



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, December 11, 2024 at 4:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE - City Attorney Thomas Trask**
- 3. ROLL CALL**
- 4. APPROVAL OF THE AGENDA**
- 5. PROCLAMATIONS - Mayor**
- 6. PRESENTATIONS (limited to 10 minutes each)**
- 7. PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial proceeding and can be entitled to present evidence at the hearing, including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director not less than five days prior to the hearing.

- 8. APPROVAL OF THE MINUTES**
 - A. 11-13-2024, BOC Regular Meeting Minutes**

B. 11-13-2024. BOC Regular Workshop Meeting Minutes

C. 11-20-2024, BOC Special Meeting Minutes

9. CONSENT AGENDA

Any member of the Board of Commissioners can ask to pull a consent item for separate discussion and vote.

10. PUBLIC HEARINGS

11. UNFINISHED BUSINESS

12. CONTRACTS/AGREEMENTS

13. NEW BUSINESS

A. Resolution 2024-08, Opt Out of Live Local Act

14. AGENDA SETTING

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners - 2025 BOC Meeting Schedule

B. City Attorney

C. City Clerk Report - December 2024

D. City Manager

16. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.



MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
NOVEMBER 13, 2024
4:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular meeting scheduled for 4:00 p.m. on November 13, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
David Tagliarini, Vice Mayor/Commissioner District 1
Ray Kerr, Commissioner District 2
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: None.

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 5:19 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

4. APPROVAL OF THE AGENDA

Commissioner Kerr motioned to approve the Agenda, as written. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

Commissioner Kerr "YES"

Vice Mayor Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

5. PROCLAMATIONS

There were no proclamations.

6. PRESENTATIONS

There were no presentations.

7. PUBLIC COMMENT

A gentleman (Dave Slosser, 494 Crystal Drive) who did not give his name and address for the record said he was in favor of waiving all storm-related permit fees, he would like a look back period of zero, and he would like the substantial damage costs to be separated from the substantial improvement costs. They should not be combining substantial costs to things such as code compliance that are really improvements because it eats up the 50% margin if you have the improvements in addition to the damage.

8. APPROVAL OF MINUTES

- A. 2024-09-11, BOC Regular Meeting Minutes**
- B. 2024-09-11, BOC Special Meeting Minutes**
- C. 2024-09-30, BOC Special Meeting Minutes**

Commissioner Kerr motioned to approve the meeting minutes as written. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

9. CONSENT AGENDA

10. PUBLIC HEARINGS

A. Ordinance 2024-21, Revising Definition of Substantial Improvement - 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2024-21 by title only:

ORDINANCE 2024-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REVISING SECTION 94-33 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) TO DELETE THE REQUIREMENT TO EVALUATE PREVIOUSLY ISSUED BUILDING PERMITS; AMENDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN SECTION 94-93 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) OF THE CODE OF ORDINANCES TO DELETE THE REPETITIVE FLOOD DAMAGE PROVISION AND THE ONE-YEAR LOOK BACK REQUIREMENT; REVISING SECTION 14-39 OF ARTICLE II (TECHNICAL CODES AND STANDARDS) OF CHAPTER 14 (BUILDINGS AND BUILDING REGULATIONS) OF THE CODE OF ORDINANCES TO DELETE SUBPARAGRAPH (D) REGARDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN THE FLORIDA BUILDING CODE; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened to public comment.

Dave Slosser, 494 Crystal Drive, said he was in favor of reducing the look back period to zero. It should be expanded to make it a date in the future of when they approve it. Start zero on that date. There were a lot of people who panicked into spending a lot of money on the demo and remediation. For example, SERVPRO charged around \$30,000 to remove things like drywall. That would be a substantial chunk for people to work with. A way to get around it would be to make the look back period zero on the effective date when the ordinance is approved.

Vice Mayor Tagliarini motioned to adopt Ordinance 2024-21, Revising Definition of Substantial Improvement, after 1st Reading and Public Hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

- Vice Mayor Tagliarini "YES"
- Commissioner Ghovae "YES"
- Commissioner Kerr "YES"
- Commissioner McGeehen "YES"

Mayor Brooks "YES"

The motion carried 5-0.

B. Ordinance 2024-22, Fees and Collection Procedure Manual – F.Y. 2025 Update #1 – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2024-22 by title only:

ORDINANCE 2024-22

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA; REPEALING ORDINANCE 2024-05; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read the changes discussed during the workshop, Packet Page 76:

- In Paragraph (1), add an asterisk "*" where it talks about the \$50.00 permit plan review deposit fee:
 - a. Value of \$2,499 or less.....\$50.00*
 - b. Value of \$2,500 or more.....25% of total permit value (minimum \$50)*
- In Paragraph 2, add an asterisk "*" where it talks about the \$50.00 expressed permit:
 - (2). EXPRESS Permit – issued same day (plus any additional applicable fees)... \$50.00*

The asterisk would refer to the language as follows:

"This fee shall be waived for all Hurricane Helen and Hurricane Milton. Permit fees for the work involving the interior and/or exterior, demolition, repairs, and/or new construction which includes both materials and labor and other related fees resulting from damage by both listed hurricanes until September 26, 2025."

They also revised the evaluation fee in Paragraph (3) to read as follows:

- "Valuation Fee: One Percent "1%" of the total project value which includes both materials and labor and other related fees. Zero Percent "0%" of the Total Project Value for all Hurricane Helen and Hurricane Milton permit fees for work involving the interior and/or exterior demolition, repairs, and/or new construction which includes both materials and labor and other related fees resulting from damage by both listed Hurricanes until September 26, 2025."

The City Attorney said those would be the only changes to the Fees and Collections Procedures Manual. Hopefully, he captured the language asked for at the work session. The motion to be made would need to include that language. He will have it type written for them to see at the second reading on November 20 in the strikeout and underlined format.

Mayor Brooks said they also talked about the Florida Surcharge Fee in Paragraph (4). It would be a minimum of \$4.00 because if they have zero-dollar fees, there would not be a percentage of the permit. They would waive that to the residents so there would be no fee for anything storm-related.

The City Attorney said he would add the asterisk to Paragraphs "1", "2", and "4."

Mayor Brooks opened to public comment. There were no public comments.

Commissioner McGeehen motioned to approve Ordinance 2024-22, Fees and Collection Procedure Manual – F.Y. 2025 Update #1, after 1st Reading and Public Hearing, to include the language the City Attorney read aloud. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner Ghovae	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

11. UNFINISHED BUSINESS

12. CONTRACTS/AGREEMENTS

A. FY 2024 Audit Engagement Letter – James Moore & Co.

Finance Director Andrew Laflin said, as discussed in the workshop, the item is to approve the FY 2024 Audit Engagement Letter. Audit 2025 is the last year of the contract extensions. They would need to issue an RFP for FY 2025 and beyond. The annual financial audit is a requirement for all local governments in the State of Florida.

Mayor Brooks opened to public comment. There were no public comments.

Commissioner Kerr motioned to approve FY 2024 Audit Engagement Letter from James Moore & Co. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
-------------------	-------

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

B. Amendments to Aclarian Consulting and Software Agreements

The City Manager said, as discussed in the workshop that this item is to approve amendments to their software and consulting agreement with Aclarian. The consulting agreement is a one-year extension for Aclarian to serve as the finance director and city treasurer. There are some slight increases. A five percent (5%) increase for the consultant agreement and a slight increase for the software from a per user agreement to a fixed rate.

Mayor Brooks opened to public comment. There were no public comments.

Vice Mayor Tagliarini motioned to approve the Amendments to Aclarian Consulting and Software Agreements, as presented. Commissioner McGeehan seconded the motion.

ROLL CALL:

Vice Mayor Tagliarini	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

C. Park Street Antique Center Lease for Public Works

The City Manager said the item is for a one-year renewal of the Lease agreement for the use of the property Park Street in St. Petersburg, FL that houses their sanitation, equipment, fleet, and mechanic operations. The increase is \$100 from \$3,100 to \$3,200 a month.

Commissioner McGeehen said it was fantastic that a lot of their equipment was saved during the hurricanes, which saved the City a lot of money.

Mayor Brooks opened to public comment. There were no public comments.

Commissioner Ghovae motioned to approve the Park Street Antique Center Lease for Public Works. Commissioner Kerr seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

D. JUCO Kickoff Classic Proposed Agreement

The City Manager said the item is a one-year agreement for a junior college softball agreement to host multiple games from multiple colleges, junior colleges, and universities to be played in Maderia Beach from January 24 to the 27th, 2025. The agreement stipulates the responsibility of both the City and the outside organization, Fastpitch Headquarters of Florida, Inc., to host the tournament at Madeira Beach. They are partnering with Visit St. Pete Clearwater, which is funding the costs for the maintenance of the fields.

Mayor Brooks opened to public comment. There were no public comments.

Commissioner Kerr motioned to approve the JUCO Kickoff Classic Agreement. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

E. Ford F-250 Crew Cab XL Purchase

The City Manager said the item is for the Recreation to purchase a Ford F-250 Crew Cab XL vehicle budgeted for in the current fiscal year for \$55,411.10. The purchase is through the Bradford County Sheriff's Office contract for vehicle purchases. The vehicle will primarily be used for special events and other areas and to assist other departments. It makes them more efficient in various recreational operations.

Vice Mayor Tagliarini said it was budgeted and will streamline the job.

Mayor Brooks opened to public comment. There were no public comments.

Commissioner Ghovae motioned to approve the purchase of a Ford F-250 Crew Cab XL. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

13. NEW BUSINESS

14. AGENDA SETTING

15. REPORTS/CORRESPONDENCE

- **Board of Commissioners – BOC Meeting Schedule (2024 and 2025)**

Commissioner Kerr said he would be attending the November 20th special meeting by Zoom, or he could leave a proxy for his vote. He asked for approval. The City Attorney said he did not need a vote because he could not leave a proxy. The items on the agenda only required a simple majority vote.

The City Manager reviewed the 2024 BOC Meeting Schedule. The Board could change the 2025 Meeting Schedule anytime at an upcoming meeting. There were no changes to the meeting schedules at this time.

- **City Attorney**
- **City Clerk's Report – November 2024 City Clerk's Report**

The City Clerk said the Election Notice for the Candidate Qualifying Period and the Candidate Packets have been posted on the City's website and advertised. Packets can be downloaded, or paper copies provided by request. Qualifying papers can be filed with the City Clerk beginning on November 18 but will not be date-stamped and accepted until the beginning of the qualifying period. She encouraged everyone to begin the petition process before the qualifying period starts because many residents are not able to live in their homes right now. Getting the 25 signatures needed in time to qualify could be difficult. She cannot accept any qualifying documents after the qualifying period ends at noon, on December 13. Everyone must be qualified by that time.

- **City Manager**

The City Manager thanked the Board for everything and continued support. He thanked the staff for working many hours. He said they would continue to do so. They have had great days, and there will be greater days ahead.

Mayor Brooks invited everyone to the community Beach Aid event on November 30. Thanksgiving dinner will be provided along with live music, bounce houses for the kids, football, and more. It will be a time for everyone to come together and be reminded of their wonderful community.

Commissioner Ghovae reminded everyone that tomorrow, Thursday, they will have the Area District Manager for SBA loans, "C.J." Castro, there from noon until 5:00 p.m. He is personable and very easy to work with, and he would be there to help anyone who needs their services and an SBA loan.

16. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:46 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk



MINUTES
BOARD OF COMMISSIONERS
REGULAR WORKSHOP MEETING
NOVEMBER 13, 2024
2:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 2:00 p.m. on November 13, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
David Tagliarini, Vice Mayor/Commissioner District 1
Ray Kerr, Commissioner District 2
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT:

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director, City Treasurer
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 2:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

Mayor Brooks added two items to the agenda for discussion:

- 1. Discussion on the Jetty removal at John's Pass.
- 2. Update on Hurricane Helene and Milton, and where we are with the planning and zoning.

3. PUBLIC COMMENT

There were no public comments.

4. COMMUNITY DEVELOPMENT

A. Post Storm Update and Jetty Update

The City Manager gave an update on Hurricane Helene and Milton debris removal. Public Works Director Megan Wepfer and the City Manager responded to questions and comments from the Board.

Vice Mayor Tagliarini asked about hazardous and paint removal. Public Works Director Megan Wepfer explained. The City Manager said 100% of the debris should be removed by the first or second week of December. A flyer will go out to remind everyone to have their debris out by the street by a certain date. They have 90 days to remove the debris for reimbursement by FEMA. Reports would be posted daily on the City's website.

Mayor Brooks opened to public comment. There were no public comments.

The City Manager gave an update on the Jetty removal. The Jetty was damaged and needed repair, and it has been removed. A lawsuit that was filed because someone was hurt due to sidewalk damage on the Jetty had been settled and paid for by the City and the County.

Mayor Brooks explained why she had added the two topics to the agenda for discussion. The City Manager said whether they repaired or removed it, it still needed to go through the permitting process. The Mayor said they should have gotten a professional opinion before doing anything. The Board should have made that decision on what to do.

Commissioner Ghovae agreed with the Mayor and said every project should be discussed by the Board and shared with the community. They should obtain a permit for every project and erect a silt screen around the construction area.

Commissioner Kerr said he saw in an email that the Jetty had been damaged but did not know it had been removed. The City Manager said they had removed the concrete sidewalk on top of the Jetty but not the rocks.

Commissioner Ghovae said he has pictures before and after Hurricane Helene.

Mayor Brooks said her point is that it would be very poor judgment not to bring something to the Board when it should have. The decision was made at the staff level when it should have come to the Board for a vote. She does not want to create turmoil between the City and the residents. This is the only platform for the five of them to talk about anything.

Mayor Brooks opened to public comment. There were no public comments.

Commissioner Kerr agreed that it should have come to the Board. They need to expedite the permit process.

Commissioner McGeehen agreed it should have come to the Board. When discussing as a team, it shows unity.

Commissioner Ghovae said he hoped that the decision made would not come back to look bad on them.

Community Development Engineer Marci Forbes gave an update on the process they are doing to assess property damage and how they deem them to be demolished. This will be the first week of notifying the residents with substantial damage. There will be properties that will be moved out of those determinations through the process. The permit fees are waived.

Ms. Forbes responded to questions and comments from the Board. The goal is to have the best possible update by this Friday for people. They will provide that information to the Board.

Commissioner McGeehan asked that they provide the information along with step-by-step instructions to get a permit, with the most important being the first.

Commissioner Ghovae said they need to help people get back into their homes and businesses quickly; that is the first priority. Being that they are dealing with a mass of people, perhaps they could be creative. He suggested they have professionals to help with that. It is unfair to a resident to have to stay away from their home longer because the City does not have the manpower or what it takes to get them into their homes quickly. Ms. Forbes said it is a driving force for her. They have asked for additional support, including inspectors. She is constantly trying to figure out what to do.

The City Manager said they must keep in mind they have to follow FEMA rules. Ms. Forbes explained the process and the others involved in it. They are reviewing the data points as part of the assessment process. The City Manager explained what FEMA is doing as part of the public assistance, which is separate from what the City is discussing.

Commissioner Kerr asked about the risk and what it looks like if someone does not get the required permits. Ms. Forbes said it would be a huge risk and explained that they would have to go after the property owner to the fullest extent. FEMA would expect the City to sue the homeowner and take their home down. The City needs to be the front-line defense for that. She would not want to sue someone unless they had to. They are trying to get people back into their homes.

Mayor Brooks asked that since they only have one building official could they get SAFEbuilt to help. The City Manager said yes. Ms. Forbes said they could also utilize their continuing engineering services contract and recreation staff.

Mayor Brooks opened to public comment.

Bob Bello, 13301 Gulf Lane, suggested they post videos to help people fill out permits. Ms. Forbes said, according to Florida Statutes, if a homeowner pulls their permit, they cannot sell or lease the property for a year. Mr. Bello said that information and any other helpful information would need to be included to help people know how to get back into their homes.

Mayor Brooks said they are putting out a package of information to the residents to help them with the permitting process. Ms. Forbes said they are working to catch things early in the process.

B. Ordinance 2024-21, Revising Definition of Substantial Improvement

The City Attorney read the ordinance by title only:

ORDINANCE 2024-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REVISING SECTION 94-33 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) TO DELETE THE REQUIREMENT TO EVALUATE PREVIOUSLY ISSUED BUILDING PERMITS; AMENDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN SECTION 94-93 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) OF THE CODE OF ORDINANCES TO DELETE THE REPETITIVE FLOOD DAMAGE PROVISION AND THE ONE-YEAR LOOK BACK REQUIREMENT; REVISING SECTION 14-39 OF ARTICLE II (TECHNICAL CODES AND STANDARDS) OF CHAPTER 14 (BUILDINGS AND BUILDING REGULATIONS) OF THE CODE OF ORDINANCES TO DELETE SUBPARAGRAPH (D) REGARDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN THE FLORIDA BUILDING CODE; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Engineer Marci Forbes explained the ordinance. It would update the references to substantial damage and substantial improvement to remove the one-year lookback requirement. Removing the one-year look back requirement would mean that the FEMA 50% Rule would be used for each individual renovation or repair project. It would not impact the Community Rating System Class Rating.

Mayor Brooks opened to public comment. There were no public comments.

The consensus of the Board was to move forward with the ordinance.

C. Madeira Beach Master Plan Update

Representatives of Kimley-Horne showed PowerPoint slides and gave an update on the Master Plan project. They welcomed feedback from everyone and responded to questions and comments by the Board.

Commissioner Kerr suggested waiting to schedule a public meeting after the Holidays due to the state of the City.

Commissioner Ghovae said they must deal with FDOT and asked if they had any plans in mind to vacate certain rights-of-way and how they would deal with that. Kimley-Horn said there would be continuous conversations with FDOT. Any state rights-of-way would be a conversation between the City and the state.

Mayor Brooks opened to public comment. There were no public comments.

Mayor Brooks said it would be a great time to build a bike path or walkway on the beach.

D. Madeira Beach Proportionate-Share Development Fee

The City Manager said the proportionate-share development fee was established by ordinance. To change it would be by ordinance. Mr. Andrew Moris said they would need a comprehensive plan amendment, which would be a lengthy process.

Mayor Brooks said she does not favor doing away with commercial or residential impact fees. If they take it away, the only fee would be to benefit the building department. Impact fees only affect a few but benefit everyone. The building fees only affect the building department. They depend on it. The packet has an item to reduce the permitting fees from 2% to 1%.

Commissioner Ghovae said Pinellas County does not charge impact fees for existing dwelling units. Would it come directly to the City if they charge impact fees for square footage? Mayor Brooks said they dictate where it can be spent, but there is a broader opportunity to be spent on the residents.

Commissioner Kerr said he was totally against the impact fees. It was his understanding that the whole idea of implementing it was so that when a new condominium or hotel was built, it would cover the cost of the services brought to the City as a one-time fee. Funding these services, which the fees pay for, would burden a few citizens but not be a burden to the City. They should do away with it and find another funding source. They cannot have a bed tax, but other fees could be implemented to benefit them more. The impact fee failed because it was developed to cover the impacts. It is on the back of the residents. There should be another source of revenue. Mr. Morris explained how the residents could rebuild without the impact. Commissioner Kerr said there are many reasons someone would want to build bigger. It would still be a single-family home.

Commissioner Tagliarini agreed that if someone wants to enlarge, it is still a single-family dwelling. They could redefine impact to make it a little more precise. Commissioner Kerr said they were told in the Planning Commission that they could not separate Commercial and residential. It was not until passed that Mr. Jerry Murphy said they could have done it a little differently.

Commissioner Ghovae said it is only a one-time impact fee. Mayor Brooks said there is an impact on a resident enlarging their home. If the Board would like to change it, it would require a study and written to make that change. It could take one year to do that. Currently, people will need to pay.

The City Attorney said they do not have to charge the impact fee, but changing it would require a cost to change the data. To remove it from the Code would require a comprehensive plan amendment. Commissioner Kerr said Mr. Murphy was to provide them with a quote about six months ago. Mr. Morris noted Mr. Murphy did provide an estimate. They provided a full update on all the elements of the comprehensive plan.

Mayor Brooks opened to public comment.

A person in the audience asked if the fees could be waived because of the storm this year.

Bob Bello, 13301 Gulf Lane, suggested looking to redefine things and maybe looking at what other cities are charging.

Sarah Nichols, 522 Johns Pass Avenue, said that no matter what they do, the effective square footage would increase if the home were elevated. It would increase without even trying to increase it.

Ms. Forbes said the quote that Jerry sent was \$30,000.

Vice Mayor Tagliarini asked if the impact fee could be waived for construction that is needed because of the storms. He asked for clarification if unairconditioned space would not count in impact fees. Mr. Morris confirmed that Madeira Beach does not include unairconditioned space in impact fees; they look at the square footage of heated and cooled conditioned space.

Mayor Brooks asked if they could waive the impact fees without changing it. The City Attorney had said he would not suggest waving the impact fees. It needs to go through the correct process.

Commissioner Kerr said it was voted on under false pretense. They were told that if they do it for commercial purposes and for condos, it must be done for residential purposes.

5. FINANCE

A. FY 2024 Audit Engagement Letter – James Moore & Co.

Finance Director Consultant Andrew Laflin explained the item. He recommended the approval of the Audit Engagement Letter.

Mayor Brooks opened to public comment. There were no public comments.

The consensus of the Board was to move forward with it.

B. Presentation of FY 2024 Budget vs Actual Analysis & FY 2025 Revenue Loss Projections

Mr. Laflin explained the item and gave a budget vs. actual comparison and potential revenue loss in FY 2025 due to Hurricane Helene and Hurricane Milton. The City Manager said they are trying to be realistic. The projections could be lesser. The property appraiser could reassess the properties based on both storms.

Mr. Laflin said he is not concerned about covering the general operating expenses, but they might have to delay certain projects due to revenue loss.

Commissioner Kerr asked if there was an opportunity to recover any revenue loss. Mr. Laflin explained no.

Mayor Brooks opened to public comment. There were no public comments.

C. Ordinance 2024-22, Fees & Collection Procedure Manual – FY 2025 Update #1

The City Attorney read the ordinance by title only:

ORDINANCE 2024-22

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA; REPEALING ORDINANCE 2024-05; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney reviewed the item.

Vice Mayor Tagliarini asked for confirmation that the ordinance would lower the permit fees from 2% to 1% and zero for catastrophe-related construction for 180 days. The City Attorney confirmed it and said it would be 180 days from the second reading. The City Manager suggested making it 270 days or a full year. The City Attorney suggested making it a certain date and providing the actual language of how the ordinance would read at the next regular meeting.

Mayor Brooks opened to public comment.

A person in the audience asked if there was a way to separate a request for a regular building permit from a storm-related permit. The City Manager said the storm is identified on the permit request.

David Slosser, 494 Crystal Drive, asked if they would still pay the \$50 for a storm-related permit fee. The City Manager said the Board could suspend that. The Mayor said she thought they would be waiving all fees.

A person in the audience asked the number of permits issued thus far. The City Manager said there were hundreds of permits for demos. The substantial damage letters will go out hopefully next week. There are 1,700 residential structures in Madeira Beach, and 1,400 were identified as having major damage from both storms.

Robert Stadlman, 14109 West Parsley Dr., said he agrees with waiving the fees for one year, but he wanted to make sure he would still be covered if it was a lengthy process. The City Manager said it could be revisited and the time extended.

The consensus of the Board was to move forward with it and set the date to one year from the date of the hurricane.

D. Amendments to Aclarian Consulting and Software Agreements

The City Manager said the Agreement is to renew the annual Aclarian Consulting Agreement and the annual Software Agreement for one year. The software meets all the financial requirements they need to do. They are in compliance with all the generally accepted accounting and what their auditors review when there. Staff is recommending continuance of both Agreements. There is a slight increase of 5% in the consulting agreement as listed in the agenda packet and on the screen. It is the fourth year having the Agreement.

Mayor Brooks said in the Agreement that they had a standard user access fee of \$55 per user. The users range anywhere from 40 to 50. The change is to give them a fixed subscription fee of \$38,000, which is quite an increase in what they pay currently depending on the number of users. Currently, it is \$55,000 per user. With 40 users, it would be \$79.16 per user, 45 users would be \$70.37 per user, and 50 users would be \$63.33 per user. She asked what was generating the change from paying per user to an annual fee that gives them an increase.

Director Laflin explained that it gives the City the flexibility not to manage users and not worry about users coming in and out. It would have unlimited users and potentially expand its use. Some users would only utilize certain components, which would not be a concern. It also simplifies the costs. The component had a fixed cost for just the use of the production environment. There has also been a slight increase in his finance director services. The main point was about user management and not worrying about users coming in and out.

Mayor Brooks said if they had 40 or 50 users, they probably would not have added users because of the fee associated with it to keep the fees down. If going under a flat fee, could the departments utilize additional employees to do the work in Aclarian instead of just one contact in that department or in that space using it? All five commission members could use it, not just one. Mr. Laflin said it was quite possible, not only today but in the future. There are features that Aclarian is adding that might bring on more users. They are developing a policies and procedures module to consolidate policy procedures from all different aspects of the City. For example, they would have users that would provide that data they could post online so employees could access it. That would be in the future based on additional features that may come out that could spark additional usage by City employees.

The consensus was to move forward.

Mayor Brooks opened to public comment. There were no public comments.

6. PUBLIC WORKS

A. Park Street Antique Center Lease for Public Works

The City Manager said the item is for a renewal of the Lease for one year to store equipment, sanitation, and vehicles, and the mechanic to do the repair work on the property at the Park Street address.

Public Works Director Megan Wepfer said they are fortunate to lease the property because a lot of their equipment did not flood. The rent will be an additional \$100 monthly, from \$3,100 to \$3,200 monthly.

The City Attorney said they would not be entering into a new lease. It is exercising an option to renew, which is included in the Lease executed last year. They would have the City Manager send a letter to the landlord saying we exercise the option. It would not require signing a new lease.

Commissioner Kerr asked how long the City had been using the property. The City Attorney said it was over ten years. Director Wepfer said the Lease increases by \$100 per month annually. The plan is to build, but they do not know the plan moving forward. They would still have to lease the property for the garbage trucks.

The consensus was to move forward.

Mayor Brooks opened to public comment. There were no public comments.

7. RECREATION

A. For F-250 Crew Cab XL Purchase

Recreation Director Jay Hatch said the item is to purchase a Ford F-250 Crew Cab XL truck \$55,411.10 that was budgeted for in the current fiscal year to be used for all the special events primarily. The purchase is through the Bradford County Sheriff's Office contract for vehicle purchases. It will make the job more streamlined by having the extra vehicle.

The consensus was to move forward.

Mayor Brooks opened to public comment. There were no public comments.

B. JUCO Kickoff Classic Proposed Agreement

Mayor Brooks opened to public comment.

Director Hatch said the item is for an agreement for the JUCO Kickoff Classic, a junior college collegiate softball tournament. The contract is very similar to the one previously approved. The event is in the last week of January and will bring top junior college softball organizations to compete in Madeira Beach. They hope to bring the event to Madeira Beach every year in January.

The consensus was to move forward.

Mayor Brooks opened to public comment. There were no public comments.

8. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:05 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk



MINUTES

BOARD OF COMMISSIONERS SPECIAL MEETING NOVEMBER 20, 2024 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a special meeting at 6:00 p.m. on November 20, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
David Tagliarini, Vice Mayor/Commissioner District 1
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: Ray Kerr, Commissioner District 2

CHARTER OFFICERS PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer
Nancy Meyer, Trask Daigneault, LLP

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 6:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. Commissioner Kerr was absent.

3. PUBLIC COMMENT

Chuck Dillon, 529 Lillian Drive, said he would like the Board to address banning wood mulch because it clogs the drains and to limit the time that RVs can stay in a resident's yard.

4. PUBLIC HEARINGS

A. Ordinance 2024-21, Revising Definition of Substantial Improvement – 2nd Reading & Public Hearing

Attorney Nancy Meyer read Ordinance 2024-21 by title only.

ORDINANCE 2024-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REVISING SECTION 94-33 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) TO DELETE THE REQUIREMENT TO EVALUATE PREVIOUSLY ISSUED BUILDING PERMITS; AMENDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN SECTION 94-93 OF DIVISION 9 (GENERAL) OF CHAPTER 94 (FLOODPLAIN MANAGEMENT) OF THE CODE OF ORDINANCES TO DELETE THE REPETITIVE FLOOD DAMAGE PROVISION AND THE ONE-YEAR LOOK BACK REQUIREMENT; REVISING SECTION 14-39 OF ARTICLE II (TECHNICAL CODES AND STANDARDS) OF CHAPTER 14 (BUILDINGS AND BUILDING REGULATIONS) OF THE CODE OF ORDINANCES TO DELETE SUBPARAGRAPH (D) REGARDING THE DEFINITIONS OF SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT IN THE FLORIDA BUILDING CODE; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened to public comment. There were no public comments.

There were no Board comments.

Commissioner Ghovae motioned to adopt Ordinance 2024-21, Revising Definition of Substantial Improvement, after second reading. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Ordinance 2024-22, Fees & Collection Procedure Manual – FY 2025 Update #1 – 2nd Reading & Public Hearing

ORDINANCE 2024-22

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA; REPEALING ORDINANCE 2024-05; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened to public comment. There were no public comments.

There were no Board Comments.

Vice Mayor Tagliarini motioned to adopt Ordinance 2024-22, Fees & Collection Procedure Manual – FY 2025 Update #1, after second reading. Commissioner McGeehen seconded the motion.

ROLL CALL:

Vice Mayor Tagliarini	“YES”
Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

CLOSING COMMENTS

Mayor Brooks asked to add to the December workshop meeting the two comments from public comment: Banning of wood mulch and limitations on RVs. The Board consented.

Commissioner Ghovae said next year that they would be hurting for tax dollars and asked if they could discuss it at the December workshop to see what they can do, not only to facilitate the residents to move into their homes as quickly as possible and also the businesses to move back in. he would love to look into the future in the next two years and see how the negative tax dollars could affect the City.

Mayor Brooks said they could have an update on where they are at the December workshop permitting, getting percentages of houses in terms of where they are in building back or tear downs. That would give enough time for the planning and building departments to provide information for them to discuss. They would not have a clear view of the financial side until next year. The City Manager said there is another update on the hurricanes and a financial update on the agenda. They provided that last week at the workshop to show the revenue impacts for Fiscal Year 2025. They will also give an update for Fiscal Year 2026.

Commissioner Ghovae reiterated to the residents and business owners that they care and want them to move back in as quickly as possible. Staff are making every effort to issue as many permits as possible.

Mayor Brooks clarified that there has been a little misunderstanding about what staff are doing. The staff in the building department and the planning department work six days a week, Monday through Saturday. They have brought staff in from departments that are not functioning properly because of the flood damage. They are utilized mainly in the building department and the planning

department. The permit department offers, in addition to their six days a week, face-to-face meeting for people who need assistance filing demo permits. When people see a post on social media about the permitting department hours, that is in addition to the six days a week they are working, Monday through Saturday. They also provide two staff members to sit out and work with people who need assistance with building permits or have general questions. She does not see that changing but sees it flowing into more assistance once they get to the rebuild phase. People have already submitted for interior rebuilds. In December, Marci can provide how many substantial letters have gone out, how many were complete tear-downs, and how people will rebuild. That information will give them a financial snap look at how the City is affected. They will know how many houses they are thinking about tearing down as of December. That information will continue to change as the situation continues. There are over 1,700 properties affected in Madeira Beach. Those include single-family homes, duplexes, triplexes, condominiums, and apartment buildings. She is in the City all the time and has not seen a staff member who is not working hard and long hours to help the residents go home. The community must understand that. Nobody is just sitting around.

Commissioner Ghovae said that is commendable. They see staff working around the clock. He asked if they could engage licensed professionals such as an electrician, who can help in certain aspects of reconstruction. They could depend on those professionals in their fields to sign off on things such as power, drywall, or whatever.

Mayor Brooks said the discussion she understands is that they do not currently need that. It is the property owner's responsibility to hire those licensed professionals. Once the build-back permit is issued, the City building inspector does the inspections depending on the work done to move the work to the next phase. The building official currently does not have an issue carrying that load. As things move along, things get busier. If there is a need for additional building inspectors, the City will get them. Staff are aware that help is available and where it will come from. Marci has that area under control, and if she sees the need for additional staff, she will ask for it. The City Manager said they cannot hire professionals to assist property owners.

Mayor Brooks said they must follow the proper process and FEMA's guidelines, and there is punishment for everyone for not doing so, including the property owners. Staff are leading the community down the path where there will be no issues at the end of the rebuild. She would not want someone not to follow the proper procedures, spend money rebuilding, and be told by FEMA they must tear it down.

Commissioner Ghovae asked what would happen if somebody had a house damaged by the hurricane, and the City was backed up and did not have the manpower needed to issue the permits quickly. The City Manager said they have sought assistance through the Pinellas County Emergency Operation Center but have yet to receive it. The initial request was made on October 2. Permits are issued as quickly as possible. It does not help hiring a licensed professional. They need individuals that are familiar with the building permit process. Now that the property owners receive their substantial damage or improvement letter, the work begins, and inspections are called in. The inspections are being done to help people get back into their homes and/or businesses.

Commissioner McGeehen said the City staff is doing an excellent job. That includes everyone and the Board of Commissioners. Citizens have brought their concerns regarding communication and individual inspections to him. They have done everything they were told to do; they have their permits and are ready to get back into their homes. Is it possible for someone to call and give them a timeline for when the inspections will be made? Communication will help them in that regard. Ms. Forbes said that, as of today, the team is actively inputting substantial damage estimates for properties they have inspected through October 30. Once the data is entered, it is QC'd. Those are being done in order of the demo permits they did and the inspection requests. They are trying to do them in order of first in and out. They combine the work done by Title Basis, which canvasses the City and QCs' results. As of Monday, they got QC data from them for about 50 properties. The City's team has done substantial damage assessments for a little over 150 properties. Today, they are trying to look at substantial damage from properties that were visited on the 30th. She is trying to put a timeline together so people will know what to expect and when.

Commissioner McGeehen said they talked about bringing in county inspectors. The City Manager said they have requested additional assistance but have not received it. The inspections are now being done based on permits obtained to rebuild their property. They are not doing any inspections now for anyone who has been removing damage from the storm. They allow people to take photos of the work and upload them into the software. Once they receive their letter informing them of substantial damage or substantial improvement, they can proceed with the rebuild or repair. They still need to get a permit to do that work. It will be reviewed quickly so the work can begin. As the work progressed, they received calls for inspections for work that was in progress and had been completed, etc.

Commissioner McGeehen said people have told him they have problems with looting and illegal dumping and asked if the police presence has been increased. The City Manager explained that the police are patrolling and have made arrests for certain things. Thirty-six properties appear abandoned. They have contacted them about securing their property. Those properties are empty, and there is nothing in them to steal. They have had problems with people trying to break into homes and have been arrested. People are encouraged to call 911 if they see illegal activity. Their deputies are not that busy because the call volume has drastically reduced after the storms. So, they are ready, willing, and able to go out, but they are patrolling. He has observed people taking items from the curb at night. He does not know why they would want to do that. It has been sitting, is nasty, and smelly. That is not considered stealing anything if it is at the curb.

5. ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT



MEMORANDUM

Item 13A.

TO: Board of Commissioners
FROM: Robin I. Gomez, City Manager
DATE: December 11, 2024
RE: RESOLUTION 2024-08, Opt Out of Live Local Act

Background

The City of Madeira Beach is requesting the City Commission to approve Resolution 2024-08, formally opting out of the Live Local Act adopted by the 2023 Florida Legislature.

Discussion

The Florida Live Local Act created a new affordable housing property tax exemption (called the “missing middle” property tax exemption or “Multifamily Middle Market” exemption) that provides two different tiers of exemptions for developments that have 71 or more affordable units to households that earn up to 120% of the Area Median Income (AMI). Units within an eligible development that serve households between 80-120% AMI can receive a 75% property tax exemption and units that serve households below 80% AMI can receive a 100% property tax exemption. The 2024 Legislative Session’s tax package (House Bill 7073) newly grants taxing authorities the ability to opt out from providing the 80-120% AMI “missing middle” property tax exemption to developments within their jurisdiction that would otherwise qualify.

Unfortunately, the law as adopted lacks provisions to ensure builders pass the savings on to their renters, while also allowing developers/companies to charge rents as high as 90% of the market value. Additionally, the city would also have to cover any deficit in tax funds and impact fees due to the tax exemptions

To be eligible for this opt out, taxing authorities would be required to meet certain statistical and administrative requirements include the following:

- The taxing authority must be in a county in which the number of affordable and available units for households at or below 120% AMI is greater than the number of households at that income level, as determined by the most recent Shimberg Center for Housing Studies Annual Report.
- An ordinance or resolution to opt out from providing the property tax exemption must be approved by a two-thirds vote of the local governing body.

- The ordinance or resolution must be renewed annually by January 1.
- Any properties within an opting out jurisdiction that were previously approved for the property tax exemption would be allowed to continue to benefit from the exemption.

The City of Madeira Beach, situated within a large county with a population of 850,000 or more, meets the statistical and administrative requirements and wishes to opt out from providing the 80-120% AMI missing middle property tax exemption as afforded by House Bill 7073.

By opting out of the exemption the City would retain the tax dollars generated from any development of affordable housing in the City.

Fiscal Impact

None

Attachments

Resolution 2024-08

F.S.S 196.1978 - Affordable Housing Property Exemption

Florida Housing Coalition Legislation Summary

Shimberg Annual Report

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, OPTING OUT OF PROVIDING THE 80-120% AMI “MISSING MIDDLE” PROPERTY TAX EXEMPTION TO DEVELOPMENTS THAT WOULD OTHERWISE QUALIFY PURSUANT TO HOUSE BILL 7073; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the Live Local Act created a new affordable housing property tax exemption (called the “missing middle” property tax exemption or “Multifamily Middle Market” exemption) that provides two different tiers of exemptions for developments that have 71 or more affordable units to households that earn up to 120% of the Area Median Income (AMI); and

WHEREAS, units within an eligible development that serve households between 80-120% AMI can receive a 75% property tax exemption and units that serve households below 80% AMI can receive a 100% property tax exemption; and

WHEREAS, the 2024 Legislative Session’s tax package (House Bill 7073) newly grants taxing authorities the ability to opt out from providing the 80-120% AMI “missing middle” property tax exemption to developments within their jurisdiction that would otherwise qualify; and

WHEREAS, to be eligible for this opt out, taxing authorities would be required to meet certain statistical and administrative requirements. Conditions that must be met for a taxing authority to opt out from providing the 80-120% AMI missing middle property tax exemption include the following:

- The taxing authority must be in a county in which the number of affordable and available units for households at or below 120% AMI is greater than the number of households at that income level, as determined by the most recent Shimberg Center for Housing Studies Annual Report.
- An ordinance or resolution to opt out from providing the property tax exemption must be approved by a two-thirds vote of the local governing body.
- The ordinance or resolution must be renewed annually by January 1.
- Any properties within an opting out jurisdiction that were previously approved for the property tax exemption would be allowed to continue to benefit from the exemption.

WHEREAS, to help forecast the possible use of this new opt-out policy throughout the state, charts recently published by the Shimberg Center for Housing Studies Annual

Report provide a breakdown of counties in which taxing authorities would or would not be eligible to pursue the opt out; and

WHEREAS, the counties are grouped according to size designations that are determined by the Shimberg Center to gauge need and are also used by the Florida Housing Finance Corporation to determine how to statewide affordable housing funding resources are allocated. Large counties have populations of 850,000 or more, medium-sized counties have a population between 100,001-824,999, and small counties populations of 100,000 or less; and

WHEREAS, the City of Madeira Beach, situated within a large county with a population of 850,000 or more, meets the statistical and administrative requirements and wishes to opt out from providing the 80-120% AMI missing middle property tax exemption as afforded by House Bill 7073.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the City of Madeira Beach, as afforded by House Bill 7073, hereby opts out from providing the 80-120% AMI missing middle property tax exemption to developments that would otherwise qualify.

Section 2. That this Resolution shall become effective on January 1, 2025.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 2024.

Ann-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

7809

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RESOLUTION 2024-08 was published in said newspaper by print in the issues of 11/13/24, 11/20/24, 11/27/24, 12/04/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

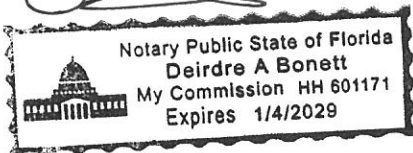
Signature of Affiant _____

Sworn to and subscribed before me this **12/04/2024**

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____



LEGAL NOTICE

NOTICE OF CITY OF MADEIRA BEACH'S PROPOSED ELECTION TO NOT EXEMPT AFFORDABLE HOUSING PROPERTY

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter, and Florida Statute § 196.1978(3)(o)5. and 50.011(1).

NOTICE IS HEREBY GIVEN, that the Board of Commissioners of the City of Madeira Beach will consider the adoption of proposed Resolution 2024-08 on Wednesday, December 11, 2024, at 4:00 p.m. The meeting will be held in the Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708. The title of said Resolution is as follows:

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, OPTING OUT OF PROVIDING THE 80-120% AMI "MISSING MIDDLE" PROPERTY TAX EXEMPTION TO DEVELOPMENTS THAT WOULD OTHERWISE QUALIFY PURSUANT TO HOUSE BILL 7073; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Interested parties may appear at the meeting and be heard with respect to the proposed Resolution. A copy of the proposed Resolution is available for inspection in the City Clerk's Office between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding the proposed Resolution, please contact City Manager Robin Gomez at (727) 580-8014 or email: rgomez@madeirabeachfl.gov.

The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's website.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to the adoption of the proposed Resolution at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's office no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

11/13, 11/20, 11/27 and 12/04/24

7809-1

196.1978. Affordable housing property exemption, FL ST § 196.1978

West's Florida Statutes Annotated

Title XIV. Taxation and Finance (Chapters 192-221) (Refs & Annos)

Chapter 196. Exemption (Refs & Annos)

West's F.S.A. § 196.1978

196.1978. Affordable housing property exemption

Effective: July 1, 2024

Currentness

(1)(a) Property used to provide affordable housing to eligible persons as defined by [s. 159.603](#) and natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in [s. 420.0004](#), which is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under [s. 501\(c\)\(3\) of the Internal Revenue Code](#) and in compliance with [Rev. Proc. 96-32, 1996-1 C.B. 717](#), is considered property owned by an exempt entity and used for a charitable purpose, and those portions of the affordable housing property that provide housing to natural persons or families classified as extremely low income, very low income, low income, or moderate income under [s. 420.0004](#) are exempt from ad valorem taxation to the extent authorized under [s. 196.196](#). All property identified in this subsection must comply with the criteria provided under [s. 196.195](#) for determining exempt status and applied by property appraisers on an annual basis. The Legislature intends that any property owned by a limited liability company which is disregarded as an entity for federal income tax purposes pursuant to [Treasury Regulation 301.7701-3\(b\)\(1\)\(ii\)](#) be treated as owned by its sole member. If the sole member of the limited liability company that owns the property is also a limited liability company that is disregarded as an entity for federal income tax purposes pursuant to [Treasury Regulation 301.7701-3\(b\)\(1\)\(ii\)](#), the Legislature intends that the property be treated as owned by the sole member of the limited liability company that owns the limited liability company that owns the property. Units that are vacant and units that are occupied by natural persons or families whose income no longer meets the income limits of this subsection, but whose income met those income limits at the time they became tenants, shall be treated as portions of the affordable housing property exempt under this subsection if a recorded land use restriction agreement in favor of the Florida Housing Finance Corporation or any other governmental or quasi-governmental jurisdiction requires that all residential units within the property be used in a manner that qualifies for the exemption under this subsection and if the units are being offered for rent.

(b) Land that is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under [s. 501\(c\)\(3\) of the Internal Revenue Code](#) and in compliance with [Rev. Proc. 96-32, 1996-1 C.B. 717](#), and is leased for a minimum of 99 years for the purpose of, and is predominantly used for, providing housing to natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in [s. 420.0004](#) is exempt from ad valorem taxation. For purposes of this paragraph, land is predominantly used for qualifying purposes if the square footage of the improvements on the land used to provide qualifying housing is greater than 50 percent of the square footage of all improvements on the land. This paragraph first applies to the 2024 tax roll and is repealed December 31, 2059.

(2)(a) Notwithstanding [ss. 196.195](#) and [196.196](#), property in a multifamily project that meets the requirements of this subsection is considered property used for a charitable purpose and is exempt from ad valorem tax beginning with the January 1 assessment after the 15th completed year from the earliest of:

196.1978. Affordable housing property exemption, FL ST § 196.1978

1. The effective date of the recorded agreement on those portions of the affordable housing property that provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#);
2. The first day of the first taxable year in which the property was placed in service as an affordable housing property that provides housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#); or
3. The date the property received a certificate of occupancy or a certificate of substantial completion, as applicable, allowing the property to be used as an affordable housing property that provides housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#).

(b) The multifamily project must:

1. Contain more than 70 units that are used to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#); and
2. Be subject to an agreement with the Florida Housing Finance Corporation recorded in the official records of the county in which the property is located to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#).

This exemption terminates if the property no longer serves extremely-low-income, very-low-income, or low-income persons pursuant to the recorded agreement.

(c) To receive the exemption under paragraph (a), a qualified applicant must submit an application to the county property appraiser by March 1.

(d) The property appraiser shall apply the exemption to those portions of the affordable housing property that provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#) before certifying the tax roll to the tax collector.

<Subsection (3) is repealed by its own terms on December 31, 2059, unless reviewed and saved from repealed by the Legislature.>

196.1978. Affordable housing property exemption, FL ST § 196.1978

(3)(a) As used in this subsection, the term:

1. “Corporation” means the Florida Housing Finance Corporation.
2. “Newly constructed” means an improvement to real property which was substantially completed within 5 years before the date of an applicant’s first submission of a request for a certification notice pursuant to this subsection.
3. “Substantially completed” has the same meaning as in [s. 192.042\(1\)](#).

(b) Notwithstanding [ss. 196.195](#) and [196.196](#), portions of property in a multifamily project are considered property used for a charitable purpose and are eligible to receive an ad valorem property tax exemption if such portions meet all of the following conditions:

1. Provide affordable housing to natural persons or families meeting the income limitations provided in paragraph (d).
2. a. Are within a newly constructed multifamily project that contains more than 70 units dedicated to housing natural persons or families meeting the income limitations provided in paragraph (d); or

b. Are within a newly constructed multifamily project in an area of critical state concern, as designated by [s. 380.0552](#) or chapter 28-36, Florida Administrative Code, which contains more than 10 units dedicated to housing natural persons or families meeting the income limitations provided in paragraph (d).
3. Are rented for an amount that does not exceed the amount as specified by the most recent multifamily rental programs income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of paragraph (l), whichever is less.

(c) If a unit that in the previous year received the exemption under this subsection and was occupied by a tenant is vacant on January 1, the vacant unit is eligible for the exemption if the use of the unit is restricted to providing affordable housing that would otherwise meet the requirements of this subsection and a reasonable effort is made to lease the unit to eligible persons or families.

(d) 1. The property appraiser shall exempt:

196.1978. Affordable housing property exemption, FL ST § 196.1978

a. Seventy-five percent of the assessed value of the units in multifamily projects that meet the requirements of this subsection and are used to house natural persons or families whose annual household income is greater than 80 percent but not more than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides; and

b. From ad valorem property taxes the units in multifamily projects that meet the requirements of this subsection and are used to house natural persons or families whose annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

2. When determining the value of a unit for purposes of applying an exemption pursuant to this paragraph, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to such unit.

(e) To be eligible to receive an exemption under this subsection, a property owner must submit an application on a form prescribed by the department by March 1 for the exemption, accompanied by a certification notice from the corporation to the property appraiser. The property appraiser shall review the application and determine whether the applicant meets all of the requirements of this subsection and is entitled to an exemption. A property appraiser may request and review additional information necessary to make such determination. A property appraiser may grant an exemption only for a property for which the corporation has issued a certification notice and which the property appraiser determines is entitled to an exemption.

(f) To receive a certification notice, a property owner must submit a request to the corporation on a form provided by the corporation which includes all of the following:

1. The most recently completed rental market study meeting the requirements of paragraph (l).

2. A list of the units for which the property owner seeks an exemption.

3. The rent amount received by the property owner for each unit for which the property owner seeks an exemption. If a unit is vacant and qualifies for an exemption under paragraph (c), the property owner must provide evidence of the published rent amount for each vacant unit.

4. A sworn statement, under penalty of perjury, from the applicant restricting the property for a period of not less than 3 years to housing persons or families who meet the income limitations under this subsection.

196.1978. Affordable housing property exemption, FL ST § 196.1978

(g) The corporation shall review the request for a certification notice and certify whether a property meets the criteria of paragraphs (b) and (c). A determination by the corporation regarding a request for a certification notice does not constitute a grant of an exemption pursuant to this subsection or final agency action pursuant to chapter 120.

1. If the corporation determines that the property meets the criteria, the corporation must send a certification notice to the property owner and the property appraiser.

2. If the corporation determines that the property does not meet the criteria, the corporation must notify the property owner and include the reasons for such determination.

(h) The corporation shall post on its website the deadline to submit a request for a certification notice. The deadline must allow adequate time for a property owner to submit a timely application for exemption to the property appraiser.

(i) If the property appraiser determines that for any year during the immediately previous 10 years a person who was not entitled to an exemption under this subsection was granted such an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property appraiser, the property owner improperly receiving the exemption may not be assessed a penalty or interest.

(j) Units subject to an agreement with the corporation pursuant to chapter 420 recorded in the official records of the county in which the property is located to provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004 are not eligible for this exemption.

(k) Property receiving an exemption pursuant to s. 196.1979 or units used as a transient public lodging establishment as defined in s. 509.013 are not eligible for this exemption.

(l) A rental market study submitted as required by subparagraph (f)1. must identify the fair market value rent of each unit for which a property owner seeks an exemption. Only a certified general appraiser as defined in s. 475.611 may issue a rental market study. The certified general appraiser must be independent of the property owner who requests the rental market study. In preparing the rental market study, a certified general appraiser shall comply with the standards of professional practice pursuant to part II of chapter 475 and use comparable property within the same geographic area and of the same type as the property for which the exemption is sought. A rental market study must have been completed within 3 years before submission of the application.

(m) The corporation may adopt rules to implement this section.

196.1978. Affordable housing property exemption, FL ST § 196.1978

(n) This subsection first applies to the 2024 tax roll and is repealed December 31, 2059.

(o) 1. Beginning with the 2025 tax roll, a taxing authority may elect, upon adoption of an ordinance or resolution approved by a two-thirds vote of the governing body, not to exempt property under sub-subparagraph (d)1.a. located in a county specified pursuant to subparagraph 2., subject to the conditions of this paragraph.

2. A taxing authority must make a finding in the ordinance or resolution that the most recently published Shimberg Center for Housing Studies Annual Report, prepared pursuant to s. 420.6075, identifies that a county that is part of the jurisdiction of the taxing authority is within a metropolitan statistical area or region where the number of affordable and available units in the metropolitan statistical area or region is greater than the number of renter households in the metropolitan statistical area or region for the category entitled “0-120 percent AMI.”

3. An election made pursuant to this paragraph may apply only to the ad valorem property tax levies imposed within a county specified pursuant to subparagraph 2. by the taxing authority making the election.

4. The ordinance or resolution must take effect on the January 1 immediately succeeding adoption and shall expire on the second January 1 after the January 1 in which the ordinance or resolution takes effect. The ordinance or resolution may be renewed prior to its expiration pursuant to this paragraph.

5. The taxing authority proposing to make an election under this paragraph must advertise the ordinance or resolution or renewal thereof pursuant to the requirements of s. 50.011(1) prior to adoption.

6. The taxing authority must provide to the property appraiser the adopted ordinance or resolution or renewal thereof by the effective date of the ordinance or resolution or renewal thereof.

7. Notwithstanding an ordinance or resolution or renewal thereof adopted pursuant to this paragraph, a property owner of a multifamily project who was granted an exemption pursuant to sub-subparagraph (d)1.a. before the adoption or renewal of such ordinance or resolution may continue to receive such exemption for each subsequent consecutive year that the property owner applies for and is granted the exemption.

(4)(a) Notwithstanding ss. 196.195 and 196.196, property in a multifamily project that meets the requirements of this subsection is considered property used for a charitable purpose and is exempt from ad valorem tax beginning with the January 1 assessment immediately succeeding the date the property was placed in service allowing the property to be used as an affordable housing property that provides housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004.

196.1978. Affordable housing property exemption, FL ST § 196.1978

(b) The multifamily project must:

1. Be composed of an improvement to land where an improvement did not previously exist or the construction of a new improvement where an old improvement was removed, which was substantially completed within 2 years before the first submission of an application for exemption under this subsection. For purposes of this subsection, the term “substantially completed” has the same definition as in [s. 192.042\(1\)](#).
2. Contain more than 70 units that are used to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#).
3. Be subject to a land use restriction agreement with the Florida Housing Finance Corporation recorded in the official records of the county in which the property is located that requires that the property be used for 99 years to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in [s. 420.0004](#). The agreement must include a provision for a penalty for ceasing to provide affordable housing under the agreement before the end of the agreement term that is equal to 100 percent of the total amount financed by the corporation multiplied by each year remaining in the agreement. The agreement may be terminated or modified without penalty if the exemption under this subsection is repealed.

The property is no longer eligible for this exemption if the property no longer serves extremely-low-income, very-low-income, or low-income persons pursuant to the recorded agreement.

(c) To be eligible to receive the exemption under this subsection, the property owner must submit an application to the property appraiser by March 1. The property appraiser shall review the application and determine whether the applicant meets all of the requirements of this subsection and is entitled to an exemption. A property appraiser may request and review additional information necessary to make such determination.

(d) 1. The property appraiser shall apply the exemption to those portions of the affordable housing property that provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in [s. 420.0004](#) before certifying the tax roll to the tax collector.

2. When determining the value of the portion of property used to provide affordable housing for purposes of applying an exemption pursuant to this subsection, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to such portion of property.

(e) If the property appraiser determines that for any year a person who was not entitled to an exemption under this subsection was granted such an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property

196.1978. Affordable housing property exemption, FL ST § 196.1978

appraiser, the property owner improperly receiving the exemption may not be assessed a penalty or interest.

(f) Property receiving an exemption pursuant to subsection (3) or s. 196.1979 is not eligible for this exemption.

(g) This subsection first applies to the 2026 tax roll.

Credits

Added by Laws 1999, c. 99-378, § 15, eff. July 1, 1999. Amended by Laws 2000, c. 2000-353, § 9, eff. June 21, 2000; Laws 2006, c. 2006-69, § 29, eff. July 1, 2006; Laws 2009, c. 2009-96, § 18, eff. June 1, 2009; Laws 2011, c. 2011-15, § 4, eff. April 27, 2011; Laws 2013, c. 2013-72, § 11, eff. July 1, 2013; Laws 2013, c. 2013-83, § 3, eff. May 30, 2013; Laws 2017, c. 2017-36, § 6, eff. Jan. 1, 2018; Laws 2020, c. 2020-10, § 10, eff. April 8, 2020; Laws 2020, c. 2020-10, § 11, eff. Jan. 1, 2021; Laws 2021, c. 2021-31, § 10, eff. July 1, 2021; Laws 2022, c. 2022-97, § 10, eff. July 1, 2022; Laws 2023, c. 2023-17, § 8, eff. Jan. 1, 2024; Laws 2024, c. 2024-158, § 13, eff. May 7, 2024; Laws 2024, c. 2024-158, § 16, eff. July 1, 2024; Laws 2024, c. 2024-188, § 4, eff. May 16, 2024.

Footnotes

¹

The word “or” was inserted by the Division of Law Revision.

West’s F. S. A. § 196.1978, FL ST § 196.1978

Current with laws, joint and concurrent resolutions and memorials through July, 1 2024, in effect from the 2024 first regular session. Some statute sections may be more current, see credits for details. The statutes are subject to change as determined by the Florida Revisor of Statutes. (These changes will be incorporated later this year.)

End of Document

© 2024 Thomson Reuters. No claim to original U.S. Government Works.



Summary: New “opt-out” for the 80-120% AMI missing middle property tax exemption

Contact: Kody Glazer, Chief Legal & Policy Officer, glazer@flhousing.org

Ryan McKinless, Policy Analyst, mckinless@flhousing.org

The Live Local Act created a new affordable housing property tax exemption (called the “missing middle” property tax exemption or “Multifamily Middle Market” exemption) that provides two different tiers of exemptions for developments that have 71 or more affordable units to households that earn up to 120% of the Area Median Income (AMI). Units within an eligible development that serve households between 80-120% AMI can receive a 75% property tax exemption and units that serve households below 80% AMI can receive a 100% property tax exemption.

The 2024 Legislative Session’s tax package (HB 7073) newly grants taxing authorities the ability to opt out from providing the 80-120% AMI “missing middle” property tax exemption to developments within their jurisdiction that would otherwise qualify. To be eligible for this opt out, taxing authorities would be required to meet certain statistical and administrative requirements. Conditions that must be met for a taxing authority to opt out from providing the 80-120% AMI missing middle property tax exemption include the following:

- The taxing authority must be in a county in which the number of affordable and available units for households at or below 120% AMI is greater than the number of households at that income level, as determined by the most recent Shimberg Center for Housing Studies Annual Report.
- An ordinance or resolution to opt out from providing the property tax exemption must be approved by a two-thirds vote of the local governing body.
- The ordinance or resolution must be renewed annually by January 1.
- Any properties within an opting out jurisdiction that were previously approved for the property tax exemption would be allowed to continue to benefit from the exemption.

To help forecast the possible use of this new opt-out policy throughout the state, the following charts provide a breakdown of counties in which taxing authorities would or would not be eligible to pursue the opt out. This was determined by referencing the most recently published Shimberg Center for Housing Studies Annual Report. The counties are grouped according to size designations that are determined by the Shimberg Center to gauge need and are also used by the Florida Housing Finance Corporation to determine how to statewide affordable housing funding resources are allocated. Large counties have



populations of 850,000 or more, medium-sized counties have a population between 100,001-824,999, and small counties populations of 100,000 or less.

Small Counties	
<u>CAN</u> opt out	<u>CANNOT</u> opt out
Baker	DeSoto
Bradford	Glades
Calhoun	Hardee
Columbia	Hendry
Dixie	Monroe
Franklin	
Gadsden	
Gilchrist	
Gulf	
Hamilton	
Holmes	
Jackson	
Jefferson	
Lafayette	
Levy	
Liberty	
Madison	
Nassau	
Okeechobee	
Putnam	
Suwannee	
Taylor	
Union	
Wakulla	
Washington	



Medium Counties	
CAN opt out	CANNOT opt out
Alachua	Charlotte
Bay	Citrus
Brevard	Collier
Clay	Escambia
Hernando	Flagler
Indian River	Highlands
Lake	Santa Rosa
Leon	Volusia
Manatee	
Marion	
Martin	
Okaloosa	
Osceola	
Pasco	
Polk	
St. Johns	
St. Lucie	
Sarasota	
Seminole	
Sumter	



Large Counties	
CAN opt out	CANNOT opt out
Duval	Broward
Hillsborough	Miami-Dade
Orange	Palm Beach
Pinellas	



Shimberg Center for Housing Studies

2023 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

CONTENTS

Introduction..... 2

Housing Supply 2

Housing Production 3

Assisted Housing Inventory..... 6

Home Sales 8

Rental Markets 12

Affordable Housing Needs: Renters and Special Populations 13

 Elderly Households..... 16

 Persons with Disabilities 17

 Persons with Special Needs 17

 Affordable and Available Rental Housing Supply 18

Shimberg Center Activities..... 20

 Florida Housing Data Clearinghouse 20

 Community Resilience and Disaster Response 20

 Promoting Housing Stability and Affordability..... 21

 General Technical Assistance and Presentations 22

 Teaching..... 22

Appendix 1. County Housing Supply, 2023 24

Appendix 2. Housing Production by County and Housing Type, 2022..... 27

Appendix 3. Sales Volume and Prices (2023 \$) by County, 2022 29

Appendix 4. Surplus/Deficit of Affordable and Available Rental Housing Units by Income (% AMI), Florida Regions, 2022 32

INTRODUCTION

Florida’s population grew by over 450,000 people through migration alone in 2021 and 2022. The state’s increasing population has led to continuing strong demand for housing. Production has continued apace in recent years, with especially active single family construction in fast-growing mid-sized counties and multifamily construction in the state’s urban centers. Home prices have returned to their boom era peaks, while rents reached a more stable growth rate in 2023 after sharp increases in the preceding two years.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. Florida’s growth has placed additional pressure on the state’s affordable housing supply, and the report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households.

The report also summarizes the Shimberg Center’s 2023 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida’s College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state’s housing policy.

HOUSING SUPPLY

Florida’s 5.7 million single family homes make up the largest share of the housing supply. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner’s primary residence rather than second homes, vacation homes, or rental properties.

Most of the rest of Florida’s housing inventory is made up of different types of multi-unit housing. Condominiums make up 1.6 million units. These are much more likely to serve as second homes or vacation units; 37 percent are homesteaded. Units in multifamily rental developments make up a similar share of the housing stock, with 1.68 million units. These are divided between approximately 1.27 million units in developments with 10 or more units and 407,000 units in 2-9 unit properties, mostly duplexes. A small share of the 2-9 unit properties are homesteaded (21 percent), indicating that the owner occupies one unit in the building.

Mobile homes on their own parcels make up approximately 437,000 units, of which half are homesteaded. These are individually owned parcels that are distinct from the state’s 2,292 licensed mobile home parks with 291,021 lots for rent.

Table 1. Florida Housing Supply, 2023

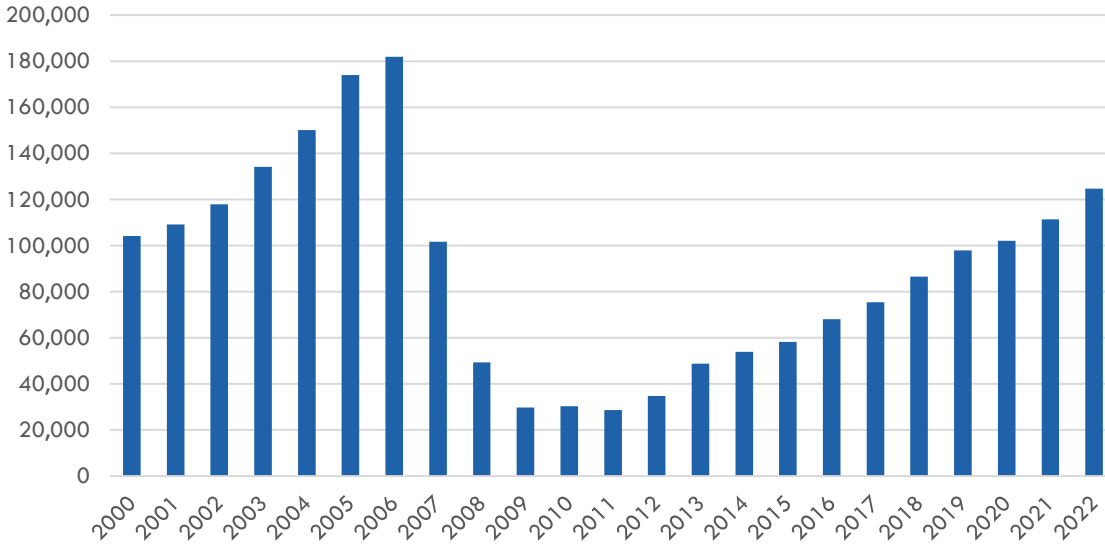
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
<ul style="list-style-type: none"> • 5,745,641 parcels • 4,063,726 homesteaded (71%) 	<ul style="list-style-type: none"> • 1,605,160 parcels • 591,076 homesteaded (37%) 	<ul style="list-style-type: none"> • 437,337 parcels • 225,935 homesteaded (52%) 	<ul style="list-style-type: none"> • 155,994 parcels with 406,864 units • 32,919 homesteaded (21%) 	<ul style="list-style-type: none"> • 15,251 parcels with 1,274,074 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

HOUSING PRODUCTION

Florida produced approximately 125,000 single family homes in 2022, the last full year for which data is available. This production level is similar to the early 2000s—lower than the number of homes built during the 2004-2006 peak years, but well above the production level following the 2008 housing crash.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Mid-sized counties led Florida’s single family home growth in 2022. Polk County was the state’s construction hotspot, with 9,235 single family homes built. Of the top ten counties for single family construction, only Hillsborough and Duval were large urban counties.

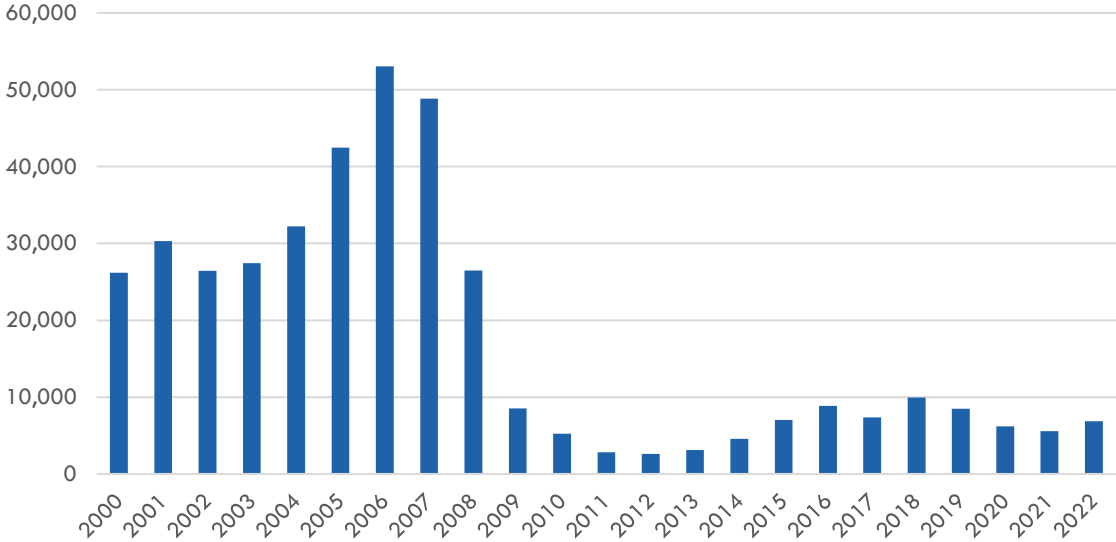
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

County	Single Family Homes Built
Polk	9,235
Lee	7,432
Pasco	7,019
Hillsborough	6,638
Osceola	5,778
St. Johns	5,638
St. Lucie	5,461
Duval	5,338
Manatee	4,930
Marion	4,799

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

New condominium construction was much more modest and heavily geographically concentrated. The state built 6,855 condominium units in 2022, similar to annual production over the past 15 years but well below 2000-2008 production levels.

Figure 2. Condominiums by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Sixty percent of units built in 2022 (4,091) were located in Miami-Dade County. No other county added more than a few hundred new units.

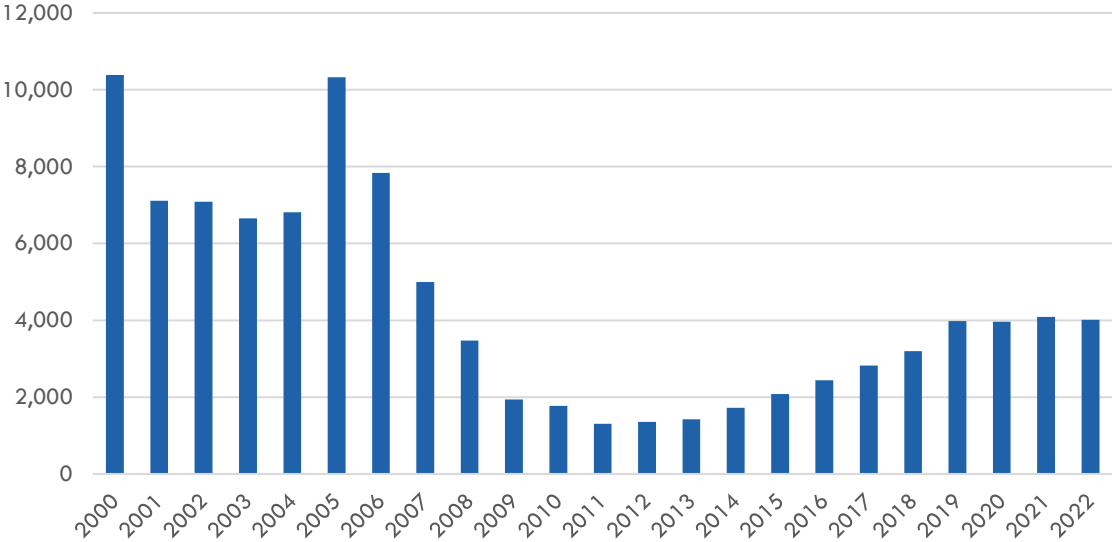
Table 3. New Condominium Units Built, Top Ten Counties, 2022

County	Condominium Units Built
Miami-Dade	4,091
Collier	654
Sarasota	293
Charlotte	292
Lee	176
Broward	156
Brevard	151
Pinellas	143
Monroe	124
Manatee	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile homes continued to provide an affordable alternative to stick-built single family homes. The state added 4,013 mobile homes on individual parcels in 2022; this does not include homes in mobile home parks. This level of production was well above levels in the 2010s decade but below 2000s-era production.

Figure 3. Mobile Homes by Year Added, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Mobile home production was scattered throughout the state. Most units were added in mid-sized or rural counties.

Table 4. New Mobile Homes Added, Top Ten Counties, 2022

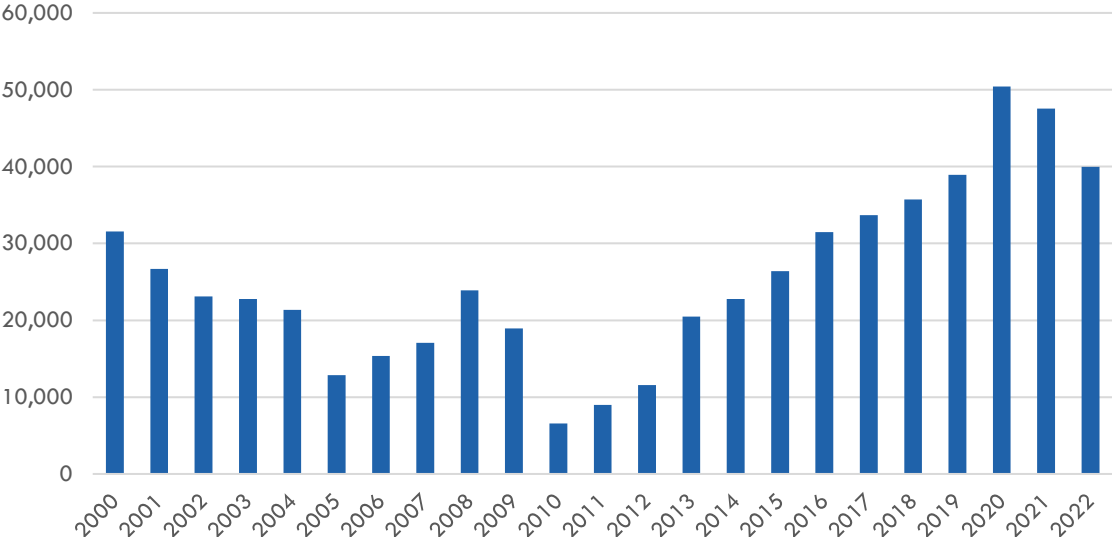
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

Florida added 274 multifamily rental developments with 39,966 housing units in 2022.¹ The state has been adding multifamily units at a rapid pace over the last five years compared to earlier in the 2000s and 2010s.

¹ This accounts for developments with 10 or more housing units. The state also added 843 smaller developments, mostly duplexes, for an additional 1,698 units. See Appendix 2 for production by county.

Figure 4. Multifamily Units by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units.

Multifamily development was concentrated in Florida’s large urban counties and in fast-growing mid-sized counties including Bay, Polk, and Lee.

Table 5. New Multifamily Units Built, Top Ten Counties, 2022

County	Multifamily Units Built
Orange County	6,567
Hillsborough County	6,349
Miami-Dade County	4,884
Broward County	3,099
Duval County	2,590
Bay County	2,117
Palm Beach County	1,774
Pinellas County	1,623
Polk County	1,366
Lee County	1,255

Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units. See Appendix 2 for multifamily developments and units added in all counties.

ASSISTED HOUSING INVENTORY

The Shimberg Center’s Assisted Housing Inventory tracks affordable rental housing developments with funding from Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), USDA Rural Development, and local housing finance authorities. Florida’s assisted housing stock currently consists of 3,047 developments with 306,400 affordable units—10 percent of Florida’s rental housing supply.

In 2022 and 2023, Florida added 107 assisted rental developments with 12,715 total units to the development pipeline. All of these developments were funded by Florida Housing Finance Corporation.

Table 6 shows the characteristics of the new and forthcoming affordable housing developments. It shows that one-third of new assisted housing units are in developments targeting special populations, including elders, homeless individuals and families, persons with disabilities, and farmworkers. Most units (71 percent) are one or two bedroom apartments, and most (59 percent) target households up to 60 percent of area median income (AMI).

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2022-2023

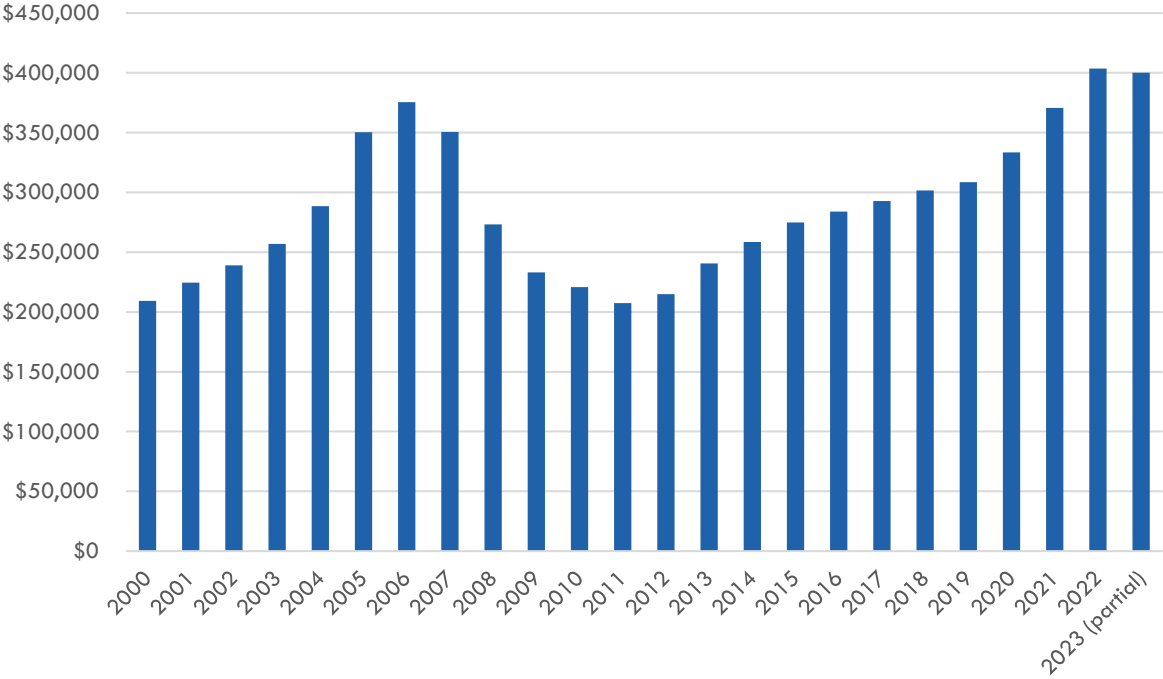
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	7	410	3%
	Homeless	2	145	1%
	Homeless; Link	1	60	0%
	Elderly; Family	1	298	2%
	Farmworker	1	20	0%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
Unit Size	0 BR	-	344	3%
	1 BR	-	4,407	35%
	2 BR	-	4,520	36%
	3 BR	-	1,392	11%
	4 or more BR	-	76	0.6%
	Not Avail.	-	1,976	16%
Income & Rent Limits	<=35% AMI	-	1,172	9%
	40-50% AMI	-	1,131	9%
	55-60% AMI	-	7,546	59%
	65-80% AMI	-	1,772	14%
	Not Avail.	-	1,094	9%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Florida’s housing markets have returned to their mid-2000s strength. The statewide median single family home price reached \$400,000 in the first half of 2023. This exceeded the previous inflation-adjusted peak of \$376,000 from 2006 (all prices in 2023 dollars).

Figure 5. Median Single Family Home Sale Price (2023 \$), Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

The sale price growth extended throughout the state. All but six counties surpassed their mid-2000s peak price in 2022 or 2023. Median home prices in the first half of 2023 ranged from the upper \$100,000s in rural North Florida counties to over \$750,000 in coastal counties with strong luxury and second home markets.

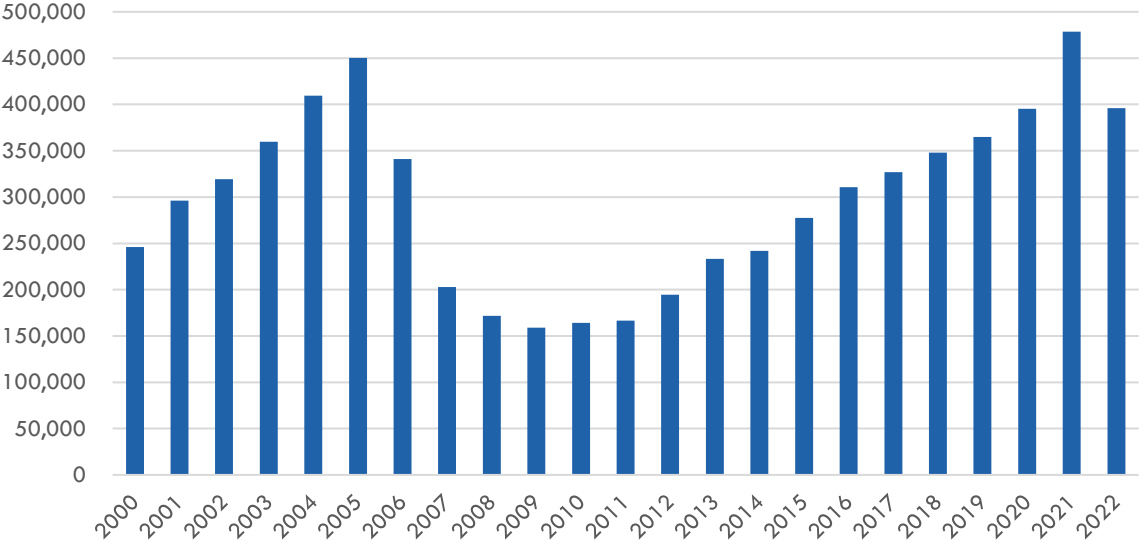
Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

<u>\$150,000-199,999</u>	<u>\$200,000-249,999</u>	<u>\$250,000-299,999</u>	<u>\$300,000-349,999</u>
Calhoun	Bradford	Baker	Alachua
Dixie	Columbia	Citrus	Bay
Hamilton	Gadsden	DeSoto	Clay
Holmes	Hardee	Duval	Hernando
Jackson	Highlands	Escambia	Pasco
Lafayette	Putnam	Gilchrist	Polk
Liberty	Suwannee	Glades	Volusia
Madison	Taylor	Hendry	Wakulla
	Washington	Jefferson	
		Leon	
		Levy	
		Marion	
		Okeechobee	
		Union	
<u>\$350,000-399,999</u>	<u>\$400,000-499,999</u>	<u>\$500,000-749,999</u>	<u>\$750,000-1,000,000+</u>
Brevard	Franklin	Broward	Collier
Charlotte	Gulf	Manatee	Monroe
Flagler	Lee	Martin	Walton
Hillsborough	Nassau	Miami-Dade	
Indian River	Orange	Palm Beach	
Lake	Osceola	St. Johns	
Okaloosa	Pinellas		
Santa Rosa	Sarasota		
St. Lucie	Seminole		
Sumter			

Source: Florida Department of Revenue, Sales Data File

The volume of single family sales has also been strong. There were 396,011 single family home sales in 2022, down from a peak of 478,574 sales in 2021 but similar to average annual sales volume in the early boom years of 2003-2004.

Figure 8. Number of Single Family Home Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Hillsborough County had the most active single family market in the state, with over 25,000 sales in 2022. As Table 7 shows, sales were highest in Florida’s populous urban counties, but growing mid-sized counties (Lee, Polk, Pasco, and Brevard) also saw strong home sales.

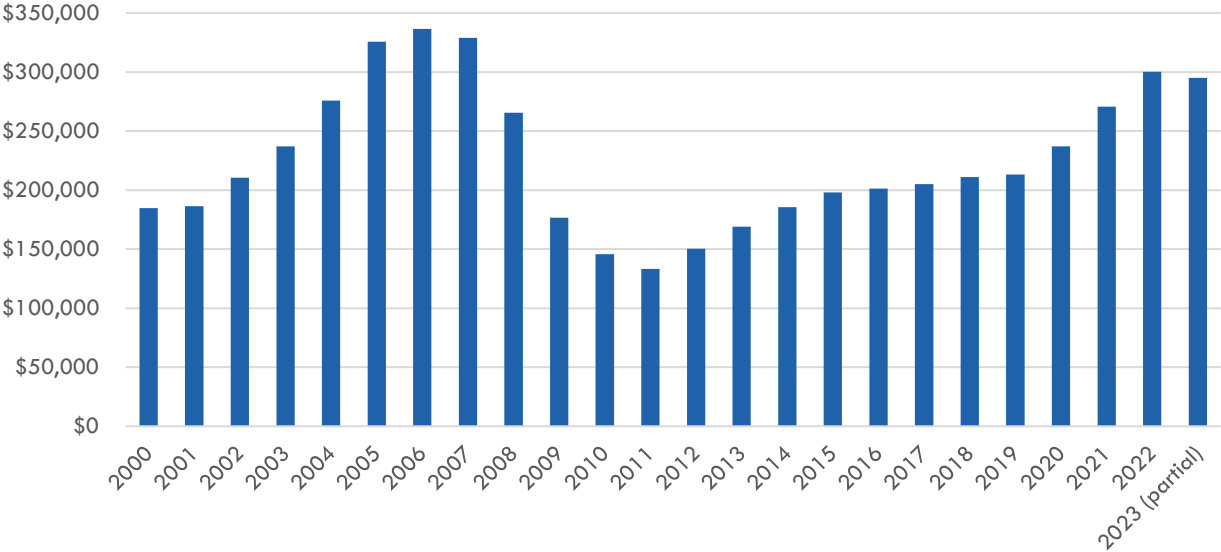
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

County	Single Family Sales
Hillsborough	25,403
Broward	21,258
Lee	21,010
Polk	20,853
Duval	20,507
Orange	19,293
Pasco	17,762
Palm Beach	17,440
Miami-Dade	15,438
Brevard	14,008

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

The condominium market was also strong. The state’s median condominium sales price was \$295,000 in the first half of 2023, below 2005-2007 levels but well above 2002-2004 and 2009-2020 prices.

Figure 9. Median Condominium Sale Price (2023 \$), Florida, 2000-2023

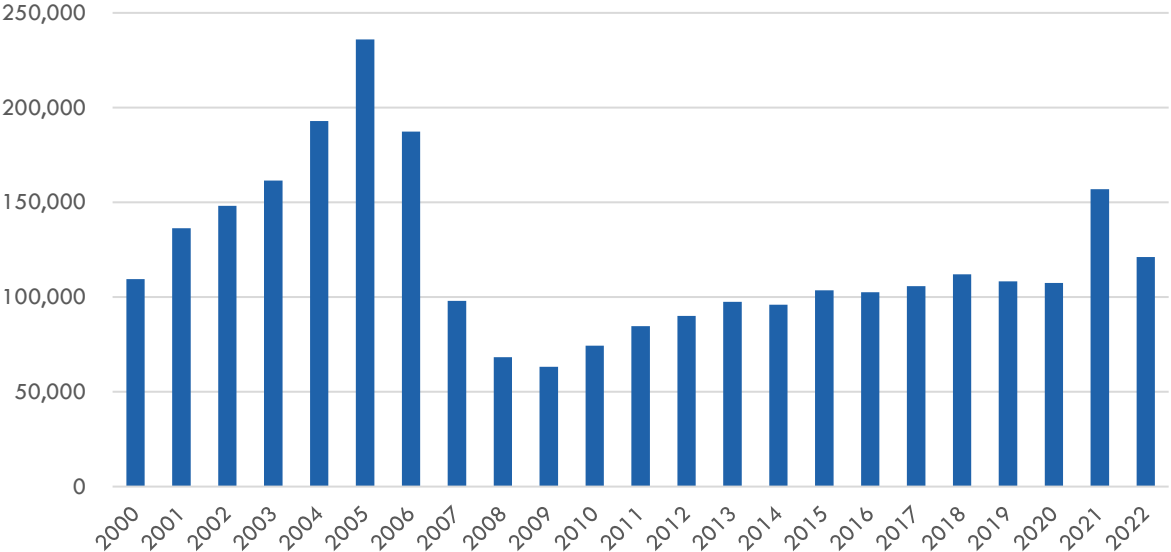


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

Q1-2 2023 median condominium prices were far higher in coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price \$855,000), Gulf (\$682,500), Walton (\$630,000), Nassau (\$623,000), and Okaloosa (\$525,000).

Condominium sales volume still lags behind the heights of the 2004-2006 housing boom. Nevertheless, the market is becoming more active. More condominiums sold in 2021 (156,862 sales) and 2022 (121,068) than any year since 2006.

Figure 10. Number of Condominium Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Half of the 2022 condominium sales took place in the three South Florida counties: Miami-Dade (28,436), Broward (18,132), and Palm Beach.

Table 8. Number of Condominium Sales, Top Ten Counties, 2022

County	Condominium Sales
Miami-Dade	28,436
Broward	18,132
Palm Beach	13,978
Pinellas	7,497
Lee	6,367
Collier	6,141
Orange	4,008
Sarasota	3,752
Hillsborough	3,145
Manatee	2,879

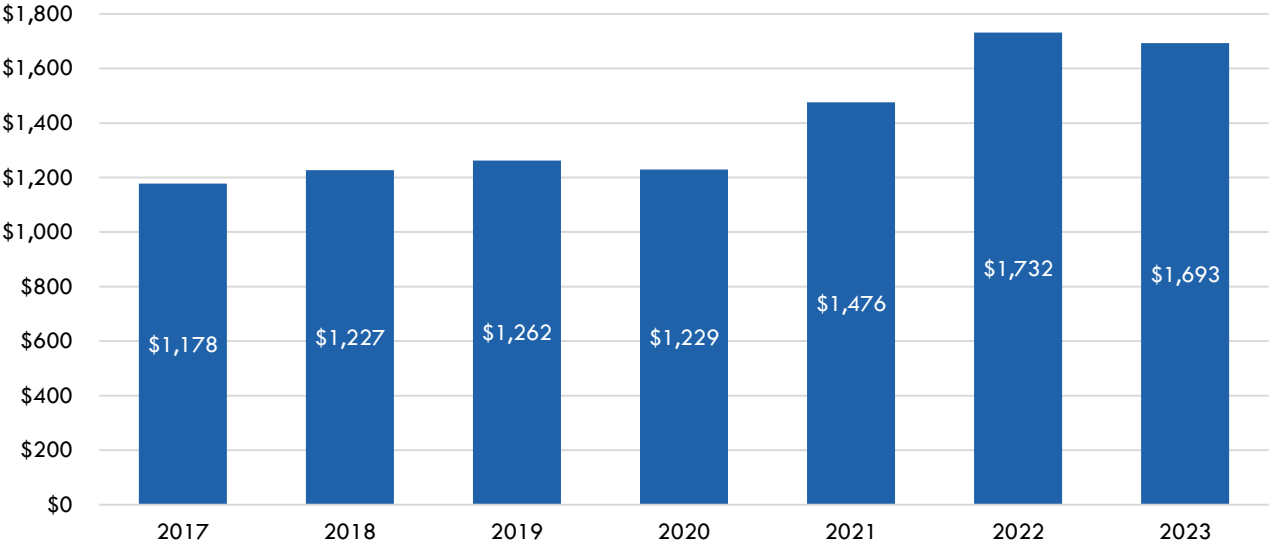
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

After several years of stability, Florida rents increased steeply between 2020 and 2022, then held steady at these higher levels in 2023.

Apartment List estimates that median gross rents for housing seekers in Florida increased 41 percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was \$1,693 in July 2023, a two percent drop from the 2022 median of \$1,732 but still well above 2017-2021 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2023



Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities. All rent estimates refer to July estimates for a given year.

Apartment List also provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2023.

Table 9. Median Rent, Top Five Counties, July 2023

County	Median Rent	Increase since July 2020
Palm Beach	\$2,144	42%
Collier	\$2,103	56%
Miami-Dade	\$2,014	42%
Broward	\$2,008	40%
Sarasota	\$1,893	42%

Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

With these strong markets and rising prices and rents, Florida continues to have an affordable housing gap. The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 862,465 low-income, cost burdened renters in Florida. Sixty percent of these households live in Florida's seven large counties (population 825,000 or more); 37 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2023

	All Renter Households	Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,815	94,812	32%	10.99%
Duval	177,925	51,030	29%	5.92%
Hillsborough	230,005	61,448	27%	7.12%
Miami-Dade	480,962	137,427	29%	15.93%
Orange	236,126	69,821	30%	8.10%
Palm Beach	200,656	60,858	30%	7.06%
Pinellas	150,217	43,928	29%	5.09%
Large Total	1,772,706	519,324	29%	60.21%
Medium				
Alachua	28,738	8,971	31%	1.04%
Bay	23,950	6,086	25%	0.71%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Brevard	71,958	23,415	33%	2.71%
Charlotte	17,659	3,785	21%	0.44%
Citrus	13,233	4,138	31%	0.48%
Clay	22,151	4,919	22%	0.57%
Collier	42,571	14,638	34%	1.70%
Escambia	46,045	14,569	32%	1.69%
Flagler	12,138	3,549	29%	0.41%
Hernando	17,194	3,363	20%	0.39%
Highlands	11,141	3,084	28%	0.36%
Indian River	17,464	5,180	30%	0.60%
Lake	43,477	10,784	25%	1.25%
Lee	94,488	23,677	25%	2.75%
Leon	34,772	10,046	29%	1.16%
Manatee	51,579	15,595	30%	1.81%
Marion	40,592	10,749	26%	1.25%
Martin	16,262	4,475	28%	0.52%
Okaloosa	29,835	5,424	18%	0.63%
Osceola	53,809	17,944	33%	2.08%
Pasco	65,359	19,302	30%	2.24%
Polk	90,484	24,905	28%	2.89%
Santa Rosa	16,103	4,170	26%	0.48%
Sarasota	49,874	14,122	28%	1.64%
Seminole	66,627	18,505	28%	2.15%
St. Johns	23,292	5,748	25%	0.67%
St. Lucie	36,182	14,015	39%	1.62%
Sumter	9,918	2,382	24%	0.28%
Volusia	67,180	17,989	27%	2.09%
Medium Total	1,114,075	315,529	28%	36.58%
Small				
Baker	2,149	503	23%	0.06%
Bradford	2,449	653	27%	0.08%
Calhoun	1,047	323	31%	0.04%
Columbia	7,617	2,032	27%	0.24%
DeSoto	3,378	935	28%	0.11%
Dixie	1,302	347	27%	0.04%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Franklin	1,226	378	31%	0.04%
Gadsden	4,649	1,434	31%	0.17%
Gilchrist	1,057	282	27%	0.03%
Glades	859	268	31%	0.03%
Gulf	1,304	402	31%	0.05%
Hamilton	1,267	318	25%	0.04%
Hardee	2,507	694	28%	0.08%
Hendry	4,036	1,261	31%	0.15%
Holmes	1,674	368	22%	0.04%
Jackson	4,727	1,458	31%	0.17%
Jefferson	1,378	425	31%	0.05%
Lafayette	598	150	25%	0.02%
Levy	3,809	1,016	27%	0.12%
Liberty	603	186	31%	0.02%
Madison	1,846	463	25%	0.05%
Monroe	14,405	4,116	29%	0.48%
Nassau	7,660	1,794	23%	0.21%
Okeechobee	3,910	1,222	31%	0.14%
Putnam	7,376	1,820	25%	0.21%
Suwannee	4,296	1,078	25%	0.12%
Taylor	1,981	497	25%	0.06%
Union	1,315	351	27%	0.04%
Wakulla	2,480	765	31%	0.09%
Walton	7,437	1,634	22%	0.19%
Washington	1,998	439	22%	0.05%
Small Total	102,340	27,612	27%	3.20%
State Total	2,989,121	862,465	29%	100.00%

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections

Elderly Households

Older households make up an increasing share of Florida's renters in need. Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older—nearly 347,000 households in all. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by Age of Householder and Region, Florida, 2023

Planning and Service Area	Age of Householder								Total
	15-54	% 15-54	55-74	% 55-74	75-84	% 75-84	85 or Older	% 85 or Older	
1) Escambia, Okaloosa, Santa Rosa	15,641	64%	6,661	27%	1,301	5%	981	4%	24,584
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	16,672	71%	5,431	23%	1,083	5%	(X)	(X)	23,612
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	26,468	56%	14,218	30%	4,737	10%	1,654	4%	47,077
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	53,715	61%	25,309	29%	6,224	7%	2,338	3%	87,586
5) Pasco, Pinellas	31,950	50%	20,959	33%	6,498	10%	3,865	6%	63,272
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,240	64%	27,370	26%	6,627	6%	3,371	3%	103,608
7) Brevard, Orange, Osceola, Seminole	88,792	68%	28,399	22%	9,735	8%	2,719	2%	129,645
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	31,125	50%	17,740	29%	8,167	13%	5,176	8%	62,208
9) Indian River, Martin, Palm Beach, St. Lucie	44,267	53%	24,618	29%	9,411	11%	5,910	7%	84,206
10) Broward	60,458	64%	24,530	26%	6,733	7%	3,090	3%	94,811
11) Miami, Monroe	79,513	56%	44,936	32%	12,262	9%	4,833	3%	141,544
State Total	514,841	60%	240,171	28%	72,778	8%	33,937	4%	862,153

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas.

Persons with Disabilities

Nearly one-third of the state’s cost burdened, low income renter households include at least one person with a disability—an estimated 272,862 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,437 of the cost burdened renter households include children with disabilities.

Table 13. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2023

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	80,581
Householder Age 55 or Older, Adult(s) with a Disability in the Household	159,844
Child(ren) with a Disability in the Household	22,223
Child(ren) and Adult(s) with Disabilities in the Household	10,214
Total	272,862

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections.

Persons with Special Needs

Florida’s special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. [409.1451\(5\)](#); a survivor of domestic violence as defined in s. [741.28](#); or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits. (Section 420.0004 (13), Florida Statutes)

Combining several data sources, we estimate that 100,225 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2023

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income ($\leq 60\%$ AMI), cost burdened ($>40\%$) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	91,181	U.S. Census Bureau, 2019 American Community Survey Public Use Microdata Sample; 2021 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,576	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2021-6/30/2022. Assumes each adult entrant equals one household.
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021. ²
Total			100,225

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them. An affordable and available unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

An “affordable” unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.³ Many “affordable” units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

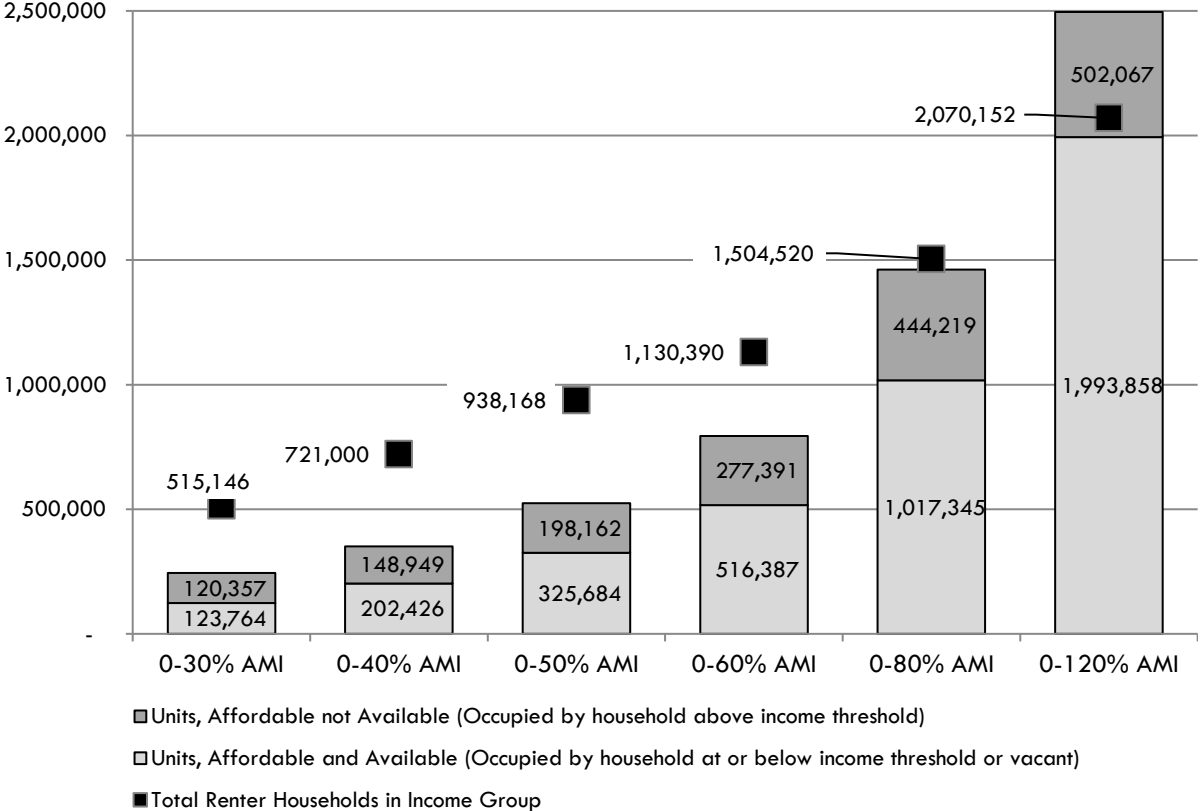
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

² Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

³ For more information about the affordable/available method and affordability thresholds, see the *2022 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2022



Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Figure 12 shows that for the 0-30 through 0-60 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-80 percent of AMI level, affordable units and renters are roughly in balance. However, there is still a shortage of affordable and available units, since nearly one-third of affordable units are rented by households with higher incomes. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level. Most of the deficit at 0-120 percent AMI is concentrated in Miami-Dade, Broward, and Palm Beach Counties; other regions show a surplus or slight deficit at this AMI level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the [Florida Housing Data Clearinghouse](#) under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center created a series of county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the [Shimberg Center's website](#).

The Center provided extensive technical assistance in the use of the Clearinghouse site and custom data requests and reports. Examples included creating a data report on housing needs of ALICE (Asset Limited, Income Constrained, Employed) households in Broward County for a United Way conference and guidebook; providing maps and data on farmworker housing needs in Southwest Florida to USDA staff planning for Hurricane Ian recovery; providing data and materials on the workforce and housing supply to the Florida Council of 100; and providing data and technical support to the Tampa planning staff for the city's ongoing housing needs assessment.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, UF's Florida Institute for Built Environment Resiliency (FIBER), and our peers at other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

In the aftermath of Hurricane Ian, the Shimberg Center provided housing data to HUD and USDA staff assigned to the interagency Federal Disaster Recovery Center in Southwest Florida. Shimberg Research Professor Maria Watson served on the Working Group of the Florida Disaster Housing Task Force convened by the Florida Department of Emergency Management and Florida Housing Coalition. Dr. Watson is continuing to collaborate with Oregon State University to track housing and business recovery from Hurricane Ian.

The Center works with Regional Planning Councils to improve disaster recovery and housing resilience. The Center updated data and mapping tools developed as part of the Tampa Bay Regional Planning Council's

REACH (Resilience and Energy Assessment of Housing and Communities) initiative. We also expanded an affordable housing analysis developed for the East Central Florida Regional Planning Council's HARP (Housing Asset and Resilient Policy) initiative, funded by a resilience grant from the Florida Department of Environmental Protection (FDEP). Both projects involved multi-county assessments of flood hazard exposure for the affordable housing stock, including assisted housing, naturally occurring affordable housing, and mobile homes. The Center is currently working with the Apalachee Regional Planning Council and the Data Center (Southeast Louisiana) to develop new data-sharing tools for long-term disaster recovery and resilience, under a grant from the National Academies of Sciences, Engineering and Medicine (NASEM) Gulf Research Program (GRP). Calhoun and Liberty Counties are serving as pilot areas for the data platform.

At the local level, the Shimberg Center is collaborating with FIBER to analyze flood hazards in Cedar Key and Port St. Joe, with funding from FDEP. The Center and FIBER are developing vulnerability assessments and flood hazard adaptation strategies for community assets, including affordable housing and other residential properties. The assessments rely on building footprint data and multiple flood hazard datasets over three time periods (2022, 2040, and 2070). The projects have also included stakeholder and public outreach.

On the research side, the Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition were selected by HUD to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Our research objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. The Shimberg Center is taking primary responsibility for interviewing renters affected by disasters and documenting their experiences with CDBG-DR and other recovery programs.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is also collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts.

In 2023 the Center produced a Miami-Dade County Housing Needs Assessment on behalf of Miami Homes for All. The report shows that most Miami-Dade households with incomes below \$75,000 per year spend more than 30 percent of income for housing costs, including 90 percent of renters with incomes below \$50,000. The report found a gap of approximately 90,000 affordable and available units for renters with incomes below 80 percent of AMI. The assessment includes data on tenure, income, and housing cost burden for municipalities, the unincorporated area, and County Commission districts in Miami-Dade County.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible and inclusive for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

General Technical Assistance and Presentations

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2023 include:

- Assisting local government staff in Alachua, Brevard, and Orange Counties and the Cities of Winter Springs, Jupiter, Tampa, Gainesville, Apopka and Key West in preparing affordable housing assessments and plans.
- Providing data to support affordable development and philanthropic contributions by non-profits operating in Jacksonville, Deltona, Collier County, Port St. Joe, and Broward County.
- Providing data on condominium developments and affordable/available rental housing to Florida legislative staff and research offices.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2023:

- University of Florida Eyeopener Breakfast, Gainesville, February 2023
- Bright Communities Trust Homeownership Equity Initiative Kickoff, Orlando, February 2023
- Stakeholder Workshops for East Central Florida Regional Planning Council Housing Assets and Resilient Policy Phase II, Virtual, February - May 2023
- School of Landscape Architecture and Planning (SLA+P) Research Seminar Series, Gainesville, FL, February 2023
- Development of a resilience evaluation method of localities through operational continuity of hospitals as indicators, Virtual, March 2023
- Brevard County Affordable Housing Summit, Cocoa, May 2023
- Pinellas Historic Preservation Summit + Expo, St. Petersburg, May 2023
- Florida Bar Foundation Housing Umbrella Group, Gainesville, June 2023
- Hurricane Ian Data Workshop, Washington, DC, June 2023
- Gainesville Alachua County Association of Realtors, Gainesville, August 2023
- Big Bend Area ALICE Conference, Tallahassee, October 2023
- Association of Collegiate Schools of Planning, Chicago, October 2023
- National Association of Counties Rural Housing Project, Chicago and virtual, November 2023
- Tampa Bay Partnership, Tampa and virtual, December 2023

Teaching

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- DCP GulfSouth Studio (Architecture/Landscape Architecture/Urban Planning): undergraduate and graduate studio course addressing urban design, environment, and recovery in Cape Coral following Hurricane Ian. Sponsored by the National Academies of Science Gulf Research Program.

The Center is also working with Florida Sea Grant to develop students' leadership in resiliency science, planning, and design. "Capacity Building for Florida Sea Grant: Promoting Coastal Resilience, Adaptation, and Equity in Florida" is a grant to advance education, information, and professional development over the

2022-2023 and 2023-2024 academic years. The grant ultimately will fund a two-year graduate assistantship, 4-6 undergraduate terminal projects, and two design studio courses on these issues. In the first year, the grant funded undergraduate capstone research projects for two students.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2023

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	62,936	73%	7,186	23%	5,595	63%	1,608	5%	5,238	357	26,510
Baker	4,963	75%	0	0%	2,448	67%	55	2%	128	4	115
Bay	60,398	59%	19,326	9%	8,530	47%	1,965	17%	5,449	130	12,239
Bradford	5,924	73%	21	67%	2,640	63%	26	23%	61	14	-
Brevard	202,176	72%	35,915	37%	11,254	54%	2,982	23%	7,951	281	27,347
Broward	389,023	77%	253,262	42%	4,136	45%	16,461	16%	48,813	1,621	122,592
Calhoun	2,609	69%	0	0%	1,184	66%	13	23%	40	2	-
Charlotte	80,472	66%	14,441	36%	5,526	41%	1,483	15%	3,461	82	2,613
Citrus	58,137	73%	1,612	37%	15,688	54%	553	10%	1,588	43	1,385
Clay	65,360	75%	2,397	37%	9,487	61%	287	8%	1,003	55	6,043
Collier	104,693	66%	100,635	32%	3,517	37%	1,949	16%	6,118	119	13,849
Columbia	13,625	71%	48	42%	7,729	65%	228	5%	-	39	-
DeSoto	6,006	67%	605	45%	2,698	47%	258	12%	767	31	-
Dixie	2,940	58%	159	8%	3,844	59%	3	33%	6	1	-
Duval	283,283	67%	27,528	39%	9,331	47%	5,140	14%	15,542	695	-
Escambia	103,191	66%	10,415	16%	4,895	44%	4,568	31%	10,795	205	-
Flagler	47,722	75%	4,414	38%	1,665	62%	1,379	14%	-	18	206
Franklin	6,673	39%	432	9%	1,298	52%	7	0%	-	1	-
Gadsden	11,310	66%	0	0%	3,698	57%	149	23%	342	19	313
Gilchrist	2,851	75%	0	0%	2,924	68%	28	39%	69	2	61
Glades	1,820	59%	258	30%	2,210	49%	153	42%	318	1	-
Gulf	6,839	44%	239	2%	1,656	47%	22	5%	71	5	239
Hamilton	2,024	64%	0	0%	1,512	70%	146	60%	-	9	-
Hardee	4,313	67%	0	0%	1,671	47%	201	31%	-	17	-
Hendry	7,400	67%	281	19%	4,515	53%	369	29%	904	18	416
Hernando	68,099	70%	631	48%	11,981	56%	486	8%	1,246	64	3,942
Highlands	34,188	65%	1,345	38%	5,317	42%	799	10%	1,992	59	1,634
Hillsborough	377,627	73%	40,129	40%	13,665	54%	4,616	8%	12,826	878	132,927
Holmes	3,471	68%	0	0%	1,393	62%	15	20%	53	7	175
Indian River	57,444	73%	15,017	39%	1,086	44%	740	10%	2,029	51	3,613

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Jackson	10,324	66%	0	0%	3,107	65%	56	13%	217	60	-
Jefferson	2,867	71%	0	0%	1,307	63%	53	26%	178	15	222
Lafayette	1,019	67%	0	0%	826	57%	8	13%	14	1	-
Lake	119,692	74%	3,619	48%	16,301	59%	1,336	8%	3,553	176	15,215
Lee	248,337	66%	84,880	35%	15,789	37%	10,515	20%	23,845	289	33,004
Leon	73,488	71%	5,061	17%	6,747	55%	2,312	7%	6,556	362	32,159
Levy	8,058	72%	238	10%	9,562	62%	68	9%	209	12	423
Liberty	1,397	65%	0	0%	812	47%	61	69%	127	5	-
Madison	3,225	61%	0	0%	1,762	66%	173	57%	414	10	395
Manatee	116,866	70%	35,438	40%	4,679	38%	4,443	18%	10,076	170	21,717
Marion	124,806	70%	2,502	37%	24,737	52%	3,622	38%	8,997	109	8,669
Martin	49,949	77%	14,966	44%	2,933	52%	1,078	13%	2,827	64	4,905
Miami-Dade	383,127	76%	382,264	36%	300	17%	31,605	26%	85,188	3,599	192,751
Monroe	29,353	43%	6,962	18%	4,687	25%	1,759	26%	4,546	46	2,996
Nassau	29,836	74%	4,084	23%	6,274	64%	372	27%	891	27	-
Okaloosa	69,671	65%	13,590	12%	3,351	45%	758	6%	2,664	177	8,584
Okeechobee	7,478	70%	234	26%	5,853	47%	349	30%	896	10	367
Orange	335,605	69%	52,226	25%	6,159	52%	3,983	11%	9,853	1,110	158,879
Osceola	123,632	59%	13,695	15%	5,444	53%	1,044	9%	2,696	925	24,986
Palm Beach	377,170	73%	185,688	41%	3,671	32%	10,197	17%	28,510	855	75,777
Pasco	185,414	71%	11,844	44%	29,478	50%	3,158	38%	5,817	218	17,905
Pinellas	252,465	76%	103,994	47%	17,008	46%	12,435	29%	32,295	873	70,668
Polk	210,605	65%	8,497	32%	31,587	50%	6,706	18%	17,366	285	25,694
Putnam	17,160	66%	198	30%	15,393	53%	150	12%	380	30	1,287
Santa Rosa	63,909	74%	1,751	18%	6,492	49%	666	8%	1,687	57	2,805
Sarasota	155,601	68%	52,813	39%	11,888	40%	4,668	36%	10,857	190	16,936
Seminole	132,134	74%	15,139	35%	1,717	54%	1,148	11%	2,636	208	41,761
St. Johns	99,201	77%	14,562	37%	5,436	60%	1,618	43%	2,860	52	5,319
St. Lucie	117,429	74%	14,571	39%	4,536	51%	1,490	9%	3,385	78	6,351
Sumter	69,490	72%	512	59%	6,458	52%	104	7%	308	23	2,200
Suwannee	6,326	68%	0	0%	6,826	63%	57	2%	125	8	104
Taylor	5,488	58%	90	4%	3,231	52%	22	9%	69	11	344

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Union	1,406	81%	18	11%	1,201	70%	1	0%	-	15	-
Volusia	184,265	71%	28,414	30%	7,371	57%	2,594	15%	7,161	309	25,515
Wakulla	9,250	74%	278	44%	3,397	61%	31	3%	74	5	160
Walton	37,006	43%	10,736	6%	5,285	43%	638	42%	1,089	38	-
Washington	5,075	66%	0	0%	2,639	55%	27	4%	-	1	-
Florida Total	5,745,641	71%	1,605,160	37%	437,337	52%	155,994	21%	406,864	15,251	1,274,074

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Dwelling unit data may be missing for some multifamily developments. Dwelling unit counts are suppressed in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2022

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	905	0	56	16	15
Baker	86	0	35	0	0
Bay	2,012	0	236	14	8
Bradford	70	0	38	0	2
Brevard	4,045	151	75	5	3
Broward	1,809	156	21	31	14
Calhoun	19	0	37	0	0
Charlotte	2,429	292	38	69	1
Citrus	1,286	0	145	12	0
Clay	1,630	0	118	0	2
Collier	3,312	654	27	4	4
Columbia	184	0	107	0	0
DeSoto	74	0	17	0	0
Dixie	19	0	39	0	0
Duval	5,338	0	59	7	16
Escambia	1,994	28	48	13	6
Flagler	2,014	0	37	122	0
Franklin	129	0	24	1	0
Gadsden	149	0	57	2	0
Gilchrist	101	0	70	0	0
Glades	64	1	16	0	0
Gulf	320	0	53	0	0
Hamilton	28	0	20	0	0
Hardee	42	0	20	2	0
Hendry	434	25	77	22	0
Hernando	1,367	0	114	2	0
Highlands	488	0	22	3	1
Hillsborough	6,638	110	59	7	23
Holmes	33	0	31	0	0
Indian River	1,224	8	7	5	1
Jackson	76	0	62	0	0
Jefferson	69	0	12	0	0
Lafayette	4	0	15	1	0
Lake	4,089	42	114	13	7
Lee	7,432	176	82	183	8
Leon	479	92	32	2	4
Levy	112	0	122	2	0
Liberty	8	0	18	0	0
Madison	35	0	36	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	4,930	122	21	14	5
Marion	4,799	18	178	32	3
Martin	546	2	14	2	2
Miami-Dade	1,614	4,091	0	79	42
Monroe	291	124	2	3	2
Nassau	1,499	4	79	3	1
Okaloosa	1,146	32	72	4	3
Okeechobee	93	0	101	2	0
Orange	3,895	49	42	1	26
Osceola	5,778	118	21	17	11
Palm Beach	3,810	82	13	20	10
Pasco	7,019	8	177	0	6
Pinellas	957	143	43	70	11
Polk	9,235	5	200	21	10
Putnam	161	0	113	0	0
Santa Rosa	2,171	0	133	8	2
Sarasota	3,901	293	31	10	5
Seminole	1,026	0	9	1	5
St. Johns	5,638	27	72	3	5
St. Lucie	5,461	0	10	5	1
Sumter	4,003	0	27	0	2
Suwannee	84	0	116	0	0
Taylor	58	0	53	0	0
Union	31	0	16	0	0
Volusia	3,795	1	45	6	5
Wakulla	391	1	17	0	0
Walton	1,804	0	148	3	2
Washington	66	0	64	0	0
Florida Total	124,749	6,855	4,013	843	274

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2022. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2023 \$) BY COUNTY, 2022

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	4,020	\$232,841	\$328,047	\$434,636	776	\$129,356	\$167,387	\$201,795	216	\$117,455	\$165,576	\$206,970
Baker	248	\$263,886	\$313,042	\$402,556	0	\$0	\$0	\$0	63	\$121,077	\$165,058	\$214,214
Bay	5,235	\$269,060	\$351,848	\$475,927	2,100	\$320,803	\$424,288	\$579,463	371	\$93,136	\$155,227	\$201,795
Bradford	230	\$155,227	\$229,995	\$310,454	2	\$222,492	\$231,806	\$241,120	82	\$77,614	\$157,814	\$201,795
Brevard	14,008	\$284,583	\$359,092	\$465,682	2,456	\$181,098	\$269,060	\$444,985	719	\$113,833	\$165,576	\$201,795
Broward	21,258	\$398,416	\$532,947	\$770,134	18,132	\$155,227	\$226,632	\$340,465	291	\$131,426	\$173,854	\$217,318
Calhoun	73	\$144,879	\$195,586	\$264,921	0	\$0	\$0	\$0	10	\$72,439	\$113,833	\$181,098
Charlotte	6,133	\$310,351	\$397,382	\$519,494	1,529	\$191,447	\$284,583	\$388,068	338	\$134,427	\$170,750	\$222,492
Citrus	4,195	\$217,318	\$279,409	\$374,615	154	\$160,401	\$185,703	\$289,757	819	\$83,823	\$134,530	\$190,412
Clay	5,242	\$294,932	\$358,161	\$429,462	177	\$148,501	\$212,144	\$260,782	497	\$98,207	\$164,541	\$238,015
Collier	7,366	\$517,424	\$716,063	\$1,086,590	6,141	\$331,151	\$454,816	\$705,766	106	\$181,616	\$235,169	\$309,420
Columbia	709	\$181,616	\$263,886	\$336,222	11	\$139,704	\$150,053	\$159,367	294	\$92,101	\$155,227	\$222,492
DeSoto	319	\$205,935	\$264,921	\$388,068	47	\$186,273	\$222,492	\$248,364	69	\$124,182	\$165,576	\$217,318
Dixie	159	\$117,973	\$201,795	\$331,151	14	\$243,189	\$265,439	\$388,068	197	\$67,369	\$124,182	\$181,098
Duval	20,507	\$227,667	\$315,629	\$411,663	2,097	\$164,437	\$217,318	\$279,512	361	\$78,648	\$134,530	\$206,970
Escambia	6,771	\$211,626	\$294,828	\$372,545	508	\$170,750	\$325,977	\$627,635	92	\$46,827	\$87,962	\$138,411
Flagler	4,304	\$320,337	\$377,720	\$470,804	374	\$279,409	\$413,939	\$641,606	88	\$159,884	\$206,400	\$263,886
Franklin	382	\$274,235	\$517,424	\$909,631	44	\$283,031	\$341,500	\$574,858	44	\$62,091	\$116,420	\$179,805
Gadsden	424	\$137,117	\$222,492	\$315,629	0	\$0	\$0	\$0	76	\$62,091	\$95,723	\$159,108
Gilchrist	179	\$199,726	\$306,212	\$413,836	0	\$0	\$0	\$0	128	\$87,962	\$155,175	\$218,353
Glades	95	\$170,750	\$253,538	\$322,873	24	\$38,807	\$64,678	\$107,624	118	\$117,973	\$165,834	\$227,667
Gulf	569	\$351,848	\$491,553	\$765,684	8	\$427,392	\$517,424	\$777,792	64	\$62,091	\$113,833	\$188,860
Hamilton	68	\$113,833	\$181,098	\$254,573	0	\$0	\$0	\$0	37	\$113,833	\$144,879	\$181,098
Hardee	166	\$144,879	\$212,144	\$266,991	0	\$0	\$0	\$0	72	\$72,957	\$105,037	\$165,058
Hendry	624	\$201,795	\$258,660	\$310,454	33	\$170,750	\$205,417	\$231,082	144	\$119,008	\$170,750	\$238,015

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hernando	5,426	\$258,712	\$317,336	\$382,894	56	\$116,420	\$155,227	\$181,098	767	\$123,147	\$162,989	\$205,935
Highlands	2,097	\$182,133	\$243,189	\$315,629	152	\$109,435	\$150,053	\$187,307	313	\$66,230	\$92,101	\$133,495
Hillsborough	25,403	\$331,151	\$405,867	\$519,494	3,145	\$170,750	\$232,841	\$341,500	413	\$165,576	\$227,667	\$301,141
Holmes	123	\$103,485	\$160,401	\$222,492	0	\$0	\$0	\$0	31	\$36,220	\$77,614	\$111,246
Indian River	4,126	\$305,280	\$387,033	\$531,912	1,237	\$171,267	\$253,538	\$465,682	44	\$91,067	\$131,943	\$190,671
Jackson	409	\$119,008	\$181,098	\$258,609	0	\$0	\$0	\$0	73	\$72,439	\$129,356	\$170,750
Jefferson	149	\$191,447	\$289,757	\$410,628	0	\$0	\$0	\$0	47	\$71,922	\$165,576	\$227,667
Lafayette	51	\$103,485	\$180,064	\$300,106	0	\$0	\$0	\$0	28	\$49,673	\$129,356	\$199,208
Lake	7,753	\$312,524	\$388,068	\$481,204	403	\$98,311	\$164,541	\$258,712	889	\$124,182	\$175,924	\$227,667
Lee	21,010	\$330,106	\$418,079	\$616,252	6,367	\$239,050	\$328,254	\$454,298	988	\$103,485	\$150,053	\$211,626
Leon	3,991	\$191,447	\$284,169	\$406,695	524	\$103,537	\$154,192	\$235,428	175	\$55,882	\$87,962	\$131,426
Levy	465	\$188,342	\$259,747	\$384,225	35	\$150,053	\$240,602	\$331,151	445	\$84,858	\$134,427	\$191,447
Liberty	39	\$93,447	\$164,541	\$279,305	0	\$0	\$0	\$0	14	\$30,011	\$49,155	\$98,311
Madison	112	\$98,828	\$168,422	\$284,583	0	\$0	\$0	\$0	56	\$74,509	\$109,953	\$180,012
Manatee	10,751	\$398,416	\$500,866	\$683,000	2,879	\$219,905	\$320,803	\$455,333	300	\$95,723	\$139,704	\$196,518
Marion	11,371	\$228,805	\$286,653	\$362,197	303	\$103,485	\$124,182	\$150,053	1,070	\$77,614	\$130,391	\$186,273
Martin	2,870	\$388,068	\$517,424	\$816,288	997	\$191,447	\$251,365	\$362,197	185	\$155,227	\$195,586	\$243,189
Miami-Dade	15,438	\$450,159	\$569,166	\$827,775	28,436	\$276,304	\$403,591	\$615,735	1	\$150,053	\$150,053	\$150,053
Monroe	1,628	\$731,120	\$1,034,848	\$1,733,370	501	\$465,682	\$698,522	\$1,010,012	225	\$310,454	\$408,558	\$620,909
Nassau	2,735	\$369,441	\$444,467	\$605,386	284	\$417,561	\$606,680	\$833,053	238	\$141,774	\$212,661	\$258,712
Okaloosa	5,031	\$287,688	\$357,023	\$465,682	1,109	\$332,186	\$496,727	\$714,045	101	\$93,136	\$169,612	\$209,039
Okeechobee	418	\$195,586	\$263,886	\$362,093	18	\$96,241	\$129,356	\$139,704	454	\$67,265	\$126,510	\$181,098
Orange	19,293	\$346,674	\$444,985	\$594,210	4,008	\$155,227	\$204,589	\$266,991	338	\$114,868	\$155,227	\$206,970
Osceola	13,266	\$354,435	\$418,079	\$516,389	1,478	\$191,447	\$258,712	\$331,151	329	\$144,879	\$206,970	\$274,235
Palm Beach	17,440	\$465,682	\$646,780	\$957,234	13,978	\$165,576	\$253,538	\$398,416	178	\$129,356	\$155,227	\$216,283
Pasco	17,762	\$284,583	\$379,220	\$488,448	1,113	\$119,008	\$155,227	\$204,900	1,858	\$77,614	\$122,112	\$181,098

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	12,786	\$331,151	\$426,513	\$594,934	7,497	\$186,273	\$259,643	\$429,462	977	\$93,136	\$134,530	\$175,924
Polk	20,853	\$288,723	\$341,603	\$403,591	786	\$124,182	\$158,177	\$217,318	1,828	\$93,136	\$142,033	\$196,518
Putnam	834	\$150,053	\$227,097	\$315,629	19	\$232,841	\$284,583	\$315,629	581	\$76,475	\$124,182	\$181,098
St. Johns	9,893	\$413,939	\$520,011	\$688,174	1,047	\$258,712	\$341,500	\$525,703	270	\$175,924	\$243,189	\$289,757
St. Lucie	10,797	\$334,152	\$396,761	\$468,890	1,148	\$186,273	\$284,583	\$491,553	211	\$150,053	\$201,795	\$248,364
Santa Rosa	5,205	\$294,932	\$363,697	\$467,648	143	\$341,396	\$486,379	\$746,125	205	\$81,753	\$124,078	\$175,924
Sarasota	10,491	\$388,068	\$497,762	\$683,000	3,752	\$284,583	\$380,824	\$620,909	592	\$133,495	\$167,697	\$212,144
Seminole	7,627	\$332,807	\$413,939	\$527,772	1,255	\$153,157	\$187,825	\$235,428	89	\$119,008	\$169,715	\$227,667
Sumter	7,817	\$330,634	\$405,453	\$512,250	32	\$129,615	\$230,202	\$243,189	305	\$79,994	\$139,704	\$196,621
Suwannee	312	\$159,884	\$230,254	\$300,623	0	\$0	\$0	\$0	276	\$89,514	\$155,175	\$221,975
Taylor	252	\$117,559	\$181,098	\$305,280	6	\$250,433	\$277,857	\$361,162	102	\$93,136	\$128,839	\$193,517
Union	44	\$202,830	\$243,189	\$324,942	0	\$0	\$0	\$0	32	\$71,922	\$152,640	\$187,463
Volusia	12,162	\$284,583	\$351,848	\$434,636	2,455	\$165,576	\$289,757	\$486,379	335	\$132,461	\$170,750	\$227,667
Wakulla	791	\$206,970	\$317,698	\$397,382	26	\$172,820	\$242,672	\$315,629	140	\$76,941	\$134,013	\$181,098
Walton	3,495	\$455,230	\$723,359	\$1,497,528	1,252	\$434,636	\$619,874	\$874,447	141	\$98,311	\$162,989	\$222,492
Washington	211	\$139,704	\$201,174	\$279,409	0	\$0	\$0	\$0	73	\$77,614	\$124,182	\$150,053
Florida Total	396,011	\$310,454	\$403,591	\$560,577	121,068	\$195,586	\$300,106	\$460,000	21,013	\$95,206	\$150,053	\$206,970

Source: Florida Department of Revenue, Sales Data File. Includes home sales that took place in 2022, the most recent full year with data available. Arms-length sales only. Home prices adjusted to 2023 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057
Sebastian-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Tallahassee, FL MSA (minus Gadsden, Jefferson & Wakulla)	Leon	-6,053	-7,018	-5,982	-2,315	540	2,293
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-64,236	-81,384	-90,984	-83,379	-60,011	3,994
The Villages, FL MSA	Sumter	-630	-891	-962	-713	-839	387
West Palm Beach-Boca Raton	Palm Beach	-28,122	-37,675	-43,874	-45,133	-33,296	-7,728
State of Florida Total		-391,382	-518,574	-612,484	-614,003	-487,175	-76,294

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey. Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units.

2025 BOARD OF COMMISSIONERS MEETING SCHEDULE

Patricia Shontz Commission Chambers – City Hall, 300 Municipal Drive, Madeira Beach, FL

“All meetings & Events listed are in the Commission Chambers.”

“Meetings, dates & times are subject to change.”

<u>DATE</u>	<u>DESCRIPTION</u>	<u>TIME</u>
Wednesday, January 1, 2025	NEW YEAR’S DAY – City Holiday	
Wednesday, January 8, 2025	BOC Regular Meeting	6:00 PM
Monday, January 20, 2025	MARTIN LUTHER KING JR. DAY – City Holiday	
Wednesday, January 22, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, February 12, 2025	BOC Regular Meeting	6:00 PM
Monday, February 17, 2025	PRESIDENTS’ DAY – City Holiday <i>(tentatively added – to be adopted in new personnel manual)</i>	
Wednesday, February 26, 2025	BOC Regular Workshop Meeting	6:00 PM
Tuesday, March 11, 2025	Municipal Election Day <i>(Mayor, Commissioner District 3, and Commissioner District 4)</i>	7:00 AM to 7:00 PM
Wednesday, March 12, 2025	BOC Regular Meeting	6:00 PM
Wednesday, March 19, 2025- <i>(tentative)</i>	BOC Special Meeting <i>(Induction into Office-New Commission Members)</i>	6:00 PM
Wednesday, March 26, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, April 9, 2025	BOC Regular Meeting	6:00 PM
Wednesday, April 23, 2025	BOC Budget Workshop #1	4:00 PM
Wednesday, April 23, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, May 14, 2025	BOC Regular Meeting	6:00 PM
Monday, May 26, 2025	MEMORIAL DAY – City Holiday	
Wednesday, May 28, 2025	BOC Budget Workshop #2	4:00 PM
Wednesday, May 28, 2025	BOC Regular Workshop Meeting	6:00 PM
Wednesday, June 11, 2025	BOC Regular Meeting	6:00 PM
Thursday, June 19, 2025	JUNETEENTH – City Holiday <i>(tentatively added – to be adopted in new personnel manual)</i>	
Wednesday, June 25, 2025	BOC Budget Workshop #3	4:00 PM
Wednesday, June 25, 2025	BOC Regular Workshop Meeting	6:00 PM
Friday, July 4, 2025	INDEPENDENCE DAY – City Holiday	
Wednesday, July 9, 2025	BOC Regular Meeting	6:00 PM
Wednesday, July 23, 2025	BOC Budget Workshop #4	4:00 PM
Wednesday, July 23, 2025	BOC Regular Workshop Meeting	6:00 PM

Wednesday, August 13, 2025	BOC Regular Meeting	6:00 PM
Wednesday, August 27, 2025	BOC Budget Workshop #5	4:00 PM
Wednesday, August 27, 2025	BOC Regular Workshop Meeting	6:00 PM

Monday, September 1, 2025	LABOR DAY – City Holiday	
Wednesday, September 10, 2025	BOC Special Meeting <i>(Tentative FY 2026 Millage & Budget-1st Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 10, 2025	BOC Regular Meeting	6:00 PM
Wednesday, September 24, 2025	BOC Special Meeting <i>(Adoption of FY 2026 Millage & Budget-2nd Reading & Public Hearing)</i>	5:45 PM
Wednesday, September 24, 2025	BOC Regular Workshop Meeting	6:00 PM

Wednesday, October 8, 2025	BOC Regular Meeting	6:00 PM
Wednesday, October 22, 2025	BOC Regular Workshop Meeting	6:00 PM

Tuesday, November 11, 2025	VETERANS DAY – City Holiday	
Wednesday, November 12, 2025	BOC Regular Meeting	4:00 PM
Wednesday, November 12, 2025	BOC Regular Workshop Meeting <i>(date change due to Thanksgiving Holidays)</i>	2:00 PM

Thursday, November 27, 2025	THANKSGIVING DAY – City Holiday	
Friday, November 28, 2025	DAY AFTER THANKSGIVING DAY – City Holiday	

Wednesday, December 10, 2025	BOC Regular Meeting <i>(Meeting change due to Christmas & New Year’s Holidays)</i>	4:00 PM
Wednesday, December 10, 2025	BOC Regular Workshop Meeting <i>(date change due to Christmas & New Year’s Holidays)</i>	2:00 PM

Candidate Qualifying Period **NOON, Monday, December 1, 2025 through NOON, Friday, December 12, 2025, excluding weekends.**
(Commissioner District 1 and Commissioner District 2) - March 10, 2026 Municipal Election – Candidate Packets available Mon. November 3rd

Wednesday, December 24, 2025	CHRISTMAS EVE – City Holiday
Thursday, December 25, 2025	CHRISTMAS DAY – City Holiday

Wednesday, December 31, 2025	NEW YEAR’S EVE – City Holiday <i>(tentatively removed – Considered for removal in new personnel manual when adopted)</i>
Thursday, January 1, 2026	NEW YEAR’S DAY – City Holiday

CITY CLERK'S REPORT DECEMBER 2024

MARCH 11, 2025 MUNICIPAL ELECTION

Candidate Qualifying Period for the March 11, 2025 Municipal Election: Begins at **NOON – Monday, December 2, 2024, and ends at NOON - Friday, December 13, 2024, excluding weekends.** ([Madeira Beach Charter Section 3.3\(A\)](#))

Mayor Anne-Marie Brooks, District 3 Commissioner Eddy McGeehen, and District 4 Commissioner Housh Ghovae applied to have their name placed on the Ballot in March to serve a new term: Mayor a three-year term and District Commissioners a two-year term. The three candidates are currently circulating their nominating petitions for signature.

No one else has applied currently to be qualified to have their name placed on the ballot. If there is no opposition to any of the three candidates (current commission members) by the end of the qualifying period, there will be no Election on March 11, 2024, and they can be sworn into office at the regular meeting on March 12, 2024.

LASERFICHE PROJECT

The Laserfiche Buildout was completed in November and the City Clerk's Office has been continuously uploading documents for public view. The Public Portal is expected to go live before Christmas. Public documents will continue to be uploaded after it goes live. A lot of history can be researched.

The "Documents and Records Specialist" vacant position in the City Clerk's Office will be posted in January 2025 to fill that position. In the meantime, we appreciate the Recreation Department for their assistance with the Laserfiche project. Three employees were temporarily assigned to assist with uploading documents and much progress has been made.