



Interoffice Memorandum

September 26, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Andres Salcedo, P.E., Acting Director
Planning, Environmental and
Development Services Department

A handwritten signature in blue ink that reads "Andres".

CONTACT PERSON: Mitchell Glasser, Manager
Housing and Community Development Division
407-836-5190

A handwritten signature in blue ink that reads "Mitchell Glasser".

SUBJECT: October 24, 2023 – Public Hearing
Resolution – Disposition of County Properties that are
Appropriate for Use as Affordable Housing

Since 2006, section 125.379, Florida Statutes (the "Statute"), has required each county to prepare an inventory list every three (3) years of all real property within the county's jurisdiction, to which the county holds fee simple title, that is appropriate for use as affordable housing. The Statute requires the governing body of each county to review the inventory list at a public hearing and allows the governing body to revise the inventory list at the conclusion of the public hearing. Following the public hearing, the Statute requires the governing body to adopt a resolution and inventory list that includes the address and legal description of each real property identified as appropriate for use as affordable housing and specifies whether each property is vacant or improved.

On March 29, 2023, the Governor approved Senate Bill 102 (2023) (the "Live Local Act" or "Act") which, among other things, amended the Statute to require counties to include properties owned by dependent special districts on the inventory lists and to publish the inventory lists on county websites. The Act also amended the Statute to encourage counties to adopt best practices for surplus land programs and to authorize counties to use properties identified on the inventory list for affordable housing through long-term land leases. Thus, the Statute now provides that the properties identified as appropriate for use as affordable housing on the inventory list may be disposed of in the following ways:

- (1) The properties may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing; or

- (2) The properties may be 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; or
- (3) The properties may be sold with a restriction that requires the development of the property as permanent affordable housing; or
- (4) The properties may be donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- (5) Alternatively, the properties may be made available for use for the production and preservation of permanent affordable housing.

Orange County's most recent inventory list was adopted on December 13, 2022, in Resolution No. 2022-M-61, prior to the passage of the Act, and included twenty (20) lots identified as appropriate for use as affordable housing. In accordance with the Act, this Resolution adds five (5) properties to the inventory list that are owned by dependent special districts. Thus, the inventory list attached to this Resolution includes a total of twenty-five (25) properties, the properties' addresses and legal descriptions, and specifies whether each property is vacant or improved.

In accordance with the Statute, the County intends to donate the County's properties identified on this Resolution's inventory list to nonprofit housing organizations for the construction of permanent affordable housing. The County's Housing and Community Development Division will inform local nonprofit entities of the properties on the inventory list and will solicit interest in developing said properties for affordable housing. County staff will endeavor to negotiate agreements with interested nonprofit developers pursuant to which affordable housing will be constructed on the properties and ultimately conveyed to the income eligible inhabitants of the newly developed housing; such agreements will be subject to approval by the Board.

ACTION REQUESTED: Adoption and execution of Resolution of the Orange County Board of County Commissioners regarding the Disposition of County Properties that are Appropriate for Use as Affordable Housing. All Districts

AS:MG

RESOLUTION

of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
**THE DISPOSITION OF COUNTY PROPERTIES THAT ARE
APPROPRIATE FOR USE AS AFFORDABLE HOUSING**

Resolution No. _____

WHEREAS, since 2006, section 125.379, Florida Statutes (the "Statute"), has required each county to prepare an inventory list every three (3) years of all real property within the county's jurisdiction, to which the county holds fee simple title, that is appropriate for use as affordable housing; and

WHEREAS, the Statute requires the governing body of each county to review the inventory list at a public hearing and allows the governing body to revise the inventory list at the conclusion of the public hearing; and

WHEREAS, following the public hearing, the Statute requires the governing body to adopt a resolution and inventory list that includes the address and legal description of each real property identified as appropriate for use as affordable housing and specifies whether each property is vacant or improved; and

WHEREAS, on December 13, 2022, the Orange County Board of County Commissioners adopted Resolution No. 2022-M-61 with its most recent inventory list of Orange County properties that are appropriate for use as affordable housing;

WHEREAS, on March 29, 2023, the Governor approved Senate Bill 102 (2023) (the "Live Local Act" or "Act") which, among other things, amended the Statute to require counties to include properties owned by dependent special districts on the inventory lists and to publish the inventory lists on county websites; and

WHEREAS, the Act also amended the Statute to encourage counties to adopt best practices for surplus land programs and to authorize counties to use properties identified on the inventory list for affordable housing through long-term land leases; and

WHEREAS, the Statute now provides that the properties identified as appropriate for use as affordable housing on the inventory list may be:

- 1) Used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing; or

- 2) 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; or
- 3) Sold with a restriction that requires the development of the property as permanent affordable housing; or
- 4) Donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- 5) Alternatively, made available for use for the production and preservation of permanent affordable housing; and

WHEREAS, Orange County is committed to creating affordable housing and has implemented programs to create and preserve affordable housing; and

WHEREAS, the County's Housing and Community Development Division partners with local non-profit entities to transfer certain County-owned properties to nonprofits for the development of affordable housing; and

WHEREAS, on February 10, 1998, the Orange County Board of County Commissioners approved Resolution No. 98-M-01 authorizing the conveyance of publicly owned properties suitable for affordable housing to nonprofit developers of affordable housing under the Affordable Housing Foreclosed Property Program; and

WHEREAS, in addition to properties that become available under the Affordable Housing Foreclosed Properties Program, Orange County's Real Estate Management Division monitors all other County-owned properties for which the County may no longer have a use, and the Real Estate Management Division notifies all County divisions of the availability of these properties, and, if no division claims a potential use for the properties, then the Board of County Commissioners may declare such properties surplus and offer them for sale, or the properties may be maintained in the County's inventory; and

WHEREAS, pursuant to the Statute, Orange County's commitment to affordable housing, and Resolution No. 98-M-10, the Board of County Commissioners desires that an inventory list of all real property within the County's jurisdiction to which the County or any dependent special district within the County's boundaries holds fee simple title, and which is appropriate for use as affordable housing, be prepared and updated at least every three (3) years.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Recitals. The above recitals are hereby incorporated and are to be considered binding.

Section 2. Commitment to Affordable Housing. Orange County hereby reaffirms its commitment to the use of appropriate surplus properties for affordable housing. The County's Housing and Community Development Division, Real Estate Management Division, and Neighborhood Services Division have coordinated, and will continue to coordinate, efforts to identify properties appropriate for affordable housing.

Section 3. Inventory List. The Board of County Commissioners hereby adopts this Resolution and the inventory list attached to this Resolution as "**Exhibit A**" ("**Inventory List**") which identifies all real properties within the County's jurisdiction to which the County or any dependent special district within the County's boundaries holds fee simple title and which are appropriate for use as affordable housing. The Inventory List includes each property's address and legal description and specifies whether each property is vacant or improved. This Inventory List replaces and supersedes any previous inventory lists adopted by the Board pursuant to section 125.379, Florida Statutes.

The County's Communications Division and Housing and Community Development Division shall ensure that the Inventory List is publicly available on the County's website to encourage potential development.

The County's Real Estate Management Division and Housing and Community Development Division shall prepare the next inventory list for the Board's consideration no later than three (3) years from the effective date of this Resolution. Notwithstanding the foregoing, and in the meantime, the County's Real Estate Management Division shall occasionally provide lists of surplus, County-owned properties to the Housing and Community Development Division to review the properties' appropriateness for use as affordable housing.

Section 4. Property Disposition Program. In accordance with the Statute, the County intends to donate the County's properties identified on the Inventory List to nonprofit housing organizations for the construction of permanent affordable housing. The County's Housing and Community Development Division shall inform local nonprofit entities of the properties included on the Inventory List and solicit interest in developing said properties for affordable housing. County staff shall endeavor to negotiate agreements with interested nonprofit developers pursuant to which affordable housing will be constructed on the properties and ultimately conveyed to the income eligible inhabitants of the newly developed housing. Such agreements must be subject to approval by the Board of County Commissioners.

Section 5. Effective date. This Resolution shall take effect upon the date of its adoption.

ADOPTED THIS _____ DAY OF _____, 2023.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: _____
Deputy Clerk

**EXHIBIT A
INVENTORY LIST**

Orange County or Dependent Special District	Parcel #	Address	City	Legal Description	Status
1. Orange County	03-23-29-0180-04-140	937 18th Street	Orlando	ANGEBILT ADDITION H/79 LOT 14 BLK 4	Vacant
2. Orange County	03-23-29-0180-14-130	1909 S Westmoreland Drive	Orlando	ANGEBILT ADDITION H/79 LOT 13 BLK 14	Vacant
3. Orange County	03-23-29-0180-31-090	830 23rd Street	Orlando	ANGEBILT ADDITION H/79 LOT 9 BLK 31 SEE 2529/1889	Vacant
4. Orange County	03-23-29-0180-52-010	1006 26th Street	Orlando	ANGEBILT ADDITION H/79 LOTS 1 & 2 BLK 52	Improved
5. Orange County	09-22-29-0534-00-080	3010 Bess Lane	Orlando	BAY LAKE SHORES Y/91 LOTS 8 & 9 (LESS RD R/W)	Vacant
6. Orange County	10-22-28-0000-00-022	3605 N. Apopka Vineland Road	Orlando	W1/2 OF S1/2 OF S1/2 OF N1/2 OF NE1/4 OF SE1/4 (LESS N 30 FT & LESS W 30 FT FOR R/W) & (LESS R/W TAKING ON WEST) IN SEC 10-22-28	Vacant
7. Orange County	14-22-31-6539-12-090	2002 Bonneville Drive	Orlando	PALM LAKES ESTATES 5TH ADDITION U/85 LOT 9 BLK 102	Vacant
8. Orange County	15-21-28-1364-00-760	Short Street	Apopka	CLARKSVILLE P/104 LOTS 76 & 77 & 1/2 OF LOT 75	Vacant
9. Orange County	15-21-28-3280-00-782	1139 S Highland Avenue	Apopka	HACKNEY PROPERTY A/84 THE N 1/2 OF LOT 78	Vacant
10. Orange County	15-21-28-7532-00-130	202 E. 11th Street	Apopka	S A ROBINSON SECOND REVISION E/86 LOT 13	Vacant
11. Orange County	16-21-28-0000-00-235	W 17th Street	Apopka	W 30 FT & N 80 FT OF E 309 FT OF S1/2 OF SE1/4 OF NW1/4 OF SE1/4 (LESS N 80 FT OF E 215 FT OF S1/2 OF SE1/4 OF NW1/4 OF SE1/4) OF SEC 16-21-28	Vacant
12. Orange County	19-22-31-3883-00-090	802 Vista Palma Way	Orlando	THE ISLANDS PHASE 1 30/119 LOT 9 A	Vacant

EXHIBIT A INVENTORY LIST

13. Orange County	19-22-31-3883-00-085	803 Vista Palma Way	Orlando	THE ISLANDS PHASE 1 30/119 LOT 8 B (LESS COMM AT SW COR OF SEC 19-22-31 TH RUN N87-07-26E 1290.83 FT TO E LINE OS SW1/4 OF SW1/4 OF SEC TH N01-13-20W 40.01 FT TO N R/W LINE OF VALENCIA COLLEGE LN FOR POB TH S87-07-26W 74.31 FT TO POC CONCV NELY HAVING A RAD OF 25 FT A CHORD BEARING OF N54-27-35W A CENTRAL ANGLE OF 76-49-59 & AN ARC DIST OF 33.52 FT TO POC CONCV SLY HAVING A RAD OF 11519.16 FT A CHORD BEARING OF N86-44-26E A CENTRAL ANGLE OF 00-29-37 & AN ARC DIST OF 99.23 FT TH S01-13-20E 19.98 FT TO POB)	Vacant
14. Orange County	22-21-28-0000-00-025	1750 Old Apopka Road	Apopka	S 100 FT OF NW1/4 OF NW1/4 BETWEEN RDS (LESS W 225 FT MEASURED ON S) IN SEC 22-21-28	Vacant
15. Orange County	24-22-28-0595-01-080	1850 Kreidt Drive	Orlando	BEL AIRE WOODS 7TH ADDITION 3/129 LOT 108	Vacant
16. Orange County	25-22-28-6424-03-080	125 S John Street	Orlando	ORLO VISTA TERRACE N/95 LOT 8 BLK C	Vacant
17. Orange County	28-21-29-7460-01-010	2800 Pembroke Drive	Orlando	RIVERSIDE ACRES U/137 LOT 1 BLK A (LESS R/W ON E)	Vacant
18. Orange County	28-21-29-7460-02-010	2802 Drake Drive	Orlando	RIVERSIDE ACRES U/137 LOTS 1 & 29 BLK B (LESS E 19 FT FOR RD R/W)	Vacant
19. Orange County	28-21-29-7464-04-230	2803 Drake Drive	Orlando	RIVERSIDE ACRES FIRST ADDITION U/143 LOT 23 BLK D	Vacant
20. Orange County	34-22-29-6316-00-136	1408 S. Westmoreland Drive	Orlando	ORLANDO FARM & TRUCK CO SUB D/45 THE S 69 FT OF N 1/2 OF E 165 FT OF LOT 13 (LESS E 15 FT FOR R/W) SEE 4230/3195	Vacant

**EXHIBIT A
INVENTORY LIST**

21. Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-28-110	1050 22ND ST	Orlando	ANGEBILT ADDITION H/79 LOTS 11 & 12 BLK 28	Vacant
22. Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-28-130	2253 WOODS ST	Orlando	ANGEBILT ADDITION H/79 LOTS 13 & 14 BLK 28	Vacant
23. Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-33-110	2303 WOODS ST	Orlando	ANGEBILT ADDITION H/79 LOTS 11 & 12 BLK 33	Vacant
24. Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-33-132	2311 WOODS ST	Orlando	ANGEBILT ADDITION H/79 THE N 28 FT LOT 13 BLK 33	Vacant
25. Orange Blossom Trail Community Redevelopment Agency	03-23-29-0180-40-080	1018 24TH ST	Orlando	ANGEBILT ADDITION H/79 LOT 8 BLK 40	Vacant