

Lee County, Florida, Housing Element Evaluation (2005)

GOAL 135: MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county. (Amended by Ordinance No. 91-19)

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>OBJECTIVE 135.1: HOUSING AVAILABILITY. Work with private and public housing providers to ensure that the approximately 48,562 additional dwellings needed by 2010 are provided in types, costs, and locations to meet the needs of the Lee County population. Lee County will update this forecast of additional dwelling units using state-mandated methodologies during the next update of this Housing Element, which will occur no later than the next scheduled Evaluation and Appraisal Report. (Amended by Ordinance No. 94-30, 98-09)</p>	<p>Work with private and public housing providers to ensure that the approximately 48,562 dwelling units are built to meet the needs of the county's population.</p> <p>To update the forecasting of additional dwelling units using state mandated methodologies during the next update of the Housing Element (2008).</p>	<p>Base Year – Est. 1995 <u>Population:</u> Unincorporated Lee County – 238,668 Lee County Total – 378,697 <u>Total Housing Units:</u> Unincorporated Lee County – 117,238, Lee County Total – 178,670 <u>Median Household Income:</u> \$37,500</p> <p>Projections - 2010 <u>Population:</u> Lee County Total – 519,899 <u>Total Housing Units:</u> Lee County Total – 246,810 <u>Forecast Housing Construction Need 2000-2010</u> Unincorporated Lee County--48,562, Lee County Total—68,140</p>	<p>Base Year – 2002 <u>Population:</u> Unincorporated Lee County – 257,967 Lee County Total – 474,439 <u>Total Housing Units:</u> Unincorporated Lee County – 126,755 Lee County Total – 189,051 <u>Median Household Income:</u> \$47,300</p> <p>Projections - 2025 <u>Population:</u> Lee County Total – 705,066</p> <p><u>Total Housing Units:</u> Lee County Total – 335,052</p> <p><u>Forecast Housing Construction Need 2010-2025</u> Unincorporated Lee County—39,637 Lee County Total—114,927</p>	<p>In 2025, it is estimated that there will be 705,066 permanent residents in Lee County, with 343,109 of the residents living in unincorporated Lee County.</p> <p>Between 1995 and 2002, 37,934 dwelling units were constructed in Lee County, with 21,499 of these units in unincorporated Lee County.</p> <p>Unincorporated Lee County's population and dwelling unit figures changed when the Town of Fort Myers Beach incorporated 12/31/1995 and the City of Bonita Springs incorporated 12/31/1999. Moreover, the City of Ft. Myers annexed substantial portions unincorporated Lee County since the plan was adopted.</p> <p>It is estimated that between 2002 and 2025, 114,927 more units will need to be constructed (with 39,637 units located in unincorporated Lee County).</p>

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<p>POLICY 135.1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production. This will be accomplished through the programs identified in the Local Housing Assistance Plan and the Lee County Consolidated Plan. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	<p>Provide assistance to affordable housing providers.</p>	<p>There was a need for better communication and coordination between the private and non-profit sectors and the public sector.</p>	<p>The Lee County Departments of Community Development and Human Services provide information, technical assistance and incentives to private, non-profit, affordable housing developers to maintain housing production capacity.</p> <p>The Affordable Housing Committee (AHC) advertises its meetings through newspaper ads and distributing agendas via e-mail to an "interested parties" list that includes realtors, bankers, contractors, developers, building industry representatives, business leaders and neighborhood groups. In addition, the AHC has established an Ad Hoc Affordable Housing Incentives Committee, which, with staff support, prepared a document entitled "Affordable Housing: Recommendations to Increase Homeownership." The County commissioners endorsed this document in February 2002.</p> <ul style="list-style-type: none"> • By September 2002, a consultant prepared a study entitled "The Public Cost of Inadequate Affordable Housing in Lee County." • By August 2005, the Board of County Commissioners approved the recommendation of the AHC to spend \$1,000,000 from the county's reserve funds to aid in the establishment of a Community Land Trust (CLT). The recommendation identified the entities to receive the funding, a timeline for project completion, and a 	<p>This policy is being met and it is recommended that it be kept.</p>

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			<p>target for constructing 135 CLT dwelling units by 2011.</p> <ul style="list-style-type: none"> In September 2005, the AHC reviewed a draft of the first phase of a study performed by a private consultant and financed through Lee County to determine whether non-residential development impacts affordable housing, and, if so, how those impacts should be mitigated. 	
<p>POLICY 135.1.2: The county will continue efforts to form public-private partnerships to produce affordable housing for low- and moderate-income households with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority, the Lee County Housing Finance Authority. (Amended by Ordinance No. 00-22)</p>	<p>Continue efforts to form public-private partnerships to produce affordable housing.</p>	<p>The county had several non-profit affordable housing developers with limited capacity.</p>	<p>The county continues to work with and to fund non-profit housing providers and this has led to their increasing capacity.</p> <p>In addition the county has provided funding to help establish a new nonprofit, a Community Land Trust (CLT).</p>	<p>The county has continued to make State Housing Initiatives Partnership (SHIP) and other funding available to non-profits and has encouraged them to partner with for-profit organizations and other non-profit organizations as needed to increase the number of dwelling units built.</p> <p>Through the SHIP program, Lee County funded the non-profit, Lee County Housing Development Corporation, which in turn partnered with a private, for-profit developer to develop two subdivisions: Lehigh Oaks (82 units) and Whitehead Creek (52 units). Through the SHIP Program, Lee County also assisted Habitat for Humanity of Lee County in developing Habitat Beecher Village (72 units) in partnership with sweat equity of</p>

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				<p>county residents.</p> <p>In establishing the Community Land Trust (CLT), Lee County worked closely with Fannie Mae and banks that use Fannie Mae mortgage products to assure private financing will be available to CLT participants.</p>
<p>POLICY 135.1.3: In order to eliminate excessive or duplicative regulatory requirements, continue to review, update, and amend (as necessary), the following in accordance with changing household preferences, community needs, and housing industry technology and economics, while continuing to insure the health, safety, and welfare of the residents: Policies, Ordinances, Codes, Regulations, Permitting process. (Amended by Ordinance No. 94-30)</p>	<p>Continue to review, update and amend policies, ordinances, codes, regulations, and the permitting process.</p>	<p>There was a review of the impact of additional regulations. These were not specifically evaluated for affordable housing.</p>	<p>The county has an ongoing process to review and update regulations and has created a committee to review the impact on the cost of development. The Lee Plan's Economic Element provides for the review of all policies that create a cost to the public. On October 6, 1993, the Board of County Commissioners created the <i>Executive Regulatory Oversight Committee (EROC)</i> to consider all such regulations or amendments and the impact on affordable housing policies is also being evaluated.</p>	<p>The County will continue with the current work plan.</p>

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<p>POLICY 135.1.4: Amend the Housing Density Bonus Ordinance by April 1999 to increase its effectiveness in providing affordable housing. Revisions will be consistent with affordability and income guidelines for very low and low-income households as defined by the Local Housing Assistance Plan. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	<p>Revise the density bonus ordinance to make income guidelines consistent with the Local Housing Assistance Plan (LHAP).</p>	<p>At the time the plan was adopted, there were different income guidelines for the two documents.</p>	<p>The Housing Density Bonus process has been amended and is consistent with the Local Housing Assistance Plan (LHAP). The Housing Density Bonus Program, Sections 34-1511 to 34-1520 of the Lee County Land Development Code, provides increased densities for housing that is affordable very low and low-income households. The program provides both a construction option and cash option—if the density bonus units are not affordable, a cash contribution is made to the Affordable Housing Trust Fund in the amount of \$11,429 per density bonus unit. (Amended by Administrative Code AC-13-12, 5/31/05).</p>	<p>It is recommended that this policy be changed as follows: Provide for housing bonus density as set forth in The Land Development Code (LDC), Sections 34-1511 to 34-1520, to stimulate the construction of very low and low income affordable housing in Lee County.</p>
<p>POLICY 135.1.5: Continue to provide financial and technical support, including expedited permit processing; the payment, waiver, or reduction of impact fees; the purchase of tax certificates for building lots; site preparation; and the construction of</p>	<p>Continue to provide financial support and technical assistance to affordable housing providers.</p>	<p>At the time this plan was adopted, impact fees were not charged in Lee County's Enterprise Zones (i.e. Charleston Park, Dunbar and Harlem Heights).</p>	<p>The County has in place an expedited system for processing permits for affordable housing. County staff provides technical assistance in permitting, project review and resource allocation to affordable housing providers.</p> <p>Impact fees continue to not be charged in Lee County's Enterprise Zones (i.e. Charleston Park, Dunbar and Harlem Heights).</p> <p>Lee County has set aside a total of</p>	<p>From 1997 to 2005, the cost of housing has dramatically increased, and this has created an additional burden for lower income households.</p> <p>As examples, since this plan was adopted, Lee County SHIP funds have been used in the following projects: a group home for six persons with developmental disabilities in Lehigh Acres, Florida, through a partnership between</p>

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<p>infrastructure by participating on a partnership basis with providers of housing that is affordable to very low, low and moderate income families or individuals, including those with special needs such as the elderly, handicapped, large families, farm workers, and the homeless. (Amended by Ordinance No. 94-30)</p>			<p>\$200,000 for partial reimbursement of school impact fees beginning 8/22/05 to eligible non- and for-profit organizations in Lee County.</p> <p>The county has set aside \$1,000,000 to establish a Community Land Trust (CLT).</p>	<p>Gulf Coast Center and CASL; Renaissance Manor, Inc. developed permanent supportive living housing for persons with mental illness in Ft. Myers; and Southwest Florida Addiction Services, Inc. (SWFAS) developed transitional housing for homeless persons with substance abuse and/or mental health disorders in Ft. Myers. Presbyterian Homes of South Florida has renovated numerous housing units for the elderly at the campus in Lehigh Acres and they are currently constructing Woodward Manor adding an additional 100 units adjacent to their existing campus. Goodwill Industries of Southwest Florida built 14 units of special needs housing in north Fort Myers and just completed Hatton B. Rogers apartments a 54-unit complex for the elderly (also in north Fort Myers).</p>
<p>POLICY 135.1.6: Continue the operation of the publicly owned land bank with the purpose of providing land for affordable housing for low- and moderate-income households in conjunction with local</p>	<p>Continue the operation of a publicly owned land bank for providing affordable housing in conjunction with affordable housing providers.</p>	<p>Lee County Division of County Lands had a list of county owned parcels that were made available to the public, especially to local non- and for-profit housing provider agencies, for purposes of developing affordable housing.</p>	<p>Due to the increased value of land, the stock of vacant land owned by the county suitable for affordable housing has diminished substantially.</p>	<p>Due to increasing land values, property owners no longer abandon their properties. As a result, Lee County Division of County Lands no longer has a list of county owned properties that could be made available for affordable housing.</p> <p>It is recommended that this policy</p>

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private non-profit and for-profit housing providers. (Amended by Ordinance No. 94-30)				be edited by removing "publicly owned land bank" and replacing it with "Community Land Trust."
<p>POLICY 135.1.7: Site selection criteria will be used in the location of housing for the elderly, transitional housing for the homeless, and institutional housing, which will consider accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following characteristics:</p> <ol style="list-style-type: none"> 1. Located within the Intensive Development, Central Urban, Urban Community, or New Community categories on the Lee Plan's Future Land Use Map; 2. Located in a designated Community Redevelopment Area; 3. Located where 	Continue to use site selection criteria to locate housing for persons with special needs.	There was a need to emphasize the availability of urban services as part of location criteria.	<p>Implementation of this policy is ongoing. Site selection is crucial to the success of affordable housing initiatives and non-profit developers specify how these criteria are used in their application for various funding. User friendly and inclusive site selection has been encouraged for special needs housing to locate such housing in areas with urban services in place.</p> <p>Moreover, the county is initiating Smart Growth strategies and has hired a Smart Growth Coordinator. The listed site selection criteria are in keeping with Smart Growth strategies.</p>	<p>It is recommended that rather than listing a few categories of special needs populations, the policy be amended to include the term "special needs populations" as defined in Rule 67-37.002(30) Florida Administrative Code, which defines special needs as persons with developmental disabilities, persons with mental illness/substance abuse, persons wit AIDS and HIV disease, runaway and abandoned youth, farm workers, the homeless, the elderly and persons with disabilities.</p> <p>It is recommended that #2,located in a designated Community Redevelopment Area (CRA), be deleted since the county no longer has CRA designations.</p>

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<p>central water/sewer service is available and within comfortable walking distance of mass transit;</p> <p>4. Located on land previously converted for urban purposes; and</p> <p>5. For farm worker housing, a rural site located near active cropland or groves is also acceptable.</p> <p>(Amended by Ordinance No. 94-30, 00-22)</p>				
<p>POLICY 135.1.8: The County will provide through the rezoning process for the location of adequate sites for low- and moderate-income residential development including mobile homes, migrant worker housing, and transitional housing for the homeless. (Amended by Ordinance No. 00-22)</p>	<p>Continue to provide for adequate sites for affordable housing through the rezoning process.</p>	<p>At the time this plan was adopted, there was a need for assistance in the rezoning process.</p> <p>Ch. 34 of the Land Development Code provides specific zoning for Mobile Home Conservation Residential Districts to protect existing developments that were legal under the previous zoning regulations, but are nonconforming under</p>	<p>The county has in place an expedited system for processing permits for affordable housing. County staff provides technical assistance throughout the rezoning and permitting process.</p>	<p>It is recommended that rather than listing a few categories of special needs populations, the policy be amended to include the term "special needs populations" as defined in Rule 67-37.002(30) Florida Administrative Code, which defines special needs as persons with developmental disabilities, persons with mental illness/substance abuse, persons wit AIDS and HIV disease, runaway and abandoned youth, farm workers, the homeless, the elderly and persons with</p>

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		present regulations. (Ord. No. 93-23 and Ord No. 96-17).		disabilities.
POLICY 135.1.9: The County will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map. (Amended by Ordinance No. 00-22)	Ensure a mix of residential types and designs by providing for a variety of densities using the planned development process and a Future Land Use Map.	This policy was in place when the plan was adopted. See the Lee Plan's GOAL 4: DEVELOPMENT DESIGN - GENERAL. To maintain innovative land development regulations, which encourage creative site designs and mixed use developments. (Amended by Ordinance No. 94-30)	The county maintains a flexible Future Land Use Map to provide for a mix of residential types (e.g. condominiums, townhouses, single family, multifamily) and the zoning code provides for different residential types and densities. Through the planned development rezoning process, there is additional flexibility for a variety of housing densities and types.	The county is studying the implementation of mixed-use developments, which include both commercial and residential uses (e.g. live/work situations where employees live in rental units or condominiums located above their workplace).
POLICY 135.1.10: Lee County's housing programs will be administered so as to affirmatively further fair housing. (Amended by Ordinance No. 94-30, 00-22)	Administer housing programs to affirmatively further fair housing.	When the plan was adopted the county was enforcing anti-discrimination laws.	In June 2002, the Lee County Office of Equal Opportunity (LCOEO) Analyst for fair housing implemented a local fair housing survey to assess public awareness of and support for affirmatively furthering fair housing. Survey results became a baseline used to judge the effectiveness of LCOEO future efforts in increasing public awareness.	LCOEO has partnerships with for-profit and non-profit groups in the county, in surrounding counties and with the Florida Commission on Human Relations to affirmatively further fair housing. LCOEO provides instruction on affirmatively furthering fair housing at monthly <i>new realtors orientation</i> sessions and at individual realtor offices as requested by the Realtor Association of Greater Fort Myers

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				and the Beach and the Cape Coral Association of Realtors.
<p>POLICY 135.1.11: Lee County will cooperate with the Office of Equal Opportunity to assure compliance with the Lee County Fair Housing Ordinance. (Amended by Ordinance No. 94-30, 00-22)</p>	<p>Cooperate with the Lee County Office of Equal Opportunity (LCOEO) to assure compliance with the Fair Housing Ordinance.</p>	<p>In February 1996, an <i>Analysis of Impediments</i> pointed out that there was no locally viable method for citizens to file fair housing complaints</p>	<p>All localities that are direct recipients of Community Development Block Grant (CDBG) funds from HUD are required to conduct an Analysis of Impediments (AI) to fair housing choices in their communities. They develop a plan to define the problems, develop solutions and are held accountable for meeting the standards they set for themselves. The AI certifies that each community will <i>affirmatively further fair housing</i> as a condition of receiving Federal funds. Lee County, the City of Cape Coral and the City of Ft. Myers have also partnered together to provide an update to the AI by contracting with Housing Opportunities Project Excellence, Inc. (HOPE), a private fair housing, non-profit corporation.</p>	<p>It is recommended that this policy be edited as follows, "The Lee County Office of Equal Opportunity will be responsible for compliance with the county's fair housing ordinance."</p>
<p>POLICY 135.1.12: The county will coordinate its activities and cooperate with other affected public and private interests, including consumers and producers of housing and the Affordable Housing Committee and the</p>	<p>Continue to coordinate public participation in the affordable housing planning process.</p>	<p>At the time this plan was adopted, there was a need for greater public participation.</p>	<p>Lee County Planning Division and Department of Human Services Neighborhood District Program encourage active partnerships between government, for and non-profit organizations and residents. The Affordable Housing Committee helps foster an active partnership between non-profit affordable housing developers, private developers, lenders, builders, and homebuyers. The AHC also has an Ad Hoc Housing</p>	<p>The County continues its efforts to identify new stakeholders and bring them into affordable housing discussions.</p> <p>The reference to the Housing and Community Development Committee needs to be updated so that it is replaced with the Community Action Agency and the Neighborhood District Committee.</p>

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<p>Housing and Community Development Committee, to ensure effective public participation in the housing planning process. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>			<p>Incentives Committee that is called upon to work on special projects as the need arises. All committee meetings are open to the public and advertised in the news print media.</p>	
<p>POLICY 135.1.13: The County will provide adequate staff support for the Department of Human Services' Homeless Coalition and for a new service, an affordable housing hotline. (Amended by Ordinance No. 98-09, 00-22)</p>	<p>Provide staff support for Lee County Coalition for the Department of Human Services' Homeless and affordable housing hotline.</p>	<p>The coalition was a stand-alone non-profit organization at the time this plan was adopted.</p> <p>No affordable housing hotline was in place.</p>	<p>Lee County Department of Human Services (DHS) has a searchable online directory, http://dhs.lee-county.com/directory.asp.</p> <p>The United Way has a 211 hotline providing information and assistance to persons calling them on a daily basis.</p> <p>DHS hired a Coordinator to implement countywide homeless coalition's initiatives. The previous non-profit no longer exists.</p>	

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<p>OBJECTIVE 135.2: SEASONAL AND MIGRATORY HOUSING NEEDS. By the year 2005, Lee County will have an additional 619 units of affordable housing that is suitable and affordable for farm labor housing by increasing the stock of standard affordable housing and the removal of substandard conditions. (Amended by Ordinance No. 94-30, 98-09)</p>	<p>Provide 619 units of affordable housing suitable for farm labor households.</p>	<p>In 1997, there was a demand for farm worker rental units.</p>	<p>According to Shimberg Center data, between 1997 and 2005, housing development organizations in Lee County received Section 514 and 515 federal grants and local resources, increasing the units accommodating farm worker housing from 159 renter units to 1,926 renter units.</p>	<p>Since there is an increasing need for year-round farm workers, it is recommended that references to Seasonal, Migratory or Migrant farm workers in this objective and its related policies be changed to "rural and farm worker."</p>
<p>POLICY 135.2.1: Assist private agricultural businesses to develop and manage housing for migrant farm workers</p>	<p>Provide assistance to private agricultural businesses to develop and manage housing for</p>	<p>The county provided assistance to private agricultural businesses to develop migrant farm worker housing.</p>	<p>By 1999, the County was working with Partnership-In-Housing to build Pueblo Bonito, Phase I in Bonita Springs which consisted of 80 units of farm worker housing.</p>	<p>As land is converted from farming to other uses, the need for farm workers and housing for farm workers decreases.</p>

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through information, technical assistance, and financial incentives programs.	migrant farm workers.		The county is working with a major grower of palm trees in Pine Island to provide housing for farm workers. By working with the county, the private agricultural business, Soaring Eagle Nursery in Pine Island, helped form Island Housing Solutions, Inc., a new non-profit housing developer, that is working to solve issues of affordable housing for farm workers currently living and working on Pine Island.	
POLICY 135.2.2: Assist non-profit agencies and other support groups to plan and coordinate arrangements for low-cost rental housing and other non-housing support services for farm workers and their families through the Lee County Housing Authority.	Provide technical assistance for rental housing and support services for farm workers and their families through the Lee County Housing Authority.	In place when plan was adopted. Lee County Housing Authority offered Section 8 vouchers to be used for rental housing in the area and provided farm worker rental apartments at the Charleston Park Apartments near Alva, Florida in unincorporated Lee County.	The Lee County Housing Authority continues to offer 211 Section 8 vouchers to eligible families, including farm workers. The authority operates the Public Housing Units in Charleston Park and in North Ft. Myers. Not all residents in these units are farm workers as the agricultural industry has diminished in Charleston Park, North Ft. Myers and the surrounding area.	It is recommended that this policy be kept.
POLICY 135.2.3: Housing for farm workers, as defined by § 420.503 Florida Statutes, may be permitted in the Rural, Open Lands, and Density Reduction/ Groundwater Resource (DR/GR) land use categories without	Allow farm worker housing in the Rural, Open Lands, and Density Reduction/ Groundwater Resource (DR/GR) land use categories up to 50 occupants per acre on a case-by-case basis.	This policy was adopted to facilitate the location of farm worker housing.	The county continues to provide assistance in the development of farm worker housing on a case-by-case basis. Currently agricultural uses are decreasing as the county becomes increasingly urbanized. To date no farm worker housing has been built as a result of these provisions. .	It is recommended that this policy be kept.

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<p>respect to the density limitations that apply to conventional residential districts. The density of such housing is limited to 50 occupants per acre of actual housing area and will be reviewed on a case-by-case basis during the planned development or Special Exception zoning process. The applicant must demonstrate that impacts of the farm worker housing will be mitigated. (Amended by Ordinance No. 94-30, 00-22, 03-19)</p>				
<p>POLICY 135.2.4: Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing, which will include farm worker housing. (Added by Ordinance No. 98-09, Amended by Ordinance No. 00-22)</p>	<p>Set aside 10% SHIP subsidy for special needs housing, including farm worker housing.</p>	<p>There was a need to provide additional funding for farm worker housing.</p>	<p>The Local Housing Assistance Plan (LHAP) implements the SHIP program and sets aside 10% of the total SHIP budget for special needs housing, which includes farm worker housing.</p> <p>The SHIP program provided funds for Pueblo Phase I, which is restricted to just for farm worker housing in Bonita Springs. Phases II and III are general rental units for which farm workers also would qualify.</p>	<p>It is recommended that this policy be kept.</p>

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<p>POLICY 135.2.5: Lee County will promote the location of farm worker housing close to needed services such as transportation to and from employment, medical facilities, social services, schools and shopping. Lee County will evaluate proximity to these services when county funds are requested for farm worker housing and during any rezoning process. (Added by Ordinance No. 98-09)</p>	<p>Promote the location of farm worker housing close to needed services.</p>	<p>Partnership in Housing, a nonprofit organization, was to begin construction of Pueblo Bonito, Phase I, a farm worker housing complex.</p>	<p>In keeping with these location criteria Pueblo Bonito I was developed for farm worker housing. Phases II and III were developed as general rental units for which farm workers would also qualify.</p>	<p>It is recommended that this policy be kept.</p>
<p>POLICY 135.2.6: By January 1999, Lee County will form partnerships with local vocational training schools and other appropriate agencies to foster job training and economic development opportunities, which would enable migrant farm workers to find employment off-season and therefore become year-round</p>	<p>Form partnerships to provide job training and economic development opportunities to enable migrant farm workers to become year-round employees</p>	<p>At the time when this policy was written, most farm workers were migrant farm workers. Currently, most farm workers are not migrants, but year round employees.</p>	<p>Currently, the Career and Service Center in Ft. Myers, Florida offers job training to eligible individuals, some of whom may be farm workers. The Center represents a partnership of state and local agencies to assist lower income individuals improve their job skills to be promoted or find a better job.</p>	<p>With the rise in palm tree farms, agriculture is a year round activity and as a result employs farm workers year round.</p>

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employees. (Added by Ordinance No. 98-09)				
<p>OBJECTIVE 135.3: REHABILITATION, CONSERVATION, AND IMPROVEMENT. Continue efforts to reduce substandard housing by five percent annually. (Amended by Ordinance No. 94-30)</p>	Continue efforts to reduce substandard housing.	According to the 1990 Census there were 5,549 substandard housing units in all of Lee County, with 2,901 of those units located in unincorporated Lee County.	<p>According to the 2000 Census, there were 4,124 substandard housing units in all of Lee County, with 2,090 of those units located in unincorporated Lee County.</p> <p>Lee County continues to provide federal (CDBG, HOME) and state funding (SHIP) to demolish or rehabilitate substandard housing.</p> <p>On an annual basis, Lee County Code Enforcement (along with the building inspectors and housing inspectors), issue approximately 177 citations for unsafe buildings and buildings in need of minimum housing repair. About 63% are repaired or secured by the owner, with the remainder demolished by the owner or the county.</p> <p>In addition to Code Enforcement efforts, the following substandard owner-occupied housing units were rehabilitated:</p>	It is recommended that this objective be retained.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<ul style="list-style-type: none"> • 335 housing rehabilitations since 1994 by Lee County Department of Human Services (DHS), and • 48 acquisition, rehabilitation and resale of substandard housing through the SHIP program from 1997 through 2005. 	
<p>POLICY 135.3.1: The county will increase code enforcement activities in neighborhoods where code violations are more prevalent and concentrate code enforcement activities where warranted. (Amended by Ordinance No. 00-22)</p>	<p>Increase code enforcement activities in areas where code violations are prevalent.</p>	<p>There was a need to increase code enforcement activities on an as needed basis.</p>	<p>Since this plan was adopted, Lee County Code Enforcement formed the “Quick Response Team,” increasing its enforcement staff to implement “sweeps” in areas where violations are more prevalent. This team proactively writes citations. Owners are sent notice of violations and, depending on the violation, have a set amount of time to abate the violation. If due process is not met, the owner is taken to the hearing examiner.</p> <p>Additionally, Lee County Department of Human Services (DHS) continues to fund concentrated code enforcement activities in targeted areas as a part of its Neighborhood District Program.</p>	<p>Through Code Enforcement, Lee County has the ability to receive complaints regarding unsafe or inadequate housing and pursue remediation, as well as proactively issuing citations to improve the quality of life were violations are prevalent. It is recommended that this policy be retained.</p>
<p>POLICY 135.3.2: The Lee County Community Improvement Office will continue to identify homes eligible for various housing rehabilitation programs. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	<p>Identify housing eligible for various county housing rehabilitation programs</p>	<p>Lee County actively identified homes for rehabilitation, especially in its targeted Neighborhood Districts.</p>	<p>Lee County Department of Human Services (DHS) continues to identify homes eligible for its housing rehabilitation programs. It has successfully completed 335 owner occupied rehabilitations since this plan was adopted.</p>	<p>It is recommended that the words <i>Lee County Community Improvement Office</i> be replaced with <i>Lee County Department of Human Services</i> as that office no longer exists.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>POLICY 135.3.3: The county will conserve existing residential areas by enforcing codes, providing appropriate capital improvements, providing funding for the Neighborhood District Program and disseminating information on the availability of housing programs. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	<p>Conserve existing residential areas by:</p> <ul style="list-style-type: none"> • Enforcing codes, • Providing funding for the Neighborhood Districts, and • Providing information on housing programs. 	<p>The Neighborhood District areas were in need of resources to conserve existing residential areas.</p>	<p>Currently, with its federal funding, Lee County DHS continues to coordinate concentrated code enforcement activities with public improvements, affordable housing activities and other services in targeted neighborhoods. Each Neighborhood District has a regularly scheduled meeting at which code enforcement activities, funding for capital improvements and housing programs are discussed.</p>	<p>As a neighborhood reaches sustainability, it graduates out of the Neighborhood District program and new areas in need residential conservation and supported services and infrastructure are added to the program. This policy is being met and it is recommended that it be retained.</p>
<p>POLICY 135.3.4: The County will vigorously enforce its housing code to assure that housing will remain habitable.</p>	<p>Enforce housing code to assure that habitable housing.</p>	<p>A county priority was to keep housing habitable to prevent homelessness or displacement.</p>	<p>The County's priority continues to be to keep housing habitable to prevent homelessness or displacement.</p> <p>Lee County Code Enforcement has a dedicated staff person that addresses on a complaint driven basis, whether a housing unit is habitable. Housing may be tagged for demolition if it is deemed vacant and uninhabitable. The county works with owners to rectify issues on a proactive basis.</p> <p>Lee County Departments of Community Development and Human Services work together to maintain habitable housing in unincorporated Lee County through federal and state funded rehabilitation programs</p>	<p>It is recommended that the word "vigorously" be removed from this policy.</p>
<p>POLICY 135.3.5:</p>	<p>Continue to enforce</p>	<p>The County identified</p>	<p>Lee County enforces this policy through</p>	<p>It is recommended that this policy</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
The county will continue to enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property which may need demolition, including mobile homes and farm worker housing. (Amended by Ordinance No. 00-22)	minimum housing standards and sanitation.	abandoned and dilapidated property to safeguard the health and safety of occupants of such buildings and the general public.	<p>the Minimum Housing Standards Ordinance, Chapter 6, of the Land Development Code. On average, 26 cases of buildings needing minimal housing repair are reported annually—many by tenants living in rental units. The owners of the structures are given notice and time to address the violation. When necessary, a structure is demolished by the owner or county.</p> <p>The Lee County Health Department licenses mobile home parks and migrant camps where many farm workers reside. The Health Department and Lee County government work together to ensure that substandard housing conditions are identified and either removed or repaired.</p>	be maintained.
POLICY 135.3.6: Seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing.	Fund demolition and rehabilitation of substandard housing.	The county provided federal and state funding for the demolition or rehabilitation of substandard housing.	Lee County Departments of Community Development and Human Services (DHS) use federal (CDBG, HOME) and state funds (SHIP) to demolish or rehabilitate substandard owner- or renter-occupied housing.	Lee County DHS and the Long-Term Recovery Team continue to repair homes damaged as a result of Hurricane Charley. DHS also continues to work with non-profit organizations to assist many households living in mobile homes to regain a safe living situation in the aftermath of a natural disaster.
POLICY 135.3.7: Permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock, which will result in the removal of substandard housing units.	Allow, on a demonstration basis, innovative reuse of housing stock to remove substandard housing units.	Due to the number of substandard housing units identified in the 1990 Census, there was a need to develop innovative ways to remove substandard housing and reuse the land.	Lee County, in response to current and projected needs of Lee County residents, is open to developments consisting of a diverse mix of housing types, sizes, prices, and rents by maintaining mixed-use land use categories in the Future Land Use Element. (POLICY 158.1.9, Amended by Ordinance No. 00-22).	The county considers mixed-use development, consisting of land or building or structure with two or more different but compatible uses, such as: residential, office, industrial and technological, retail, commercial, public, entertainment, or recreation.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>POLICY 135.3.8: Continue to operate the Urban Homesteading program.</p>	<p>Continue to operate the Urban Homesteading program.</p>	<p>This program was in place when the plan was adopted.</p>	<p>This program no longer exists.</p>	<p>It is recommended that this policy replaced with a new one to reflect that: Lee County will coordinate efforts to perform restoration and replacement of damaged housing during the aftermath of natural disasters such as hurricanes.</p>
<p>POLICY 135.3.9: Weatherization programs provided by state and federal agencies will be incorporated into the county's comprehensive housing effort as a means of encouraging housing maintenance and preservation by both the public and private sectors. (Amended by Ordinance No. 00-22)</p>	<p>Incorporate weatherization programs into the county's housing efforts.</p>	<p>Weatherization programs were in place when the plan was adopted.</p>	<p>Lee County Department of Human Services (DHS) continues to provide the Weatherization and Low Income Home Energy Assistance Program (LIHEAP) programs that utilize federal and county funds to assist very low-income families with emergency repairs necessary for health and safety and to increase energy efficiency.</p> <p>An eligible activity for SHIP program funding is rehabilitation, which includes weatherization to maintain and preserve a housing unit.</p> <p>New construction projects that incorporate energy efficient features are a priority for county SHIP funding.</p>	<p>It is recommended that this policy be maintained.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>OBJECTIVE 135.4: AFFORDABLE HOUSING. Additional locations for housing for low- and moderate-income persons will be available to meet their housing needs. Very low and low-income housing needs will be a priority. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	<p>Make available locations for affordable housing with very low, low and moderate income housing needs as a priority.</p>	<p>Site selection criteria were in place when this plan was adopted.</p>	<p>The county is providing additional locations for affordable housing by:</p> <ul style="list-style-type: none"> • Providing additional funding—the county made available \$1 million for the creation of a Community Land Trust (CLT). By assuring that housing will remain perpetually affordable, the CLT will preserve affordable units. Currently, the county loses affordable units when very low, low or moderate-income households sell them at prices affordable only to higher income households. The net impact of preserving affordable units will be to increase the total affordable housing units. • Hiring a consultant to ascertain the impact of commercial development on 	<p>The county's affordable housing program involves an active partnership between non-profit affordable housing developers, private developers, lenders, builders, and homebuyers whose intent is to provide additional sites for affordable housing to meet the needs of very low, low and moderate income residents.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<p>affordable housing and providing options to mitigate that impact.</p> <ul style="list-style-type: none"> Continuing the county's bonus density ordinance with a cash or onsite option. The cash option has generated \$1,147,000 in funds earmarked for affordable housing. Through the onsite option, the county provides the opportunity for bonus affordable units onsite. Though no developer has yet participated in the onsite option, interest in this option is increasing as land values rise. The county has hired a Smart Growth Coordinator to encourage Smart Growth strategies, which, through mixed use, eventually will provide additional locations for affordable housing. 	
<p>POLICY 135.4.1: Support the efforts of the Lee County Housing Finance Authority, Florida Housing Finance Corporation, Lee County Housing Authority, the Lee County Department of Human Services, the Lee County Community Redevelopment Agency, the Lee County Department of Community</p>	<p>Support the efforts of government, non-profit and for-profit housing developers to determine and develop sites and programs for affordable housing for very low, low and moderate-income households, including the homeless.</p>	<p>When the plan was adopted there was a need to have more assistance in efforts to determine and develop sites and programs for affordable housing.</p>	<p>The Affordable Housing Committee (AHC), and the Community Action Agency/Neighborhood District Committee (CAA/NDC) meet regularly. Affordable housing issues, including the development of sites and other housing programs, are discussed at these meetings.</p> <p>Lee County has provided \$1 million for the creation and implementation of a Community Land Trust (CLT) program in partnership with local non-profit housing developers. The CLT will ensure that housing will remain affordable in perpetuity.</p> <p>The Department of Community</p>	<p>It is recommended editing this policy by removing: <i>The Lee County Community Redevelopment Agency</i> since it no longer exists.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
Development, and local private for profit and private non-profit agencies, and assist in their efforts to determine and develop sites and programs for housing for low- and moderate-income persons, including the homeless, through referrals and staff support. (Amended by Ordinance No. 94-30, 98-09)			<p>Development expedites all permits associated with affordable housing.</p> <p>The Department of Community Development encourages affordable housing providers to set up special pre-application meetings with staff in order to assess the development potential for affordable housing of specific sites and explore funding options.</p> <p>County staff also encourages nonprofits to seek funding from such sources as the Predevelopment Loan Program (PLP), administered by the Florida Housing Finance Corporation, which provides assistance for predevelopment costs. For example, New Moon Estates and Red Hibiscus(24 new units) are being developed by Bonita Springs Housing Development Corporation.</p>	
POLICY 135.4.2: Publicly assisted housing will be provided in a dispersed rather than a concentrated manner so that, to the maximum extent feasible, all geographic areas will provide low- and moderate-income housing opportunities. (Amended by Ordinance No. 94-30)	Provide publicly assisted housing in a dispersed rather than a concentrated manner.	Publicly assisted housing was offered in urban and rural areas of Lee County.	<p>Publicly assisted housing is dispersed in urban areas in the City of Ft. Myers, unincorporated N. Ft. Myers and Charleston Park (rural). These are large multifamily rental complexes.</p> <p>Section 8 vouchers allow publicly assisted housing to be dispersed throughout the county, and some of the vouchers are now being used for homeownership purposes.</p>	Lee County encourages dispersion of public housing.
POLICY 135.4.3:	Pursue federal	Federal entitlement funds	Local partnerships use a variety of funding	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>Pursue federal sources of funding earmarked for housing that will be affordable for very-low- and low- income housing for programs designed to provide sound, safe, and healthful housing and related community services and facilities. (Amended by Ordinance No. 94-30)</p>	<p>funding for affordable housing.</p>	<p>were in place when the plan was adopted. County departments continue to submit scheduled planning documents to ensure continuation of federal funding for affordable housing.</p>	<p>sources (local, state, federal, private) to reduce the cost of housing. New home ownership partnerships use a combination of funds from the private sector with SHIP funds to lower the overall cost of the permanent mortgage. Homeownership-new construction and rehabilitation funds are blended with HOME, CDBG, HOPE 3, and other resources available to fund affordable housing providers and the county's owner-occupied rehabilitation program.</p> <p>Rental and special needs projects leverage funds from many sources including, but not limited to, private capital, HOME, CDBG, FEMA, tax credits, SAIL, Federal Home Loan Bank Board funds, HUD 811, HUD 202 and the Rural Housing Services program. Non-profit sponsors work with for-profit developers to complete the projects.</p>	
<p>POLICY 135.4.4: Support the Lee County Department of Human Services, the Lee County Coalition of Emergency Assistance Providers, and the Homeless Coalition in assisting very low, low- and moderate-income persons, including the homeless, to find adequate housing and support services such</p>	<p>Support staff and providers in assisting very low and low-income persons, including the homeless, to find adequate housing and supportive services.</p>	<p>The need for supportive services and basic needs were identified to assist the homeless transition to permanent housing and employment.</p>	<p>The services listed in the policy have expanded at Lee County Department of Human Services (DHS). The Coalition of Emergency Assistance Providers is now the Human Services Information Network, and the Coalition for the Homeless is operated out of Human Services. Additionally, the DHS supports the homeless through funds from the HUD Continuum of Care for the Homeless programs (Supportive Housing Program) and the State Emergency Shelter Grant.</p>	<p>DHS will continue to assist all low-income and homeless persons/families find decent housing and services coordinated with job training opportunities.</p> <p>It is recommended to edit the policy as follows: <u>Remove</u> Coalition of Emergency Assistance Providers and <u>replace it</u> with Human Services Information Network.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>as day care, emergency shelter, food and clothing, and coordination with employment services. (Amended by Ordinance No. 98-09)</p>				
<p>POLICY 135.4.5: The County Department of Human Services will provide counseling services to low- and moderate-income participants in any of the Department's housing programs, including the homeless. The counseling may include financial guidance, housing maintenance information, and consumer advice to assist households seeking affordable, standard housing. Lee County will continue to offer homebuyer training to program beneficiaries. (Amended by Ordinance No. 98-09, 00-22)</p>	<p>Continue to coordinate a variety of counseling services to very low, low and moderate income housing program participants, including the homeless.</p>	<p>Housing counseling services were offered throughout the county by community housing development organizations and the county.</p>	<p>Lee County Departments of Human Services and Community Development coordinate counseling, homeownership education and homebuyer training for county residents.</p>	<p>It is recommended that "the County Departments of Human Services and Community Development" be removed from this policy and replaced with, "Lee County will coordinate with non-profit housing developers to provide..."</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>POLICY 135.4.6: The county will continue to assist community based organizations and Community Housing Development Organizations with technical support and funding. (Amended by Ordinance No. 94-30, 98-09, 00-22)</p>	Continue to provide technical assistance and funding to community-based organizations and Community Housing Development Organizations.	The County provided technical support and funding.	Lee County Departments of Community Development and Human Services assist community-based organizations and Community Housing Development Organizations on an ongoing basis with technical support and funding.	Assistance from the County has helped increase the capacity of these organizations.
<p>POLICY 135.4.7: The county will maintain an ongoing research and information effort on housing and related issues, including state and federal legislation affecting housing, county-wide housing needs, and the provision of advice regarding assistance programs. (Amended by Ordinance No. 00-22)</p>	Maintain a research and information effort on housing and related issues.	The County had on-going research and information efforts about affordable housing issues.	<p>Lee County Departments of Community Development and Human Services look for innovative research ideas and information to improve affordable housing and assistance programs.</p> <p>The County keeps the community informed by presenting information at Affordable Housing Committee meetings and at Community Action/Neighborhood District Committee meetings.</p>	The Lee County Planning Division (in Community Development) has its own library that has many reference materials on affordable housing.
<p>POLICY 135.4.8: The county will participate in state and federal housing assistance programs to</p>	Participate in state and federal housing assistance programs to aid persons with special	When this plan was adopted, Lee County participated in Department of Housing and Urban Development Community	To date, CDBG and HOME federal funds have provided infrastructure development, including affordable housing, in targeted Neighborhood District, and 335 units of owner occupied rehabilitations.	It is recommended that this policy just refer to the special needs population instead of listing types of special needs populations.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>aid the elderly, developmentally disabled, physically disabled, mentally ill, substance abusers, large families, farm worker, and other low- and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and new construction home ownership programs. (Amended by Ordinance No. 98-09, 00-22)</p>	<p>needs, and to aid low and moderate-income households secure affordable housing.</p>	<p>Development Block Grant (CDBG) and HOME programs, and the State of Florida State Housing Initiatives Partnership (SHIP) program. These programs assisted in the production of affordable housing.</p>	<p>From 1997 through March 2005, SHIP has helped with the construction of 485 homeownership units by non-profit housing providers, 210 units through down payment assistance, and 387 units of special needs rental units for a total of 1,082 units of affordable housing.</p> <p>Additionally, The City of Fort Myers CRA provides 1,530 Section 8 vouchers and the Lee County Housing Authority provides 112 Section 8 vouchers.</p>	
<p>POLICY 135.4.9: Give priority to the homeless, elderly, disabled and large families with inadequate housing in recognition of the even greater problems faced by the private sector in providing this needed type of housing. (Amended by</p>	<p>Give priority to special needs populations with inadequate housing.</p>	<p>The policy recognizes problems faced by the private sector in providing this type of housing.</p>	<p>State funding, including SHIP, targeted HUD Supportive Housing Program and Emergency Shelter Grant funding, as well as other funds, are utilized for housing and supportive services for the homeless in Lee County.</p> <p>A few examples of accomplishments developed with county funding include:</p> <ul style="list-style-type: none"> • Goodwill--housing for persons with disabilities; • Presbyterian homes--elderly housing; 	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
Ordinance No. 98-09)			<ul style="list-style-type: none"> • SWFAS--transitional housing for homeless persons with substance abuse, and/or mental health disorders. • Renaissance Manor—permanent supportive housing for persons with mental illness. <p>The Lee County SHIP Program has a barrier free strategy to provide funding to rehabilitate housing to make it handicapped accessible. Also the Lee County SHIP Program has minimum universal design criteria thresholds to guarantee accessibility.</p>	
<p>POLICY 135.4.10: Seek to stimulate the production of housing affordable for low-and moderate-income households through the creation of an affordable housing trust fund, an independent private non-profit local housing development corporation, land banking and land acquisition.</p>	Seek to stimulate affordable housing through the creation of an affordable housing trust fund, non-profit housing development corporation, land banking and land acquisition.	No trust fund was in place when plan was adopted.	Lee County provided \$1 million for the creation of a local non-profit Community Land Trust.	It is recommended that this policy be edited as follows: "Seek to stimulate the production of affordable housing for very low, low and moderate income households by supporting the Community Land Trust initiative."
<p>POLICY 135.4.11: In order to facilitate the provision of affordable housing, to</p>	Provide for accessory apartments in the land development	This policy recognized the need for more affordable housing options to strengthen family units and	Section 34-1177 of the Lee County Land Development Code (LDC) allows accessory apartments by right in certain areas. An accessory apartment is a living unit, with	It is recommended that this policy be deleted as it has been implemented.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
strengthen the family unit, and to provide increased opportunities for housing for the elderly, accessory apartments will be provided for in the Land Development Code by the end of 1993. (Added by Ordinance No. 93-25, Amended by Ordinance No. 94-30, 00-22)	code.	provide affordable housing for the elderly.	or without cooking facilities, constructed subordinate to a single-family residence that could be made available for rent or lease. According to the Lee Plan Land Use Element, the provision is permissible by right in duplex-zoned areas where bonus units are allowed. Accessory apartments are allowed in RS-1 zoned areas only by special exception.	
OBJECTIVE 135.5: MANUFACTURED HOUSING. The county will provide adequate locations and standards for manufactured housing	Provide adequate locations and standards for manufactured housing and mobile homes through implementation of	In 1997, there were 147 Mobile Home and RV Parks in Lee County with 30,805 spaces. All mobile homes must be tied down in accordance	In 2005, there were 147 Mobile Home and RV Parks in Lee County with 28,761 spaces. In the 2004 Codification of the Lee Plan, Policy 110.1.2 states that the county will not permit new or expanded mobile home	Recommend clarifying the reference in this objective and the related policy to address just mobile homes, which are defined as residential units constructed to standards promulgated by HUD.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
and mobile homes through implementation of Chapter 34 of the Land Development Code. (Amended by Ordinance No. 94-30, 00-22)	the Land Development Code.	<p>with state and insurance regulations (in accord with wind load sufficiency ratings). No mobile home can be relocated or moved onto a property without first obtaining a move-on permit from the division of codes and building services. (Ord. 93-24 Section 13 9-15-93). No move-on permits will be issued without a concurrency certificate.</p> <p>After 1985, mobile homes not located within an established mobile home park will be treated as a single-family residence for impact fee calculation purposes. The Florida Department of Health licenses mobile home parks. Mobile homes and recreational vehicles are titled and registered through the Florida Department of Motor Vehicles (DMV).</p>	or recreational vehicle development on barrier island or in V-Zones ¹ as defined by the Federal Emergency Management Agency (FEMA).	<p>According to data from the 2005 update for the Housing Element, the number of spaces in mobile home and RV parks has declined since 1997.</p> <p>The elderly and lower income households disproportionately occupy mobile homes. During times of disaster, these residents are displaced, creating an additional demand for affordable housing.</p> <p>A mixture of more stringent building regulations in coastal high hazard areas and rising land prices has led to a decreasing number of mobile homes.</p>
POLICY 135.5.1: The Land Development Code will continue to designate zoning categories for mobile home and	Continue to designate zoning categories for mobile homes and manufactured housing.	<p>In place when plan was adopted.</p> <p>In Ch. 34 (Zoning) of the Land Development Code (Ord. No. 93-24 and Ord.</p>	The Land Development Code continues to designate zoning categories for mobile homes.	Lee County staff is aware of the requirements set forth in F.S. 723.083 Governmental Action Affecting the Removal of Mobile Home Owners.

¹ V zone means an area subject to high-velocity waters caused by forces such as a hurricane.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>manufactured housing parks and subdivisions sufficient to meet the future land requirements for manufactured housing. (Amended by Ordinance No. 94-30, 00-22)</p>		<p>No. 96-17), there are specific zoning requirements called Mobile Home Conservation Residential Districts to protect existing mobile home developments, which were legal under the previous zoning regulations but are nonconforming under present regulations.</p> <p>As of 1962, five acres of agricultural zoned land is required to establish a mobile home as a single-family dwelling.</p>		
<p>OBJECTIVE 135.6: SPECIAL NEEDS. Locations for group homes or homeless shelters or transitional</p>	<p>Ensure suitable site locations for group homes, homeless shelters or transitional housing</p>	<p>Efforts were made to locate special needs housing at accessible sites.</p>	<p>Location at suitable sites is important to the success of group homes, homeless shelters and transitional housing. Locating special needs housing in areas with user friendly and inclusive urban</p>	<p>Since <i>special needs</i> is defined in Rule 67-37.002(30) Florida Administrative Code as persons with developmental disabilities, persons with mental</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>housing for the homeless will be available at suitable sites to ensure that the needs of persons requiring such housing are met.</p>	<p>for the homeless.</p>		<p>services in place is encouraged. As a result, non-profit developers specify how and where these types of housing will be developed in their application for SHIP and other local funding sources.</p> <p>In October 2001, Lee County Commissioners authorized the creation of the Smart Growth Department and an 18 member Smart Growth Committee. The initiative recognizes connections between development and quality of life and is town centered, transit-pedestrian oriented, believes in a greater mix of housing, commercial and retail uses and preserves open spaces. The location of group homes in suitable sites is in keeping with Smart Growth strategies.</p> <p>Lee County's HUD Supportive Housing Program offers funding through an annual competitive grant process for transitional and permanent housing for the homeless, and the Emergency Shelter Grant Program provides funding for homeless shelters.</p> <p>Lee County's SHIP program has made the special needs population a priority and provides funding to eligible non-profits. For example, Gulf Coast Center, which is in the process of deinstitutionalizing and closing its facility over a ten year period, partnered with the non-profit Center for Assisted Living (CASL) to develop a six-person group home in Lehigh Acres, a suitable site for its residents, located close to the facility. Gulf Coast Center staff continues to operate the group home,</p>	<p>illness/substance abuse, persons with AIDS and HIV disease, runaway and abandoned youth, farm workers, the homeless, the elderly and persons with disabilities, it is recommended that the objective be changed to reference persons with special needs as defined in F.A.C. 67-37.002(30)</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<p>while CASL provided construction and residential management expertise.</p> <p>Another example is Southwest Florida Addiction Services' (SWFAS) transitional housing for homeless persons with substance abuse, and/or mental health disorders., which is located in a suitable urban area, convenient to public transportation and accessible to a variety of services (shopping, medical care, etc.).</p>	
<p>POLICY 135.6.1: The County will continue to enforce non-discriminatory standards and criteria addressing the location of group homes and foster care facilities. (Amended by Ordinance No. 00-22)</p>	<p>Continue to enforce non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.</p>	<p>The county, through its Office of Equal Opportunity, followed non-discriminatory standards and criteria regarding the location of group homes and foster care facilities.</p>	<p>In 2000, the county passed an ordinance to provide for equal housing opportunity throughout Lee County. Zoning decisions that discriminate on the basis of race, disability, familial status (children < 18) are prohibited under Lee County Ordinances 00-19 and 00-24, Title VII of the Federal Fair Housing Law, and F.S. 760, the Florida Civil Rights Act. The Lee County Office of Equal Opportunity takes complaints regarding this type of discrimination. To date, no one has filed a complaint under the county's Fair Housing Ordinance alleging they were discriminated against with regard to zoning or other issues relating to a group home or foster care facility.</p>	<p>It is recommended that this policy be changed as follows: "Lee County Office of Equal Opportunity will continue to enforce non-discriminatory standards and criteria addressing community residential homes (e.g. group homes or foster care facilities) or assisted living facilities for persons and households with special needs."</p>
<p>POLICY 135.6.2: In order to serve persons with special needs,</p>	<p>Provide for the location of adequate sites for</p>	<p>Appropriate zoning districts existed to permit the dispersed development of</p>	<p>The following zoning districts: residential single family (SF), agricultural, residential multi family (MF), mobile homes and</p>	<p>It is recommended that this policy be changed as follows: . . . will provide for the location of</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
<p>disabilities, or handicaps, the county will provide for the location of adequate sites for group homes and foster care facilities through the approval of appropriate zoning districts dispersed among the residential neighborhoods of Lee County. (Amended by Ordinance No. 00-22)</p>	<p>group homes and foster care facilities through approval of zoning districts dispersed among the residential neighborhoods of Lee County.</p>	<p>group homes and foster care facilities in Lee County.</p>	<p>some commercial districts (i.e. C-1A, C-1, C-2, and CN3) permit development of community residential homes for one to six unrelated persons with special needs.</p> <p>Since this plan was adopted, a group home for six persons with developmental disabilities was created in Lehigh Acres through a partnership between Gulf Coast Center and CASL, Renaissance Manor, Inc. developed permanent supportive living housing for persons with mental illness in Ft. Myers, Southwest Florida Addiction Services, Inc. (SWFAS) developed transitional housing for homeless persons with substance abuse, and/or mental health disorders in Ft. Myers, and Developmentally Disabled Residential Corporation, Inc. (DDRC) has one group home and one supported living home in Cape Coral, Florida.</p> <p>Additionally, there are 53 state licensed group homes, foster homes or respite homes located in scattered sites in Lee County, with a licensed capacity to house 191 persons with special needs.</p>	<p>adequate sites for community residential homes (e.g. group homes and foster care facilities)</p>
<p>POLICY 135.6.3: Other community-based residential care facilities needed to serve group homes and the clients of other programs will be encouraged to locate, through the zoning</p>	<p>Through the rezoning process, encourage community-based residential care facilities needed to serve group homes and other clients to be located at</p>	<p>Non-profit community based organizations providing residential habilitation services to residents of group homes existed in accessible areas throughout the county.</p>	<p>In addition to homes and facilities for persons and households with special needs, it is necessary to provide them with services. Non- and for-profit organizations provide services to persons and households with special needs.</p>	<p>It is recommended that this policy include the following language:</p> <p>Other community-based residential care service providers needed to assist residents living in community residential homes (e.g. group homes) and clients of other programs will be encouraged to</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
process, at convenient, adequate, and non-isolated sites within the residential areas of the county. (Amended by Ordinance No. 94-30, 00-22)	convenient and non-isolated sites within the residential areas of the county.			locate at convenient, adequate, visible and non-isolated sites throughout the county.
POLICY 135.6.4: Supporting infrastructure and public facilities necessary for the support and encouragement of independent living for the clients of relevant programs will be provided. (Amended by Ordinance No. 00-22)	Provide supporting infrastructure and public facilities necessary for the support and encouragement of independent living for clients of relevant programs.	The need for more supporting infrastructure and public facilities to encourage independent living for persons with special needs were identified when this plan was adopted.	<p>LeeTran, the county's public transit system, sponsors an ADA Paratransit service for disabled citizens who are not able to utilize the fixed route system. The Paratransit service is contracted to a private provider who coordinates trips with operators specializing in transportation services for the disabled.</p> <p>Through the SHIP program, Lee County has two initiatives for providing infrastructure that encourages independent living for persons with special needs.</p> <ul style="list-style-type: none"> • To be considered for SHIP funding, proposed projects must meet a threshold design criteria for Universal Design to facilitate accessibility. • The SHIP Local Housing Assistance Plan has a barrier free strategy to help finance rehabilitation to increase accessibility. <p>County general funds are awarded through a request for proposal process operated out of the Department of Human Services (DHS) called <i>Partnering for Results Program</i>. A community review</p>	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<p>panel evaluates proposals. Services purchased must have an identified unit of service and cost of service. Two of the priority outcomes are Supportive Housing/Living - Special populations achieve their highest potential and Economic Opportunity - People have the job skills and economic opportunities they need to be self supporting and self-sufficient. For example, LARC has been funded for its day care and employment training program for persons with development disabilities and The Salvation Army has been funded for its life skills and job training programs for the homeless.</p> <p>DHS also uses federal funds on an as needed basis to provide water and sewer hookups for housing for special need populations.</p>	
<p>POLICY 135.6.5: The County will monitor the development and distributions of publicly assisted group homes and residential care facilities to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided. (Amended by Ordinance No. 94-30, 00-22)</p>	<p>Monitor the development and distribution of publicly assisted group homes and residential care facilities to ensure dispersion rather than over concentration in one area.</p>	<p>The importance of site selection and adequate infrastructure was identified as significant to the success of publicly assisted group homes and residential care facilities.</p>	<p>Scattered sites with urban infrastructure are crucial to the adequate distribution of special needs housing. Favorable sites include one or more of the following characteristics:</p> <ul style="list-style-type: none"> • Located within the Intensive Development, Central Urban, Urban Community, or New Community categories on the Lee Plan's Future Land Use Map; • Located where central water/sewer service is available and within comfortable walking distance of mass transit; • Located on land previously converted for urban purposes. 	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<p>These site selection criteria are in keeping with Smart Growth strategies developed by Lee County. Various zoning regulations permit the development of community residential homes (e.g., group homes, residential care facilities) in agricultural, residential SF, residential MF, and mobile home zoning districts.</p> <p>Non-profit housing developers specify how inclusive site selection in areas with urban services is provided and over concentration in a residential area is avoided in their application for various funding sources.</p>	
<p>POLICY 135.6.6: The County will institute local programs providing assistance to private and non-profit sponsors to insure that adequate group homes, transitional homeless housing, and foster care facilities are developed. (Amended by Ordinance No. 00-22)</p>	<p>Institute local programs to provide assistance to private and non-profit sponsors to insure that adequate group homes, transitional homeless housing, and foster care facilities are developed.</p>	<p>Lee County has supported public and private entities with local programs to ensure that adequate special needs housing is developed.</p>	<p>Lee County sets aside 10% of its SHIP housing subsidy for funding the development of special needs housing. Examples of special needs housing constructed with SHIP funds since 1997 include: The CASL/Gulf Coast Center group home in Lehigh Acres, SWFAS transitional housing for homeless persons with substance abuse, and/or mental health disorders, Renaissance Manor housing for persons with mental health disorders, and housing for the elderly by Community Housing Resources, Presbyterian Homes of South Florida, and Goodwill.</p> <p>Lee County Human Services, through its Coalition for the Homeless, has instituted a local Continuum of Care program assisting private and non-profit sponsors to create transitional and other housing</p>	<p>It is recommended that this policy be edited to include: Lee County will provide competitive local funding opportunities to non-profit organizations to insure that scattered site housing is provided for persons and households with special needs.</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			<p>for the homeless, using HUD funds.</p> <p>Non-profits providing local group homes and foster care facilities have the opportunity to apply for funding for programs through the Department of Human Services' <i>Partnering for Results</i> annual Request for Proposal (RFP). Examples of projects funded include: Sunrise (permanent supportive housing for the severely developmentally disabled), LARC (scattered site group homes), Lutheran Services (transitional housing for homeless teens), and Goodwill (scattered site apartments for the physically disabled).</p>	
<p>POLICY 135.6.7: The county will cooperate with appropriate agencies in order to provide adequate sites for congregate living facilities, including group and foster care homes and homeless shelters and transitional housing, to meet the requirements of persons with special needs, disabilities, and handicaps for a community residential environment and de-institutionalization. (Amended by</p>	<p>Cooperate with appropriate agencies to provide adequate sites to meet the requirements of persons with special needs for a community residential environment and de-institutionalization.</p>	<p>The county has cooperated with agencies that provide adequate sites for special needs housing. The county provides technical assistance and offers funding opportunities to develop housing for its special needs population.</p>	<p>As stated above (135.6.5), site selection criteria are crucial to the success of affordable special needs housing initiatives to provide a decent residential environment and preclude institutionalization.</p> <p>An example of this cooperation is the development of a group home in Lehigh Acres between Gulf Coast Center, CASL and Lee County.</p>	<p>It is recommended that rather than listing a several categories of special needs populations, the policy be amended to include the term "special needs populations" as defined in Rule 67-37.002(30) Florida Administrative Code, which defines special needs as persons with developmental disabilities, persons with mental illness and substance abuse, persons with AIDS and HIV disease, runaway and abandoned youth, farm workers, the homeless, the elderly and persons with disabilities.</p> <p>It is also recommended that <i>congregate living facilities (term no longer used)</i> be changed to "community residential homes."</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
Ordinance No. 00-22)				<p><i>Community resident homes</i> is the term used in the LDC meaning a dwelling unit licensed to serve clients of the state department of rehabilitative services which provides a living environment for one to six unrelated resident who operate as the functional equivalent of a family, including supervision and care by a supportive staff as may be necessary to meet the physical, emotional and social needs of the residents (to include the aged, physically disabled, developmentally disabled, mentally ill or children).</p>

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
OBJECTIVE 135.7: DISPLACEMENT. Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided through the Department of Human Relations. (Amended by Ordinance No. 98-09)	The Department of Human Relations will provide uniform and equitable treatment for persons and businesses displaced by state and local government programs.	A need was identified to provide uniform and equitable treatment for persons and businesses displaced by government.	Lee County Office of Equal Opportunity (LCOEO) will investigate an allegation of displacement made by persons and businesses displaced by state and local government in an advisory capacity.	It is recommended that this objective be edited as follows: "Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided. Complaints that such efforts and/or assistance were administered in a discriminatory manner may be filed with the Lee County Office of Equal Opportunity."
POLICY 135.7.1: Ensure that reasonably located standard housing at affordable costs is available to persons displaced through public action prior to their displacement through the county's Voluntary Relocation Program.	Ensure reasonably located standard housing at affordable costs is available to persons displaced through the county's Voluntary Relocation Program	There was a need to ensure standard housing would be provided to displaced persons.	Currently there is no Voluntary Relocation Program in Lee County. The Department of Human Services assists with relocation on a very limited basis, e.g. temporarily relocated elderly persons as their homes are being rehabilitated due to the aftermath of Hurricane Charley.	It is recommended that this policy be edited as follows: "Lee County will ensure that reasonably located housing at affordable costs is available to persons displaced through public action prior to their displacement and will follow all obligations imposed by law or county policy, including those relating to equal provision of services."
POLICY 135.7.2: The county will support the efforts of local private non-profit agencies to provide standard, affordable housing for Lee County's homeless through staff support, referrals, and financial assistance where	Provide staff support, referrals, and financial assistance to promote the efforts of local, private non-profit agencies to provide affordable housing for Lee County's homeless	The need for technical assistance and financial support to provide housing for the homeless was identified.	Currently, the Lee County Department of Human Services receives HUD Supportive Housing Program grant funds as a part of the Continuum of Care for the Homeless initiative. Each year, local private non-profit agencies submit competitive proposals that are prioritized by an advisory committee. Examples of providing housing for the homeless includes Southwest Florida Addiction Services' transitional housing for homeless	This objective is concerned with homeless who are not displaced due to public action. Therefore it is recommended that this policy be removed.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
applicable. (Amended by Ordinance No. 00-22)	population.		persons with substance abuse, and/or mental health disorders, and Ruth Cooper Center's Single Room Only (SRO) apartments.	
<p>OBJECTIVE 135.8: HISTORIC HOUSING. Historically significant housing will be preserved and protected for residential uses, consistent with the Historic Preservation element.</p>	Preserve and protect historically significant housing for residential uses.	The historic preservation ordinance (Chapter 22 of the Land Development Code (LDC)) was adopted in December 1988. The county started the process of designating residences individually or as districts under this ordinance. The county also set aside \$40,800 for historic preservation grant assistance for owners of designated historic properties. (All activities are for unincorporated Lee County).	<p>In unincorporated Lee county, the Historic Preservation Board (HPB) has continued to implement Chapter 22 of the LDC by designating historic residences and reviewing any changes to them for historic appropriateness. In 2005, the HPB has requested the total funds available under the historic preservation grant assistance program be increased to \$100,000.</p> <p>When rehabilitating housing that is also historic, the Department of Human Services has partnered with the Historic Preservation Program so that additional funds can be provided to finance historic preservation projects and ensure the final rehab is completed.</p> <p>After Ft. Myers Beach (12/31/95) and Bonita Springs (12/31/99) became municipalities, they adopted their own historic preservation ordinances that are based on Lee County's Chapter 22 of the LDC. By 2001, they were beginning implementation of these ordinances. In addition, they set up their own historic preservation grant programs--\$40,000 for Ft. Myers Beach in 2003 and \$100,000 for Bonita Springs in 2002.</p> <p>For 2005, the Board of County Commissioners approved the establishment of a separate historic preservation board to implement Chapter</p>	This objective has been successfully implemented and it is recommended that it be retained as it is ongoing.

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			22 of the LDC as it relates to the Boca Grande Historic District located in unincorporated Lee County.	
<p>POLICY 135.8.1: Assist the rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs such as the Community Development Block Grant (CDBG) and HOME funding, State Housing Initiatives Partnership eligibility, and emergency weatherization. Consider the incentives of property tax relief or abatement, transfer of development rights, and below-market interest rate loans, consistent with the Historic Preservation element. (Amended by Ordinance No. 94-30, 98-09)</p>	Assist rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs.	The county provided technical and financial assistance through the CDBG, HOME and the historic preservation grant assistance programs.	<p>The county continues to provide technical and financial assistance through its HOME, CDBG and the historic preservation grant assistance programs.</p> <p>Historic preservation grant assistance is also available through the new municipalities of Ft. Myers Beach and Bonita Springs.</p> <p>The Historic Preservation Board has discussed the possibility of a tax relief or abatement program for historic properties that are rehabilitated. However, the HPB decided against the implementation of such a program as it is most successfully implemented in an area with larger historic buildings that need massive rehabilitation, like downtown Ft. Myers.</p>	
<p>POLICY 135.8.2: The County will assist property owners of historically significant</p>	Assist property owners of historically significant housing	County staff made themselves available for providing support in obtaining state and federal	Due to the nature of state and federal assistance programs available, county staff has worked with several non-profit organizations to preserve historic	It is recommended that this policy be removed as state and federal historic preservation programs, for the most part, are not designed to

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
housing in applying for and utilizing state and federal assistance programs. (Amended by Ordinance No. 00-22)	in applying for and utilizing state and federal assistance programs.	assistance.	resources; however, none of these were residential buildings.	provide assistance for the rehabilitation of privately held residential buildings.
OBJECTIVE 135.9: NEIGHBORHOOD AND HOUSING CONSERVATION. Lee County will continue to conserve existing housing and improve the quality of neighborhoods through the Neighborhood District Program, affordable housing programs, public/private partnerships, community redevelopment programs, and appropriate development regulations. (Amended by Ordinance No. 94-30, 98-09, 00-22)	Continue to conserve existing housing and improve the quality of neighborhoods.	In April 1995, the Lee County Board of Commissioners designated five neighborhoods (Charleston Park, Dunbar, Harlem Heights, Page Park, and Pine Manor) within Lee County as Neighborhood Districts (NDs) due to their demonstrated need for community redevelopment, affordable housing, increased economic development opportunities, and enhancement of direct social services delivery.	As the physical, economic and environmental benefits of investment in the five original NDs realized their potential for self-sufficiency, two new neighborhoods in need of redevelopment (Palmona Park and Suncoast Estates) were designated in 2003. In 2003, the neighborhood of Dunbar was annexed into the City of Ft. Myers and is no longer a part of the NDP, but will receive county HOME funds until 2006.	
POLICY 135.9.1: Review and amend where necessary the county's housing and health codes and standards relating to the care and maintenance of residential and	Review and amend, as needed, the county's housing and health codes.	In 1994, the county adopted a goal to ensure the public's health, welfare and safety by the provision of high quality potable water throughout future urban areas in unincorporated Lee County (Ord. 94-30).	In 2000 and 2003, the county ensured the provision of acceptable levels of potable water service throughout future urban areas of unincorporated Lee County either directly by Lee County Utilities or indirectly through franchised utility companies (Ord. 00-22, Ord. 03-04). In 1998, the county created a policy to	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
neighborhood environments and facilities.		The county had a goal in place at the time the plan was adopted to ensure efficient provision of public services to health care facilities.	<p>protect public health and environmental quality by providing sanitary sewer service and wastewater treatment and disposal through the future urban areas of unincorporated Lee County (Ord. 98-09) and to ensure sanitary waste disposal and sewer either directly by Lee County Utilities or indirectly through franchised utility companies (Ord. 00-22).</p> <p>The Department of Health (DOH) monitors environmental concerns of residential neighborhoods on a regular basis. In 2004, Lee County DOH granted final construction approval for 10,256 new septic systems (66% more than 2003), inspected 158 mobile home and RV parks, and constantly monitors public and private drinking water along with other related environmental concerns.</p>	
POLICY 135.9.2: Designate appropriate areas of the county as CDBG Target areas and Neighborhood Strategy Areas, and carry out program activities in a timely and efficient manner.	Designate CDBG Target areas and Neighborhood Strategy Areas to carry out program activities efficiently.	Since 1995, designated neighborhoods (Charleston Park, Dunbar, Harlem Heights, Page Park, Pine Manor) have been the primary focus of county CDBG and HOME federal funds as administered by Lee County Department of Human Services.	The priority community development focus for federal funding is the revitalization of targeted low-income neighborhoods in the Department of Human Services' Neighborhood District Program.	It is recommended that this policy be amended as follows: Designate appropriate areas of Lee County as Neighborhood Districts and carry out Department of Human Services' Neighborhood District Program activities.
POLICY 135.9.3: Plan and implement safe neighborhood programs in	Plan and implement safe neighborhood programs in designated	Safe neighborhoods are an objective of the Neighborhood District Program.	Lee County Department of Human Services in coordination with the Lee County Sheriff's Office plans and implements safe neighborhood programs	It is recommended that the <i>Neighborhood Improvement Districts</i> be changed to <i>targeted Neighborhood Districts</i> .

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
designated Neighborhood Improvement Districts. (Added by Ordinance No. 94-30, 98-09)	Neighborhood Improvement Districts.		in Neighborhood Districts, including Neighborhood Watch Programs and annual events such as "National Night Out."	
POLICY 135.9.4: Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.	Schedule and concentrate public infrastructure, facilities and services to upgrade existing neighborhoods.	Upgrading existing neighborhoods with urban services was recognized as a need by the county.	Lee County Departments of Community Development, Public Works, and Human Services provide public infrastructure and support facilities to upgrade the quality of existing Neighborhood Districts (e.g. CDBG funds are used to implement infrastructure (sidewalks, bus stops) and develop facilities (community centers) in Neighborhood Districts).	
POLICY 135.9.5: New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character. (Amended by Ordinance No. 00-22)	New development must be compatible with or improve the area's existing character.	Compatibility between residential and commercial development was recognized as a need by the county.	The Lee Plan protects existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezoning will be approved if buffers provided in Chapter 10 of the Land Development Code are adequate to address potentially incompatible uses in a satisfactory manner. (POLICY 5.1.5: Amended by Ordinance No. 94-30, 99-15, 00-22).	
POLICY 135.9.6: Lee County will administer the planning, zoning, and development review	Administer planning, zoning, and development review to minimize adverse impacts	Goal 1 of the Lee Plan is to maintain and enforce a Future Land Use Map showing the proposed distribution, location, and	The Lee Plan ensures that for each of its communities served in unincorporated Lee County, residential communities will maximize their aesthetic qualities by minimizing adverse developments that	

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<p>process in such a manner that proposed land uses acceptably minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts, as specified in county development regulations, upon adjacent residential properties, while maximizing aesthetic qualities. (Amended by Ordinance No. 00-22)</p>	<p>upon adjacent residential properties while maximizing aesthetics.</p>	<p>extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (GOAL 1: FUTURE LAND USE MAP. Amended by Ordinance No. 94-30)</p>	<p>would encroach the environment.</p>	
<p>POLICY 135.9.7: The County will coordinate residential development within urban areas to coincide with existing or planned and programmed services and facilities so as to avoid premature or non-contiguous urbanization and the use of septic tanks and private wells for potable water within developed urban areas. (Amended by Ordinance No. 00-22)</p>	<p>Coordinate residential development with existing or planned services and facilities to avoid premature or non-contiguous urbanization.</p>	<p>Coordination of existing residential developments and new planned developments, especially installing water and sewer, is a priority of the county.</p>	<p>The Lee Plan maintains and enforces ordinances necessary to require the connection of commercial and larger residential establishments to such public or private central utility systems when those systems are available for service. (OBJECTIVE 56.2: Amended by Ordinance No. 94-30, 00-22).</p> <p>POLICY 56.2.1 of the declares that in the interests of preserving public health and of preserving and enhancing environmental quality, it is in the public interest to abate and cease use of septic tanks and wastewater treatment package plants where and when central sewer is available, and POLICY 56.2.2 of the LeePlan maintains a program for the abatement of septic tanks and package plants in areas in which sewer is presently available and in areas encompassed by</p>	

<u>OBJECTIVE</u>	<u>TARGET</u>	<u>CONDITIONS WHEN PLAN WAS ADOPTED</u>	<u>CURRENT CONDITIONS</u>	<u>COMMENTS</u>
			assessment districts established for upgrading sewer availability. (Amended by Ordinance No. 94-30, 00-22).	
<p>POLICY 135.9.8: County land development regulations will implement standards to protect aesthetic qualities and the physical natural environment, while providing incentives for residential development designs, which emphasize energy-efficient construction, appropriate solar exposure, air circulation, and the use of natural shading. (Amended by Ordinance No. 00-22)</p>	<p>Implement standards to protect aesthetic qualities and the physical natural environment, yet provide incentives for residential development designs, which emphasize energy-efficient construction, appropriate solar exposure, air circulation, and natural shading.</p>	<p>In place when plan was adopted.</p>	<p>The Lee Plan requires new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. (Goal 77, Amended by Ordinance No. 94-30, 02-02).</p> <p>The Lee Plan ensure that development regulations continue to require new residential developments provide sufficient open space to meet the needs of their residents. (OBJECTIVE 77.1: Amended by Ordinance No. 94-30, 00-22, 02-02).</p>	