

CITY OF PUNTA GORDA

ORDINANCE NO. _____-2025

**AN EMERGENCY ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF PUNTA GORDA, FLORIDA, ESTABLISHING A
FORMAL PROCESS FOR VESTED RIGHTS
DETERMINATIONS PURSUANT TO FLORIDA LAW AND
THE CITY'S LAND DEVELOPMENT REGULATIONS;
PROVIDING FOR PURPOSE, DEFINITIONS, PROCEDURES,
APPEALS, AND ENFORCEMENT; AND PROVIDING FOR
CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, the City of Punta Gorda is authorized pursuant to its home rule powers and Chapters 163 and 166, Florida Statutes, to enact regulations or ordinances that protect the health, safety, and welfare of its citizens;

WHEREAS, the City recognizes the importance of ensuring fairness in land use regulation and honoring property rights lawfully established under prior zoning, permitting, or other official actions; and

WHEREAS, it is necessary to establish a formal procedure through which property owners may seek recognition of vested development rights under common law or statutory principles.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE
CITY OF PUNTA GORDA, FLORIDA, THAT:**

1) The City Council hereby establishes a consistent, transparent, and equitable process for determining vested rights in real property, based on substantial reliance upon prior government action or applicable law, in accordance with the principles of due process and Florida law.

2) All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

3) If any section, subsection, clause, or provision of this ordinance is held invalid, the remainder shall not be affected.

4) This Ordinance shall take effect immediately upon adoption.

**ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida,
this 2nd day of July, 2025.**

Deborah Lux, Mayor

ATTESTED TO:

Sara Welch
Clerk of the City of Punta Gorda, Florida

Approved as to Form and Content

Steven S. Leskovich, J.D., Ed.D.
Interim City Attorney
FL Bar No. 0194840