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CRA votes for study that may increase area Engineering report will focus on blight

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In a move to replace a missing engineering report, Cape Coral's Community Redevelopment Agency could double the area's size.

The redevelopment agency's board voted 4-0 Tuesday, with board members John Jacobsen and Carolyn Conant absent, to hire a consultant to update the first blight study that was conducted in 1972.

Others were conducted and concluded there was a need for drainage improvement, curbs, sidewalks and parking.

There was also a need for sewers and the area had a defective or inadequate street layout, the studies found.

An updated engineering report and blight study is needed to better document the blighted area, said Suzanne Kuehn, the redevelopment agency's executive director.

"The blight study would also include areas in the original study that for one reason or another were not included when the CRA was formed," Kuehn said.

Cape Coral City Council adopted the first Redevelopment Area Plan in 1987. Until now, improvements have been to streetscaping, and only a couple projects such as the newly opened Hampton Inn & Suites hotel have opened.

But multimillion dollar plans from serious developers who have assembled land to build on are closer than ever to reality. Investors and property owners pay daily calls to the redevelopment agency's office.

The present 442-acre, redevelopment area's boundaries extend from Tudor Drive east along both sides of Cape Coral Parkway almost to Cape Coral bridge. The boundary also juts north along Del Prado Boulevard to Southeast 44th Street.

Plans call for Real Estate Research Consultants to undertake the \$38,000 study in about two months, Kuehn said.

In order to be qualify as a redevelopment area, the state requires a geographic area to be declared blighted. The area must maintain engineering reports to prove its sewer, water electrical supply and streets are below standards, or blighted.

"I need the engineering report to be put in the record," Kuehn said. "The study will cover the entire area studied in the first blight study, including areas for whatever reason not included in the redevelopment area designation."

The additional areas to be included in the blight study include but are not limited to the area below a southern



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redevelopment agency line at Miramar Street that includes Vendome Court, Venetian Court and Viking Court, Vincennes Street west to Coronado Parkway.

"The V streets are where property owners have come into the office from to ask about joining the CRA," said Lisa Pletincks, the redevelopment areas marketing manager.

Other areas that will come under the updated redevelopment blight study include the area to the west of Bimini Basin on the south and north of Cape Coral Parkway, to the west of Tudor Drive.

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