

RESOLUTION NO. 2018-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, APPROVING THE DR. MARTIN LUTHER KING JR. BOULEVARD REDEVELOPMENT AREA EXPANSION AND THE 2018 DR. MARTIN LUTHER KING JR. AND VERONICA S. SHOEMAKER BOULEVARDS REVITALIZATION PLAN UPDATE WITH A COMPLETION DATE OF JANUARY 20, 2044 FOR REDEVELOPMENT FINANCED BY INCREMENT REVENUES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS: Pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended, the City of Fort Myers has previously created the Community Redevelopment Agency to undertake redevelopment within the corporate limits of the City pursuant to the Redevelopment Act; and

WHEREAS: The City Council adopted a resolution finding that a blighted area, as defined in Chapter 163, Part III, Florida Statutes, exists in that portion of the City known as Dr. Martin Luther King Jr. Boulevard Sub-Area 1, Sub-Area 2, Sub-Area 3 and Sub-Area 4 on January 20, 1999; and

WHEREAS: The City Council adopted the Dr. Martin Luther King Jr. Boulevard Redevelopment Plan, dated February 2000 on March 20, 2000; and

WHEREAS: The City Council adopted the Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan and Implementation Timeline on November 20, 2006; and

WHEREAS: The City Council adopted a resolution finding that a blighted area, as defined in Chapter 163, Part III, Florida Statutes, exists in that portion of the city known as the Dunbar-Michigan Area, and that the redevelopment, conservation, rehabilitation, or combination thereof is in the public interest on March 26, 2007; and

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WHEREAS: The City Council adopted the Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan and the Dunbar-Michigan Redevelopment Plan Addendum, as the Redevelopment Plan for the Dunbar-Michigan Area on May 21, 2007; and

WHEREAS: The City Council adopted a resolution finding that a blighted area, as defined in Chapter 163, Part III, Florida Statutes, exists in that portion of the city known as Eastwood Village, and that the redevelopment, conservation, rehabilitation, or combination thereof is in the public interest on October 17, 2005; and

WHEREAS: The City Council adopted the Eastwood Village Redevelopment Plan, dated May 21, 2007 on May 21, 2007; and

WHEREAS: Within one year after adoption of the Dunbar-Michigan Redevelopment Plan Addendum and the Eastwood Village Redevelopment Plan property values declined below base year value; and

WHEREAS: Neither the Dunbar-Michigan Redevelopment Area nor the Eastwood Village Redevelopment Area have generated tax-increment revenue to implement redevelopment plans; and

WHEREAS: The Community Redevelopment Agency and the Community Redevelopment Agency Board desire redevelopment within these areas; and

WHEREAS: The Community Redevelopment Agency Board approved the Finding of Necessity titled "Dr. Martin Luther King, Jr. Boulevard Redevelopment Area Expansion Existing Conditions Report" dated November 2017 prepared by Stantec Consulting Services determining that the Dr. Martin Luther King, Jr. Boulevard Redevelopment Area, the Dunbar-Michigan Redevelopment Area, a portion of the Eastwood Village Redevelopment Area, and the former Velasco Village Redevelopment Area continue to meet the conditions of a blighted area, as defined in Chapter 163, Part III, Florida Statutes; and

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WHEREAS: The Community Redevelopment Agency Board directed on December 4, 2017 that a plan to expand the existing Dr. Martin Luther King, Jr. Boulevard Redevelopment Area and update the Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan to include the areas as recommended in the Dr. Martin Luther King, Jr. Boulevard Redevelopment Area Expansion Existing Conditions Report be prepared; and

WHEREAS: Following community meetings, surveys, and input from residents and business within the Dr. Martin Luther King, Jr. Boulevard Redevelopment Expansion Area, a plan update was prepared by Stantec Consulting Services; and

WHEREAS: The 2018 Dr. Martin Luther King, Jr. Redevelopment Area Expansion, and the Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan Update was reviewed and approved by the Community Redevelopment Agency Advisory Board on July 12, 2018, reviewed, and approved by the Community Redevelopment Agency Board on July 25, 2018, and reviewed, and approved by the Planning Board on August 1, 2018; and

WHEREAS: The redevelopment of the aforesaid area is necessary in the interest of the public health, safety and welfare of the residents of the City of Fort Myers and in the interest of implementing the intent of the Florida Legislature as expressed in the Act by revitalizing the area economically and socially, thereby improving the tax base, promoting sound growth, and providing economic development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

1. The 2018 Dr. Martin Luther King, Jr. Redevelopment Area Expansion and Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan Update, is hereby

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adopted as the amended redevelopment plan for the areas described. The 2018 Dr. Martin Luther King, Jr. Redevelopment Area Expansion and Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan Update is on file in the City Clerk's Office.

2. The 2018 Dr. Martin Luther King, Jr. Redevelopment Area Expansion shall expand the existing Sub-Areas 1, 2, 3, and 4 as described below.
3. The City Council of the City of Fort Myers, Florida, hereby finds that it is in the best interest of the City of Fort Myers to maintain the time certain set forth for completing all redevelopment financed by increment revenues within the area described below. Said date shall be January 20, 2044.
4. The City Council of the City of Fort Myers, Florida, hereby finds that the 2018 Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan Update meets the requirements of Chapter 163, Part III, Florida Statutes.
5. The Community Redevelopment Agency is hereby directed to implement the 2018 Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan Update in accordance with its terms.
6. This resolution shall become effective immediately upon adoption.

DESCRIPTION – SUB-AREA 1

A tract or parcel of land lying in Sections 13 and 24, Township 44 South, Range 24 East and Sections 18 and 19, Township 44 South, Range 25 East, being further bound and described as follows:

Beginning at the intersection of Billy's Creek and the East right-of-way line of Raleigh Street; thence run South along said East right-of-way line to an intersection with the North right-of-way line of Michigan Avenue; thence

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run East along said North line to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the East line of the Southwest quarter of said Section 18; thence South along said parallel line to an intersection with the North line of Orange Terrace, as recorded in Plat Book 11, Page 27 of the Public Records of Lee County, Florida; thence West along said North line to the Northwest corner of said Orange Terrace; thence South along the West line of said Orange Terrace to the Southwest corner of said Orange Terrace; thence West along the Westerly prolongation of the South line of said Orange Terrace to an intersection with said East line of the Southwest quarter; thence South along said East line to the Northwest corner of the Northeast quarter of said Section 19; thence East along the North line of said fraction to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of said fraction, said line also being the Northerly prolongation of the East right-of-way line of Ford Street; thence South along said Northerly prolongation and parallel line to an intersection with the Easterly prolongation of the South line of Lot 1 through 16, Block 10, Lincoln Park Division of Fort Myers as recorded in Plat Book 3, Page 43, of said Public Records, passing through the Southeast corner of Lot 15, Block 6, of said Lincoln Park Division of Fort Myers; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 27, Block 8 of said Lincoln Park Division of Fort Myers; thence South along the East line of said Lot 27 to the Southeast corner of said lot and an intersection with the North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Lincoln Park Division of Fort Myers; thence North along the West line of said Lot 26 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 9 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Brown Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the North right-of-way line of said Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 20 of said Block 9; thence North along the West line of said Lot 20 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 10 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Prince Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 18 of said Block 10; thence North along the West line of said Lot 18 to an intersection with said South line of Lot 1 through 16, Block 10; thence Westerly along said South line to the Northeast corner of

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Lot 21 of said Block 10; thence South along the East line of said Lot 21 to the Southeast corner of said Lot and an intersection with said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Block 10; thence North along the West line of said Lot to an intersection with said South line; thence Westerly along said South line to an intersection with the East right-of-way line of Palm Avenue; thence south along said East right-of way line to an intersection with the Easterly prolongation of the centerline of an alley running through Block 18, Evans Addition No. 2, as recorded in Plat Book 2, Page 1A of said Public Records; thence Westerly along said Easterly prolongation and said centerline to an intersection with the centerline of Evans Avenue; thence North along said centerline to an intersection with the Westerly prolongation of the North line of an alley running through Block 3, of Evans Addition To Fort Myers, as recorded in Plat Book 1, Page 29 of said Public Records; thence Easterly along said Westerly prolongation and said North line to and intersection with said East right-of-way line of Palm Avenue; thence North along said East right-of-way line to an intersection with said North line of Michigan Avenue; thence East along said North right-of-way line to the Southeast corner of lands described in Instrument Number 2015000000756 of said Public Records; thence North along the East line of said lands to the Northeast corner of said lands and the Southeast corner of lands described in Official Records Book 66, Page 207 of said Public Records; thence North along the East line of said lands to the Southeast corner of Lot 8, Block C, Dean's Subdivision as recorded in Plat Book 4, Page 24, of said Public Records; thence North along the East line of said Dean's Subdivision to an intersection with said Billy's Creek; thence Northeasterly along said Billy's Creek to the Point of Beginning.

DESCRIPTION – SUB-AREA 2

A tract or parcel of land lying in Sections 8, 17, 18, 19, 20 and 21, Township 44 South, Range 25 East, being further bound and described as follows:

Beginning at the intersection of Billy's Creek and the centerline of Marsh Avenue; thence South along said centerline to an intersection with the centerline of Ballard Road; thence East along said centerline to an intersection with the Northerly prolongation of the West line of Benchmark Corporate Park, Phase 2, as recorded in Plat Book 76, Page 80, of the Public Records of Lee County, Florida; thence run South along said Northerly prolongation and said West line to the northwest corner of Benchmark Corporate Park Phase 1, as recorded in Plat Book 42, Page 59, of said Public Records; thence along the West line of said Benchmark Corporate Park Phase 1 to the Northwest corner of said Section 21; thence South along the West line of said section to an intersection with the South right-of-way line of Martin

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Luther King Boulevard; thence East along said South line to an intersection with a line 25.00 feet east of and parallel with (as measured on a perpendicular) the West line of said Section; thence south along said parallel line to an intersection with the "North Parcel" as described in Official Records Book 4138, Page 424, of said Public Records; thence East along said "North Parcel"; thence South along said "North Parcel"; thence West along said "North Parcel"; thence Southwest along said "North Parcel" to an intersection with said parallel line; thence South along said parallel line to an intersection with the Easterly prolongation of the centerline of Canal Street; thence West along said Easterly prolongation and said centerline to an intersection with the centerline of Wright Street; thence North along said centerline to an intersection with the centerline of South Street; thence East along said centerline to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of the Northeast quarter of said Section 19, said line also being the East right-of-way line of Ford Street; thence North along said parallel and East line to an intersection with the South line of the Southeast quarter of said Section 18; thence West along the South line of said fraction to the Southwest corner of said fraction; thence North along the West line of said fraction to an intersection with the Westerly prolongation of Orange Terrace, as recorded in Plat Book 11, Page 27 of said Public Records; thence East along said Westerly prolongation to the Southwest corner of said Orange Terrace; thence North along the West line of said Orange Terrace to the Northwest Corner of said Orange Terrace; thence East along the North line of said Orange Terrace to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of said Northeast Quarter of Section 18; thence North along said parallel line to an intersection with the North right-of-way line of Michigan Avenue; thence West along said North right-of-way line to an intersection with the East right-of-way line of Raleigh Street; thence North to an intersection with Billy's Creek; thence Northeasterly along said Billy's Creek to the Point of Beginning.

DESCRIPTION – SUB-AREA 3

A tract or parcel of land lying in Sections 16, 21 and 22, Township 44 South, Range 25 East, being further bound and described as follows:

Beginning at the Southwest corner of Lot 28, of Benchmark Corporate Park Phase 1, as recorded in Plat Book 42, Page 59, of the Public Records of Lee County, Florida, said point being on the North right-of-way line of Martin Luther King Boulevard; thence North along the West line of said Lot 28 to the Northwest corner of said Lot 28; thence East along the North line of said Lot 28 to an intersection with the South right-of-way line of Cummins Court; thence Easterly along said Cummins Court to the West right-of-way line of Benchmark Avenue; thence South along the West line of said Benchmark Avenue to an angle point; thence East to the Northwest

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corner of Lot 1 of said Benchmark Corporate Park Phase 1, said point being on the East right-of-way line of said Benchmark Avenue; thence East along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence South along the East line of said Lot 1 to the Southeast corner of said Lot 1, said point being on the North right-of-way line of Martin Luther King Boulevard; thence Northeasterly to the Northwest corner of lands described in Official Records Book 2063, Page 3744, of said Public Records; thence East along the North line of said lands and the North line of lands described in Official Records Book 2063, Page 1985 of said Public Records to the Northeast corner of said lands; thence South along the East line of said lands described in Official Records Book 2063, Page 1985 and the Southerly prolongation thereof to an intersection with the Southerly right-of-way line of said Martin Luther King Boulevard; thence Southeasterly along said Southerly right-of-way line to an intersection with the Southerly prolongation of the West line of lands described in Instrument Number 2008000187001, of said Public Records; thence North along said Southerly prolongation and said West line to an intersection with the Westerly prolongation of the North line of lands described in Instrument Number 2008000187002, of said Public Records; thence Easterly along said Westerly prolongation and the North line of said lands to the Northeast corner of said lands; thence south along the East line of said lands described in said Instrument Number 2008000187002 and the Southerly prolongation thereof to an intersection with said Southerly right-of-way line of Martin Luther King Boulevard; thence Southeasterly along said Southerly right-of-way to an intersection with the West line of Lot 38 of Pine Crest, as recorded in Plat Book 5, Page 3, of said Public Records; thence North along the West line of said Lot 38 and Lot 27 and Lot 22 of said Pine Crest to the Northwest corner of said Lot 22; thence East along the North line of said Lot 22 and the Easterly prolongation thereof to the Southwest corner of Lot 1, Interstate Park 82 Phase III, as recorded in Instrument Number 2010000224572, of said Public Records; thence North along the West line of said Lot 1 to the Northwest corner of said Lot 1; thence East along the North line of said Lot 1 to the Northeast corner of said Section 21; thence South along the East line of said Section 21 to an intersection with the right-of-way line of Park 82 Drive, Tract "B" of said Interstate Park 82 Phase III; thence Southerly along the Westerly right-of-way of said Park 82 Drive to the Northeast corner of lands described in Official Records Book 4447, Page 2559, of said Public Records; thence West to the Northwest corner of said lands; thence South to the Southwest corner of said lands; thence South to the Northwest corner of Lot 18, Interstate Park 82 - Phase II, as recorded in Plat Book 45, Page 32, of said Public Records; thence Southeasterly along the North line of said Lot 18 and the Easterly prolongation thereof to an intersection with the West line of Lot 10, of said Interstate Park 82 - Phase II; thence North along said West line to

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the Southwest corner of Tract A, of said Interstate Park 82 Phase III; thence Easterly along the South line of said Tract A to the Southeast corner of said Tract A; thence East to an intersection with the East line of Watts Road and an intersection with the West line of lands described in Instrument Number 2016000150892, of said Public Records; thence North along said East and West line to the Northwest corner of said lands; thence East along the North line of said lands to the Northeast corner of said lands; thence South along the East line of said lands to the Northwest corner of lands described in Instrument Number 2005000037508, of said Public Records; thence East along the North line of said lands to the Northeast corner of said lands; thence South along the East line of said lands to the Southeast corner of said lands; thence Southwesterly along the South line of said lands to the Southeast corner of said lands described in Instrument Number 2016000150892; thence Northwesterly along the Southerly line of said lands to a point of tangency; thence Southwesterly to and intersection with the Northerly line of lands described in Instrument Number 2017000217406, of said Public Records; thence Southeasterly and Southerly along said lands to an intersection with the South line of said Section 22; thence West along the South line of said Section to the Southwest corner of said Section; thence North along the West line of said Section to an intersection with the Easterly prolongation of the South line of Lot 2 of Racetrac At Ortiz, as recorded in Instrument Number 2012000164081, of said Public Records; thence Westerly along said prolongation and said South line to an intersection with the West right-of-way line of Ortiz Avenue; thence North along said West right-of-way line to the Southeast corner of lands described in Official Records Book 4416, Page 2439, of said Public Records; thence Northwesterly along the South line of said lands to the Southwest corner of said lands; thence Southwesterly to the Northeasternmost corner of the "North Parcel" as described in Official Records 4138, page 424, of said Public Records, said point lying East of the West line of said Section 21; thence West along said "North Parcel" to and intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) said West line of Section 21; thence North along said parallel line to an intersection with the South right-of-way line of said Martin Luther King Boulevard; thence West along said South right-of-way line to an intersection with the West line of said Section 21; thence North along said West line to the Point of Beginning.

DESCRIPTION – SUB-AREA 4

A tract or parcel of land lying in Section 24, Township 44 South, Range 24 East and Section 19, Township 44 South, Range 25 East, being further bound and described as follows:

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Beginning at an intersection with the Easterly prolongation of the South line of Lot 1 through 16, Block 10, Lincoln Park Division of Fort Myers as recorded in Plat Book 3, Page 43, of said Public Records, passing through the Southeast corner of Lot 15, Block 6, of said Lincoln Park Division of Fort Myers; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 27, Block 8 of said Lincoln Park Division of Fort Myers; thence South along the East line of said Lot 27 to the Southeast corner of said lot and an intersection with the North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Lincoln Park Division of Fort Myers; thence North along the West line of said Lot 26 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 9 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Brown Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the North right-of way line of said Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 20 of said Block 9; thence North along the West line of said Lot 20 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 10 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Prince Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the said North right-of way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 18 of said Block 10; thence North along the West line of said Lot 18 to an intersection with said South line of Lot 1 through 16, Block 10; thence Westerly along said South line to the Northeast corner of Lot 21 of said Block 10; thence South along the East line of said Lot 21 to the Southeast corner of said Lot and an intersection with said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Block 10; thence North along the West line of said Lot to an intersection with said South line; thence Westerly along said South line to an intersection with the East right-of-way line of Palm Avenue; thence south along said East right-of way line to an intersection with the Easterly prolongation of the centerline of an alley running through Block 18, Evans Addition No. 2, as recorded in Plat Book 2, Page 1A of said Public Records; thence Westerly along said Easterly prolongation and said centerline to an intersection with the East right-of-way line of Evans Avenue; thence South along said East right-of-way line to an intersection with the centerline of Edison Avenue; thence East along said centerline to an intersection with the centerline of Prince Street; thence South along said centerline to an intersection with the centerline of South Street; thence

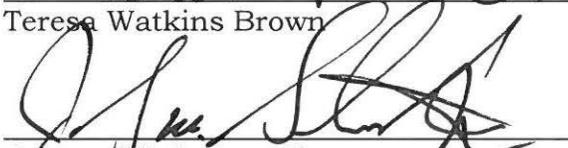
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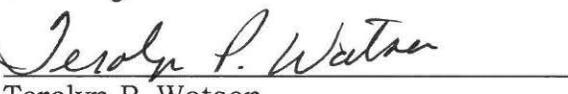
East along said centerline to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of the Northeast quarter of said Section 19, said line also being the East right-of-way line of Ford Street; thence North along said parallel and East line to the Point of Beginning.

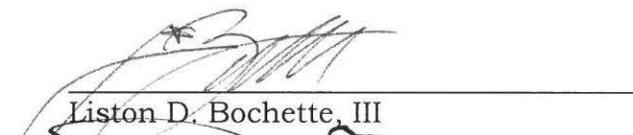
PASSED IN PUBLIC SESSION of the City Council of the City of Fort

Myers, Florida, this 4th day of September, 2018.

Aye 
Teresa Watkins Brown

Aye 
Johnny W. Streets, Jr.

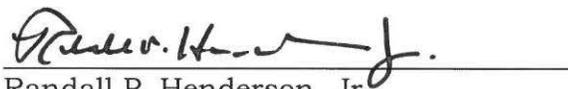
Aye 
Terolyn P. Watson

Aye 
Liston D. Bochette, III

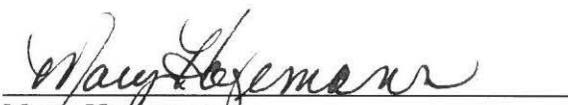
Aye 
Fred Burson

Aye 
Gaile H. Anthony
Council Members

APPROVED this 4th day of September, 2018.

Aye 
Randall P. Henderson, Jr.
Mayor

FILED in the Office of the City Clerk this 4th day of
September, 2018.


Mary Hagemann
Deputy City Clerk

