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[Back](#)

Latest News — Updated @ 6:07 P.m.

CRA: Cape Villagio 'significant development'

By Don Ruane

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Originally posted on August 21, 2007

Cape Vilagio will be the first major project for the CRA, executive director Suzanne Kuehn said tonight during a special meeting of the CRA board.

Attention focused on the plaza that will be included between the two towers.

“We don’t have a public plaza per se in this downtown,” Kuehn said. “This is a significant development for the CRA,” Kuehn said.

The plaza will be a place where people can walk in the shade and maybe enjoy a glass or wine, Kuehn said. That is a form of passive recreation for the public, she said.

The project could take three years to build, giving time for the real estate market to recover.

From earlier today

A planning report recommends doubling the number of housing units allowed for the Cape Villagio project in downtown Cape Coral.

The proposed two-tower condominium project is in an area where 20 units per acre normally are allowed. But the project meets enough incentive qualifications to let the developer build 40 units per acre, according to a report by Mike Struve of the city’s Department of Community Development.

The Community Redevelopment Agency’s board of directors is scheduled to talk about the density change today during its meeting at 5:30 in the CRA’s office at 447 Cape Coral Parkway East.

Villagio is the first major CRA project to advance this far in the development project. The next stop for its development order in the Planning and Zoning Commission. The city council will make the final decision once the Planning and Zoning recommendation is available.

Villagio wants to build 118 condominiums in each 12-story tower at Southeast 47th Street and Southeast 17th Place. The project also includes retail, professional office, parking and restaurant uses on the lower floors.

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The project met the city's criteria to earn the recommendation for the higher density, according to Struve's report.

Covered walkways, balconies, a plaza and the use of underground utilities helped it to win points as a superior site design.

The use of more than 1,000 shrubs above the building code requirement enhanced the project.

Four floors of parking in both buildings, also were noted as a plus.

The project also is reserving 600 square feet for a police department office and storage.

<<
[Back](#)