

Central Fort Myers

Area Study

As Proposed to be Amended

June 1991

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EXECUTIVE SUMMARY

CENTRAL FORT MYERS STUDY

BACKGROUND

- **AREA** ▶ The study area consists of 542 acres of land generally bound by Dr. Martin Luther King Jr. Blvd. to the north, Cleveland Avenue and Fowler Street to the west and east, and Hanson Street to the south. The study area crosses to the west of Cleveland to include one block between McGregor Boulevard and Edison Avenue. The study area has been divided into two areas, the Redevelopment Area and the Stabilization Area (see base map).
- **EXISTING LAND USES** ▶ The redevelopment area is predominately comprised of non-residential uses. Thirty-three percent of the area is used for commercial or professional offices, 29% is residential, 24% is used for public or institutional uses, and 14% is vacant. The majority of the Stabilization Area is residential (74%), 50% of the developed land is single family, 12% is duplex, triplex, or quadrplex. Only 15% of the stabilization area is used for commercial or office activities and these uses are concentrated along Cleveland and Fowler.
- **DWELLING UNITS** ▶ The total number of dwelling units in the central Fort Myers area is 1,809. The Redevelopment Area contains 689 dwelling units of which 423 are situated in the Acquisition/Redevelopment Target Areas. 1,120 dwelling units are located in the Stabilization area between Willard and Hanson Streets. Census and market information indicates that approximately 10% of the units are vacant.
- **POPULATION** ▶ The estimated populations for the Redevelopment area is 1,501 and 2,439 for the Stabilization Area. The total population of the Central Fort Myers Study Area is 3,932 or 9% of the City's total population. The 1980 Census reported that the Central Fort Myers Area had a slightly poorer and slightly older population than the City as a whole.
- **BUILDING CONDITIONS** ▶ All parcels in the study area were rated as good, fair, or poor. The overall parcel condition score for the Central Fort Myers Study Area is a moderate fair. Structure conditions rate a low fair. As would be expected, the Redevelopment Area had the poorest overall score. The average parcel condition for area was fair and the average structure condition is poor to fair. Parcel and structure conditions rated fair to good for the Stabilization Area. Often the quality of a residential neighborhood's housing stock is directly related to the percentage of owner occupied units in the area. Owner occupancy is very low in the Redevelopment Area- 20%. The Stabilization Area has approximately 45% owner occupancy.
- **INFRASTRUCTURE** ▶ All areas of Central Fort Myers are fully served by infrastructure. Various elements of the infrastructure are in need of improvement. The study provides maps and summaries of the existing conditions.
- **DEVELOPMENT FORECAST** ▶ Space demands for the Redevelopment Area have been forecasted by square feet (see table) to year 2005. By year 2005 it is estimated that a proposed Tax Increment Finance District could be redeveloped to accommodate 125,444 square feet of office space, 18,817 square feet of commercial space, and 850 dwelling units.

REDEVELOPMENT STRATEGIES - REDEVELOPMENT AREA

- **VISION** ▶ The Redevelopment Area must be envisioned as an extension of the downtown environment. The area must be redeveloped to have more than the nine hour business life that downtown now experiences. Mixed-use development should be encouraged in the area along with design features to add life.
- **BASEBALL STADIUM** ▶ A Baseball Stadium is proposed south of the new state office building. Adjacent to the stadium will be surface parking. The stadium will be used to attract mixed use development and increase recreation and entertainment opportunities.
- **CENTRALIZED STORMWATER RETENTION** ▶ The Central Fort Myers Redevelopment Concept provides for a centralized stormwater retention area located along the south side of Edison Avenue. The retention area would be developed and maintained by the city. The centralized retention area provides development incentive for the private sector by freeing up space on private property. The retention area also provides a buffer for the residential uses to the south.
- **MAJOR NORTH/SOUTH THROUGH STREETS** ▶ Intersection improvements should be made along Broadway at the intersections of Edison Avenue, Canal Street, Hanson Street, and Carrell Road. The Broadway/Solomon/Collier intersection should be improved and signalized. Broadway and Central should be improved to twin three lane roads. The roads could carry two-way traffic initially and be converted to a one-way pair if additional capacity is needed.
- **MAJOR EAST/WEST THROUGH STREETS** ▶ State Road 82 (Dr. Martin Luther King Jr. Blvd. and Victoria) will serve as principal arterials, carry east-west traffic, and provide access to Interstate 75. Hanson Street will serve as a minor arterial and should eventually be upgraded to four lanes. Edison Avenue and South Street will serve as collector roads.
- **DESIGNATE A TAX INCREMENT FINANCING DISTRICT** ▶ Designate the portion of the Redevelopment Area south of the current Downtown Redevelopment boundary (south of Victoria/Market Streets) as a Community Redevelopment Area and create a Tax Increment Financing District. The Downtown Redevelopment Agency should be the agency responsible for implementing the redevelopment programs in the area since it will be adjacent to the existing Community Redevelopment Area.
- **ADDITION TO DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT** ▶ To assist in the development of any large scale projects that may be near or above the threshold for the Development of Regional Impact review process, the portion of the Redevelopment Area not already included in the Downtown DRI should be considered for inclusion as a substantial deviation.
- **FUTURE LAND USE MAP AMENDMENTS** ▶ Parcels in the Redevelopment Area with a Future Land Use Map designation of High-Density Multi-Family (A-3) should be changed to Business One (B-1) as soon as possible. This will allow most office and business uses as permitted uses.
- **ACQUISITION / REDEVELOPMENT STRATEGIES** ▶ The Redevelopment Concepts Map depicts the areas that are targeted for acquisition or redevelopment assistance by the City. There are four geographic areas that have been identified separately because they have common characteristics such as existing building conditions, land uses, and transportation access. Within the Acquisition/Redevelopment areas a potential developer should not feel inhibited by the existing street patterns. Local streets within these areas could be vacated and turned over to the developer (for the cost of utility relocation) to enhance their project.

EXECUTIVE SUMMARY

- **DEVELOPMENT STANDARDS AND DESIGN ELEMENTS** ▶ All development in the Central Fort Myers Area should, at a minimum, conform to the City of Fort Myers Growth Management Code, Chapter 18, Code of Ordinances. The Downtown Pedestrian Precinct and Streetscape Plan should be expanded to include all of the Redevelopment Area. Consideration should also be given to the extension of pedestrian corridors along Broadway and Central Avenue for their entire lengths. The Plan provides flexible requirements dealing with setbacks, building facades, street trees, street furnishings, parking, paved areas and the like. The requirements are not designed to create a rigid review process, but rather add minor supplemental requirements to improve the appearance of downtown streets and buildings to enhance the business environment.
- **RELOCATION STRATEGIES** ▶ In areas that are acquired for redevelopment, the City should be sensitive to the displacement of families, especially renters. The Community Redevelopment Agency has policies and a relocation plan that has been utilized in the relocation of families displaced by the Velasco Village project. These same policies will be adapted to the Central Fort Myers project. Federal relocation policies must be followed when federal money is involved. It is planned for the redevelopment area to provide more housing units by year 2005 than is currently provided. The availability of infrastructure, affordable land values, and allowed density will encourage the development of the multi-family units in the area.

STABILIZATION STRATEGIES - WILLARD SOUTH TO HANSON

- **EXISTING CHARACTER** ▶ The predominate existing land use in the Stabilization Area is single family (see Existing Land Uses Table). The majority of the area is designated as Medium-Density Multi-Family (A-2) on the Future Land Use Map. The obvious exceptions are the parcels adjacent to the Cleveland Avenue and Fowler Street corridors. The existing parcel and structure conditions of these single family areas varies from section to section (see Parcel and Structure Condition Maps). Essentially, there are pockets of viable single family houses while other sections are blighting or are in transition to more intensive uses. Some sections exhibit more signs of "transition" to multi-family or commercial uses than others. The business corridors along Cleveland and Fowler have begun to creep into to the residential areas.
- **FUTURE LAND USE MAP AMENDMENTS** ▶ The Future Land Use Map should be amended to more accurately reflect the existing or anticipated uses in the area. Changes to the Future Land Use Map should be sensitive to viable single family areas that show a strong chance to remain quality single family. As long as these areas continue to remain designated as multi-family, single-family areas will continue to blight. It is proposed to change the land use designation in the core of the Stabilization Area to Residential A-1D. Residential A-1D is a medium density single-family/duplex classification.
- **PROHIBIT SMALL APARTMENT COMPLEXES** ▶ The parcel and structure condition of multi-family units has a strong correlation with the size of the development. Usually, the larger the complex the better maintained the property. Many of the duplex, triplex, and quadraplexes and small apartment complexes that have been allowed to develop under the current zoning have significantly contributed to the blight in the Central Fort Myers Study Area.

CAPITAL IMPROVEMENTS PROGRAM

- **CIP** ▶ A proposed capital improvement program has been prepared for the Central Fort Myers Study Area. The program Schedule lists the project, the year, and the estimated cost.
- **FUNDING SOURCES** ▶ Funding for all projects will have to be funded at the local level. Impact fees, Tax Increment Financing, and General Funds appear to be the only funding sources currently available. Potential State and Federal monies could become available for specific projects.

EXECUTIVE SUMMARY

CENTRAL FORT MYERS STUDY

INTRODUCTION

Central Fort Myers is a residential enclave with business uses along the periphery. In the early days of Fort Myers development, this area served as an outlying residential area. The development is reasonably compact to make for efficient provision of transportation, water, and sewer services. The City of Fort Myers has concentrated on the redevelopment of the traditional central business district since the mid-eighties and has recently begun to focus attention on the redevelopment and stabilization of older neighborhoods. Successful efforts in Central Fort Myers will provide attractive workplaces and high quality neighborhoods.

DESCRIPTION OF AREA

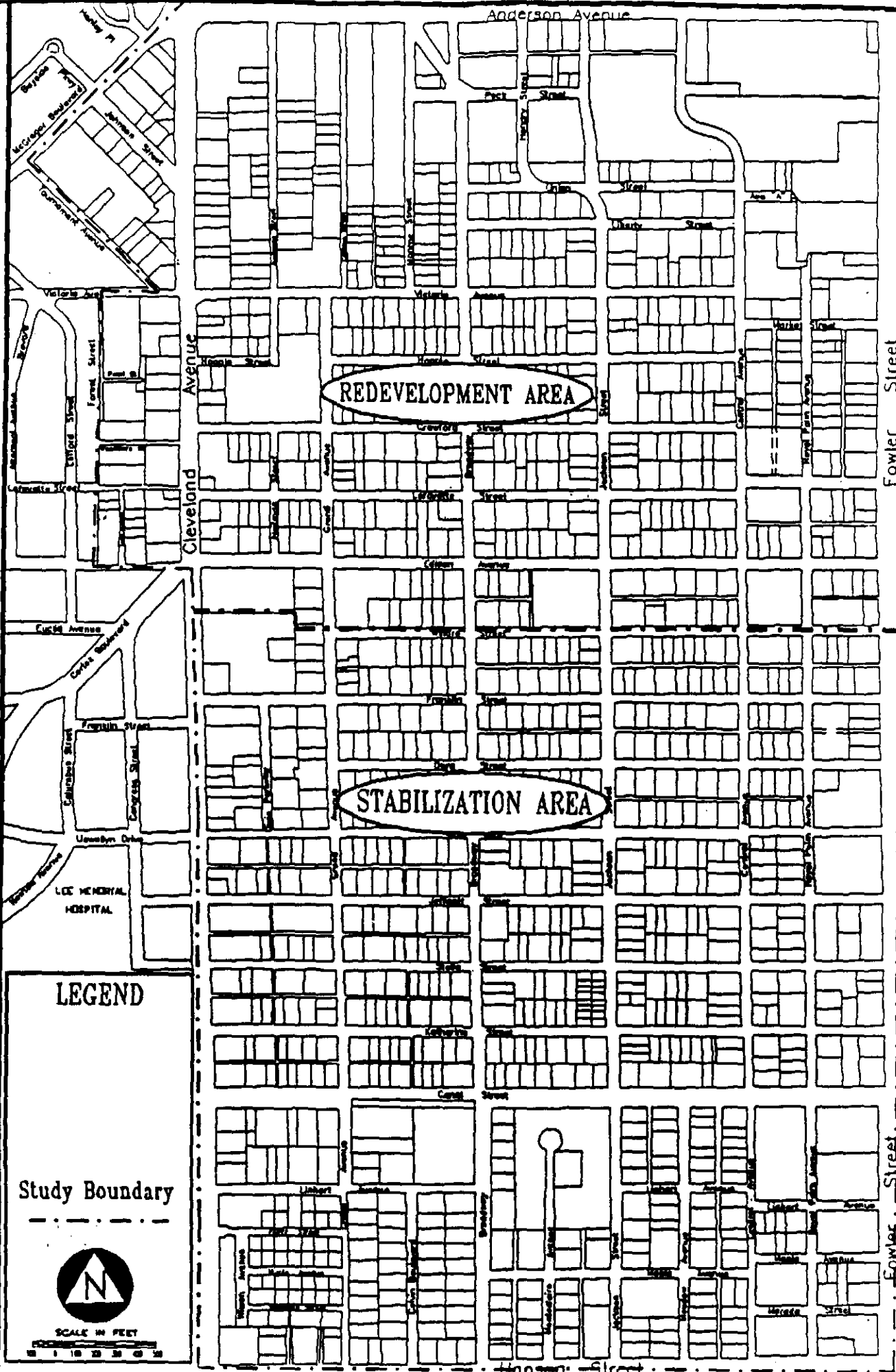
The Central Fort Myers Study Area consists of 542 acres of land. Twenty-six percent of the area is dedicated public right-of-way which leaves 400 acres of developable land. Currently 44 acres, or 11 percent, of the developable land is vacant. The area is generally bound by Dr. Martin Luther King Jr. Blvd. to the north, Cleveland and Fowler avenues to the west and east, and Hanson Street to the south. The study area crosses to the west of Cleveland to include one block between McGregor Boulevard and Edison Avenue.

The study area has been divided into two areas, the redevelopment area and the stabilization area (see base map). The Redevelopment Area consists of the area from Dr. Martin Luther King Jr. Blvd. south to Willard Street and one block west from Dr. Martin Luther King Jr. Blvd. south to Edison. The Stabilization Area contains the area between Willard south to Hanson Street.

CENTRAL FORT MYERS AREA STUDY

BASE MAP

Prepared By
Fort Myers
Planning Department
MAY 1970



LEGEND

Study Boundary
- - - - -



SCALE IN FEET
0 10 20 30 40 50

EXISTING CONDITIONS SUMMARY

EXISTING LAND USES

The existing land use table depicts uses by square footages and acres for each area. The table also shows the percentage of land in use by activity.

The Redevelopment Area consists of 200 developable acres and is predominately comprised of non-residential land uses. Thirty-three percent of the developable land in the area is occupied by commercial or professional office uses, 29 percent residential, and 24 percent is used for public or institutional uses. The remaining 14 percent is vacant; however, one-fourth of the vacant area is being developed as a regional state office complex.

EXISTING LAND USES: REDEVELOPMENT AREA

LAND USE	S.F	ACRES	%
SINGLE FAMILY	1534320	35.22	17.64
DU, TRI, QUADRAPLEXES	501454	11.51	5.77
MULTI-FAMILY	442869	10.17	5.09
PUBLIC/INSTITUTIONAL	2069206	47.50	23.80
PROFESSIONAL OFFICE	359889	8.26	4.14
COMMERCIAL	2543247	58.38	29.25
VACANT*	1244564	28.57	14.31
TOTAL(DEVELOPABLE)	8695549	199.62	100
R-O-W	2841965	65.24	
TOTAL AREA	11537514	264.86	

* INCLUDES STATE OFFICE SITE (6.57 ACRES)

SOURCE: FORT MYERS PLANNING DEPARTMENT SURVEY, NOVEMBER, 1989.

The majority of the Stabilization Area is residential(74%). Fifty percent of the developed land is single family. Twelve percent is duplex, triplex, or quadraplex. Only 15 percent of the stabilization area is used for commercial or office activities and these uses are concentrated along Cleveland and Fowler Avenues.

EXISTING LAND USES: STABILIZATION AREA

LAND USE	S.F	ACRES	%
SINGLE FAMILY	4413084	101.31	50.48
DU,TRI,QUADRAPLEXES	1006729	23.11	11.52
MULTI-FAMILY	1057158	24.27	12.09
PUBLIC/INSTITUTIONAL	267784	6.15	3.06
PROFESSIONAL OFFICE	104258	2.39	1.19
COMMERCIAL	1231246	28.27	14.07
VACANT*	662117	15.20	7.57
TOTAL(DEVELOPABLE)	8742376	200.70	100.00
R-O-W	3335840	76.58	
TOTAL AREA	12078216	277.28	

SOURCE: FORT MYERS PLANNING DEPARTMENT SURVEY, NOVEMBER, 1989.

DWELLING UNITS

The total number of dwelling units in the central Fort Myers area is 1,809. The Redevelopment Area contains 689 dwelling units of which 423 are situated in the Acquisition/Redevelopment Target Areas. 1,120 dwelling units are located in the Stabilization area between Willard and Hanson Streets. Census and market information indicates that approximately 10% of the units are vacant.

POPULATION

The estimated population for the study area is based on the number of dwelling units multiplied by the estimated household size less the vacancy rate. The estimated persons per household for the City of Fort Myers is 2.42. The estimated populations for the Redevelopment area is 1,501

and 2,439 for the Stabilization Area. The total population of the Central Fort Myers Study Area is 3,932 or 9% of the City's total population. The 1980 Census reported that the Central Fort Myers Area had a slightly poorer and slightly older population than the City as a whole.

BUILDING CONDITIONS

Each parcel in the study area has been surveyed for both parcel and structure conditions. The existing conditions were rated as good, fair, or poor. The accompanying Parcel and Structure Condition Maps characterize the conditions in the area. The condition ratings were assigned a numeric value to determine overall conditions in an area. The overall parcel condition score for the Central Fort Myers Study Area is a moderate fair. Structure conditions rate a low fair. As would be expected, the Redevelopment Area had the poorest overall score. The average parcel condition for the area was fair and the average structure condition is poor to fair. Parcel and structure conditions rated fair to good for the Stabilization Area.

Often the quality of a residential neighborhood's housing stock is directly related to the percentage of owner occupied units in the area. Homestead Exemptions were analyzed to estimate the level of owner occupancy for the study area. Owner occupancy is very low in the Redevelopment Area- 20%. The Stabilization Area has approximately 45% owner occupancy.

VEGETATION

The Central Fort Myers Area contains some of the most dense tree canopy within the City. The area bound by Victoria Avenue on the north, Grand and Central Avenues on the west and east, and Canal Street to the south contains heavy vegetation and an excellent tree canopy. The sections with close proximity to Cleveland Avenue, Fowler Street, and Dr. Martin Luther King Jr. Blvd have lost vegetation and tree canopy to commercial development. The area contains numerous tree species, both native and exotic, including Royal, Sabal, Date and Areca Palms; Laurel and Live Oak; Royal Poinciana; and Mahogany.

Prepared By
Fort Myers
Planning Department
May 1990

STRUCTURE CONDITION MAP

CENTRAL FORT MYERS AREA STUDY

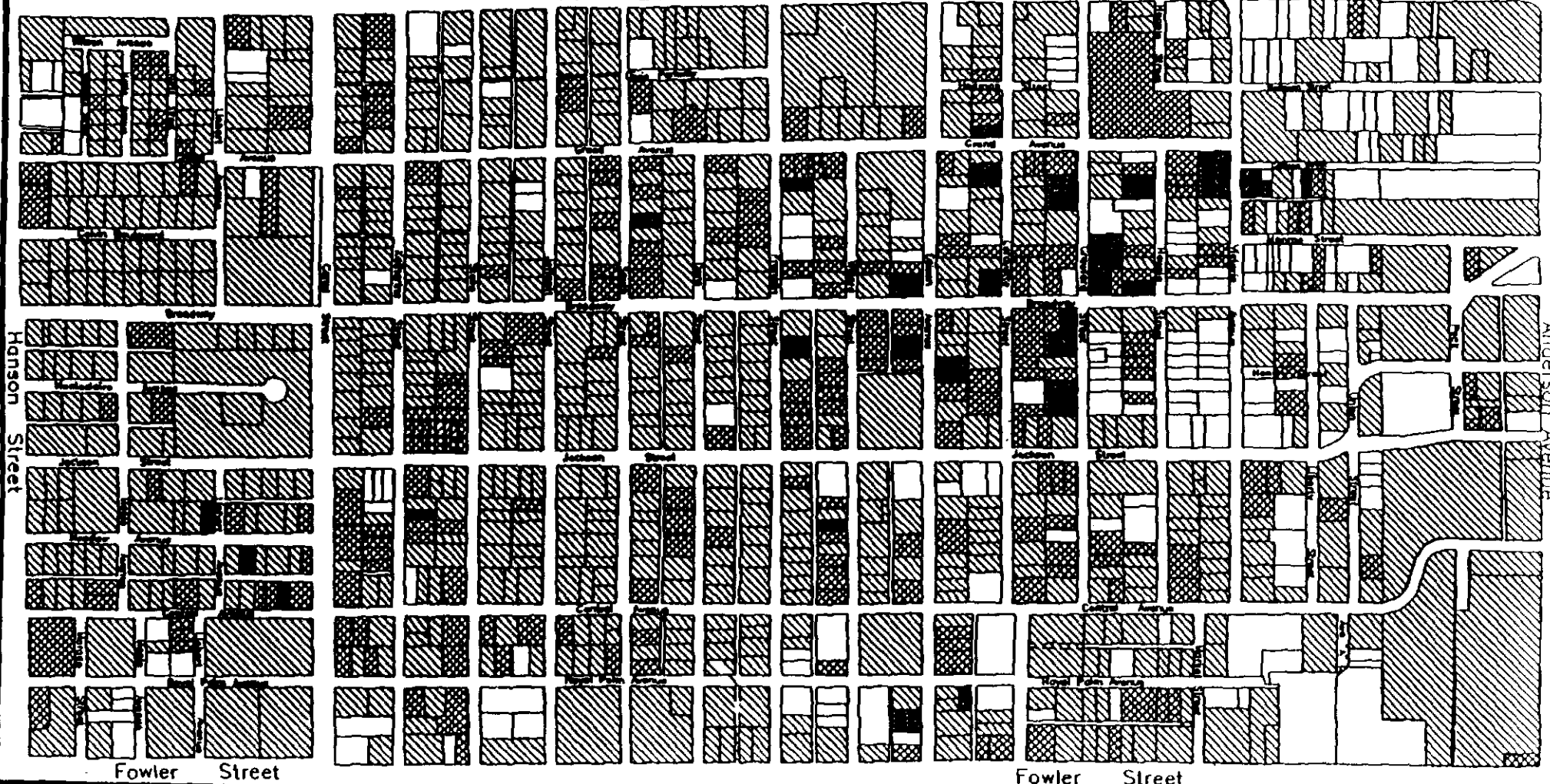
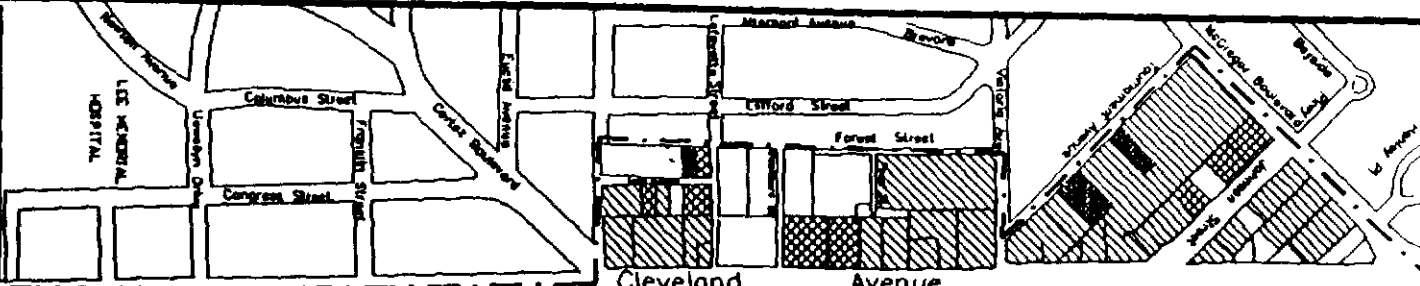
SCALE IN FEET
0 100 200 300 400 500



Study Boundary

	VACANT
	POOR
	FAIR
	GOOD

LEGEND



Hanson Street

Fowler Street

Fowler Street

STUNTER AVENUE

Prepared by
Fort Myers
Planning Department
May 1960

PARCEL CONDITION MAP

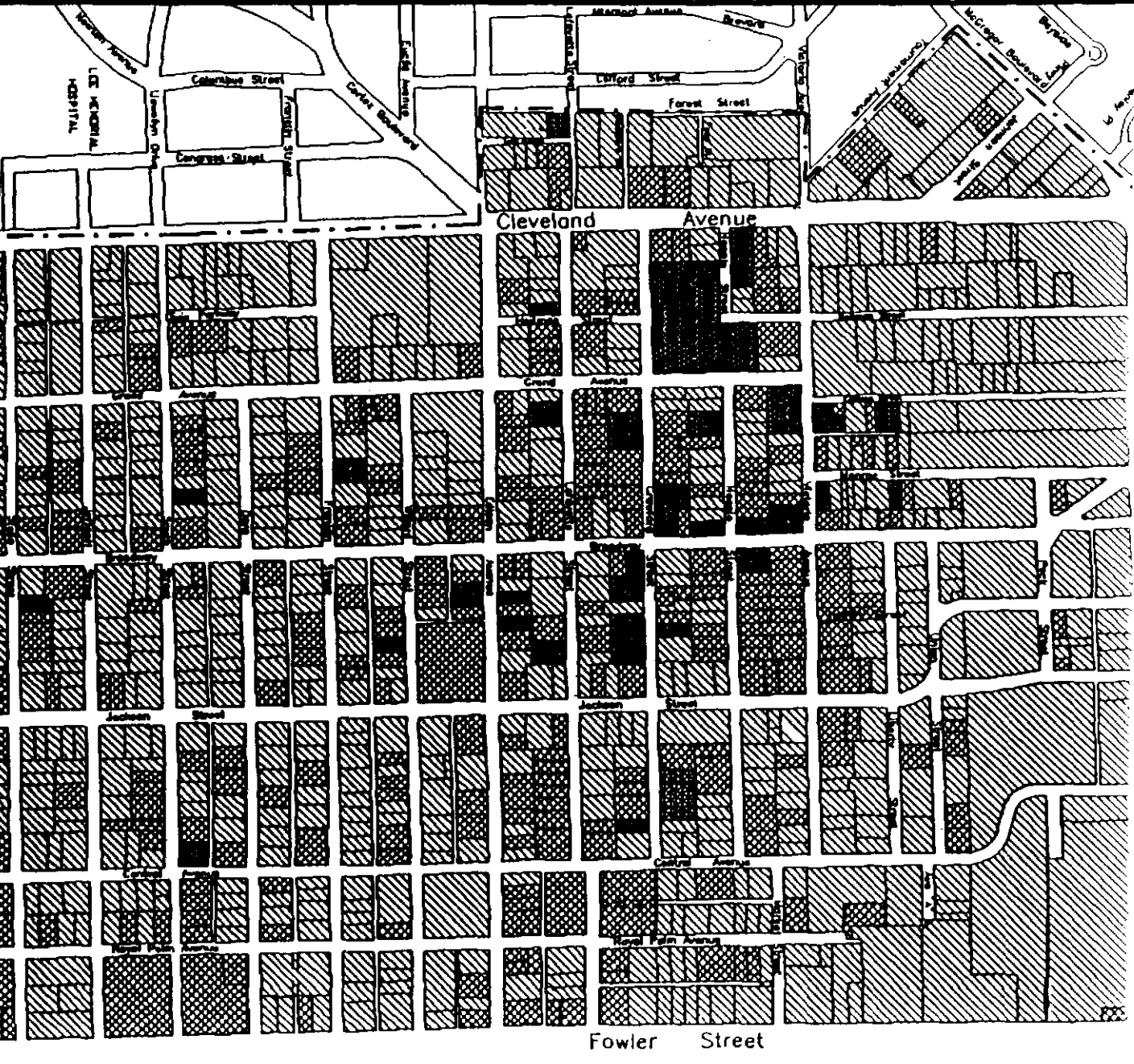
CENTRAL FORT MYERS AREA STUDY

LEGEND

	GOOD
	FAIR
	POOR

Study Boundary

SCALE IN FEET
0 100 200 300 400 500



INFRASTRUCTURE

All areas of Central Fort Myers are fully served by infrastructure. Various elements of the infrastructure are in need of improvement. The following summaries provide a brief overview of the existing conditions.

TRANSPORTATION

The central Fort Myers area is based on a grid pattern. The area is bounded by Fort Myers' two main north-south corridors, Cleveland and Fowler. The area also contains two of the city's major east-west routes, Dr. Martin Luther King Jr. Blvd. and Hanson Street. Broadway and Central Avenue are designed to collect traffic from the adjacent neighborhoods, but actually function as reliever routes to Cleveland and Fowler. The condition of most of the roads is fair to good.

SEWER

Most of the existing sewer facilities in the study area are in poor condition. The existing facilities were installed in increments during major sewer construction programs in 1918, 1926, 1932, 1949, and some in 1955. The age of these wastewater lines alone makes them either in poor condition or inadequate in capacity. The majority of the sewer mains are 8" with a few trunk lines at 12".

There is only one lift-station in the study area, number 5 at Stella and Jackson. Other lift-stations that either directly or indirectly service the Central Fort Myers area are number 6 (handles the majority), number 3, and number 4. These lift-stations are currently operating satisfactorily.

WATER

Central Fort Myers is serviced by transmission mains of good condition along Evans, Edison, Canal, and Hanson. The majority of the existing water distribution lines are in poor condition due to their age. Most of the existing distribution lines are 2" galvanized steel. Only five streets have water lines that are 6" or larger. Fifty percent of the parcels in the area have service from the rear easement line or alley.

Prepared By
Fort Myers
Planning Department
May 1960

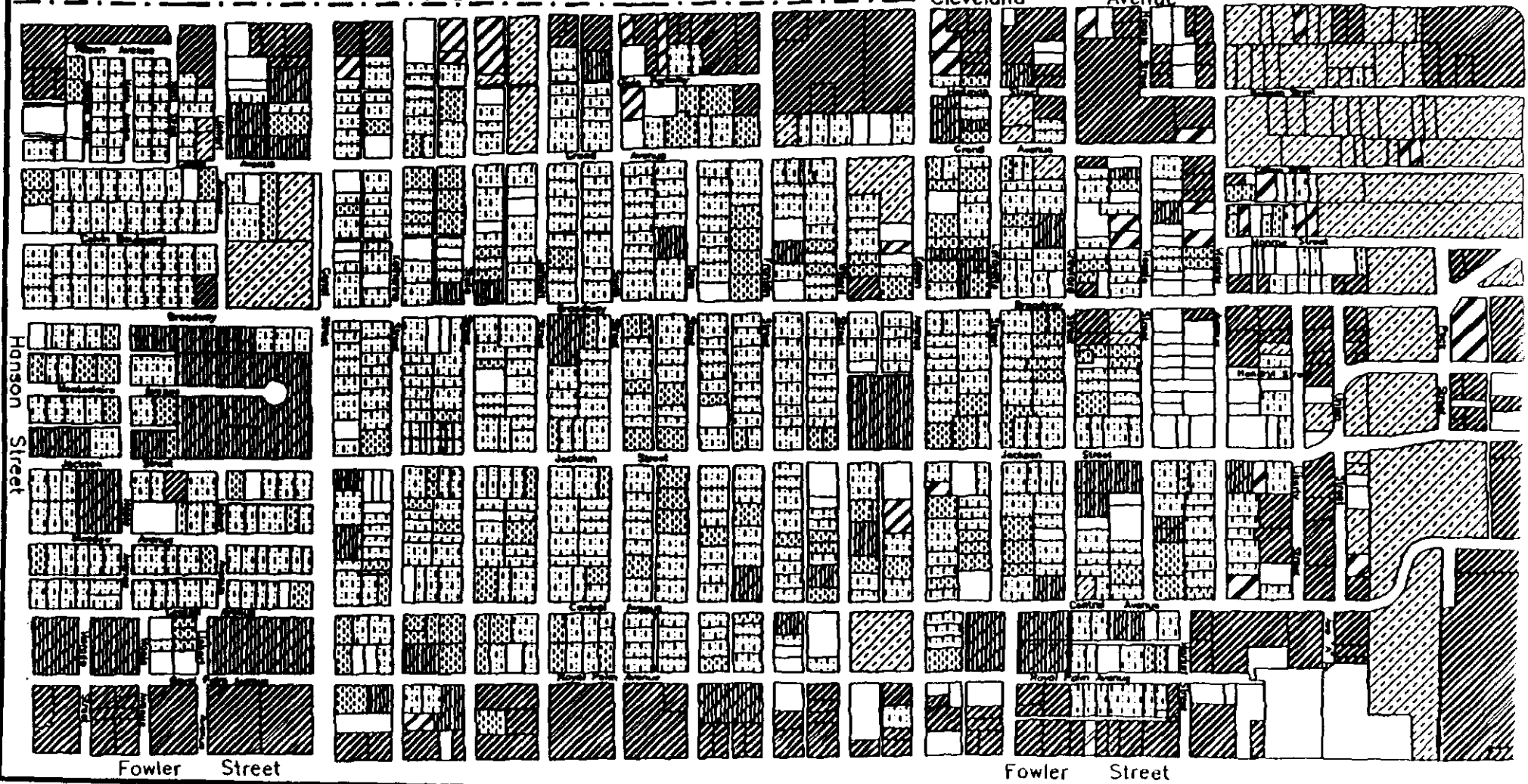
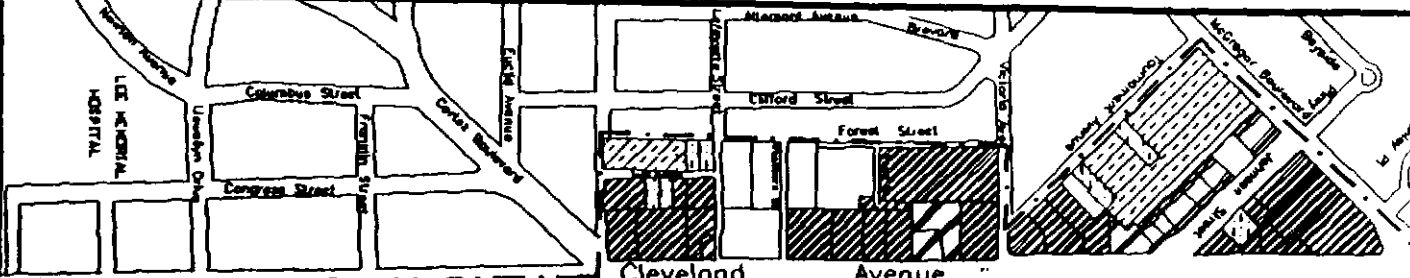
EXISTING LAND USE MAP

CENTRAL FORT MYERS AREA STUDY

Study Boundary

LEGEND

- Diagonal lines (top-left to bottom-right)
- Diagonal lines (bottom-left to top-right)
- Horizontal lines
- Vertical lines
- Stippled pattern
- Grid pattern
- Blank space








CENTRAL FORT MYERS AREA STUDY

WATER UTILITY MAP

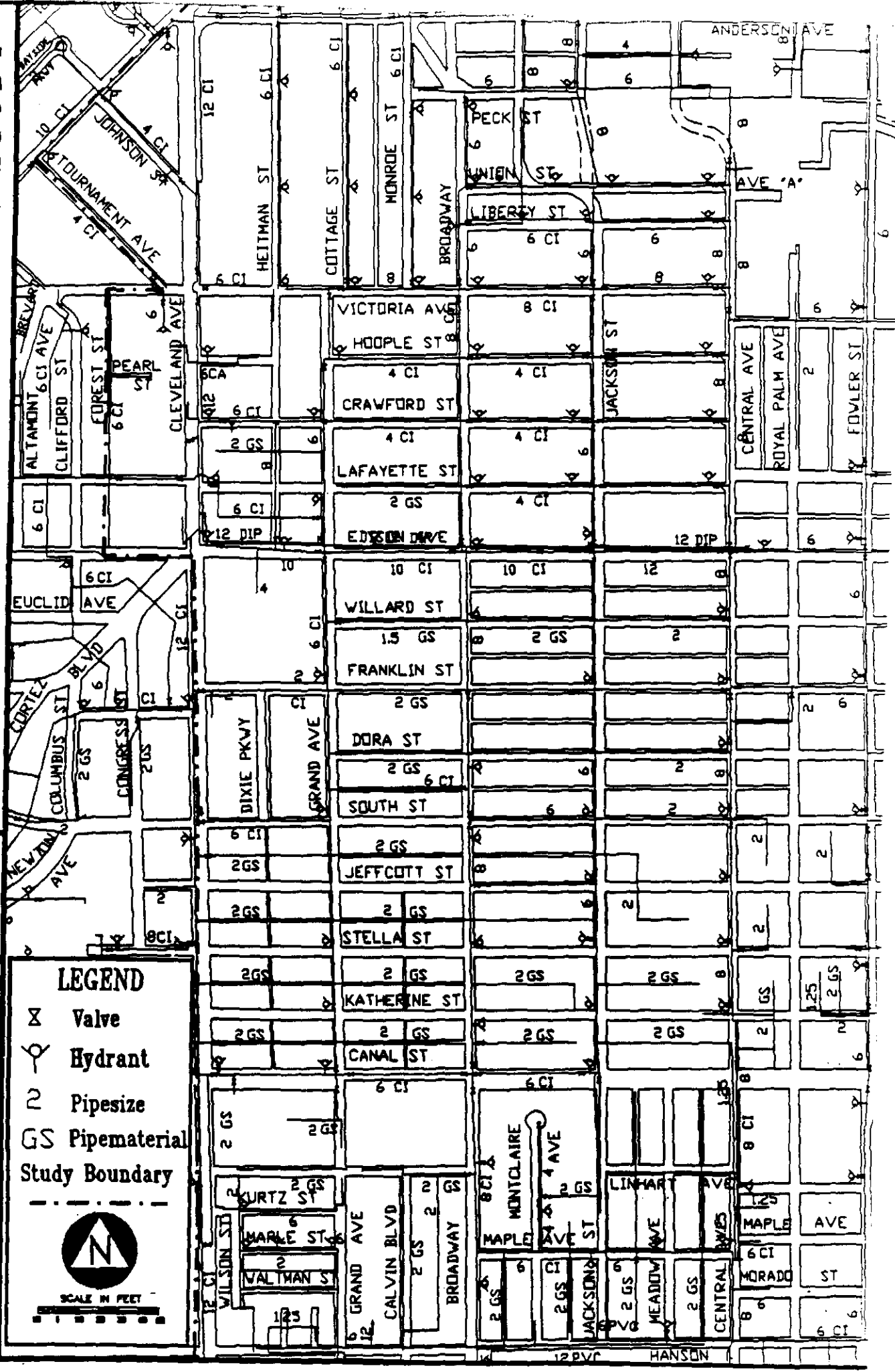
Prepared by
Fort Myers
Planning Department
May 1968

LEGEND

-  Valve
-  Hydrant
-  Pipesize
-  GS Pipematerial
-  Study Boundary



SCALE IN FEET





Prepared by
Fort Myers
Planning Department
May 1988

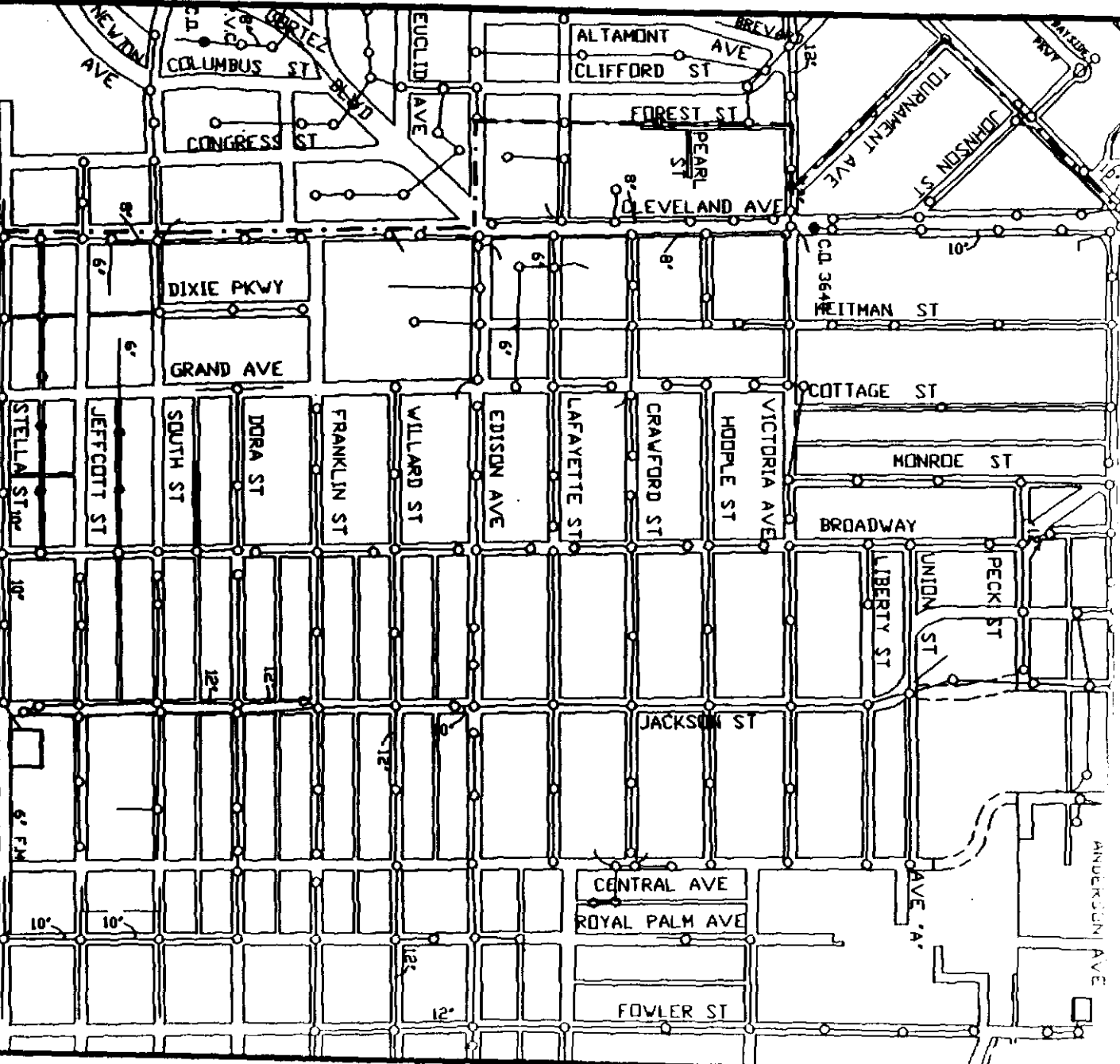
SEWER UTILITY MAP

CENTRAL FORT MYERS AREA STUDY

LEGEND

- Manhole
- 10" Pipe size
- Lift Station
- - - Study Boundary

SCALE IN FEET



CENTRAL FORT MYERS AREA STUDY

WATERSHED AREAS

LEGEND

Watershed Area Boundaries



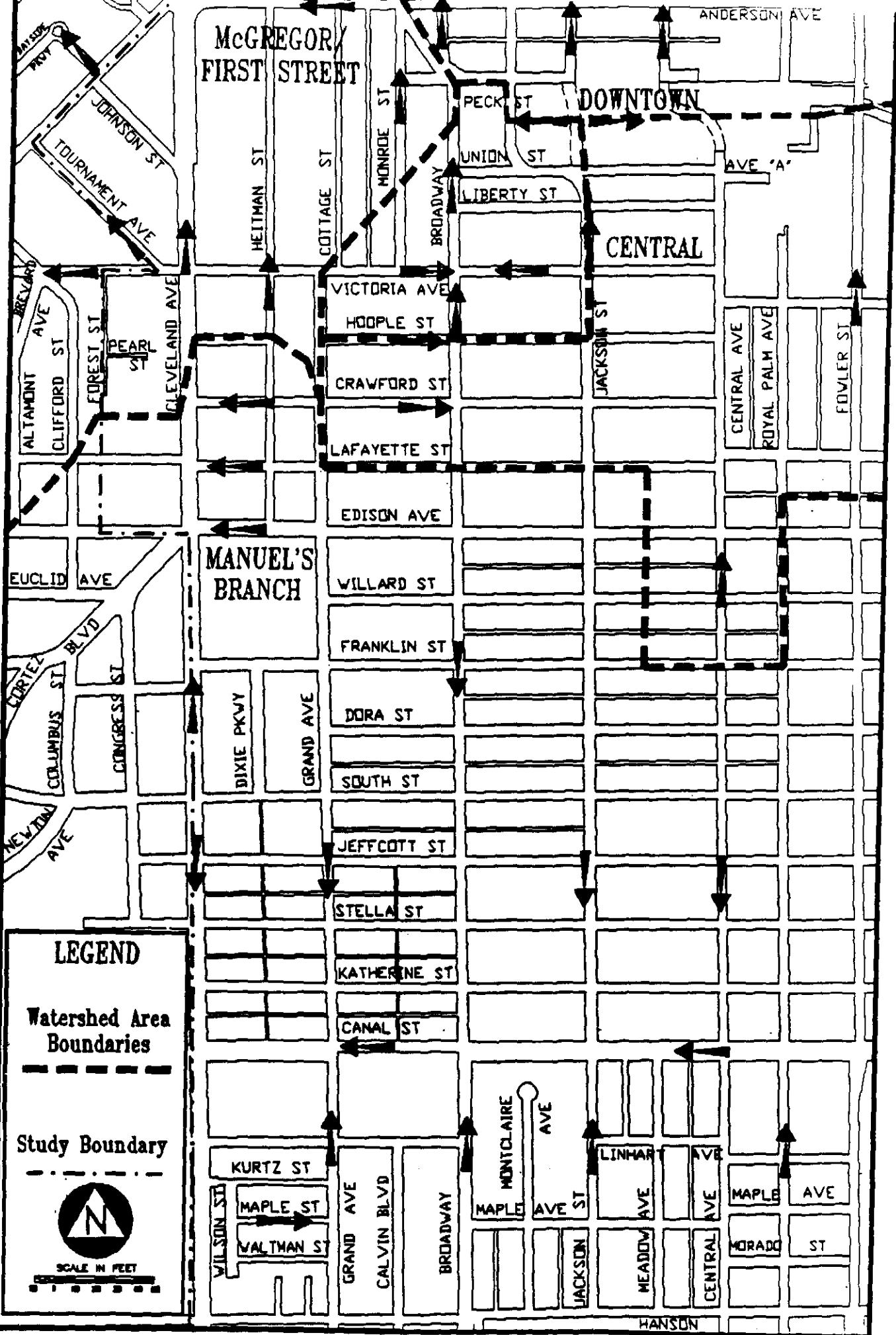
Study Boundary



SCALE IN FEET



Prepared by
Port of Fort Myers
Planning Department
May 1968



STORMWATER

The central Fort Myers area surface water is separated into four watershed areas: McGregor/First Street; Downtown; Central; and Manuel's Branch. The majority of the area has adequate stormwater drainage. An exception to this is the south Grand Avenue area. The basic facilities for stormwater drainage for the area are in place, but many culverts and intakes require regular maintenance to be effective. Most of the area is serviced by stormwater systems along Broadway and Jackson Street. The stormwater from the area discharges either directly to the river or via the Canal Street drainage canal. Many of the parcels south of Edison Avenue are tied into an old, but well functioning, rear parcel drainage system that discharges into the Canal Street canal.

ANALYSIS

DEVELOPMENT FORECAST

Space demands for the Redevelopment Area have been forecasted by square feet (see table) to year 2005. Sources used for the forecast were developed from the Downtown Development of Regional Impact Study , a Fort Myers Planning Department Survey, and the City's Growth Management Code. By year 2005 it is estimated that a proposed Tax Increment Finance District could be redeveloped to accommodate 125,444 square feet of office space, 18,817 square feet of commercial space, and 850 dwelling units (see table next page).

REDEVELOPMENT AREA SPACE DEMANDS BY SQUARE FEET

TYPE	1995	2005	1990-2005	BUILD OUT
DWELLING UNITS	100	750	850	3913
RESIDENTIAL	90000	675000	765000	1859400
OFFICE	62722	125444	188166	3408688
COMMERCIAL	9408	18817	28255	511303
TOTAL	162130	819261	981391	5779391

ASSUMPTIONS:

RESIDENTIAL USES WILL OCCUPY 30% OF DEVELOPABLE LAND
 DWELLING UNITS ASSUMED TO AVERAGE 900 S.F.
 COMMERCIAL DEMAND IS 15% OF OFFICE DEMAND (CURRENT DOWNTOWN MIX)
 PUBLIC OR OPEN SPACE WILL OCCUPY 10% OF DEVELOPABLE LAND
 8695549 DEVELOPABLE S.F. WITH 45% MAXIMUM LOT COVERAGE
 INCREMENTAL ABSORPTION ASSUMES A 10% MARKET CAPTURE RATE OF
 OF COUNTYWIDE OFFICE DEMAND.

SOURCES:

COUNTYWIDE SPACE DEMANDS BASED ON MMI DOWNTOWN DRI STUDY
 FORT MYERS PLANNING DEPARTMENT SURVEY, NOVEMBER, 1989

INFRASTRUCTURE REQUIREMENTS

WATER SYSTEM

The existing water transmission system along with the improvements recommended by the Fort Myers Water System Master Plan, should provide sufficient quantities of water to service the projected redevelopment of the Central Fort Myers area. At a minimum, existing 2" water lines should be upgraded to 6" lines. Currently, the area has improvements scheduled in the Capital Improvements Program or under way along Broadway, Dora, Grand, Hanson, Jackson, and Willard.

SEWER SYSTEM

More than adequate sewer treatment facilities exist to service the central Fort Myers area. The north portion of the area is serviced by the central advanced wastewater treatment plant and the south portion is serviced by the south advanced wastewater treatment plant. Existing sewer mains are generally adequate; however, the condition and capacity of collection lines needs improvement due to their age and material type. Current improvements included in the Capital Improvements Program include the replacement of sewer lines along Edison, Katherine, and Jackson. Improvements are also scheduled for lift stations number 5 and 6.

SURFACE WATER MANAGEMENT

Improvements currently scheduled or under construction include a box culvert along Broadway from Victoria Street to Bay Street for outfall improvement and a general drainage improvement project along Jackson Street.

TRANSPORTATION

Various streets will receive improvements such as widening, sidewalks, curbing and gutters. A Broadway corridor study is currently being prepared that will define widening and intersection improvements. The City has dedicated over \$1,000,000 in their current Capital Improvements Program for this project. Jackson Street from Canal to Evans will receive sidewalk, curb and gutter, and repavement improvements in Fiscal Year 91-92. Some streets, such as Central Street, will receive repair that is incidental to water, sewer, or drainage projects. The Florida Department of Transportation is in the process of building parallel bridges to replace the existing Edison Bridge. This project will use Fowler Street to carry southbound traffic. FDOT has several additional projects scheduled for the Redevelopment Area; however, the projects are not in the current five year work program. The major project is the widening of S.R. 82 (Dr. Martin Luther King Jr. Blvd.). This project will also involve improvements to Victoria, Hendry, and Monroe. FDOT also has preliminary plans for improvements to the Fountain Interchange. The majority of these improvements are ranked highly for inclusion in future FDOT Work Programs, but do not have a definite schedule. These projects are more likely to occur towards the year 2000. Phase one of the S.R. 82 project in the downtown area has the potential to be moved up in the work program and could be completed within a few years.

RECREATION

Recreation facilities currently available to Central Fort Myers satisfy the requirements of the Comprehensive Plan. The area is served by both community parks and neighborhood parks adjacent to the area. In an effort to convert areas in need of redevelopment into recreation or open space facilities, a Baseball Stadium is planned to provide a strong social setting and sense of community.

REDEVELOPMENT STRATEGIES

DR MARTIN LUTHER KING JR BLVD SOUTH TO EDISON AVENUE

The Redevelopment Area must be envisioned as an extension of the downtown environment. The area must be redeveloped to have more than the nine hour business life that downtown now experiences. Mixed-use development should be encouraged in the area along with design features to add life such as: minimum front yard setbacks to enhance a pedestrian scale; streetscaping; on-street parking except for major roads such as Broadway , Central Avenue and state roads; open space; and cultural amenities. The following sections highlight redevelopment concepts for the area.

BASEBALL STADIUM

A Baseball Stadium is proposed south of the new state office building. The Redevelopment Concepts Map depicts the generalized location of the stadium. Surface parking facilities will be located near the stadium site. The development of the stadium and associated parking lots will remove blocks of deteriorated buildings and mixed use development will be attracted to the stadium. As private sector investment increases, these developments will replace the existing surface parking. When it becomes feasible, a parking garage can be constructed using a public/private joint venture. The garage will reduce the need for on site parking for the private developments and will provide shared parking facilities for the baseball stadium. This will promote open space and pedestrian scale characteristics. In addition, the parking garage can house a transportation center.

The center can act as a transportation hub for mass transit (Lee Tran) and provide trolley service to major area land uses such as Lee Memorial Hospital and the downtown government centers. The transportation center can initially be within with the surface parking and eventually integrated into the ground floor of the proposed parking garage.

The stadium can be used as a major league spring training facility and home for a minor league baseball team. This will contribute to the area's exposure and reputation. Baseball is a sport which attracts a variety of people. It creates a positive, social atmosphere and builds the necessary elements of a traditional downtown. In addition, increased tourism will increase the demand for motels, restaurants, and additional entertainment.

CENTRALIZED STORMWATER RETENTION

The Central Fort Myers Redevelopment Concept provides for a centralized stormwater retention area located along the south side of Edison Avenue. The retention area would be developed and maintained by the city. The centralized retention area provides development incentive for the private sector by freeing up space on private property, reducing unit costs of land since the developer is not paying for land to be used for retention, and reducing costs for stormwater retention installation and maintenance.

The centralized retention would be located along the south side of Edison Avenue and is conceptually shown in on the Redevelopment Concepts Map. The area would be approximately 1500 feet long and 100 feet wide stretching from Fowler to Cleveland with as few gaps as possible. The retention area could be connected into the Broadway and Jackson Street drainage systems. The Acquisition/Redevelopment Areas east of Cleveland Avenue would be serviced by the retention area. In addition to providing surface water management, the retention area provides a visual and physical buffer zone between the Redevelopment Area and the Stabilization Area to the south.

TRANSPORTATION IMPROVEMENTS

MAJOR NORTH/SOUTH THROUGH STREETS

Immediate intersection improvements should be made along Broadway at the intersections of Edison Avenue, Canal Street, Hanson Street, and Carrell Road. The Broadway/Solomon/Collier intersection should be improved and signalized. Broadway and Central should eventually be improved to twin three lane roads. Broadway should be improved first. Three-laning will provide maximum flexibility. The roads could carry two-way traffic initially and be converted to a one-way pair if additional capacity is needed. The widening of Central will necessitate intersection improvements.

The three-laning of Broadway can be phased. The segment between Dr. Martin Luther King Jr. Blvd and Edison should occur first followed by Central from Dr. Martin Luther King Jr. Blvd. to Edison. The third phase of three-laning should be the Broadway segment from Edison south to Hanson. The City should encourage the County to three lane Broadway from Hanson south to Carrell Road since most of this area is unincorporated Maravilla. Phasing and cost estimates are provided in the proposed capital improvement program for the study area.

MAJOR EAST/WEST THROUGH STREETS






State Road 82 (Dr. Martin Luther King Jr. Blvd. and Victoria) will serve as principal arterial, carry east-west traffic, and provide access to Interstate 75. Hanson Street will serve as a minor arterial and should eventually be upgraded to four lanes. Edison Avenue and South Street will serve as collector roads. Edison should be improved to three or more lanes. Phasing and cost estimates are provided in the proposed capital improvement program for the study area.

CENTRAL FORT MYERS AREA STUDY

REDEVELOPMENT CONCEPTS

Prepared by
Fort Myers
Planning Department
June 1991

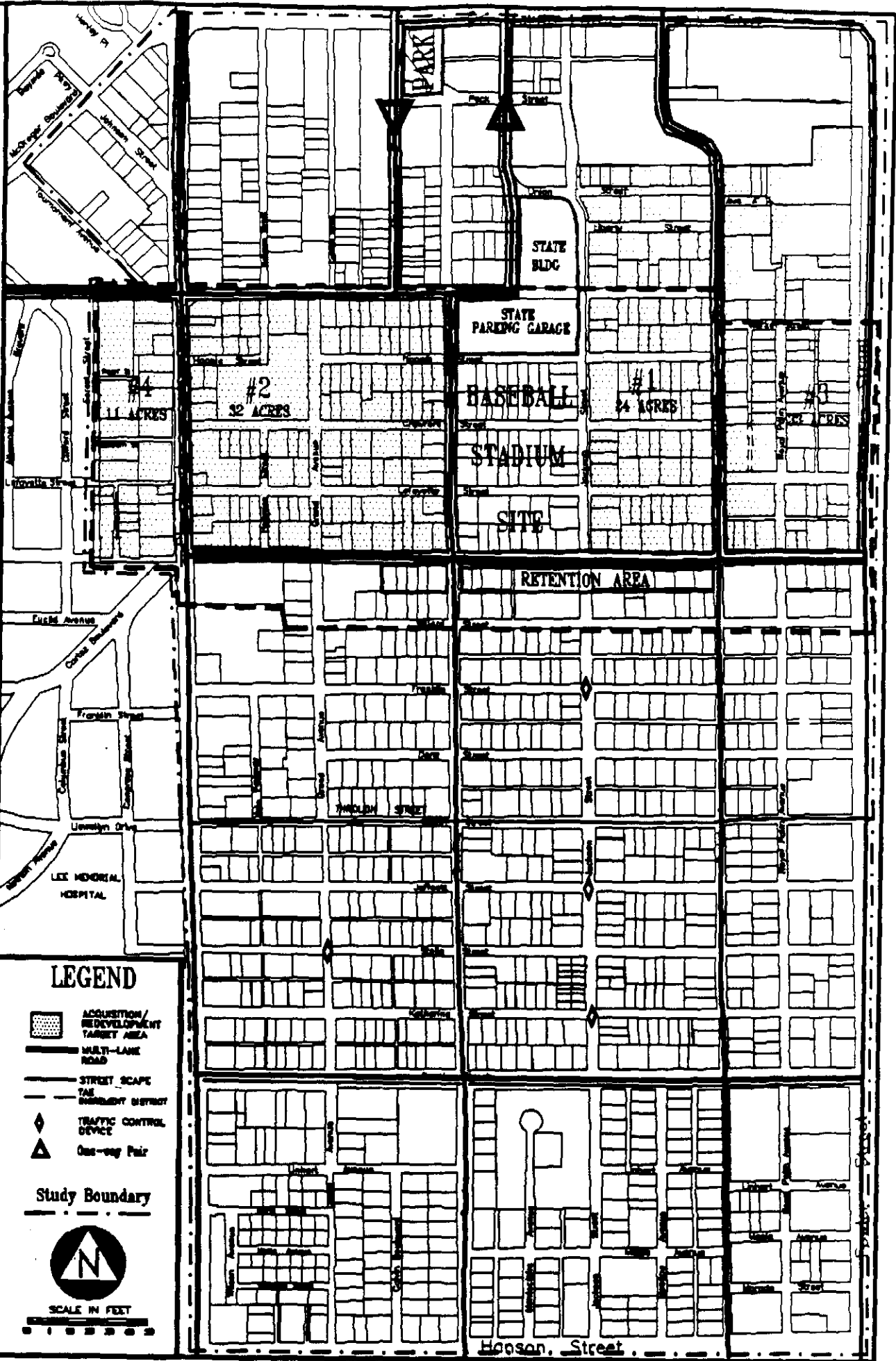
LEGEND

-  ACQUISITION/
REDEVELOPMENT
TARGET AREA
-  MULTI-LANE
ROAD
-  STREET SCAPE
TIE
THROUGHOUT DISTRICT
-  TRAFFIC CONTROL
DEVICE
-  One-way Pair

Study Boundary



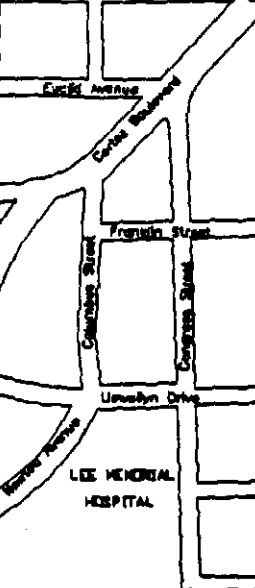
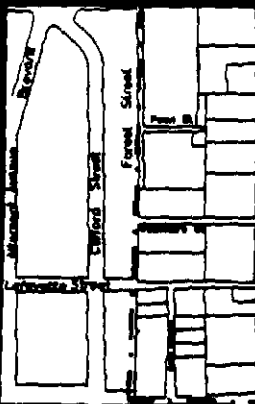
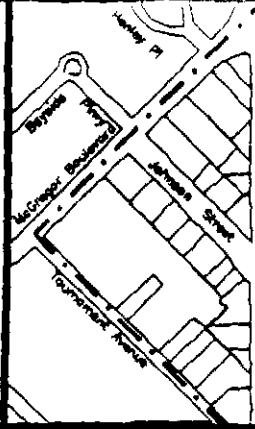
SCALE IN FEET



CENTRAL FORT MYERS AREA STUDY

TRAFFIC CONTROL MAP

Prepared by
Fort Myers
Planning Department



LEGEND

MULTI-LANE ROAD

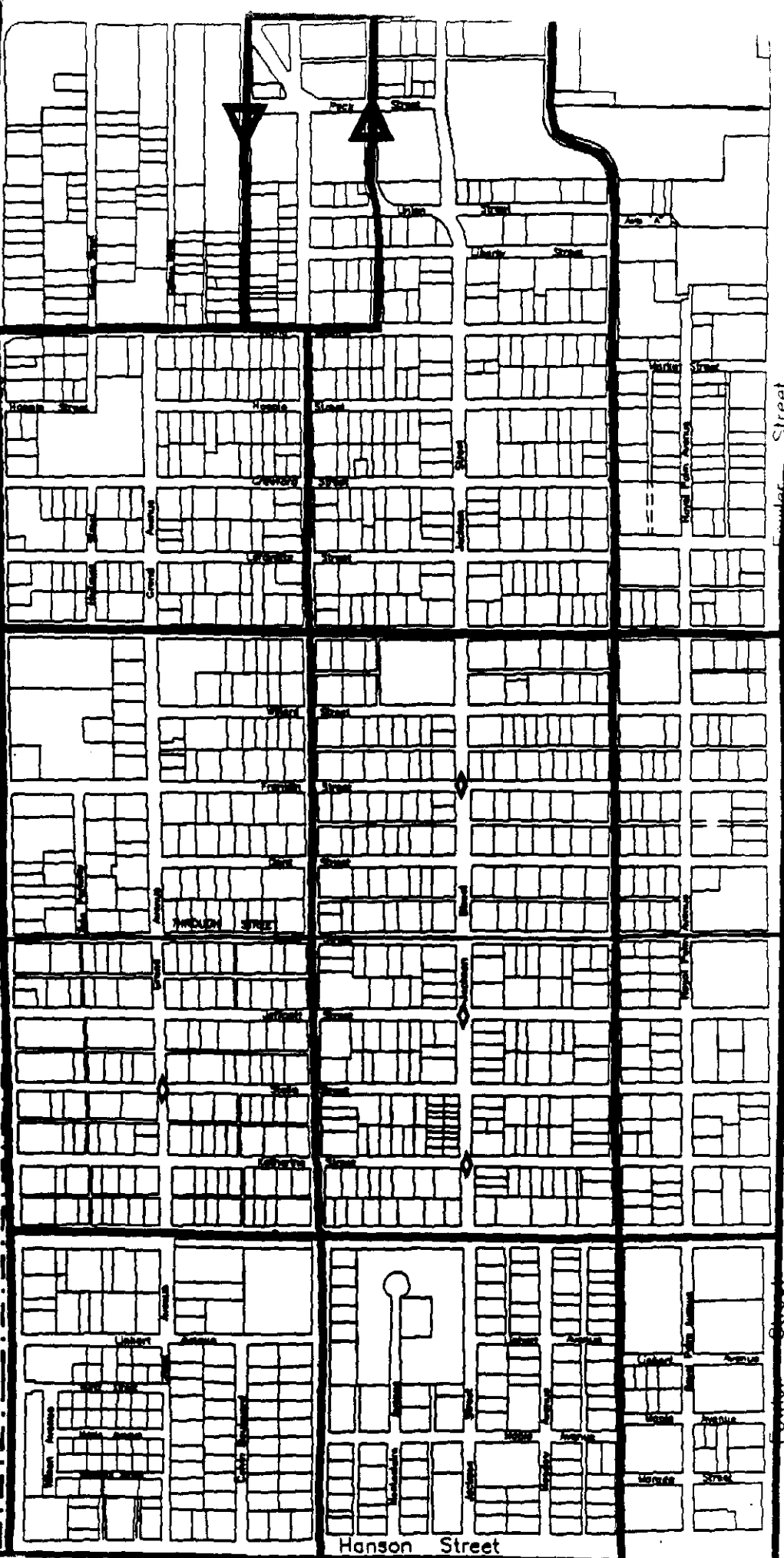
TRAFFIC CONTROL DEVICE

One-way Pair

Study Boundary



SCALE IN FEET



COMMUNITY REDEVELOPMENT AREA / TAX INCREMENT FINANCING DISTRICT

The Community Redevelopment Agency has designated the portion of the Redevelopment Area south of the original Downtown Redevelopment boundary (south of Victoria/Market Streets) as a Community Redevelopment Area and created a Tax Increment Financing District. The original redevelopment area extends into the Central Fort Myers Study Redevelopment Area. The Downtown Redevelopment Agency is the agency responsible for implementing the redevelopment programs in the area because it is adjacent to the original Community Redevelopment Area.

TAX INCREMENT DISTRICT SPACE DEMANDS BY SQUARE FEET

TYPE	1995	2005	1990-2005	BUILD OUT
DWELLING UNITS	100	750	850	3913
RESIDENTIAL	90000	675000	765000	3521697
OFFICE	62722	125444	188166	3408688
COMMERCIAL	9408	18817	28225	511303
TOTAL	162130	819261	981391	5779275

Source: Fort Myers Planning Department, 1990

Prepared By
Fort Myers
Planning Department
May 1999


PROPOSED TAX INCREMENT DISTRICT MAP

CENTRAL FORT MYERS AREA STUDY

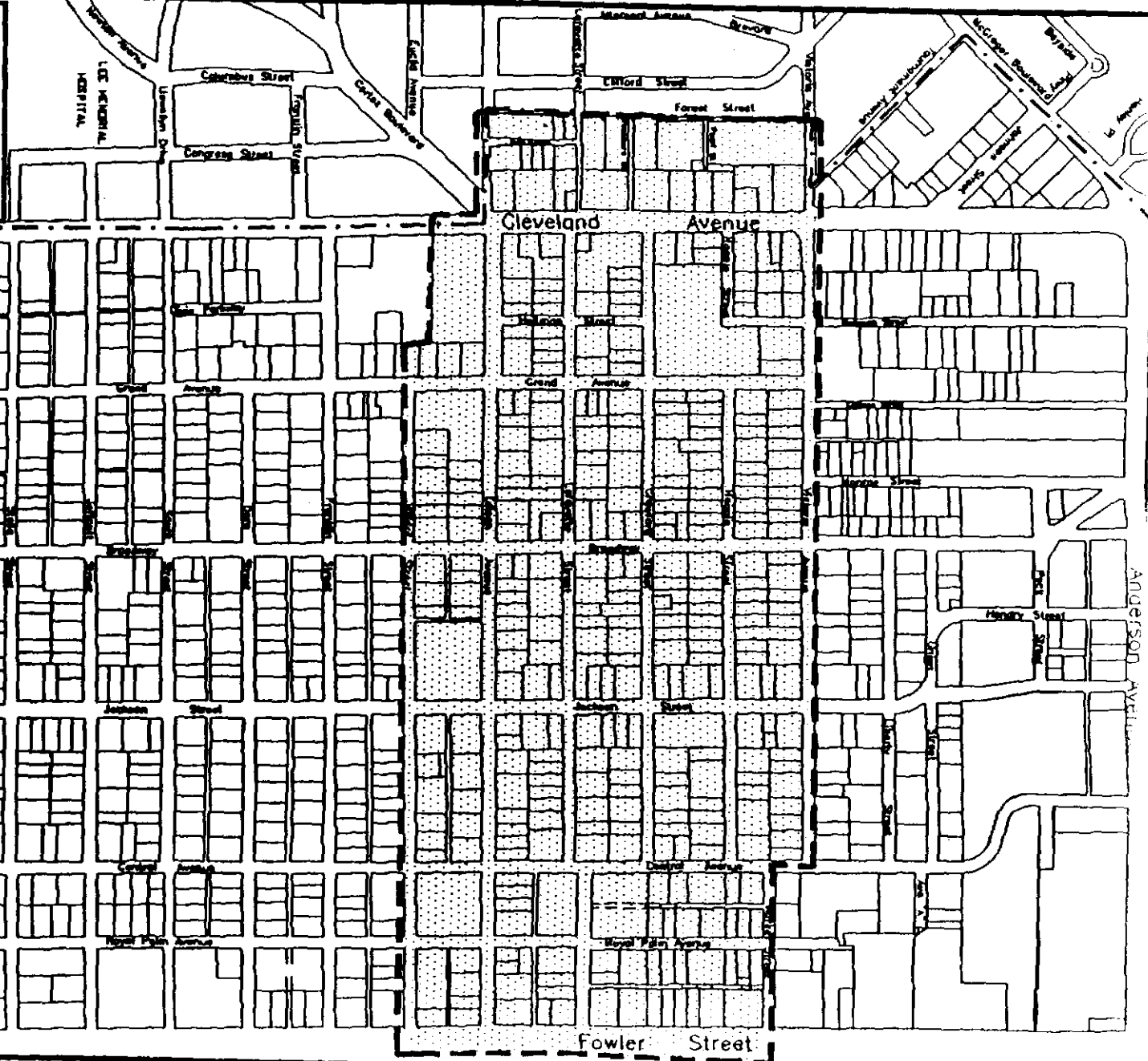
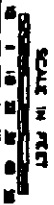
LEGEND

PROPOSED TAX
INCREMENT DISTRICT

Study Boundary



SCALE IN FEET



ADDITION TO DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT

To assist in the development of any large scale projects that may be near or above the threshold for the Development of Regional Impact review process, the portion of the Redevelopment Area not already included in the Downtown DRI should be considered for inclusion as a substantial deviation.

FUTURE LAND USE MAP AMENDMENTS

Parcels in the Redevelopment Area with a Future Land Use Map designation of High-Density Multi-Family (A-3) should be changed to General Commercial (B-1) as soon as possible. This will allow most office, business, hotel/motel, restaurant, and recreation uses as permitted uses. Visible outside storage and service stations are not permitted in the land use category. But service stations may be permitted as a conditional use.

ACQUISITION / REDEVELOPMENT STRATEGIES

The Redevelopment Concepts Map depicts the areas that are targeted for acquisition or redevelopment by the City. There are four geographic areas that have been identified separately because they have common characteristics such as existing building conditions, land uses, and transportation access. All four areas may be viewed as one, individually, or they may be split as market conditions warrant. Area one will house the Baseball Stadium, since existing structure condition is very poor. This will remove nuisance properties and relieve the current police and code enforcement effort. Redevelopment funding could be provided by Tax Increment Bonds, Revenue Bonds, General Funds, Impact Fees, and possibly Federal or State grant monies. Within the Acquisition/Redevelopment areas a potential developer should not feel inhibited by the existing street patterns. Local streets within these areas could be vacated and turned over to the developer (for the cost of utility relocation) to enhance their project.

A major component of the redevelopment effort will be the marketing of Downtown as a positive environment for business and entertainment. The Downtown Redevelopment Agency's Marketing Plan can be utilized for the Central Fort Myers Area; however, specific marketing of the product will be necessary.

The redevelopment areas represent good values for potential investors/developers. A significant advantage exists since the needed infrastructure is in place or programmed. If the proposed state and local improvements are made, there should not be any concurrency problems for the area. The availability of infrastructure, proximity to the regional and local government center with a central location within Lee County and Southwest Florida, and the commitment of the City should make the targeted areas attractive for redevelopment.

PROPERTIES FOR RETENTION

Since there are very few business properties within the Redevelopment/Acquisition Areas that have unique characteristics or are of substantial value, there is no reason to develop a plan for the preservation or maintenance of any commercial structures.

Several multi-family structures could be considered for retention in the redevelopment plan. Structures that should be considered are the ones in good condition or fair condition if they are of substantial enough value to warrant repair or remodeling. The accompanying Multi-Family Parcel Condition Map depicts the extent of the existing structures that could be considered for maintenance. Part of the overall downtown revitalization concepts is to extend the downtown activity periods. Keeping residents in close proximity to the downtown core will facilitate this objective.

DEVELOPMENT STANDARDS

All development in the Central Fort Myers Area should, at a minimum, conform to the City of Fort Myers Growth Management Code, Chapter 18, Code of Ordinances. The code specifies the land uses permitted and the height and bulk of buildings for each land use district. The proposed land use districts for the Central Fort Myers area may be found on the proposed Future Land Use Map.

Prepared By
Fort Myers
Planning Department
May 1990

REDEVELOPMENT AREA MULTI-FAMILY PARCEL CONDITIONS

CENTRAL FORT MYERS AREA STUDY

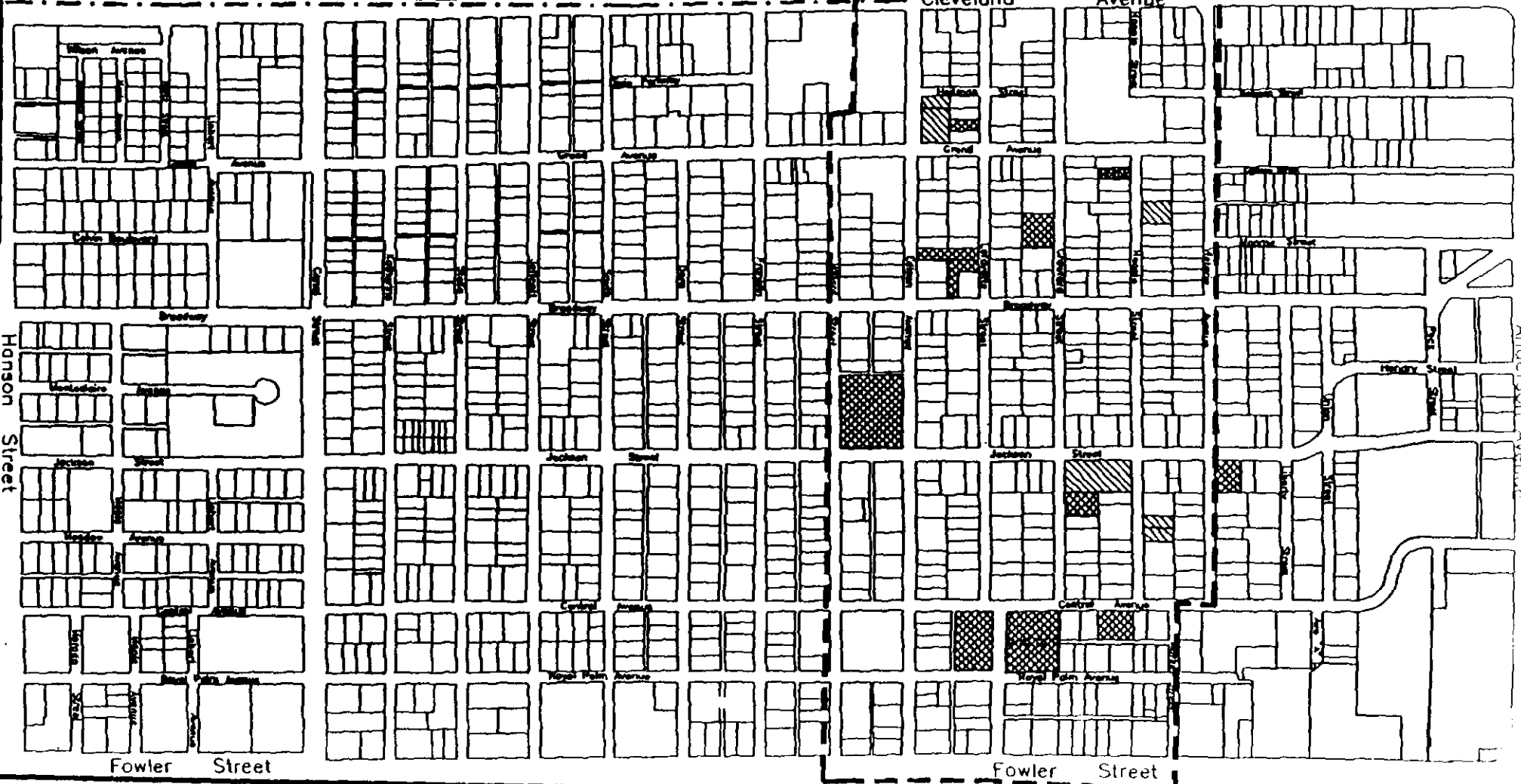
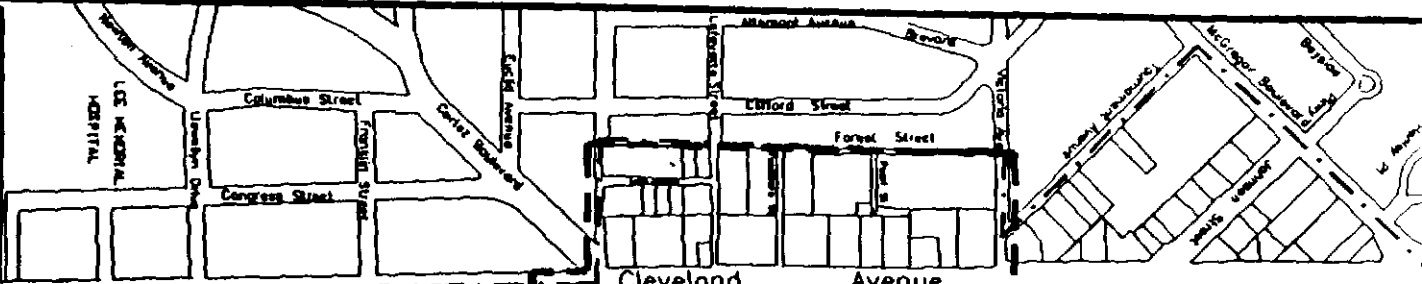


LEGEND

GOOD
FAIR
POOR

PROPOSED TAX
INCREMENT DISTRICT

Study Boundary



PEDESTRIAN PRECINCT, STREETScape, AND ARCHITECTURAL ELEMENTS

The Downtown Pedestrian Precinct and Streetscape Plan should be expanded to include all of the Redevelopment Area. Consideration should also be given to the extension of pedestrian corridors along Broadway, Hendry and Central Avenue into the redevelopment area. The Plan provides flexible requirements dealing with setbacks, building facades, street trees, street furnishings, parking, paved areas and the like. The requirements are not designed to create a rigid review process, but rather add minor supplemental requirements to improve the appearance of downtown streets and buildings to enhance the business environment.

SIGNAGE

Signage is one of the most noticeable aspects of a commercial or mixed-use streetscape. It is important that a certain degree of uniformity and quality is achieved in signage. A proliferation of large or poor quality signs can detract from an area's aesthetic appeal. Uniformity in signage helps to create an identity for the area. A set of requirements should be developed to achieve the desired look for downtown signage. Elements to address would include size, materials, lighting, and location.

COORDINATED IDENTIFICATION SYSTEM

The downtown area could benefit from a coordinated identification system to identify significant buildings and landmarks. Such a system should be used to tie the area together and add a sense of place. Markers used to identify buildings and landmarks should be simple and recognizable. A unique pillar or object such as one of Thomas Edison's inventions could be used.

IMPACTS OF REDEVELOPMENT

The impacts from the redevelopment strategies are intended to improve the traffic circulation, improve the physical and social qualities of the neighborhood, and provide additional community facilities and services. These improvements should not adversely affect the environmental quality of the area. The City's tree canopy regulations should protect the vegetation and air quality will be maintained by improved roads and intersections. School age population will not be affected since the School Board buses children to comply with a desegregation order. There are not any public schools located in the Redevelopment Area.

RELOCATION STRATEGIES

In areas that are acquired for by the City for redevelopment, the City should be sensitive to the relocation and displacement of families pursuant to the implementation of this plan. Families that are displaced by City or private projects implementing this plan will be given priority for technical assistance and housing opportunities provided by the City. When federal funding is involved, the Community Redevelopment Agency will follow rules and regulations predicated by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and its Amendments.

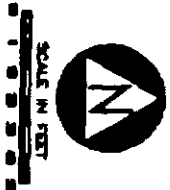
More housing units should be available by year 2005 in the Central Fort Myers Redevelopment Area than are currently available. Affordable housing for future residents of the redevelopment area, as well as replacement housing for current residents, will be achieved due to the availability of infrastructure, affordable land values, and increased allowable density. These factors will contribute to a mixed-use environment and encourage the development of the multi-family units consistent with income levels in the area.



Prepared by
Fort Myers
Planning Department
June 1961

PROPOSED FLUM DESIGNATIONS

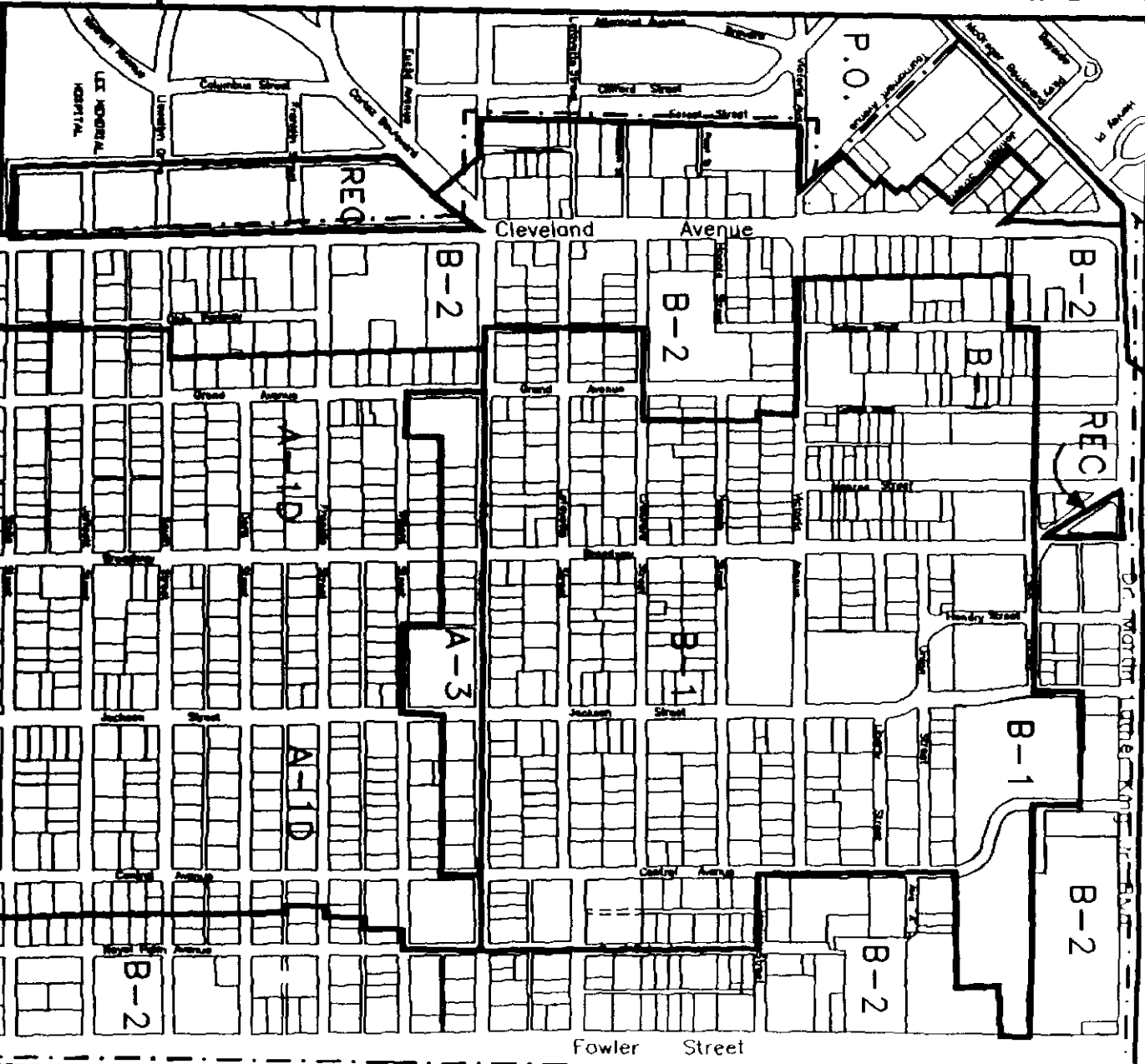
CENTRAL FORT MYERS AREA STUDY



Study Boundary

- LEGEND**
- A-1: Single-Family Density
 - A-2: Medium Density Multi-Family
 - A-3: High Density Multi-Family
 - P.O.: Professional Office
 - B-1: General Commercial
 - B-2: Intensive Commercial

LEGEND



STABILIZATION STRATEGIES

WILLARD SOUTH TO HANSON

The predominate existing land use in the Stabilization Area is single family (see Existing Land Uses Table). The majority of the area is designated as Medium-Density Multi-Family (A-2) on the Future Land Use Map. The obvious exceptions are the parcels adjacent to the Cleveland Avenue and Fowler Street corridors. The existing parcel and structure conditions of these single family areas varies from section to section (see Parcel and Structure Condition Maps). Essentially, there are pockets of viable single family houses while other sections are blighting or are in transition to more intensive uses. Some sections exhibit more signs of "transition" to multi-family or commercial uses than others. The business corridors along Cleveland and Fowler have begun to creep into to the residential areas.

FUTURE LAND USE MAP AMENDMENTS

The Future Land Use Map should be amended to more accurately reflect the existing or anticipated uses in the area. Changes to the Future Land Use Map should be sensitive to viable single family areas that show a strong chance to remain quality single family. As long as these areas continue to remain designated as multi-family, single-family areas will continue to blight. It is proposed to change the majority of the land use designations in the core of the Stabilization Area to Residential A-1D. Residential A-1D is a medium density single-family/duplex classification.

PROHIBIT SMALL APARTMENT COMPLEXES

The parcel and structure condition of multi-family units has a strong correlation with the size of the development. Usually, the larger the complex the better maintained the property. Many of the duplex, triplex, and quadraplexes and small apartment complexes that have been allowed to develop under the current zoning have significantly contributed to the blight in the Central Fort Myers Study Area. The minimum lot size required for a multi-family project of three units or more should be increased to encourage the building of larger complexes. The larger a project, the more feasible it is to have on-site management. On-site management and owner occupancy are the keys to well maintained properties.

CAPITAL IMPROVEMENTS PROGRAM

The accompanying conceptual capital improvements program summarizes the recommended improvements for the Central Fort Myers Study Area. The program schedule lists the project, the year, and the estimated cost. The program should be included in the City's capital improvement program (CIP) to implement the "hard" improvements needed for redevelopment. Additionally, the improvements discussed in the infrastructure analysis section will have to be addressed by the City's CIP in a timely manner to expedite the central Fort Myers redevelopment.

FUNDING SOURCES

Funding for most projects will have to be funded at the local level. Impact fees, Tax Increment Financing, and General Funds appear to be the only funding sources currently available. Tax Increment Financing funds will be used for land acquisition for the Baseball Stadium. General Obligation bonds will provide funds for the construction of the stadium.

CONCEPTUAL CAPITAL IMPROVEMENTS PROGRAM - CENTRAL FORT MYERS STUDY AREA

PROJECT	1990-91	1991-92	1992-93	1993-94	1994-95	1995-2005	SUBTOTALS	TOTALS
ROAD IMPROVEMENTS								\$4,325,000
INTERSECTION UPGRADES								
Central Avenue					\$200,000		\$200,000	
HENDRY EXTENSION*	\$200,000						\$200,000	
BROADWAY*								
Victoria to Winkler	\$25,000	\$500,000	\$250,000	\$250,000			\$1,025,000	
CENTRAL AVENUE*								
Edison to Hanson		\$650,000					\$650,000	
JACKSON STREET* (drainage)								
Canal to Edison		\$250,000					\$250,000	
EDISON AVENUE								
Fowler to Cleveland						\$1,000,000	\$1,000,000	
SOUTH STREET								
Fowler to Cleveland						\$1,000,000	\$1,000,000	
STREETSCAPING			\$50,000	\$50,000		\$100,000	\$200,000	\$200,000
BASEBALL STADIUM*								\$24,250,000
Land Acquisition		\$9,200,000					\$9,200,000	
Demolition/Clearing		\$150,000	\$200,000				\$350,000	
Construction		\$13,400,000	\$1,300,000				\$14,700,000	
WATER MANAGEMENT AREA								\$1,410,000
Land Acquisition		\$1,100,000					\$1,100,000	
Demolition/Clearing		\$60,000					\$60,000	
Construction			\$250,000				\$250,000	
TOTALS	\$225,000	\$25,310,000	\$2,050,000	\$300,000	\$200,000	\$2,100,000	\$30,185,000	\$30,185,000

ALL IN 1990 DOLLARS

* Currently scheduled in the Capital Improvements Program

PREPARED BY FORT MYERS PLANNING DEPARTMENT, JUNE 1990

FORECASTED INCREMENT DEPOSITS FOR PROPOSED TIF DISTRICT

YEAR	LAND VALUES	EXISTING BUILDING VALUE	VALUE OF NEW CONSTRUCTION	TOTAL VALUE	TOTAL EXEMPTIONS	TOTAL VALUES ASSESSABLE	TAX INCREMENTS	INCREMENT DEPOSITS CITY	INCREMENT DEPOSITS COUNTY	TOTAL DEPOSITS
1989(BASE)	\$7,320,710	\$12,105,760	\$0	\$22,249,860	\$2,823,390	\$19,426,470				
1990	\$8,418,817	\$11,500,472	\$0	\$19,919,289	\$2,779,266	\$17,140,023	(\$2,286,447)			
1991	\$9,681,639	\$10,925,448	\$1,337,573	\$21,944,660	\$2,735,141	\$19,209,519	(\$216,951)			
1992	\$11,133,885	\$10,379,176	\$2,681,769	\$24,174,830	\$2,691,017	\$21,483,814	\$2,057,344	\$9,361	\$10,939	\$20,300
1993	\$12,803,968	\$9,860,217	\$3,972,724	\$26,636,909	\$2,646,892	\$23,990,017	\$4,563,547	\$20,764	\$24,264	\$45,029
1994	\$14,724,563	\$9,367,206	\$5,270,569	\$29,362,338	\$2,602,768	\$26,759,571	\$7,333,101	\$33,366	\$38,990	\$72,356
1995	\$16,197,019	\$8,898,848	\$6,555,436	\$31,651,301	\$2,558,643	\$29,092,658	\$9,666,188	\$43,981	\$51,395	\$95,376
1996	\$17,818,721	\$8,453,904	\$9,869,329	\$36,139,954	\$2,514,519	\$33,625,435	\$14,198,965	\$64,605	\$75,496	\$140,101
1997	\$19,598,393	\$8,031,209	\$13,150,083	\$40,779,685	\$2,470,394	\$38,309,291	\$18,882,821	\$85,917	\$100,400	\$186,317
1998	\$21,558,232	\$7,629,648	\$16,398,030	\$45,585,910	\$2,426,270	\$43,159,641	\$23,733,171	\$107,986	\$126,189	\$234,175
1999	\$23,714,055	\$7,248,166	\$19,613,497	\$50,575,718	\$2,382,145	\$48,193,573	\$28,767,103	\$130,890	\$152,955	\$283,845
2000	\$26,085,461	\$6,885,757	\$22,796,810	\$55,768,028	\$2,338,021	\$53,430,008	\$34,003,538	\$154,716	\$180,797	\$335,513
TOTALS								\$651,586	\$761,425	\$1,413,011

ASSUMPTIONS:

- PROPERTY VALUES FROM LEE COUNTY PROPERTY APPRAISER'S OFFICE, APRIL 18, 1990
- EXISTING BUILDING VALUE IS DEPRECIATED 1% PER YEAR BY PROPERTY APPRAISER
- ADDITIONAL 4% ADDED TO DEPRECIATION OF EXISTING BUILDING VALUE FOR DEMOLITIONS
- TAX EXEMPT ORGANIZATION VALUES (CHURCHES, ETC.) ARE HELD CONSTANT
- HOMESTEAD EXEMPTIONS DECLINE BY 5% PER YEAR DUE TO CONVERSION AND DEMOLITIONS
- NEW CONSTRUCTION IS ADDED TO MEET SPACE DEMAND FORECAST AND DEPRECIATED 1% PER YEAR
- NEW CONSTRUCTION VALUES BASED ON PROPERTY APPRAISER (\$40 PER BUILDING S.F., \$1 PER PAVEMENT S.F.)
- LAND VALUES INCREASE 15% FOR FIRST 5 YEARS THEN 10% PER YEAR

PREPARED BY FORT MYERS PLANNING DEPARTMENT, APRIL 1990

APPENDIX A
CENTRAL FORT MYERS
Community Redevelopment Area
Legal Description

The following described area is found lying in Sections 13 and 24, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida, being more particularly described as follows:

- (1) Beginning at the Northeast corner of Lot 1, Block 4, of "Robert Jeffcott's Addition", a subdivision recorded in Plat Book 3, Page 87 of the Public Records of Lee County, Florida, said corner being the Point of Intersection of the West right-of-way line of Fowler Street (50 foot right-of-way and the South right-of-way line of Market Street (50 foot right-of-way);
- (2) thence Westerly along said South right-of-way line of Market Street for a distance of 693.6 feet ± to the West right-of-way line of Central Avenue (50 foot right-of-way);
- (3) thence Northerly along said West right-of-way line for a distance of 160 feet ± to the Northeast corner of Lot 1, Block 8 of "Stadlers Central Heights", a subdivision recorded in Plat Book 4, Page 64 of the Public Records of Lee County, Florida, also being a point on the South right-of-way line of Victoria Avenue (50 foot right-of-way);
- (4) thence Westerly along said right-of-way line of said Victoria Avenue for a distance of 2858 feet ± to the Northeast corner of Block "F" of "Altamont Park", a subdivision recorded in Plat Book 5, Page 12 of the Public Records of Lee County, Florida, being a point on the West right-of-way line of Forest Street and the Northerly prolongation thereof;
- (5) thence Southerly along said line for a distance of 891.6 feet ± to the Southeast corner of said Block "F" of said "Altamont Park";
- (6) thence continuing Southerly along the prolongation of said line for a distance of 50 feet ± to the Northeast corner of Block "E" of said "Altamont Park";
- (7) thence continuing Southerly along the East line of said Block "E" of said "Altamont Park" for a distance of 321 feet ± to the Southeast corner of said Block "E" of said "Altamont Park";
- (8) thence continuing Southerly along the prolongation of said East line of said Block "E" for a distance of 65 feet ± to the South right-of-way line of Edison Avenue;
- (9) thence Easterly along said right-of-way line for a distance of 368 feet ± to the prolongation of the Westerly right-of-way line of Cleveland Avenue;
- (10) thence Southerly along said right-of-way line for a distance of 225 feet ± to the Westerly prolongation of the North line of the South 1/2 of Lot 17, Block "C", being the prolongation of the South line of the property owned by the Coca-Cola Company of Fort Myers, Florida, being Lots 9 thru 16 and the

North 1/2 of Lot 17, and the North 1/2 of Lot 8, Block "C" and Lots 13 thru 16 and the North 1/2 Lot 17, Block "B" of "Phillips 4th Division", a subdivision recorded in Plat Book 4, Page 41, of the Public Records of Lee County, Florida.

- (11) thence Easterly along said prolonged line and along the South line of said property owned by the Coca-Cola Company of Fort Myers for a distance of 555 feet ± to the West line of the lands described in Official Record Book (hereafter referred to its abbreviated form O.R.B.) 1263, Page 379, being the West line of Lot 8, Block "B" of said "Phillips 4th Division";
- (12) thence Southerly along said line for a distance of 50 feet ± to the Southwest corner of the lands described in O.R.B. 1263, Page 379, of said Public Records;
- (13) thence Easterly along the South line of said property described in said O.R.B. 1263, Page 379, for a distance of 142 feet ± to the Southeast corner of said land described in said O.R.B. 1263, Page 379 being a point on the West right-of-way line of Grand Avenue (60 foot right-of-way);
- (14) thence Southerly along said right-of-way line for a distance of 50 feet ± to the Westerly prolongation of the South right-of-way line of Willard Street (50 foot right-of-way);
- (15) thence Easterly along the Westerly prolongation of the South right-of-way line of Willard Street (50 foot right-of-way) and along said South right-of-way line of said Willard Street for a distance of 3380 feet ± to the East right-of-way line of Fowler Avenue (50 foot right-of-way);
- (16) thence Northerly along said right-of-way line for a distance of 1117 feet to the Northeast corner of Lot 1, Block 4, as recorded in "Robert Jeffcotts Addition", a subdivision recorded in Plat Book 3, Page 87 of the Public Records of Lee County, Florida, and being a point on the South right-of-way line of the aforementioned Market Street (50 foot right-of-way) and the Point of Beginning.