

**RESOLUTION NO. 25-123**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, PROVIDING NOTICE OF THE TOWN'S INTENT TO INITIATE THE PROCESS OF CREATING A COMMUNITY REDEVELOPMENT AGENCY; DIRECTING TOWN STAFF TO INITIATE A STUDY TO DETERMINE WHETHER CONDITIONS EXIST TO SUPPORT THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY IN THE TIMES SQUARE AREA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Community Redevelopment Act of 1969, codified in Part III of Chapter 163, Florida Statutes, authorizes municipalities to create Community Redevelopment Agencies (CRAs) as dependent special districts to carry out redevelopment in slum or blighted areas, or areas in which there is a shortage of affordable housing; and

**WHEREAS**, Section 163.355, Florida Statutes, provides that a municipality may not create a CRA until it adopts a resolution, supported by data and analysis, finding that one or more slum or blighted areas, or areas with a shortage of affordable housing, exist and that redevelopment of the area is necessary in the interest of public health, safety, morals, and welfare; and

**WHEREAS**, Section 163.340(8), Florida Statutes, defines "blighted area" to include areas with deteriorating structures and conditions that endanger life or property or lead to economic distress, where certain specified factors are present; and

**WHEREAS**, following the impact of hurricanes Ian and Helene, as well as continuing traffic congestion, the Town of Fort Myers Beach has observed conditions in its Times Square area that may meet the criteria for a finding that redevelopment of the area is necessary pursuant to Chapter 163, Florida Statutes; and

**WHEREAS**, pending legislation under consideration by the Florida Legislature, including HB 991 and SB 1242, would prohibit the creation of any new CRAs on or after July 1, 2025; and

**WHEREAS**, the Town Council of the Town of Fort Myers Beach desires to timely initiate the process to determine whether a CRA should be established for the Town's Times Square area, prior to any statutory deadline for the creation of a CRA.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council and made a specific part of this Resolution.

**Section 2.** The Town staff is hereby directed to procure and retain, in accordance with the Town's procurement policies, a qualified consultant or contractor to conduct a study of the

Times Square area of the Town of Fort Myers Beach to determine whether conditions exist which meet the criteria set forth in Section 163.340(7) or (8), Florida Statutes. The study shall specifically assess whether any of the factors listed in Section 163.340(7) or (8), Florida Statutes, are present and contributing to economic distress. The purpose of this study is to provide the Town Council with data and analysis to assist the Town Council in determining whether redevelopment of the Times Square area is necessary in the interest of public health, safety, morals, and welfare pursuant to Section 163.355, Florida Statutes.

**Section 3.** The Town of Fort Myers Beach hereby provides notice of its intent to begin the process of creating a Community Redevelopment Agency for its Times Square area, contingent upon the findings of the study described in Section 2. This Resolution is adopted in anticipation of forthcoming legislation that would prohibit the creation of new CRAs after July 1, 2025. The Town intends for this Resolution to constitute evidence that the Town initiated the process to form a CRA before the potential statutory deadline.

**Section 4.** This Resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was adopted by the Town Council upon a motion by Council Member Woodson and seconded by Mayor Allers and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Scott Safford, Council Member	Aye
Karen Woodson, Council Member	Aye

**ADOPTED** this 21<sup>st</sup> day of April 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

**FORT MYERS BEACH TOWN COUNCIL**

  
Dan Allers (Jul 8, 2025 14:48 EDT)

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Dan Allers, Mayor

**ATTEST:**

  
Amy Baker (Jul 8, 2025 09:02 EDT)

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Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE  
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**

  
10/10/2025 16:14 EDT

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Vose Law Firm, LLP, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 7<sup>th</sup> day of July 2025.