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## Narrow alleys slow project

By Pete Skiba  
pskiba@news-press

The alleys of downtown Cape Coral would be just fine if they were 20 feet wide. Unfortunately, 60 of the 64 alleys fall 5 feet short.

That 5-foot shortage held up approval from the city to start construction on precisely the kind of structure the Community Redevelopment Agency would like to see built.

The city's 432-acre redevelopment area sits along both sides of Cape Coral Parkway from Southwest 2nd Court on the west to the Cape Coral Bridge on the east. Plans call for the area to become a thriving downtown center with restaurants, residences, offices, hotels and entertainment centers.

Within that redevelopment area, Scott Hertz, vice president of Powell Construction, proposes to build a two-story, 8,000-square-foot professional office building at S.E. 1322 46th Lane near Vincennes Boulevard.

"The city said the building doesn't meet the engineering requirements," Hertz said. "It is because of access to parking from the 15-foot alley. This building was specifically designed to meet the new current codes drawn up by the CRA."

In a move to help Hertz and three other alley-bound projects get off the ground, the redevelopment agency board unanimously approved recommending to the Cape Coral City Council that those projects be allowed to deviate from the rules.

"The buildings have parking in the back and that is what we want," said Bob Greco board chairman. "Let's get these buildings built."

An alley study could become part of a proposed stormwater study. The stormwater study might indicate that alleys be used for stormwater relief, so doing the studies at the same time, through the same company, would make sense, said Suzanne Kuehn redevelopment agency director.

If necessary, the alleys could be made one-way after the studies are

## IN OTHER BUSINESS

In other business during its regular meeting Tuesday, the Cape Coral Redevelopment Agency board:

- Gave a \$10,000 facade grant to Joni Johnson for the building housing B&D Interiors by Design at S.E. 434 47th Terrace. It will help with the nearly complete \$126,230 building renovation.
- Put a contract with the Chamber of Commerce of Cape Coral on hold pending further discussion.
- Created a committee to be headed by board member Carolyn Conant that would pursue beautification of the area.
- Unanimously approved a proposal to form a Community Redevelopment Area merchants association.

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completed, or there could be other solutions to how the alleys would be used, Kuehn said.

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