

# CRA board may seek proposals

## Five-acre Cape Coral Parkway site development considered

By Pete Skiba

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Condominiums, retail stores, office space and public-parking buildings to serve downtown Cape Coral could be in the future for 5.2 acres along Cape Coral Parkway.

That kind of development would add to the Community Redevelopment Agency's stated goals of making downtown a vibrant place to live, work and play.

A document asking for proposals to develop the area bordered by Southeast 9th Place and Southeast 8th Court probably will be sent to Cape Coral City Council for approval in January, said the Cape's Community Redevelopment Agency administrative secretary Lisa Pletincks.

Any development in the area could mean the site's current businesses would relocate or join in the proposed development as partners, the request for proposals document stated.

The site is primarily occupied by a Fifth Third Bank branch and Paradise Car Spa, a car wash and lubrication store.

The majority of the area is vacant including the city-owned 1.5 acres of dirt parking lot.

The agency's business is piloting redevelopment efforts in the area that extends from Tudor Drive east to the Caloosahatchee River. Cape Coral Parkway divides five blocks of the area. The district also stretches up Del Prado Boulevard to Southeast 44th Street.

It is likely the Request for Proposals will be approved by the agency's board at its regular 5:30 p.m. meeting in City Hall today, said Agency Director Suzanne Kuehn.

Under proposed regulations for the redevelopment area, buildings in the 5.2-acre site could reach a six-story maximum. To go higher the proposals would have to file for planned development permission from the city council.

In other business, the redevelopment board plans to consider Mayor Eric Feichthaler's decision to bill the agency for services rendered by the city's legal department. The \$50,000 bill would be for work done over three years to draft new development regulations for the redevelopment district.

The redevelopment agency's alley committee will meet at 4 p.m. in City Hall, room 224.

The committee plans to hear from a Waste Management company representative regarding problems with trash bins in the alleys. The committee also plans discussion on other alley problems such as pothole repairs and the scope of an alley study to be conducted by an outside consulting company.

"Some of the trash bins stick out in the alley," Kuehn said. "The representative will tell us about problems and solutions."

### IF YOU GO

- What: Cape Coral Community Redevelopment Agency regular meeting
- Where: Cape Coral City Hall, 1015 Cultural Park Boulevard
- When: 5:30 p.m. today

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