

RESOLUTION NO. 2006-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, APPROVING THE DR. MARTIN LUTHER KING JR. AND VERONICA S. SHOEMAKER BOULEVARDS REVITALIZATION PLAN AND IMPLEMENTATION TIMELINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS: The City of Fort Myers along with the town planning firm of Dover, Kohl & Partners and the Dunbar community worked together to create a plan for the redevelopment of Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards; and

WHEREAS: The Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan seeks to balance the needs of both vehicles and pedestrians while preserving and improving the culture and community character of Dunbar; and

WHEREAS: It is desirable and in the public interest that the City of Fort Myers undertake and carry out the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan; and

WHEREAS: The Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan was shaped extensively by community input to include a Community Kick-Off presentation held on November 28, 2005, at the Dunbar Community School to orient the community into the planning process; followed by the first Design Charette on December 10, 2005, at the Quality Life Center; and finally, a second Hands-On meeting was held on February 25, 2006, to engage more participants at the STARS Complex. This afforded community residents, City Officials, and consultants another opportunity to work together on the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan; and

WHEREAS: The City Council directed staff following the final draft presentation of the Dr. Martin Luther King Jr. and Veronica S.

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Shoemaker Boulevards Revitalization Plan on July 10, 2006, to draft a resolution and implementation timeline; and

WHEREAS: The Legislature of the State of Florida in 1969 duly enacted the Community Redevelopment Act of 1969, as amended, codified as and consisting of Chapter 163, Part III, of Florida Statutes, in which Act the Legislature found that there existed in counties and municipalities of the State blighted areas which constituted a serious and growing menace to the public health, safety, morals, and welfare of the residents of the State, constituting an economic and social liability an authorized counties and municipalities in the State to utilize appropriate private and public resources to eliminate and prevent the development or spread of urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of blighted areas, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitable; and

WHEREAS: The City of Fort Myers Planning Division completed a Slum and Blight Study based on Chapter 163 to determine physical condition of structures; land uses; infrastructure; environmental influences; population/demographics; and tax base and determined that the Dr. Martin Luther King Jr. Boulevard corridor area was blighted; and

WHEREAS: The Slum and Blight Study was reviewed and approved by the City Council on January 20, 1999, for Sub-Area 1 from Evans Avenue to Ford Street, Sub-Area 2 from Ford Street to Michigan Link, Sub-Area 3 from Michigan Link to Interstate 75, and Sub-Area 4 the Lincoln Park District along the Dr. Martin Luther King Jr. Boulevard corridor.

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WHEREAS: The Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan addresses the four determined blighted areas identified in the Slum and Blight Study.

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

1. The Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan and Implementation Timeline, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the Plan in the corporate files of the City.

2. It is hereby found and determined that the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan and Implementation Timeline is consistent with the Comprehensive Plan for the City of Fort Myers.

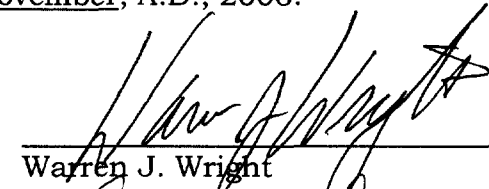
4. In order to implement and facilitate the effectuation of the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan, (b) requests the various officials, departments, boards and agencies of the City of Fort Myers having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions ready to consider to take appropriate action upon proposals and measures designed to effectuate the Dr. Martin Luther King Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan.

4. This resolution shall become effective immediately upon adoption.


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PASSED IN PUBLIC SESSION of the City Council of the City of Fort Myers, Florida, this 20th day of November, A.D., 2006.

Aye


Warren J. Wright

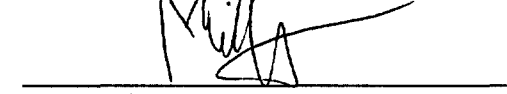
Aye


Veronica S. Shoemaker

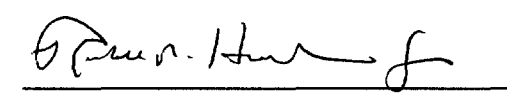
Aye


Levon Simms

Aye

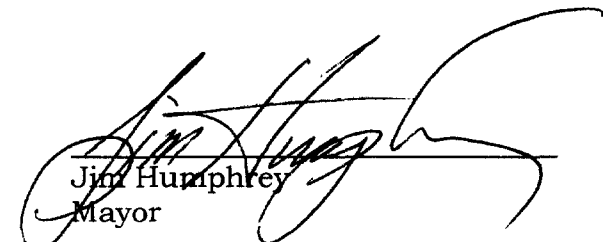

Michael Flanders

Aye



Randall P. Henderson, Jr.
Council Members

APPROVED this 20th day of November, A.D., 2006, at 6:06 o'clock p.m.

Aye


Jim Humphrey
Mayor

FILED in the Office of the City Clerk this 20th day of November, A.D., 2006.



Marie Adams, CMC
City Clerk

Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards Revitalization Plan
Implementation Timeline

IMPLEMENTATION ITEM	ACTION	LEAD RESPONSIBILITY	TIMEFRAME	FINANCIAL COSTS	MISCELLANEOUS NOTES	
SPECIAL PLACES	Encourage redevelopment of the Southeast corner of Cranford Avenue and Dr. Martin Luther King, Jr. Blvd to link McCollum Hall with the Imaginarium.	Development/Real Estate Planners	Short Term (Years 1 and 2)	Low		
	Remove any regulatory roadblocks, including lot depth and on-site parking requirements for lots facing sidewalks or rules which would preclude the adjoining church from sharing its parking lot when not needed for its own functions.	Development Services	Short Term (Year 1)	Low	Low	Overlay Ordinance
	Design a landscaped gateway to Dunbar immediately east of Cranford Ave, using the retention areas to the north side of the blvd and the lot remnants east of Palm Ave.	Developers	Short Term (Years 2 and 3)	Low	Low	
	Encourage a joint venture between the owners of the historic McCollum Hall and private investors to restore the facility as a dining or entertainment venue. (Ensure that city code enforcement liens don't make such a venture impossible.)	Development/Real Estate Planners/Code Enforcement	Short Term (Years 1 and 2)	Low	Low	Code Enforcement has torn down two of the structures near McCollum Hall.
	Retain an open view access across the park from the boulevard.	Public Works/Parks/ Recreation	Short Term-Long Term (Years 1 - 20)	Low	Low	
	Improve park access and reconnect neighborhoods with a new street that crosses the Ford Street ditch.	Engineering/Transportation	Short Term (Years 4 and 5)	High	High	
	Offer parallel parking in place of large parking lots.	Engineering/Transportation	Short Term (Years 2 - 5)	Moderate to High	Moderate to High	
	Bring water into the park for ambience and to filter stormwater flowing along the Ford Street ditch toward Billy Creek.	Engineering/Parks	Short Term (Year 5)	High	High	
	Allow human-scaled building in the park to serve community functions.	Parks/Public Art Committee	Short Term-Long Term (Years 1 - 20)	Low	Low	
	The new street will also provide a pedestrian link to nearby Dunbar Park and then through the Fort Myers Cemetery to Billy creek, where a pedestrian bridge could connect directly to Shady Oaks Park and Terry Park.	Engineering	Short Term (Years 4 and 5)	High	High	

<p>Business lots damaged by four-laning of MLK</p>	<p>Create an overlay district in the city's Growth Management Code to waive unnecessary dimensional restrictions on small B-2 business lots, particularly the 25' front setback, 10' side setback, height limit that depends on side setbacks, 100' lot width and depth, and 45% cap on lot coverage. Provide in this same overlay district that the minimum number of off-street parking spaces normally required by (134-115) do not apply. Near business districts, reconstruct side streets on block north and south of the boulevard to provide on-street (parallel) parking spaces that can be used by all local businesses.</p>	<p>Development Services</p>	<p>Short Term (Year 1)</p>	<p>Low</p>	<p>Overlay Ordinance</p>
	<p>The city should continue to support and publicize the entrepreneurial assistance by the Southwest Florida Enterprise Center and the FGCU-based Small Business Development Center.</p>	<p>Fort Myers Redevelopment Agency</p>	<p>Short Term-Long Term (Years 5 - 20)</p>	<p>High</p>	
<p>Southwest Florida Enterprise Center</p>	<p>The new joint facility for the Enterprise Center and Fort Myers Housing Authority should place the business offices close to MLK Blvd to extend the pedestrian character of the boulevard. Parking should be placed behind the offices, with the new business incubator space furthest to the rear.</p>	<p>Developers</p>	<p>Short Term (Years 3 - 5)</p>	<p>High</p>	
<p>Michigan Court</p>	<p>Modify the preliminary campus-style site plan into a connected network of streets and blocks. All types of housing should have doors and windows facing streets and public spaces, with parking on-street or behind the buildings.</p>	<p>Developers</p>	<p>Short Term (Years 3 - 5)</p>	<p>Moderate</p>	
<p>Eastwood Village</p>	<p>The city should insist that Eastwood Village thoroughly integrate a variety of market rate and workforce housing on traditional interconnected blocks. Eastwood Village must accommodate the extension of Hanson Street to Ortiz Avenue and allow Edison Avenue to flow through the property providing access to the north, east, and south.</p>	<p>Development Services</p>	<p>Short Term-Long Term (Years 1 - 20)</p>	<p>Low</p>	<p>Overlay Ordinance</p>
	<p>The city should acquire the two small lots on the south side between the new lanes of VSS Blvd and combine them with the adjoining lake into a small formal park with sculpture that commemorates local culture.</p>	<p>FMRA/Housing Division</p>	<p>Short Term (Years 1 and 2)</p>	<p>High</p>	
<p>Mid-town Dunbar</p>	<p>The Southwest quadrant of the intersection is an ideal location for an affordable multifamily housing complex. Much of the site was recently acquired by an experienced developer for this purpose. The city should encourage this proposal and grant development approvals if it complies with the site design and standards in this plan. These approvals should allow a 4-10% reduction in minimum dwelling unit sizes to improve affordability.</p>	<p>Developers</p>	<p>Short Term (Years 1 - 5)</p>	<p>High</p>	
	<p>The city should encourage this proposal and grant development approvals if it complies with the site design and standards in this plan. These approvals should allow a 4-10% reduction in minimum dwelling unit sizes to improve affordability.</p>	<p>Housing-Real Estate Division/Parks Division/ Public Art Committee</p>	<p>Short Term (Years 1 and 2)</p>	<p>High</p>	
	<p>The city should encourage this proposal and grant development approvals if it complies with the site design and standards in this plan. These approvals should allow a 4-10% reduction in minimum dwelling unit sizes to improve affordability.</p>	<p>Development Services</p>	<p>Short Term (Years 1 and 2)</p>	<p>Low</p>	<p>Overlay Ordinance</p>

	<p>Some stormwater treatment could be underground in the space now for the drainage canal. This would improve water quality in Billy Creek and the Caloosahatchee while allowing the creation of a linear park along VSS Blvd, eliminating the safety hazard and restrictions on pedestrian and bicycle travel; north Michigan Ave.</p>	Public Works/Parks	Short Term (Years 4 and 5)	High	
VSS Boulevard Drainage Canal	<p>As an alternative, the canal could be filled to create the linear park while Stormwater is routed west under Michigan Avenue to new stormwater detention lakes on vacant land along the south bank of Billy Creek. These lakes could be configured as a stormwater park and be tied in with the new pedestrian system connecting Clemente Park, Dunbar Park, Fort Myers Cemetery, and Shady Oaks Park.</p>	Public Works/Parks	Short Term (Years 4 and 5)	High	
Terry Park and Shady Oaks Park	<p>Access to both parks would be improved with a pedestrian bridge connecting Fort Myers Cemetery with Shady Oaks Park and with a new linear park replacing the drainage canal along VSS Blvd.</p>	Parks	Short Term (Years 4 and 5)	High	
IMPLEMENTATION					
Constraints on new houses	<p>Modify (118-582) of the city's code to allow one single-family house on an original 50' wide lot even if the lot was owned by the adjoining lot owner in the past.</p>	Development Services	Short Term (Year 1)	Low	Overlay Ordinance
Infill housing standards	<p>Modify the standards so that high-quality conventional and innovative housing technologies are not forbidden.</p>	Development Services	Short Term (Year 1)	Low	Overlay Ordinance
	<p>Reconsider the standards for paved driveway widths, mandatory garages, and professional landscaping.</p>	Development Services	Short Term (Year 1)	Low	Overlay Ordinance
	<p>Consider options for allowing smaller or expandable house size in lieu of mandatory minimum sizes.</p>	Development Services	Short Term (Year 1)	Low	Overlay Ordinance
Towles Garden Affordable Housing	<p>The site plan and accompanying illustrations should become part of the Fort Myers Housing Authority solicitation for a development partner on the Towles Garden site.</p>	Fort Myers Housing Authority	Short Term (Year 1)	Low	
	<p>Add the junkyards near Fraklin Park Elementary School to the list of "existing junkyards" in the Growth Management Code to prohibit their expansion and allow their relocation to suitable industrial district.</p>	City Attorney's Office	Short Term (Year 1)	Low	
Junkyard Removal	<p>Identify surplus city property that could be sold to fund the acquisition of the junkyards and any necessary site cleanup.</p>	Housing-Real Estate Division	Short Term (Years 1 and 2)	Low	
	<p>Immediately after completion of Towles Garden housing development, the CRA should develop housing on these sites.</p>	CRA/FMRA	Short Term (Years 3 and 4)	High	

Enterprise Zone Marketing	City staff and the new Enterprise Zone Board should assist the Lee County Development Office in aggressively marketing Enterprise Zones to support job opportunities and affordable housing.	Planning Division/Enterprise Zone Board	Short Term-Long Term (Years 1 - 20)	Low	
Dunbar/Michigan Avenue Redevelopment	A new Dunbar/Michigan Avenue redevelopment area should be established by city officials to carry out detailed redevelopment planning and to provide a recurring source of funds to assist with plan implementation. Map E of the city's comprehensive plan should be modified to show the boundary selected for this redevelopment area.	Planning/FMRA/City Council	Short Term (Years 1 and 2)	Low	
Dunbar Development Fund	City officials should assist community leaders as they organize a Dunbar Development Fund to stimulate the economic revitalization of Dunbar. Assistance should be sought from the Lee County Visitor and Convention Bureau to advise city officials and community leaders on strategic planning for tourism in the Dunbar community. The city should evaluate both approaches outlined above during its upcoming cycle of comprehensive plan amendments and commit to an overhaul of its future land use map, with subsequent amendments to the growth management code.	Comprehensive Planner/GIS Coordinator FMRA/City Council/ Neighborhood Planners FMRA/ Neighborhood Planners	Short Term (Year 1) Short Term (Years 1 and 2) Short Term (Years 1 and 2)	Low	
Overly Rigid Land-use Controls		Comprehensive Planner/GIS Coordinator	Short Term (Year 1)	Low	
Design Standards for Duplexes	The city's Growth Management Code should be modified to include strict design standards for duplexes and to reconsider the decision to forbid new duplexes on newly annexed land.	Development Services	Short Term (Year 1)	Low	Overlay Ordinance
Tree placement	The city's Growth Management Code should be amended to eliminate the insistence in Section 138-72 that rows of trees be placed only between sidewalks and buildings.	City Attorney's Office/Development Services	Short Term (Year 1)	Low	This item will be cross-referenced in the Overlay Ordinance