

Restrictions on new Cape condos reduced

By Pete Skiba

pskiba@news-press.com

Originally posted on August 08, 2006

In an attempt to help provide affordable-housing options in downtown Cape Coral, city officials on Monday voted 7-3 to reduce the minimum size requirement on new condominiums.

DELIVERING YOUR WORLD

- [Subscribe to The News-Press](#)
- [Join our reader panel](#)
- [Printer friendly version](#)
- [Email this article](#)

..... ADVERTISEMENT

The ordinance allows 550-square-foot efficiencies and 650-square-foot, one-bedroom apartments in the Community Redevelopment Area.

The ordinance also restricted the condominiums to a maximum 30 percent of any project built in the downtown area, if the developer chose to build with the smaller condominiums.

The rationale for the size rested on two points. It could make downtown housing more affordable, and the market for small homes exists with singles just beginning their careers and retirees, said Suzanne Kuehn, the Community Redevelopment Agency executive director.

"This ordinance makes sense for us," said John Jacobsen, a redevelopment agency board member. "It will allow us to build affordable housing."

In using the term affordable housing, Jacobsen said he did not mean subsidized or substandard housing, but housing that would fall in the price range of a grocery store clerk, or a teacher.

Councilman Richard Stevens and Councilwomen Alex LePera and Dolores Bertolini voted against the ordinance.

The size reduction from a minimum of 750 square feet did not mean the homes would cost less, Bertolini said.

The redevelopment area covers Cape Coral's downtown from Tudor Drive to the west along both sides of Cape Coral Parkway to the Cape Coral Bridge at the east. A section runs north along Del Prado Boulevard to Southeast 44th Street.

Also Monday, members of the Cape Coral City Council:

- Honored the Cape Coral Little League Girls Softball Team on its state championship.
- Approved development of South Santa Barbara Plaza as a 1.02-acre office and restaurant complex at 3028 Santa Barbara Blvd. The complex now goes to the city building permit process.
- Approved developers locating sales offices on land where development is proposed but not yet approved. This is a usual practice in many areas, including Fort Myers, to secure reservations necessary for financing, said William Nolan, development consultant.

- The power to declare an emergency during a hurricane was given to Terry Stewart, city manager, just as it was last year.

<<
Back