

RESOLUTION NUMBER 24-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING NOTICE TO THE PUBLIC OF A PENDING LIVE LOCAL ACT ORDINANCE; DIRECTING STAFF TO DEVELOP PROCEDURES FOR APPLICANT QUALIFICATION, COMPLIANCE CERTIFICATION AND OTHER NECESSARY COMPONENTS FOR QUALIFYING AFFORDABLE HOUSING PROJECTS AND OTHER POTENTIAL LAND DEVELOPMENT REGULATIONS ADDRESSING AFFORDABLE HOUSING, MIXED-USE AND MULTI-FAMILY PROJECTS IMPACTED BY CHAPTER 2023-17, LAWS OF FLORIDA, KNOWN AS THE LIVE LOCAL ACT AND THE SUBSEQUENT AMENDMENTS THERETO ADOPTED BY SENATE BILL 328 AND HOUSE BILL 7073.

WHEREAS, Chapter 2023-17, Laws of Florida, preempts some provisions of local comprehensive plans, zoning and land development regulation provisions for certain mixed-use projects and multi-family projects having at least 40 percent of residential units within a project being affordable housing units for at least a 30-year period; and

WHEREAS, Chapter 2023-17, Laws of Florida, does not articulate how a proposed development is intended to evidence compliance with the affordable housing requirements necessary to benefit from the preemptions afforded under Chapter 2023-17, including prior to issuance of a building permit or certificate of completion, or at any time during the minimum 30 year period provided for in the new law or set forth any penalties for non-compliance and such should be required in order to ensure that the purpose of Chapter 2023-17, Laws of Florida, is achieved; and

WHEREAS, further amendments to the Live Local Act were adopted by Governor DeSantis through execution of House Bill 7073 on May 7, 2024 and Senate Bill 328 on May 16, 2024; and

WHEREAS, staff is directed to develop procedures for applicant qualification, compliance certification and other necessary components required to give effect to the legislative purpose of the Live Local Act; and

WHEREAS, staff is further directed to prepare an ordinance adopting the Live Local Act, creating, modifying or otherwise amending the City code, land development regulations, and other governing documents as applicable, to require evidence of and ensure compliance with the affordable housing criteria as needed for a development to benefit from the preemptions afforded under the Live Local Act and other land development regulations addressing affordable housing, mixed-use and multi-family projects; and

WHEREAS, the City Commission approved Resolution 23-89 on October 5, 2023, providing notice to the public of a pending Live Local Act ordinance with a goal completion

date of six (6) months from the date of adoption. Since October 5, 2023, several amending bills pending before the legislature had passed and were awaiting approval from the Governor which came in May of this year; and

WHEREAS, considering the Live Local Act recent amendments the City's goal is to have such procedures, necessary resolutions and pending Live Local Act ordinance considered and adopted within one (1) year from the effective date of this Resolution; and

WHEREAS, the City Commission wishes to place the public and all parties on notice that the City Commission is considering land development regulation amendments addressing the aforesaid matters; and

WHEREAS, pursuant to the pending legislation doctrine (or pending ordinance doctrine) set forth in Smith v. City of Clearwater, 383 So.2d 681 (Fla. 2d DCA 1980), the City declares and implements the pending ordinance doctrine concerning the zoning and land development regulations governing properties and proposed affordable housing projects, mixed-use projects and multi-family projects located within the city limits; and

WHEREAS, property owners and developers should be aware that provisions of the pending ordinance not yet adopted by the City Commission may be applied to any proposed development and/or development order applications delayed until the adoption and effectiveness of such ordinance; thus, property owners and developers should not rely on existing City Code or Land Development Regulations in making investment and development related decisions; and

WHEREAS, the City Commission, in good faith, determines that this Resolution is in the best interest of the City and its residents and promotes the health, safety and welfare of the public.

NOW, THEREFORE, the Commission of the City of Eustis, Florida hereby ordains that:

Section 1. Legal Findings. The foregoing recitals are hereby adopted as legislative findings of the City Commission and are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. Staff Directive. City staff is directed to develop procedures for applicant qualification, compliance certification and other necessary components required to give effect to the legislative purpose of the Live Local Act; and staff is further directed to prepare an ordinance for the City Commission's consideration adopting the Live Local Act and creating, modifying or otherwise amending the City code, land development regulations, and other governing documents as applicable, to require evidence of and ensure compliance with the affordable housing criteria as needed for a development to benefit from the preemptions afforded under the Live Local Act and other land development regulations addressing affordable housing, mixed-use and multi-family projects.

Section 3. Implementation of the Pending Legislation Doctrine. The City Commission hereby implements the "pending legislation doctrine" regarding such pending Live Local Act ordinance, and property owners and developers are hereby placed on notice of the same and of the recitals set forth in this Resolution.

Section 4. Effective Date. That this Resolution shall become effective immediately upon passing.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of June, 2024.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 20th day of June, 2024 by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for reliance and use by the Eustis City Commission.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 24-51 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk