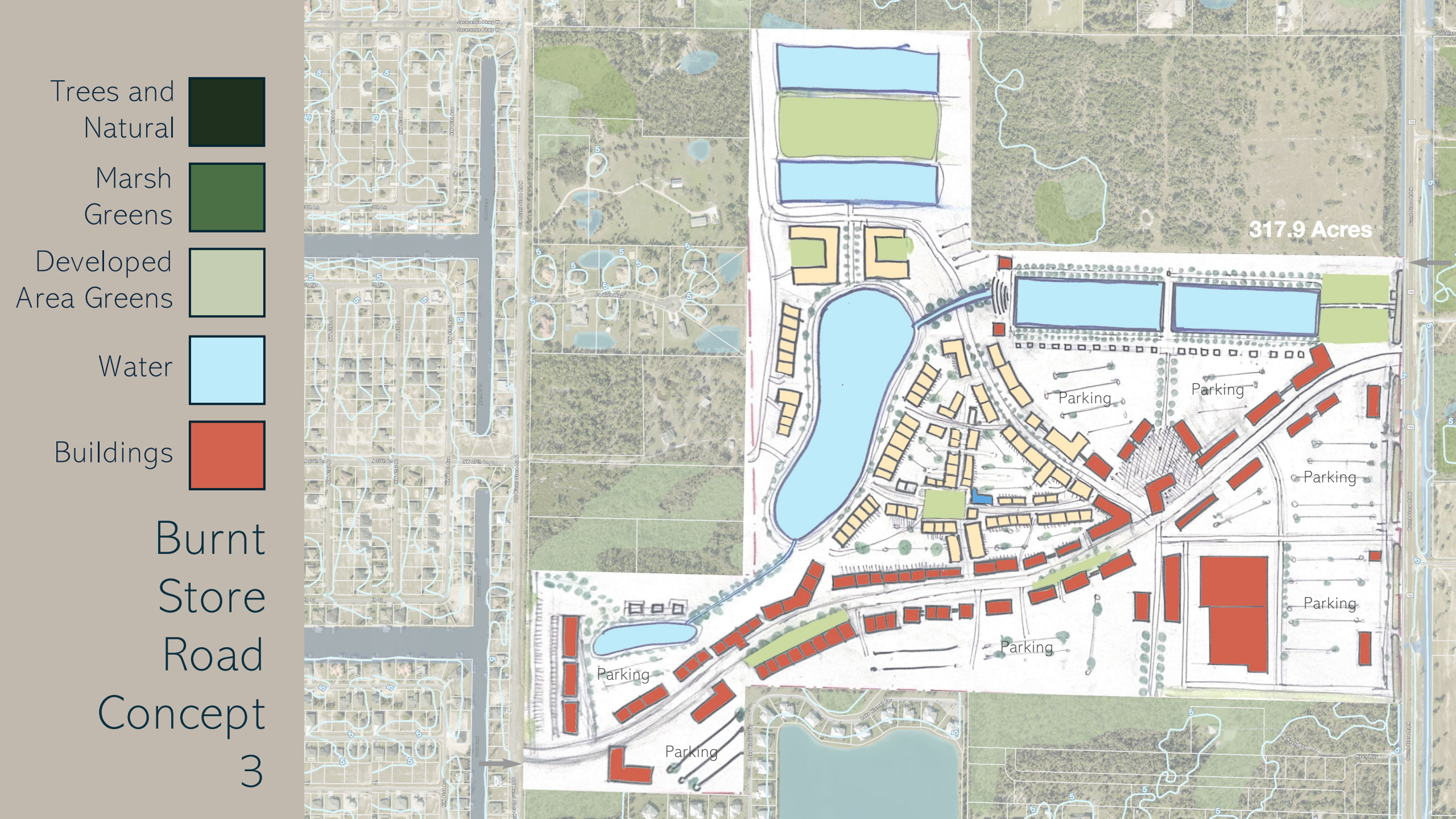
Integrated Stormwater Ecosystem with Trails Connecting across the site



Amenitized Stormwater Pond with Boardwalk and Fishing Pier

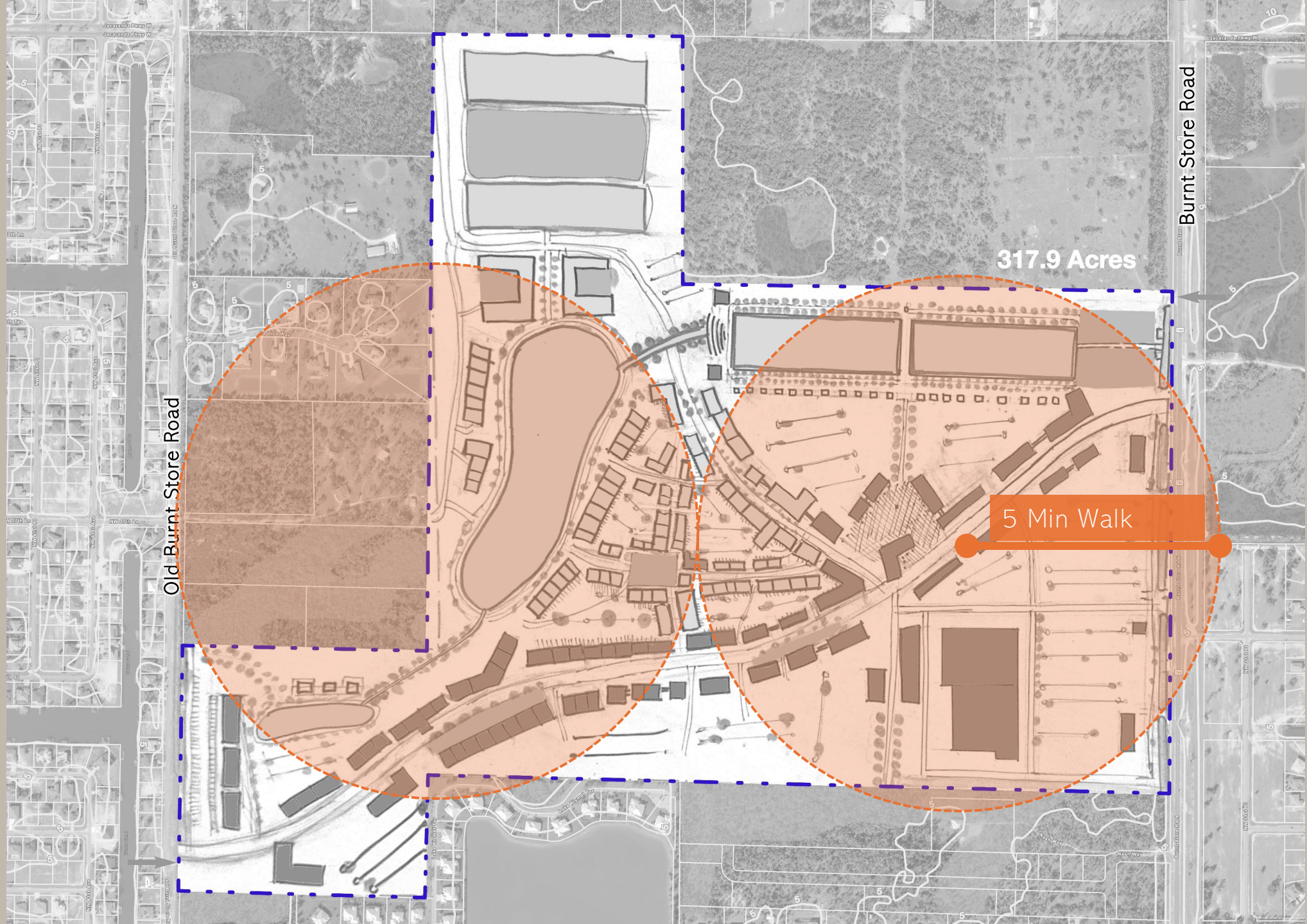


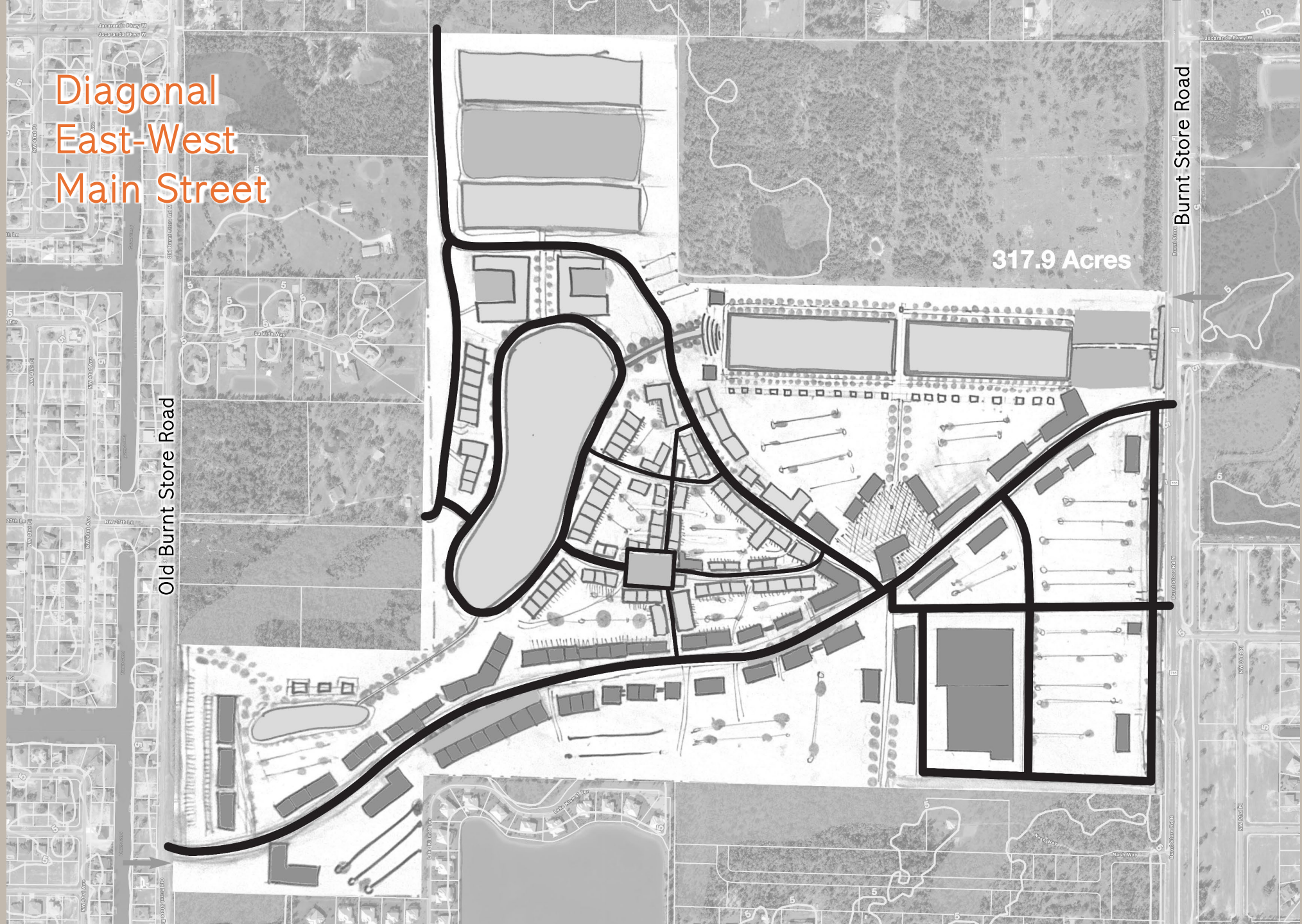
#Diagonal Main Street
Burnt Store Road Concept 3


Trees and Natural
Marsh Greens
Developed Area Greens
Water
Buildings
Burnt Store Road Concept 3
317.9 Acres
Parking
Parking
Parking
Parking
Parking
Parking
Parking

Boundary

Burnt Store Road Concept 3



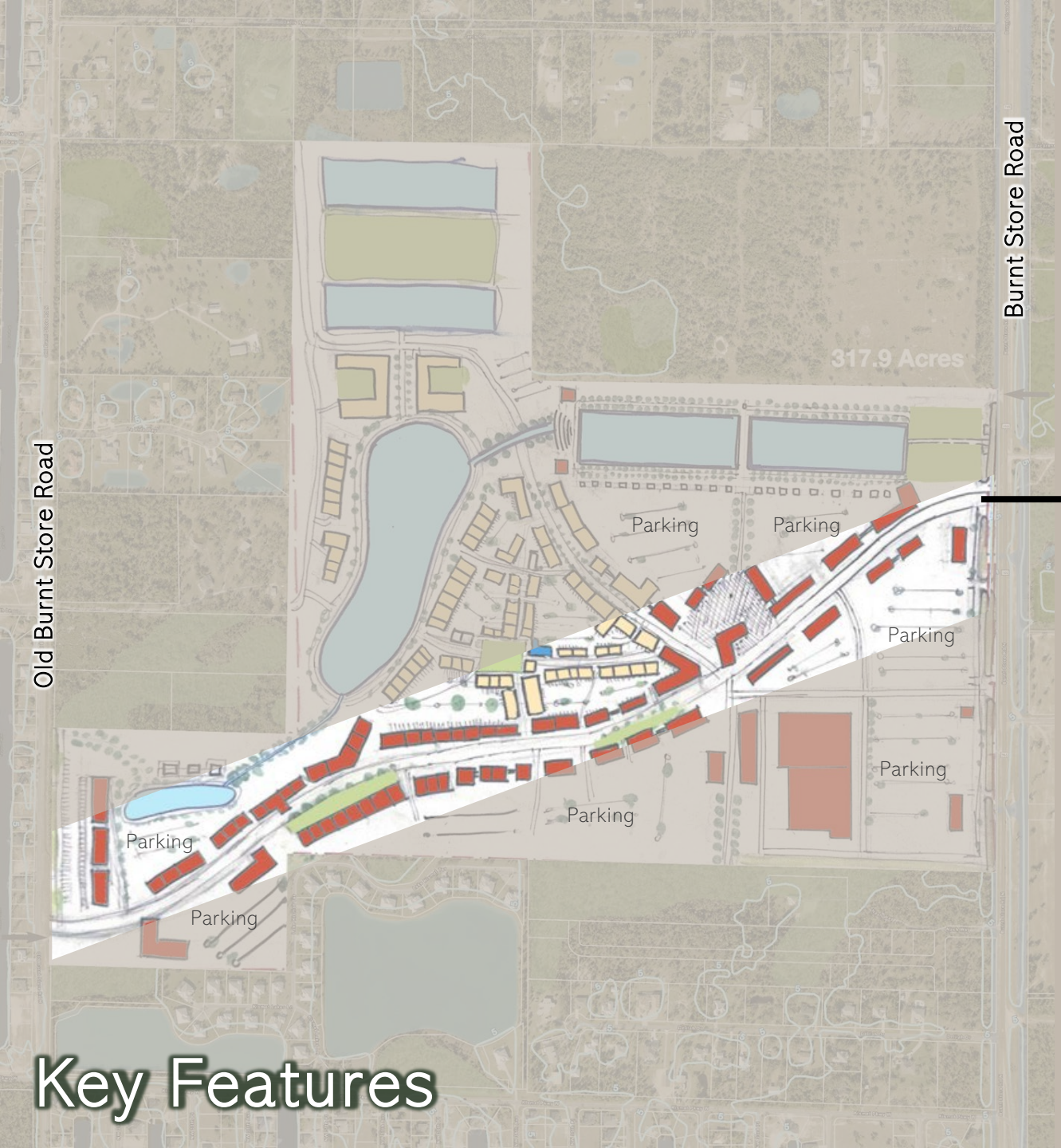


Road Network

Boundary

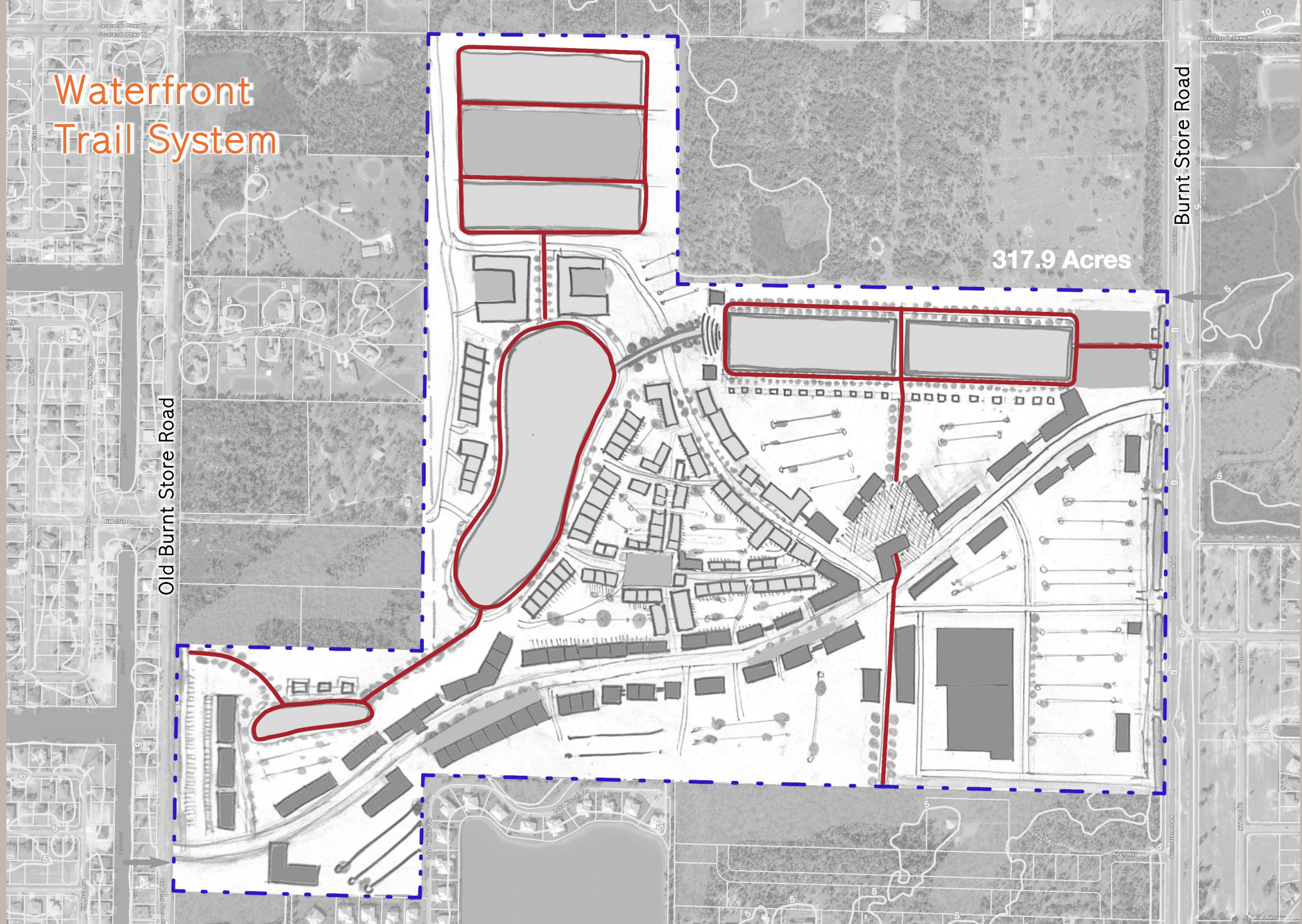
Burnt Store Road Concept 3

Key Features





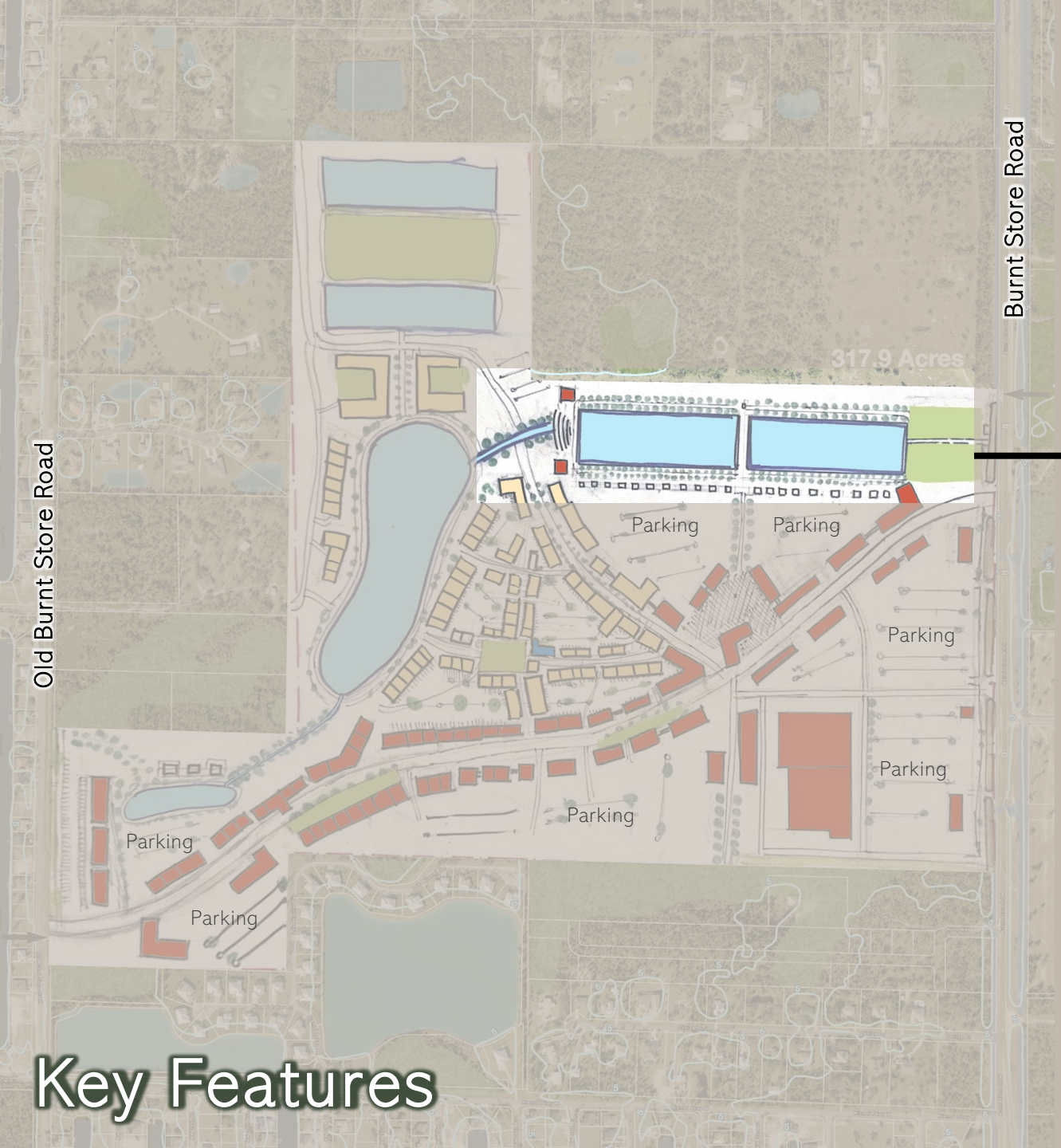
Curvilinear Main Street connecting Old Burnt Store Rd to Burnt Store Rd



Trails

Boundary

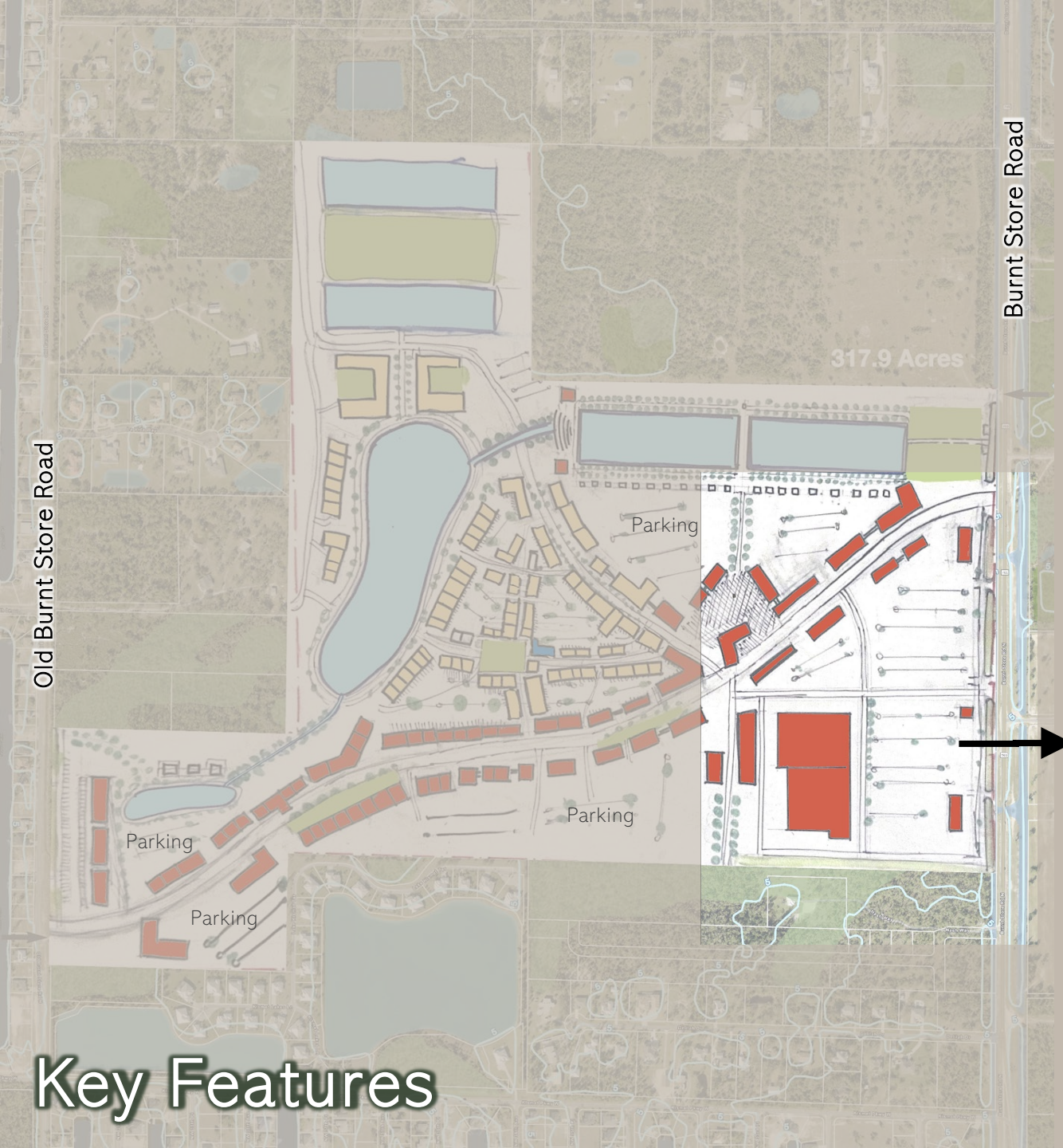
Burnt Store Road Concept 3





Food trucks and other temporary vendors enliven existing lakes

Key Features



Key Features

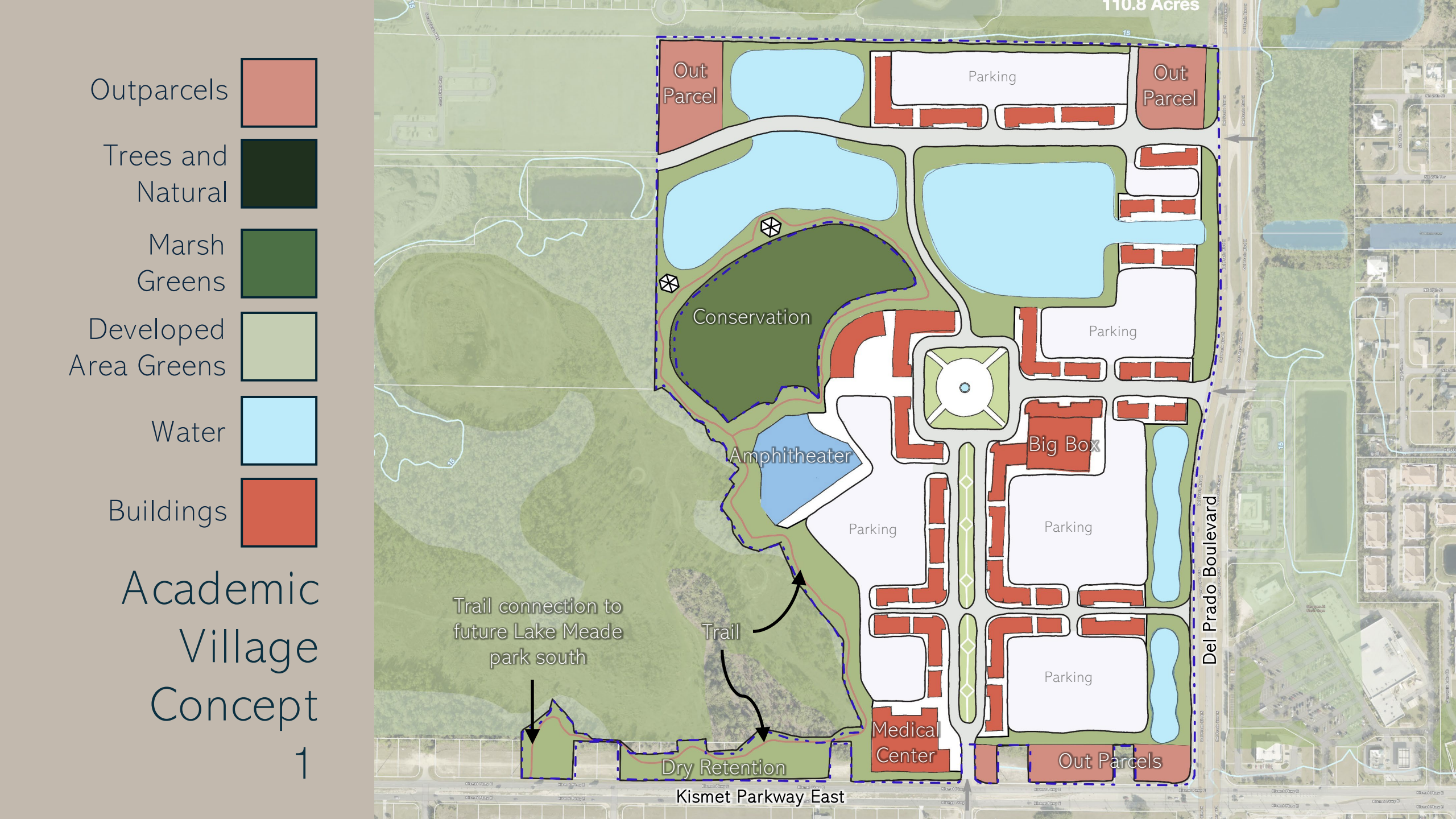


Food trucks and other temporary vendors enliven existing lakes



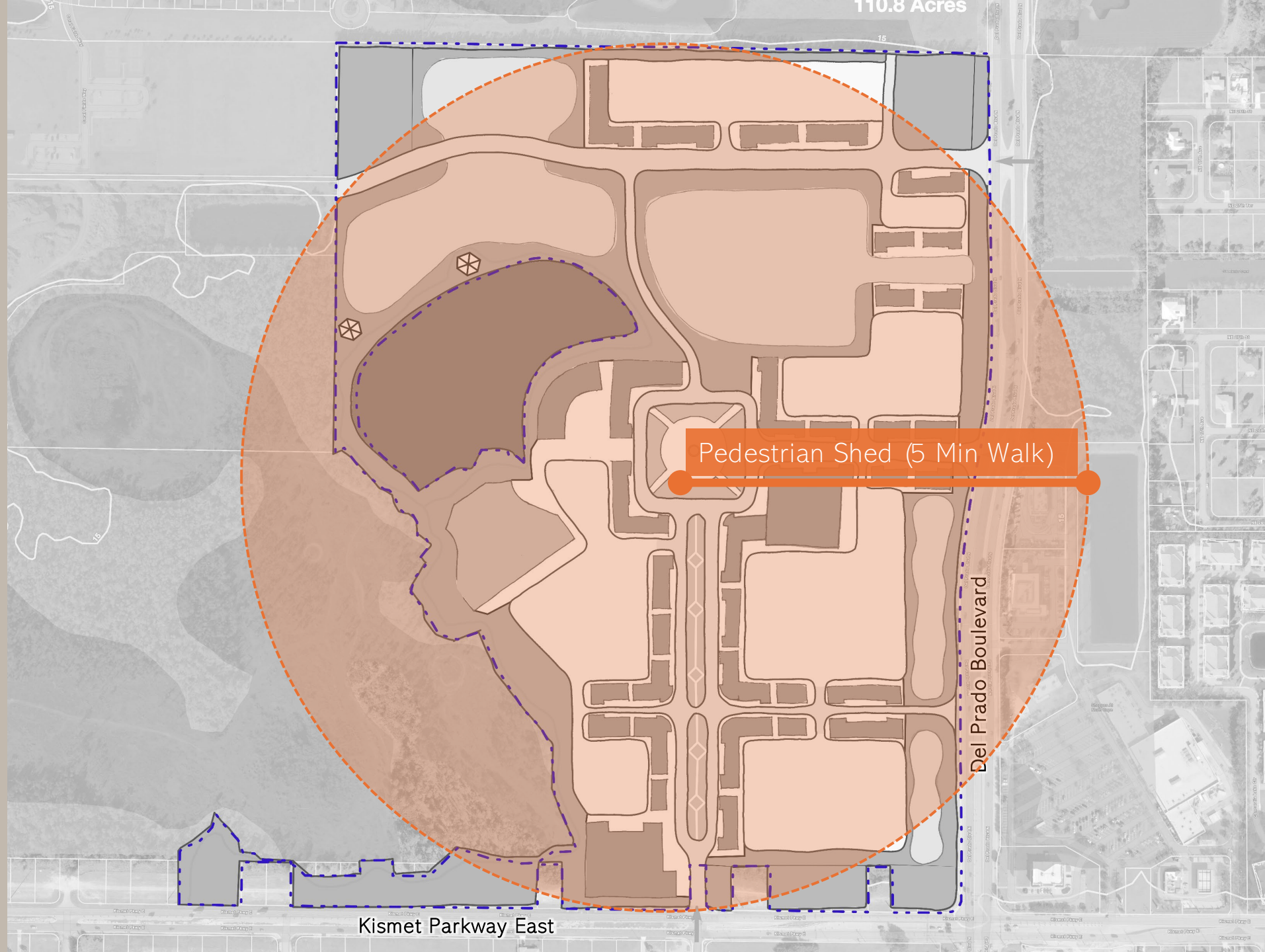
Highway-oriented commercial fronts widened Burnt Store Road


Del Prado Boulevard
Kismet Parkway East
Mixed Use Centers
Outdoor Theater
Commercial Activity
Walkable Streets
N
#Boulevard
Academic Village Concept 1


Outparcels
Trees and Natural
Marsh Greens
Developed Area Greens
Water
Buildings
Academic Village Concept 1
110.8 Acres
Out Parcel
Parking
Out Parcel
Conservation
Parking
Amphitheater
Big Box
Parking
Parking
Parking
Trail connection to future Lake Meade park south
Trail
Medical Center
Dry Retention
Out Parcels
Kismet Parkway East
Del Prado Boulevard

Boundary

Academic Village Concept 1



Trees and Natural

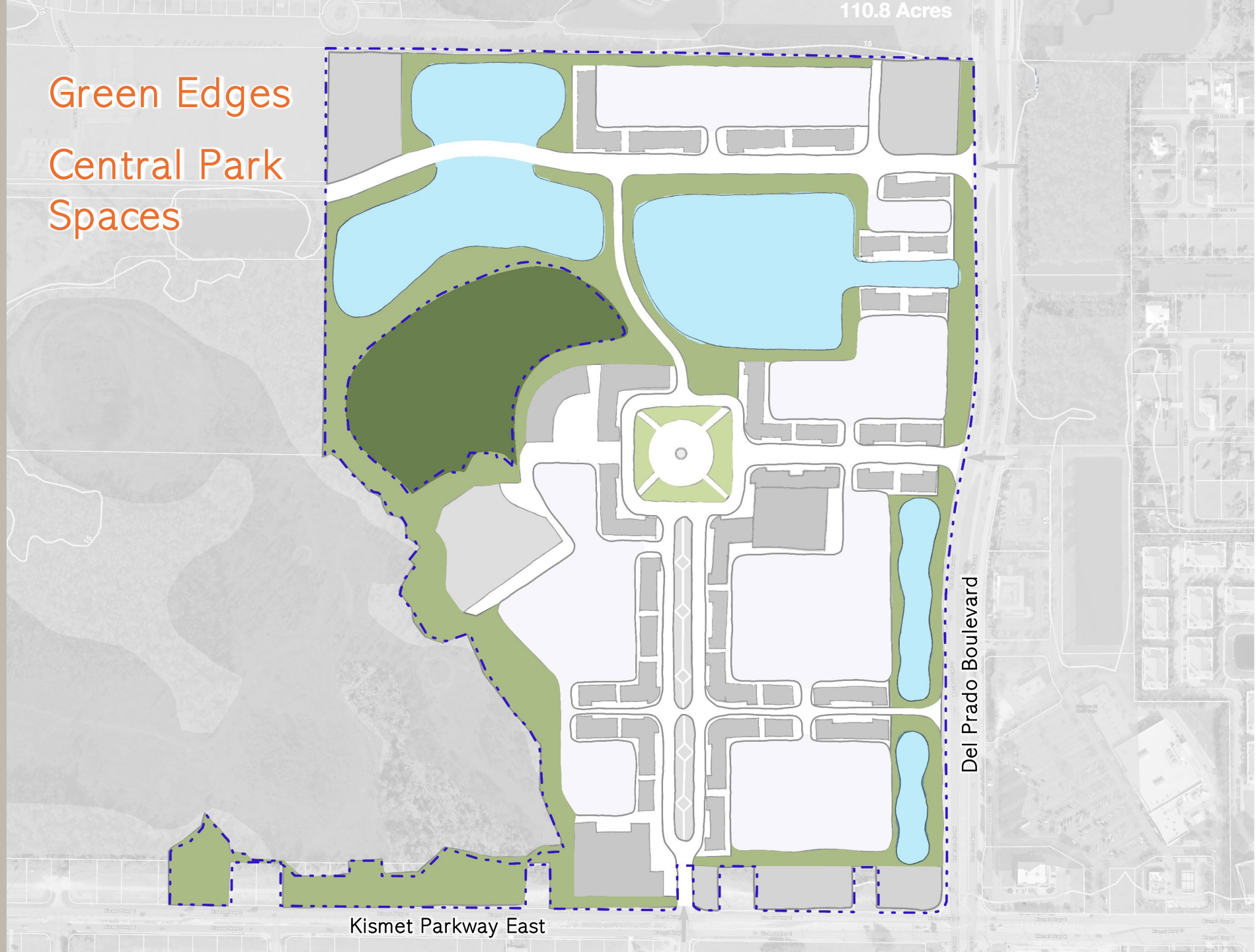
Marsh Greens

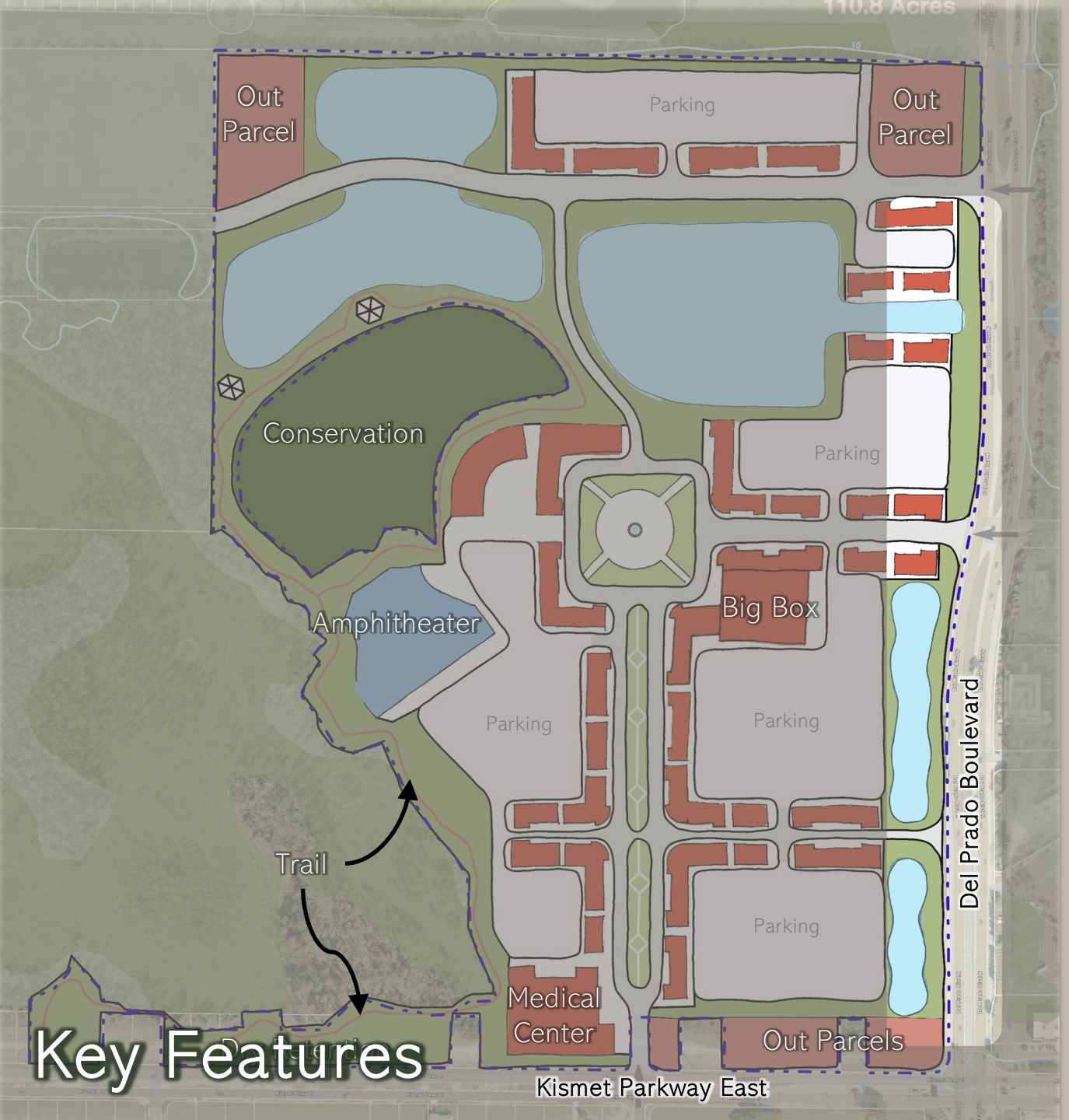
Developed Area Greens

Water

Boundary

Academic Village Concept 1

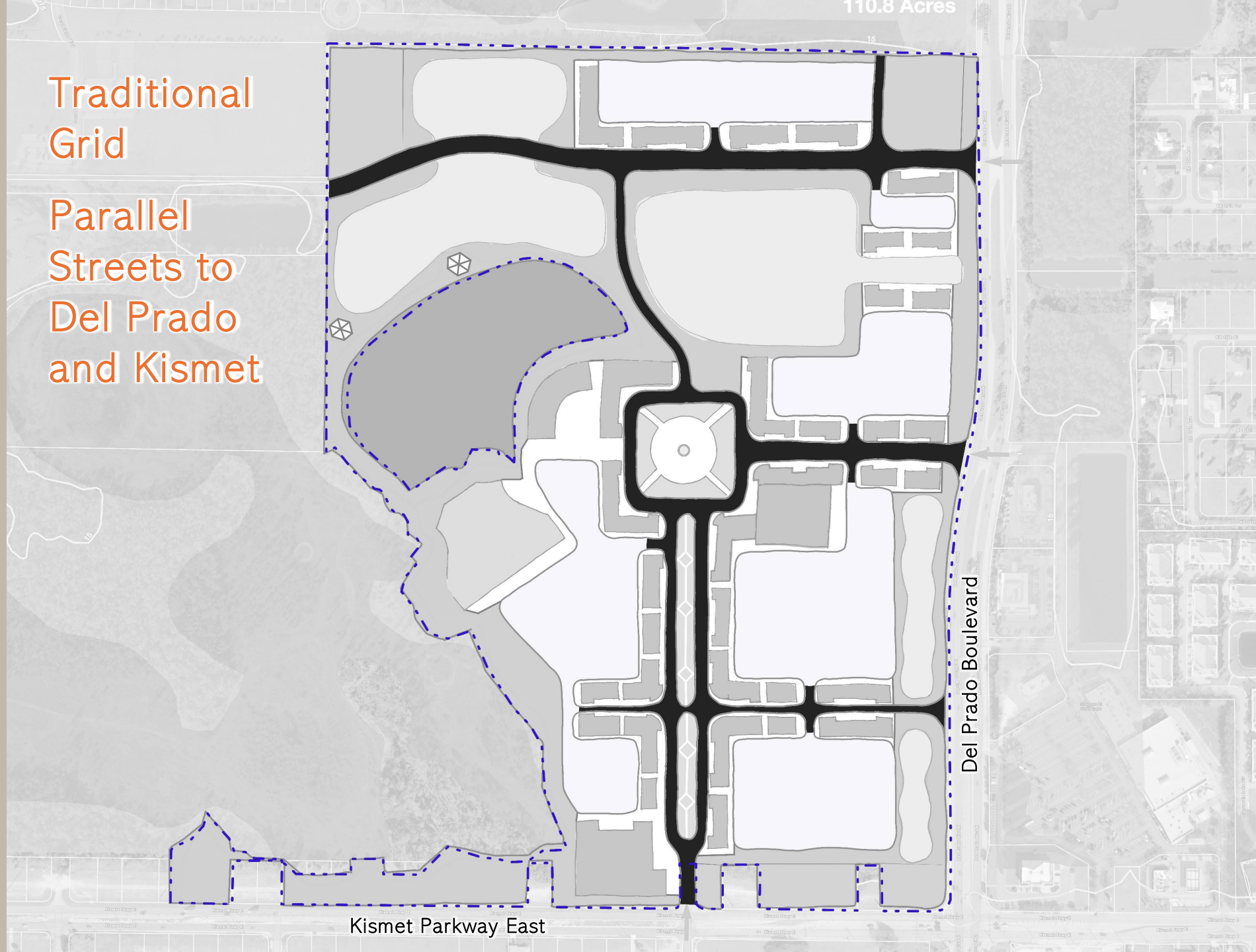




Key Features



Natural features buffering high speed Del Prado

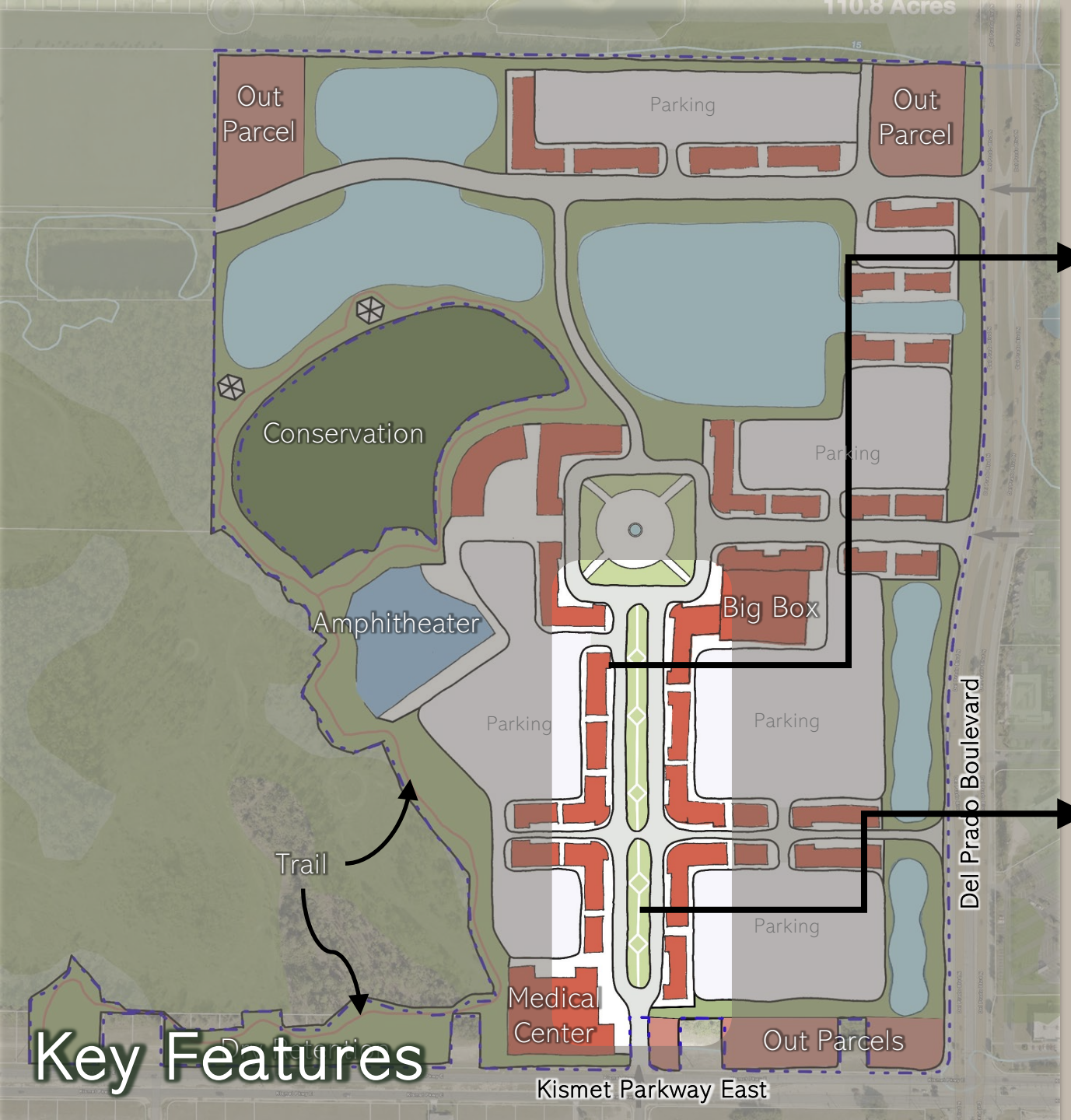


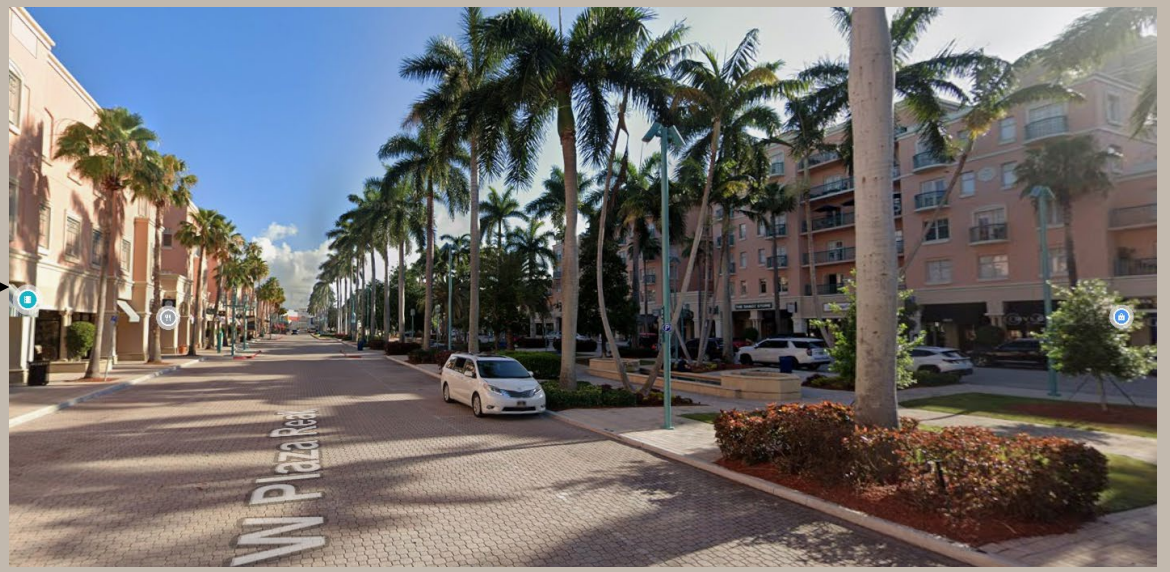
Road Network

Boundary

Academic Village Concept 1

Key Features



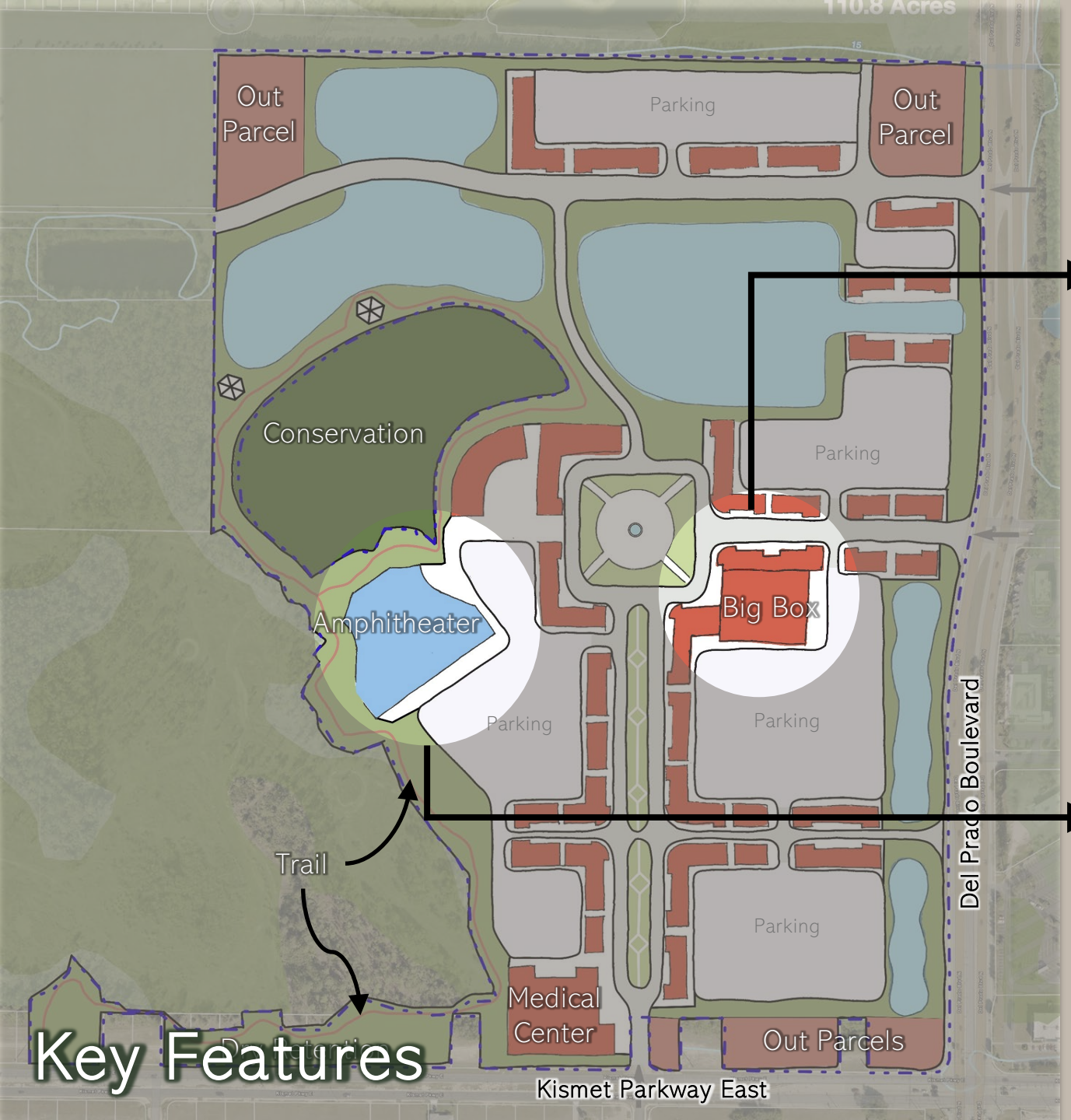


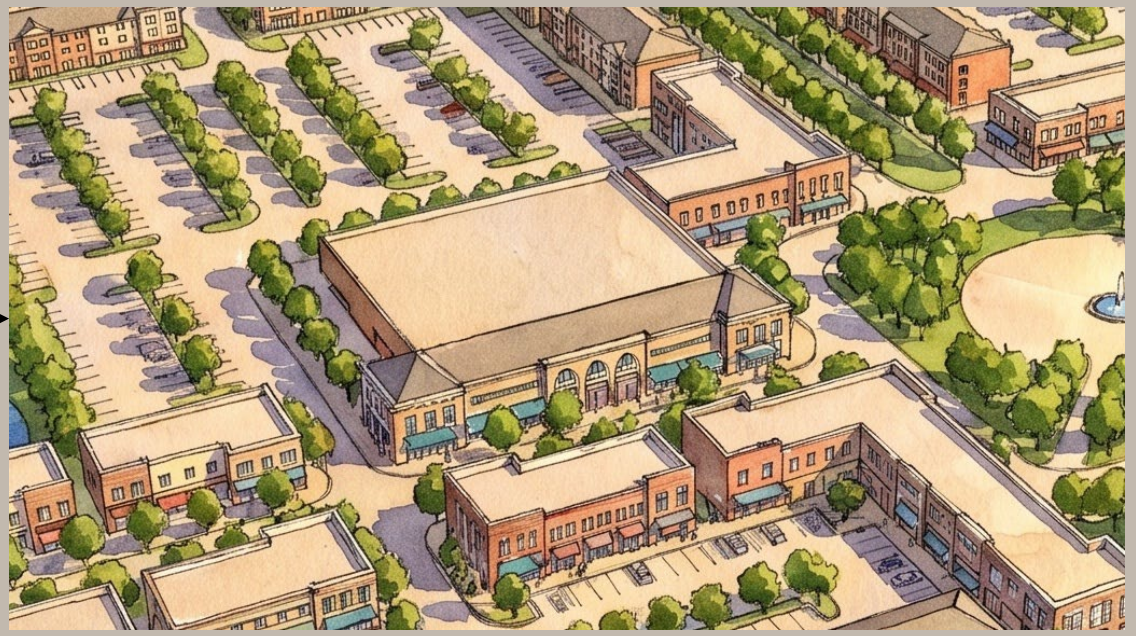
Vertical Mixed-Use Buildings with Retail Frontage and On-Street Parking on both sides



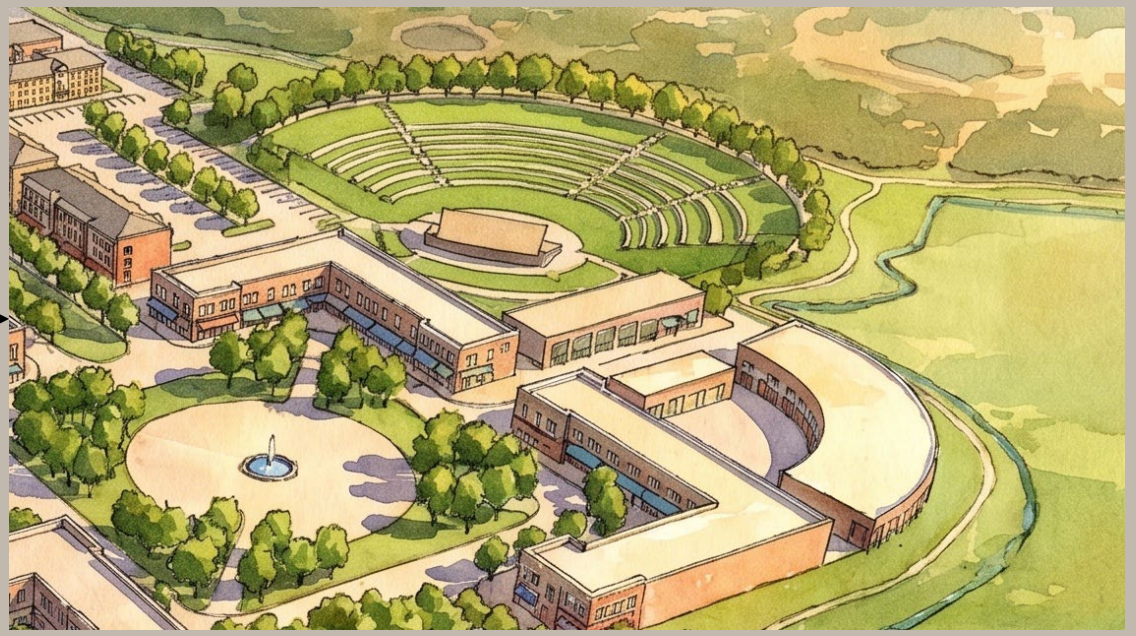
Central Median Green Space with On-Street Parking on both sides

Key Features



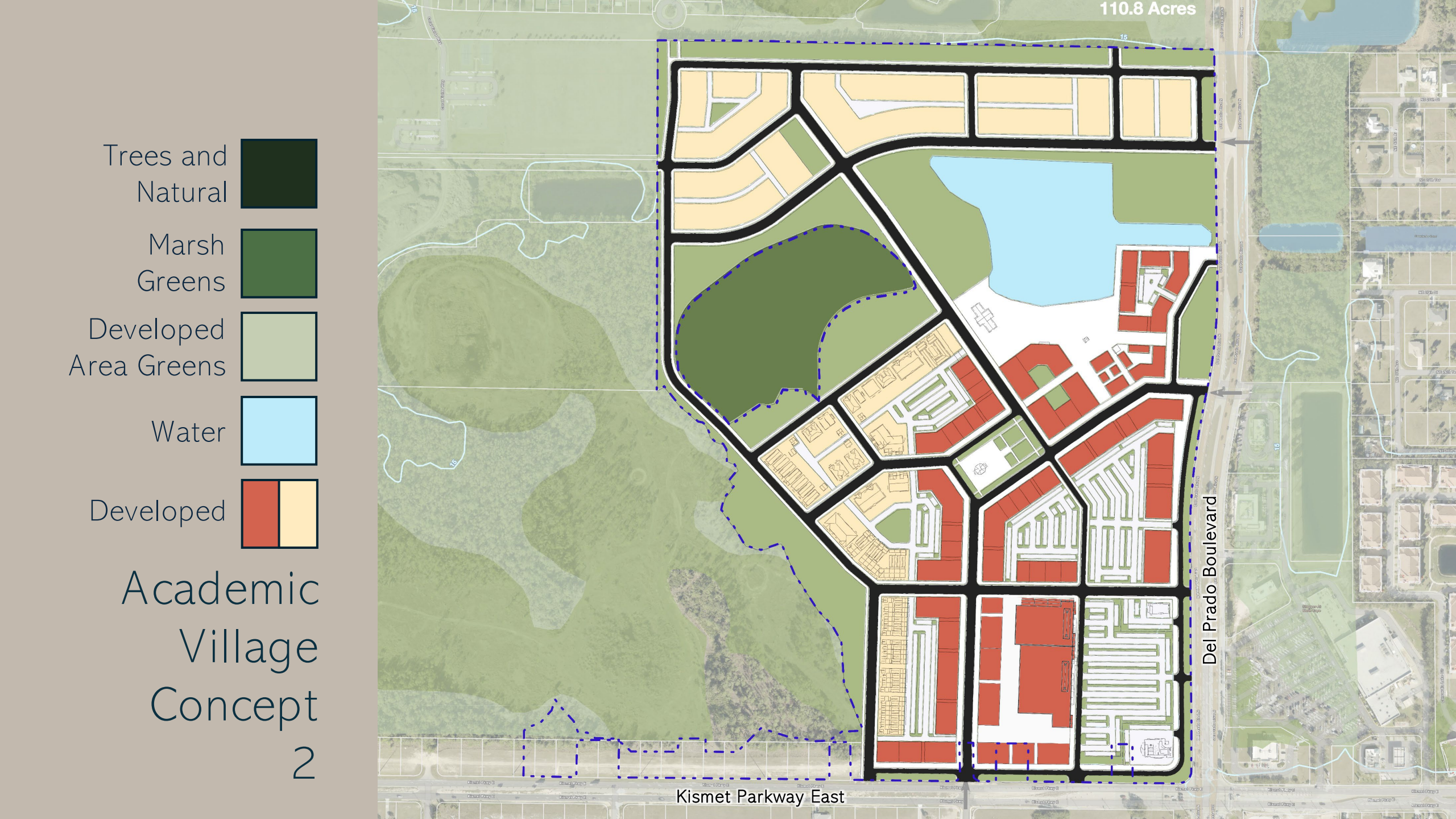


Big Box tucked behind In-Line Retail Frontage



Amphitheater looking over Conservation Area

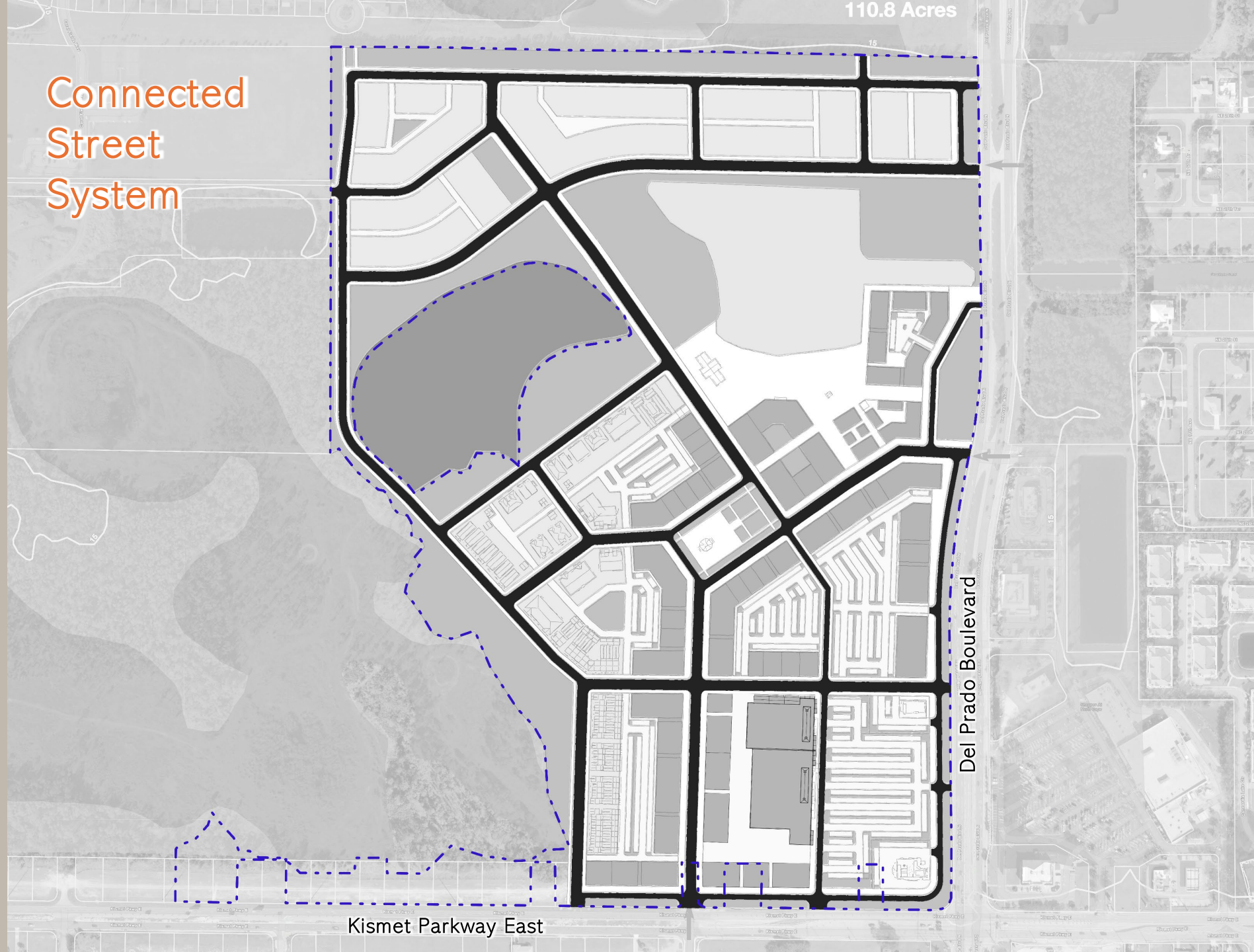

Del Prado Boulevard
Kismet Parkway East
Mixed Use Areas
Canal and
Lakefront Walks
Walkable Streets
N
#Waterfront Plaza
Academic Village Concept 2


Trees and Natural
Marsh Greens
Developed Area Greens
Water
Developed
Academic Village Concept 2
110.8 Acres
Del Prado Boulevard
Kismet Parkway East

Boundary

Academic Village Concept 2

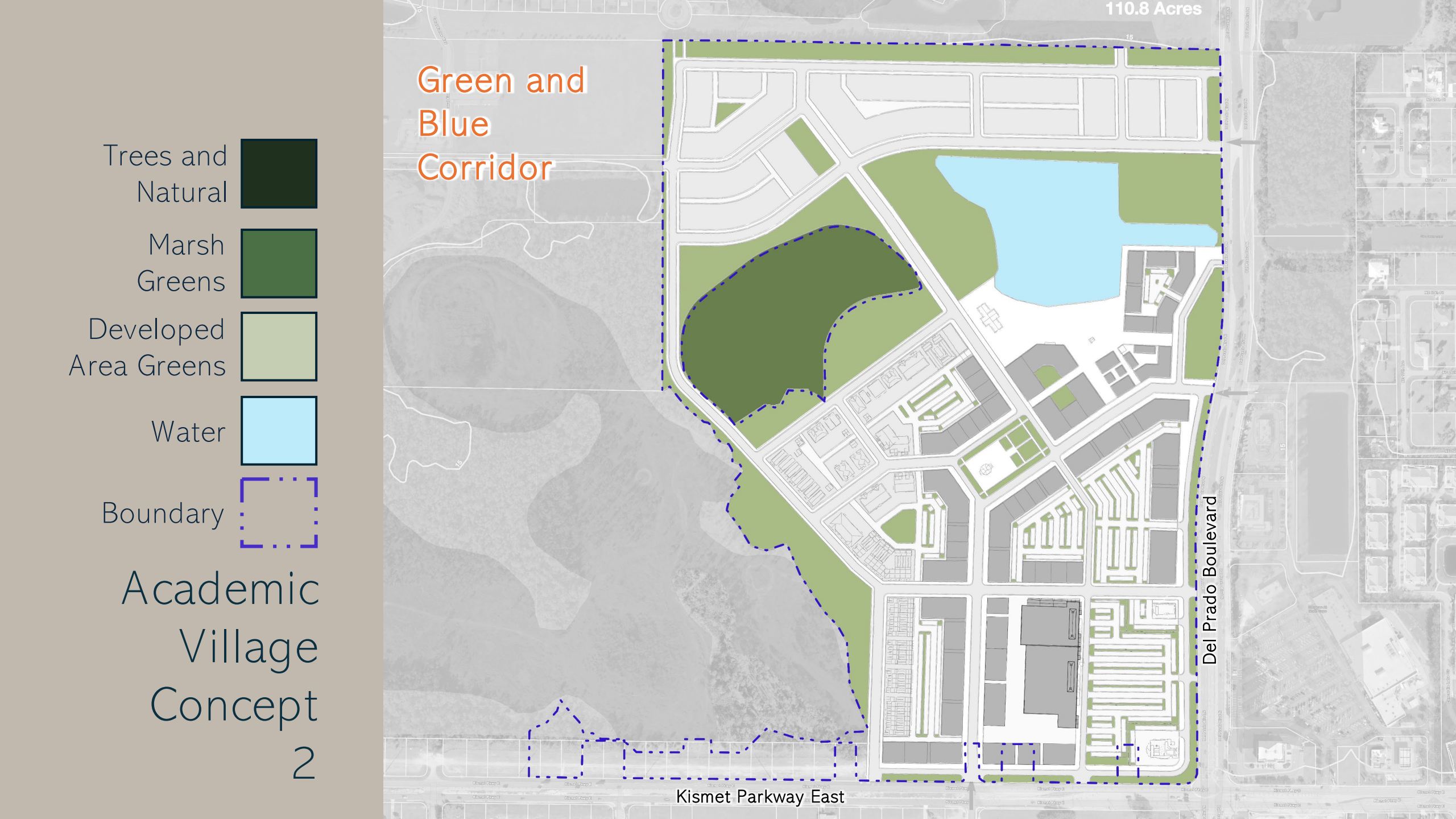




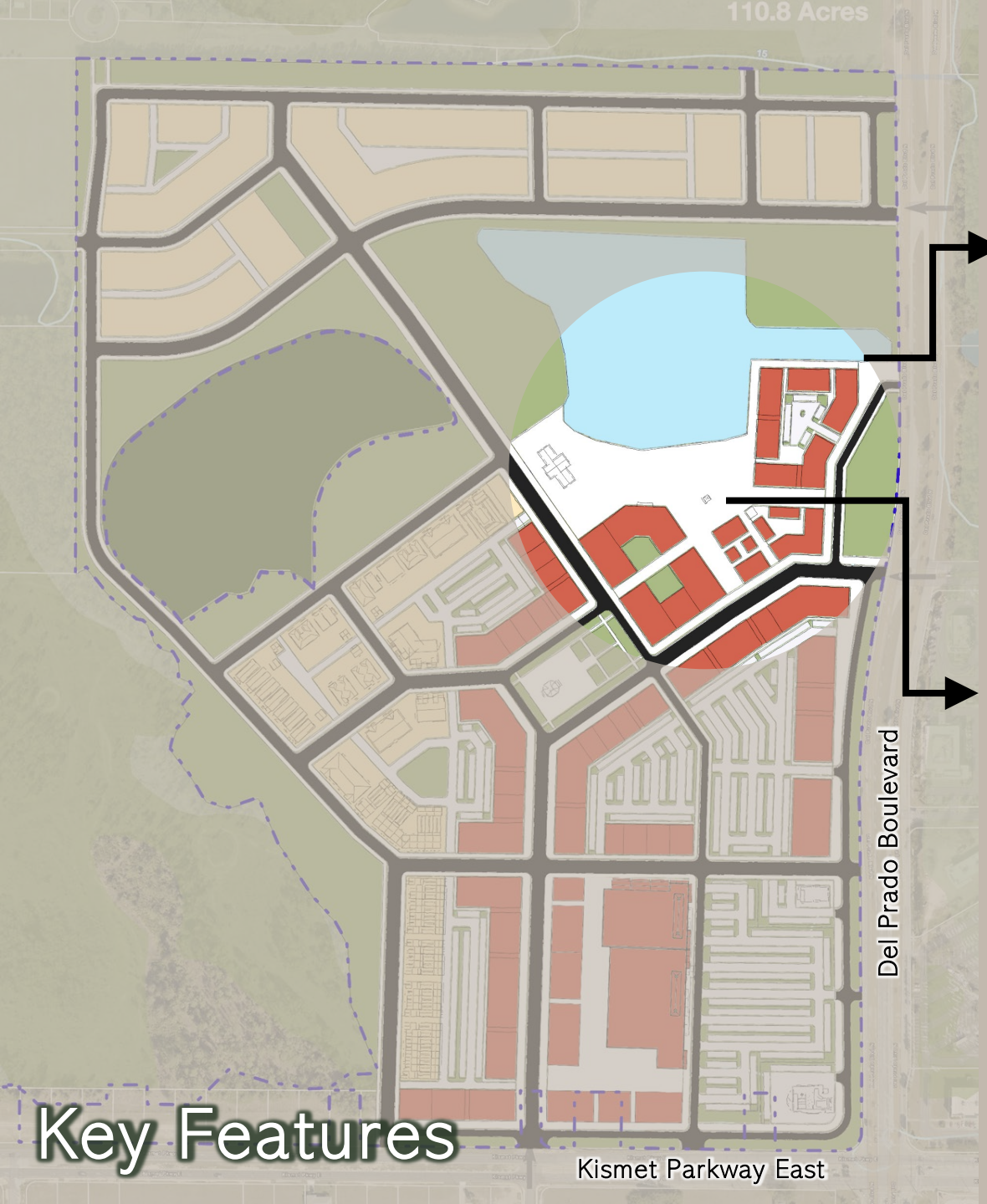
Road Network

Boundary

Academic Village Concept 2


Trees and Natural
Marsh Greens
Developed Area Greens
Water
Boundary
Academic Village Concept 2
Green and Blue Corridor
110.8 Acres
Del Prado Boulevard
Kismet Parkway East

Key Features

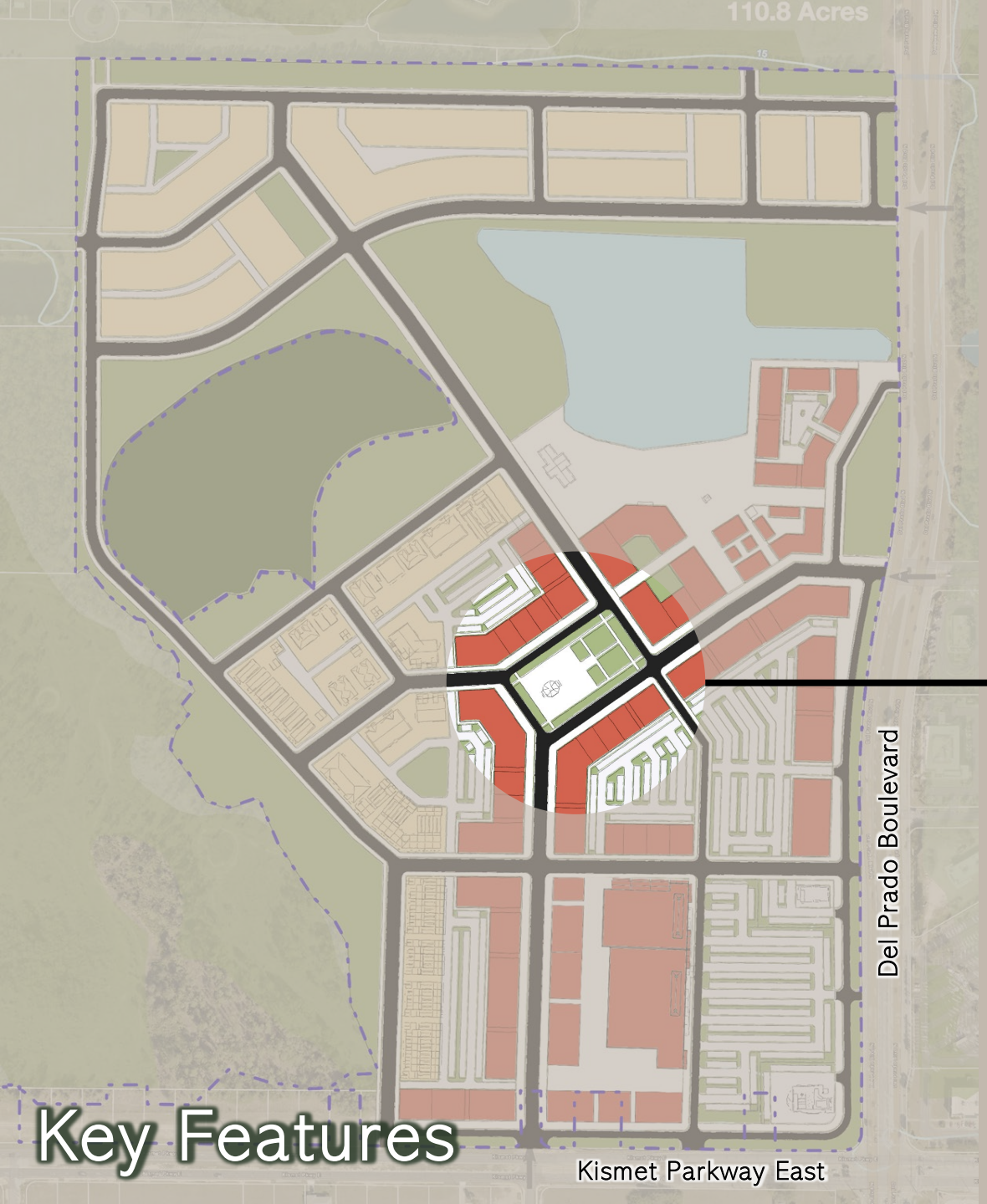




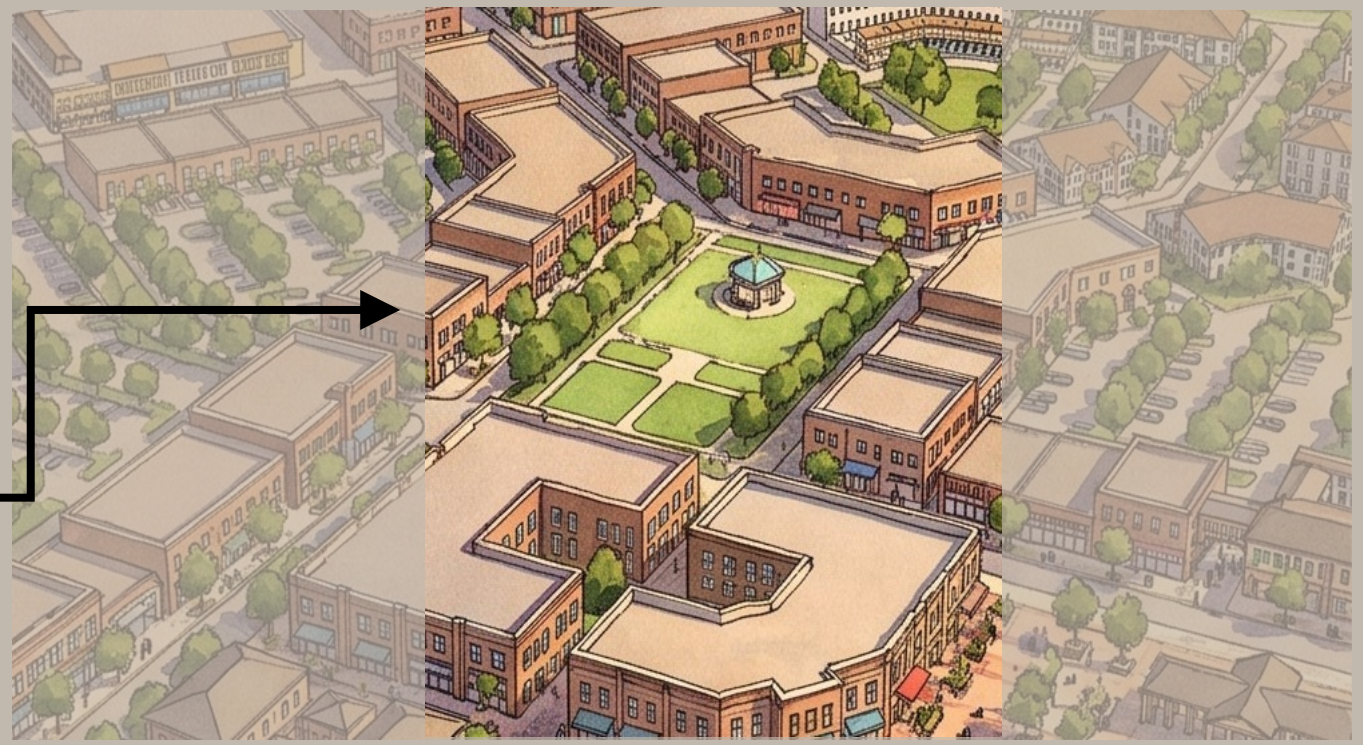
Amenitized Existing Stormwater with Canal Walk



Amenitize Existing Stormwater Pond with Central Plaza and Waterside Dining



Key Features



Central Green Space creating a landmark for the area



#Diagonal Main Street
Academic Village Concept 3

Trees and Natural

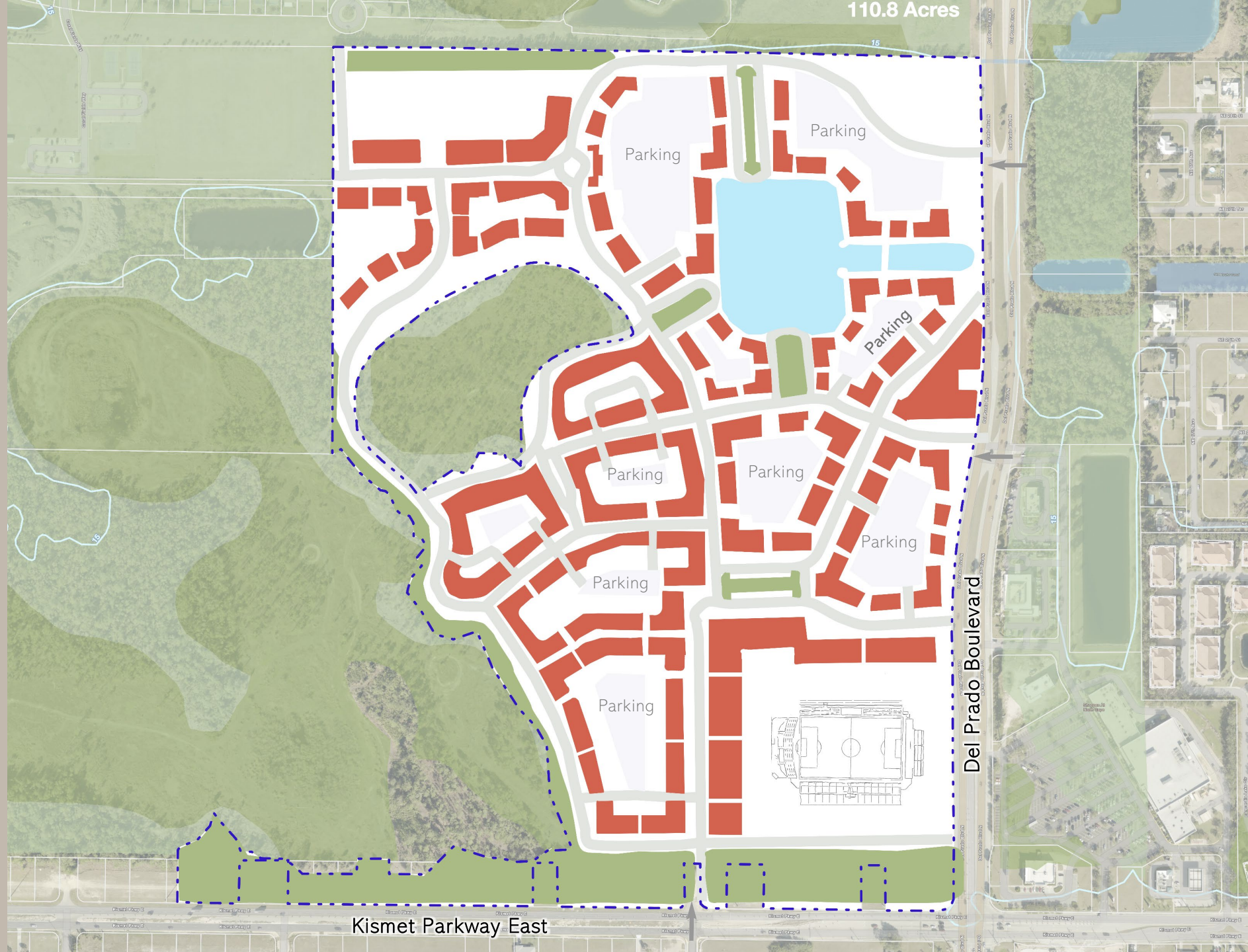
Marsh Greens

Developed Area Greens

Water

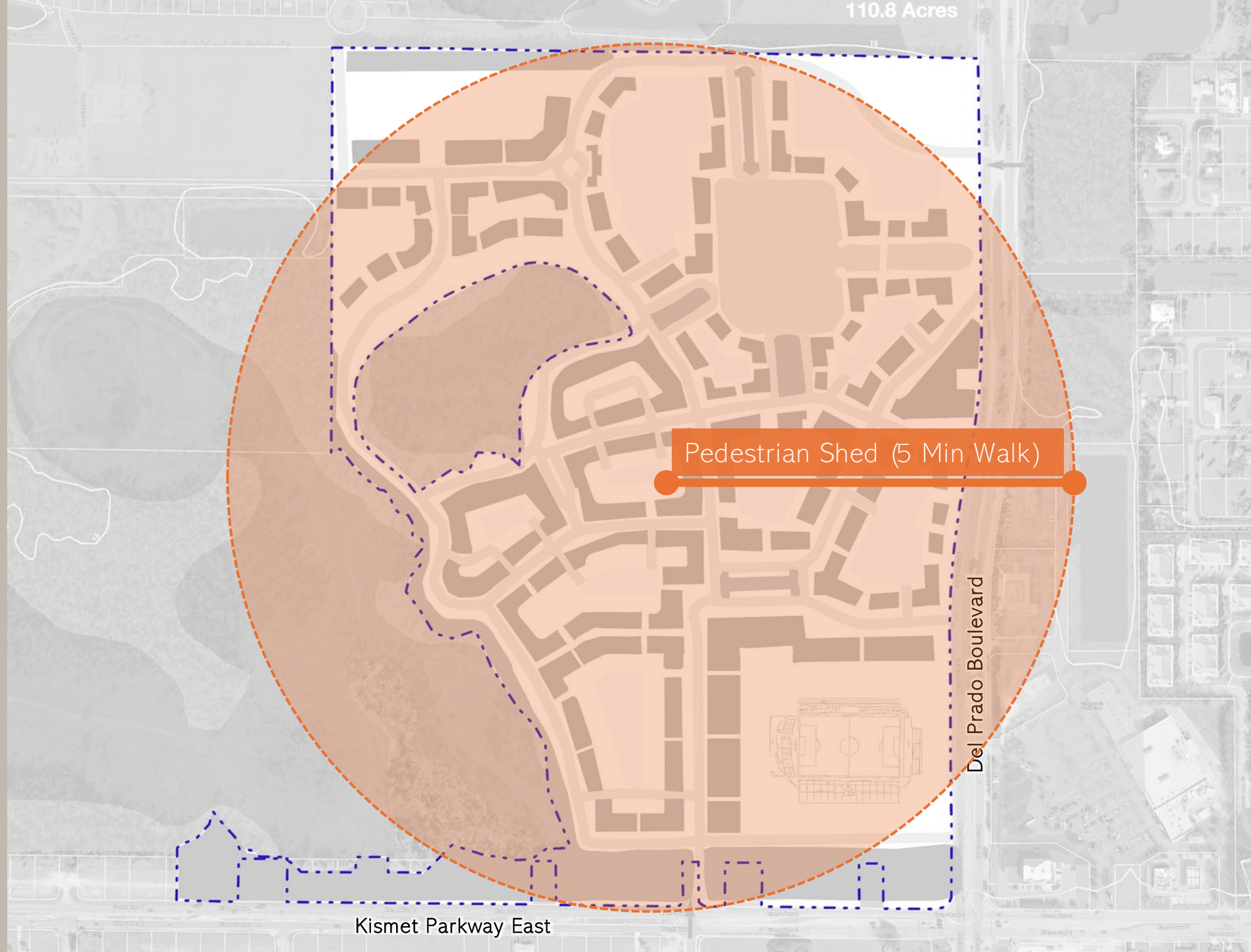
Buildings

Academic Village Concept 3



Boundary

Academic Village Concept 3



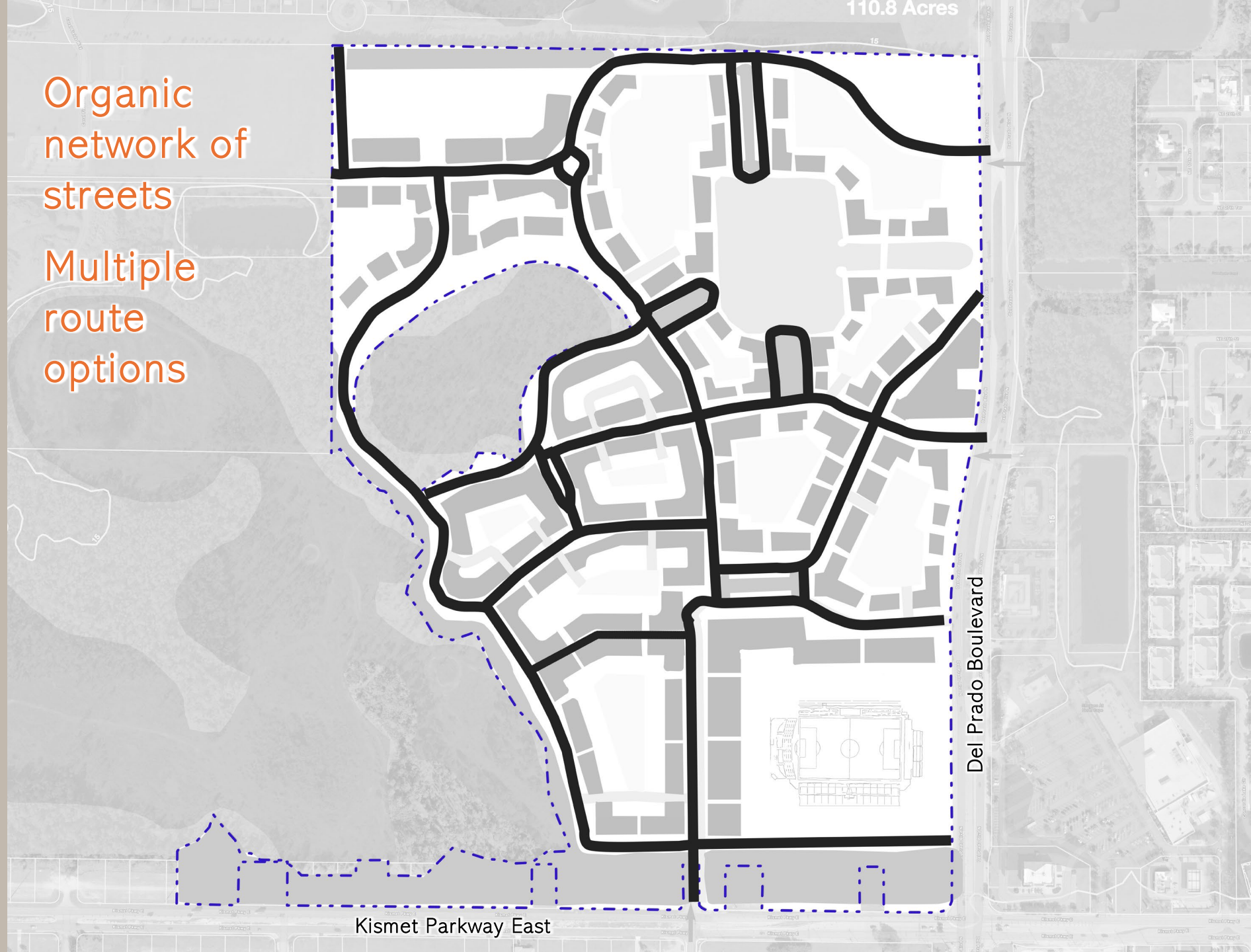
Academic Village Concept 3

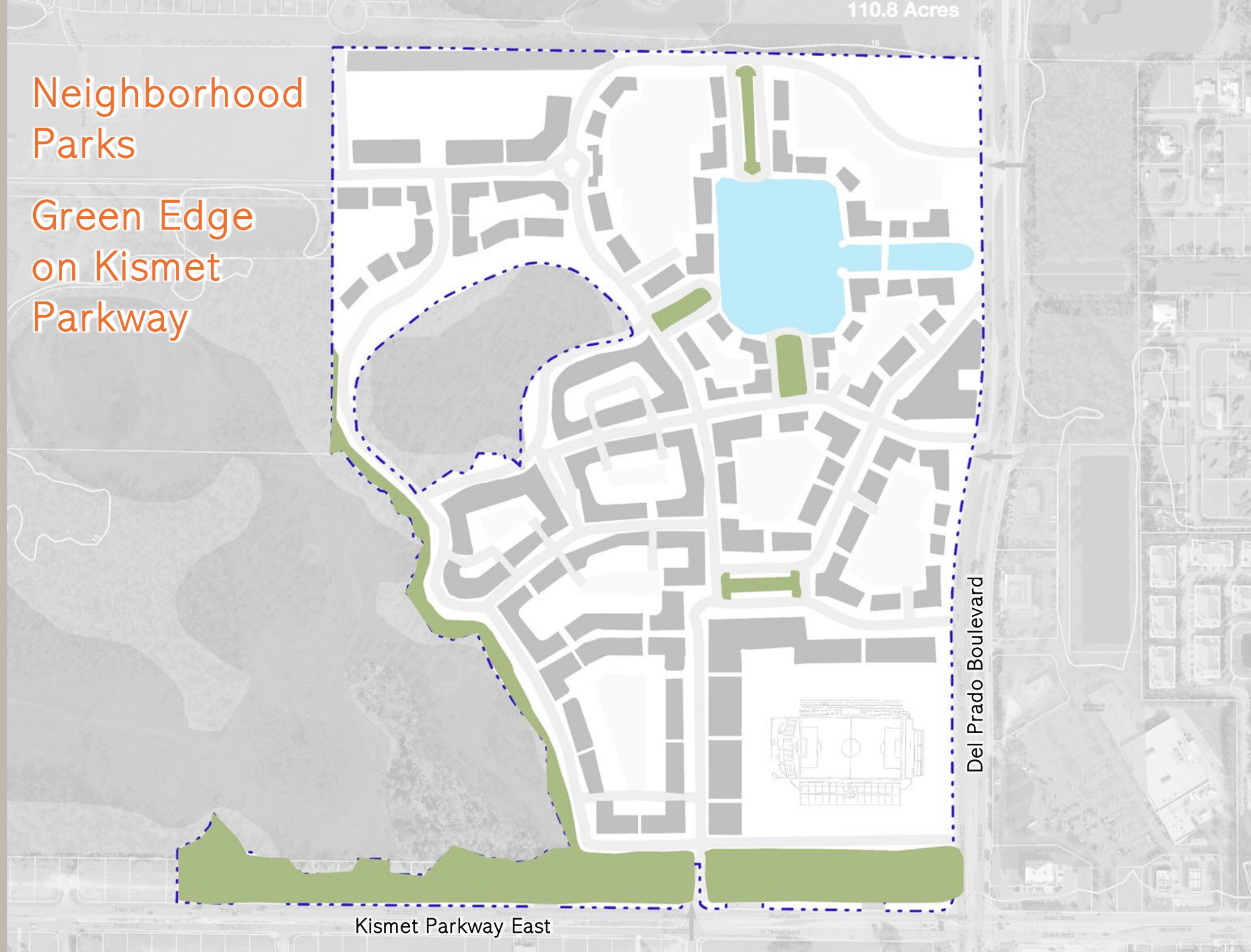
Road Network

Boundary

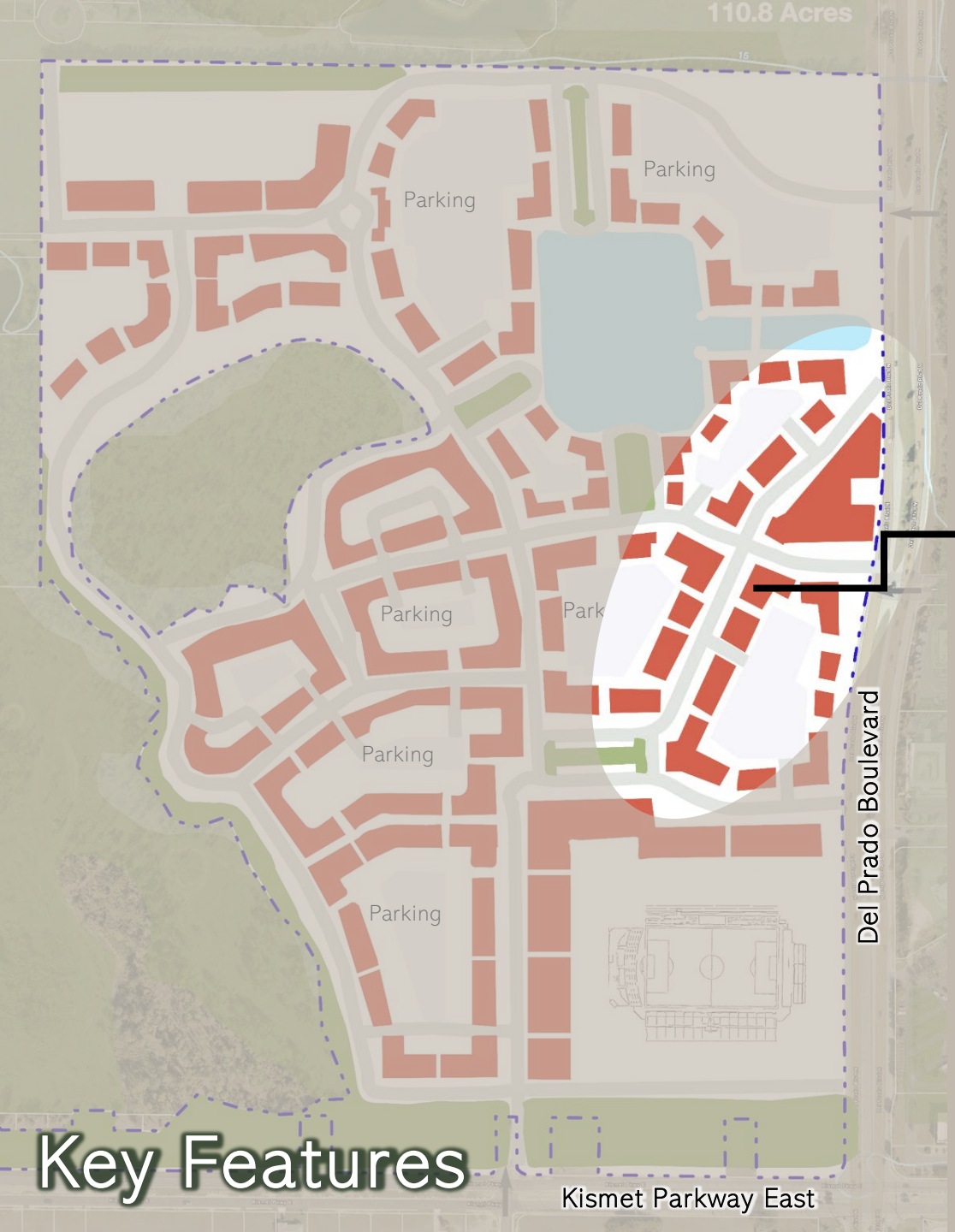
Organic network of streets

Multiple route options



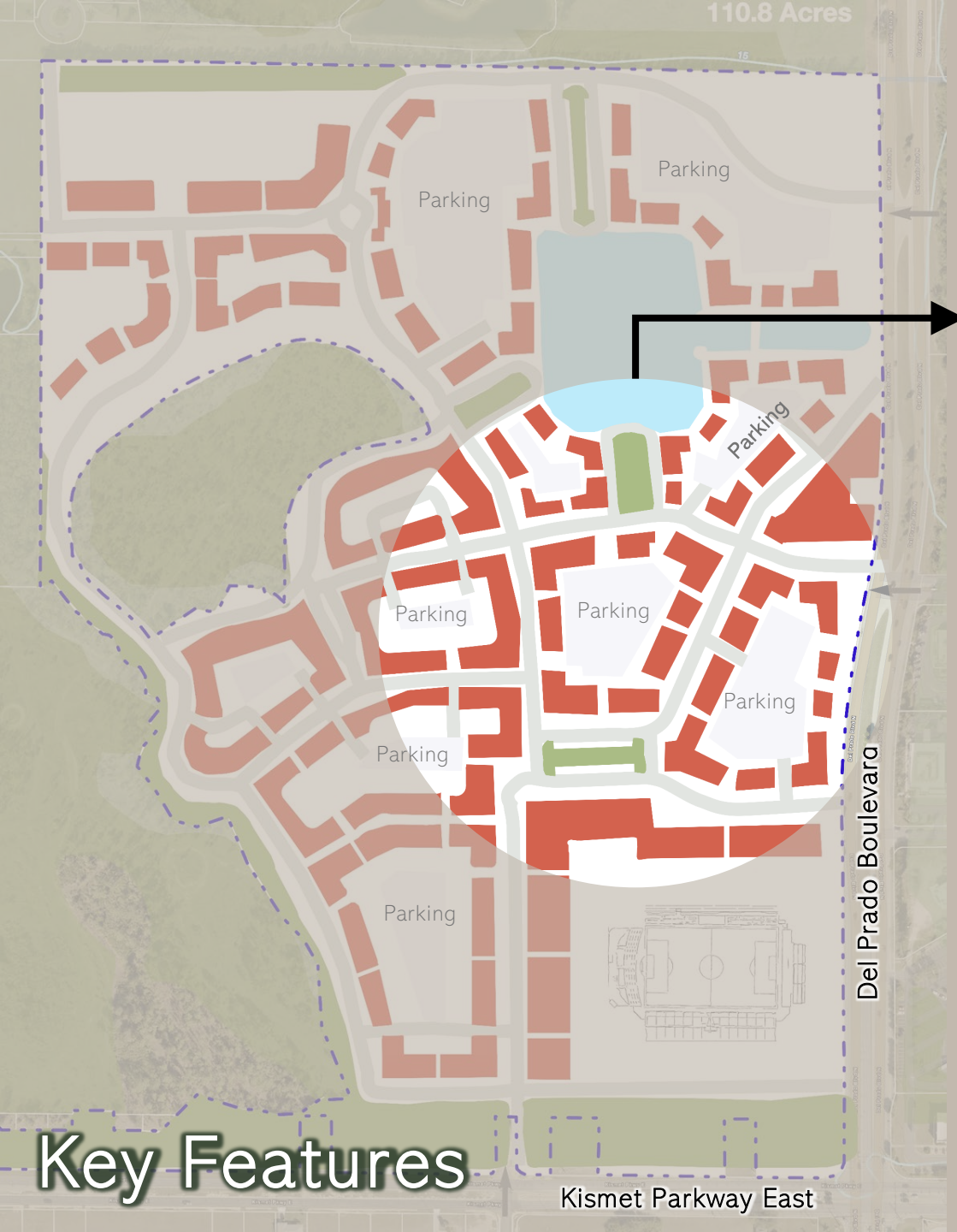

110.8 Acres
Neighborhood Parks
Green Edge on Kismet Parkway
Developed Area Greens
Water
Boundary
Academic Village Concept 3
Del Prado Boulevard
Kismet Parkway East

Key Features





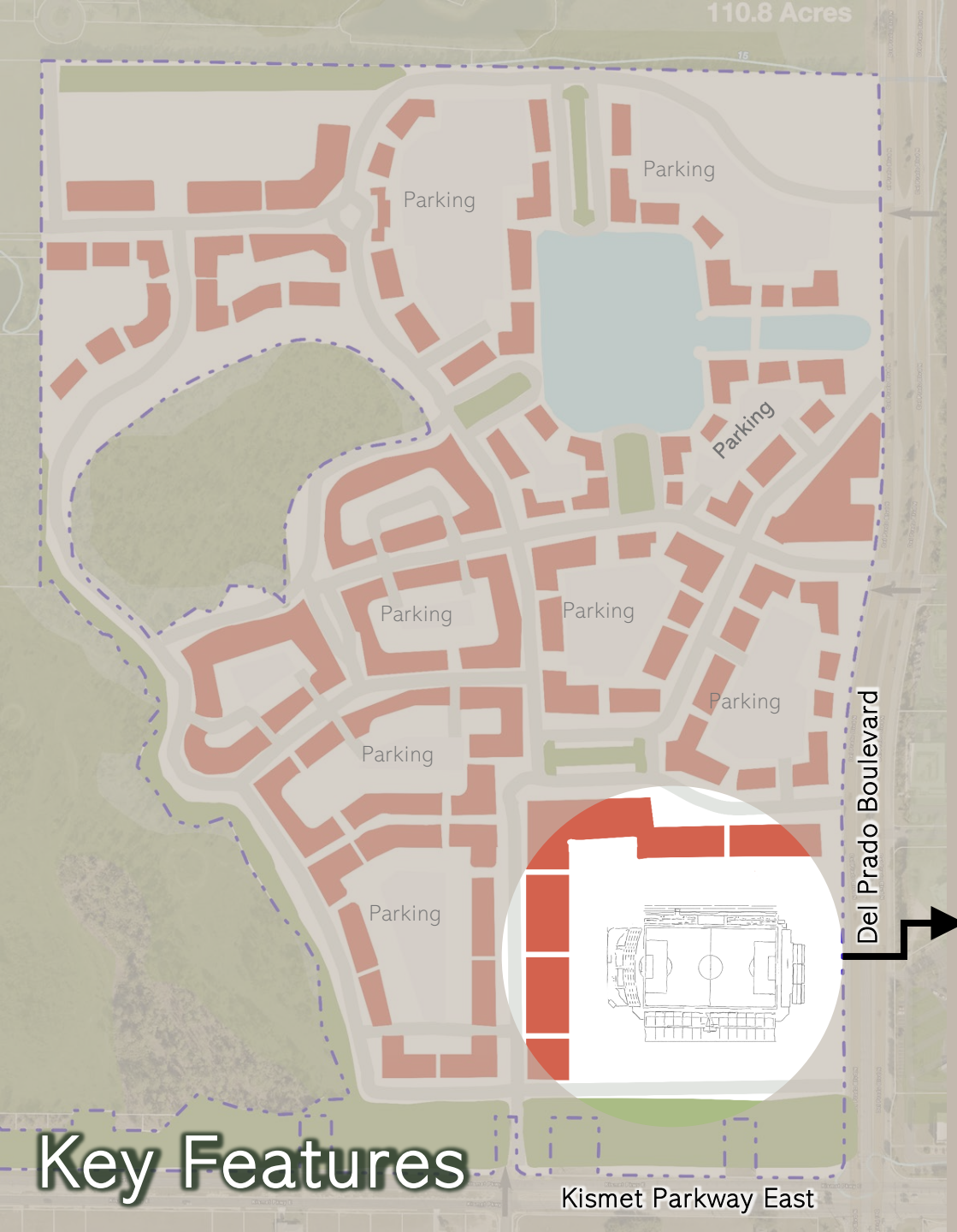
Diagonal Main Street draws visitors from Del Prado Boulevard





Wrap around mixed-use buildings with interior parking lots

Key Features



Key Features



Wrap around mixed-use buildings with interior parking lots



Sports/Entertainment Stadium

Capture more jobs, services, and spending locally

Rapid growth:

- Nearly 65,000 residents since 2010 (>45%)
- Outpacing Lee County and the region

Population outpacing employment: ~0.6 jobs per household.

- >42% of jobs concentrated in retail, healthcare, leisure, and hospitality.
- Commercial activity concentrated in the south and east of the city.

Market Perspective

City-owned properties should prioritize employment, institutional, recreation, flex-industrial, and destination uses.

Residential demand largely accommodated on existing vacant lots:

- ~24,800 - 34,100 new units through 2035
- ~ 40,000 vacant single-family detached lots; lack of diversity of types

Strong commercial outlook, varies by sector:

Sector	Market Conditions	Projected Demand	Specific Uses
Retail	Strong market fundamentals with very low vacancy (~2.4%).	~ 1.2 - 1.8 million sq. ft.	Neighborhood services, dining, and automotive uses
Office	Limited inventory with very low vacancy (~2%).	~ 285,000 - 568,000 sq. ft.	Healthcare, professional services, finance, technology, and institutional use
Industrial/Flex	Important long-term opportunity despite recent increases in vacancy.	~ 74,000 - 424,000 sq. ft.	Flex industrial, R&D, technology, and other job-generating us.es
Hospitality	Limited near-term opportunity.	~ 650 - 970 hotel rooms	Most projected demand is already in the development pipeline (785 rooms)

Market Perspective

Academic Village (110 acres)

- Near- to mid-term development due to visibility and surrounding development.
- **Mixed-use employment and activity center**:
  - Retail and dining
  - Medical and professional office
  - Employment-oriented flex space
  - Multifamily housing
  - Education, technology, institutional, recreation, and entertainment uses
- Opportunity for Class A Office

Market Perspective

Burnt Store Road (318 acres)

- Larger, longer-term opportunity in Northwest Cape Coral.
- Best suited for:
  - Industrial/flex and employment uses
  - Recreation and entertainment destinations
  - Mixed-use nodes
  - Supporting residential development
- Natural features and open space can become defining assets rather than development constraints.

Planning Program Goals | 18-Hour Neighborhood

- Office / Employment:
  - Job creation, especially high-wage
  - Reduce commute lengths
- Retail:
  - Convenient shopping/dining opportunities for existing and future residents
  - Place-making / experiential
- Housing
  - As a support to mixed-use town/village center to fully utilize parking and maximize tax base; “Eyes on the street” create a safe environment day and night
  - Diversify housing stock – “Missing Middle,” apartments above office/retail, live/work
- Amenities / Open Space

Retail Program Options

Center Type	Description	Typical Anchor(s)	Typical GLA (SF)
Neighborhood Center	Day-to-day convenience shopping and service for the immediate neighborhood, including food, drugs, laundry, and dry cleaning.	Supermarket	~ 50,000+/-
Community Center	Broader range of goods including apparel and soft goods. Possibly value-oriented big-box retailers.	Supermarkets, super drugstores, discount department stores	100,000 - 350,000
Power Center	Dominated by several large-format retailers offering extensive selections at discount prices, with limited smaller tenants.	Discount department stores, off-price retailers, warehouse clubs, category killers	250,000 - 600,000
Lifestyle Center	Upscale, specialty retail center designed as a main street environment. High-end retail, dining, and entertainment uses.	Usually none	~ 300,000 or larger
Regional Mall	Full range of comparison-shopping goods, including apparel, furniture, and home furnishings.	One or more full-line department stores	~ 400,000+
Super Regional Mall	Larger version of a regional mall with a broader merchandise selection and wider trade area.	Multiple department stores and major anchors	> 750,000

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Employer Program Options

- Academic Village:
  - Class A office, flex, and industrial uses.
- Burnt Store
  - Longer-term opportunities with phasing needed
  - Larger areas provide flexibility

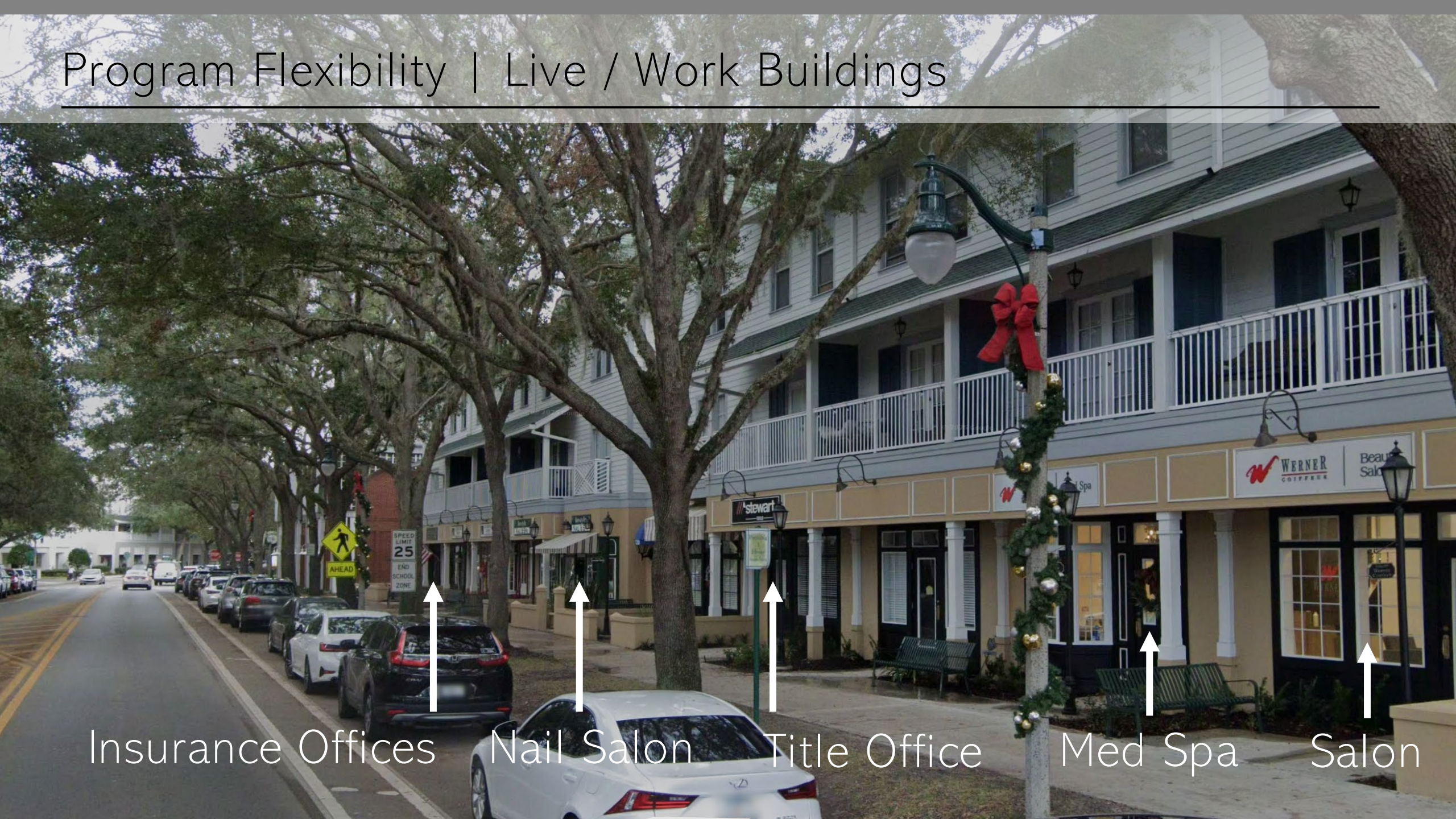
Features	Class A	Class B	Class C
Category	Luxury Amenities	Basic Amenities	Limited Amenities
Maintenance	Excellently Maintained	Regularly Maintained	Poor Maintenance
Rental Rates	Highest	Mid-Range	Budget-Friendly
Type of Tenants	Financial Firms, Real Estate, Political, Law Firms	IT Firms, Call Centers, Engineering, Local Businesses	Small or Private Businesses
Lease Terms	Long Terms	Medium Terms	Short Terms

Sample Program | Academic Village

Rough Cut Program Option 1

- ~350,000 SF Community Retail Center (~700 jobs)
  - ~80,000 SF - two large format retail stores
  - ~270,000 SF - small shops, dining, etc
  - ~20% of project retail demand (high scenario)
- ~300,000 SF Office (~1,200 jobs)
  - Mix of larger and smaller formats
  - > 50% of projected demand (high scenario)
- ~850 - 1,200 units apartment, townhouse, cottage court etc.
- Light industrial on adjacent City-owned property

Program Flexibility | Live / Work Buildings



Program Flexibility | Live / Work Buildings



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Refined concepts will be developed based on feedback received.