



**DEVELOPMENT, CODE COMPLIANCE, AND
REDEVELOPMENT COMMITTEE**

**Thursday, December 5, 2024
10:15 a.m. – 12:00 p.m. ET**

**Meeting Room: Florida Ballroom 5-7
Hilton Orlando
6001 Destination Parkway
Orlando, FL 32819**

FLC Staff Contact: David Cruz



Agenda



Development, Code Compliance, and Redevelopment Legislative Policy Committee
Thursday, December 5, 2024, from 10:15 a.m. to 12:00 p.m.
Hilton Orlando – Meeting Room: Florida Ballroom 5-7
6001 Destination Parkway, Orlando, Florida

AGENDA

- I.** Introduction and Opening Remarks..... **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- II.** Recap of Remaining Two Issues **David Cruz, FLC Staff**
 - a. Affordable Housing
 - b. Impact Fees
- III.** Vote on Recommended Priority **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- IV.** Committee Discussion and Vote on Language
of Recommended Priority..... **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- V.** Vote on Whether to Have a Policy Statement..... **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- VI.** Committee Discussion and Vote on Policy
Statement Language (if needed)..... **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- VII.** Additional Information..... **David Cruz, FLC Staff**
 - a. [Key Legislative Dates](#)
 - b. Key Contacts – [Click HERE to sign-up](#)
- VIII.** Closing Remarks..... **Chair Dorothea Taylor Bogert**
Mayor, City of Auburndale
- IX.** Adjournment

Breakfast and Lunch provided by the Florida League of Cities

WiFi is Available
Network: FLCLC2024
Access Code: FLCLC2024



Committee Roster



2024-2025 Legislative Policy Committee Development, Code Compliance, and Redevelopment

Staffed by: David Cruz, Legislative Counsel

CHAIR:

**The Honorable Dorothea Taylor
Bogert**

Mayor, City of Auburndale

VICE CHAIR:

The Honorable Morris West

Vice Mayor, City of Haines City

MEMBERS:

The Honorable Antonio Arserio

Commissioner, City of Margate

The Honorable Vincent Barile

Commissioner, Town of Sewalls Point

Lana Beck

Communications and Govt Relations
Administrator, City of Pinellas Park

The Honorable Ray Beliveau

Councilman, City of Seminole

The Honorable Liston Bochette III

Councilmember, City of Fort Myers

The Honorable Samson Borgelin

Mayor, City of North Lauderdale

Michael Bornstein

Village Manager, Village of Palm
Springs

The Honorable Woody Brown

Mayor, City of Largo

Jeff Burton

Executive Director, CRA/Economic
Development, City of Bradenton

Patrick Callahan

Community Development Director,
City of Satellite Beach

The Honorable Traci Callari

Commissioner, City of Hollywood

Leondrae D. Camel

City Manager, City of South Bay

The Honorable Jolien Caraballo

Vice Mayor, City of Port St. Lucie

The Honorable Theresa Carli Pontieri

Council Member, City of Palm Coast

The Honorable Joy Carter

Commissioner, City of Coral Springs

The Honorable Melissa Castro

Commissioner, City of Coral Gables

Pamela Cichon

City Attorney, City of Temple Terrace

The Honorable Jeremy Clark

Vice Mayor, City of Davenport

The Honorable Gary Coffin

Commissioner, Town of Longboat Key

Nick Colonna

Community Development
Administrator, City of Pinellas Park

The Honorable Bradley T. Dantzler

Commissioner, City of Winter Haven

The Honorable Dennis Dawson

Councilmember, City of Mount Dora

The Honorable Jack Dearmin
Commissioner, City of Lake Alfred

The Honorable Alison Dennington
Mayor, Town of Melbourne Beach

The Honorable Susy Díaz
Council Member, City of Greenacres

The Honorable Ed E. Dodd
Mayor, City of Sebastian

The Honorable Debbie Dolbow
Councilwoman, City of Edgewater

Pamela Durrance
City Manager, City of Bowling Green

Krista Ellingson
Code Compliance Manager, City of
Satellite Beach

The Honorable Alex Fernandez
Commissioner, City of Miami Beach

The Honorable Josh Fuller
Mayor, Town of Bay Harbor Islands

The Honorable Marge Herzog
Vice Mayor, Town of Loxahatchee
Groves

Jay Hubsch
Community Development Director,
Village of Tequesta

The Honorable Linda Hudson
Mayor, City of Fort Pierce

The Honorable Terry Hutchison
Vice Mayor, City of Naples

Heather Ireland
Director, Planning and Development,
City of Jacksonville Beach

The Honorable Dan Janson
Councilman, City of Jacksonville Beach

The Honorable Michael Jarman
Vice Mayor, City of Panama City Beach

**The Honorable Rahman K. Johnson,
Ph.D**
Councilmember, City of Jacksonville

The Honorable Debra Jones
Councilmember, City of Williston

The Honorable N'Kosi Jones
Mayor, City of Bowling Green

The Honorable Barbara King
Commissioner, City of South Bay

The Honorable Greg Langowski
Vice Mayor, City of Westlake

The Honorable William "B.J." Laurie
Commissioner, City of Crescent City

Kelly Layman
Legislative & External Relations, Town
of Jupiter Island

Max Lohman
City Attorney, City of Palm Beach
Gardens

The Honorable Karen Lythgoe
Mayor, Town of Lantana

The Honorable Kelli Marks
Council Member, City of Orange City

The Honorable Michael McComas
Councilman, City of Everglades City

The Honorable Debbie McDowell
Commissioner, City of North Port

The Honorable Matthew McMillan
Mayor, City of Longwood

The Honorable Joseph McMullen
Commissioner, Town of Oakland

The Honorable Everett McPherson
Commissioner, City of Pahokee

The Honorable Michael Miller
Vice Mayor, City of Sanibel

The Honorable Janice D. Mortimer
Vice Mayor, City of Starke

The Honorable Fran Nachlas
Council Member, City of Boca Raton

The Honorable Karen M. Ostrand
Mayor, Town of Ocean Breeze

The Honorable John Penny
Vice Mayor, City of Holly Hill

The Honorable Karen Rafferty
Vice Mayor, City of Belleair Bluffs

The Honorable Chelsea Reed
Mayor, City of Palm Beach Gardens

The Honorable Paula Reed
Commissioner, City of Daytona Beach

The Honorable Thomas Reid
Commissioner, City of South Pasadena

The Honorable Betty Resch
Mayor, City of Lake Worth Beach

The Honorable Cora Perry Roberson
Council Member, Town of Lake
Hamilton

The Honorable Marie Rosner
Commissioner, Town of Jupiter Inlet
Colony

The Honorable Dylan Rumrell
Mayor, City of St. Augustine Beach

The Honorable Daniel Saracki
Mayor, City of Oldsmar

The Honorable William Schaetzle
Councilman, City of Niceville

Brian Sherman
City Attorney, Goren, Cherof, Doody, &
Ezrol

Shari Simmans
Economic Development,
Communications, Govt Affairs Director,
City of DeBary

The Honorable Jordan Smith
Commissioner, City of Lake Mary

The Honorable Bill Steinke
Councilmember, City of Cape Coral

The Honorable Sarah Stoeckel
Councilmember, City of Titusville

The Honorable Larisa Svechin
Mayor, City of Sunny Isles Beach

The Honorable Christa Tanner
Vice Mayor, City of Brooksville

The Honorable Judith Thomas
Commissioner, Town of Lake Park

The Honorable Debbie Trice
Commissioner, City of Sarasota

The Honorable Hugo Vargas
Clerk-Commissioner, City of LaBelle

Steven Weathers
Director, Economic Development, City
of Fort Myers

The Honorable Jiana Williams
Mayor, Town of Micanopy

The Honorable Evelyn Wilson
Mayor, City of Groveland

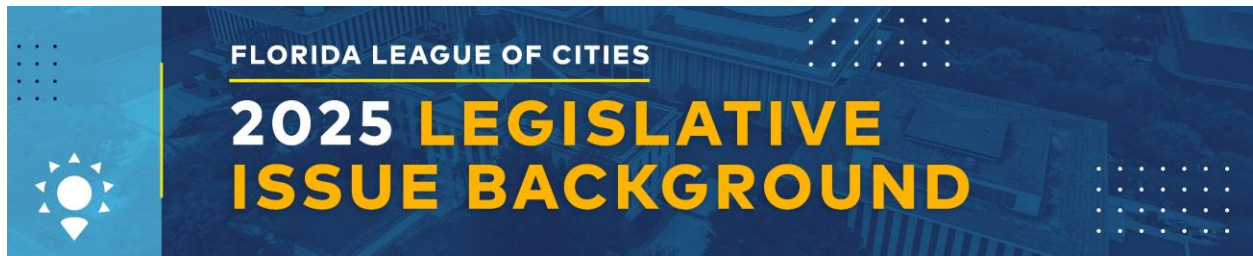
The Honorable Janet Wilson
Vice Mayor, City of Indian Rocks Beach

The Honorable Normita Woodard
Mayor Pro-Tem, City of Dade City

Latricia Wright
City Clerk, City of Williston



Affordable Housing



Affordable Housing

Draft Statement:

The Florida League of Cities SUPPORTS legislation that respects the unique housing needs and character of each city by empowering local decisions to address each city's affordable housing needs. "One-size-fits-all" state preemptions, including expansions within the Live Local Act, restrict municipalities' ability to plan and regulate for sustainable and affordable workforce housing tailored to fit their communities.

Background:

Affordable housing remains a pressing issue in Florida, with cities facing increasing demand for housing alongside rising land and construction costs. This challenge is worsened by rapid population growth, putting significant strain on the housing market and local infrastructure. In many areas of the State, low- to moderate-income households struggle to find affordable, high-quality housing, which places the burden on city governments to address these needs. State legislators are likely to introduce additional affordable housing measures in the 2025 Legislative Session.

Recent Legislation: The Florida Live Local Act

In response to the growing crisis, the Florida Legislature passed the Live Local Act in 2023, aiming to tackle affordable housing through incentives and policy reforms. The law promotes affordable housing development by offering tax credits, expediting project approvals and requiring local governments to approve certain high-density developments in areas zoned for commercial, industrial or mixed-use purposes. It also limits the ability of local governments to impose development restrictions on projects that include affordable rental housing. This law has sparked concerns from cities over balancing growth with infrastructure capacity and the compatibility of these developments in certain areas.

In 2024, the Legislature revisited the Live Local Act, passing CS/CS/SB 328. This bill further refines land use regulations attempting to clarify density, floor area ratios and height entitlements for qualifying projects while reducing parking requirements for projects near transit hubs.

These legislative changes offer both opportunities and challenges for cities, which must balance growth, community concerns and infrastructure limitations.

Additional amendments to the Live Local Act are likely during the 2025 Session. Likely areas of focus include:

- Application of the Act to planned unit developments (PUDs)
- Penalties for local governments that fail to comply with the Act
- Restrictions on the use of moratoriums by local governments to halt projects
- Clarifications of what qualifies as mixed-use zoning

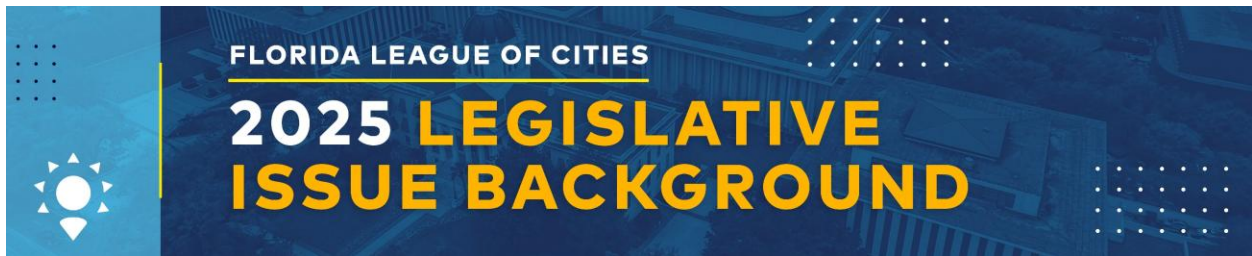
National Trends in Affordable Housing Legislation

Nationally, there is a trend toward zoning reform aimed at increasing housing density and affordability. For example, in 2020, Minneapolis became the first major U.S. city to eliminate single-family zoning. This change allows for more diverse housing types, such as duplexes and triplexes, in areas previously restricted to single-family homes, thereby increasing housing supply. Cities like Portland, OR, and states like California have implemented similar reforms to reduce barriers to higher-density development.

These national trends could preview future legislative proposals in Florida, which underscores the ongoing tension between state-level initiatives and local control, a key issue for Florida cities navigating affordable housing challenges.



Impact Fees



Impact Fees

Draft Statement:

The Florida League of Cities SUPPORTS municipal authority to set adequate impact fees, which ensures that new developments fairly contribute to the infrastructure they require and protects taxpayers from undue costs.

Background:

Impact fees are charges imposed by local governments on new development projects to help fund the cost of infrastructure and services, such as roads, schools and parks, that support the growing population. In Florida, these fees are governed by state law and local ordinances, with a primary goal of ensuring that new developments pay for the additional public services they necessitate without overburdening existing residents.

Florida Impact Fee Act (Section 163.31801, Florida Statutes) outlines the requirements for imposing and administering impact fees. It requires that impact fees be:

- Based on a reasonable connection between the need for additional capital facilities and the new development
- Appropriately allocated so that new developments are paying their fair share
- Supported by data that demonstrates the need and amount of the fee

Requirements for the use of impact fees:

- Collected fees must be used for capital facilities that benefit the new development. They cannot be used for operational expenses or general government functions unrelated to the development.

In 2021, the Florida Legislature passed legislation limiting impact fee increases by local governments. This legislation was largely in reaction to cities that had not increased impact fees in over a decade requiring large increases to their fees to reflect actual costs.

HB 337 (2021) significantly curbed the ability of local governments to raise impact fees. Local governments are limited to raising impact fees by no more than:

- 50% of the existing rate over a four-year period
- 25% in a two-year period

Increases beyond these thresholds must be supported by “**extraordinary circumstances**” and require at least two-thirds approval from the local governing body. HB 337 did not provide a detailed definition of what constitutes “extraordinary circumstances” for purposes of increasing impact fees beyond the prescribed limits.

Fee increases must be phased in over time. An increase of up to 25% can be implemented in one year, while a 50% increase must be phased in over four years.

Developments that had already received their building permits before the fee increase cannot be retroactively charged higher fees.

Proponents of these legislative changes claim these changes were enacted to promote predictability and fairness in development costs, which provide certainty to developers and businesses while ensuring that new developments still contribute to necessary infrastructure improvements. However, local governments argue that the caps may limit their ability to fully recover the costs associated with growth, which leads to potential funding shortfalls for critical public services.



Key Dates



2024 - 2025 Key Legislative Dates

December 2024

- 2-6 Legislative Interim Committee Meetings (House of Representatives only)
- 5-6 [FLC Legislative Conference](#) – Hilton Orlando, 6001 Destination Parkway, Orlando, FL 32819; FLC Policy Committee Meetings on Dec. 5 (Round 3)
- 9-13 Legislative Interim Committee Meetings (Senate only)

January 2025

- 13-17 Legislative Interim Committee Meetings
- 21-24 Legislative Interim Committee Meetings

February 2025

- 3-7 Legislative Interim Committee Meetings
- 4-5 FAST Fly-in – Washington, DC
- 10-14 Legislative Interim Committee
- 17-21 Legislative Interim Committee
- 20 FLC Legislative Session Preview Webinar at 2:00 p.m. ET

March 2025

- 4 Regular Legislative Session Convenes
- 10-12 NLC Congressional City Conference – Washington, DC
- 24-26 FLC Legislative Action Days – Tallahassee, FL

May 2025

- 2 Last Day of Regular Legislative Session
- 15 FLC Post Legislative Session Review Webinar at 2:00 p.m. ET

For further details about the mentioned events or legislative information, contact medenfield@flcities.com.



Notes

