

Search >>>

Wait for new rules stalls developments

By JEFF CULL, jcull@news-press.com
Published by news-press.com on May 6, 2004

Developers are ready to build in two major areas of the city, but they're delayed because new development rules are still months away, city officials said.

A new land development code for the more than 400-acre downtown Community Redevelopment Agency is expected to be completed this summer. The new rules will list requirements for building size, location, parking and even colors.

CRA Executive Director Chet Hunt said that a number of developers are waiting until the new rules are established before starting projects in the downtown that range from office buildings to retail and apartment buildings.

"If you're going to spend big bucks you want to know what's going next to you," Hunt said.

Once completed, the new development rules then must be approved by city council.

Farther north, city planners are putting the finishing touches on a business park zoning district for Pine Island Road. The city recently approved the "village" and "corridor" zoning changes for about 1,700 land parcels along the highway east of Chiquita Boulevard.

The business park zoning would supplement the village or corridor zoning and is meant to allow some industrial uses on property that is very deep, say 600 feet, and won't be seen from Pine Island Road, said Perceces Zambrano, a city planner.

Michael Jackson, the city's economic development director, said businesses are ready to move into the area. "But we need to get the new zoning done," he said.

Officials said the business park zoning should be ready by the end of the year.

Jackson also said commercial developers are starting to discover that the Cape is underserved and its booming population will continue to add to demand. The downtown and Pine Island Road are some of the few areas in the city that can accommodate commercial buildings.

The new zoning districts on Pine Island Road will also help Jackson's business recruiting efforts by opening up possibilities for both commercial and industrial development.

"We're trying to recruit businesses that would traditionally not be here," he said.

Those would be research facilities, software companies and clean, light industry, he added.

[Back to Cape Coral](#)

To e-mail this article just enter the following information:

Recipient's e-mail:

Sender's name:

Your comments:

- News
- [Local & State](#)
 - [Cape Coral](#)
 - [Bonita Springs](#)
 - [Lehigh](#)
 - [Education](#)
 - [Environment](#)
 - [Growth/Development](#)
 - [Election 2004](#)
 - [Sports](#)
 - [Prep Sports](#)
 - [Lifestyles](#)
 - [Business](#)
 - [Opinion](#)
 - [Columnists](#)
 - [7-Day Archive](#)
 - [Nation & World](#)
 - [Health & Fitness](#)
 - [Obituaries](#)
 - [Celebrations](#)
 - [Weather](#)
 - [Technology](#)
 - [Communities](#)

- [Entertainment & Tourism](#)
- [Jobs](#)
- [Cars](#)
- [Real Estate](#)
- [Classified](#)
- [Customer Service](#)