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DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF CAPE CORAL, FL

Report Date: January 22, 2026

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CITY OF CAPE CORAL

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA Public Finance, Inc. ("DTA"), was retained by City of Cape Coral, Florida (the "City"), to prepare a Development Impact Fee Study (the "Fee Study") that includes an appropriate and legally defensible impact fee methodology and fee schedule for the following growth related capital facilities: [1] Police, [2] Fire , [3] Advanced Life Support ("ALS"), and [4] Parks and Recreation Facilities. The Fee Study complies with Section 163.31801 of the Florida Statutes and controlling Florida case law regarding impact fees at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the Development Impact Fee ("DIF" or "Fee") program by establishing a nexus between the anticipated development and public facilities needs for the City through 2035. These fees are intended to offset the costs of new or expanded capital facilities that are needed due to the increased demand caused by that development. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

A Organization of the Fee Study

This Fee Study will be presented in the following seven (7) sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Also included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2035.
- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the fees generated in this Fee Study, as noted below

- **Appendix A** includes the calculations used to determine the various Fee levels; and
- **Appendix B** includes the Facilities Inventory List and Needs List used to determine the various Fee levels; and
- **Appendix C** includes the Real Estate undeveloped inventory list used to determine land pricing.

B DIF Summary

Per the results of this Fee Study, the total DIF amounts required to finance new development's share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study reflect the maximum fee levels that may be imposed on new development per Section 163.31801 of the Florida Statute. Residential fees are listed as per unit, and non-residential fees are per square feet.

As explained in Legal Section III of this Fee Study, recent legislation (HB 337) places certain limits on increases to impact fees and provides certain limitations on the amount by which a local government may increase its impact fees. Specifically, HB 337 states that the new fees adopted by the City may only be increased once every 4 years and by no more than 50%. To comply with this legislation, DTA has adjusted the maximum calculated fees generated in this Fee Study to reflect the 50% increase allowed under the new law as shown below.

Table ES-1: Proposed DIF Fee Summary per HB 337

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Police Impact Fee											
Residential Dwelling Unit	Units	$1,314	$596.55	120.24%	-	$298.28	$74.57	$671.12	$745.69	$820.26	$894.83
Non-Residential	Square Foot	$0.883	$0.1543	472.41%	-	$0.0772	$0.0193	$0.1736	$0.1929	$0.2122	$0.2315
Fire Impact Fee											
Residential Dwelling Unit											
‹30,000 Sq. Ft.	Units	$2,328.45	$574.96	304.98%	-	$287.48	$71.87	$646.83	$718.70	$790.57	$862.44
>30,000 Sq. Ft.	Units	$2,395.76	$591.58	304.98%	-	$295.79	$73.95	$665.53	$739.48	$813.42	$887.37
Not Residential											
‹30,000 Sq. Ft.	Square Foot	$1.5685	0.1490	952.67%	-	$0.0745	$0.0186	$0.1676	$0.1863	$0.2049	$0.2235
>30,000 Sq. Ft.	Square Foot	$1.6106	0.1530	952.67%	-	$0.0765	$0.0191	$0.1721	$0.1913	$0.2104	$0.2295
Advanced Life Support ("ALS") Fee											
Residential Dwelling Unit	Units	$41	$35.15	15.29%	$8.79	-	$4.39	$39.54	$43.94	-	-
Non-Residential	Square Foot	$0.0272	$0.01	199.39%	-	$0.0046	$0.0011	$0.0102	$0.0114	$0.0125	$0.0137
Parks Impact Fee											
Residential Dwelling Unit	Units	$7,303	$1,115	554.99%	-	$557.50	$139.38	$1,254.38	$1,393.75	$1,533.13	$1,672.50

The DIFs proposed in this Fee Study are based on Facilities costs in 2026 dollars. Florida law does not allow DIFs to be increased directly by the cost-of-living index. Instead, Florida law, specifically the Florida Impact Fee Act (Section 163.31801), limits fee increases to specific increments and frequency and requires them to be tied to the cost of infrastructure, not general cost of living. Increases are allowed in either two equal annual increments (up to 25%) or four equal installments (over 25% but less than 50%) and can't be increased more than once every 4 years. This is discussed further in the Legal Section of this report.

II INTRODUCTION

Located in Southwest Florida, along the Gulf of Mexico, the City of Cape Coral ("the City") encompasses an area of approximately 120 square miles and is home to an estimated population of over 210,000 residents, making it one of the largest cities by area and population in the state. Incorporated in 1970, Cape Coral is known for its extensive canal system, with more than 400 miles of navigable waterways, as well as its boating access, coastal lifestyle, and growing residential communities. The City's rapid growth in recent decades has been accompanied by continued investments in public infrastructure, parks, and utility systems to support both residential and commercial development.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA Public Finance, Inc. ("DTA"), was retained by the City of Cape Coral Florida (the "City"), to prepare a Development Impact Fee Study (the "Fee Study") that includes an appropriate and legally defensible impact fee methodology and fee schedules for the following growth related capital facilities: [1] Police, [2] Fire, [3] Advanced Life Support ("ALS"), and [4] Parks and Recreation Facilities. The Fee Study will comply with Section 163.31801 of the Florida Statutes and controlling Florida case law regarding impact fees at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the Development Impact Fee ("DIF" or "Fee") program by establishing a nexus between the anticipated development and public facilities needs for the City through 2035.

This Fee Study outlines the requirements for local governments to impose impact fees on new development. These fees are intended to offset the costs of new or expanded capital facilities that are needed due to the increased demand caused by that development. The future facilities and associated construction costs are identified in the Facilities Inventory List, which is included in the Appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

Fees generated in this Fee Study are one-time fees typically paid at issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These Fee amounts to be determined will be at levels identified as being necessary to meet the needs of new development.

Many of the calculations and totals presented in this Fee Study are factored out to several decimal places and may not sum due to the rounding of calculated numbers in the tables provided throughout the Fee Study.

The DIFs are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for Facilities;
2. **Facility Needs and Costs**: Identify current and planned facilities inventory to determine Level of Service ("LOS") requirements and determine the Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation**: Allocate costs of Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule**: Calculate the Fee amount per square foot for residential development, per room for hotel development, and per square feet square foot for other non-residential development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

A Legal Standards Overview and History

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. They are one-time fees paid by all new development to help pay for the infrastructure needed by that new development. Fees are typically paid by developers, builders, or other property owners that are seeking to develop property. In this manner, developers, and property owners pay their "fair share" of needed capital facilities. An impact fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, upon the issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

Florida Statute §163.31801 mandates that DIFs, or mobility fees, must be proportional to the development's impact on capital facilities, specifically earmarking the funds for those capital facilities. The law requires at least 90 days' notice for new or increased fees, prohibits using fees for existing debt or past projects, and limits increases to once every 4 years. While there are exceptions for affordable housing, the fees cannot be applied retroactively.

In Florida, in order for an impact fee to be a constitutional fee and not an unconstitutional tax, the fee must meet a dual rational nexus test, in that the local government must demonstrate the impact fee is proportional and reasonably connected to, or has a rational nexus with: (a) the need for additional capital facilities and the increased impact generated by new residential or commercial construction; and (b) the expenditures of the funds collected and the benefits accruing to new residential or nonresidential construction.

Since the 1980s, legal requirements related to impact fees in Florida have been primarily established through case law rather than state statute. Impact fees needed to comply with the "dual rational nexus" test which required that they are supported by a study demonstrating that the fees are proportionate in amount to the need created by the new development paying the fee; and that the funds are spent using an established and recognized procedure that directs a proportionate benefit to new development, which is typically accomplished through establishment of benefit districts (if needed and appropriate) and a list of capacity-adding projects included in the City's Capital Improvement Plan, Capital Improvement Element ("CIE"), Annual or Multi-Year Report, or another Planning Document/Master Plan.

In 2005, realizing the need for a more formal and comprehensive fee justification process, the Florida Legislature created the Florida Impact Fee Review Task Force ("Task Force") to study the issue. The 15-member Task Force was charged with surveying the current use of impact fees, reviewing current impact fee case law, and making recommendations as to whether statutory direction was necessary with respect to specific impact fee topics. Despite the effort to codify the implementation of impact fees, the Task Force eventually

voted against recommending statutory guidance regarding the legal burden of proof for impact fee ordinance challenges. However, in 2006, the Legislature reexamined the issue and enacted s. 163.31801, F.S., the Florida Impact Fee Act to provide requirements and procedures to be followed by a city, municipality, or special district when it adopts an impact fee.

In use throughout the state, the Florida Impact Fee Act has been amended several times over the years; in 2009, 2011, 2019, and 2020 and currently states that an impact fee adopted by ordinance of a city or municipality or by resolution of a special district must, at a minimum, satisfy the following conditions:

1. The calculation of the impact fee must be based on the most recent and localized data.
2. The local government must provide for accounting and reporting of impact fee collections and expenditures. If a local governmental entity imposes an impact fee to address its infrastructure needs, the entity must account for the revenues and expenditures of such impact fee in a separate accounting fund.
3. Administrative charges for the collection of impact fees must be limited to actual costs.
4. The local government must provide notice not less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A city or municipality is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing a new or increased impact fee.
5. Collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.
6. The impact fee must be proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.
7. The impact fee must be proportional and reasonably connected to, or have a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or non-residential construction.
8. The local government must specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.
9. Revenues generated by the impact fee may not be used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is

reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or non-residential construction.

As noted, the dual rational nexus test requires the local government ordinance or resolution imposing the impact fee to earmark the funds collected for acquiring the new capital facilities necessary to benefit the new development.

B Exceptions and Credits

(Section 163.31801) The legislature recognized the need to provide for affordable housing, therefore the Florida Impact Fee Act allows a city, municipality, or special district to provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it does not have to use any revenues to offset the impact.

(Section 163.31801) In addition, in any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h) 2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government. Notably, the Florida Impact Fee Act does not apply to water and sewer connection fees.

(Section 163.31801) Impact fee credits *are* assignable and transferable from one development to another, allowing developers to use credits generated from one project (like a large subdivision) to offset fees for another project or parcel, often within the same or adjoining zones, as detailed in F.S. 163.31801. These credits must be used for infrastructure improvements (roads, schools, parks, etc.) and aim to ensure new growth pays its fair share for services, with specific state laws setting rules for how credits are earned, used, and transferred to ensure a proper nexus between fees and benefits.

(Section 163.31801) Florida law mandates that local governments, school districts, or special districts include specific impact fee data in their annual financial reports, in addition to standard reporting requirements. This data must cover (a) the specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools; (b) the impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage; (c) the amount assessed for each purpose and for each type of dwelling; (d) the total impact fees charged by type of dwelling; and (e) each exception and waiver provided for construction or development of housing that is affordable.

Section 163.31801) Florida law allows local governments, like cities, to offer impact fee credits for redeveloping property with a previous structure, often called an "existing-use credit," which offsets new fees by acknowledging the existing development's contribution to infrastructure, as seen in Palm Beach County and Miami's practices, governed by the

state's Impact Fee Act. These credits apply when a new building replaces an old one, reducing the proportionate share new development must pay for public facility costs, as long as the development order allows it.

C Recent Developments

C.1 HB 337

Using impact fees is still a subject of debate in the state and there are interests on both sides of the fee issue, including municipalities and developers, debating on how the fees are to be implemented. In June of 2021, the legislature passed, and the Governor signed into law the Impact Fee Act (HB 337) that limits the extent to which local governments may increase impact fees imposed on builders and developers. Impact fees help pay for the infrastructure needed to support the proposed development. For each infrastructure category, impact fee rates vary based on the type of development. The bill defines "infrastructure impact fees" as levies to pay the "related construction costs required to bring the public facility into service". . This also includes a fire department vehicle, an emergency service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defines in s.1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s.191.009 (4).

The new law places certain limits on increases to impact fees and provides specific limitations on the amount by which local government may increase its impact fees. The limitations operate retroactively to January 1, 2021, and are as follows:

- Impact fees may only be increased once every 4 years;
- Impact fees may be increased by no more than 50%;
- Increases between 25% and 50% must be phased-in over 4 years in four equal installments; and
- Increases of less than 25% must be phased-in over 2 years in two equal installments.

The bill also changes current impact fee law:

- Defines the terms "infrastructure"[1] and "public facilities,"[2] used throughout the impact fee statutes, to specify that impact fees may be utilized only for fixed capital expenditures or fixed capital outlay;
- Prohibits a local government from increasing an impact fee retroactively for a previous or current fiscal or calendar year; and
- Requires special districts, in addition to local government to issue dollar-for-dollar impact fee credits for impacts on the same public facilities in exchange for other required contributions received (i.e., proportionate share agreement or other exactions.)

Under HB 337, local governments can exceed the impact-fee limits but to do so, would require a study showing "extraordinary circumstances requiring the additional increase." Also, the city would have to hold at least two workshops and approve the increases by a two-thirds vote.

The bill also provides an exception to these four specific requirements if a local government, school district, or special district increases an impact fee rate by first establishing the need for the increase pursuant to the rational nexus test. A local government or special district implementing this exception must use a study expressly demonstrating the extraordinary circumstances requiring the need to exceed the phase-in limitations, which study must be completed no earlier than 12 months before the adoption of the increase. In addition, the jurisdiction must hold at least two publicly noticed workshops on the extraordinary circumstances justifying the increase and must approve the increase by not less than a two-thirds majority vote of the governing body.

Finally, the bill requires the chief financial officer of a local government, school district, or special district to attest annually by affidavit that, to the best of his or her knowledge, all impact fees were collected and expended in compliance with the spending period provision in the local ordinance or resolution, and that impact fee funds were used only to acquire, construct, or improve specific infrastructure.

[1] Per HB 337, "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s.1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s.191.009 (4).

[2] Per HB 337, "Public Facilities" has the same meaning as in s.163.3164 and includes emergency medical, fire, and law enforcement facilities.

C.2 SB 1080

SB 1080 introduced several procedural and financial reforms affecting how Development Orders ("DOs") are reviewed and how impact fees are assessed and applied:

Most notably, the bill refines the uniform requirements for the timing and processing of DOs throughout the state, to include the 180-day timeline to amendments to avoid a project being withdrawn and doing away with the previously required second hearing for comprehensive plan adoption.

The bill limits the number of times a local government can deem an application incomplete and sets new standards for transparency and consistency in agency responses, to include the refunding of application fees if application timelines are not met and the imposition of timeframes for approval — 120 days for non-quasi-judicial and 180 days for quasi-judicial approval, although changes to the plans may impact these timelines. It should be noted that a local government may not limit the number of quasi-judicial hearings.

Additionally, the law imposes tighter restrictions on local governments' ability to increase impact fees that go into effect on January 1, 2026.

- Any fee increase must now be phased in over multiple years, depending on the percentage of increase, and must be supported by updated data and studies and approved by a unanimous vote of the governing body only under extraordinary circumstances.
- SB 1080 tightens controls on how local governments and school districts collect money from new development, making it harder to impose fees without strong justification and ensuring funds are used for growth-related infrastructure.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information of current and future land use development within the City through 2035. For the purpose of this Fee Study, DTA assumed two fee categories [1] residential land use development including single-family and multi-family residences and [2] non-residential land development within which include commercial/retail, office, industrial, institutional and other; they are summarized in detail in the following section. The two primary land use fee categories are used to maintain continuity with the City's current DIF structure.

Population figures and housing units as well as persons per unit were taken from information provided by the University of Florida Bureau of Economic and Business Research, the 2025 US Census Population figures in US Census Table B25033 "Total Population in Occupied Housing Units by Tenure by Units in Structure" and Table B25032 "Structure Type by Occupancy Status", data from The Nielsen Company ("Nielsen"), a leading information, measurement, and data analytics company), and information from the CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units and non-residential building square feet to be built within the City. Notably, DTA attempted to utilize metrics (e.g., average household unit size, residential units, non-residential square footage, etc.) that standardized existing demographics with the projections. Future residents, employees, and City guests will create additional demand for facilities that existing public facilities cannot adequately service. To accommodate new development in an orderly manner, while maintaining the current quality of life in the City, any inventory or planned projects on the Facility Needs List (presented in Section VI and in Appendix B), as reviewed and approved by the City staff, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") discussion in Section V.

Table 1 presented below provides a summary of the land uses covered in this Fee Study. As indicated, the Fee Study will determine fees for both residential land use categories and non-residential categories. Notably, the table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	**Single-Family** ▪ **One unit detached**: Single-family homes that are not attached to any other housing unit. (Also includes Accessory Dwelling Units ("ADUs"); and ▪ **One unit attached:** Single-family homes that are attached to other housing units by a wall (aka firewall) extending from the ground to the roof, such as duplexes, row houses, or townhouses. **Multi-Family** ▪ **Two or more units attached**: Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall (aka firewall) and or have common facilities, (i.e., attic, basement, heating plant, plumbing, etc.
Non-Residential	
Commercial/Retail	Includes but is not limited to buildings used as the following: ▪ Retail establishments such as auto retailers, convenience stores, bookstores; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers, shopping centers; ▪ Entertainment centers; areas, theaters; ▪ Grocery stores, storage facilities, and ▪ Wholesale and warehouse retail. ▪ Agricultural facilities; ▪ Data centers; and ▪ Hotels, motels, spas and resorts.
Office	Includes but is not limited to buildings used as the following: ▪ Business/professional offices; ▪ Medical/dental offices; ▪ Office parks, research parks, and business parks; ▪ General office buildings, and ▪ Research and development centers.
Industrial	Includes but is not limited to buildings used as the following: ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Food processing, industrial park, and ▪ Heavy industrial, light industrial.
Institutional	Include, but not limited to, buildings used as the following: ▪ Church/synagogue, day care center, mosque, and/or temple; ▪ Rehabilitation centers, private hospitals, lodges, and nursing homes; ▪ Daycare, assisted living; and ▪ Private schools, daycare and veteran organizations.

A Existing Residential Land Uses

Demographic data provided by the University of Florida Bureau of Economic and Business Research and the 2025 US Census were used to estimate the existing number of housing units and population in the City. DTA utilized metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with DTA's projections.

According to the population information provided by the US Census there are currently 218,868 existing residents residing in 100,799 residential housing units in the City. The residential land use categories and persons-per-unit numbers for each land use category is based on information provided in US Census Tables B25032 and B25033. These totals have been combined into one residential total.

Table 2 presented below summarizes the existing demographics for the City's existing residential land uses.

Table 2: Existing Residential Development [1]

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Residential Development [2]	218,868	100,799	2.17
Total	218,868	100,799	

Notes:

1. Numbers may not sum due to rounding.
2. Includes single and multi-family residents.

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar ("CoStar") Real Estate Software Platform. (CoStar is a leading real estate and analytics source of information covering the real estate industry.) The company provides a wide range of real estate information, analytics, and online marketplaces, covering areas such as property listings, lease transactions, sales data, and market trends. CoStar Group updates its information frequently, with some data points updated in real-time, and property listings subject to removal if not verified within a 75-day window. Financial information is typically updated on a 30-day to 60-day basis. In addition, the employees per square foot for non-residential land use was based on information published by Nielsen's *Employment Profiles* (2025). The North American Industry Classification System ("NAICS") is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The non-residential building square footage presented below in **Table 3** is considered "existing non-residential development."

As shown in **Table 3** below, the City has approximately 20,101,455 total square feet of existing non-residential development. Per Nielsen's *Employment Profiles* (2025), the City has 52,353 employees in these non-residential sectors. Among the non-residential sectors

are commercial/retail, office, industrial, institutional and other employees. It is important to note that these numbers represent the non-residential categories listed and exclude public and government employees. These numbers are based on existing employee data and existing square footage data, generating and aggregate employees-per-thousand-square-foot factor ("EPSFs") of 2.61 for the City. The EPSF numbers are presented in detail in **Appendix A**.

Table 3: Existing Non-Residential Development [1]

Non-Residential Land Use	Existing Employees [2]	Existing Building Square Feet	Employees per Square Feet (EPSF)
Non-Residential Development	52,353	20,101,455	2.61
Total	**52,353**	**20,101,455**	

Notes:

1. Numbers may not sum due to rounding.
2. Employees cover only the non-residential categories covered in this fee study; public sector employees are excluded.

C Future Residential Land Uses (2035)

Residential development was based on information provided in the Cape Coral Interactive Growth Model Dated December 2023 which generated a population increase of 41,319 residents and 19,029 additional housing units through 2035. Maintaining the same residents per unit over the build-out period, the projected future residents and housing units over the build-out period are shown in **Table 4** below.

Table 4: Projected Residential Development through 2035 [1]

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential Development	41,319	19,029	2.17
Total	**41,319**	**19,029**	

Note:

1. Numbers may not sum due to rounding.

To project the total residential square footage through the 2035 build-out, DTA worked with the City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2022 to 2025 provided by the City, DTA calculated that the combined average residential square foot unit was 1,723 square feet across single-family and multi-family residences. This includes living space and excludes non-living space such as garages and patios. Based on the total anticipated future residential development of 19,029 units, this results in a total of 32,789,015 Sq. Ft. of future residential development, as shown in the table below.

Table 5: Future Residential Development Sq. Ft.

Category	Total
Total Residential Units	19,029
Average Sq. Ft. per Unit	1,723
Total Residential Sq. Ft.	**32,789,015**

D Future Non-Residential Land Uses (2035)

To generate the 2035 non-residential build-out square footage totals presented in this Fee Study, DTA used a normalized CAGR of 2.0% for each of the non-residential sectors. This was discussed with the City staff and is considered best practices absent an official projection. The best practices constant percentage growth methodology is generally suitable for areas with stable, established growth patterns, or for short-term projections. For new industrial areas experiencing rapid initial growth, this method might be acceptable for a few decades. This assumption assumes a constant growth rate and no major changes in migration. (It's understood that projections based on this methodology become less reliable the further into the future they project, as these methods don't account for changes in fertility, mortality, or migration patterns, which are the primary drivers of population change.) Based on the EPSF derived above, this translates to the development of an additional of approximately 4,402,106 square feet of non-residential development over the build-out period. This is presented for each of the non-residential categories below in **Table 6**.

Table 6: Projected Non-Residential Development through 2035 [1]

Non-Residential Land Use	Future Employees	Future Building Square Feet	Employees per Square Foot (EPSF)
Non-Residential Development	11,465	4,402,106	2.61
Total	**11,465**	**4,402,106**	

Note:

1. Numbers may not sum due to rounding.

V METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies. Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for Police, Fire, ALS, and Parks and Recreation facilities are based on "standards," where costs are based on an existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

A Plan-Based Fee Methodology

The methodology used to establish DIFs based on a "plan," such as a Master Plan of Facilities, CIP, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development. Although this methodology is not used to calculate any of the fees generated in this Fee Study, the description is provided so that the City understands the various methodologies available for calculating fees.

B Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are

unknown at the outset. However, it requires that the capacity used by a particular land use type be measurable and the information to be available. Capacity-based Fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Fee Study, the description is provided so that the City understands the various methodologies available for calculating fees.

C Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology based on a City facilities inventory is used to generate fees for Police, Fire, ALS, and Parks and Recreation, This is summarized in **Table 7** below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
Police	LOS	Existing Standard
Fire	LOS	Existing Standard
ALS	LOS	Existing Standard
Parks and Recreation	LOS	Existing Standard

D Allocation of Benefit

D.1 Equivalent Dwelling Units ("EDUs")

The methodologies employed in this Fee Study use Equivalent Dwelling Units ("EDUs") as the method of identifying and quantifying benefits of certain facilities. This ensures that an equitable portion of the total facilities costs is allocated to future growth, based on the proportion of need generated by that growth. An EDU is a measurement unit that standardizes different types of development based on their anticipated demand for a specific service (e.g., general service, police, fire, water, sewer, traffic generation). It is not necessarily equal to one physical residential unit. The primary function of an EDU is to create a fair and consistent method for calculating impact fees across various land uses, such as single-family residences, multi-family residences, commercial buildings, or industrial properties.

First, a baseline is established. A typical single-family home is often designated as 1.0 EDU for certain services, and this is the baseline for the EDU calculation. Other development types are assigned factors based on their expected impact relative to the baseline. For example, a commercial property's EDU might be calculated based on its square footage, and a multi-family apartment unit might be a fraction of a single-family home's impact, depending on the specific infrastructure being funded. The specific EDU calculations for each land use in this Fee Study are presented mathematically for each fee category in **Appendix A**.

D.1.i Residential EDU Example

For example, if the cost per EDU is determined to be $1,000 for a given fee category (Police, Fire, library, etc.), the single-family residential DIF is generated by multiplying 1 EDU x the $1,000 cost per EDU generating a single-family residential fee of $1,000 per unit. This calculation methodology is the same for each residential land use. A table presenting the residential calculation for three residential land uses is presented below.

Table 8: Residential EDU Calculation (EXAMPLE)

Land Use	EDUs [1] [2]	Cost per EDU	Fee per Unit
	[a]	[b]	[c] = [a] * [b]
Single-Family	1.00	$1,000	$1,000
Multi-Family	0.75	$1,000	$750
Mobile Home	0.65	$1,000	$650

Notes:

1. The methodology used to calculate EDUs for each land use is presented in detail in Appendix A.
2. In this Fee Study, one residential dwelling unit equals one EDU.

D.1.ii Non-Residential EDU Example

The methodology is the same for non-residential development, as the cost per EDU will be the same. For example, the non-residential fees are calculated by multiplying the same cost per EDU of $1,000 by the EDUs for each non-residential land use. A table presenting the non-residential calculation for four non-residential residential land uses is presented below.

Table 9: Non-Residential EDU Calculation (EXAMPLE)

Land Use	EDUs [1]	Cost per EDU	Fee per 1,000 Sq. Ft.
	[a]	[b]	[c] = [a] * [B}
Commercial Retail [2]	0.68	$1,000	$680
Office [2]	1.04	$1,000	$1,040
Industrial [2]	0.68	$1,000	$680
Institutional [2]	0.48	$1,000	$480

Notes:

1. The methodology used to calculate EDUs for each land use is presented in detail in Appendix A.
2. n this Fee Study one non-residential category is used to calculate the fee per EDU.

E Allocation of Benefits by Categories and EDUs

Tables 10 and 11 below present the allocation by fee category and by EDU. This is presented in detail in Appendix A.

Table 10: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of Benefit (EDU) Factor
Police	Persons Served (Residents, Employees, Visitors)
Fire	Persons Served (Residents, Employees, Visitors)
ALS	Persons Served (Residents, Employees, Visitors)
Parks and Recreation	Acres per 1,000 Residents

Finally, a summary of the EDUs applied in the Fee Study is presented in the table below.

Table 11: Equivalent Dwelling Units (EDUs)

Facility Type	EDU	Existing	Projected	Total
Police	EDU	114,312	21,989	136,301
Fire	EDU	114,312	21,989	136,301
ALS	EDU	114,312	21,989	136,301
Parks and Recreation	EDU	100,799	19,029	119,828

E.1 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and number of employees per 1,000 Sq. Ft. generated by each land use class. Notably, the Persons Served (or service population) is determined for, Police, Fire, ALS, and Parks and Recreation on the following:

- For public service (i.e., Police, Fire, ALS), the calculation of the number of Persons Served (or service population), is based on residents, plus 50% of employees, plus 5% of visitors (where visitors to non-residential land uses are estimated based on the trip generation rate associated with that land use). Notably, this service population estimate accounts for the fact that generally, residents require services for 16 hours per day, employees/business require services for 8 hours per day, and visitors (e.g., shoppers at a retail site) require services for approximately 30-60 minutes while on site. As a result, this estimate of services population would best approximate the need for service (e.g., responding to emergencies) by each land use, and therefore the need for Future Facilities by such land use.

- For Parks and Recreation, the calculation of the number of Persons Served is based on residents only.

F Calculation of Land Costs

To determine the fair and accurate land acquisition costs used in the calculations presented in the following sections, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 122 undeveloped properties ranging from 1.0 acres to 10.0 acres in the City. Each of the properties in the inventory were sold between 2020 and 2025, and an average of their sales price was generated. (It was determined that sales price was a more accurate measure of land value than current land asking price). Based on this inventory, DTA used an average of $399,239 per acre as an estimated cost of land acquisition.

The Following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., Police facilities, Fire facilities, ALS facilities, and Parks and Recreation as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

VI CALCULATION OF FEES

A Police

A.1 Police Facilities

The Police Facilities element includes those facilities used by the City Police Department to maintain Police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributed to the direct and cumulative impacts of Police Department facilities and creates the need for new facilities to accommodate growth. The inventory in this section is defined as buildings, vehicles, property, and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Police Department purposes. The Police facilities element includes the facilities necessary to provide basic Police services and facilities services throughout the City.

Table 12 below identifies the current inventory for Police Facilities. It includes building square footage, land, the number of vehicles assigned to the Police and furniture, fixtures, and equipment used in these facilities. This is presented in detail in **Appendix B** at the end of this Fee Study. As noted previously, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules, computers and other equipment, to simplify the representation of the data.

Table 12: Police Facilities Inventory as of 2025

Facility	Quantity
Buildings (Square Feet)	131,145
Land (Acres)	7
Vehicles (Number of Vehicles)	372
Furniture, Fixtures, and Equipment (Integrated Unit)	1

A.2 Calculation Methodology

The Police Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Police facilities, and to purchase vehicles and equipment. Assuming the City's projected growth over the next 10 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

A.3 LOS

The LOS used to calculate the Police Fees in this section is the existing LOS as defined as the relationship between the replacement cost of Police Facilities (as described in this section) and the City's existing EDUs as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing EDUs Served within the City. As indicated below, the existing LOS for every 1,000 EDUs is 1,147 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 13**.

Table 13: Police Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs [1]
Buildings (Square Feet)	1,147
Land (Acres)	0.063
Vehicles (Number of Vehicles)	3.254
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.009**

Note:

1. The calculations generating facility units per 1,000 EDUs are presented in detail in Appendix A.

The facility units generated in the table above are used to determine future Police Facility Units (buildings, vehicles, and equipment) funded by new development by 2035. As seen below, the City would have to fund an additional 25,227 square feet of building space to maintain the LOS. An advantage of this methodology is that it does not involve the planning of any future facilities, as the number of new facility units funded is for fee calculation purposes. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project they want to. This is presented below in **Table 14**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 14: Police Future Facilities Required to Maintain the Current LOS by 2035

Facility Type	Number of Facility Units Funded by New Development [1]
Buildings (Square Feet)	25,227
Land (Acres)	1.377
Vehicles (Number of Vehicles)	71.557
Furniture, Fixtures, and Equipment (Integrated Unit)	0.192

Note:

1. The calculations generating facility units funded by new development are presented in detail in Appendix A.

It's important to note that construction and acquisition costs are dependent on the real estate market at the time of development. Location, demand for encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates for Police facilities, based on historical and current data available. It's also important to note that building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 15** below for additional detail regarding the costs for Police facilities.

Table 15: Police Total Facilities Costs in 2035

Facility Type [1]	Facility Units Funded by New Development	Cost Per Unit [2]	Total Facility Cost for Future Development
Buildings (Square Feet)	25,227	$897	$22,618,241
Land (Acres)	1.377	$399,239	$549,865
Vehicles (Number)	71.557	$83,573	$5,980,219
Equipment (Integrated Unit)	0.192	$4,019,201	$773,126
		Minus Existing Account Balance	$1,032,158
		Total Facilities Cost	$28,889,293
		Total Future EDUs [3]	21,989
		Cost per EDU	**$1,314**

Notes:

1. Numbers may not sum due to rounding.
2. Cost per unit presented in detail in Appendix A and Appendix B.
3. EDU calculations are presented in detail in the Public Safety worksheet in Appendix A.

A.4 Current DIF Account Balance

In calculating DIFs, it is important to consider any existing account balance in the Police Department facilities calculations total. In Florida, when calculating new DIFs, the existing account balance (fund balance) for a specific impact fee account is factored in by subtracting it from the total projected capital costs attributed to new growth. The overall methodology ensures that new development is only charged for the net incremental cost of new or expanded infrastructure it necessitates, not for existing deficiencies or facilities that benefit current residents. As of September 2025, the City has $1,032,158 in its current DIF account balance. The subtraction of the existing account balance is shown above in **Table 15** above

A.5 Fee Calculation Methodology

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost of $22,886,336 by the 21,989 Police EDUs projected to generate a per EDU cost, totaling $1,041 per EDU as shown above in **Table 15**.

The residential DIF per unit was determined by first multiplying the cost per EDU of $1,041 by the EDUs per unit (1.00) for a residential dwelling unit generating a fee of $1,041 per unit.

The non-residential fees are also calculated by multiplying the Cost per EDU of $1,041 by the non-residential EDU. The non-residential fee is calculated by multiplying the Cost per EDU of $1,041 by 0.67 EDUs generating a fee of $0.70 per square foot. This is presented below in **Table 16.**

Table 16: Police DIF Calculation [1]

Land Type	EDUs	Fee
	[a]	[b] = [a] x cost per EDU [3]
Residential Dwelling Unit (per Unit) [2]	1.00	$1,314
Non- Residential (per Sq. Ft.)	0.67	$0.88

Notes:

1. Numbers may not sum due to rounding.
2. Fee is per unit regardless of square footage size.
3. Non-Residential fee calculation [b] = [a] x cost per EDU/1,000.

A.6 Summary of Proposed Fees

A summary of the proposed Police Facilities Fees from 2026 through 2029 is presented in **Table 17** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City on new development per Florida Section 163.31801. Residential fees are listed on a per-unit basis and non-residential fees are listed per square foot.

A.7 HB 337 Assigned Fee Calculation Methodology and Fee Summary

As stated in Section III of this Fee Study, recent legislation (HB 337) places certain limits on increases to impact fees and provides certain limitations on the amount by which a local government may increase its impact fees. Specifically, HB 337 states that the new fees adopted by the City may only be increased once every 4 years and by no more than 50%. To comply with this legislation, DTA has adjusted the maximum calculated fees to reflect the 50% increase allowed under the new law which is shown below at $671.12 per unit per residential dwelling and $0.1736 per square foot for non-residential for the year 2026. The calculated fees reflecting the 50% increase limit presented in **Table 17** will be referred to as the Assigned Fees per Statute.

Table 17: Proposed Police DIF per HB 337

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Fire Police Fee											
Residential Dwelling Unit	$1,314	$596.55	120.24%	-	$298.28	$74.57	$671.12	$745.69	$820.26	$894.83	$1,314
Non-Residential.	$0.88	$0.1543	472.41%	-	$0.0772	$0.0193	$0.1736	$0.1929	$0.2122	$0.2315	$0.88

B Fire

B.1 Fire Facilities

The Fire Facilities element in this section includes those facilities used by the City Fire Department to maintain Fire services. The City currently maintains thirteen (13) fire stations and three (3) additional support facilities/buildings. The DIFs collected from new development will be used exclusively for Fire Department purposes as outlined in the City's Asset Management Program. The Fee Study will look at fire department response calls which are divided into [1] basic firefighting services including Basic Life Support ("BLS") and [2] ALS, which is covered in the following section. According to the City, 96.2 % of the fire expenditure represented the cost of Firefighting Services. For the purpose of calculating Fire Services DIFs, 96.2% of Fire Services expenditure will be used to allocate facilities, vehicles, inventory and equipment used for firefighting services.

In addition, there will be two fire services fees covered in this section; [1] structures that are less than 30 Feet in height and less than 30,000 square feet in Gross area and [2] structures that are more than 30 Feet in height and more than 30,000 square feet in Gross area

All new development within the City contributes to the direct and cumulative impacts of development on Fire Department facilities and creates the need for new facilities to accommodate growth. The facilities in this section used to calculate the LOS are defined as buildings, land, vehicles, and property and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition, construction, and expansion of existing City Fire facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Fire Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Fire facilities and creates the need for new facilities and inventory to accommodate growth. The Fire element includes the facilities necessary to provide basic Fire services and facilities services throughout the City.

Table 18 below identifies the current inventory for Fire Department Facilities. As indicated above, for the purpose of calculating the DIF 96.2% of the total fire department facilities are allocated to firefighting services. This includes building square footage, land in acres, the number of vehicles assigned, and furniture, fixtures, and equipment used in these facilities. As noted previously, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as firefighting equipment, furniture modules, computers and other equipment, to simplify the representation of the data. This is presented in detail in **Appendix B** at the end of this Fee Study.

Table 18: Fire Facilities Inventory as of 2025

Facility	Quantity [1]
Buildings (Square Feet)	148,422
Land (Acres)	43.23
Vehicles (Number of Vehicles)	93
Furniture, Fixtures, and Equipment (Integrated Unit)	1.0

Note:

1. The quantities presented in this table reflect 96.2% of total of buildings, land, vehicles and equipment inventory allocated to basic firefighting services.

B.2 Calculation Methodology

The Fire Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire, expand or construct additional fire facilities, land, and purchase vehicles and equipment. Assuming the City's projected growth over the next 10 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

B.3 LOS

The LOS used to calculate the Fire Fees in this section is the existing LOS as defined as the relationship between the replacement cost of Fire Facilities (as described in this section) and the City's existing EDUs as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing EDUs served within the City. As indicated below, the existing LOS for every 1,000 EDUs is 1,298 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 19** and explained in detail in Appendix A.

Table 19: Fire Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs [1]
Buildings (Square Feet)	1,298
Land (Acres)	0.378
Vehicles (Number of Vehicles)	0.814
Furniture, Fixtures, and Equipment (Integrated Unit)	0.009

Note:

1. The calculations generating facility units per 1,000 EDUs are presented in detail in Appendix A.

The facility units generated in the table above are used to determine future Fire Facility Units (buildings, vehicles, and equipment) funded by new development by 2035. As seen below, the City would have to fund an additional 28,550 square feet

of building space to maintain the LOS. An advantage of this methodology is that it does not involve the planning of any future facilities, as the number of new facility units funded is for fee calculation purposes. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project they want to. This is presented below in **Table 20**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 20: Fire Future Facilities Required to Maintain the Current LOS by 2035

Facility Type	Number of Facility Units Funded by New Development [1]
Buildings (Square Feet)	28,550
Land (Acres)	8.315
Vehicles (Number of Vehicles)	17.889
Furniture, Fixtures, and Equipment (Integrated Unit)	0.192

Note:

1. The calculations generating facility units funded by new development are presented in detail in Appendix A.

It's important to note that construction and acquisition costs are dependent on the real estate market at the time of development. Location, demand for encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates for Fire facilities, based on historical and current data available. It's also important to note that building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 21** below for additional detail regarding the costs for Fire facilities.

Table 21: Fire Total Facilities Costs in 2035 [1]

Facility Type [1]	Facility Units Funded by New Development [2]	Cost Per Unit [3]	Total Facility Cost for Future Development
Buildings (Square Feet)	28,550	$1,200	$34,260,245
Land (Acres)	8.315	$399,239	$3,319,706
Vehicles (Number)	17.889	$568,290	$10,166,315
Equipment (Integrated Unit) [3]	0.192	$29,117,343	$5,600,955
		Minus Existing Account Balance	**$667,310**
		Total Facilities Cost	$52,679,911
		Total Future EDUs [3]	21,989
		Cost per EDU	**$2,396**

Notes:

1. Numbers may not sum due to rounding.
2. Cost per unit presented in detail in Appendix A and Appendix B.
3. EDU calculations are presented in detail in the Public Safety worksheet in Appendix A.

B.4 Current Fire DIF Account Balance

In calculating DIFs, it is important to consider any existing account balance in the Fire Department facilities calculations total. In Florida, when calculating new DIFs, the existing account balance (fund balance) for a specific impact fee account is factored in by subtracting it from the total projected capital costs attributed to new growth. The overall methodology ensures that new development is only charged for the net incremental cost of new or expanded infrastructure it necessitates, not for existing deficiencies or facilities that benefit current residents. As of September 2025, the City has $677,310 in its current DIF account balance. The subtraction of the existing account balance is shown above in **Table 21** above.

B.5 Fee Calculation Methodology

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost of 52,679,911 by the 21,989 projected Fire EDUs to generate a per EDU cost of $1,396 as shown above in **Table 21**. As stated earlier in this section, there are two fire services fees covered in this section; [1] structures that are less than 30 Feet in height and less than 30,000 square feet in Gross area and [2] structures that are more than 30 Feet in height and more than 30,000 square feet in Gross area. The cost per EDU of $2,396 is used in both fee calculations.

B.6 Fire DIF I Fee Calculation Methodology

The first Fire DIF calculated covers structures that are less than 30 Feet in height and less than 30,000 square feet in Gross area. The residential DIF per unit was determined by first multiplying the cost per EDU of $1,396 by the EDUs per unit (1.00) for an adjusted residential dwelling unit fee of $2,328 per unit. Similarly, the fee for a non-residential structure is calculated by multiplying the cost per EDU of $2,328 by

the non-residential 0.67 EDUs generating an adjusted fee of $1.5685 per square foot. This is presented below in **Table 22.**

Table 22: Fire I DIF (Maximum Fee Calculation) [1] [2]

Land Type	EDUs	Fee [3]
	[a]	[b] = [a] x cost per EDU
Residential Dwelling Unit (per unit < 30,000 Sq. ft.)	1.00	$2,328
Non-Residential (Per Sq. Ft <30,000)	0.67	$1.5685

Notes:

1. Numbers may not sum due to rounding.
2. Non-Residential calculation [b] = [a] x cost per EDU/1,000
3. The fee has been adjusted to maintain the same percentage difference between the current Fire I and Fire II DIF.

B.7 Fire DIF II Fee Calculation Methodology

The second Fire DIF calculated covers structures that are more than 30 Feet in height and more than 30,000 square feet in Gross area. The residential DIF per unit was determined by first multiplying the cost per EDU of $1,396 by the EDUs per unit (1.00) for a residential dwelling unit fee of $2,396 per unit. Similarly, the fee for a non-residential structure is calculated by multiplying the cost per EDU of $2,396 by the non-residential 0.67 EDUs generating a fee of $1.6106 per square foot. This is presented below in **Table 23.**

Table 23: Fire II DIF (Maximum Fee Calculation) [1]

Land Type	EDUs [2]	Fee
	[a]	[b] = [a] x cost per EDU [3]
Residential Dwelling Unit (per unit > 30,000 Sq. Ft.)	1.00	$2,396
Non-Residential (Per Sq. Ft) >30,000	0.67	$1.6106

Notes:

1. Numbers may not sum due to rounding.
2. EDUs for this category have been adjusted to maintain the difference between structure sizes
3. Non-Residential calculation [b] = [a] x cost per EDU/1,000.

B.8 Summary of Proposed Fire Fees

A summary of the proposed Fire Facilities Fees from 2026 to 2029 is presented in **Table 24** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City that may be imposed on new development per Florida Section 163.31801. Residential fees are listed on a per-unit basis and non-residential fees are listed per square feet.

Table 24: Proposed Fire DIF (Per HB 337)

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Fire Impact Fee											
Residential Dwelling Unit											
(Per Unit) ‹ 30,000 Sq. Ft.	Unit	$2,328.45	$574.96	304.98%	-	$287.48	$71.87	$646.83	$718.70	$790.57	$862.44
(Per Unit) › 30,000 Sq. Ft.	Unit	$2,395.76	$591.58	304.98%	-	$295.79	$73.95	$665.53	$739.48	$813.42	$887.37
Non-Residential											
‹ 30,000 Sq. Ft.	Square Foot	$1.5685	$0.1490	952.67%	-	$0.0745	$0.0186	$0.1676	$0.1863	$0.2049	$0.2235
› 30,000 Sq. Ft.	Square Foot	$1.6106	$0.1530	952.67%	-	$0.0765	$0.0191	$0.1721	$0.1913	$0.2104	$0.2295

B.9 HB 337 Assigned Fee Calculation Methodology and Fee Summary

As stated in Section III of this Fee Study, recent legislation (HB 337) places certain limits on increases to impact fees and provides certain limitations on the amount by which a local government may increase its impact fees. Specifically, HB 337 states that the new fees adopted by the City may only be increased once every 4 years and by no more than 50%. To comply with this legislation, DTA has adjusted the maximum calculated fees to reflect the 50% increase allowed under the new law which is shown below at $646.83 and $665.53 per unit for residential unit depending on size and $0.1676 and $0.1721 per square foot for non-residential development depending on size for the year 2026. The calculated fees reflecting the 50% increase limit will be referred to as the Assigned Fees per Statute.

B.10 DIF Annual Cost Escalation Recommendations

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars. Florida law does not allow DIFs to be increased directly by the cost-of-living index. Instead, Florida law, specifically the Florida Impact Fee Act (Section 163.31801), limits fee increases to specific increments and frequency and requires them to be tied to the cost of infrastructure, not general cost of living. Increases are allowed in either two equal annual increments (up to 25%) or four equal installments (over 25% but less than 50%) and can't be increased more than once every 4 years.

C ALS

C.1 ALS Facilities

The Cape Coral Florida Fire Department offers ALS services provided by paramedics, which include advanced procedures like IV medication administration, endotracheal intubation and EKG interpretation. The ALS element in this section includes those facilities used by the City Fire Department to maintain ALS services. The City currently maintains thirteen (13) fire stations and three (3) additional support facilities/buildings. The DIFs collected from new development will be used exclusively for ALS services purposes as outlined in the City's Asset Management Program. The Fee Study will look at fire department response calls which are divided into [1] basic firefighting services including BLS and [2] ALS, which is covered in the following section. According to the City, 3.8 % of the ALS expenditure represented the cost of fire services. For the purpose of calculating ALS DIFs, 3.8% of Fire Services expenditure will be used to allocate facilities, vehicles, inventory and equipment used for ALS services.

All new development within the City contributes to the direct and cumulative impacts of development on ALS facilities and creates the need for new facilities to accommodate growth. The facilities in this section used to calculate the LOS are defined as buildings, land, vehicles, and property and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition, construction, and expansion of existing City ALS facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Fire Department ALS purposes. All new development within the City contributes to the direct and cumulative impacts of development on ALS facilities and creates the need for new facilities and inventory to accommodate growth. The ALS element includes the facilities necessary to provide basic ALS services and facilities services throughout the City.

Table 25 below identifies the current inventory for ALS Facilities. As indicated above, for the purpose of calculating the DIF, 3.8% of the total fire department facilities are allocated to ALS services. It includes building square footage, land in acres, the number of vehicles assigned, and furniture, fixtures, and equipment used in these facilities. As noted previously, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as firefighting equipment, furniture modules, computers and other equipment, to simplify the representation of the data. This is presented in detail in **Appendix B** at the end of this Fee Study.

Table 25: ALS Facilities Inventory as of 2025

Facility	Quantity [1]
Buildings (Square Feet)	5,847

Land (Acres)	1.70
Vehicles (Number of Vehicles)	2
Furniture, Fixtures, and Equipment (Integrated Unit)	1.0

Note:

1. The quantities presented in this table reflect 3.8% of total of buildings, land, vehicles and equipment inventory allocated to ALS.

C.2 Calculation Methodology

The Fire Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Fire facilities, land, and to purchase vehicles and equipment. Assuming the City's projected growth over the next 10 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

C.3 LOS

The LOS used to calculate the ALS Fees in this section is the existing LOS as defined as the relationship between the replacement cost of Fire Facilities (as described in this section) and the City's existing EDUs as discussed in Section V. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing (EDUs) served within the City. As indicated below, the existing LOS for every 1,000 EDUs is 801 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 26** and explained in detail in Appendix A.

Table 26: ALS Facilities Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	51
Land (Acres)	0.015
Vehicles (Number of Vehicles)	0.017
Furniture, Fixtures, and Equipment (Integrated Unit)	0.009

Note:

1. The calculations generating facility units per 1,000 EDUs are presented in detail in Appendix A.

The facility units generated in the table above are used to determine future Police Facility Units (buildings, vehicles, and equipment) funded by new development by 2035. As seen below, the City would have to fund an additional 17,615 square feet of building space to maintain the LOS. An advantage of this methodology is that it does not involve the planning of any future facilities, as the number of new facility units funded is for fee calculation purposes. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project they

want to. This is presented below in **Table 27** The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 27: ALS Future Facilities Required to Maintain the Current LOS by 2035

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	1,125
Land (Acres)	0.328
Vehicles (Number of Vehicles)	0.379
Furniture, Fixtures, and Equipment (Integrated Unit)	0.192

Note:

1. The calculations generating facility units funded by new development are presented in detail in Appendix A.

It's important to note that construction and acquisition costs are dependent on the real estate market at the time of development. Location, demand for encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates for Fire facilities, based on historical and current data available. It's also important to note that building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 28** below for additional detail regarding the costs for Fire facilities.

Table 28: ALS Total Facilities Costs in 2035 [1]

Facility Type [1]	Facility Units Funded by New Development [1]	Cost Per Unit [2]	Total Facility Cost for Future Development
Buildings (Square Feet)	1,125	$1,200	$1,349,614
Land (Acres)	0.328	$399,239	$130,773
Vehicles (Number)	0.379	$710,442	$269,328
Equipment (Integrated Unit) [3]	0.192	$952,228	$183,169
		Minus Existing Account Balance	**$1,041,762**
		Total Facilities Cost	$891,122
		Total Future EDUs [3]	21,989
		Cost per EDU	**$41**

Notes:

1. Numbers may not sum due to rounding.
2. Cost per unit presented in detail in Appendix A and Appendix B.
3. U calculations are presented in detail in the Public Safety worksheet in Appendix A.

C.4 Current DIF Account Balance

In calculating DIFs, it is important to consider any existing account balance in the Sheriff's Department facilities calculations total. In Florida, when calculating new DIFs, the existing account balance (fund balance) for a specific impact fee account is factored in by subtracting it from the total projected capital costs attributed to new growth. The overall methodology ensures that new development is only charged for the net incremental cost of new or expanded infrastructure it necessitates, not for existing deficiencies or facilities that benefit current residents. As of September 2025, the City has $1,041,762 in its current DIF account balance. The subtraction of the existing account balance is shown above in **Table 28** above.

C.5 Fee Calculation Methodology

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost of $891,122 by the 21,989 projected ALS EDUs to generate a per EDU rate of $41 as shown above in **Table 28**.

The residential dwelling DIF per unit was determined by first multiplying the cost per EDU of $41 by the EDUs per unit (1.00) for residential unit generating a fee of $41 per unit. Similarly, the non-residential fees are also calculated by multiplying the Cost per EDU of $41 by the cost per non-residential EDU. generating a fee of $0.027 per square foot. This is presented below in **Table 29**.

Table 29: ALS DIF Calculation

Land Type	EDUs	Fee
	[a]	[b] = [a] x cost per EDU
Residential Dwelling Unit (per unit)	1.00	$41
Non-Residential (per Sq. Ft.)	0.67	$0.027

Note:

1. Numbers may not sum due to rounding.
2. Non-Residential calculation [b] = [a] x cost per EDU/1,000.

C.6 Summary of Proposed ALS Fees

A summary of the proposed ALS Facilities Fees from 2026 through 2029 is presented in **Table 30** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City that may be imposed on new development per Florida Section 163.31801. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios. Non-residential fees are listed per square feet.

C.7 HB 337 Assigned Fee Calculation Methodology and Fee Summary

As stated in Section III of this Fee Study, recent legislation (HB 337) places certain limits on increases to impact fees and provides certain limitations on the amount by which a local government may increase its impact fees. Specifically, HB 337 states that the new fees adopted by the City may only be increased once every 4 years and by no more than 50%. To comply with this legislation, DTA has adjusted the maximum calculated fees to reflect the 50% increase allowed under the new law which is shown below at $39.54 per unit for residential and $0.0102 per square foot for non-residential development for the year 2026. The calculated fees reflecting the 50% increase limit will be referred to as the Assigned Fees per Statute.

Table 30: Proposed ALS Fees (Per 337)

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
ALS Impact Fee											
Residential Dwelling Unit	Unit	$41	$35.15	15.29%	$8.79	-	$4.39	$39.54	$43.94	-	-
Non-Residential	Sq. Ft.	$0.027	$0.0091	199.39%	-	$0.0046	$0.0011	$0.0102	$0.0114	$0.0125	$0.0137

C.8 DIF Annual Cost Escalation Recommendations

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars. Florida law does not allow DIFs to be increased directly by the cost-of-living index. Instead, Florida law, specifically the Florida Impact Fee Act (Section 163.31801), limits fee increases to specific increments and frequency and requires them to be tied to the cost of infrastructure, not general cost of living. Increases are allowed in either two equal annual increments (up to 25%) or four equal installments (over 25% but less than 50%) and can't be increased more than once every 4 years.

D Parks and Recreation

D.1 Parks and Recreation Facilities DIFs

The Parks and Recreation Development Facilities element will serve the residents of Cape Coral by providing facilities for parks and recreation while enhancing the community's appeal and quality of life. The types of Parks and Recreation facilities described in this section include Community Parks, Neighborhood Parks, Regional Parks, School Site Parks and Special Use Parks. The fee covers the acquisition of land and construction of park improvements and enhancements to parks and recreation facilities to accommodate new growth. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the City through 2035.

Improving the overall quality of life for residents, employees of local businesses and visitors, excellent park and recreation programs are important for the well-being of a city's community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses.

D.2 Calculation Methodology

Park and Recreation DIFs are calculated utilizing the "Standards-Based" LOS methodology introduced in Section V. Currently the City has 37 parks totaling 986.50 acres of developable park acreage as shown in the park inventory summary presented below in **Table 31** and in detail in **Appendix B.**

Table 31: Park Acreage Inventory by Category [1]

Park Categories	Acres
Community Parks	272.4
Neighborhood parks	204.0
Regional Parks	462
School Site Parks	33.7
Special Use Parks	14.4
Total Acres	**986.50**

Note:

1. City Sources and Parks Master Plan.

To accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the park Inventory (discussed throughout Section VI and in the Appendix) was reviewed and approved by the City planning staff. For those facilities that are needed solely to mitigate demand from new development, facility costs have been allocated to new development only.

DTA calculated the estimated costs of Parks and Recreation development improvements, net of park grants/funding the City has already received. This fee calculation will look at both development and land costs. It's important to note that park development construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations.

Each Parks facility will have its own location and improvement requirements. To determine a fair and accurate land acquisition cost, DTA utilized the CoStar Real Estate Software Platform and obtained a sample of 122 undeveloped land property sales within the City. Each of the properties in the sample were sold between 2020 and 2025 and an average of their sales price was determined.

Based on this inventory, DTA used an average of $399,239 per acre as an estimated cost of land acquisition. In addition, using information provided by City staff and cost research into comparable facilities, DTA determined that the cost for park development, which includes buildings, vehicles, property, and equipment, was $371,887 per acre. This is presented in detail in **Appendix B**. Combined, the total cost per acre, including land and development, is $474,957 as indicated in **Table 32** below.

Table 32: Park Development Costs by Acres

Category	Cost per Acre
Land Acquisition	$399,239
Park Development	$371,887
Total Cost per Acre	**$771,126**

D.3 LOS

A review of the City's Park inventory indicates that the City currently has 4.51 acres of parks per 1,000 residents. Per the 2016 Parks Master plan, the City has several comprehensive plan acreage LOS targets for specific park types for dedication requirement acres per 1,000 residents. **Table 33** below presents a summary of the Existing (LOS - Acreage Table from the City Parks Master Plan. Despite the Park Land LOS Table, the City has no formal park acres per 1,000 residents required standard, so DTA will use the existing park ratio of 4.51 acres per 1,000 residents as seen in Table 37a as the standard for the fee calculation. By adding the specified acreage of parks facilities based on the demand resulting from new development, the City can maintain the requirements of its existing LOS.

Table 33: Park Land Comprehensive Plan LOS Categories [1]

Park Type	Comprehensive Plan Acreage LOS Target
Regional Park	4.0
Community Park	2.0
Neighborhood Park	2.0
Specialty Park	0.5

Notes:

1. Cape Coral Parks 2016 Master Plan.
2. School Site Park categories are not included in the parks LOS categories.

Table 34: Acres per 1,000 Residents

Park Type	Dedication Requirement Acres per 1,000 Residents
Total Acre Requirement	4.51

D.4 Residential Growth Driving Demand

The Park DIFs calculated in this Fee Study are based on the projected population growth resulting from new development. Based on numbers provided by the US Census tables discussed in the Demographics Section, DTA maintains that there are an average of 2.17 residents per unit in the City in both single-family and multi-family residences As indicated in **Table 35** below, multiplying the projected residential unit growth by the number of residents per unit for each residential unit type yields a total anticipated population growth of 41,319 through 2035.

Table 35: Population Demand Driving New Development [1]

Unit Type	Projected Number of Units	Residents per Unit	Population Growth
	[a]	[b]	[c] = [a] x [b]
Residential Dwelling Unit	19,029	2.17	41,319
Total	19,029		41,319

Note:

1. Numbers may not sum due to rounding.

The City's current park ratio of 4.51 acres per 1,000 residents, which the Fee Study uses as its park standard for future development, is used to satisfy the demand created by new development. Therefore, as illustrated below, the City requires a total of 186.2 additional acres to maintain the desired LOS of 4.51 acres per 1,000 residents.

Table 36: Total Acres to Meet Future Park Standard [1]

Unit Type	Residents per Unit	Number of Units	Total Acres Required
	[a]	[b]	[c] = [a] x [b/1,000] *Req. Acres per 1,000
Residential Dwelling Unit	2.17	19,029	186.2
Total		**19,029**	**186.2**

Note:

1. Numbers may not sum due to rounding.

D.5 Fee Calculation

After determining that the City requires a total of 186.2 acres of new park facilities to meet the proposed standard of 4.51 acres per 1,000 residents and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage of new facilities. **Table 37** below presents the total net costs of new park facilities which equal $138,975,600 in projected park development necessary to meet proposed LOS. Dividing the total cost of $138,975,600 by the projected residents equals a cost of $3,363 per resident which will be used in calculating the fee.

Table 37: Financing Required to Meet Future Park Standards [1]

Category	Acres	Cost Per Acre	Calculation	Facility Costs
	[a]	[b]		c = [a] x [b]
Park Development	186.2	$771,126		$143,613,213
Minus Current Existing Account Balance [2]			[d]	$4,637,613
Total			**[e] = [c] - [d]**	$138,975,600
No. of Residents			**[f]**	41,319
Cost Per Resident			**[g] = [e]/[f]**	$3,363

Notes:

1. Due to rounding, totals may not sum.
2. Offsetting revenues in the current account must be subtracted from the facility costs.

D.6 Current DIF Account Balance

In calculating DIFs, it is important to consider any existing account balance in the Sheriff's Department facilities calculations total. In Florida, when calculating new DIFs, the existing account balance (fund balance) for a specific impact fee account is factored in by subtracting it from the total projected capital costs attributed to new growth. The overall methodology ensures that new development is only charged for the net incremental cost of new or expanded infrastructure it necessitates, not for existing deficiencies or facilities that benefit current residents. As of September, the City has $4,637,613 in its current DIF account balance. The subtraction of the existing account balance is shown above in **Table 37** above.

D.7 Proposed DIFs

The proposed fee calculations are presented below in **Table 38**. The maximum allowable fee for a residential dwelling unit is calculated as follows; 2.17 residents per unit x $3,363 cost per resident generates a fee of $7,303 per unit.

Table 38: Parks and Recreation Allocation by Unit Use Type [1]

Unit Type	Residents per Unit	Cost per Unit	Number of Units	Cost Financed
	[a]	[b] = [a] x Cost per PPH	[c]	[d] = [b] x [c]
Residential Dwelling Unit	2.17	$7,303	19,029	$138,975,600
		Total	19,029	**$138,975,600**

Note:

1. Due to rounding, totals may not sum.

Fees presented in table below represent the maximum DIFs that may be imposed by the City that may be imposed on new development per Florida Section 163.31801. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios.

Table 39: Parks and Recreation Summary (Maximum Calculated Fees)

Unit Type	Fee per Unit
Residential Dwelling Unit	$7,303

D.8 HB 337 Assigned Fee Calculation Methodology and Fee Summary

As stated in Section III of this Fee Study, recent legislation (HB 337) places certain limits on increases to impact fees and provides certain limitations on the amount by which a local government may increase its impact fees. A summary of the proposed Parks and Recreation Fees from 2026 through 2029 is presented in **Table 40** below. Fees presented in this table represent the maximum DIFs that may be imposed by the City that may be imposed on new development per Florida Section 163.31801. Residential fees are listed on a per-unit basis and are defined as living space and excludes non-living spaces such as garages and patios.

Specifically, HB 337 states that the new fees adopted by the City may only be increased once every 4 years and by no more than 50%. To comply with this legislation, DTA has adjusted the maximum calculated fees to reflect the 50% increase allowed under the new law which is shown below at $1,254.38 per dwelling unit for the year 2026. The calculated Fees reflecting the 50% increase limit will be referred to as the Assigned Fees per Statute.

Table 40: Proposed Parks and Recreation DIF (Per HB 337))

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Parks Impact Fee											
Residential Dwelling Unit	Units	$7,303	$1,115.00	554.99%	-	$557.50	$139.38	$1,254.38	$1,393.75	$1,533.13	$1,672.50

D.9 DIF Annual Cost Escalation Recommendations

The DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars. Florida law does not allow DIFs to be increased directly by the cost-of-living index. Instead, Florida law, specifically the Florida Impact Fee Act (Section 163.31801), limits fee increases to specific increments and frequency and requires them to be tied to the cost of infrastructure, not general cost of living. Increases are allowed in either two equal annual increments (up to 25%) or four equal installments (over 25% but less than 50%) and can't be increased more than once every 4 years.

VII SUMMARY OF FEES

The total proposed fee amounts to finance new development's share of the costs of new facilities are summarized below.

Table 41: Proposed DIF Summary (per HB 337)

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Police Impact Fee											
Residential Dwelling Unit	Units	$1,314	$596.55	120.24%	-	$298.28	$74.57	$671.12	$745.69	$820.26	$894.83
Non-Residential	Square Foot	$0.883	$0.1543	472.41%	-	$0.0772	$0.0193	$0.1736	$0.1929	$0.2122	$0.2315
Fire Impact Fee											
Residential Dwelling Unit											
‹30,000 Sq. Ft.	Units	$2,328.45	$574.96	304.98%	-	$287.48	$71.87	$646.83	$718.70	$790.57	$862.44
>30,000 Sq. Ft.	Units	$2,395.76	$591.58	304.98%	-	$295.79	$73.95	$665.53	$739.48	$813.42	$887.37
Not Residential											
‹30,000 Sq. Ft.	Square Foot	$1.5685	0.1490	952.67%	-	$0.0745	$0.0186	$0.1676	$0.1863	$0.2049	$0.2235
>30,000 Sq. Ft.	Square Foot	$1.6106	0.1530	952.67%	-	$0.0765	$0.0191	$0.1721	$0.1913	$0.2104	$0.2295
ALS Fee											
Residential Dwelling Unit	Units	$41	$35.15	15.29%	$8.79	-	$4.39	$39.54	$43.94	-	-
Non-Residential	Square Foot	$0.0272	$0.01	199.39%	-	$0.0046	$0.0011	$0.0102	$0.0114	$0.0125	$0.0137
Parks Impact Fee											
Residential Dwelling Unit	Units	$7,303	$1,115	554.99%	-	$557.50	$139.38	$1,254.38	$1,393.75	$1,533.13	$1,672.50

APPENDIX A

City of Cape Coral, FL
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

APPENDIX A-1
CAPE CORAL, FLORIDA
PUBLIC SAFETY
Police, Fire, ALS

Existing DU Calculation
Service Factor (Residents, Employees, and Visitors)

Land Use Type	Hotel Guests Number of Residents [1]	Number of Employees [2]	Number of Visitors [3]	Number of Persons Served [4]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF [5]	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [6]	Total Number of EDUs
	[a]	[b]	[c]	[d] = [a] + 50% x [b] + 5% x [c]	[e] = [d] /[g], or [e] = [d] / ([g] / 1,000)	[f] = [e] / 3.50	[g]	[h] = [f] x [g]
Residential	218,868	0	0	218,868	2.17	1.00	100,799	100,799
Non-Residential	0	52,353	63,320	29,342	1.46	0.67	20,101,455	13,514
Total	**218,868**	**52,353**	**63,320**	**248,210**	**NA**	**NA**	**NA**	**114,312**

Projected New DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [5]	Total Number of EDUs
Residential	41,319	0	0	41,319	2.17	1.00	19,029	19,029
Non-Residential	0	11,465	13,867	6,426	1.46	0.67	4,402,106	2,959
Total	**41,319**	**11,465**	**13,867**	**47,745**	**NA**	**NA**	**NA**	**21,989**

Buildout DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	260,187	0	0	260,187	2.17	1.00	119,828	119,828
Non-Residential	0	63,818	77,186	35,768	1.46	0.67	24,503,561	16,473
0								
0								
0								
Total	**260,187**	**63,818**	**77,186**	**295,955**	**NA**	**NA**	**NA**	**136,301**

Notes and Documentation:

[1] Source: University of Florida Bureau of Economic and Business Research dated April 2021 and the 2025 US Census
[2] Source: Nielsen Companies, Employment Profiles | Employment by NAICS Codes (2025).

[4] Persons served is 1 person served per 1 resident and 50% of total employees
DTA has prepared over 700 Development Impact Studies and based on experience in a variety of areas both public and private,
DTA has determined that utilizing a service population, or Persons Served population, comprised of all residents
and 50% of employees is common practice in quantifying the impact of a new development in a given service area
DTA has seen the persons served percentage range from 40% to over 70% in over 500 non-DIF DTA Studies, depending on the particular category.
Given this range, DTA is confident that 50% is a good estimate of non-residential persons served in this Study.

[4] Visitors were calculated at 5% assuming that each is visitor spent 45 minutes at each non-residential location
This was based on the 16 hours per day for residents and 8 hours per day for employees/business as described in the Study
This is an estimate based on past DTA research given that specific numbers for each non-residential business type is not available.

[5] Persons per residential unit per US Census numbers

[6] Source of non-residential square feet per CoStar Real Estate Platform

APPENDIX A-1
CAPE CORAL , FLORIDA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS -
PARKS

Existing DU Calculation
Service Factor (Residents and Employees)

	[a]	[b] = [a]	[c] = [b] /[e]	[d] = [c] / 3.50	[e]	[f] = [d] x [e]
Land Use Type	**Number of Residents [1]**	**Number of Persons Served [2]**	**Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF [3]**	**EDUs per Unit/ per Room/ per 1,000 Non-Res. SF**	**Number of Units/ Number of Rooms/ Non-Res. SF [1]**	**Total Number of EDUs**
Residential	218,868	218,868	2.17	1.00	100,799	100,799
Total	**218,868**	**218,868**	**NA**	**NA**	**NA**	**100,799**

Projected New DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [3]	Total Number of EDUs
Residential	41,319	41,319	2.17	1.00	19,029	19,029
Total	**41,319**	**41,319**	**NA**	**NA**	**NA**	**19,029**

Buildout DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	260,187	260,187	2.17	1.00	119,828	119,828
Total	**260,187**	**260,187**	**NA**	**NA**	**NA**	**119,828**

Notes and Documentation:

[1] Source: University of Florida Bureau of Economic and Business Research dated April 2021 and the 2025 US Census
[2] Source: University of Florida Bureau of Economic and Business Research dated April 2021 and the 2025 US Census
[2] Source: 2025 US Census

APPENDIX A-1
CAPE CORAL, FL.
POLICE CALCULATION

I. Inventory of Existing Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	131,145
Land	Acres	7.16
Vehicles	Vehicle	372
Equipment	Integrated Unit	1

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 s
Buildings	Square Feet	131,145	114,312	1,147
Land	Acres	7.2	114,312	0.063
Vehicles	Vehicle	372	114,312	3.254
Equipment	Integrated Unit	1	114,312	0.009

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 s	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	1147	21,989	25,227
Land	Acres	0.063	21,989	1.377
Vehicles	Vehicle	3.254	21,989	71.56
Equipment	Integrated Unit	0.009	21,989	0.192

IV. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 21989
Facility Type	Facility Units	Facility Units ıre Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per
Buildings	Square Feet	25,227	$897	$22,618,241	$1,028.62
Land	Acres	1.377	$399,239	$549,865	$25.01
Vehicles	Vehicle	71.557	$83,573	$5,980,219	$271.97
Equipment	Integrated Unit	0.192	$4,019,201	$773,126	$35.16
Offsetting Revenue				$1,032,158	$46.94
Total		**NA**	**NA**	**$28,889,293**	**$1,314**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Residential (per unit)	1.00	$1,314
Non- Residential (per Sq. Ft.)	0.67	$0.88

VI. Fee Summary

Land Type	Fee per Unit Square Foot
Residential (per unit)	$1,314
Non- Residential (per Sq. Ft.)	$0.88

HB 337 Projections

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Police Impact Fee:											
Residential Dwelling Unit	Unit	$1,314	$596.55	120.24%	-	$298.28	$74.57	$671.12	$745.69	$820.26	$894.83
Non-Residential	Square Foot	$0.88	$0.1543	472.41%	-	$0.0772	$0.0193	$0.1736	$0.1929	$0.2122	$0.2315

APPENDIX A-1
CAPE CORAL, FL.
FIRE

I. Inventory of Existing Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	148,422
Land	Acres	43.23
Vehicles	Vehicle	93
Equipment	Integrated Unit	1

II. Existing Facility Standard		[a]	[b]	:] = [a] / ([b] / 1,000
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 s
Buildings	Square Feet	148,422	114,312	1,298
Land	Acres	43.2	114,312	0.378
Vehicles	Vehicle	93	114,312	0.814
Equipment	Integrated Unit	1	114,312	0.009

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 s	Future EDUs	ities Units Funded lew Development
Buildings	Square Feet	1298	21,989	28,550
Land	Acres	0.378	21,989	8.315
Vehicles	Vehicle	0.814	21,989	17.89
Equipment	Integrated Unit	0.009	21,989	0.192

IV. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 21989
Facility Type	Facility Units	Facility Units Funded ure Development	Cost Per Unit	Total Facility Cost for ture Development	Cost per
Buildings	Square Feet	28,550	$1,200	$34,260,245	$1,558.07
Land	Acres	8.315	$399,239	$3,319,706	$150.97
Vehicles	Vehicle	17.889	$568,290	$10,166,315	$462.34
Equipment	Integrated Unit	0.192	$29,117,343	$5,600,955	$254.72
Offsetting Revenue				$667,310	$30.35
Total		**NA**	**NA**	**$52,679,911**	**$2,396**

V. Fee Calculations I

Fire I Land Type	EDUs per Unit	Fee
Residential (per unit < 30,000 Sq. Ft.)	1.00	$2,328
Non Residential (Per Sq. Ft) <30,000	0.67	$1.5685

V. Fee Calculations II

Fire II Land Type	EDUs per Unit	Fee
Residential (per unit > 30,000 Sq. Ft.)	1.00	$2,396
Non Residential (Per Sq. Ft) >30,000	0.67	$1.6106

HB 337 Projections

VII. Unit Type	Current Fees pe	Assigned Fee per Statue			
		2026	2027	2028	2029
Residential Dwelling (Per Unit) <30,0	$574.96	$646.83	$718.70	$790.57	$862.4
Residential Dwelling (Per Unit) >30,0	$591.58	$739.48	$887.37	$887.37	$887.4
Non Residential (Per Sq. Ft) <30,000	$0.1490	$0.1676	$0.1676	$0.1676	$0.1676
Non Residential (Per Sq. Ft) >30,000	$0.1530	$0.1721	$0.1913	$0.2104	$0.2295

HB 337 Fees

Land Type <30,000	Fee per HB 337
Residential (per unit < 30,000 Sq. Ft.)	$646.83
Non-Residential (per Sq. Ft.)	$0.1676

HB 337 Fees

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Fire Impact Fee:											
Residential Dwelling Unit											
(Per Unit) ‹ 30,000 Sq. Ft.	Unit	$2,328.45	$574.96	304.98%	-	$287.48	$71.87	$646.83	$718.70	$790.57	$862.44
(Per Unit) › 30,000 Sq. Ft.	Unit	$2,395.76	$591.58	304.98%	-	$295.79	$73.95	$665.53	$739.48	$813.42	$887.37
Not Residential											
‹ 30,000 Sq. Ft.	Square Foot	$1.5685	$0.1490	952.67%	-	$0.0745	$0.0186	$0.1676	$0.1863	$0.2049	$0.2235
> 30,000 Sq. Ft.	Square Foot	$1.6106	$0.1530	952.67%	-	$0.0765	$0.0191	$0.1721	$0.1913	$0.2104	$0.2295

APPENDIX A-1
CAPE CORAL, FL.
ALS

I. Inventory of Existing Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	5,847
Land	Acres	1.70
Vehicles	Vehicle	2
Equipment	egrated Unit	1

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 s
Buildings	Square Feet	5,847	114,312	51
Land	Acres	1.7	114,312	0.015
Vehicles	Vehicle	2	114,312	0.017
Equipment	egrated Unit	1	114,312	0.009

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 s	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	51	21,989	1,125
Land	Acres	0.015	21,989	0.328
Vehicles	Vehicle	0.017	21,989	0.38
Equipment	egrated Unit	0.009	21,989	0.192

IV. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 21989
Facility Type	Facility Units	Facility Units Funded Development	ost Per Unit	Total Facility Cost for Future Development	Cost per
Buildings	Square Feet	1,125	$1,200	$1,349,614	$61.38
Land	Acres	0.328	$399,239	$130,773	$5.95
Vehicles	Vehicle	0.379	$710,442	$269,328	$12.25
Equipment	egrated Unit	0.192	$952,228	$183,169	$8.33
Offsetting Revenue				$1,041,762	$47.38
Total		**NA**	**NA**	**$891,122**	**$41**

V. Fee Calculations

Land Type	EDUs per Unit	Fee
Residential (per unit)	1.00	$41
Non- Residential (per Sq. Ft	0.67	$0.027

VI. Fee Summary

Land Type	Fee per Unit / 1,000 Square
Residential (per unit)	$41
Non- Residential (per Sq. Ft	$0.027

HB 337 Projections

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
ALS Impact Fee:											
Residential Dwelling Unit	Unit	$41	$35.15	15.29%	$8.79	-	$4.39	$39.54	$43.94	-	-
Non-Residential	Sq. Ft.	$0.027	$0.0091	199.39%	-	$0.0046	$0.0011	$0.0102	$0.0114	$0.0125	$0.0137

APPENDIX A-1
CAPE CORAL. FL

Parks and Recreation

Park Category	Acres
Community Parks	272.4
Neighborhood parks	204.0
Regional Parks	462.0
School Site Parks	33.7
Special Use Parks	14.4
Total	986.5

Summary	Cost per Acre
Land Acquisition	$399,239
Park Development	$371,887
Total Cost per Acre	$771,126

Park Type	Dedication Requirement Acres per 1,000 Residents
Total Acre Requirement	4.51

Park Type	Cape Coral Comprehensive Plan Acreage LOS Target
Regional Park	4.00
Community Park	2.00
Neighborhood Park	2.00
Specialty Park	0.50

Population Demand Driving New Development

II. Unit Type	Projected Number of Units	Residents per Unit	Future Residents
	[a]	[b]	[c] = [a] x [b]
Residential Dwelling Unit	19,029	2.17	41,319
	19,029		41,319

Total Acres to Meet Future Park Standard

III. Unit Type	Acres per 1,000 Residents	Number of Future Residents	Total Number of Park Acres Required
	[a]	[b]	[c] = [a] x [b/1,000]*Req. Acres per 1,000
Residential Dwelling Unit	2.17	19,029	186.2
	Total	19,029	186.2

Financing Required to Meet Future Park Standard

IV. Category	Acres	Cost Per Acre		Facility Costs
	[a]	[b]		c = [a] x [b]
Park Development	186.2	$771,126		$143,613,213
		Minus curren	[d]	$4,637,613
		Total	[e] = [c] - [d]	$138,975,600
		No. of Reside	[f]	41,319
		Cost Per Resi	[g] = [e] / [f]	$3,363

Cost Allocation by Land Type

V. Unit Type	Residents per Unit	Cost per Unit	Number of Units	Cost Financed
	[a]	[b] = [a] x Cost per PPH	[c]	[d] = [b] x [c]
Residential Dwelling Unit	2.17	$7,303	19,029	$138,975,600
			19,029	$138,975,600

Summary (Maximum Calculated Fee)

VI. Unit Type	Fees
Residential Dwelling Unit	$7,303

HB 337 Projections

Impact Fee Type	Unit of Measure (UM)	Calculated Impact Fee	Existing Impact Fee	Percentage Increase over Existing Impact Fee	1%-25% Increase over Existing Impact Fee	25%-50% Increase over Existing Impact Fee	Annual Impact Fee Adjustments	2026 Impact Fees	2027 Impact Fees	2028 Impact Fees	2029 Impact Fees
Parks Impact Fee:											
Residential Dwelling Unit	Units	$7,303	$1,115.00	554.99%	-	$557.50	$139.38	$1,254.38	$1,393.75	$1,533.13	$1,672.50

APPENDIX B

City of Cape Coral, FL
Development Impact Fee Justification Study

INVENTORY AND FACILITIES NEEDS LIST

APPENDIX B-1
CAPE CORAL , CALIFORNIA
POLICE FACILITIES INVENTORY

	Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
[1][2]	Police Headquarters (3 stories)	1100 Cultrual Park Blvd.	100,755	$1,000	$100,755,000
[1][2]	Police Training Facilties		30,390	$554	$16,829,070
			131,145		**$117,584,070**

	Land		(Acres)	Unit Cost / Acre	Value
[3] [4]	Police Headquarters	1100 Cultrual Park Blvd.	7.16	$399,239	$2,858,549
	Police Training Facilties		4.59	$399,239	$1,832,505
			11.75		**$4,691,054**

[5] **Vehicles**

Make	Model	Year	Replacement Cost
Suppot Administration			
FORD	F150	2005	$ 80,500
FORD	F150	2006	$ 80,500
FREIGHTLINER	M2-106	2006	$ 1,000,000
TOYOTA	CAMRY	2009	$ 80,500
LENCO	BEARCAT	2013	$ 410,000
HUMMER	H3	2006	$ -
FORD	EXPLORER	2015	$ 80,500
FORD	EXPLORER	2015	$ 80,500
FORD	TAURUS	2015	$ 80,500
FORD	TAURUS	2015	$ 80,500
FORD	TAURUS	2015	$ 80,500
FORD	TAURUS	2015	$ 80,500
FORD	TAURUS	2015	$ 80,500
FORD	F150	2015	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	F150	2016	$ 80,500
FORD	F150	2016	$ 80,500
FORD	F150	2016	$ 80,500
FORD	EXPLORER	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	TAURUS	2016	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	TRANSIT 250	2017	$ 56,000
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	FUSION	2017	$ 80,500
FORD	FUSION	2017	$ 80,500
FORD	FUSION	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	TAURUS	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	EXPLORER	2017	$ 80,500
FORD	F150	2018	$ 80,500
FORD	FUSION	2018	$ 80,500
FORD	FUSION	2018	$ 80,500

APPENDIX B-1
CAPE CORAL, FL
FIRE FACILITIES INVENTORY

	Buildings	Address	(Sq. Ft.)	Cost / Sq. Ft.	Value
.] [2]	Cape Coral Fire Headquarters / Emergency Operations C	1115 Southeast 9th Avenue	14,000	$1,200	$16,800,000
	Fire Station 1	4610 Coronado Parkway	13,164	$1,200	$15,796,800
	Fire Station 2	521 Nicholas Parkway	9,683	$1,200	$11,619,600
	Fire Station 3	1627 Everest Parkway	10,580	$1,200	$12,696,000
	Fire Station 4	2007 Santa Barbara Blvd.	10,248	$1,200	$12,297,600
	Fire Station 5	1029 Diplomat parkway	6,449	$1,200	$7,738,800
	Fire Station 6	4540 Chiquita Blvd.	7,490	$1,200	$8,988,000
	Fire Station 7	3942 Burnt Store Road.	6,133	$1,200	$7,359,600
	Fire Station 8	707 SW 1st Street	12,308	$1,200	$14,769,600
	Fire Station 9	4107 Pelican Blvd.	13,212	$1,200	$15,854,400
	Fire Station 10	3623 Gator Circle West	4,685	$1,200	$5,622,000
	Fire Station 11	1038 Burnt Store Road	8,338	$1,200	$10,005,600
	Fire Station 12	2129 Chiquita Blvd.	10,286	$1,200	$12,343,200
	Fire Station 13	2025 NE 6th Street\	12,069	$1,200	$14,482,800
	Fire Training Tower	2120 SW 32nd Street	11,385	$1,200	$13,662,000
	Training Facility Support Building	2120 SW 32nd Street	4,239	$1,200	$5,086,800
	Total		**154,269**		**$185,122,800**
		Adjusted Fire Department Breakout	**148,422**		**$178,106,646**
		96.2%			

	Land		(Acres)	Cost / Acre	Value
3] [4]	Cape Coral Fire Headquarters / Emergency Operations C	1115 Southeast 9th Avenue	13.59	$399,239	$5,425,653
	Fire Station 1	4610 Coronado Parkway	1.19	$399,239	$475,094
	Fire Station 2	521 Nicholas Parkway	3.3	$399,239	$1,317,488
	Fire Station 3	1627 Everest Parkway	1.16	$399,239	$463,117
	Fire Station 4	2007 Santa Barbara Blvd.	2.13	$399,239	$850,378
	Fire Station 5	1029 Diplomat parkway	1.59	$399,239	$634,789
	Fire Station 6	4540 Chiquita Blvd.	1.63	$399,239	$650,759
	Fire Station 7	3942 Burnt Store Road.	1.18	$399,239	$471,102
	Fire Station 8	707 SW 1st Street	5.37	$399,239	$2,143,912
	Fire Station 9	4107 Pelican Blvd.	1.84	$399,239	$734,599
	Fire Station 10	3623 Gator Circle West	0.34	$399,239	$135,741
	Fire Station 11	1038 Burnt Store Road	2.95	$399,239	$1,177,754
	Fire Station 12	2129 Chiquita Blvd.	1.48	$399,239	$590,873
	Fire Station 13	2025 NE 6th Street\	1.18	$399,239	$471,102
	Training Facility Support Building	2120 SW 32nd Street	6	$399,239	$2,395,432
	Total		**44.93**		**$17,937,793**
		Adjusted Fire Department Breakout	**43.23**		**$17,257,951**
		96.2%			

Equipment & Property

[3]	Description	Type	Year	Cost	Replacement Cost
	General				
	Training Trailer	Wells Cargo	2004	$16,420	$20,000
	Reserve Marine Trailer	Nextrail	2006	$2,938	$6,000
	USAR Trailer	Wells Cargo	2007	$10,775	$18,000
	Foam Trailer	Carry-on	2014	$2,475	$6,000
	Logistics Trailer	Cynergy	2019	$8,380	$10,000
	Marine 3 Trailer	Firstload	2019	$4,685	$7,000
	Decon Trailer	Trivan	2020	$157,429	$20,000
	Marine 9	Boatmaster	2022	$11,310	$15,000
	Flat Utility Trailer	PJ Trailer	2022	$6,723	$9,000
	Dive Trailer	Intech	2023	$64,309	$75,000
	Marine 7 Trailer	Firstload	2024	$11,120	15000
	Marine 9 /Trailer / Outboard	30' Freedom Silvership Boat	2022	$299,381	$322,486
	Marine 7 / Trailer / Outboard	30' Freedom Silvership Boat	2024	$415,086	$418,822
	Old Marine 2 / Trailer / Outboard	19' Boston Whaler Boat	2006	$40,406	$73,539
	Marine 3 / Trailer / Outboard	27' Carolina Skiff Boat	2002	$20,671	$41,656
	Boat Lift Yacht Club	Yacht Club Boat Lift	2006	$11,205	$20,393
	Boat Lift Horton Park	Horton Park Boat lift w/ Canopy	2024	$54,758	$55,251
	6x6 side by side	Polaris	2016	$14,270	$31,000
				General Total	**$1,164,147**

[5]	Vehicle Equipment	Quantity	Unit Cost	Replacement Cost
	1.75" Key Hose 10'	50	$105	$5,272
	1.75" Key Hose 50'	290	$290	$84,033
	2" Key Hose 50'	50	$376	$18,790
	2.5" Key Hose 25'	25	$135	$3,370
	2.5" Key Hose 50'	180	$200	$35,996
	3" Key Hose 25'	15	$200	$3,000
	3" Key Hose 50'	195	$278	$54,259
	5" Key Hose 25'	40	$422	$16,895
	5" Key Hose 100'	225	$810	$182,356

10' Alco-Lite Attic Ladder	36	$530	$19,080
14' Alco-Lite Roof Ladder	27	$850	$22,950
16' Alco-Lite Roof Ladder	13	$863	$11,219
24' Alco-Lite 2 Section Ladder	18	$1,201	$21,614
35' Aloco-Lite 3 Section Ladder	6	$2,020	$12,121
SCBAs and Equipment	146	$12,122	$1,769,797
Truckman's Choice 16" Chain Saw	31	$2,375	$73,626
Husquvarna 14" Rotary Rescue Saw	29	$2,181	$63,252
Honda EU2200 / Portable Generator	8	$1,099	$8,792
16" Super Vac Battery/ Electric Fan	18	$5,812	$104,613
FLIR Thermal Imaging Camera w/ Charger	21	$4,679	$98,259
Streamlight Vulcan Clutch	100	$227	$22,700
Streamlight Survivor	120	$152	$18,260
Streamlight Portable Scene light	40	$950	$38,000
Akron Revel Light	25	$1,600	$40,000
Akron In-Line Eductor	20	$1,186	$23,718
Portable Landing Zone Kit	26	$297	$7,719
Elkhart Brass 1.5" XD Nozzle (175@50)	55	$780	$42,884
Trash Line Nozzle	30	$1,325	$39,750
Elkhart Brass 2.5" Smooth Bore w/ Stack Tips	30	$779	$23,374
Elkharts Brass 1.5" Smoothe Bore w/ 7/8 Tip	28	$563	$15,765
Elkhart Brass 2.5" Clappered Simese	38	$496	$18,858
Elkhart Brass hydrant gate valve	48	$517	$24,830
Elkhart Brass 2 1/2" gated wye	50	$310	$15,496
Elkhart Brass 2.5" XD Nozzle (250@50)	32	$865	$27,675
Elkhart Brass 1" nozzle	28	$1,047	$29,323
Elkhart Brass XD foam expansion tube (mid range)	30	$314	$9,419
Elkhart Brass 1.5" Female cap	50	$71	$3,563
Elkhart Brass 2.5" male cap	100	$83	$8,284
Akron Brass 1088 Piercing nozzle (36")	30	$788	$23,628
Akron Brass 2115 Piercing nozzle shutoff 1.5"	30	$590	$17,705
Fire Hooks K-Tool	35	$176	$6,146
Fire Hooks Unlimited Elevator key set	38	$227	$8,620
Fire Hooks Unlimited Triple drop elevator key	38	$48	$1,824
Fire Hooks Unlimited Heavy Duty bolt cutters 24"	45	$63	$2,835
Fire Hooks Unlimited Heavy Duty bolt cutters 36"	45	$101	$4,523
Fire Hooks Unlimited Non Conductive Cable Cutter	40	$119	$4,752
Harrington two person hose roller tool	40	$145	$5,795
Harrington Stortz to 2.5" female	50	$193	$9,659
Harrington hydrant adaptor	75	$229	$17,159
Leatherhead 4' Dry-wall hook with D-handle	48	$136	$6,534
Leatherhead 6' NY Hook w/ prybar end	60	$121	$7,262
Leatherhead 6' Lockwood Hook w/ prybar end	20	$153	$3,054
Leatherhead 8' NY Hook w/ prybar end	28	$153	$4,276
Leatherhead 8' Lockwood Hook w/ prybar end	15	$185	$2,772
Leatherhead 10' NY Hook w/ prybar end	24	$180	$4,309
Leatherhead 10' Lockwood Hook w/ prybar end	15	$221	$3,321
Leatherhead 6lbs pick head axe	65	$76	$4,918
Leatherhead 6lbs Flat Head Axe	38	$74	$2,795
Leatherhead 8lbs Ultra-Force flat head axe	24	$191	$4,590
Leatherhead 8lbs sledge hammer	38	$75	$2,850
Leatherhead Halligan Bar 30	58	$240	$13,922
Leatherhead 4' NY hook with D-handle	10	$101	$1,013
Red Head Spanner Wrench Triple Holder Set	70	$189	$13,244
Harrington LDH Spanner wrenches with mounting	70	$149	$10,415
Glass Master	35	$191	$6,678
Blitz Fire XXC-52 (MD12A and MST-3NJ)	26	$4,325	$112,450
TFT Deck gun with truck adaptor and portable base	18	$5,601	$100,822
TFT intake valve TFT AXD1ST-NX-F (6" in to 5" stor	24	$2,170	$52,068
TFT intake valve TFT AXE1ST-NX-F (6" in to 5" stor:	24	$2,170	$52,068
12' X 14' 18oz red heavy duty salvage cover	120	$150	$17,986
Large Fire shelters	140	$640	$89,600
Herbert 6" Hose Clamp	24	$462	$11,093
Tele-Lite Sprinkler Stop	60	$22	$1,349
18" Ratchet Hydrant Wrench	28	$252	$7,062
Foam bucket wrench	35	$11	$369
1.5" double male	45	$23	$1,028
1.5" double female	45	$61	$2,728
2.5" double male	58	$39	$2,270
2.5" double female	58	$79	$4,592
2.5" x 1.5" Reducer	45	$48	$2,171
2.5" reducer to 3/4" garden hose adpt.	40	$68	$2,708
5" Turbo Draft	10	$3,941	$39,412
Glass Knife	28	$469	$13,138
Big Easy	30	$122	$3,648
Water Cooler	38	$24	$923
Tool box w/ tools	32	$795	$25,440
Socket Set	32	$129	$4,128
D Handled shovels	55	$30	$1,650
Lock out tag out	32	$156	$4,994
Dewalt drill driver combo kit	32	$852	$27,264
Dewalt leaf blower	24	$285	$6,840

Collapable Cone set	35	$170		$5,961
Bee hoods	105	$28		$2,991
Holmatro V-strut stabilizers	48	$1,364		$65,472
Holmatro Support Plates	48	$392		$18,816
Holmatro Hooks set	48	$68		$3,264
Holmatro Pulling attachment set	48	$1,527		$73,296
Holmatro Pulling chains 3/8"	48	$428		$20,544
CMC Ladder Belts	48	$233		$11,205
Knox Key Defender w/ mount	21	$1,450		$30,450
Dell Laptops (MDT)	35	$1,800		$63,000
Ipads	25	$349		$8,725
iPhone 15	25	$699		$17,475
800 Mobile Radio	130	$7,232		$940,126
800 Portable Radio	137	$6,743		$923,831
VHF Mobile Radio	53	$800		$42,400
Holmatro Cutter	24	$14,027		$336,648
Holmatro Ram	24	$11,896		$285,504
Holmatro Spreader	24	$14,465		$347,160
Personal Ballistic Protection	75	$410		$30,750
Drager Single Gas 6000 Carbon Monoxide	28	$256		$7,168
	Vehicle Total	**111**	**Vehicle Equipment Total**	**$7,036,095**

[5] SPECIAL OPERATIONS DIVE EQUIPMENT (Package of what each apparatus gets)

Yellow Rescue Tube "Rescue"	1	$60		$60
Large Equipment Bag-No Mesh	1	$41		$41
Life Jacket	1	$85		$85
Mustang Rescue Swimmer Vest	1	$300		$300
Life Hammer	2	$20		$40
Mini Q40 Light (AA Batteries)	1	$34		$34
Gloves	2	$25		$50
Booties Size (10,11,12)	3	$32		$96
TUSA liberator x ten open heal	2	$34		$68
Clear silicone dive mask (no valve)	1	$27		$27
Snorkel	1	$12		$12
Throw /Search 3/8"Rope 70'	1	$54		$54
Red Guardian full-face mask w/ Buddy Phone	1	$1,400		$1,400
1st Stage regulator	1	$150		$150
Slimline Co-Pilot Console	1	$200		$200
Zeagle Express with pad kit	1	$325		$325
Dive Knife: 4.5" blunt end, yellow (or comparable)	1	$53		$53
Whistle	2	$5		$10
Yellow Zeagle pouch	1	$35		$35
Med. Size Pelican Light (C batteries)	1	$16		$16
Line Marker Buoy (M) (4"x2")	1	$21		$21
50 CF Air Tank	1	$250		$250
Weight Belt	1	$16		$16
4lbs soft weights	3	$12		$36
			Special Operations Dive	**$3,379**

[5] SPECIAL OPERATIONS HAZMAT TRUCK STATION/EQUIPMENT

AreaRAE Pro	1	$14,000		$14,000
AreaRAE Plus	1	$10,145		$10,145
MultiRAE Gas dectector	5	$3,536		$17,680
AccuRad PRD	2	$1,370		$2,740
Handheld Chemical Detector ChemPro 100i	1	$15,670		$15,670
HazMat ID System (Gemini)	1	$86,850		$86,850
Drager Single Gas 6000 Carbon Monoxide	4	$256		$1,024
Sensit G2 Gas Leak Detector	2	$2,282		$4,563
Level A Suit Dupont	4	$1,450		$5,800
Level B Suits Green Microchem	8	$126		$1,006
MicroFlex Alpha Tec Flash Suit	2	$4,075		$8,150
Lion MT94 Multi-Threat Suit	2	$3,431		$6,862
Universal Green Foam	220	$230		$50,600
Floor Absorbed	420	$9		$3,830
Oil Sorbent Boom	72	$75		$5,400
Adsorbent Drip Pans / Pkg of 12	20	$209		$4,177
Adsorbent Pad	30	$37		$1,110
			Special Operations Hazmat	**$239,609**

[5] SPECIAL OPERATIONS RESCUE DIVE STATION/ENGINE

Complete Dive setup and Rescue gear setup on eac	36	$3,500		$126,000
Dive Dry Suits	22	$2,200		$48,400
AquaEye - Handheld Sonar Device	4	$4,998		$19,991
Surface Station w/ Headset	1	$5,120		$5,120
MK-7 Buddy-Line Intercom	4	$1,800		$7,200

PowerCom 3000D Wireless Transceiver	8	$2,000		$16,000
CDK- Suface Coversion Kit Headset	3	$900		$2,700
200' 4-Wire Communication Rope	6	$896		$5,376
			Spec. Operatons Rescue Dive	**$230,787**

[5] **SPECIAL OPERATIONS TECHNICAL RESCUE EQUIPMENT**

Confined Space Equipment in the MCI trailer	1	35,915.80	**$35,916**

[5] **Personnel Equipment**

Bunker Gear w/Suspenders (2 sets per person)	540	$4,400	$2,376,000
Dual Certified Gear (After completion of 1st year)	270	$1,033	$278,910
Uniforms - Firefighter (Initial new hire)	270	$1,400	$378,000
Uniforms	270	$700	$189,000
Radio Strap	270	$93	$25,110
Rain Coat	270	$88	$23,760
Fire Gloves (includes: 2 sets per person)	540	$170	$91,800
Extrication Gloves	270	$57	$15,390
Glove Pouch	270	$13	$3,510
Utility Gloves	270	$23	$6,210
Helmet (includes: helmet and leather shield per per	270	$430	$116,100
Rubber Fire Boots (new hire 1st year)	10	$185	$1,850
Leather Fire Boots (After completion of 1st year)	540	$552	$298,080
Gear Bag (includes: 2 sets per person)	540	$84	$45,360
PBI/Carbon Hood (includes: 2 sets per person)	540	$240	$129,600
Safety Glasses	270	$13	$3,510
Wire cutters	270	$17	$4,590
Ambu Res-Cue Key	270	$13	$3,510
SCBA Mask w/1 bag (New)	270	$462	$124,740
Half Mask w/1 bag & cartridges) (New)	270	$62	$16,740
Rope Bag (includes: bag, webbing, rope & 2 carbine	270	$703	$189,743
MSA Investigator Half Mask	9	$34	$306
MSA Investigator Half Mask Cartridge	9	$29	$261
Accountability Tags (3 @ $3.50/ea) (New)	810	$11	$8,910
Dorm Locker Nameplate (New)	270	$7	$1,890
Gear Locker Nameplate (New)	270	$12	$3,240
Physicals	270	$600	$162,000
Software - Target Solutions	298	$103	$30,694
Software - PowerDMS	298	$12	$3,576
Software - Telestaff (UKG)	325	$127	$41,275
Monitors - 24" LCD Monitor (2)	300	$345	$103,500
Software - Nuance Power PDF Advance (v.2.0) (Rep	300	$150	$45,000
Cisco Phone - 8865	300	$264	$79,200
Panasonic Toughpad FZ-G1-10.1" CORE 15 5300U 8	300	$3,489	$1,046,700
Panasonic FZ VEBG11U - Docking Station Desktop	300	$405	$121,500
Panasonic CF AA6413CM - Power Adapter	300	$94	$28,200
IKEY - Folding Keyboard (for Panasonic FZG1) (Stan	300	$440	$132,000
Wireless Keyboard and Mouse	300	$103	$30,900
Speakers - USB	300	$22	$6,600
USB Hub	300	$53	$15,900
Furniture - (Office)	300	$1,000	$300,000
Furniture - Fire Inspector (Chair)	300	$269	$80,700
Fire Inspector Helmet w/Light ($213 Helmet, $120 l	300	$342	$102,600
Tool Box with tools for Fire Inspector	300	$340	$102,000
Air monitoring (CO detector and 4 gas meters)	300	$1,025	$307,500
Camera (Fire Inspector)	300	$820	$246,000
Cell Phone ($100.00 Average Monthly Charge phor	300	$1,465	$439,500
Cell Phone ($41 Average Monthly Charge)	300	$603	$180,900
Wireless Internet Service ($37.72 Monthly Charge)	300	$555	$166,500
APX 6000 Portable Radio w/microphone, carrycase	300	$5,619	$1,685,700
800 MHZ User Fee ($28.22 per radio per monthly bi	300	$830	$249,000
Books - (Certified Personnel - Fire Inspector)(Life Sa	300	$272	$81,600
Membership/Subscriptions (Certified Personnel - Fi	300	$119	$35,700
Business Cards	300	$67	$20,100
Travel Costs (Certified Personnel - Fire Inspector)	300	$1,150	$345,000
Training /Seminars (Certified Personnel - Fire Inspe	300	$500	$150,000
Unleaded Fuel	300	$3,864	$1,159,200
		Personal Equipment	**$11,835,165**

[5] **Station Equipment (per station)**
13 Stations
13

Air Compressor	1	$735	$9,555
Air Compressor Connection Items	1	$105	$1,365
American Flag	2	$24	$307

Baking Sheet Set	2	$4	$54
Bath Mats	5	$16	$205
Battery Charger	1	$137	$1,775
Black Spray Paint	2	$8	$99
Box Grater	1	$14	$177
Bulletin Boards / Dry Erase	7	$137	$1,775
Bunn Coffee maker with top warmer	1	$252	$3,276
Can Opener	1	$31	$407
Cast Iron Skillet	1	$39	$505
Clock	2	$22	$287
Clothes dryer	1	$1,679	$21,827
Clothes washer	1	$1,750	$22,750
Coffee Cups	10	$3	$41
Computer	3	$1,565	$20,339
Computer Monitors	4	$183	$2,375
Computer Speakers	3	$37	$478
Cookware Set	2	$84	$1,092
Crock Pot	1	$45	$587
Cutting Board - Med	2	$7	$89
Cutting Board Large	2	$10	$128
DEF	1	$58	$751
Digital Meat Thermometer	1	$10	$136
Dinner Bowls	5	$3	$34
Dinner Forks	36	$2	$27
Dinner Plates	10	$3	$34
Dish Drainer Set	1	$19	$246
Dish Towels	1	$5	$68
Dishwasher	1	$664	$8,632
Dishwasher Tablets	1	$18	$232
Dispatch Alerting System	1	$122,700	$1,595,100
Door Mats	5	$16	$209
Dumbbells	1	$2,099	$27,286
Dumbell rack	1	$878	$11,408
Electric Griddle	2	$52	$681
Fire Cabinet	1	$1,260	$16,380
Freezer	1	$2,099	$27,287
Gallon drink pitchers	3	$5	$66
Garden Hose - 100 Ft	3	$52	$682
Garden Hose Hanger	3	$26	$341
Garden Hose nozzle	3	$8	$109
Gear Dryer	1	$7,871	$102,323
Gear extractor	1	$12,779	$166,127
Gear lockers	19	$644	$8,376
Generator	1	$350,000	$4,550,000
Grill	1	$893	$11,603
Grill brush	2	$14	$177
Grill Gas Line	1	$32	$410
Hand Mixer	1	$51	$669
Ice Machine	1	$3,318	$43,134
Insect Repellant	2	$6	$80
Jump rope	2	$13	$171
Kettlebell 35#	2	$55	$715
Kettlebell 55#	2	$82	$1,066
Knife block/set	1	$73	$955
Lamps - Desk	3	$63	$819
Lamps - Floor	2	$105	$1,365
Large sandbag	1	$65	$845
Leaf Blower	1	$176	$2,293
Light Bulbs (40w)	1	$7	$94
Light Bulbs (60w)	1	$7	$94
Liquid Dish Soap	4	$2	$26
Mail Box	1	$116	$1,502
Masking Tape	2	$6	$81
Mat and accessories	1	$300	$3,900
Mattress Covers (bedbug/Twin XL)	8	$27	$355
Mattresses	10	$479	$6,227
Medicine ball 15#	1	$75	$975
Medicine ball 20#	1	$85	$1,105
Medium sandbag	1	$75	$975
Microwave	1	$259	$3,367
Mixing bowls/set	1	$19	$246
Office Chair - LT	1	$315	$4,095
Office Chairs	17	$135	$1,761
Olympic lifting bar	2	$300	$3,900
Outdoor Bench	1	$198	$2,580
Outdoor chairs	6	$309	$4,017
Picnic Table	1	$194	$2,525
Plastic Cups	10	$2	$27
Plyometric box	2	$125	$1,625
Potato Masher	1	$12	$157
Printer - For Calls	1	$450	$5,856
Printer Scanner Combo	1	$735	$9,555

Radio (Motorola)	1	$32,307		$419,991
Reception Chairs	2	$252		$3,276
Recliners	5	$774		$10,062
Red Spray Paint	2	$5		$66
Refrigerator	1	$1,949		$25,337
Resealable Food Container Sets	1	$21		$273
Resistance bands	2	$40		$519
Rowing machine	1	$1,188		$15,444
Sandpaper (5 pack)	1	$3		$41
SCBA Fill Station	1	$48,340		$628,420
Serving Spoons	4	$4		$52
Shedder	1	$108		$1,406
Shoe Polish Kits	1	$12		$162
Shop Vac	1	$156		$2,034
Shower Curtain	4	$53		$683
Silicone hot pads	2	$3		$38
Silicone pot holders	2	$14		$177
Silver Spray Paint	2	$8		$104
Skillet	1	$42		$546
Squat rack	1	$395		$5,135
Station Air Compressor	1	$1,241		$16,136
Stationary air bike	1	$749		$9,737
Steak knives/set	2	$14		$177
Storage Shelving	10	$79		$1,024
Table	1	$4,100		$53,300
Telephone - 2 Line Model 7945	4	$263		$3,413
Toaster	1	$45		$588
Tongs	2	$5		$69
Treadmill	1	$2,969		$38,597
Truck Chamois	4	$14		$177
TV Dayroom	1	$1,399		$18,187
TV - Gym	1	$397		$5,161
TV - VTC	1	$397		$5,161
UPS - Battery Backup	3	$142		$1,843
Utility Bench	1	$595		$7,735
Vegetable peeler	1	$4		$55
Vice	1	$167		$2,170
VTC	1	$3,253		$42,288
Waste Cans	9	$8		$109
Weight plates 10#	4	$24		$312
Weight plates 15#	4	$30		$390
Weight plates 25#	4	$40		$520
Weight plates 35#	4	$56		$728
Weight plates 45#	4	$72		$936
Weight plates 5#	4	$6		$78
Weight sled	1	$799		$10,387
White Spray Paint	2	$5		$68
Wooden Cooking Utensils Set	1	$14		$177
Work Bench	1	$630		$8,190
Weighted manikin for training	13	$1,457		$18,941
			Station Equipment	**$8,085,789**

[5] Training Equipment/Inventory at Training Facility

Weighted manikin for training	4	$1,475	$5,900
Braskey Forcible Entry Door Prop	2	$9,000	$18,000
Woods Forcible Entry Door Prop	2	$3,500	$7,000
FLIR K65 TIC	2	$6,000	$12,000
Seek Pro 200	10	$700	$7,000
RCA VHF Radio, Encryption w/ laper mic, 6 bank	18	$2,566	$46,188
Kestrel Heat Stress Tracker 5400 w/ iPad	1	$965	$965
Go Pro's Video Recorder	6	$340	$2,040
Braskey Crush Door Prop	1	$1,500	$1,500
Braskey Garage Door Prop	1	$7,700	$7,700
Vent Roof Prop - Hydralic	1	$28,900	$28,900
Lion Smoke Machine - Protable	2	$6,900	$13,800
Lion Attack LED Fire Simulator	2	$14,500	$29,000
Fire House Inovation Forcible Entry Door	1	$9,000	$9,000
VEIS Window Entry Prop	2	$2,850	$5,700
Bunker Gear Extrator	1	$12,779	$12,779
Bunker Gear Dryer	1	$7,871	$7,871
MAKO Air Compressor - BAM08H	1	$74,910	$74,910
MSA SCBA	10	$12,121	$121,210
MSA SCBA Bottles	10	$1,600	$16,000
Flat Head Axe	6	$191	$1,146
Sledge Hammers	8	$75	$600
Haligans	12	$240	$2,880
Lockwood Hooks	3	$152	$456
MSA Safty Harness	4	$250	$1,000
200 ft Rope w/ bag	2	$500	$1,000

Rope Rigging Equipment	1	$3,800		$3,800
Pick Head Axe	8	$75		$600
Flashover Prop	1	$7,736		$7,736
MIG Welder - Miller 215	1	$2,800		$2,800
Plasma Cutter - Miller 625-X	1	$2,500		$2,500
NY Hook	3	$121		$363
Apple Computer - w/ video edit software	1	$3,158		$3,158
Outdoor AV Equipment	1	$3,400		$3,400
Indoor AV Equipment	3	$800		$2,400
MSA RIT Pack	1	$8,500		$8,500
Keiser Sled	1	$4,400		$4,400
Treadmill	1	$2,969		$2,969
Squat rack	1	$395		$395
Utility Bench	1	$595		$595
Plyometric box	2	$125		$250
Stationary air bike	1	$749		$749
Resistance bands	2	$40		$80
Olympic lifting bar	2	$300		$600
Weight sled	1	$799		$799
Dumbell rack	1	$878		$878
45# weight plates	4	$72		$288
35# weight plates	4	$56		$224
25# weight plates	4	$40		$160
15# weight plates	4	$30		$120
10# weight plates	4	$24		$96
5# weight plates	4	$6		$24
20# medicine ball	1	$85		$85
15# medicine ball	1	$75		$75
Medium sandbag	1	$75		$75
Large sandbag	1	$65		$65
Jump rope	2	$13		$26
35# kettlebell	2	$55		$110
55# kettlebell	2	$82		$164
Rowing machine	1	$1,188		$1,188
Dumbell set	1	$1,941		$1,941
Mat and accessories	1	$300		$300
			Training Equipment	**$486,458**

Vehicles

Fire Adminitration

Makr	Model	Year	Replacement Cost
CHEVROLET	TAHOE	2019	$80,000
FORD	EXPEDITION	2024	$80,000
FORD	EXPEDITION	2024	$80,000
FORD	EXPEDITION	2024	$80,000
	Total	**4**	**$320,000**

Fire Logistics

FORD	F150	2016	$75,000
FORD	F250	2017	$76,500
FORD	TRANSIT 350	2018	$70,000
FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2018	$75,000
FORD	F150	2018	$75,000
FORD	F250	2019	$76,500
FORD	F450	2020	$340,000
FORD	EXPEDITION	2022	$80,000
FORD	ESCAPE	2022	$30,000
FORD	EXPLORER	2023	$80,000
FORD	TRANSIT 250	2024	$65,000
FORD	TRANSIT 350	2024	$70,000
	Total	**14**	**$1,263,000**

Fire Special Operations

INTERNATIONAL	4400	2005	$1,400,000
SUTPHEN	RESCUE	2024	$340,000
	Total	**2**	**$1,740,000**

Fire EMS Operations

FORD	F150	2016	$75,000
	Total	**1**	**$75,000**

Fire Bureau of Fire Prevention

FORD	F150	2017	$75,000

FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2018	$75,000
FORD	F150	2020	$75,000
FORD	F150	2023	$75,000
FORD	F150	2023	$75,000
FORD	EXPLORER	2024	$75,000
	Total	**11**	**$825,000**

Fire Operations

FORD	F550	2004	$340,000
E-ONE	TYPHOON	2005	$1,400,000
E-ONE	HP95 SIDESTACKER	2005	$2,400,000
E-ONE	TYPHOON	2006	$2,400,000
INTERNATIONAL	7400	2007	$300,000
E-ONE	TYPHOON	2008	$1,400,000
INTERNATIONAL	4400	2009	$1,400,000
SUTPHEN	MONARCH	2012	$1,400,000
AMG	M	1985	$187,000
FUEL TANK	METAL	1985	
SUTPHEN	MONARCH	2013	$340,000
SUTPHEN	MONARCH	2015	$1,400,000
SUTPHEN	MONARCH	2015	$1,400,000
SUTPHEN	MONARCH	2016	$1,400,000
SUTPHEN	SL75	2016	$2,400,000
SUTPHEN	MONARCH	2016	$1,400,000
SUTPHEN	SHIELD SERIES S2	2016	$1,400,000
CHEVROLET	TAHOE	2016	$80,000
FORD	F550	2017	$340,000
SUTPHEN	MONARCH	2017	$1,400,000
FORD	F550	2017	$340,000
CHEVROLET	TAHOE	2018	$80,000
FORD	F550	2017	$187,000
FORD	F550	2017	$187,000
FORD	F550	2017	$187,000
FORD	F550	2017	$340,000
FORD	F550	2018	$340,000
FORD	F550	2018	$340,000
FORD	F550	2019	$340,000
FORD	F150	2018	$340,000
SUTPHEN	SPH100	2019	$2,400,000
SUTPHEN	SL100	2020	$2,400,000
SUTPHEN	CUSTOM PUMPER	2021	$1,400,000
SUTPHEN	CUSTOM PUMPER	2021	$1,400,000
SUTPHEN	CUSTOM PUMPER	2021	$1,400,000
SUTPHEN	SL100	2021	$2,400,000
FORD	F150	2021	$75,000
FORD	F150	2022	$75,000
FORD	F150	2022	$75,000
SUTPHEN	SL100	2023	$2,400,000
FORD	EXPLORER	2023	$75,000
SUTPHEN	CUSTOM PUMPER	2023	$1,400,000
FREIGHTLINER	M2-106	2024	$1,400,000
FORD	F550	2023	$340,000
FORD	F150	2024	$75,000
ACELA	MONTERRA GL	2002	$136,000
FORD	F550	2024	$187,000
FORD	EXPEDITION	2024	$187,000
FORD	F350	2024	$187,000
FORD	F550	2024	$1,400,000
SUTPHEN	CUSTOM PUMPER	2024	$1,400,000
SUTPHEN	CUSTOM PUMPER	2024	$1,400,000
FORD	F550	2026	$340,000
	Total	**53**	**$48,020,000**

Professional Fire Standards

FORD	F150	2017	$75,000
FORD	F150	2017	$75,000
FORD	F150	2018	$75,000
FORD	F150	2018	$75,000
FORD	F150	2019	$75,000
FORD	EXPEDITION	2023	$80,000
FORD	F250	2024	$76,500
FORD	F250	2024	$76,500
	Total	**8**	**$608,000**

Sources and Documentation

[1] DTA Fire facilities and square footage in square foot Per City

[2] Cost per square foot for public safety buildings in the Florida area range depending
on type of structure, DTA looks ar comparable buildings and the costs per Square Foot
or each specific type of structure and accepts $1,200 per SF an acceptable estimation of construction costs.
Building costs for public safety facilities are somewhat higher than conventional structures as they must be built
to a higher standard and assume a higher level of use (24-hour use, 365 days a year)
Adjusted Fire Department Breakout: Square footage and acreage use has been adjusted to reflect the 40.9% allocation towards general firefighting inventory

[3] Acreage of Building land size in acres provided by Cape Coral
[4] Cost per acre of $399,239 for land per CoStar Real Estate Software based on 122 undeveloped real estate sales in Cape Coral between 2020 and 2025

[5] Equipment inventory listed below per the city of Cape Coral
General Equipment
Vehicle Equipment
Special Operations Dive Equip.
Special Operations Hazmat
Spec. Operatons Rescue Dive
Spec. Operatons Tech. Rescue
Personnel Equipment
Station Equipment
Training Equipment

[6] Vehicle inventory estimate per Cape Coral Asset Management Program Capital Equipment List

APPENDIX B-1
CAPE CORAL, FL.
ALS FACILITIES INVENTORY

	Buildings	Address	(Sq. Ft.)	Cost / Sq. Ft.	Value
[1] [2]	Cape Coral Fire Headquarters / Emergency Operations C	1115 Southeast 9th Avenue	14000	$1,200	$16,800,000
	Fire Station 1	4610 Coronado Parkway	13,164	$1,200	$15,796,800
	Fire Station 2	521 Nicholas Parkway	9,683	$1,200	$11,619,600
	Fire Station 3	1627 Everest Parkway	10,580	$1,200	$12,696,000
	Fire Station 4	2007 Santa Barbara Blvd.	10,248	$1,200	$12,297,600
	Fire Station 5	1029 Diplomat parkway	6,449	$1,200	$7,738,800
	Fire Station 6	4540 Chiquita Blvd.	7,490	$1,200	$8,988,000
	Fire Station 7	3942 Burnt Store Road.	6,133	$1,200	$7,359,600
	Fire Station 8	707 SW 1st Street	12,308	$1,200	$14,769,600
	Fire Station 9	4107 Pelican Blvd.	13,212	$1,200	$15,854,400
	Fire Station 10	3623 Gator Circle West	4,685	$1,200	$5,622,000
	Fire Station 11	1038 Burnt Store Road	8,338	$1,200	$10,005,600
	Fire Station 12	2129 Chiquita Blvd.	10,286	$1,200	$12,343,200
	Fire Station 13	2025 NE 6th Street\	12,069	$1,200	$14,482,800
	Fire Training Tower	2120 SW 32nd Street	11,385	$1,200	$13,662,000
	Training Facility Support Building	2120 SW 32nd Street	4,239	$1,200	$5,086,800
	Total		**154,269**		**$185,122,800**
		ALS Breakout	**5,847**		**$7,016,154**
		3.8%			

	Land		(Acres)	Cost / Acre	Value
[3] [4]	Cape Coral Fire Headquarters / Emergency Operations C	1115 Southeast 9th Avenue	13.59	$399,239	$5,425,653
	Fire Station 1	4610 Coronado Parkway	1.19	$399,239	$475,094
	Fire Station 2	521 Nicholas Parkway	3.3	$399,239	$1,317,488
	Fire Station 3	1627 Everest Parkway	1.16	$399,239	$463,117
	Fire Station 4	2007 Santa Barbara Blvd.	2.13	$399,239	$850,378
	Fire Station 5	1029 Diplomat parkway	1.59	$399,239	$634,789
	Fire Station 6	4540 Chiquita Blvd.	1.63	$399,239	$650,759
	Fire Station 7	3942 Burnt Store Road.	1.18	$399,239	$471,102
	Fire Station 8	707 SW 1st Street	5.37	$399,239	$2,143,912
	Fire Station 9	4107 Pelican Blvd.	1.84	$399,239	$734,599
	Fire Station 10	3623 Gator Circle West	0.34	$399,239	$135,741
	Fire Station 11	1038 Burnt Store Road	2.95	$399,239	$1,177,754
	Fire Station 12	2129 Chiquita Blvd.	1.48	$399,239	$590,873
	Fire Station 13	2025 NE 6th Street\	1.18	$399,239	$471,102
	Training Facility Support Building	2120 SW 32nd Street	6	$399,239	$2,395,432
	Total		**44.93**		**$17,937,793**
		ALS Breakout	**1.70**		**$679,842**
		3.8%			

[5]	**ALS Equipment**				
	Cardiac Monitors / LikePak 15 (total)	16	$48,831		$781,300
	CR2 AED (total)	25	$1,986		$49,644
	Mini drug fridge	13	$55		$715
	Red Airway Bag (empty) *	28	$310		$8,680
	O2 bag w/ wrench & Regulator	28	$160		$4,480
	Orange Trauma Box (empty) *	28	$350		$9,800
	Yellow Drug Box (empty) *	13	$350		$4,550
	Slishman Traction Splints	28	$207		$5,796
	Pulse Oximeter	15	$746		$11,190
	Orange Speedboard	28	$165		$4,620
	Backboard	15	$189		$2,835
	Triage Belt with Tapes	28	$60		$1,680
	Suction Unit	28	$496		$13,888
	EZ IO Power Driver Drill w/ Case	13	$350		$4,550
	S.A.V.E. Kit w/ accessories	79	$175		$13,825
	Cervical Collar Bag	28	$55		$1,540
	Binder Lift	15	$775		$11,625
	McGrath Video Laryngoscope	13	$1,450		$18,850
	Pedi Immobilization Board	28	$95		$2,660
	Mega Mover	28	$17		$476
				ALS Equipment	**$952,228**

Vehicles

[6]	Description	Type	Year Acquired	Costs	Replacement Cost
	Reserve Engine	Class A Pumper	2005	$332,957	$980,000
	Reserve Platform Truck	95' Platform	2005	$732,997	$2,000,000
	Reserve Ladder Truck	75' Stick	2006	$550,094	$1,800,000
	Reserve Engine	Class A Pumper	2008	$290,302	$980,000
	Reserve Engine	Class A Pumper	2009	$226,363	$980,000
	Sutphen Reserve Engine	Class A Pumper	2012	$452,420	$980,000
	Sutphen Reserve Engine	Class A Pumper	2013	$450,130	$980,000
	Sutphen Reserve Engine	Class A Pumper	2015	$478,389	$980,000
	Sutphen Reserve Engine	Class A Pumper	2015	$508,551	$980,000
	Sutphen Engine	Class A Pumper	2016	$475,272	$980,000

Sutphen Ladder Truck	75' Stick	2016	$774,357	$980,000
Sutphen Engine	Class A Pumper	2016	$479,533	$1,800,000
Sutphen Engine	Class A Pumper	2016	$479,533	$980,000
Sutphen Engine	Class A Pumper	2017	$490,563	$980,000
Sutphen Platform Truck	100' Platform	2019	$1,369,626	$2,000,000
Sutphen Ladder Truck	100' Stick	2020	$1,147,505	$1,800,000
Sutphen Engine	Class A Pumper	2021	$560,776	$980,000
Sutphen Engine	Class A Pumper	2021	$560,776	$980,000
Sutphen Engine	Class A Pumper	2021	$666,191	$980,000
Sutphen Ladder Truck	100' Stick	2021	$1,142,350	$1,800,000
Sutphen Engine	Class A Pumper	2023	$889,535	$980,000
Sutphen Ladder Truck	100' Stick	2023	$1,342,815	$1,800,000
Sutphen Engine	Class A Pumper	2024	$619,695	$980,000
Sutphen Engine	Class A Pumper	2024	$727,930	$980,000
Small Rescue	Ford F-550	2017	$157,774	$300,000
Small Rescue	Ford F-550	2017	$157,774	$300,000
Small Rescue	Ford F-550	2018	$165,134	$300,000
Small Rescue	Ford F-550	2018	$165,134	$300,000
Small Rescue	Ford F-550	2023	$237,182	$300,000
Small Rescue	Ford F-550	2024	$265,460	$300,000
Large Brush Truck (reserve)	AMG 5 Ton	1985	$91,500	$350,000
Small Brush Truck	Ford F-550	2017	$127,500	$300,000
Small Brush Truck	Ford F-550	2017	$127,500	$300,000
Small Brush Truck	Ford F-550	2017	$127,500	$300,000
Large Brush Truck	Acela 5 Ton	2002	$299,715	$350,000
Small Brush Truck	Ford F-550	2024	$287,293	$300,000
3000 Gallon Tender (reserve)	International 7400	2007	$209,273	$470,000
3000 Gallon Tender	Freightliner	2024	$440,175	$470,000
Hazmat Truck	International 4400	2005	$88,266	$1,800,000
4x4 side by side	Honda Pioneer 1000-5	2022	$20,917	$31,000
4x4 side by side	Honda Pioneer 1000-5	2023	$26,280	$31,000
4x4 side by side	Honda Pioneer 1000-5	2025	$29,131	$31,000
Inspector Lt	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2017	$46,047	$75,000
Inspector	Ford F-150	2018	$40,957	$75,000
Inspector	Ford F-150	2020	$46,536	$75,000
Inspector	Ford F-150	2023	$72,681	$75,000
Inspector	Ford F-150	2023	$72,681	$75,000
		52	**Total**	**$36,943,000**
	Fire Departmen Breakout	**2.0**	**Fire Departmen Breakout**	**$1,400,140**

Sources and Documentation

[1] DTA ALS facilities and square footage in square foot Per City

[2] Cost per square foot for public safety buildings in the Florida area range depending
on type of structure, DTA looks ar comparable buildings and the costs per Square Foot
or each specific type of structure and accepts $1,200 per SF an acceptable estimation of construction costs.
Building costs for public safety facilities are somewhat higher than conventional structures as they must be built
to a higher standard and assume a higher level of use (24-hour use, 365 days a year)
Adjusted ALS Breakout: Square footage and acreage use has been adjusted to reflect the 59.1% allocation towards general firefighting inventory

[3] Acreage of Building land size in acres provided by Cape Coral
[4] Cost per acre of $399,239 for land per CoStar Real Estate Software based on 122 undeveloped real estate sales in Cape Coral between 2020 and 2025

[5] Equipment inventory listed below per the city of Cape Coral
Advanced Life Support Services (ALS)

[6] Vehicle inventory estimate per Cape Coral Asset Management Program Capital Equipment List
Adjusted ALS Breakout:Vehicle inventory has been adjusted to reflect the 59.4% allocation towards general firefighting inventory

APPENDIX B-1
CAPE CORAL, FL
PARKS FACILTIES LIST

[1] [2] Parks	Address	Type	(Acres)	Cost / Acre	Value
Cape Coral Sports Complex	1410 Sports Blvd.	Comm+nity	52	$399,239	$20,760,410
William "Bill" Austim Youth Center	315 SW 2nd Ave	Commiunity	10.4	$399,239	$4,152,082
Northwest Softball Complex	1030 16 Place	Community	15.0	$399,239	$5,988,580
Lake Community Park	400 Santa Barbara Ave.	Community	46	$399,239	$18,364,978
Strausser BMX Sports Complex	1410 SW 6th Place	Community	20.0	$399,239	$7,984,773
Storm Football Complex	2602 Chiquita Blvd	Community	10	$399,239	$3,992,387
Koza Saladino Park	301 SW 30 Terrace	Community	11.00	$399,239	$4,391,625
Yacht Club Community Park	5819 Driftwood Parkway	Community	13	$399,239	$5,190,103
Pelican Soccer Complex	4020 SW 2nd Court	Community	14	$399,239	$5,589,341
Pelican Baseball Complex	4128 Pelican Blvd	Community	16	$399,239	$6,387,819
Crystal Lakes Park	4307 NW 36th Street	Community	65	$399,239	$25,950,513
		Community Parks Total	**272.4**		
Seahawk Airfield at Festival Park	1030 NW 298 Street	Neighborhood	13.5	$399,239	$5,389,722
Giuffrida Park	1044 NE 4 Street	Neighborhood	3.7	$399,239	$1,477,183
Burton Memorial Park	1502 NE 3 Terrace	Neighborhood	8.5	$399,239	$3,393,529
Reflections Parl	815 Nicholas Parkway	Neighborhood	0.25	$399,239	$99,810
Cultural Park	528 Cultural Park Blvd.	Neighborhood	16	$399,239	$6,387,819
Saratoga Lake Park	170 SE 4 Terrace	Neighborhood	5.0	$399,239	$1,996,193
Jason Verdow	801 SE 27 Street	Neighborhood	5.00	$399,239	$1,996,193
Horton Park and Boat Ramp	2628 SE 26 Place	Neighborhood	5.00	$399,239	$1,996,193
Jaycee Park	4215 SE 20 Place	Neighborhood	11.80	$399,239	$4,711,016
Veterans Park	4140 Coronado Parkway	Neighborhood	4.2	$399,239	$1,676,802
Four Freedoms Park	4818 Tarpon Court	Neighborhood	3.2	$399,239	$1,277,564
Camelot Park	1718 SW 52 Terrace	Neighborhood	6.4	$399,239	$2,555,127
Bernice Braden Park	2051 Cape Coral	Neighborhood	10	$399,239	$3,992,387
Joe Stonis Park	3444 Ceiiitus Parkway	Neighborhood	7	$399,239	$2,794,671
Paul Sanborn Park	2310 SE 3rd Street	Neighborhood	3	$399,239	$1,197,716
Sirenia Vista Park	3916 Ceitus Parkway	Neighborhood	8	$399,239	$3,193,909
Del Prado Linear Park	1222 NE 16th Place	Neighborhood	9	$399,239	$3,593,148
Founders Park	929 SE 46th Lane	Neighborhood	0.75	$399,239	$299,429
Joe Coviello Park	3514 Oasis Park	Neighborhood	50.4	$399,239	$20,121,629
Sands Park	2718 SW 43 Terrace	Neighborhood	16.5	$399,239	$6,587,438
Gator Trails Park	3628 Garden Blvd	Neighborhood	16.8	$399,239	$6,707,210
		Neighboorhod Total	**204**		
Four Mile Cove Ecological Park	2101 SE 23rd Terrace	Regional	365	$399,239	$145,722,112
Rotary Park Environmental Center	5505 Rose Garden Road	Regional	97	$399,239	$38,726,150
		Regional Total	**462**		
Jim Jeffers Park	2817 SW 3 Lane	School Park Site	18.7	$399,239	$7,465,763
Caloosa Park	610 Del Prado Blvd	School Park Site	15	$399,239	$5,988,580
		School Park Total	**33.7**		
Rosen Park and Boat Ramp	2414 SE 15 Terrace	Special Use Park	14.4	$399,239	$5,749,037
		Special Use Total	**14.4**		
		Total Park Acres	**986.50**		**$393,848,940**
			Number of Parks	**37**	

Equopment / Propoert	
Communiy Parks	$93,675,000
Neighborhood parks	$161,287,500
Regional Parks	$62,000,000
School Site Parks	$31,250,000
Special Use Parks	$17,000,000
Total	**$365,212,500**

Vehicles	
Total Cost	$1,654,000
Total Vehicles	25

Notes and Documentation:

[1] Inventory of Park Land and acreage information provided by the City of Cape Coral
[4] Cost per acre of $399,239 for land per CoStar Real Estate Software based on 122 undeveloped real estate sales in Cape Coral between 2020 and 2025

[3] Parks Property and Equipment inventory provided by Cape Coral
[4] Vehicle inventory and costs provided by Ca\pe Coral

FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	TAURUS	2018	$	80,500
FORD	TAURUS	2018	$	80,500
FORD	TAURUS	2018	$	80,500
FORD	TAURUS	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	F150	2018	$	80,500
FORD	F150	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	F150	2018	$	80,500
FORD	F150	2018	$	80,500
FORD	F150	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2017	$	80,500
FORD	EXPLORER	2017	$	80,500
FORD	EXPLORER	2017	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	FUSION	2018	$	80,500
FORD	FUSION	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	EXPLORER	2018	$	80,500
FORD	TAURUS	2019	$	80,500
FORD	TAURUS	2019	$	80,500
FORD	TAURUS	2019	$	80,500
FORD	TAURUS	2019	$	80,500
FORD	TAURUS	2019	$	80,500
FORD	EXPLORER	2019	$	80,500
FORD	F250	2019	$	83,000
FORD	F250	2019	$	83,000
FORD	F250	2019	$	83,000
FORD	F250	2019	$	83,000
FORD	F250	2019	$	83,000
FORD	F250	2019	$	83,000
FORD	TRANSIT 250	2019	$	56,000
FORD	F350	2019	$	125,000
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	F150	2022	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
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FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
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FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	F150	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	F250	2022	$	83,000
FORD	F250	2022	$	83,000
FORD	ESCAPE	2022	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	F150	2022	$	80,500
DODGE	CARAVAN	2018	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	F150	2023	$	80,500
FORD	F150	2023	$	80,500
FORD	F150	2023	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	EXPLORER	2022	$	80,500
FORD	F150	2023	$	80,500
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FORD	EXPLORER	2023	$	80,500
FORD	F150	2023	$	80,500
FORD	EXPLORER	2023	$	80,500
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FORD	EXPLORER	2023	$	80,500
FORD	TRANSIT CONNECT	2023	$	56,000
FORD	EXPLORER	2023	$	80,500
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FORD	F150	2024	$	80,500
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FORD	EXPLORER	2024	$	80,500
LEXUS	ES350	2008	$	80,500
FORD	EXPLORER	2024	$	80,500
FORD	TRANSIT 350	2024	$	75,000
FORD	EXPLORER	2024	$	80,500
FORD	EXPLORER	2024	$	80,500
FORD	TRANSIT 350	2024	$	75,000
FORD	TRANSIT 350	2024	$	75,000
FORD	EXPLORER	2025	$	80,500
FORD	EXPLORER	2025	$	80,500
FORD	EXPLORER	2025	$	80,500
FORD	F150	2025	$	80,500
FORD	F150	2025	$	80,500
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FORD	F150	2025	$	80,500
FORD	F150	2025	$	80,500
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FORD	EXPLORER	2025	$	80,500
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FORD	EXPLORER	2025	$	80,500
FORD	EXPLORER	2023	$	80,500
FORD	EXPLORER	2025	$	80,500
FORD	EXPLORER	2025	$	80,500
FORD	EXPLORER	2025	$	80,500
HONDA	ACCORD LX	2014	$	80,500
	Total	**323**	**$27,144,500**	

Police Patrol Bureau

DODGE	GRAND CARAVAN	2015	$	80,500
FORD	F150	2014	$	80,500
FORD	EXPLORER	2017	$	80,500
FORD	F150	2018	$	80,500
FORD	FUSION	2019	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	FUSION	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
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FORD	EXPLORER	2020	$	80,500
FORD	EXPLORER	2021	$	80,500
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FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2021	$	80,500
FORD	EXPLORER	2021	$	80,500
	Total	**39**	**$**	**3,139,500**

Police Special Operations

FORD	F150	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	F150	2020	$	80,500
FORD	EXPLORER	2020	$	80,500
CHRYSLER	VOYAGER	2021	$	80,500
	Total	**8**		**$644,000**

Police Special Training

FORD	EXPLORER	2015	$	80,500
FORD	EXPLORER	2016	$	80,500
	Total	**2**		**$161,000**

Equipment & Property

	Equipment	Cost
[6]	AC Chillers (4)	$600,000
	IDEMIA Azure Cloud	$30,000
	Polygraph equipment	$10,000
	AC Units Handlers	$30,000
	Sniper Optics	$45,000
	SWAT Throwbot	$37,000
	Marine Boats motor	$750,000
	Police K-9	$144,500
	Narcotics scanners (2)	$54,692
	AV VIN Interview rooms	$19,000
	Vehicle Data Recorder	$23,000
	Event Data recorder	$27,500
	Evidence Freezer	$7,000
	Eveidence Refrigerator	$7,000
	Generatore Control system	$25,000
	Humidifier Chamber	$10,000
	LEICA RTC LIDAR	$94,000
	SWAT Polce camera	$9,500
	Speed measuring Devices	$305,000
	Boat Life for Marine Unit	$25,000
	Digital Forensic Server	$11,400
	Digital Forensic Cells phones	$17,000
	Digital Forensic Computers	$17,000
	Fingerprint machine booking room	$9,000
	Metal detector	$5,700
	Radio Console Workstations	$83,000
	Tabletop LS light source	$23,000
	Throw phoe for CNT	$23,000
	In car video camera	$100,000
	Air Purifying respirators	$17,500
	Polygraph machine	$15,000
	AV System interview rooms	$50,600
	Brief Camera servers (2)	$64,400
	Intoxilyzers (2)	$23,000
	Blood drying chamber	$8,700
	Plotter	$6,725
	Unstaffed arial vehicles	$20,000
	Smart Board	$8,000
	SWAT Rook / Multi-purpose armored Vehi	$570,000
	Upgrade full lab system	$199,564
	Videoray UAV	$35,000
	Bucket truck for VIN ops	$109,900
	Concession Eventy Trailer	$8,700
	Dell Monitor for TIAC	$8,000
	Keytracer (2)	$54,164
	SIU Pole Cameras	$34,650
	VIN Pole Cameras	$34,650
	Sniper vision scopes	$54,300
	SWAT shields	$46,456
	Portable message board	$38,100
	SRO K 9	$14,000
	Firearns training simulator	$18,500

Signals Message Board	$12,000
Boat Master	$15,000
Magic Tilt Trailer	$10,000
Total	**$4,019,201**

Sources and Documentation

[1] Police facilities and square footage in square foot Per City
Police Training facilities and square footage in square foot Per City

[2] Cost per square foot for public safety buildings in the Florida area range depending on type of structure, DTA looks ar comparable buildings and the costs per Square Foot or each specific type of structure and accepts $1,000 per SF as an acceptable estimation of construction costs.
Building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use, 365 days a year)
Police Training facilities size in acres per City

[3] Acreage of Building land size in acres provided by Cape Coral
[4] Cost per acre of $399,239 for land per CoStar Real Estate Software based on 122 undeveloped real estate sales in Cape Coral between 2020 and 2025

[5] Vehicle inventory estimate per Cape Coral Asset Management Program Capital Equipment List

[6] Equipment inventory estimate per Cape Coral Asset Management Program Capital Equipment List

APPENDIX C

City of Cape Coral, FL
Development Impact Fee Justification Study

LAND INVENTORY

APPENDIX C-1
CAPE CORAL, FL
LAND INVENTORY

Address / Location	Property Locatior	County	Zoning	Sale Year	Acres	Sale Price
1603 N Chiquita Blvd	Cape Coral	Lee	Commercial, Retail	6/23/2025	1.67	$600,000
1813 Corbett Rd	Cape Coral	Lee	Industrial	5/12/2025	5.00	$1,877,247
3101 SW Pine Island Rd	Cape Coral	Lee	Retail	4/24/2025	2.95	$1,850,000
2336 Surfside Blvd	Cape Coral	Lee	Commercial, Fast Food	2/11/2025	1.00	$1,400,000
410 Del Prado Blvd N	Cape Coral	Lee	Commercial	2/3/2025	1.17	$985,000
2511 Diplomat Pky E	Cape Coral	Lee	Auto Repair, Contracto	1/16/2025	1.23	$380,000
1104 Burnt Store Road	Cape Coral	Lee	Office, Retail	10/24/2024	1.37	$305,000
6 Burnt Store Rd	Cape Coral	Lee	Commercial	9/30/2024	2.41	$1,588,409
2500 E Diplomat Pky	Cape Coral	Lee	Commercial, Industrial.	9/16/2024	3.79	$875,000
2330 Surfside Blvd	Cape Coral	Lee	Commercial, Hold for I	8/6/2024	2.52	$650,000
1614 Chiquita Blvd	Cape Coral	Lee	Commercial	7/9/2024	2.51	$930,795
602 N Del Prado Blvd	Cape Coral	Lee	Auto Dealership, Auto	5/31/2024	1.20	$762,500
4437 Chiquita S	Cape Coral	Lee	Commercial, Retail	5/10/2024	1.29	$156,500
809-817 SE 10th St	Cape Coral	Lee	Office, Retail	5/9/2024	1.00	$325,000
1211 7th	Cape Coral	Lee	Commercial	5/2/2024	1.60	$1,200,000
Diplomat Pky	Cape Coral	Lee	Contractor Storage Yar	4/22/2024	2.39	$700,000
4418-4524 SE 15th Ave	Cape Coral	Lee	Bank, Health Care, Res	1/5/2024	2.32	$950,000
2501 E Diplomat Pky	Cape Coral	Lee	Commercial, Industrial	11/20/2023	3.41	$950,000
255 Santa Barbara Blvd	Cape Coral	Lee	Commercial	11/1/2023	4.96	$1,750,000
1481-1501 Pine Island Rd	Cape Coral	Lee	Auto Dealership, Auto	10/27/2023	3.83	$1,850,000
1499 SW Pine Island Rd	Cape Coral	Lee	Bank, Commercial, Cor	10/16/2023	2.78	$1,396,892
304-320 NE 2nd Pl	Cape Coral	Lee	Retail	10/13/2023	1.33	$949,900
1807 Santa Barbara Blvd	Cape Coral	Lee	Self-Storage	8/18/2023	2.06	$1,650,000
2525 SW 3rd Ave	Cape Coral	Lee	Retail	7/28/2023	2.81	$100
1410 SW Pine Island Rd	Cape Coral	Lee		5/30/2023	1.18	$715,000
1127 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	4/10/2023	1.59	$1,325,000
1952 NE Pine Island Rd	Cape Coral	Lee		4/10/2023	3.44	$2,996,920
801 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	3/23/2023	3.97	$1,505,213
2036 De Navarra	Cape Coral	Lee	Commercial	2/7/2023	4.91	$875,000
2517 Skyline Blvd	Cape Coral	Lee	Commercial	2/1/2023	2.10	$2,500,000
1195 Pine Island	Cape Coral	Lee	Retail	1/13/2023	2.91	$1,700,000
1813 Skyline Blvd	Cape Coral	Lee	Commercial	1/4/2023	2.74	$1,788,000
104 NE 4th Ave	Cape Coral	Lee		12/15/2022	2.04	$2,121,348
1133 SW Pine Island Rd	Cape Coral	Lee	Bank, Convenience Sto	11/14/2022	1.04	$395,651
1527 Chiquita Blvd S.	Cape Coral	Lee	Bank, Bar, Car Wash, F	9/21/2022	2.10	$950,000
720 SW 3rd St	Cape Coral	Lee	Apartment Units, Apart	8/26/2022	4.15	$1,400,000
625 NE 10th Ave	Cape Coral	Lee	Commercial, Motel	8/15/2022	3.79	$1,975,000
1615 Santa Barbara Blvd	Cape Coral	Lee	Hospitality, Office, Ret	7/18/2022	2.25	$613,815
1006 Skyline Blvd	Cape Coral	Lee	Commercial, Retail	7/1/2022	1.43	$10,000
1256-1292 Hibiscus Dr	Cape Coral	Lee	Commercial	5/19/2022	1.00	$195,000
1027 SW Pine Island Rd	Cape Coral	Lee	Commercial	5/18/2022	3.10	$2,500,000
1116 Skyline Blvd	Cape Coral	Lee		5/5/2022	1.64	$110,000
218 Burnt Store Rd S	Cape Coral	Lee	Apartment Units, Apart	5/3/2022	3.40	$2,750,000
3727-3801 SE 15th Pl	Cape Coral	Lee	Apartment Units, Comr	4/26/2022	1.03	$325,000
5119-5132 Coronado Pky	Cape Coral	Lee	MultiFamily	4/14/2022	1.00	$780,000
9 NE Pine Island Rd	Cape Coral	Lee		3/31/2022	2.50	$2,350,000
4613 CHIQUITA Blvd	Cape Coral	Lee	Health Care, Hospital, I	3/29/2022	1.83	$850,000
23 NE Pine Island Rd	Cape Coral	Lee	Commercial	3/29/2022	5.00	$1,100,000
Pine Island Rd	Cape Coral	Lee	Retail	3/11/2022	1.25	$1,200,000
101 NE 15th Pl	Cape Coral	Lee	Medical, Office	3/10/2022	2.11	$1,350,000
1928 Santa Barbara	Cape Coral	Lee	Retail	3/4/2022	1.20	$1,735,241
3206 Delilah Dr	Cape Coral	Lee	Commercial, Office, Re	2/28/2022	2.71	$223,000
118 Hancock Bridge	Cape Coral	Lee	Bank, Car Wash, Comn	2/18/2022	1.10	$550,000
2214 Santa Barbara Blvd	Cape Coral	Lee	Commercial	2/15/2022	1.10	$575,000
35 NE 10th Pl	Cape Coral	Lee	Apartment Units, Multi	2/1/2022	4.23	$2,950,000
1750 SW Pine Island Rd	Cape Coral	Lee	Hotel, Medical, Office,	1/12/2022	3.95	$900,000
940 Ridge Rd	Cape Coral	Lee		1/3/2022	3.50	$600,000
2307 Chiquita Blvd S	Cape Coral	Lee	Commercial, Medical,	12/28/2021	4.80	$2,150,000
845 Cape Coral Pky E	Cape Coral	Lee	Commercial	12/13/2021	2.94	$6,500,000
SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	12/11/2021	4.04	$5,950,000
2644-2658 NE 9th Ave	Cape Coral	Lee		12/6/2021	2.20	$675,000
1203 SW Pine Island Rd	Cape Coral	Lee	Bank	12/2/2021	2.14	$5,000,000
2251 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	10/28/2021	4.88	$93,985
2850 SW Pine Island Rd	Cape Coral	Lee	Commercial	10/25/2021	4.50	$805,000
2342 Diplomat Pky	Cape Coral	Lee	Commercial, MultiFam	10/19/2021	1.85	$230,000
1930 NE Pine Island Rd	Cape Coral	Lee	Auto Dealership, Bank,	9/30/2021	1.32	$1,050,000
1525 Skyline Blvd	Cape Coral	Lee	Commercial	9/16/2021	2.46	$360,000
318 NE 16th Pl	Cape Coral	Lee	Commercial	9/15/2021	1.58	$1,250,000
1500 SW Pine Island Rd	Cape Coral	Lee		7/12/2021	2.57	$1,450,000
839 9th St	Cape Coral	Lee		7/2/2021	1.60	$379,900

901-919 Chiquita Blvd	Cape Coral	Lee		6/18/2021	1.26	$98,000
895 NE 27th Ln	Cape Coral	Lee	Industrial, Industrial Pa	6/15/2021	1.55	$425,000
1400 SW Pine Island Rd	Cape Coral	Lee	Commercial	5/21/2021	3.42	$1,395,000
4910 Chiquita Blvd	Cape Coral	Lee	Bank, Commercial, Cor	5/13/2021	1.25	$550,000
1111 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail, St	5/5/2021	3.27	$1,466,740
1616 Skyline Blvd	Cape Coral	Lee	Commercial	3/23/2021	2.20	$337,500
854 SW 15th Ter	Cape Coral	Lee	Commercial	2/22/2021	3.29	$350,000
805-837 Miramar St	Cape Coral	Lee	Hotel, Medical, Mixed	1/21/2021	1.04	$1,000,000
708 Burnt Store Rd N	Cape Coral	Lee	Commercial	1/14/2021	4.52	$1,158,200
1003 SW Pine Island Rd	Cape Coral	Lee	Commercial	12/22/2020	1.36	$149,945
804 Gleason Pky	Cape Coral	Lee	Apartment Units, Apart	12/13/2020	1.13	$280,000
2526 Skyline Blvd	Cape Coral	Lee	Commercial, Fast Food	11/25/2020	1.22	$1,100,000
1004 Cape Coral Pky	Cape Coral	Lee	MultiFamily	11/15/2020	1.00	$350,000
1809 NE 10th Ter	Cape Coral	Lee	Commercial, Office, Re	11/4/2020	1.63	$129,000
1512-1513 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	10/26/2020	2.76	$1,650,000
2107-2127 NE 10th Ter	Cape Coral	Lee	Commercial	10/23/2020	2.00	$142,500
3134-3142 Chiquita Blvd	Cape Coral	Lee	Commercial	10/23/2020	2.05	$1,700,000
700 SW Pine Island Rd	Cape Coral	Lee	Commercial	10/20/2020	4.26	$1,578,000
413 SW Pine Island Rd	Cape Coral	Lee	Commercial	10/2/2020	4.65	$950,000
2107 NE 10th Ter	Cape Coral	Lee		9/25/2020	2.00	$142,500
728 Diplomat Pky	Cape Coral	Lee	Commercial, Office, Re	9/14/2020	1.94	$150,000
625 SW Pine Island Rd	Cape Coral	Lee	Commercial	9/1/2020	4.60	$890,000
780-790 NE 19th Pl	Cape Coral	Lee	Commercial, Industrial,	7/9/2020	2.08	$1,000,000
2529 NE 2nd Ave	Cape Coral	Lee	Single Family Developr	3/20/2020	4.01	$161,500
4132 Chiquita Blvd S	Cape Coral	Lee	Commercial, Self-Stora	3/20/2020	2.95	$1,416,000
2635 SW Pine Island Rd	Cape Coral	Lee	Hospitality, Restaurant,	2/27/2020	4.85	$2,000,000
1497 NE 8th Ter	Cape Coral	Lee	Commercial	2/7/2020	4.06	$4,250,000
1429 NE 15th Ave	Cape Coral	Lee	Schools	6/11/2025	9.81	$3,000,000
Light-or-Not Campground	Cape Coral	Lee		5/8/2025	9.62	$180,000
2621-2631 SW Pine Island Rd	Cape Coral	Lee	Commercial	3/14/2025	9.75	$3,900,000
11 NE Pine Island Rd	Cape Coral	Lee	Commercial, Office, Re	2/13/2025	8.00	$9,165,000
2507 Pine Island Rd	Cape Coral	Lee	Commercial	10/30/2024	9.74	$2,900,000
3410 Chiquita Blvd	Cape Coral	Lee	Auto Repair, Bank, Car	10/2/2023	5.77	$2,500,000
3215 Tropicana Pky	Cape Coral	Lee	Commercial, Retail	10/10/2022	8.00	$3,500,000
1211 NE Pine Island Rd	Cape Coral	Lee	Commercial, Office, Re	8/12/2022	7.55	$1,550,000
1018 SW 15th Ter	Cape Coral	Lee	Office, Retail	7/13/2022	5.38	$650,000
2200 SW Pine Island Rd	Cape Coral	Lee		4/21/2022	5.96	$2,200,000
9 NE Pine Island Rd	Cape Coral	Lee	Auto Dealership, Comn	3/31/2022	7.98	$2,350,000
1109 Pondella Rd	Cape Coral	Lee	Cement/Gravel Plant, In	3/20/2022	6.20	$1,250,000
SW Pine Island Rd	Cape Coral	Lee	Commercial, Industrial,	3/2/2022	7.87	$1,600,000
Nicholas Pky NW	Cape Coral	Lee	Office, Retail	12/15/2021	5.20	$1,025,000
2201 SW Pine Island Rd	Cape Coral	Lee	Commercial, Retail	10/28/2021	5.12	$98,607
760 NE 19th Pl	Cape Coral	Lee	Commercial, Self-Stora	4/27/2021	6.10	$1,650,000
3110 Santa Barbara Blvd	Cape Coral	Lee	Hold for Development,	4/15/2021	6.89	$489,000
305-335 SW Pine Island Rd	Cape Coral	Lee	Retail	3/8/2021	7.82	$2,375,000
1027-815 SW Pine Island Rd	Cape Coral	Lee	Commercial, Mixed Us	12/22/2020	9.61	$1,007,335
2110 SW Pine Island Rd	Cape Coral	Lee	Commercial	12/21/2020	9.46	$690,500
1720-1730 NE Pine Island Rd	Cape Coral	Lee	Bank, Car Wash, Hospi	9/30/2020	7.31	$4,083,500
701 SW Pine Island Rd	Cape Coral	Lee	Commercial, Office, Re	6/3/2020	9.98	$2,500,000

Total Sales	**$165,374,243**
Total Acres	**414.22**
Ave. Cost per Acre	**$399,239**

APPENDIX D

City of Cape Coral, FL
Development Impact Fee Justification Study

FIRE DEPARTMENT SERVICE CALLS

Appendix D
Cape Coral, Florida
Fire Services Call Data
Fiscal Years

	2022	2023	2024	2025 YTD
Total Calls	30,090	29,404	30,799	25,584
Residential	17,912	17,025	18,052	13,357
Non-Residential	12,178	12,379	12,747	10,127
Fire	426	425	362	261
Rescue Response (BLS)	9,241	9,592	10,035	5,884
ALS Response	17,947	17,490	18,154	15,193

Source City of Cape Coral, FL

www.FinanceDTA.com

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