



the planning collaborative

September 18, 2023

Memorandum for Record

To: Mr. Chris Hubbard, City Administrator
City of Mexico Beach

RE: Council Consideration of Resolution 23-10,
The City-owned real property inventory list - per requirements of F.S. 166.0451

This past legislative session, Governor Ron DeSantis signed Senate Bill 102, also known as the Live Local Act. The Act, described by the Florida Housing Finance Corporation, “is a comprehensive, statewide workforce housing strategy, designed to increase the availability of affordable housing opportunities for Florida’s workforce, who desire to live within the communities they serve”¹. In addition to providing funding for workforce housing with new programs, incentives, and opportunities, the Act also makes various changes and additions to affordable housing-related programs and policies at both the state and the local level.

Specifically, the Act amended the Disposition of Municipal Property for Affordable Housing Law, Florida Statute Section 166.0451, which requires the City to prepare an inventory every three years of all real property within our jurisdiction to which the City holds fee simple title and to determine if any are appropriate for use as affordable housing. This list must be placed on the City’s website by October 1, 2023.

If properties are identified and declared as affordable housing opportunities, they may be:

- used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing;
- offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing;
- sold with a restriction that requires the development of the property as permanent affordable housing, or,
- donated to a nonprofit housing organization for the construction of permanent affordable housing.

Alternatively, the municipality may otherwise make the property available for use for the production and preservation of permanent affordable housing.

TPC and City staff have reviewed potential appropriate parcels and concluded that the City of Mexico Beach has seven (7) parcels appropriate for use as affordable housing. The attached Resolution has been prepared with an inventory of the parcels.

Florida Statute Section 166.0451 requires the Council to “review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of

¹ <https://www.floridahousing.org/live-local-act>

the municipality shall adopt a resolution that includes an inventory list of such property. Each municipality shall make the inventory list publicly available on its website to encourage potential development.”

TPC and City Staff recommend that Council adopt the resolution with the recommendation to include the seven (7) parcels as inventory and place the list on the City’s website for public access.

RESOLUTION NO. 23-10

A RESOLUTION OF THE CITY OF MEXICO BEACH, FLORIDA APPROVING AN INVENTORY LIST OF MUNICIAPLLY OWNED PROPERTY THAT IS APPROPRIATE FOR USE AS AFFORDABLE HOUSING PURSUANT TO SECTION 166.0451, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Section 166.0451, Florida Statutes requires that municipalities in the State of Florida prepare an inventory list of all real property within its jurisdiction to which the City holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, the inventory lists must include the address and legal description of the property and specify whether the property is vacant or improved. The City Council must then review the inventory list as a public hearing, and revise the inventory if necessary. Following the public hearing, the City Council must adopt a resolution that includes the inventory list of the property; and

WHEREAS, The Planning Collaborative and City Staff have reviewed the inventory of City-owned property, and have determined that the City has 3 parcels of property appropriate for use as affordable housing; and

WHEREAS, pursuant to the review of the inventory of City-owned property, the City Council accepts the review, and hereby finds that the adoption of this Resolution is in conformance with the requirements of Section 166.0451, Florida Statutes; and

WHEREAS, the City Council of the City of Mexico Beach finds and declares that the adoption of this Resolution is necessary, appropriate, and in the public interest of the citizens of the City of Mexico Beach.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH THAT:

SECTION 1. APPROVAL AND ADOPTION.

The City Council of the City of Mexico Beach finds and declares that the adoption of this Resolution is necessary, appropriate, and in the public interest of the citizens of the City of South Mexico Beach.

SECTION 2. INVENTORY

The following inventory list of City-owned property that is appropriate for use as affordable housing is hereby adopted pursuant to Section 166.0451:

INVENTORY LIST

Address	Legal Description	Vacant or Improved?
305 Robin Lane	Mexico Beach ^{Unit 17} 235D3	Vacant
105 31 st Street	Mexico Beach ^{Unit 4} (2.03)	Vacant
109 31 st Street	Mexico Beach ^{Unit 4} (2.02)	Vacant

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or other portion of this Resolution, or any particular application thereof shall be held invalid or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases and their application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE

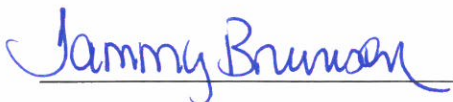
This Resolution shall take effect upon passage.

PASSED, APPROVED, AND ADOPTED at a duly noticed public hearing of the Mexico Beach City Council this 26 day of September 2023.



Dr. Michele Miller, Mayor

ATTEST:



Tammy Brunson, City Clerk

Address	Legal Description	Vacant or Improved?
109 31ST ST	MEXICO BEACH UNIT 4 (2.02)	Vacant
105 31ST ST	MEXICO BEACH UNIT 4 (2.03)	Vacant
305 ROBIN LN	MEXICO BEACH UNIT 17 235D3	Vacant