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## Cape redevelopment discussed

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After lunch the frustration set in at the special meeting for strategic planning by Cape Coral's Community Redevelopment Agency.

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The agency board members found that obstacles to development remain as they set their priorities and focus for 2007.

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Everyone agreed the vision of a place where people can live, work, dine out and be entertained was a worthy goal.

Implementation was another matter.

The cost of land in the area had shot through the roof and made projects economically unfeasible.

The redevelopment agency's board did decide to try and promote development in the heart of the area by commissioning an economic feasibility study. The study would cover development in about 30 acres of the redevelopment area's 432 acres.

It includes the Club Square parking lot, which many landowners and club members around the square want left as is.

The study area would be bounded on the south by Miramar Street and on the north by 46th Lane. To the west the boundary would be Candia Street and to the east Vincennes Boulevard.

The building codes and zoning regulations were not yet through processing, through public hearings and adopted as ordinances by the City Council.

The building codes and zoning ordinances have been changed requiring them to be redone. At a December cooperative meeting between the redevelopment agency and city staff there was agreement to get the job done.

Other points covered included the continuation of a stormwater study, a traffic study and the possibility of a reexamining the original master plan.

The meeting was a workshop format. The goals would be taken up at a formal redevelopment agency meeting at 5:30 p.m. Tuesday at the agency's office, 447 Cape Coral Parkway.

### **12:58 p.m.**

At the special meeting for strategic planning by Cape Coral's Community Redevelopment Agency one thing rang loud and clear through the first three hours. The redevelopment area can be a thriving downtown where people can work, live, shop and be entertained.

The first two keys are parking and traffic. Later today after lunch, the agency officials will tackle the redevelopment plan and master plan to see if it will be the best they can come up with.

A Daytona Beach architect William Chapin gave a view that what the Cape needs is to make its center a destination. Sam Vennero, a parking expert with Standard Parking with more than 26 years as parking division manager of the City of Orlando, gave a talk on parking garages and solutions. Tom Kohler, a former Orlando official with that city's CRA, offered suggestions on how to partner with developers to finance and build the parking garages.

There were about 20 real estate and city officials at the meeting including the CRA board and presenters.

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