

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20060272

1. ACTION REQUESTED/PURPOSE:

Direction whether to consider Land Development Code regulations addressing duplexes (specifically landscaping and paved driveways). This issue has become problematic as the result of rapid growth in areas such as Lehigh. Several options are provided, including amending the Land Development Code or a moratorium.

2. WHAT ACTION ACCOMPLISHES:

Provides some minimum requirements for new duplexes.

3. MANAGEMENT RECOMMENDATION: Board policy issue. Staff recommends regulations addressing paved driveways and landscaping for duplexes countywide (option 2 below).

4. Departmental Category: 4

A 4 B

5. Meeting Date: 03-21-2006

6. Agenda:
 Consent
 Administrative
 Appeals
 Public
 Walk-On

7. Requirement/Purpose: (specify)
 Statute
 Ordinance
 Admin. Code
 Other

8. Request Initiated:
 Commissioner _____
 Department Community Development
 Division _____
 By: Mary Gibbs
 Mary Gibbs, Director

9. Background:

As the county has continued to grow at a rapid pace, development has infilled in many areas, in particular some of the older platted lands such as Lehigh and San Carlos Park. This has created land use conflicts where newer subdivisions (that are required to have landscaping and paved roads and driveways) abut older zoned areas that do not have any such requirements. In particular, this has been raised as an issue in Lehigh by the Chamber of Commerce, as well as community groups. To resolve these conflicts there are several options:

1. Enact a moratorium on permits for duplexes until regulations can be adopted to address issues;
2. Expedite Land Development Code amendments to address the issue;
3. Address issue in the next round of Land Development Code amendments (2007).

If the Board selects option 2, direction is needed whether staff should skip committee review (except for LPA which is required) prior to public hearings.

Attachment

10. Review for Scheduling:

| Department Director | Purchasing or Contracts | Human Resources | Other | County Attorney | Budget Services | | | | County Manager/P.W. Director |
|---------------------|-------------------------|-----------------|-------|-----------------|--------------------|------------------|---------------|---------------|------------------------------|
| | | | | | Analyst | Risk | Grants | Mgr. | |
| <u>Mary Gibbs</u> | | | | | <u>John 3/9/06</u> | <u>SA 3/9/06</u> | <u>3/9/06</u> | <u>3/9/06</u> | <u>3-9-06</u> |

11. Commission Action:

- Approved
 Deferred
 Denied
 Other

| |
|----------------------------|
| RECEIVED BY COUNTY ADMIN: |
| <u>3-9-06</u> |
| <u>9:28</u> |
| COUNTY ADMIN FORWARDED TO: |
| <u>3/9/06</u> |
| <u>430</u> |

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| Rec. by CoAtty |
| Date: <u>3/9/06</u> |
| Time: <u>9:05 AM</u> |
| Forwarded to: <u>County Admin</u> |
| <u>3/9/06 9:30 AM</u> |



Copy to: Tim Jones
John Rudymon
Dawn Levent
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Pam
Rick O.
B.S.S.

Location
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05 SEP -6 AM 8:46
COMM. DEV./
PUB. WRKS. CNTR.
SECOND FLOOR

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September 2, 2005

Mary Gibbs
Director of Community Development
Lee County
P.O. Box 398
Fort Myers, Florida 33902-0398

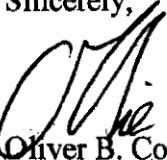
Dear Mary,

Recently I wrote two letters to Commissioner John Albion, at the request of my Board of Directors. First, to ask the process for amending the building code to require duplexes to be required to have extensive landscaping and paved driveways. The second letter asked the County to impose a moratorium on the issuing of building permits for duplexes until the code could be changed.

In 2005 through only July, there were 448 duplex permits issued in Lehigh Acres. Last year there were 382. The vast majority of these units are built for rent, which is fine except that a very large number of tenants show no pride or interest in the properties. We are creating a vast and immediate slum in large sections of Lehigh Acres.

We realize that the zoning cannot be changed, but much of the unsightly appearance can be mitigated through landscaping and the requirement for attractive paved driveways. Some pride might be instilled in some of the tenants if their property was beautified. In one area, owners of single-family homes are fleeing the neighborhoods where duplexes are appearing. This adversely affects property values despite the hot real estate market.

We need a moratorium to allow time to effect these positive changes. This Chamber, and a large segment of our population will support such improvements. What can we do to push this project?

Sincerely,

Oliver B. Conover
Executive Director