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## Redevelopment agency unveils new set of goals

By JEFF CULL, [jcull@news-press.com](mailto:jcull@news-press.com)

The Cape Coral Community Redevelopment Agency will be busy next year trying to achieve a new set of goals it set at a strategic planning session Tuesday.

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After a successful year that saw the agency completely redesign the 340-acre downtown area, the CRA's board of directors said it's looking to continue the momentum.

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"Let's keep this train moving," board Chairman Gary Aubuchon said.

Most of the 10 goals the agency set, deal with making downtown conform to the Dover, Kohl & Partners master plan that was approved in concept by the city council in March. They include; adding new land-use regulations; provide for improved surface water drainage; and review regulations dealing with flood elevations for buildings.

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The land-use changes would allow for what town planners envision as extensive use of the waterfront, pedestrian-friendly streets and sidewalks, and residential buildings coexisting with commercial structures.

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The board also was keen on making rules to establish architectural control over what's built in the downtown.

"Architectural controls are scary to people but they're very important," board member John Jacobsen said.

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Controls are necessary to ensure that developers, who may spend a lot of money on a project, will feel secure knowing that what's built next to them will have to conform to some standards, CRA executive director Chet Hunt said.

How the architectural rules will be enforced and how strict they will be has not been determined. But there will be "some ability to vary from the codes," Hunt said.

"We just want good design," he added.

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