

Changes are happening all over Cape Coral. There are plans being submitted to the city all the time. Some are done to get changes to zoning that could improve land value but many are done because developers are serious about building. We listed the most current plans that we feel have a good opportunity to be developed, or are underway, and ones you may be interested in during your travels around the Cape.

The owner of an 11.7 acre property just north of Myriad RV park and Durden Parkway is requesting to change the land use from Residential to Commercial. That's to be expected along Burnt Store Rd. At that location, not only would a commercial property be able to service the Luxury RV Park and houses up in that area, but it would be in a good position to take advantage of a large possible development on the east side of Burnt Store that would be in the vicinity of the RV Park.

That development, is now known as Hudson Creek. Developers going through the city's Planning and Zoning approval process are seeking land use changes from wetlands to residential/multi-family and commercial. The land is what use to be known as the Zemel property and was purchased by Pinnacle LLC several years ago with the intent to build affordable homes. Many know Pinnacle as a builder of single family homes in this area but they also have offices throughout the State. In Ft. Lauderdale they have a wide portfolio of condominiums, apartments and single-family homes. Hudson Creek covers 1,238 acres with 613 of those acres set aside for open space and the rest going to development. The request mentions up to 2,287 residential units with a mix of single family and multi-family units. Keep in mind they are only seeking land use changes at this moment.



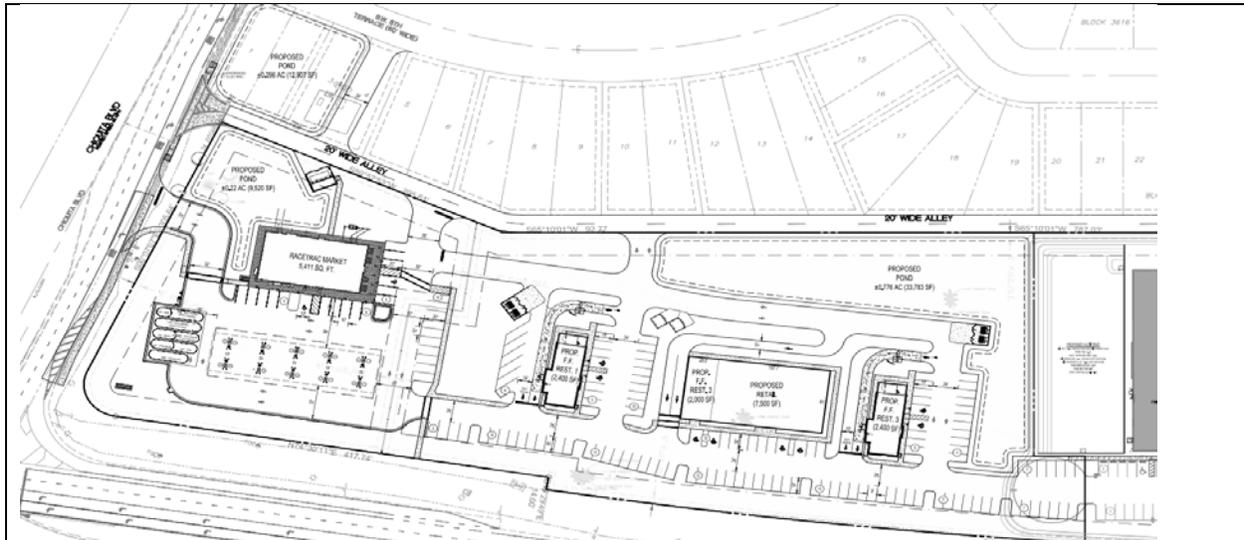
Moving south, there are plans for several Holiday Builder model homes south of Gulfstream as it connects to Burnt Store Rd. Holiday has become a busy builder in the Northwest Cape.

Other development in the local area includes a plan for new homes surrounding the two lakes between Veterans Parkway and the Sandoval development and just to the south of the Royal Tee golf course.

Construction has begun on an apartment complex just east of Surfside Shopping Center and north of Veterans Parkway. The first of two phases is currently under construction with the second phase to start at a later date. There will be 228 apartments in each phase.

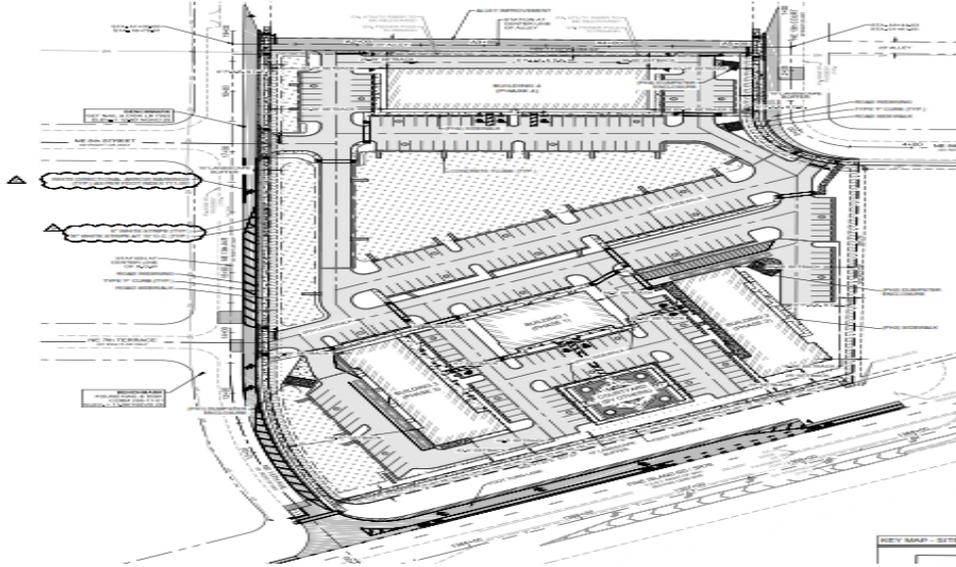
South of Pine Island Rd. at Nott Rd., across from Bubbas and the German American Club, there is a plan to build a Tractor Supply Company store to meet the needs of rural customers and local homeowners.

At the new Aldi just east of Chiquita, there are plans afoot for a Racetrack convenience store with 8 gas pumps right on the corner of Chiquita and Pine Island Rd. Between the Racetrack and Aldi, there will be a stand-alone fast food restaurant, a retail building with a drive thru fast food restaurant and east of that will be another stand-alone fast food restaurant. No tenants named yet as the project is in the initial planning stages. The land was owned by Aldi.



Continuing down Pine Island Rd., There is a letter of intent to build apartments at the far west end of the Sam's Club parking lot near Santa Barbara. The plan would call for a single building of 4 stories with 240 apartments.

There's a pedestrian plaza with retail and office space going up just west of Mel's Diner on Pine Island Rd. called Pine Island Village. The plans made a splash in the local news recently but they never mentioned the moderately priced hotel that could eventually go up behind the Plaza.



Just a bit east of the Plaza and Mel's Diner is the Shell gas station and convenience store at the corner of Del Prado and Pine Island Rd. which will be torn down and turned into a number of retail spaces.

There's a four story hotel going in off of Pine Island Rd and Pondella that will be behind Outback, Dunkin Donuts and Pollo Tropical.



You can also look forward to more apartment buildings going up. In the works are a four building complex with 96 units just east of the strip mall on Hancock Pkwy behind Fucillio Kia and a 314 unit apartment complex on Chiquita, between Gleason and Savona. At the far eastern part of Cape Coral on Barratt Road just of Pine Island Rd., a development called "The Springs" will result in 292 apartments.

Remember that plans are just plans. Things could change and nothing's really permanent until the shovels hit the dirt.