



Legislation Text

File #: 2023-4629, Version: 1

DEPARTMENT MAKING REQUEST

Human Services

Title

Amended Land Use Restriction Agreements (LURAs) - Lee County Housing Development Corporation

REQUESTED MOTION/ACTION

Recommended Action:

- a) Approve amended Land Use Restriction Agreement (LURA) for 227 Garland Street; and
- b) Approve amended LURA for 606 Rutland Circle; and
- c) Approve amended LURA for 17078 Byron Avenue; and
- d) Approve amended LURA for 20294 Kenilworth Boulevard; and
- e) Adopt Resolution authorizing the Chairman to execute amended LURAs.

Budgeted Action:

No action needed.

BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

Background:

Lee County Housing Development Corporation (LCHDC) was the recipient of four (4) vacant lots in September 2020 through the AHAC's Disposition of County Surplus Properties process. The Land Use Restriction Agreement (LURA) specifies that development should commence within 24 months with occupancy within 36 months. While LCHDC was slated to meet this requirement, Hurricane Ian diverted their investor and builder toward recovery efforts, delaying the onset of development of these lots.

The Affordable Housing Advisory Committee (AHAC), in their annual report to the Board of County Commissioners (BOCC) on December 14, 2021, advised of the possibility of compliance delays due to Covid related shortages. The Board indicated it would be amenable to considering extensions to LURAs where COVID-specific delays impact compliance with the terms. We respectfully request accommodation for LCHDC due to Hurricane Ian.

LCHDC requests an extension of 12 months to the developer timeline. Provided are the amended and partially executed LURAs for the four (4) properties and the Resolution authorizing the Chairman to sign.