



LEE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

**PUBLIC WORKS BUILDING
1500 MONROE STREET, FORT MYERS, FL 33901
FIRST FLOOR CONFERENCE ROOM 1B**

**Monday, September 28, 2026
2:00 PM**

AGENDA

1. Call to Order / Review of Affidavit of Publication
2. Approval of Minutes – February 9, 2026
3. 2026/2027 Incentive Report
4. Adjournment

To view a copy of the agenda, go to www.leegov.com/dcd/calendar. For more information, contact Tracy Toussaint at ttoussaint@leegov.com.

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MINUTES REPORT
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
February 9, 2026

MEMBERS PRESENT:

Ramie Hall, Chair
Marion Briggs-Vice Chair
Melisa Giovannelli
Carl Baxter, Jr.
Marion Briggs
Michael Schwartz
Jill Morrissey
Remegio (Terry) Serrata
Henry Zuba

MEMBERS ABSENT

P. Michael Villalobos
Commissioner Ruane

STAFF PRESENT

Angela Dietrich, SHIP Coordinator
Lindsay Hickey, Housing Program Coordinator
Tracy Toussaint, SHIP Technician II
Christopher Davis, Grants Program Mgr., Strategic Resources & Gov't Affairs
Raphaela Morais-Peroba, Grants Analyst, Strategic Resources & Gov't Affairs
Adam Mendez, Zoning Section
Khalil Muhammad, Zoning Section

MEMBERS OF THE PUBLIC/INTERESTED PARTIES

None

Agenda Item 1 – Call to Order/Affidavit of Publication

Ms. Ramie Hall brought the meeting to order at 2:07 p.m. in the Community Development – Public Works Building, 1500 Monroe Street, First Floor Conference Room 1B, Downtown, Fort Myers.

Agenda Item 2 – Approval of Minutes – October 24, 2025

Mr. Henry Zuba made a motion to approve the minutes. Mr. Carl Baxter 2nd the motion. The motion passed unanimously.

Agenda Item 3 – 2026-2029 Local Housing Assistance Plan (LHAP)

Angela introduced the Local Housing Assistance Plan (LHAP). She explained that the only changes from the previous 2023–2026 LHAP were adjustments to the allocation amounts. The Very-Low Income allocation increased to \$100,000, the Low-Income allocation increased to \$85,000, and the

Foreclosure Prevention allocation increased to \$10,000. These updated amounts were based on prior discussions with the Affordable Housing Committee and were recommended by the state. Mr. Zuba made a motion to approve the LHAP for 2026–2029. Mr. Carl Baxter seconded the motion. The motion passed unanimously.

Agenda Item 4– CDBGR-DR Presentation

Raphaela Morais-Peroba and Christopher Davis, representing Strategic Resources and Government Affairs, provided a presentation on the Affordable Housing projects currently underway within their department. A PowerPoint presentation was included.

Agenda Item 5– Zoning Presentation

Adam Mendez and Khalil Muhammed, from the Zoning Section, provided a presentation on Tiny Homes. A PowerPoint presentation was included.

Agenda Item 6– Public Comment

There were no members of the public in attendance.

Agenda Item 7– Adjournment

Ms. Ramie Hall made a motion to adjourn. Ms. Melisa Giovannelli 2nd the motion. The motion passed unanimously, and the meeting adjourned at 3:12pm.

A recording of this meeting is available. Please contact Tracy Toussaint at 239-533-8949 or ttoussaint@leegov.com to obtain a copy of the recording.



Affordable Housing Development and Rehabilitation Program

**OFFICE OF STRATEGIC
RESOURCES AND GOVERNMENT
AFFAIRS**



Program Overview

**Multifamily
Housing
Development**

**Single-Family
Housing
Development**

**Multifamily
Housing
Rehabilitation**

**Individual
Homeowner
Assistance
Programs**

MULTIFAMILY HOUSING DEVELOPMENT

ACTIVE PROJECTS OVERVIEW

Development	Location	Total Project Cost	CDBG-DR Funding	Total Units	Affordability Period	Construction Progress
Southward Village CNI Phase II	Fort Myers	\$75,605,000	\$18,875,000	102	30	0%
Oak Park Senior Living	Fort Myers	\$42,641,109	\$6,750,000	144	50	40%
Strayhorn Place	Fort Myers	\$31,920,026	\$17,655,877	80	99	14%
Hermosa North Fort Myers II	North Fort Myers	\$29,372,097	\$5,250,000	88	50	54%
Bloom Fort Myers	Fort Myers	\$82,815,038	\$20,000,000	172	35	26%
Ekos on Evans	Fort Myers	\$53,801,397	\$17,000,000	144	99	24%
St. Peter Claver Housing Phase II	Fort Myers	\$25,759,412	\$17,200,000	72	50	61%
Bayshore Pines	North Fort Myers	\$68,117,901	\$17,000,000	180	50	32%
Legacy Park II	Fort Myers	\$55,720,538	\$10,270,000	130	50	0%
Wave at Colonial	Fort Myers	\$111,297,890	\$20,000,000	358	99	0%
Total Number of Units				1470		

MULTIFAMILY HOUSING DEVELOPMENT CONSTRUCTION PROGRESS



Oak Park Senior Living, Fort Myers



Strayhorn Place, Fort Myers

MULTIFAMILY HOUSING DEVELOPMENT CONSTRUCTION PROGRESS



Bayshore Pines, North Fort Myers



Hermosa NFM II, North Fort Myers

MULTIFAMILY HOUSING DEVELOPMENT

ACTIVE PROJECTS



Bloom Fort Myers, Fort Myers



Ekos on Evans, Fort Myers

MULTIFAMILY HOUSING DEVELOPMENT CONSTRUCTION PROGRESS



St. Peter Claver II, Fort Myers

SINGLE-FAMILY HOUSING DEVELOPMENT

ACTIVE PROJECTS OVERVIEW

Development	Location	Total Project Cost	CDBG-DR Funding	Total Units	Construction Progress
McNeil Village 2	North Fort Myers	\$5,258,735	\$4,000,000	14	86%
Cape Coral Homes	Cape Coral	\$4,919,262	\$4,000,000	14	0%
White Coral Estates	Fort Myers	\$10,209,461	\$6,500,000	26	0%
Total Number of Units				54	

SINGLE-FAMILY HOUSING DEVELOPMENT CONSTRUCTION PROGRESS



McNeill Village, North Fort Myers

MULTIFAMILY HOUSING REHABILITATION (REHAB) ACTIVE PROJECTS OVERVIEW

Development	Location	Total Project Cost	CDBG-DR Funding	Total Units	Construction Progress
Broadway Apartments	Fort Myers	\$2,879,515.00	\$2,879,515.00	40	1%
Total Number of Units				40	

HOUSING DEVELOPMENT & PRESERVATION

PENDING PROJECTS

Development	Location	Type of Project	CDBG-DR Request	Total Units	Current Closing Date
5300 Summerlin	Fort Myers	Multifamily Dev.	\$20,000,000	220	February 2026
Wave at Chana	Fort Myers	Multifamily Dev.	\$20,000,000	378	February 2026
Reserve at Eastwood	Fort Myers	Multifamily Dev.	\$20,000,000	168	March 2026
Ava Square	Cape Coral	Multifamily Dev.	\$19,500,000	121	March/April 2026
Helm's Bay	Fort Myers	Multifamily Dev.	\$20,000,000	102	May 2026
Residences II	Fort Myers	Multifamily Dev.	\$20,000,000	140	Undetermined
Pine Echo Apartments	North Fort Myers	Multifamily Rehab	\$7,000,000	92	May 2026
Palm City Garden Apartments	Fort Myers	Multifamily Rehab	\$11,800,000	100	March 2026
Renaissance Preserve Family/Senior	Fort Myers	Multifamily Rehab	\$5,861,682	272	March 2026
Landings at East Point	Fort Myers	Multifamily Rehab	\$6,117,180	126	March 2026
East Pointe Place Phase I	Fort Myers	Multifamily Rehab	\$7,123,237	86	March 2026
Total			\$157,402,099	1805	

INDIVIDUAL HOMEOWNER ASSISTANCE PROGRAMS

Program	Applications Received	Active Cases	Location of Homes	Homes Currently Under Construction	Completed Cases
Housing Rehabilitation, Reconstruction, and Elevation (HRRE)	2,311	535	Alva, Bokeelia, Bonita Springs, Cape Coral, Estero, Fort Myers, Fort Myers Beach, Lehigh Acres, Matlacha, North Fort Myers, Sanibel, Saint James City	30	328
Housing Rehabilitation, Reconstruction, and Elevation (HMP) – Hurricanes Helene & Milton	1,086	316	Fort Myers, Lehigh Acres, and North Fort Myers	26	22
Housing Purchase Assistance (HPA) – Hurricane Ian	804	119	Bonita Springs, Cape Coral, Estero, Fort Myers, Lehigh Acres, North Fort Myers, Sanibel, Saint James City	N/A	107

CDBG-DR Housing Projects

Legend

CDBG-DR Projects

- Closing Delayed
- Closing Anticipated
- Closed and Under Construction
- City Limits

Map #	New Multi-Family Construction
1	Hermosa North Fort Myers II 16341 N Cleveland Ave North Fort Myers, FL 33903
2	Bayshore Pines 5361 Bayshore Rd North Fort Myers, FL 33917
3	Strayhorn Place 1935 Lafayette St Fort Myers, FL 33916
4	Oak Park Senior Living 3875 E Michigan Ave Fort Myers, FL 33905
5	St. Peter Claver Housing Phase II 1426 Sister Bowman Ln Fort Myers, FL 33916
6	Bloom Fort Myers 2010 Hanson St Fort Myers, FL 33916
7	Ekos on Evans 3501 Evans Ave Fort Myers, FL 33901
8	Ava Square 233-309 Hancock Bridge Pkwy Fort Myers, FL 33901
9	Southward Village Phase 2 2990 Edison Ave Fort Myers, FL 33905
10	Legacy Park II 2650 Oak Ridge Ct/2685 Oak Ridge Ct Fort Myers, FL 33916
11	Reserve at Eastwood Apartments SE Corner of Ortiz Ave and Hanson St Fort Myers, FL 33901
12	5300 Summerlin 5300-5360 Summerlin Rd Fort Myers, FL 33905
13	Wave at Colonial 11800 State Road 82 Fort Myers, FL 33919
14	The Residences II 7191 Watts Rd Fort Myers, FL 33913
15	Wave at Chana 13311 Intrepid Ln Fort Myers, FL 33905
16	Helm's Bay Landing 20350 Summerlin Rd Fort Myers, FL 33913
Map #	Multi-Family Rehabilitation
17	Renaissance Preserve Family /Senior 4224 Renaissance Preserve Way Fort Myers, FL 33916
18	East Point Place Phase I 3501 Dale St Fort Myers, FL 33916
19	Landings at East Point 3701 Nelson Tillis Blvd Fort Myers, FL 33916
20	Broadway Apartments 2909 & 2929 Broadway Fort Myers, FL 33901
21	Pine Echo Apartments 14170 Warner Cir Cape Coral, FL 33909
22	Palm City Garden Apartments 1625 Marsh Ave Fort Myers, FL 33903
Map #	Single-Family Projects
23	McNeil Village Tanya Cir Fort Myers, FL 33908
24	White Coral White Coral Ln North Fort Myers, FL 33903

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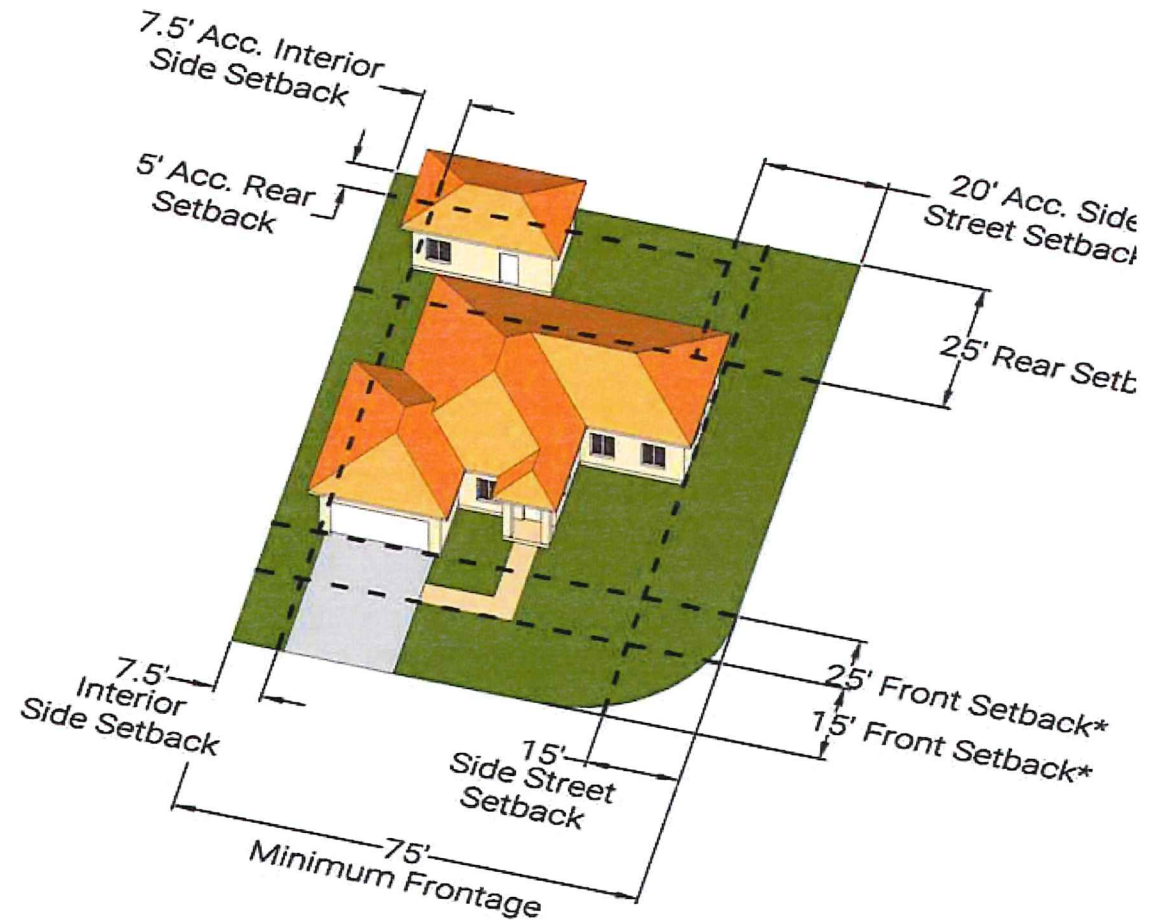
Affordable Housing Advisory Committee Briefing

- Tiny Homes & Accessory Dwelling Units (ADUs)
- Zoning & Land Development Perspective



What We Do: Zoning

- Ensures development complies with zoning regulations
- Administers rezonings, variances, special exceptions
- Establishes permitted uses and development standards
- Does NOT regulate construction or building size



Zoning & Housing Types

01

'TINY HOME' IS
NOT A ZONING
CLASSIFICATION

02

ACCESSORY UNITS
ARE REGULATED
BY ZONING

03

ZONING LOOKS AT
USE, NUMBER OF
UNITS, &
PLACEMENT

Public Perception: Tiny Homes

Tiny homes are often perceived as small, mobile, or modular structures



Tiny Homes on Wheels



- Built on a trailer or chassis
- Intended to be mobile
- Classified as Recreational Vehicles under the LDC

Permanent Tiny Homes

- Modular or site-built on permanent foundation
- Built to Florida Building Code
- Classified as **conventional single-family** dwellings



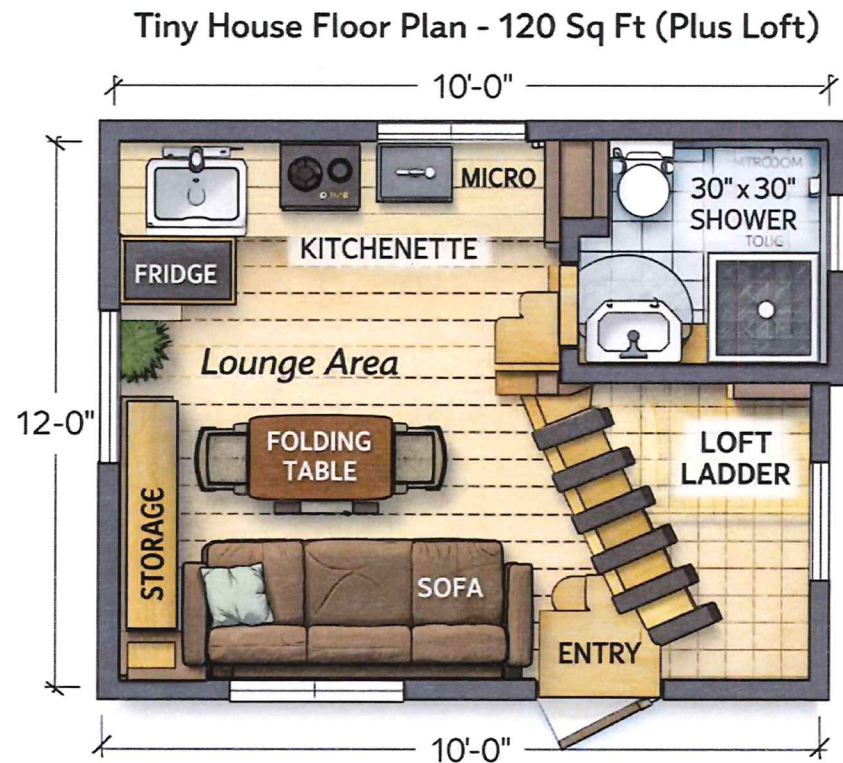


Home Size & Zoning

- Zoning does not establish minimum home size
- Small and large homes treated the same
- Lot standards still apply

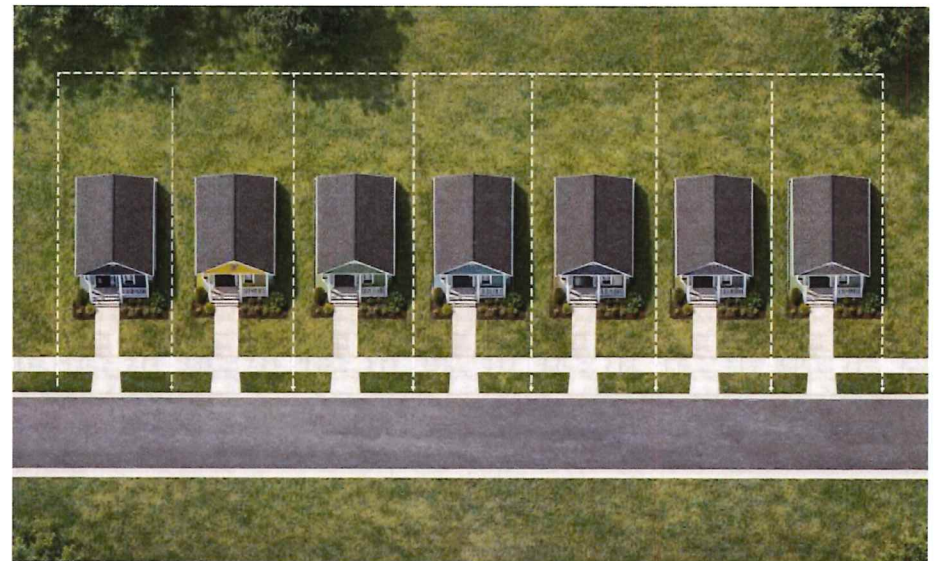
Florida Building Code

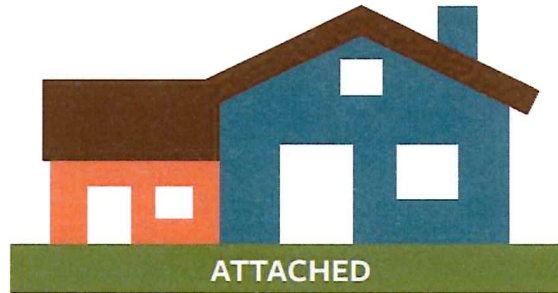
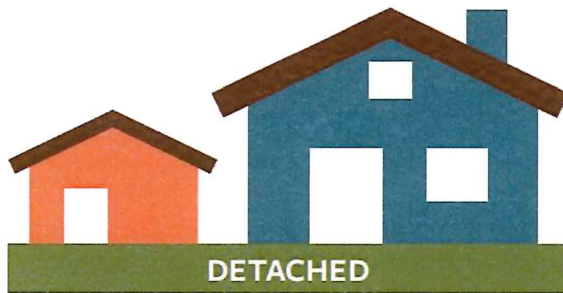
- Regulates minimum room sizes and life safety
- Appendix Q applies to tiny houses ≤ 400 sq ft (excluding lofts)
- Zoning does not override building code



Lot Rules Still Apply

- One principal dwelling per lot (typical)
- Minimum lot size required
- Tight clustering by right may require planned development rezoning or Mixed-Use Overlay classification





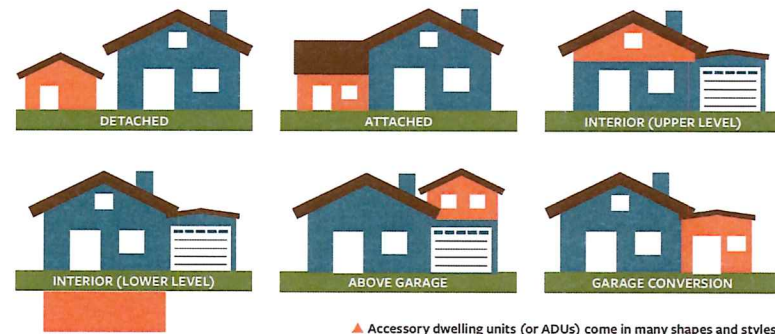
▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Accessory Units

Accessory units are explicitly regulated by zoning

Accessory Apartment vs ADU

- Accessory Apartment:
 - Attached
 - No cooking facilities
 - Not a dwelling unit
- Accessory Dwelling Unit:
 - Attached or detached
 - May contain cooking facilities
 - Is a dwelling unit



Density & Impact Fees

- Accessory Apartments (AA):
- Not dwelling units
- Not measured by density (except Gasparilla and Captiva Islands)
- No AA impact fees

Accessory Apartment (1,200 SF)



Density & Impact Fees

- ADUs:
- Dwelling units
- Subject to density limits
- Impact fees apply

Accessory Dwelling Unit
(1,200 SF)



Detached Accessory
Dwelling Unit (1,200 SF)



Development Standards

- Max size: 60% of principal residence
- One accessory living unit per lot
- One additional parking space required
- *Must comply with all other spatial regulations*



Accessory Dwelling Unit (1,200 SF)



Detached Accessory Dwelling Unit (1,200 SF)





Key Takeaways

- Tiny home is not a zoning classification
- Zoning regulates use and location
- Building Code regulates construction
- ADUs and accessory apartments are treated differently

Lee County Affordable Housing Advisory Committee

Affordable Housing Incentive Review Report

SHIP Affordable Housing Incentive Strategies

AFFORDABLE HOUSING ADVISORY COMMITTEE REVIEW & PUBLIC HEARING

September 28, 2026

SUBMITTED TO: LEE COUNTY BOARD OF COUNTY COMMISSIONERS

DATE SUBMITTED: TBD

SUBMITTED TO: ROBERT DEARDUFF, FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: TBD

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, Lee County established an Affordable Housing Advisory Committee (AHAC) on April 15, 2008, as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of Lee County housing activities that impact the production of affordable housing. Further, the AHAC is required to consider and evaluate the implementation of the incentives provided in Florida Statutes, Sec. 420.9076 (4)(a)-(k).

The AHAC reviewed, considered, and evaluated the affordable housing incentives provided in Florida Statutes, Sec. 420.9076(4) and makes these recommendations to the Board of County Commissioners:

A. 420.9076(4)(a): The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s.163.3177(6)(f)3.

1. Incentive Description:

- a. **Expedited Permitting.** The Planning Section of the Lee County Department of Community Development provides procedural and technical assistance to developers of Affordable Housing Developments (AHDs). Developers of AHDs in unincorporated Lee County may request expedited permit processing from the Planning section. The approval for expedited processing is routed with each county permit for the AHDs to ensure that the processing of approvals for the construction of the AHDs will be expedited to a greater degree than other projects.
- b. **Live Local Legislation.** In addition to the County's expedited permitting process, the state's Live Local legislation, FS 125.01055, has enabled affordable housing developers to avoid the public hearing process for affordable housing projects on all properties with Commercial, Industrial, or Mixed-Use zoning. This legislation requires affordable housing developments to be administratively approved in these zoning districts at the highest standard density allowed by right in the county and the highest building height within one (1) mile of the site. The county's planning section has held official pre-application meetings for eleven (11) affordable housing developments interested in developing under this legislation. Of those projects, five (5) have Development Orders issued or are currently under review for Live Local projects.

2. Adopting Ordinance or Resolution Number or identify local policy:

Expedited Permitting

- 2026/2027 - 2028/2029 Local Housing Assistance Plan – Page 27 - 28
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.5
 - Policy 135.4.13

3. Implementation Schedule (Date): Ongoing

4. 2026 Staff Recommendation: Continue Strategy

5. 2026 AHAC Recommendation: Continue Strategy

B. 420.9076(4)(b): All allowable fee waivers provided for the development or construction of affordable housing.

1. Incentive Description: MODIFICATION OF IMPACT FEES

- a. **Impact Fee Reimbursement Program** - Reimbursement of up to half (50%) of the amount paid for school impact fees for new construction of affordable residential single-family or multi-family homes to be occupied by income-eligible households. These funds are available above and beyond any other assistance awarded.

This program is available for housing units built anywhere in Lee County where school impact fees have been paid within the past calendar year. The maximum purchase price of a home is the maximum established for the SHIP Program. Income limits apply to families purchasing the unit.

To encourage broad participation, there is a ceiling on the cumulative total of reimbursement distributed to any single builder per County fiscal year (10/1 – 9/30).

- b. **Impact Fee Exemption Program** - Exemptions for payment of Road, Regional Park, Community Park, Fire Protection, and Emergency Medical Services Impact Fees are provided for residential building permits in Harlem Heights, Charleston Park, and the Fort Myers/Lee County Enterprise Zone.

Dwellings in subdivisions, mobile home or manufactured housing parks, and multi-family dwellings that are operated as a community for older persons that also prohibit persons under the age of 18 from residing within the dwellings as permanent resident are exempt from payment of School Impact Fees.

- c. **Utility Connection Fees Deferral Program** - Deferral of Lee County Utilities connection fees for very low- and low-income housing developed by non-profit organizations until the time of building permit application. Without the deferral, regulations require that 50% of the connection fees be paid at the time the County is asked to commit to the capacity availability, and the remaining 50% at final acceptance of the infrastructure. The program provides non-profits with more cash flow as an incentive to construct housing for the most needy.
- d. **Building Permit Fee Waivers** - The Florida Housing Finance Corporation's State Apartment Incentive Loan Program (SAIL) provides low-interest loans on a competitive basis as gap financing to leverage mortgage revenue bonds and Low-Income Housing Tax Credit resources. This allows developers to obtain the full financing needed to construct or rehabilitate affordable rental units. The application for this program enables Lee County to commit to multiple projects, with a minimum commitment amount of \$50,000. The local government contribution for projects awarded SAIL financing is provided as building permit fee waivers.

2. Adopting Ordinance or Resolution Number or identify local policy:

Impact Fee Reimbursement Program

- 2026/2027 - 2028/2029 Local Housing Assistance Plan – Page 27 - 28
- Lee County Administrative Code
 - 13-4 Administrative Procedures Governing Reimbursement of Lee County School Impact Fees
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.5

Impact Fee Exemption Program

- Lee County Land Development Code
- Chapter 2, Article VI, Division 2. Road Impact Fee – Section 2-274 Exemptions
- Chapter 2, Article VI, Division 3. Regional Parks Impact Fee – Section 2-312 Exemptions
- Chapter 2, Article VI, Division 4. Community Parks Impact Fee – Section 2-352 Exemptions
- Chapter 2, Article VI, Division 5. Fire Protection and Emergency Medical Services Impact Fee – Section 2-394 Exemptions

3. Implementation Schedule: Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

C. 420.9076(4)(c): The allowance of flexibility in densities for affordable housing.

1. Incentive Description: FLEXIBLE DENSITIES

The Lee County Comprehensive Plan provides increased densities for affordable housing to very low-, low-, moderate-, and workforce-income families. The program provides both a construction option (affordable units must be constructed) and a cash option (market-priced units may be constructed in exchange for a cash contribution to the Affordable Housing Trust Fund).

2. Adopting Ordinance or Resolution Number or identify local policy:

- Lee County Administrative Code
 - AC13-5
- 2026/2027 - 2028/2029 Local Housing Assistance Plan – Page 28
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.4
 - Policy 135.4.14
- Lee County Land Development Code
 - Chapter 2, Article IV, Section 2-146 and 2-147

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

D. 420.9076(4)(d): The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

1. Incentive Description: RESERVATION OF INFRASTRUCTURE CAPACITY

There are currently no restrictions on the availability of infrastructure capacity. Therefore, the reservation of capacity for very low-, low-, and moderate-income households is not necessary.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 28 - 29

3. Implementation Schedule (Date): Not Applicable

4. Staff Recommendation: No change

5. 2025 AHAC Committee Recommendation: No change

E. 420.9076(4)(e): Affordable accessory residential units.

1. Incentive Description: AFFORDABLE ACCESSORY RESIDENTIAL UNITS

The Lee County Land Development Code allows accessory apartments by right in certain areas, regardless of density provisions, which provides opportunities for additional affordable housing units. The purpose of allowing accessory residential units is to facilitate the provision of affordable housing, to strengthen the family units, and to provide increased opportunities for housing the elderly and persons with special needs.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 29 - 30
- Lee County Land Development Code
 - Chapter 34, Article VII, Section 34-1177

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

F. 420.9076(4)(f): The reduction of parking and setback requirements for affordable housing.

1. Incentive Description: PARKING AND SETBACK REQUIREMENTS

The Land Development Code provides several avenues for relief in parking and setbacks:

- Developments within the Mixed-Use Overlay (MUO) may utilize reduced parking, setbacks, open space, and landscaping standards.
- Parking and setback requirements may be reduced through the planned development rezoning process by requesting deviations from the property development regulations.
- Similar to the deviation process, variances may be requested in conventional zoning districts to reduce parking and setback requirements when the hardship criteria are met.
- Reduced parking requirements are provided for Assisted Living Facilities, Continuing Care Facilities, and Independent living facilities, including group quarters, health care, social services, and similar uses.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 30
- Lee County Comprehensive Plan
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Subdivision II, Section 10-104
 - Chapter 34, Article IV, Division 2, Section 34-373
 - Chapter 34, Article IV, Division 3, Section 34-411
 - Chapter 34, Article VII, Division 26, Section 34-2020

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

G. 420.9076(4)(g): The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

1. Incentive Description: FLEXIBLE LOT CONFIGURATIONS

The Land Development Code provides options for allowing flexible lot configurations, including zero-lot-line configurations.

- Developments within the Mixed-Use Overlay (MUO) are subject to reduced parking, setbacks, open space, and landscaping standards, which allow for flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The planned development rezoning process allows for flexible lot configurations with approval of deviations from development design standards. Similar to the deviation process, variances may be requested in conventional zoning districts when the hardship criteria are met.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 30
- Lee County Comprehensive Plan
 - Policy 135.4.13
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Subdivision II, Section 10-104
 - Chapter 34, Article IV, Division 2, Section 34-373
 - Chapter 34, Article IV, Division 3, Section 34-411

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

H. 420.9076(4)(h): The modification of street requirements for affordable housing.

1. Incentive Description: MODIFICATION OF STREET REQUIREMENTS

The Land Development Code allows for the modification of street requirements through the planned development rezoning process. Through this process, applicants may request their own property development regulations, such as lot configuration and setbacks, and seek deviations in roadway designs and parking. Variances are available for conventional zoning districts when the hardship criteria are met.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 30 - 31
- Lee County Comprehensive Plan
 - Policy 135.4.15
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Section 10-291(3)
 - Chapter 10, Article II, Division 2, Section 10-296(d)(2)
 - Chapter 34, Article IV, Division 2, Section 34-373

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

I. 420.9076(4)(i): The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

1. Incentive Description: PROCESS OF ONGOING REVIEW

Lee County created an Executive Regulatory Oversight Committee responsible for reviewing and considering the impact of development regulations being considered for adoption on the cost of development.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 25
- Lee County Comprehensive Plan
 - Policy 135.1.3
- Lee County Administrative Code
 - AC-2-22 Executive Regulatory Oversight Committee (EROC)

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

J. 420.9076(4)(j): The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

1. Incentive Description: PUBLIC LAND INVENTORY

The Department of County Lands reviews County-owned, surplus real estate for possible disposal either by donation or sale, as the case may be, for disposition of governmentally owned real estate. The Department of County Lands regularly makes available its inventory of public lands for evaluation by government agencies and non-profit and for-profit affordable housing providers for the construction and development of affordable housing.

2. Adopting Ordinance or Resolution Number or identify local policy:

- **2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 31**
- Florida Statutes 125.35 and 125.38
- Lee County Ordinance 02-34 Lee County Surplus Lands

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy

K. 420.9076(4)(k): The support of development near transportation hubs and major employment centers and mixed-use developments.

1. Incentive Description: SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Contiguous and compact growth patterns are promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities.

The Mixed-Use Overlay (MUO) incentivizes redevelopment located within areas that have existing services and infrastructure. The MUO allows properties within the designated areas to develop under the conventional zoning district with reduced regulations. The required open space is reduced by 50%, buffer widths and setbacks are reduced, up to 60% of the parking space requirement is reduced, allows for increased heights, and there are no maximum lot size or coverage requirements.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2026/2027 – 2028/2029 Local Housing Assistance Plan – Page 31
- Lee County Comprehensive Plan (Lee Plan)
 - Goal 2
 - Objective 2.1
 - Policy 2.1.1
 - Objective 2.2
 - Policy 5.1.6
 - Policy 5.1.7
 - Policy 5.1.8
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 2, Article II, Division 1, Section 2-41

3. Implementation Schedule (Date): Ongoing

4. Staff Recommendation: Continue Strategy

5. 2026 AHAC Committee Recommendation: Continue Strategy