

RESOLUTION NUMBER 2026-35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, ESTABLISHING THE CITY OF EUSTIS SURPLUS RESIDENTIAL LOT AND INFILL HOUSING DEVELOPMENT PROGRAM; DECLARING CERTAIN CITY-OWNED RESIDENTIAL PARCELS SURPLUS FOR PURPOSES OF AFFORDABLE HOUSING AND INFILL DEVELOPMENT; AUTHORIZING DISPOSITION OF SUCH PARCELS WITHIN AND OUTSIDE THE COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE USE OF COMPETITIVE SOLICITATIONS FOR DEVELOPMENT PARTNERS; PROVIDING PROGRAM REQUIREMENTS INCLUDING DEVELOPMENT AGREEMENTS, AFFORDABILITY COVENANTS, AND DEVELOPMENT MILESTONES; PROVIDING FOR ADMINISTRATION OF THE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eustis, Florida (“City”) is committed to promoting stable neighborhoods, expanding affordable homeownership opportunities, and encouraging responsible redevelopment of vacant and underutilized residential land; and

WHEREAS, the City owns certain vacant residential parcels that are not presently required for municipal operational purposes; and

WHEREAS, the redevelopment of vacant residential lots through infill residential development promotes efficient use of existing public infrastructure, strengthens neighborhoods, eliminates blighting conditions, and contributes to the long-term economic vitality of the City; and

WHEREAS, the Florida Legislature has recognized the importance of utilizing publicly owned land for affordable housing purposes and has authorized municipalities to make surplus property available for the development of affordable housing pursuant to Section 166.0451, Florida Statutes; and

WHEREAS, certain City-owned parcels are located within the City of Eustis Community Redevelopment Area (“CRA”), and redevelopment or disposition of property within the CRA is governed by Section 163.380, Florida Statutes, and must be consistent with the adopted Community Redevelopment Plan; and

WHEREAS, other City-owned parcels that may be included in the program may be located outside the CRA and may be disposed of in accordance with the City’s home rule authority and Section 166.0451, Florida Statutes; and

WHEREAS, the City Commission finds that the conveyance of surplus residential parcels for nominal consideration, subject to development requirements and long-term affordability restrictions, serves a valid public purpose consistent with Article VII, Section 10 of the Florida Constitution; and

WHEREAS, municipalities throughout the State of Florida have successfully implemented similar surplus lot and infill housing programs to facilitate construction of affordable homes on publicly owned land; and

WHEREAS, the City Commission desires to establish a structured program to facilitate redevelopment of surplus residential lots through partnerships with qualified affordable housing providers and development entities; and

WHEREAS, the City Commission further finds that appropriate program safeguards, including development agreements, development milestones, affordability restrictions, and reversion provisions, are necessary to ensure that such public property is developed in a timely manner and in furtherance of the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

Section 1. Establishment of Program

The City Commission hereby establishes the City of Eustis Surplus Residential Lot and Infill Housing Development Program (“Program”). The purpose of the Program is to:

1. Encourage development of affordable homeownership opportunities within the City.
2. Promote infill residential development on vacant City-owned residential lots.
3. Support neighborhood revitalization and elimination of blighting influences.
4. Increase homeownership opportunities for working households.
5. Convert underutilized public property into improved residential property contributing to the City’s tax base.

Section 2. Declaration of Surplus Residential Property

The City Commission hereby determines that certain City-owned residential parcels, whether located within or outside the Community Redevelopment Area, may be declared surplus to the City’s municipal operational needs and may be made available for redevelopment under the Program. The identification and declaration of specific parcels for inclusion in the Program shall occur by subsequent approval of the City Commission.

Section 3. Authorization of Property Disposition

The City is authorized to convey surplus residential parcels to qualified development entities for purposes of constructing affordable residential homes consistent with the requirements of this Resolution.

CRA Parcels: Where such parcels are located within the Community Redevelopment Area, the City Commission shall act in its capacity as the CRA Board, and disposition shall occur in accordance with Section 163.380, Florida Statutes, and the Community Redevelopment Plan.

Non-CRA Parcels: Where such parcels are located outside the CRA, disposition shall occur pursuant to Section 166.0451, Florida Statutes, governing municipal surplus property for affordable housing.

Conveyance Terms: Parcels may be conveyed for nominal consideration, including but not limited to One Dollar (\$1.00), provided that such conveyance is conditioned upon the development requirements and safeguards established in this Resolution and in the applicable Development Agreement.

Section 4. Eligible Development Partners

The City may partner with qualified development entities to construct homes on parcels conveyed under this Program. Eligible development partners may include nonprofit organizations recognized under Section 501(c)(3) of the Internal Revenue Code whose mission includes affordable housing development or homeownership assistance; mission-driven housing development organizations; or other qualified development entities approved by the City Commission. The City may require development partners to demonstrate relevant experience, financial capacity, and partnerships with licensed residential builders.

Section 5. Development Agreement Required

Prior to conveyance of any parcel under the Program, the selected development partner shall enter into a Development Agreement with the City. The Development Agreement shall include, at a minimum, conditions of property conveyance, development timelines, affordability restrictions, default provisions, reversionary rights and any other provisions necessary to protect the City's interests.

Section 6. Development Milestones

Development Agreements executed under the Program shall include development milestones designed to ensure timely construction. At a minimum, such agreements shall require issuance of a building permit within nine (9) months of property conveyance and issuance of a certificate of occupancy within eighteen (18) months of property conveyance. Failure to meet such milestones may constitute a default under the Development Agreement.

Section 7. Affordability Requirements

Homes developed under the Program shall be sold to income-qualified owner-occupants. Priority shall be given to households earning eighty percent (80%) or less of Area Median Income, and no home shall be sold to households exceeding one hundred twenty percent (120%) of Area Median Income, unless otherwise approved by the City. Each home shall be subject to a recorded affordability covenant with a minimum term of thirty (30) years. Such affordability covenant shall run with the land and shall be enforceable by the City.

Section 8. Reversion and Enforcement

Development Agreements executed under the Program may include provisions allowing the City to terminate the agreement and cause reversion of title to the City if the developer fails to: obtain required permits within the required timeframe; complete construction within the required timeframe; comply with affordability requirements; otherwise satisfy material development obligations.

Section 9. Request for Proposals Authorized

The City Commission hereby authorizes the issuance of one or more Requests for Proposals (RFPs) to solicit qualified development partners for construction of homes on surplus parcels

under the Program. Such solicitations shall include evaluation criteria and program requirements consistent with this Resolution.

Section 10. Administration of Program

The City Manager, or designee, is authorized to administer the Program and take such actions as may be necessary to implement this Resolution, including preparation and advertisement of solicitations, negotiation of Development Agreements, preparation of deeds and affordability covenants, and monitoring compliance with development requirements.

Section 11. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 12. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED, ORDAINED, AND ADOPTED in Regular Session of the City Commission of the City of Eustis, Florida, this 19th day of March 2026.

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

Emily A. Lee
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 19th day of March 2026, by means of physical presence, by Emily A. Lee, Mayor/Commissioner, 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 2026-35 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one 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