



Supplemental Form for development orders with bonus density units or redemption of GPI TDUs as allowed in LDC Section 2-152

A. Bonus Density Approval (LDC Section 2-147)

Provide the resolution which includes the approval of Bonus Density, if applicable.*

*Zoning resolution will not be required for Greater Pine Island TDUs used for non-residential ratios or reduction of open space as described in LDC Section 2-152(b) and (c), or for Bonus Density by right as described in LDC Section 2-147(b)(1).

How many Bonus Density Units were approved as part of the resolution identified above?

How many Bonus Density Units are being proposed to be built in this development order?

B. If the property is conventionally zoned (RS-1, RM-2, etc...), provide the number of dwelling units that may be built using Maximum Standard Density.

C. Options Selected by Developer to build Bonus Density (check all that apply*):

Affordable Housing

- Site Built _____ Bonus Units
- Cash Contribution _____ Bonus Units

Transferable Development Rights

- Wetlands _____ Bonus Units
- Southeast Lee County _____ Bonus Units
- Greater Pine Island
 - Bonus Density _____ Bonus Units
 - Reduced Open Space (see item F.4.) _____ Square feet
 - Increased Commercial (see item F.4.) _____ Square feet

Provide the required information and documents as required by Administrative Code 13-5 for each option identified above prior to development order approval.

D. Affordable Housing Program – Site Built.

1. Provide a copy of the bonus density approval in accordance with LDC Section 2-147; and
2. Provide an executed agreement with the Board of County Commissioners, on a form approved by the County Attorney’s Office, which binds the developer, and successors, to rent or sell the units only to eligible households for a period of seven years from the date the initial certificate of occupancy is issued; and
3. Provide a copy of a covenant recorded in the public records stating that there is an obligation to rent or sell the units only to eligible households for a period of seven years from the date the initial certificate of occupancy is issued. The covenant must be in a form approved by the County Attorney’s Office and be set to expire no earlier than seven years after the initial certificate of occupancy is issued.

E. Affordable Housing Program – Cash Contribution.

1. Provide a copy of the bonus density approval in accordance with LDC Section 2-147; and
2. Provide the required contribution to the Affordable Housing Trust fund prior to the first development order. The contribution per-unit rate is \$20,000. The contribution must be made payable to: The Lee County Board of County Commissioners. The funds will be deposited into the County's Affordable Housing Trust Fund. Contributions will run with the land and will not be refunded once made.

F. Transferable Development Rights (TDR) Program.

1. Provide a copy of the bonus density approval in accordance with LDC Section 2-147; and
2. Provide sufficient evidence that the TDUs required for the increased density, or intensity equivalents, have been secured and provide a draft document that will extinguish the TDUs upon approval of the building permit; and
3. Provide a copy of the recorded deed(s) of transfer encompassing the TDUs being used, as required by LDC Section 2-156(d) and Section III(A)(4) of Administrative Code 13-5, before issuance of a building permit; and
4. If development order will not require a building permit, items 2 and 3 above must be provided at time of Development Order.