

Cover Story

Professional building goes up in Cape Coral

Meanwhile, CRA continues growing pains

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While many of the major condominium, office and retail projects planned to transform Cape Coral's downtown into a thriving urban village sit on the drawing board, Powell Construction builds the village a little at a time.

Rising above the single and two-story building neighborhood, Powell is putting up a three-story professional office building under construction at 4645 S.E. 11th Place in April.

"We feel there is a need in the downtown for professional space," said Scott Hertz, Powell Construction president. "With the continuing growth of Cape Coral, especially in the areas surrounding the downtown such as Beach Parkway and Tarpon Point, this is the most convenient place to transact business with accountants, attorneys, insurance companies, travel agents."



STEPHEN

•The HAYFORD/news-press.com Coral Palms Professional Building in Cape Coral should be completed by December of this year.

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BUILDING AND COMMERCIAL RENOVATIONS IN THE PAST 5 YEARS

- Orchid Commons
- Lee Plaza
- Aztec Plumbing Building
- Stephen Todd
- Paesano's
- Sal's Pizza
- Mel's Chiropractic
- Powell Construction/Time to Make
- Wine Office Condo
- The Lighthouse
- Rossmann Realty Building
- Aubuchon/Omni Center
- Hampton Inn
- Screen Print Plus
- New Trio Restaurant (formerly Mr. C's & Oasis)
- Brew Babies

Powell Construction projects

Black: 2003 Powell Construction built and plans to build or rebuild or renovate Cape Coral with more than 25,000 square feet of office space.

PROJECT	ADDRESS	SQFT	YEAR BUILT
1. Coral Palms Professional	4645 S.E. 11th Place	38,327	2007
2. Cape Light House	374 S.E. 40th Lane	6,534	2003
3. The Wilbur and office building	362 S.E. 40th Lane	16,500	2004
4. Professional offices	1004 S.E. 40th Lane	4,330	2000
5. Fair Plaza	2227 S.E. 47th Avenue	6,000	2000
6. Lee Plaza	4500 S.E. 10th Place	17,000	2005
7. Office Plaza	4520 S.E. 10th Place	8,800	2005
8. 40-screen hotel	None (Site has building under way)		

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18,327-square-foot Coral Palms Professional Building — which could sell for more than \$4 million — faced growing pains in getting off the board and into the ground in the Community Redevelopment Area.

"We had initially submitted a two-story building. Chet Hunt, the previous CRA director, requested we add a third story to the building, which required changes," Hertz said. "The most problematic was resolving parking issues."

The half-completed building sits across the street from the city-owned parking lot at Club Square. The redevelopment agency is planning a paver walkway from that lot to connect to the Coral Palms building to give it accessible parking.

Planned before the new building codes and zoning regulations were adopted by the city in April, Hertz, who sits on the redevelopment board, made sure the building would fit the new regulation demands.

The codes state how tall a building can be, how far from the road it can be set back as well as offer other construction rules such as the number of restrooms needed in a building.

Projects such as Cape Villagio with 236 residential condominiums, 60,000 square feet of offices and 60,000 square feet of retail space

Del Prado Inn
Le Swiss Office Complex
Inter-graphics Office
First American Bank/Pelican Bank
CVS Drugstore
Whitney Office Building
B & D Interiors
Sun Control
Sun Trust Bank
Stardust Video
Leapin' Lizards
Origins Coffee

Buildings by Powell Construction in the CRA

- 2000: Palm Plaza, 1113 S.E. 47th Terrace, 6,000 square feet
- 2003: Cape Lighthouse, 874 S.E. 47th Lane
- 2003: Professional office building, 1104 S.E. 46th Lane, 4,630 square feet
- 2004: Powell building and Time to Make Wine, 912 S.E. 46th Lane on Club Square, 10,000 square feet
- 2005: Lee Plaza, 4519 S.E. 16th Place, 17,000 square feet
- 2005: Aztec Plaza, 4529 S.E. 16th Place, 6,600 square feet

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have been in the planning stages for years waiting for the codes and city approval of plans, said Bob Peterson, Cape Villagio developer.

"We are having our plans reviewed by planning and zoning(this month)," Peterson said. "We ran into traffic and stormwater problems with the city that have now been addressed."

Other projects originally started as residential and commercial, such as Coronado Terrace, planned for Coronado Parkway and S.E. 47th Terrace, had to react to a residential condo market drop at the end of 2005.

"They have redesigned as a commercial building only," said Suzanne Kuehn, redevelopment agency executive director. "The size of the building had to be cut to accommodate more parking for offices."

The downturn in housing demand also caused other developers to delay building, said Joe Mazuerkiewicz, of BJM Consulting, representing the Cape Downtown Developers Alliance.

Not Powell construction.

Not only does Hertz expect the Coral Palms offices to be finished in December, his company has three other multi-story buildings under design for downtown.

"We have been in business in the Cape for over 20 years and have adjusted our business to fit current trends in the markets" Hertz said. "In the past years our mix has been approximately 70 percent commercial and 30 percent residential. So doing commercial is not new for us."

The 432-acre redevelopment area stretches from Tudor Drive at the west along both sides of Cape Coral Parkway to the Cape Coral Bridge. Another part heads north on Del Prado Boulevard to Southeast 43rd Street.

Already in the area are the Hampton Inn & Suites, a four-story, 75-room hotel at 619 S.E. 47th Terrace, and Orchid Commons, a condominium and office building at S.E. 4356 16th Place, were completed in 2006.

"The speculators who tried to make money with pretty pictures and flipping the property, not build anything, are gone," Kuehn said. "Redevelopment has begun and will continue."
