

# **CITY OF FORT MYERS**

## **Dunbar-Michigan Redevelopment Plan Addendum**



**Adopted:**  
May 21, 2007

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**For the preparation of the “Dr. Martin Luther King, Jr.  
& Veronica S. Shoemaker Boulevards Revitalization Plan”**

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**DUNBAR-MICHIGAN REDEVELOPMENT PLAN ADDENDUM**

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## CHAPTER I

### INTRODUCTION/PURPOSE OF THE ADDENDUM

On January 28, 2003, an Interlocal Agreement between the Lee County Board of County Commissioners and the City of Fort Myers, was approved. The Agreement relates to the annexation of Dunbar and Belle Vue and authorized the creation of a community redevelopment area. The first step in establishing a community redevelopment area is a finding of necessity/resolution of blight for the area. On March 26, 2007, the Fort Myers City Council adopted a resolution finding that the Dunbar-Michigan area was blighted, thus paving the way for the adoption of a redevelopment plan for the area.

A primary impetus in starting the redevelopment process for Dunbar-Michigan was the recommendation of the City's planning consultants, Dover Kohl & Partners, in the "Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan", (the MLK/VSS Plan), which was adopted by Resolution No. 2006-58 on November 20, 2006. Based on an extensive public participation process, it was determined that a community redevelopment area should be established for the Dunbar-Michigan area, in accordance with State statutes.

The Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes, sets forth the mandated contents of a community redevelopment plan, along with the adoption process to be followed. The "Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan" was previously adopted by the City Council, and it contains overall plan recommendations and implementation strategies that are intended to result in the elimination of blighted conditions within the Dunbar-Michigan area.

However, the MLK/VSS Plan encompasses an area that is larger than the boundaries of the Dunbar-Michigan area and also includes portions of other redevelopment areas already existing and proposed, such as MLK Redevelopment Areas 1, 2, 3, and 4, and the Eastwood Village Redevelopment Area. Redevelopment areas cannot overlap boundaries. In addition, the Plan document does not contain several of the items required by Chapter 163.362, F.S., nor was the State-mandated redevelopment plan adoption process followed.

This addendum will address some of the issues in Chapter 163, F.S. that are not specifically set forth in the MLK/VSS Plan, including a legal description of the Dunbar-Michigan community redevelopment area and other items.

***It is intended that the MLK/VSS Plan, in concert with this addendum document, together will comprise the Dunbar-Michigan Redevelopment Plan.***

## CHAPTER II STATE-MANDATED CONTENTS OF A REDEVELOPMENT PLAN

Chapter 163.362 specifies the contents of a redevelopment plan. The text of the statute is shown below in *italics*, followed by the location in the redevelopment plan documents (MLK/VSS Plan and this Addendum) where each of the required elements can be found – Shown in <**BOLD**>.

*163.362 Contents of community redevelopment plan.--Every community redevelopment plan shall:*

*(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan. <In this Addendum, Appendix>*

*(2) Show by diagram and in general terms:*

*(a) The approximate amount of open space to be provided and the street layout. <In this Addendum, Chapter IV, Table 1 and Figure 2>*

*(b) Limitations on the type, size, height, number, and proposed use of buildings. <Limitations on type, size, height, number, and proposed use of buildings are governed by the City's land development regulations. >*

*(c) The approximate number of dwelling units. < It is anticipated that the number of dwelling units in the Dunbar-Michigan area will range from approximately 2500 units (present) to approximately 3125 units.>*

*(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. <In MLK/VSS Plan, Action Step #2-Clemente Park and Dunbar Park; Action Step #3 re: slow laning of MLK from Dupree to Rockfill; Action Step #4 City-owned Southwest Florida Enterprise Center improvements; Action Step #5 Michigan Court improvements; Action Step #8 VSS Blvd. Drainage Canal improvements; Action Step #9 Terry Park and Shady Oaks Park improvements>*

*(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and*

*social quality of the neighborhood.* **<In MLK/VSS Plan, pages 5.21, 5.266.2, 6.3, 6.4 for neighborhood impact element. In regard to relocation, the City and CRA will follow all applicable statutory requirements if relocation of residents is required.>**

*(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.* **<In MLK/VSS plan included with various Action Steps. Also see page 6.8 Redevelopment Financing.>**

*(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.* **<The MLK/VSS plan was prepared using an extensive public participation process and was developed using sound planning principles, thus ensuring that the redevelopment will be carried out according to the Plan.>**

*(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.* **<Not applicable to Dunbar-Michigan. This is a plan for an existing neighborhood, and it is not anticipated that large segments of public property will be sold or leased for private use. If any are, the City and the CRA will follow its standard developer agreement process to ensure the retention of controls over public land.>**

*(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.* **<The City and CRA will follow all applicable statutory requirements if relocation of residents is required.>**

*(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.* **<Incorporated throughout the MLK/VSS Plan.>**

*(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.* **<In MLK/VSS**

**plan included with various Action Steps. Also see page 6.8 Redevelopment Financing.>**

*(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. <All redevelopment in Dunbar-Michigan that is financed by increment revenues shall occur no later than May 21, 2037.>*

## CHAPTER III MLK/VSS PLAN

The “Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan” (the MLK/VSS Plan) is the cornerstone of the redevelopment plan for the Dunbar-Michigan area, and it should be adopted in its entirety along with this Addendum to comprise the Dunbar-Michigan Redevelopment Plan.

The plan recognizes many of the constraints upon new investment within the Dunbar-Michigan study area. It notes that many of the area’s subdivisions were platted in the early 1900’s on small lots that are not consistent with current standards or City zoning requirements. The MLK/VSS Plan also recommends the establishment of a Dunbar/Michigan Avenue community redevelopment area to aid in the financing of redevelopment activities within these neighborhoods.

Included in the plan are the following major concepts:

Complete, walkable, people-first neighborhoods;

Buildings should have doors and windows facing streets and public spaces;

Provide housing for a mix of incomes and a variety of building types allowing for diverse lifestyle options and incomes to live in the same neighborhood;

Showcase and honor the community heritage;

Create a more upwardly mobile community with programs assisting local residents and businesses; and

Adopt new more flexible zoning standards.

## CHAPTER IV DUNBAR-MICHIGAN REDEVELOPMENT AREA

The Dunbar-Michigan redevelopment area is a 1,958 acre (3.06 square mile) neighborhood bounded by Providence Street/Billy's Creek to the north, Marsh Avenue, Prospect Avenue, and Jacksonville Street to the east, Canal Street to the south, and Evans Avenue/Prince Street/Wright Street to the west. It surrounds the four Dr. Martin Luther King, Jr. Redevelopment Areas 1, 2, 3, and 4, the Velasco Village Redevelopment Area, and the Eastwood Village Redevelopment Area.

Although some of the redevelopment area recommendations in the MLK/VSS plan encompass Dr. Martin Luther King, Jr. Boulevard, the boundaries of the proposed Dunbar-Michigan community redevelopment area generally exclude the MLK corridor, since these redevelopment areas were already established in March 2000. There are several segments of the MLK corridor that *are* contained in the Dunbar-Michigan redevelopment area because these were the formerly unincorporated enclaves that were not eligible for inclusion in the MLK redevelopment areas before they were annexed into the City of Fort Myers.

The 2000 population of the Dunbar-Michigan study area was 7,286, representing 15.1% of the City's population at that time, with an average household size of 3.02.

**Figure 1** on the following page shows the boundaries of the Dunbar-Michigan redevelopment area and the Census Block Groups within the area.

### Land Use within the Redevelopment Area

The Dunbar/Michigan study area is a mix of residential, government, industrial, and commercial uses, as shown in Table 1. The acreage of vacant land within this urbanized area encompasses over 25% of the total land area, indicating the disinvestment and need for revitalization of this community. Additionally, a mix of incompatible land uses, i.e., industrial adjacent to residential is prevalent in the Dunbar/Michigan study area.

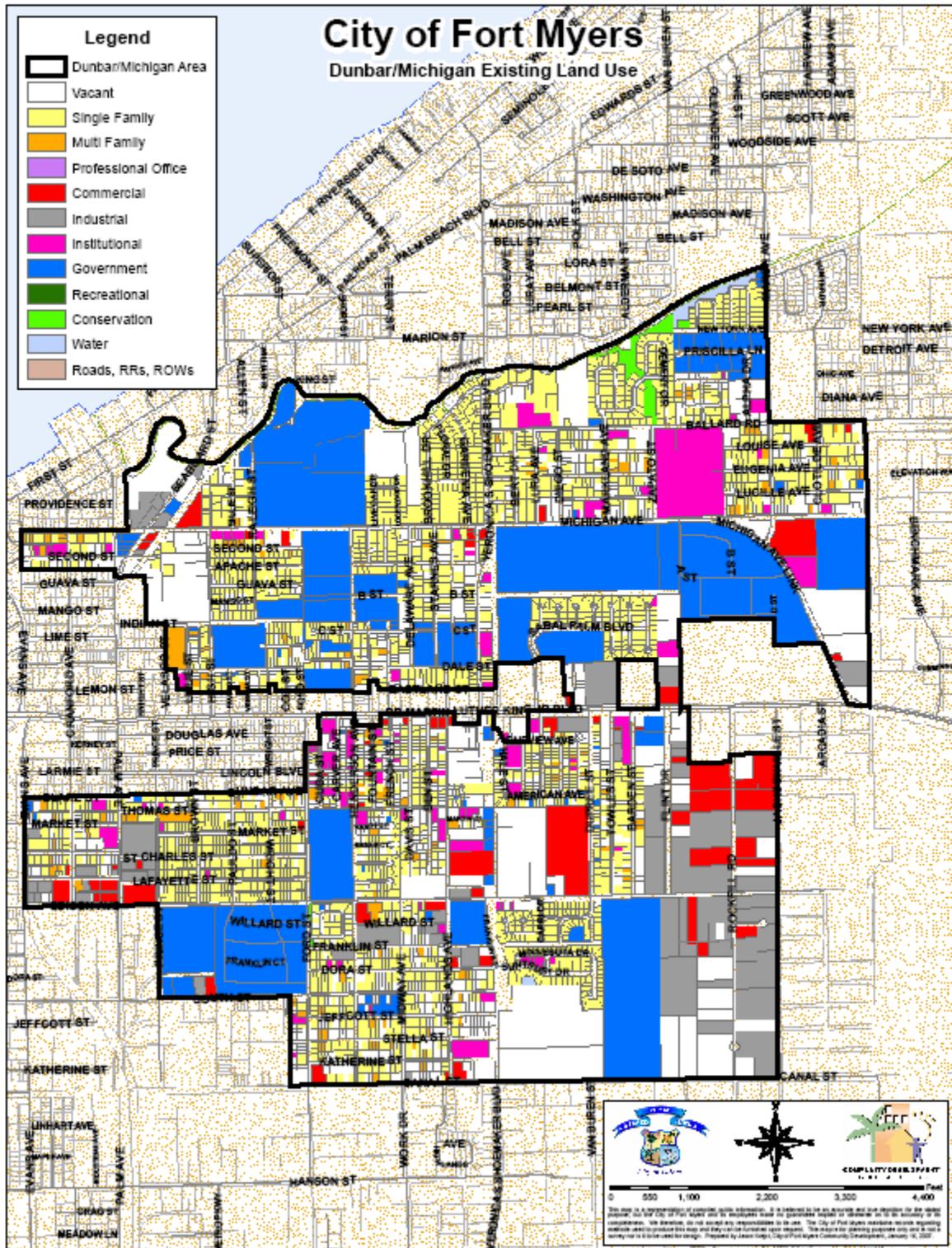
**Table 1** below shows a tabulation of existing land uses.

**Table 1: Land Use**

<b>Dunbar/Michigan 1958 Acres Includes all ROW, Roads</b>			
<b>Land Use</b>	<b>Parcels</b>	<b>Parcel Acres</b>	<b>Current Assessed</b>
Commercial	67	87.58	\$25,555,790
Conservation	4	9.13	\$0
Government	112	426.14	\$105,731,980
Industrial	72	140.94	\$46,034,640
Institutional	92	76.67	\$17,677,640
Multi Family	147	34.29	\$18,155,270
Single Family	2105	437.01	\$117,245,920
Vacant	949	405.80	\$31,063,020
Water	2	4.15	\$0
<b>Totals</b>	<b>3550</b>	<b>1622</b>	<b>\$361,464,260</b>



**FIGURE 2: STREET LAYOUT, LAND USE & OPEN SPACE**



## CHAPTER V

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Redevelopment Act requires that redevelopment plans be consistent with the local government's comprehensive plan. The City's Comprehensive Plan, as amended, contains goals, objectives, and policies relating to the following elements: future land use, transportation, housing, municipal services, conservation and coastal management, recreation and open space, public safety, community appearance, historic preservation, capital improvements, and intergovernmental coordination.

The Dunbar-Michigan Redevelopment Plan fully complies with the goals, objectives, and policies of the City of Fort Myers Comprehensive Plan. Below is a selected list of comprehensive plan objectives, policies, actions, and strategies that specifically relate to the Dunbar-Michigan Redevelopment Plan.

#### **Future Land Use:**

Action 1.3.2) Encourage the development of infill sites in developed areas where many lots are substandard due to platting prior to zoning, and where adequate infrastructure is in place.

Standard 1.3.2.1) Maintain the Land Development Regulations to incorporate policies and procedures considering the following: analysis of vacant infill parcels; effects on strengthening neighborhoods; available infrastructure; and where variances are required to enable development, procedures should be established as follows: (a) In areas of conflict, study the areas and give approval to specific sites, or (b) Where issues cannot be resolved, review variances through Board of Adjustments.

Policy 2.15) To protect the existing uses and existing structures or the previously granted Lee County development approvals of the properties annexed as part of the Dunbar/Belle Vue Annexation area, a separate map (Map B-1 Dunbar/Belle Vue) to the Future Land Use Map shall designate areas where structures and uses that were in legal existence on or before December 21, 2005 under Lee County Land use regulations covering the entire property involved, will be considered to have a right to operate as an existing structure/use vested with the City of Fort Myers. These structures/uses may be continued indefinitely, remodeled or replaced. No increase in the number of dwelling units shall be allowed. Any expansion to these existing uses and or structures (excluding recycling/junkyard uses, as defined by the City Land Development Regulations-Growth Management Code), shall be considered a special non-conformity, and such expansion shall be granted by Conditional Use Approval. Any expansion to an existing junkyard or recycling center shall be by approval of the expansion through the Planned Unit Development (PUD) process.

Objective 5: Revitalize declining areas through rehabilitation, redevelopment, and infill strategies as appropriate.

Policy 5.3) Special planning and implementation efforts will be continuously conducted for targeted neighborhoods (see Map E).

Action 5.3.1) Detailed neighborhood plans or community redevelopment plans will be prepared and adopted for various neighborhoods within the defined geographic area (Map E).

Action 5.3.2) Upon completion of the specific redevelopment plans, special Neighborhood Redevelopment Districts shall be designated on the Future Land Use Map and implemented through the Land Development Regulations. It is the express intent to promote the redevelopment of areas through special controls, economic incentives, and public as well as private investment.

Action 5.3.3) The following redevelopment, neighborhood, or special plans are included in the Comprehensive Plan as if set forth in full herein and shall be implemented to the greatest extent feasible: ...**8) Urban Infill & Redevelopment Area, as shown on Map EA.**

Housing Element Objective 1: Increase the housing supply while achieving a balance of housing types.

Housing Element Objective 2: Improve the quality of housing, particularly single-family housing.

Housing Policy 2.3: The City shall promote home ownership as a means of achieving quality housing.

Capital Improvements Objectives 1 through 5: Capital expenditures are identified in this plan and will be included in future amendments to the CIP.

Intergovernmental Coordination Objective 1: The Plan encourages the joint efforts of Lee County and the City in relation to physical and economic improvements.

## APPENDIX

### DUNBAR-MICHIGAN REDEVELOPMENT AREA LEGAL DESCRIPTION

An area of Lee County, Florida, Beginning at the intersection of Billy's Creek and Marsh Ave. go south from such intersection to the intersection of Ballard Rd. and Marsh Ave. the East of Ballard Rd. to the intersection of Ballard Rd. and Canal south along Canal to the intersection of such Canal and MLk Blvd. and Michigan Ave Link. North along Michigan Ave. Link to the intersection of Michigan Ave Link and the southern boundary of 4224 Michigan Ave link. West along south boundary 645' then North 360' then west 1330' then south 1155' to MLK. Then across MLK to the NE corner of 2101 Flint Dr. then south from the NE corner of 2101 Flint dr. 732' then east 570' to the NE corner of 2150 Rockfill Rd. then across Rockfill Rd. east to the NE corner f 2137 Jacksonville St. Then south along Jacksonville St. to the intersection of Jacksonville St. and Canal St. Then west along Canal St. to SW corner of 3211 Ford St. North to the intersection of South St. and the NE corner of 2611 Wright St. Then west of South St. to the intersection of South St. and Pine north to the intersection of Pine St. and Edison Ave. Then west to the intersection of Edison Ave and Evans Ave. then north to the intersection of Evans Ave. and Blake St. Then east to the intersection of Dunbar Ave. and Ford St. then north to the NW corner of 2014 Cuba St. then east to Cuba St. then north to the intersection of Cuba St. and MLK. Then East on MLK Blvd to the intersection of MLK Blvd and Henderson Ave. Then south to the SE corner of 3272 MLK Blvd. Then north to MLK Blvd. Then east on MLK Blvd to the NE corner of 3500 MLK Blvd. then east to the SW corner of 3520 MLK Blvd. then north to MLK Blvd. then east on MLK Blvd to NE corner of 3578 MLK Blvd following eastern ROW for Veronica Shoemaker Blvd. to Fairview Ave east to SE corner of 3660 MLK Blvd. then north to MLK Blvd. then east on MLK Blvd to SE corner of 3637 MLK Blvd then north 150' then west 50' then north 430' then west 915' to Dale St. Then south to the intersection of Dale St. and Eastland St. Then west to the intersection of Eastland St. the SW corner of 1922 French St. Then north 101' then west 100' then south 101' then west 1325' then north 102' then west 105' then south 100' then west 585' then north 25' then west 120' then north 250' to Blount St. then west 100' then north to Indian St. Then west 385' then north 665' then west to Palm Ave. Then north 95' then west 1260' to Evans Ave then north to the intersection of Evans and Michigan Ave then east 1404' then north 753' to Billy's Creek then North Easterly along Billy's Creek to the intersection of Billy's Creek and Marsh Ave. and to P.O.B.