

Developer Underwriting & Efficiency Highlights

3275 Desoto Blvd N, Naples, FL 34120

This document outlines the core project advantages and engineering efficiencies for the 7.49-acre commercial parcel located at 3275 Desoto Blvd N, Naples, FL. It is structured to address critical developer underwriting checklist items, specifically focusing on speed to market, civil cost reduction, municipal safety infrastructure proximity, and spatial efficiency.

Core Site Advantages & Metrics

Development Parameter	Site Specification / Advantage
Zoning District Framework	Estates (E) District — Ideal for compliant institutional or conditional uses (ALF, senior living, educational campus layouts).
Floor Area Ratio (FAR) Framework	Standard FAR ceiling ranging from 0.45 to 0.60, subject to specific institutional asset classes.
Stormwater & Drainage Infrastructure	3± AC existing engineered lake providing fully recognized, Vested Drainage Equity.
Utility Infrastructure Node	Scalable water and sewer capacity allocated via the \$438M NE Utility Program expansion network.
Emergency Response & ISO Classification	Direct proximity to the new joint Public Safety / Fire Rescue Station node along DeSoto Blvd; enhanced response times and favorable ISO commercial insurance rating underwriting.

Dimensional Clearances	Clean setback layers, defined staging perimeters, and a standard 30-foot baseline structural height limit.
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Detailed Feature Breakdown

1. Vested Drainage Equity (Pre-Engineered Master Stormwater)

Traditional, raw commercial parcels typically require a buyer to sacrifice 20% to 30% of their gross acreage exclusively for excavating new retention basins. Because the 3± AC engineered lake on this property is already completed and permitted, the net-to-gross usable land efficiency is maximized. A developer inherits a fully optimized footprint layer from day one, heavily mitigating preliminary engineering risk and earthwork costs.

2. High Floor Area Ratio (FAR) Layout Optimization

Positioned within Collier County's Land Development regulations for institutional uses, the site accommodates an expansive FAR ceiling. When combined with the pre-existing drainage lake infrastructure, a developer can maximize total allowable square footage for high-density campus configurations, senior housing/assisted living facilities (ALF), or private educational campuses.

3. Immediate Utility Infrastructure & Scalability

The parcel is a primary beneficiary of the \$438M Northeast Utility Program expansion node, ensuring scalable water and wastewater connection capacities for high-demand institutional use. The proximity to municipal service upgrades minimizes the extensive, multi-phase off-site extension requirements typical of remote parcels, positioning the site to directly tap into regional mainlines as development progresses alongside municipal expansion timelines.

4. Emergency Services Proximity & Enhanced Underwriting (ISO PPC Rating)

With the commissioning and expansion of local emergency public safety facilities along DeSoto Boulevard (including joint EMS and Fire Rescue capabilities), the parcel gains a significant institutional underwriting asset. Direct proximity lowers emergency response times—a mandatory underwriting metric for Assisted Living Facilities (ALFs), memory care facilities, and educational institutions. Furthermore, enhanced coverage positively impacts the Insurance Services Office (ISO) Public Protection Classification (PPC) rating for the corridor, offering developers and future operators substantial annual reductions in commercial property and liability insurance underwriting costs.

5. Accelerated Development Timelines

A certified, modern As-Built Survey explicitly outlines clear setback boundaries, clean staging perimeters, and site dimensions. By removing the standard 12-to-18-month preliminary

engineering friction, the parcel offers a clear, rapid path to submitting site plans directly to Collier County officials.

Next Steps & Due Diligence

To leverage these pre-engineered site efficiencies, public safety enhancements, and the accelerated county review timeline, the next phase of project underwriting will include:

- Finalizing the conceptual site layout matching the optimized FAR metrics.
- Initiating the formal pre-application meeting with Collier County reviewing staff.
- Securing updated utility allocation letters from the service provider.
- Confirming updated ISO PPC station distance classification for inclusion in commercial pro-forma insurance cost modeling.