

CITY OF FORT MYERS LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE
05/02/2023

The **Local Affordable Housing Advisory Committee of The City of Fort Myers**, met in **Council Chambers** located at 2200 Second Street, Fort Myers, Florida 33901 @ 4:30 p.m. on Tuesday May 2, 2023.

Call to Order: Steve Wood, Chairman

Gwen Carlisle, City Clerk performed oath of office for David Poisson, Ward 6 Appointee, Phillip Ford At-Large Appointee and Re-appointed At Large, Kelly Gabrouel.

Roll Call by Mr. Wood, Chairman: Present committee Members from Housing and Real State Division, **Councilman Johnny Streets, Kelly Gabourel, Steve Wood, Dontae Mitchell, Carl Baxter, David Poisson, Phillip Ford, Chauncey Solinger and Patricia Chafatelli. Justin Thibaut and Dion Freeman were not in attendance.**

Pledge of Allegiance to The Flag of The United States of America.

Minutes of meetings, December 5, 2022 and April 4, 2023. Minutes were approved and seconded.

Anthony Palermo, Assistant Director Community Development presented:

- Flexible Densities
- Affordable Accessory Residential Units
- Flexible Lot Configuration

Mr. Palermo said that “setbacks” have been proposed on March 1, to move from 10 feet to 7 feet assisting developers to utilize property for affordable housing. This will go to the Council for final approval.

A variance on Residential Units has been approved by the Board of Adjustments on April 26, 2023, to move from 750 Sq. Ft. minimum down to 625 Sq. FT. for 14 units and 637 Sq. Ft. for 36 units t 637 Sq. Ft. at 3611 and 3621 Cleveland Avenue providing more options for the developers to finalize these affordable properties.

Zoning code is being approved for guest house (non-commercial) on residential property.

Minimum of 10,000 square foot lot and guest house to be 400 to 1200 square feet.

Owner must have homestead exemption, nothing commercial.

CDD is working on updating land development code changes. (Housing Element and Peril Flood)

A couple of developers have changed to mid-town but have not utilized them yet.

Most mid-town development has had no change in zoning and is underutilized.

City is concerned and addressing the fact that we have a need for making changes and said that out of the 800 employees that work for the city only 100 live in the city.

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Mr. Mitchell asked if the 10 ft to 7 ft. variance is for just affordable housing or is it for all. It is for all that have residential single-family zoning.

Ms. Chafatelli brought up gentrifications and mid-town, specifically studio apartments that are \$1400 per month which are not affordable for the working class. Mr. Palermo said that the city recognizes this and is taking it seriously and working to find new ways to address through better utilization of the mid-town plan.

Motion to Adjourn: Mr. Wood, A Motion was given and unanimously carried and approved.