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Board to refine drainage pact

By Pete Skiba

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Originally posted on January 25, 2006

A contract holding a local developer responsible for drainage for a project in downtown Cape Coral will be further polished.

The board of the Cape Coral Redevelopment Area unanimously voted to refine a contract with Cape Renaissance LLC to provide runoff protection at the Cape Villagio project.

The contract states that once the stormwater system at the Southeast 47th Street and Southeast 17th Place project is built, it will be maintained by the developer.

If the developer fails in the responsibility, the agency and later the city will be responsible.

"We have a series of filters, like plastic milk crates, that will allow the water to percolate through the soil," said Bob Snow, one of Villagio's developers. "It will be maintained."

Construction is expected to begin in March 2007 for Snow's project, which includes four 12-story condominium buildings with retail stores and a park.

Meanwhile, the board will ask the city's staff to review a proposal to of that project wants to build a 12-story hotel.

Located between Tarpon Court on the west and Coronado Parkway to the south of Cape Coral Parkway, the project also includes a convention center, restaurants, offices and condominiums.

The zone it is in would only allow a six-story hotel. The developer would like the map redrawn to include his property in the adjacent Gateway zone.

In the Gateway zone, the maximum height is 12 stories.

The map and its zoning changes would be sent to the Planning and Zoning Board for its comments after residents in the redevelopment area are notified by mail of a public hearing, said Suzanne Kuehn,



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redevelopment area executive director.

The City Council hoped to get the map with its zoning for a vote before its summer recess in June, according to Jim Jeffers, city councilman and board liaison.

In other business:

- Kuehn received direction to go ahead with a plan to allow smaller developers to take part in a tax benefit plan.

Previously smaller projects could avail themselves of a \$10,000 facade program but a larger tax incentive was not utilized.

"It would be a property tax rebate program," Kuehn said.

- The redevelopment board voted unanimously to continue its \$10,000 support of the Cape Coral Art Festival run by the Rotary clubs.

The festival attracted 85,000 people to the Cape and its businesses Jan. 14 and 15, board member John Jacobsen said.

"Any event that sells out of turkey legs is awesome," board member Gary Aubuchon said.

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