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CRA seeks study for possible land expansion

BY RYAN REITERMAN,
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The Community Redevelopment Agency approved a motion Tuesday night to have a research consultant draft a proposal that would study the cost to expand the downtown CRA.

Daisy Staniszki, of Real Estate Research Consultants in Orlando, recently completed a blight study documentation contract of the CRA expansion. Staniszki said the criteria for blight changed between 1986 — when the CRA was established — and 2003 — when the CRA coordinated a plan for downtown redevelopment.

Despite the changes in criteria, Staniszki said the blight areas still qualified.

After Staniszki's presentation, the CRA board discussed a proposed addendum to the contract for a blight study on possible expansion areas.

The CRA currently extends from S.E. 44th Street and S.E. 46th Lane in the north; S.E. 17th Place and the Caloosahatchee River in the east; Miramar Street and Bimini Basin in the south; and Tudor Canal and Palm Tree Boulevard in the west.

The CRA has proposed extending the boundaries to areas south of Miramar Street; southeast of Waikiki Avenue; north of S.E. 46th Lane and east of S.E. 17th Place; north of S.E. 44th Street and an alley; and north of S.E. 46th Lane.

On Tuesday night, the board also suggested extending the CRA boundaries north of S.E. 47th Ter; east of Cape Coral Parkway; and a small portion west of S.E. 15th Avenue.



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But several board members questioned whether the CRA was possibly trying to acquire more land than it needed. Boardmember Gary E. Aubuchon said he wanted to know the ramifications of the proposed expansion before acquiring the additional land.

“I’m not sure we have this much appetite,” Aubuchon said.

Councilmember Jim Jeffers echoed Aubuchon’s statement.

“I don’t think we need to acquire more land,” Jeffers said.

The board then approved a motion for Staniszki to conduct a proposal for a study that would determine if the proposed expansion areas qualify for the CRA expansion.

Staniszki said the proposal should be done in a few weeks.

