



To print this article open the file menu and choose Print.

<<
[Back](#)

Article published Sep 11, 2005

Agencies to review downtown CRA plan

Proposed regulations to govern city district

By **PETE SKIBA**
PSKIBA@NEWS-PRESS.COM

It could be a face-off in a game of who is in charge when Cape Coral's Planning & Zoning Board meets with the Community Redevelopment Agency for an informational workshop at 5:30 p.m. Tuesday.

Officials scheduled the workshop at the Cape Coral Art Studio on Coronado Parkway to go through more than 130 pages of proposed regulations that could be adopted to govern development in the area's 432 acres.

The proposed regulations would set building standards for design and cut red tape.

They would allow developers to move more quickly through the permitting process, bringing to reality the dream of a vibrant downtown, where people could live, walk to work and take a break at a movie or dine at a fine restaurant.

Among concerns that could come up during the discussions is the role of the planning commission in recommending developments in the CRA area to city council for approval.

Commission Chairman Eugene Wolfe has said he would like to see the redevelopment agency acting less autonomously than he believes the proposed regulations would allow.

"The regulations are very specific. There are architectural and design specifications, down to the color of paint that can be used," City Attorney Dolores Menendez said. "If the developer meets the regulations exactly he does not have to go through the PDP process."

The Planned Development Projects process requires public hearings and review by the Planning and Zoning Commission.

Under the new regulations, or codes, the developer would have to go through the process only if the plans deviate from the regulations. The same city staff would oversee both regulations to ensure developers

IF YOU GO

- What: Community Redevelopment Agency and Planning & Zoning Commission Joint Workshop
- Where: Cape Coral Art Studio, 4533 Coronado Parkway
- When: 5:30 p.m. Tuesday

DELIVERING YOUR WORLD

- ▶ [Subscribe to The News-Press](#)
- ▶ [Signup for daily email news](#)
- ▶ [Printer friendly version](#)
- ▶ [Email this article](#)

comply.

Other possible grounds of contention are height and parking regulations.

The proposed regulations include dividing the city into zones that could have from 6- to 12-story buildings.

The CRA district stretches from about Palm Tree Court east along Cape Coral Parkway to the Caloosahatchee River. An arm of the district extends north from the parkway along Del Prado Boulevard to Southeast 44th Street.

Under the new codes, the redevelopment area would be divided into three zoning districts, each with its own height limitations.

The gateway zones — with a height limit of 12 stories — would be at either end of the area as it stretches from the Cape Coral Bridge along Cape Coral Parkway a block past Tudor Drive.

At the crossing of Del Prado Boulevard an edge zone — buildings with limits of six stories — would extend north to Southeast 44th Street.

In the center would be the core zone — height limit of six stories — from Southeast 15th Avenue to Candida Street. Farther west, the core would be bookended by more edge and gateway zones.

"I'm very optimistic about the workshop and the commission's acceptance of the regulations," said Jim Jeffers, city councilman and council liaison to the redevelopment agency. "All the people on the commission and the agency board want the best for the area and the city."

<<
[Back](#)