



# CITY OF FORT MYERS, FLORIDA

1825 Hendry Street  
Fort Myers, FL 33901  
Community Development Department  
(239) 321-7968

## PUBLIC NOTICE

### **STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) City of Fort Myers Affordable Housing Incentive Plan**

The City of Fort Myers Local Affordable Housing Advisory Committee will hold a **Public Hearing** on **Wednesday, November 10, 2021 at 4:30 P.M. in the Oscar M. Corbin Jr. City Council Chambers, 2200 Second Street, Fort Myers, FL** to consider the following recommendations:

**INCENTIVE I: EXPEDITED PERMITTING:** Existing practices expedites permit review for designated affordable housing projects. No implementation needed

**INCENTIVE II: MODIFICATION OF IMPACT FEE WAIVERS:** Existing-impacts fees are waived, except for school impact fees, is waived for residential construction zone. No implementation needed.

**INCENTIVE III: ALLOWANCE OF FLEXIBLE DENSITIES:** Existing land development codes allow for a variety of density options. Retain existing code requirements.

**INCENTIVE IV: RESERVATION OF INFRASTRUCTURE CAPACITY:** List affordable housing as a priority. No implementation needed.

**INCENTIVE V: REDUCTION OF PARKING AND SETBACK REQUIREMENTS:** Existing parking and setback requirements is adequate for affordable housing projects. Retain existing code requirement.

**INCENTIVE VI: ALLOWANCE OF ACCESSORY DWELLINGS:** Existing accessory dwelling units are permitted in the City. Retain current practices.

**INCENTIVE VII: FLEXIBLE LOT CONFIGURATIONS:** Existing flexible lot configurations is adequate for affordable housing projects. Retain existing code requirement.

**INCENTIVE VIII: MODIFICATION OF STREET REQUIREMENTS:** Existing code street width is adequate for affordable housing projects. Retain existing code requirement.

**INCENTIVE IX: ESTABLISHMENT OF ONGOING OVERSIGHT:** Establish an Affordable Housing Oversight committee comprised of an appointed person from each city department.

**INCENTIVE X: PUBLIC LAND INVENTORY:** The Administration Section of the City of Fort Myers Land Development Code regulates the sell and purchase of property. Retain existing code requirements.

**INCENTIVE X1: SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION**

**HUBS:** Addressed in the Future Land Use section of the Comprehensive Plan. Retain current practices.

**INCENTIVE XII1: INCLUSIONARY ZONING:** Promote and encourage production of affordable housing to private market development, inclusionary zoning expands the supply of affordable housing while dispersing affordable units.

If a person decides to appeal any decision made by the Local Affordable Housing Advisory Committee with respect to any matter considered he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

Comments may be made at the hearing or filed in writing prior to the hearing. For more information please call Beverly Reed, Housing & Development Planner, at (239) 321-7979. Special Requirements: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the Housing and Real Estate Division at (239) 321-7968.

By: Beverly Reed, MPA  
Housing & Development Planner