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## Cape board approves rules for urban center

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Cape Coral's Community Redevelopment Board Tuesday unanimously adopted new building codes as part of a proposed ordinance that would increase building heights in newly zoned areas to as tall as 12 stories.

The current limit is three.

In addition, the codes would increase the number of residences allowed in the Community Redevelopment Area from 2,027 to 11,126.

"The codes follow the city master plan," Department of Community Development Planning Manager Annette M. Barbaccia said. "They are meant to give us an urban center."

The action to approve the codes came at the board's regularly scheduled meeting.

The ordinance would reduce the number of commercial buildings in the CRA zone and increase the number of residential properties.

"It is all intended to give us an urban mix-use downtown," Barbaccia said.

CRA members did not discuss exact numbers.

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

- Gateway: 12 stories
- Edge: 6 stories
- Core: 6 stories

The gateway zones would be at either end of the CRA as it stretches from the Cape Coral Bridge along Cape Coral Parkway a block past Tudor Drive. At the cross of Del Prado Boulevard an edge zone would extend north to Southeast 44th Street.

### IN OTHER ACTION

In other business, Mark Mason, Cape Coral financial services director, said that buying a \$1.1 million property on Miramar Court could be financed with a 5-year interest-only note. The CRA hopes to purchase the land next to Sweetbay and Publix supermarkets. The CRA would then hold it to help interest a developer in the area. Mason also said the Bank of America and Chicago developer Tom Cirrincione could reach an agreement allowing him to purchase property he needed. Cirrincione's Piazza di Venezia plans to put offices, movies, a hotel and residential units in an edge-zoned complex on Atlantic Court to the south of Cape Coral Parkway.

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In the center would be the core from Southeast 15th Avenue to Candida Street. Farther west the core would be bookended by more edge and gateway zones.

Buildings in the area would have to meet architectural guidelines and reflect the city's desire to have open space mingled with the landscaped buildings.

"It took us four years to go over this huge document," said John Jacobson, CRA board member. "It means we can have a place with foot traffic where people can live, work and be entertained."

The Department of Community Development plans to introduce the ordinance to the Planning and Zoning Board Aug. 2.

If passed there, it will go to the city council.

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