



BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING AGENDA

Wednesday, December 11, 2024 at 2:00 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. **ROLL CALL**
3. **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.

4. **CITY ATTORNEY**

[A.](#) Resolution 2024-08, Opt Out of Live Local Act

5. **CITY MANAGER**

[A.](#) City Web/Internet Site

6. **COMMUNITY DEVELOPMENT**

[A.](#) Rebuilding Madeira Beach Presentation (Advanced Engineering & Design, Inc.)

[B.](#) Temporary Use of RVs and Campers

[C.](#) Restricting Mulch Usage

7. **FINANCE**

8. 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.



MEMORANDUM

Item 4A.

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

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

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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	
<u>CAN</u> opt out	<u>CANNOT</u> 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

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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

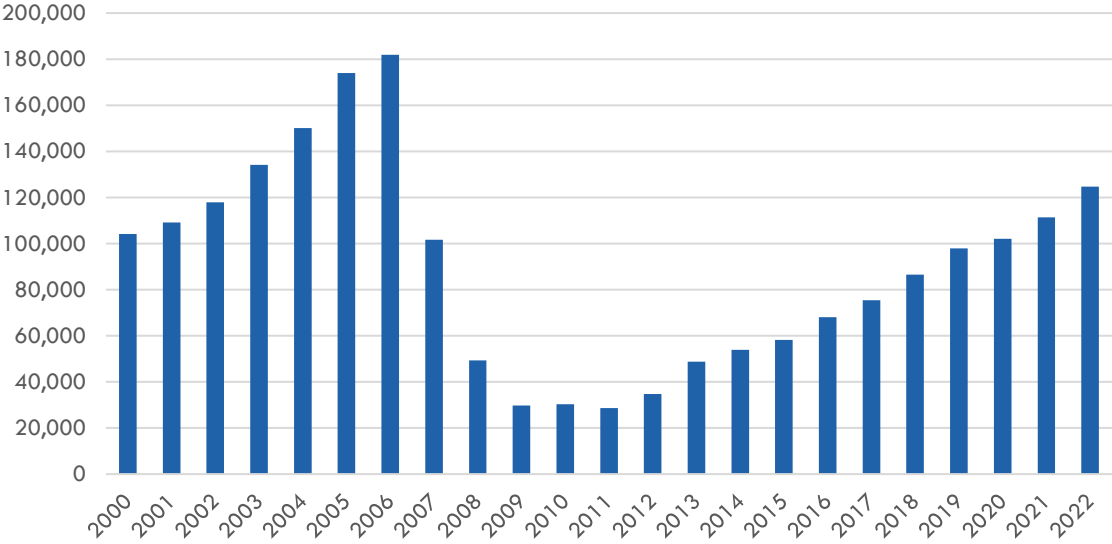
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
<ul style="list-style-type: none"> • 5,745,641 parcels • 4,063,726 homesteaded (71%) 	<ul style="list-style-type: none"> • 1,605,160 parcels • 591,076 homesteaded (37%) 	<ul style="list-style-type: none"> • 437,337 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.

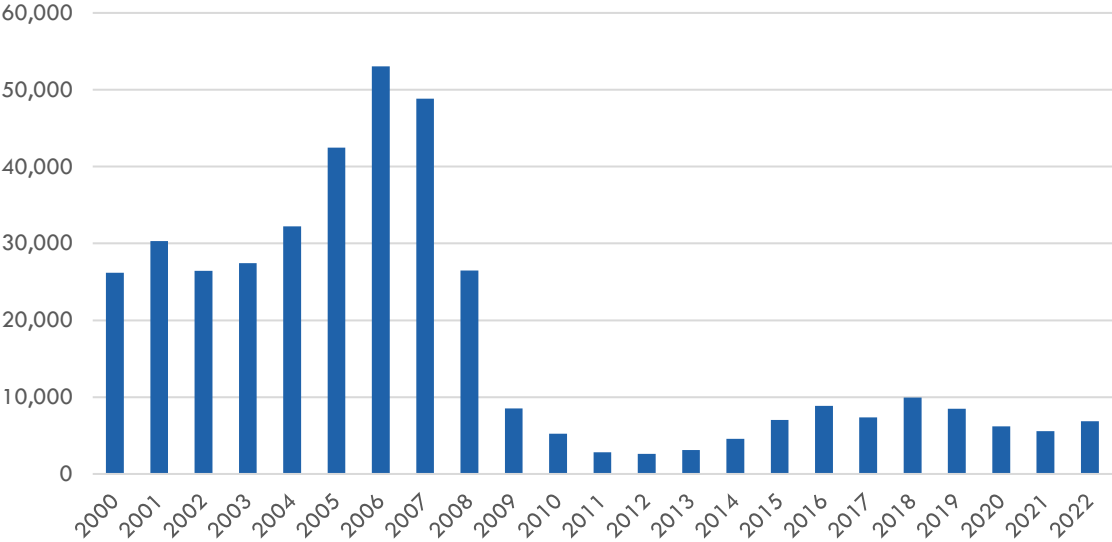
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

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.

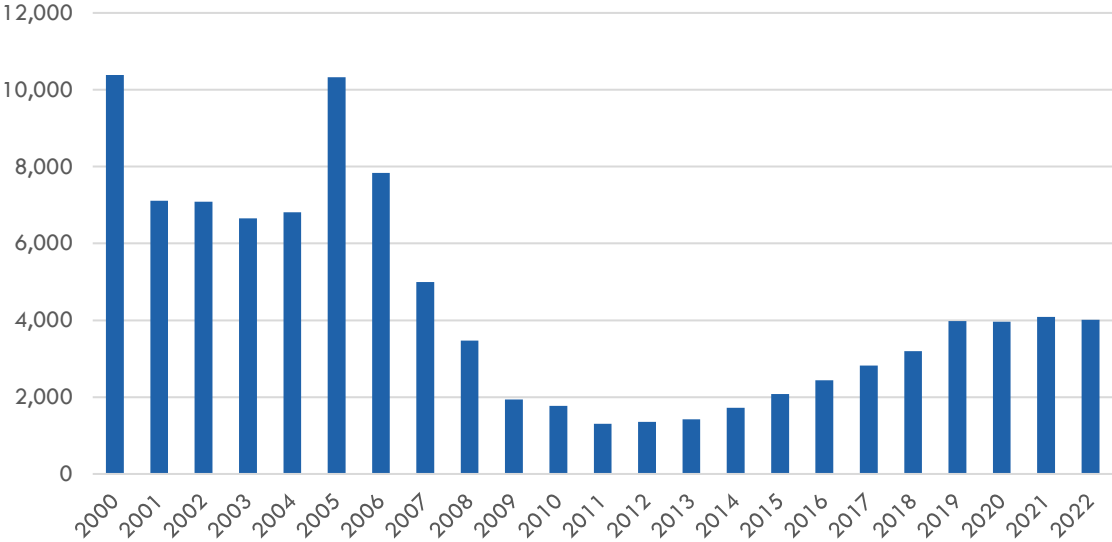
Table 3. New Condominium Units Built, Top Ten Counties, 2022

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

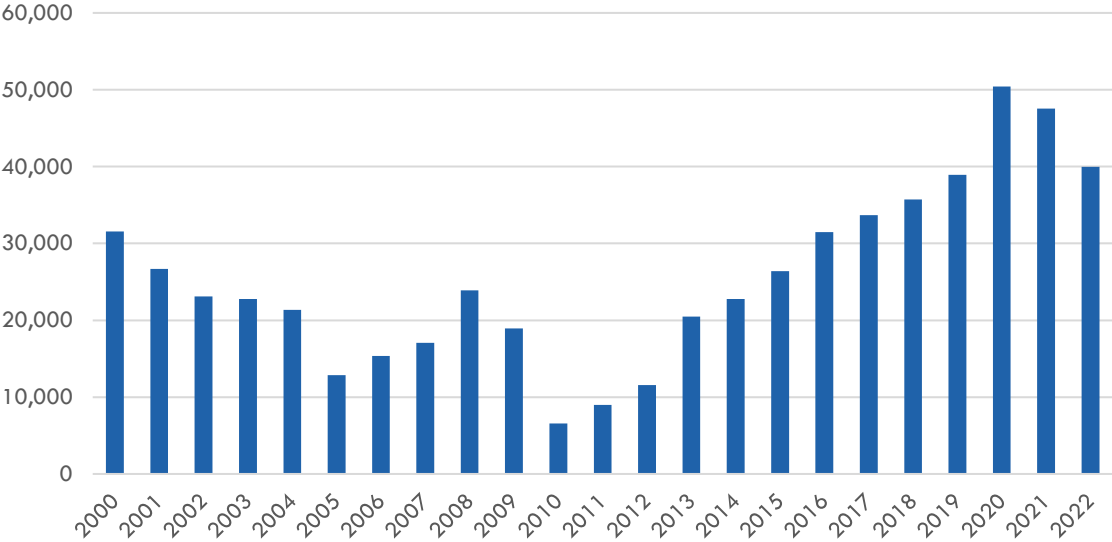
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

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

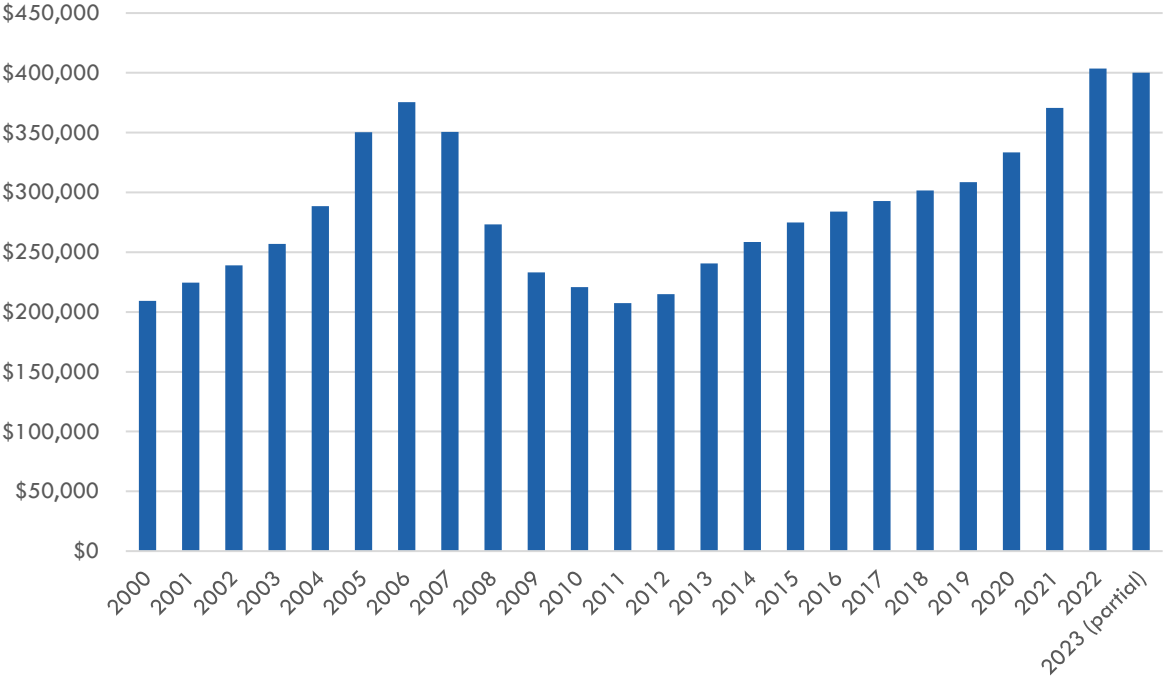
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	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.

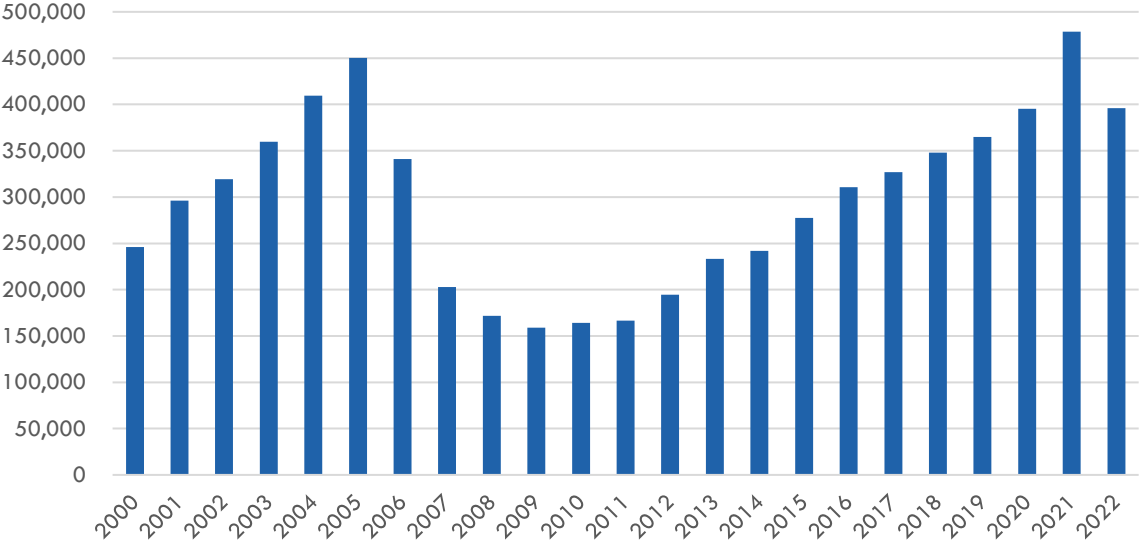
Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

<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.

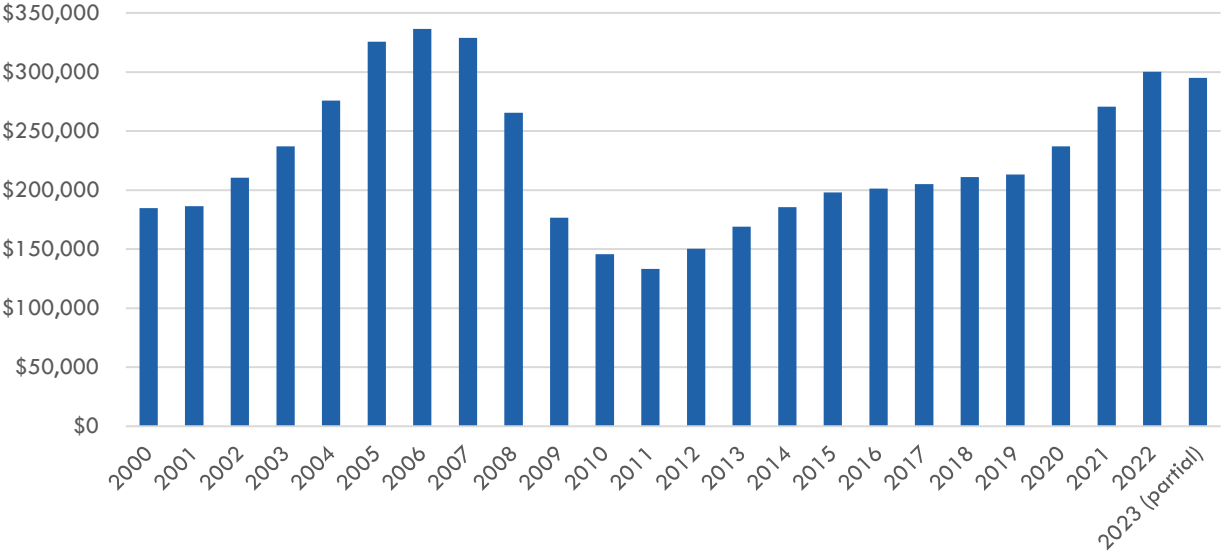
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

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

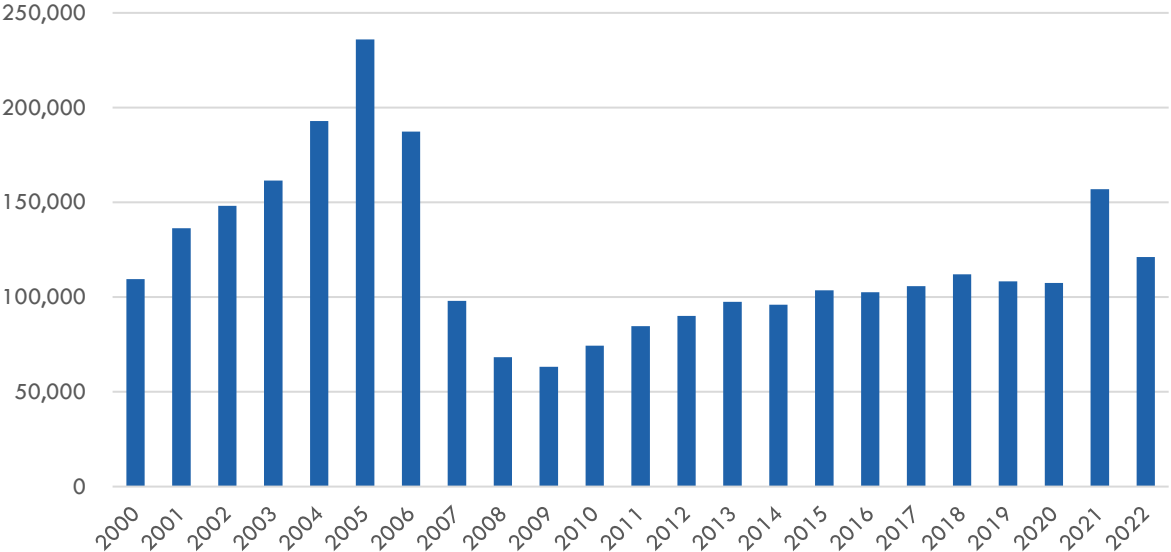


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

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

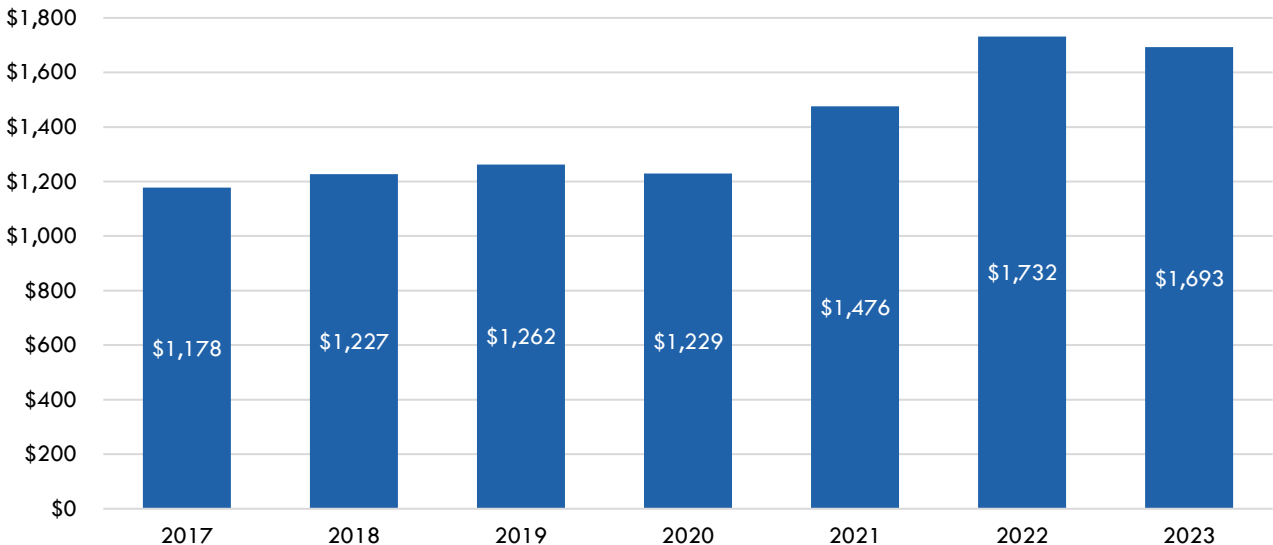
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

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.

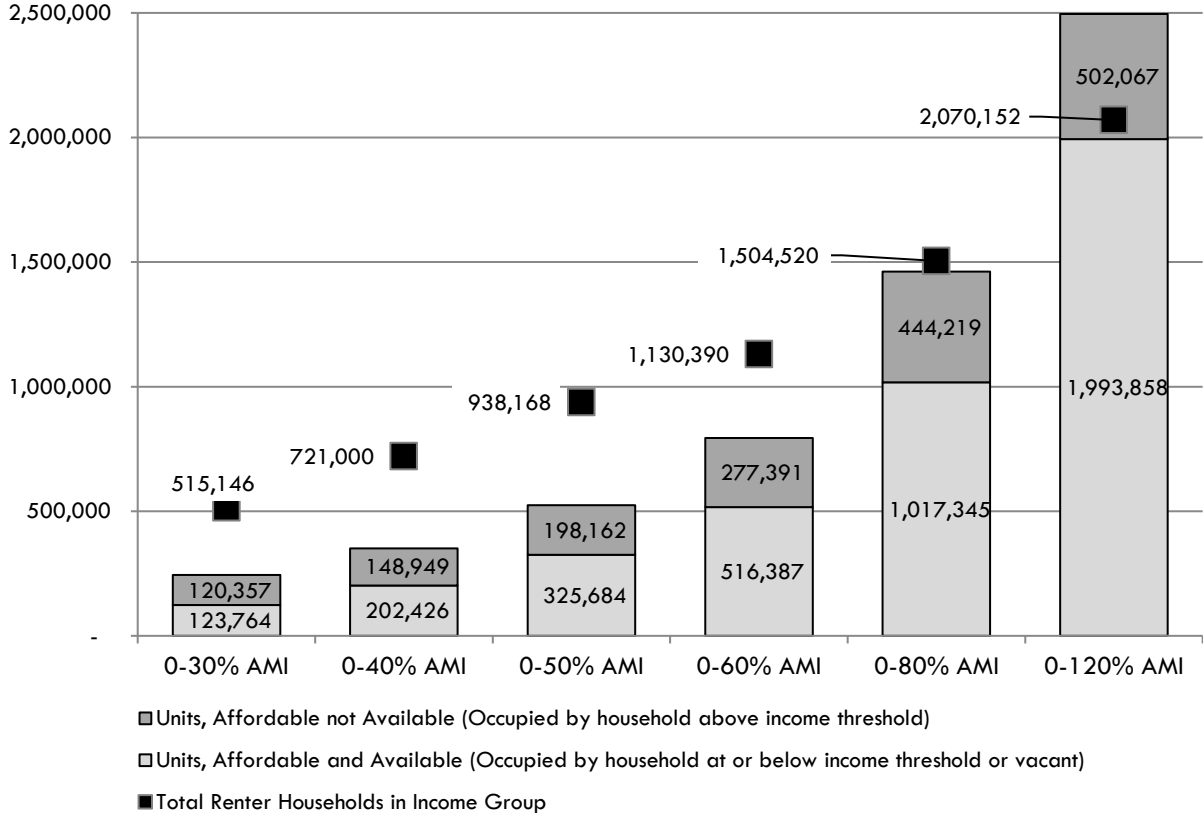
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

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.

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

Item 4A.

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 email a written request to cvanblargan@madeirabeachfl.gov.

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MEMORANDUM

Item 5A.

TO: Board of Commissioners
FROM: Robin I. Gomez, City Manager
DATE: December 11, 2024
RE: City Web/Internet Site

Background

The City of Madeira Beach provides a considerable amount of City services information on its website/internet site: www.madeirabeachfl.gov.

Discussion

The City has used its current web/internet site through an outside vendor, Proud City, since at least 2021, for an annual maintenance fee of \$1,200.00. City administration at that time chose the current vendor; we did not find evidence of any quotes, options, or the issuance of a Request for Proposals (RFP) or other.

Currently, City staff in the various departments maintain (add/modify/remove) the site content.

Enclosed is a list of various Cities in Pinellas County and their web/internet vendor/host.

Fiscal Impact

Cost of annual maintenance.

Attachments

List of

Barrier Island and Surrounding City Website Hosts

City	City Webiste	Company Used	Company Site:
Oldsmar	https://www.myoldsmar.com/	Civic Plus	https://www.civicplus.com/
Seminole	https://www.myseminole.com/website/default.aspx	Network Solutions	https://www.networksolutions.com/
Treasure Island	https://www.mytreasureisland.org/	Revize	https://www.revize.com/
Belleair Beach	https://www.cityofbelleairbeach.com/	Civic Plus	https://www.civicplus.com/
Belleair Shore	https://belleairshore.com/	DaBiri Designs LLC	https://dabiridesigns.com/
Cleawater	https://www.myclearwater.com/Home	Granicus	https://granicus.com/
Indian Rocks Beach	https://www.indian-rocks-beach.com/	Planeteria media	https://www.planeteria.com/
Indian Shores	https://www.myindiashores.com/	Civic Plus	https://www.civicplus.com/
Madeira Beach	https://madeirabeachfl.gov/	Proud City	https://proudcity.com/
North Redington Beach	https://townofnorthredingtonbeach.com/	Digital Eel	https://www.digitaleel.com/
Redington Beach	https://townofredingtonbeach.com/	Town Web	https://www.townweb.com/
Redington Shores	https://townofredingtonshores.com/	DaBiri Designs LLC	https://dabiridesigns.com/
St Pete Beach	https://www.stpetebeach.org/	Civic Plus	https://www.civicplus.com/
St. Pete	https://www.stpete.org/	Revize	https://www.revize.com/
Gulfport	https://mygulfport.us/	Site Ground	https://www.siteground.com/
Largo	https://www.largo.com/	Revize	https://www.revize.com/
Safety Harbor	https://www.cityofsafetyharbor.com/	Civic Plus	https://www.civicplus.com/
Dunedin	https://www.dunedingov.com/Home	Granicus	https://granicus.com/
Pinellas Park	https://www.pinellas-park.com/	Civic Plus	https://www.civicplus.com/



Rebuilding Madeira Beach

**Justin V. Keller, Cody J. Stewart,
& Rafal S. Kadaj**
Wednesday, December 11, 2024



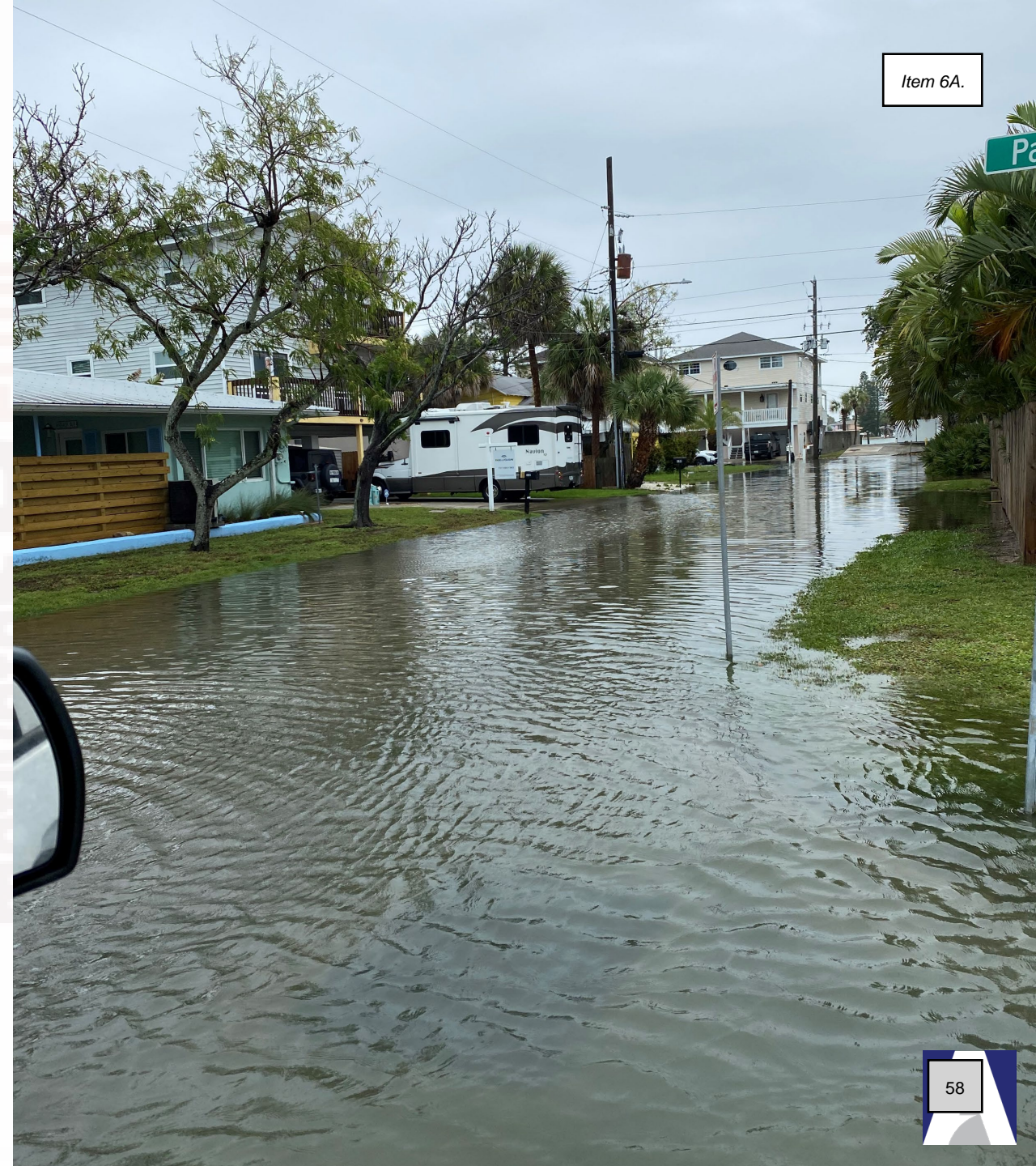
Why are we here?

- City is already susceptible to tidal flooding and conditions are expected to worsen.
- Discuss the results from the District-funded Watershed Management Plan (WMP).
- Discuss pathways forward given 2024 storm season.



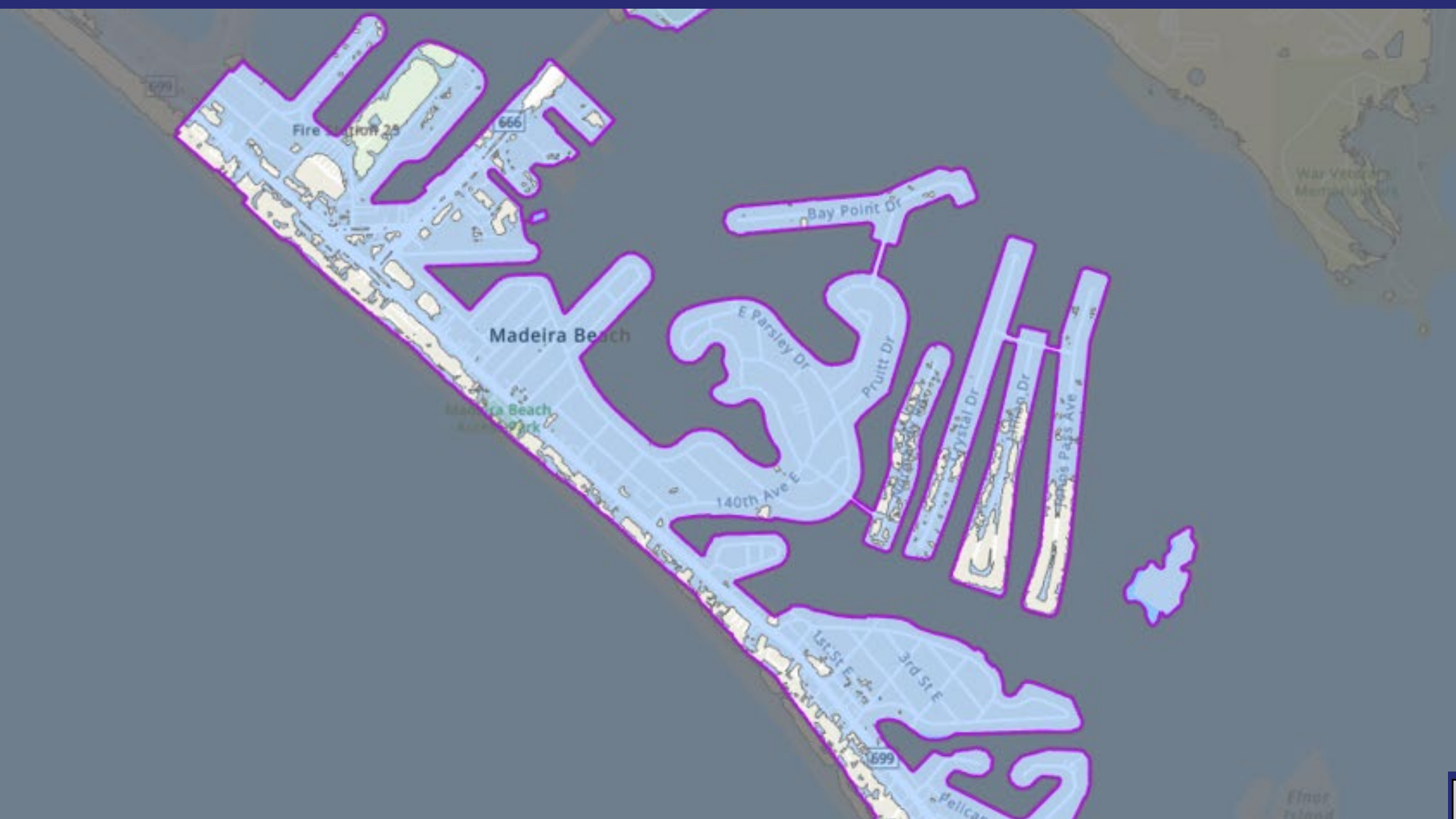
Goals

1. Provide background on WMP development process.
2. Share current Level of Service (LOS).
3. Discuss the impacts of tidal flooding.
4. Discuss paths forward to keep residents in their homes through 2100.
5. Obtain Commission feedback.



What does your community look like in 2100?

Item 6A.



A Shared Commitment

“Residents and industries will need to modify their own properties and their management practices to ensure they are climate change ready, and not reliant on government to implement defensive measures as threats become imminent. Progressive implementation of adaptation strategies will have less upheaval of communities and individuals. Therefore, the responsibility of implementing adaptation options in a timely manner at the regional level is shared between governments, residents and businesses. Yet, for adaptation to occur strategically and to optimize resource allocation, it should be orchestrated by local governments.” (Sinay and Carter, 2020)



A Local Commitment

*“Sooner or later, those working on coastal resilience issues come to understand an important tenet of our shared efforts: **resilience is not a product which can be created—and then delivered—by the federal government.** It is a condition that individuals and organizations must **advance locally and on their own terms.**”*

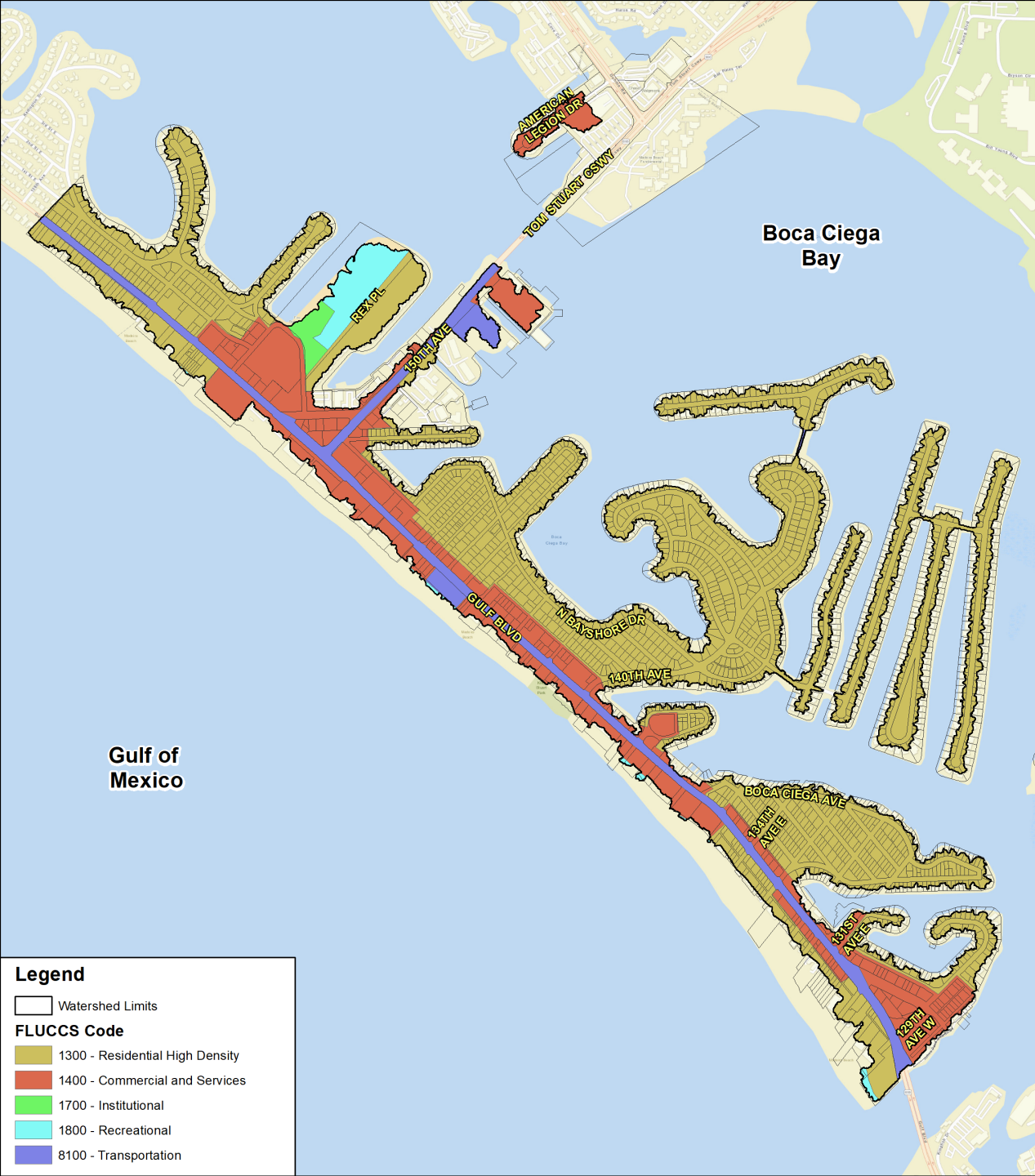
-Mark Osler, NOAA Senior Advisor for Coastal Inundation and Resilience

Watershed Management Plan



Land Use Composition

Item 6A.



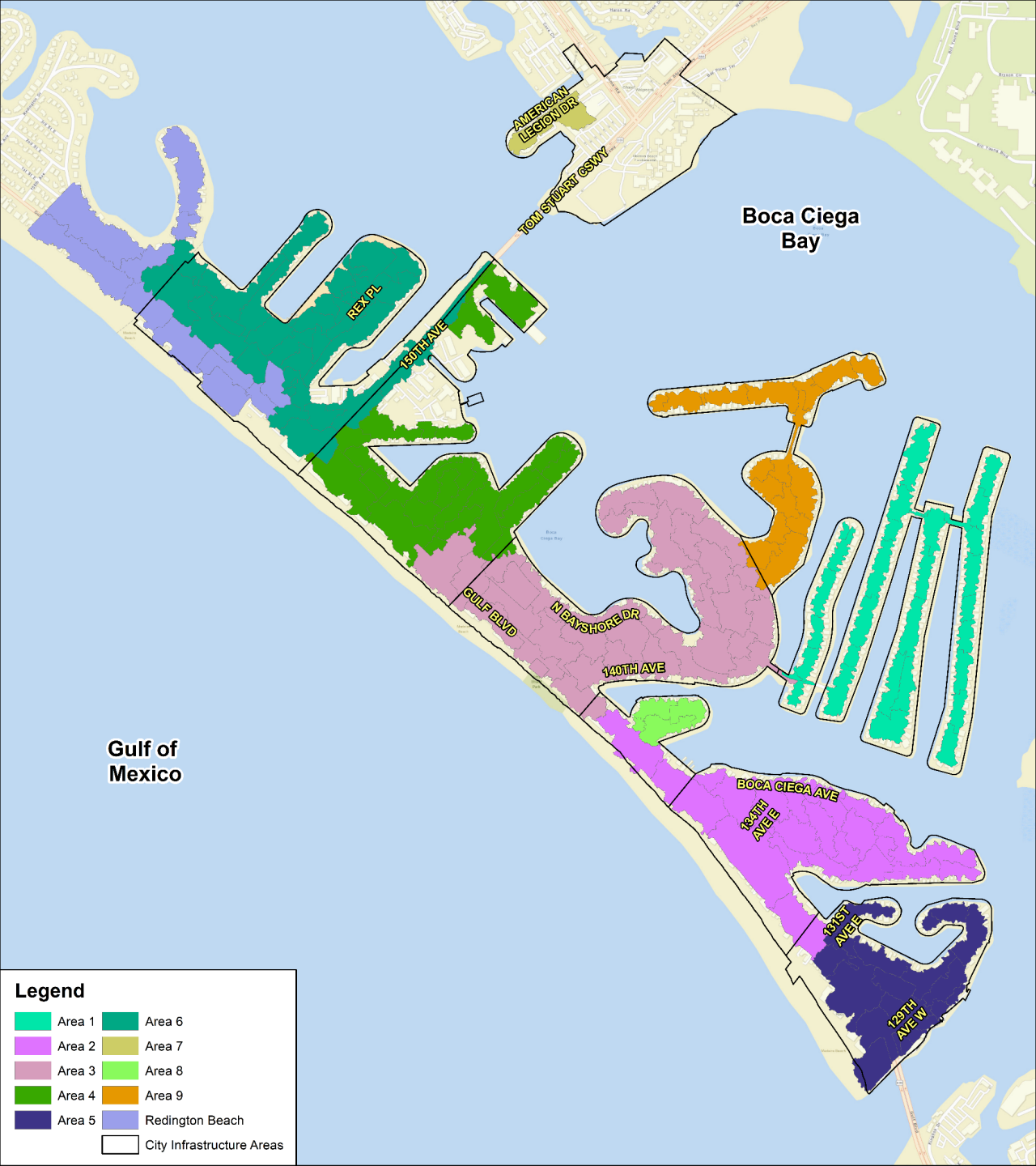
- 2020 Land Use Land Cover provided by SWFWMD.
- Revisions performed to better represent existing conditions.
- Gulf Blvd. added as transportation FLUCCS code to match 150th Ave.

Soil Composition

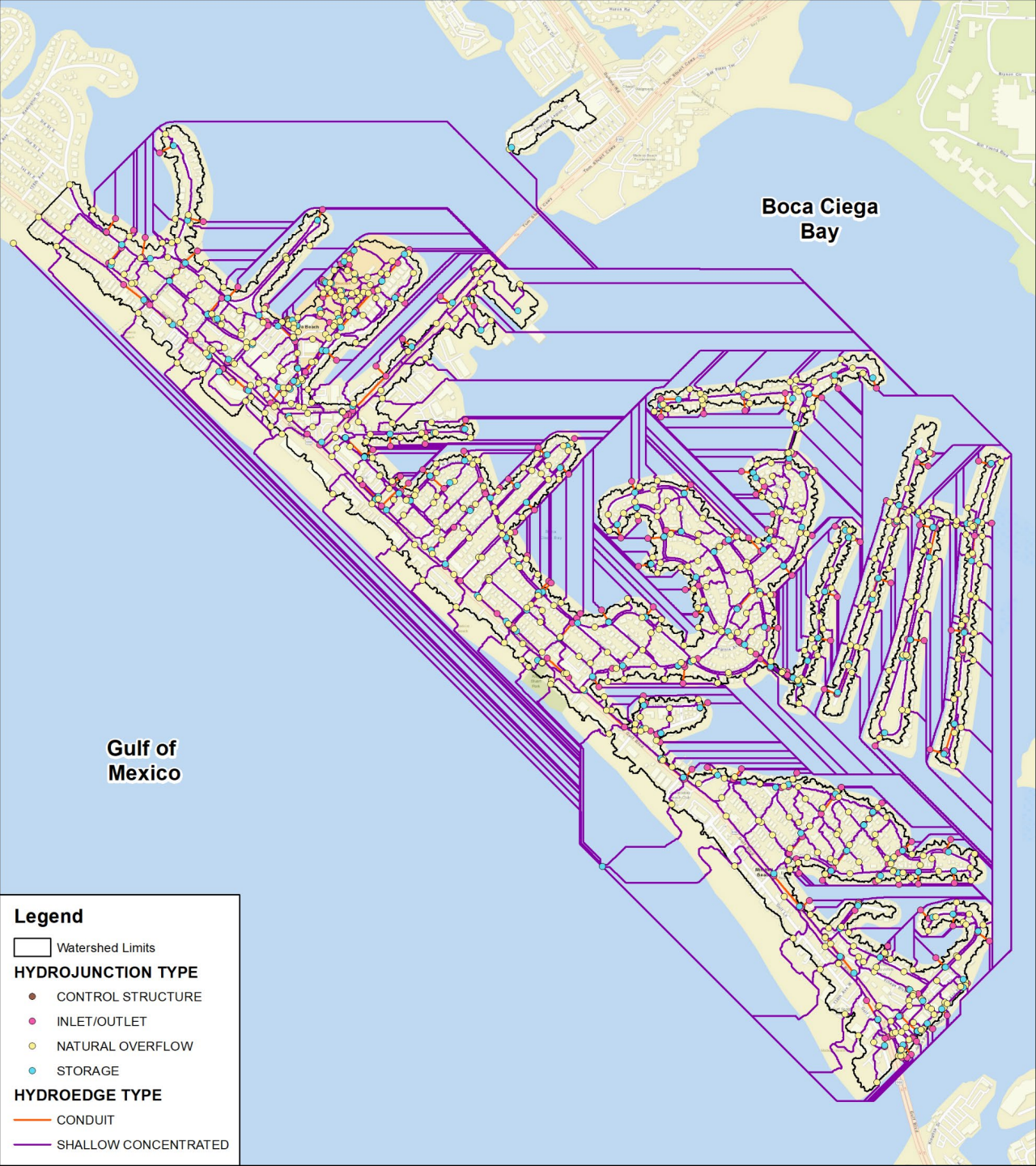
- Soil Survey Geographic Database (SSURGO) provided by SWFWMD.
- Revisions were performed to better represent existing conditions.



Subwatersheds



Subwatersheds initially delineated based on existing City stormwater infrastructure assessment areas and further refined based on hydraulic connectivity.



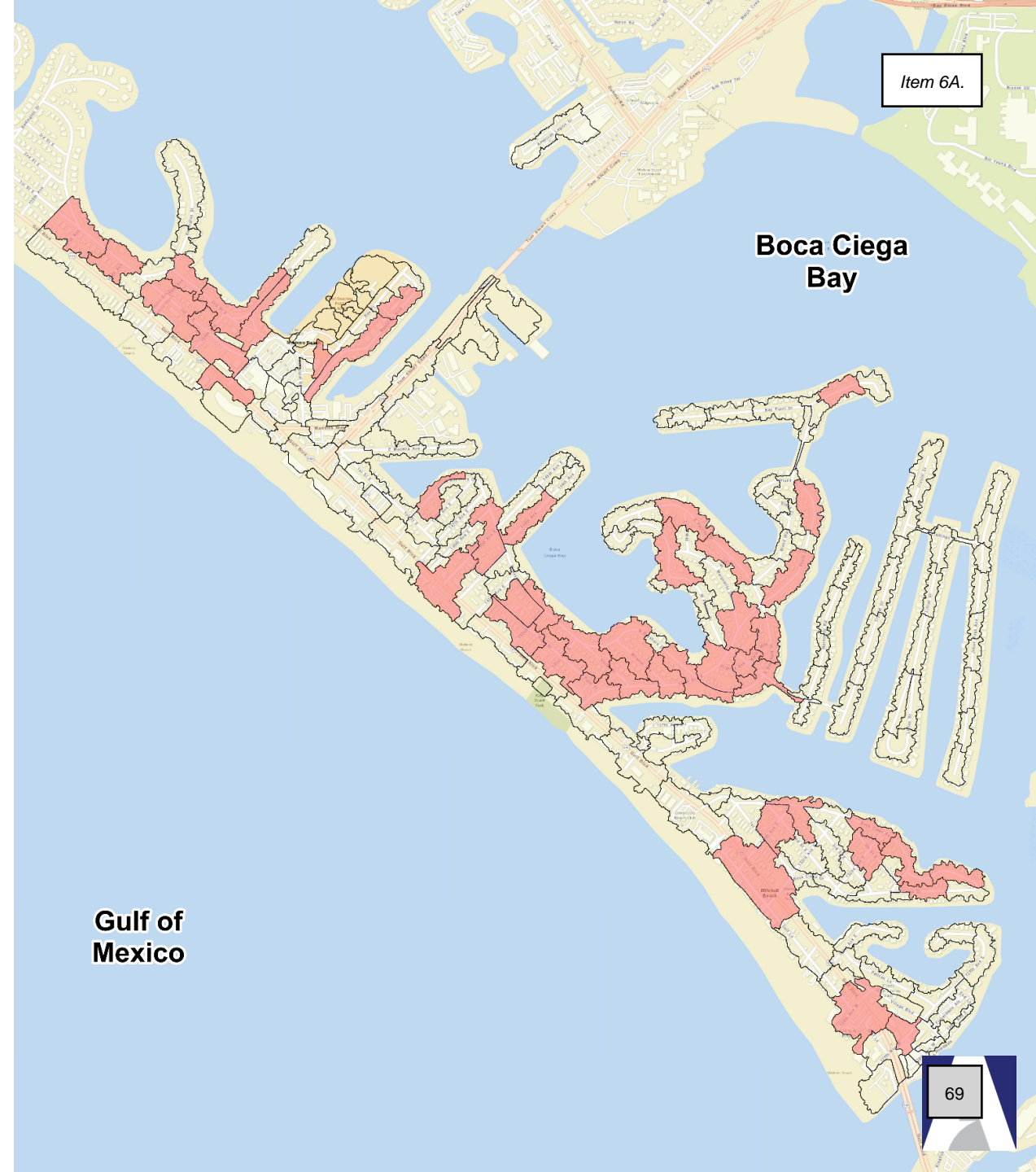
System Connectivity

How do we evaluate stormwater performance?

Stormwater management. All new development and redevelopment activity within the city will adhere to the drainage requirements of a ten-year frequency/60 minute stormwater event until the Sand Key Master Drainage Plan is completed, at which time the drainage requirements will adhere to the 25-year/24-hour duration storm event. This criteria is based upon a tidal elevation of plus 2.0 feet mean sea level and the water elevation anywhere in the city shall not be greater than 1.0 feet above the crown of the road. All stormwater requirements will be monitored on a permit by permit basis and require a SWFWMD permit including water quality and quantity design standards.



How do we evaluate stormwater performance?





25-Year Floodplain

Legend

- Discharge
- NetworkStructure
- Manhole
- Inlet
- GravityMain

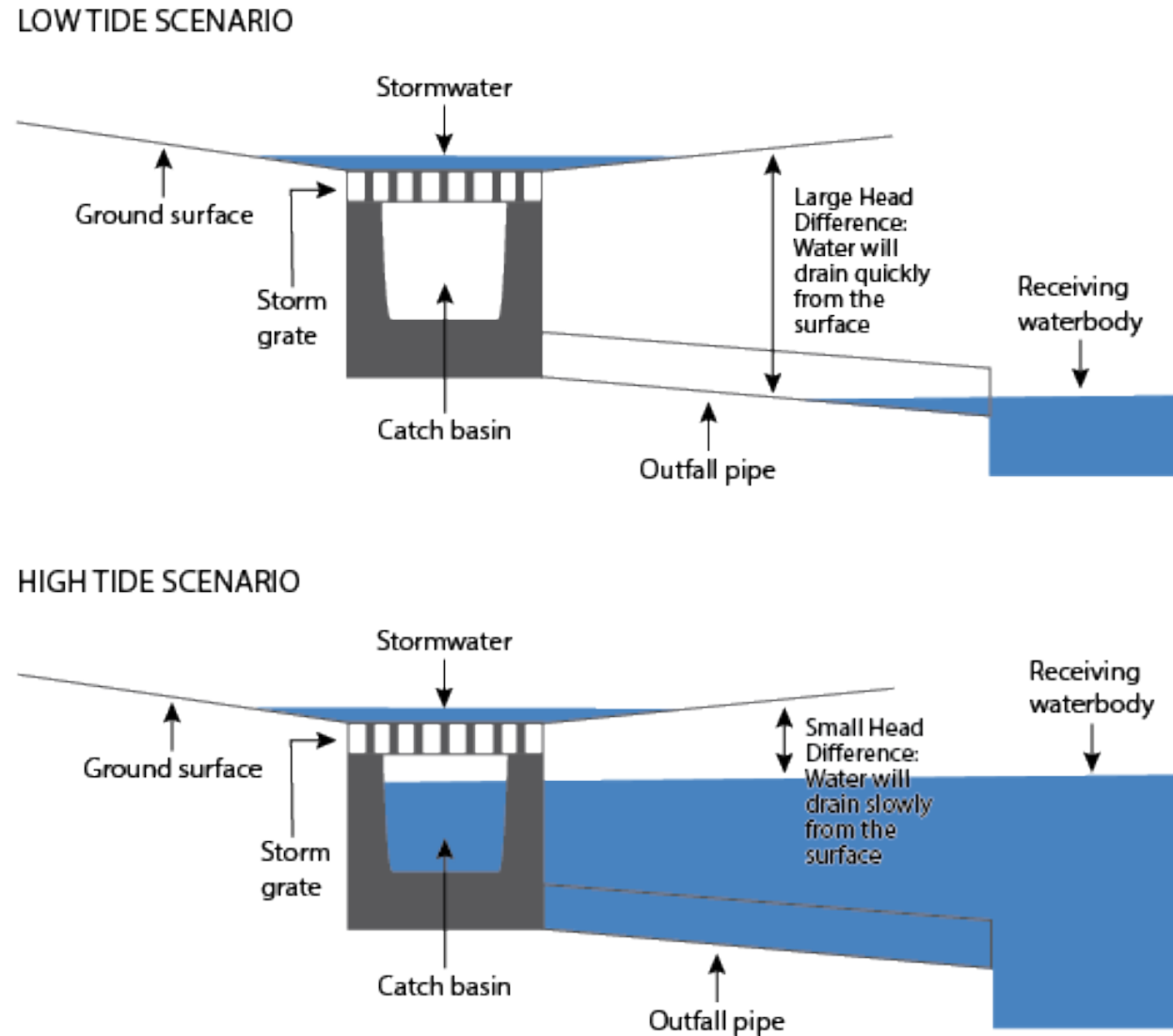
BMPs

1. 2nd Street East Improvements
2. Parsley Drive Improvements
3. Mitchell's Beach Improvements
4. Bay Point Estates Improvements
5. 141st Avenue Pump Station



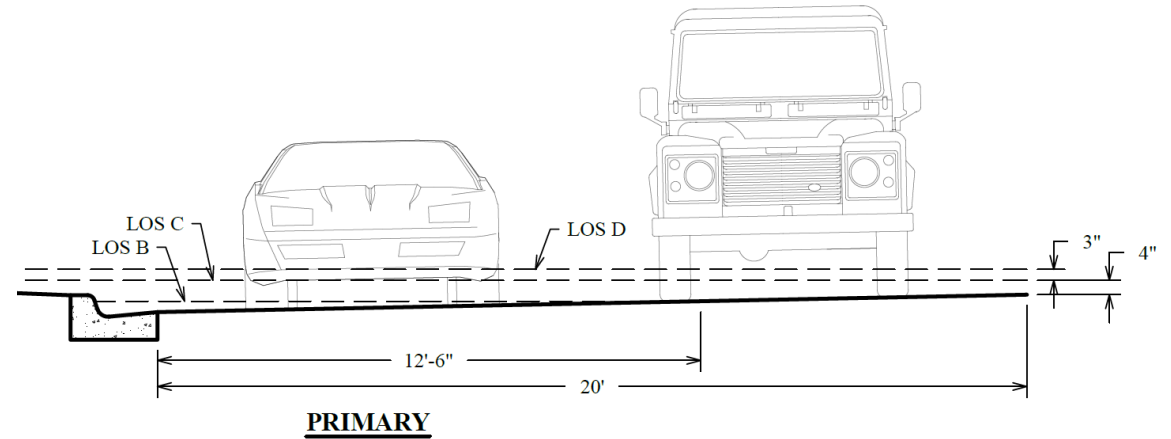
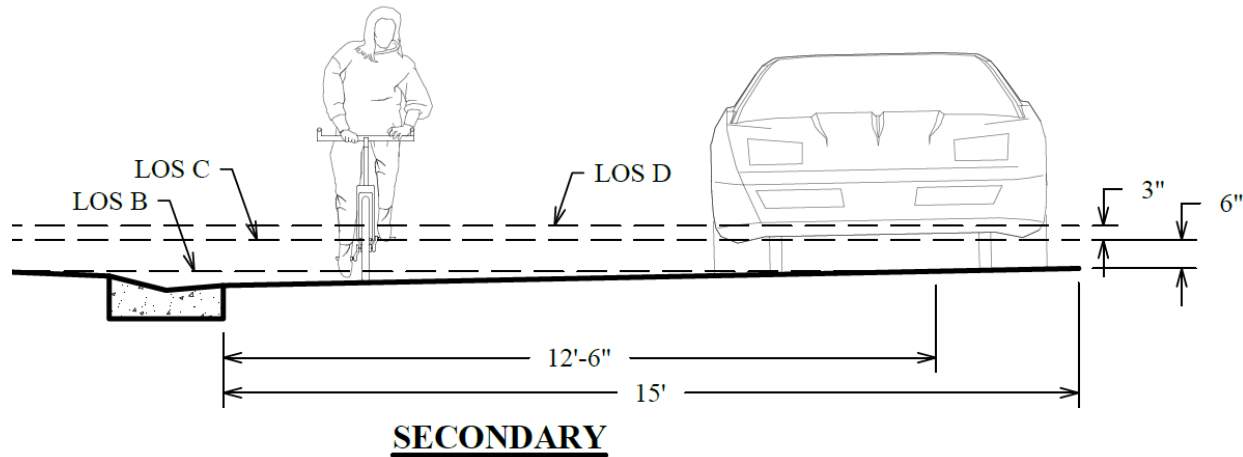
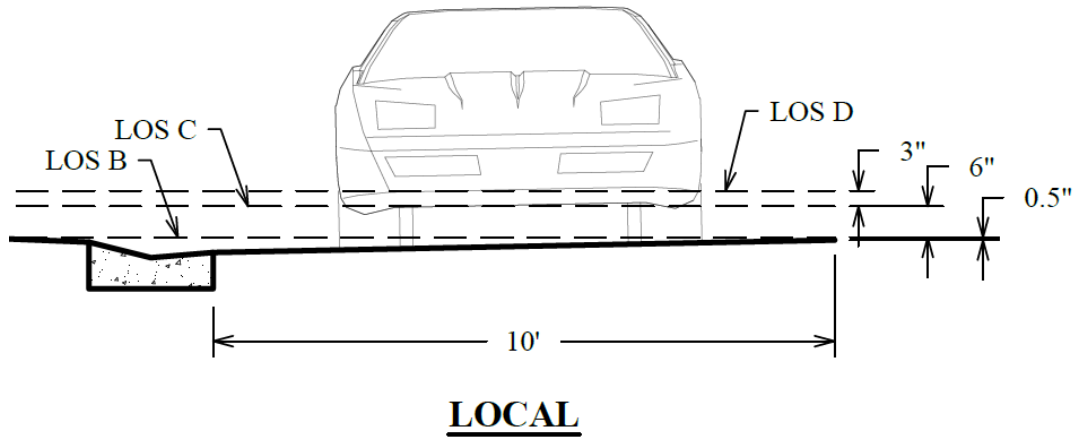
Tidal Impacts on Stormwater Infrastructure

- Backflow
- Saltwater Intrusion
- Slower Drainage
- Increased Groundwater Levels
- Infrastructure Damage
- Clogged Drains



Credit: Charleston, SC Mayor's Office of Resilience and Sustainability

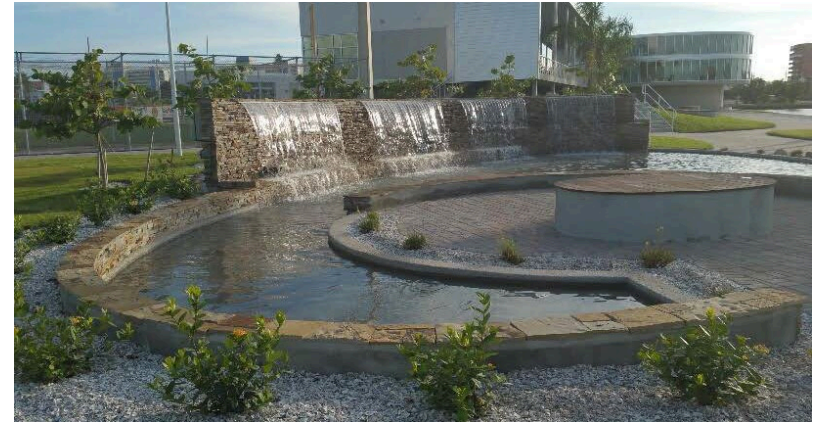
Proposed Level of Service



Level of Service (LOS) Classification	Proposed Level of Service (LOS) Criteria
A	No Roadway Flooding.
B	Roadway Flooding Depth < 3"
C	3" < Roadway Flooding Depth < 9"
D	9" < Roadway Flooding Depth < 12"
E	Roadway Flooding Depth > 12"

Revised Floodplains





How do we provide a reasonable stormwater level of service as tidal flooding increases?



Foundational Planning Assumptions

1. We will keep City residents in their homes through 2100 at their current quality of life.
2. The City will continue to operate in 2100 and beyond.
3. A reasonable stormwater level of service will be maintained to support connectivity across the city.

Potential Options

- Do Nothing / Cede Land
- Minor Improvements
- Install Stormwater Pump Stations
- Utilize Fill / Increase Elevations
- Combination of Options





King Tide (2070)

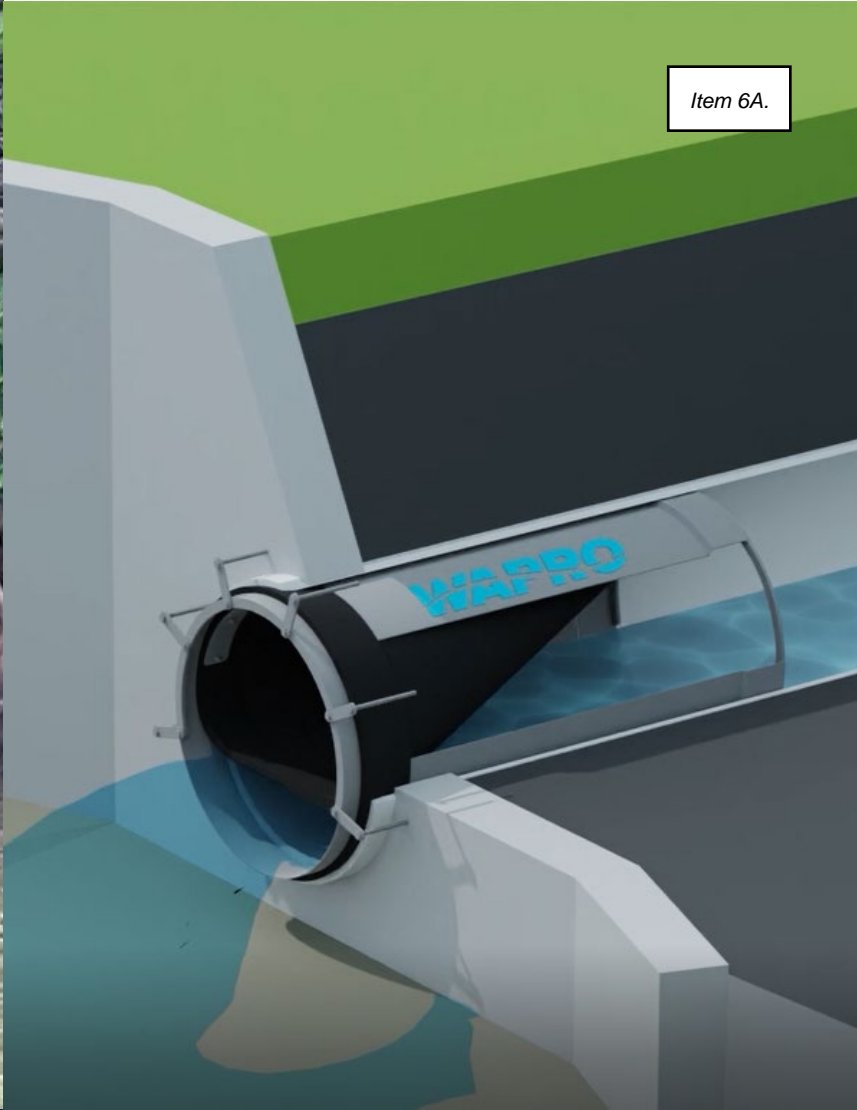


King Tide (2100)

Do Nothing / Cede Land



- Maintain Current Level of Service
- Backflow Valves
- Maintain Vegetated Shoreline



Minor Improvements

- Isolation of tidal waters from the stormwater system
- Can function when the tide is below or above roadway elevation
- Requires piping network & operating footprint

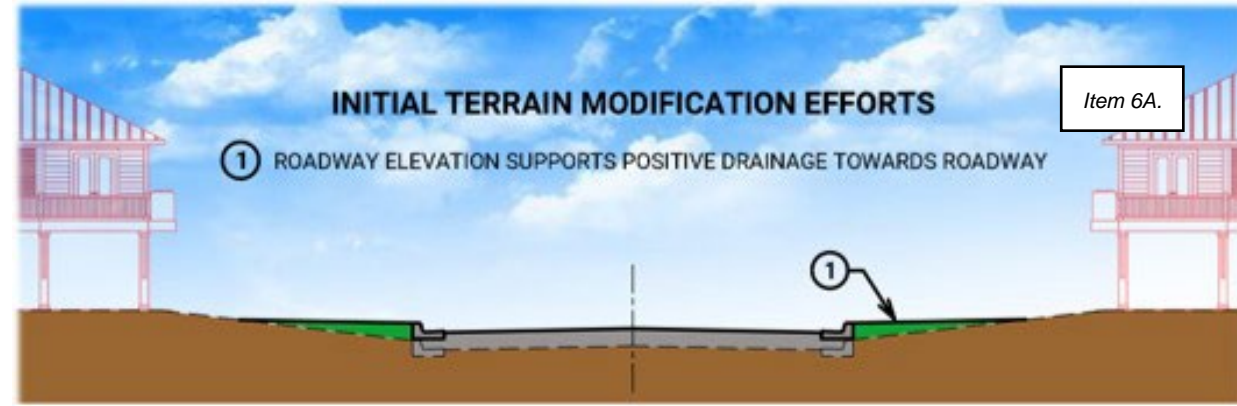


City of Miami Beach

Stormwater Pump Stations

Utilize Fill / Increase Elevations

Utilize fill to elevate the ground beneath single-family, commercial, and public infrastructure projects. By altering the physical terrain over time, we can protect against tidal flooding and maintain stormwater LOS.





How Would You Use Fill?

FEMA flood elevations continue to establish lowest (or living) floor elevation. Garage elevations established by City.

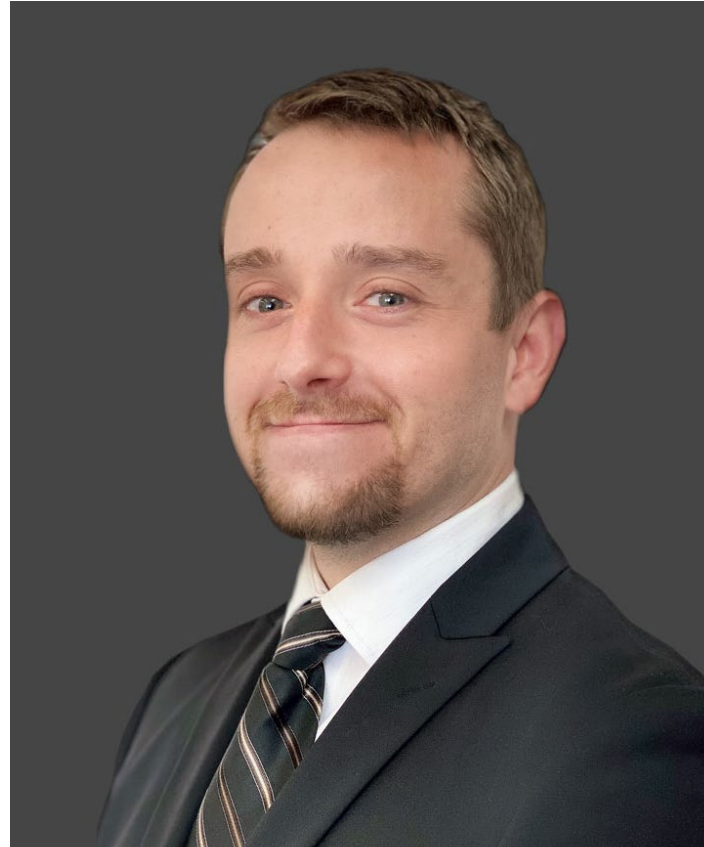
Potential Options

- Do Nothing / Cede Land
- Minor Improvements
- Install Stormwater Pump Stations
- Utilize Fill / Increase Elevations
- Combination of Options





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Memorandum

Meeting Details: Board of Commissioners Workshop Meeting, December 11, 2024

Prepared For: Honorable Mayor Brooks and the Board of Commissioners

From: Community Development Department

Subject: Temporary Use of RVs and Campers

Background:

The State of Florida has a state law (Section 166.0335 Temporary shelter prohibition, Florida Statutes) that allows for one temporary shelter to be located on a residential property. This state law preempts some existing restrictions related to recreational vehicles in the Madeira Beach Code of Ordinances. Located below is a summary of Section 166.0335:

- Temporary Shelter is defined as a recreational vehicle, trailer, or similar structure placed on a residential property.
- This law goes into effect once the Governor makes a declaration of a state of emergency.
- This law allows for the placement of one temporary shelter on a residential property for up to 36 months after the date of the declaration of a state of emergency or until a certificate of occupancy is issued for the permanent residential structure on the property.
- This law does have requirements that have to be met:
 - The resident makes a good faith effort to rebuild or renovate the damaged permanent residential structure, including, but not limited to, applying for a building permit, submitting a plan or design to the municipality, or obtaining a construction loan.
 - The temporary shelter is connected to water and electric utilities and does not present a threat to health and human safety.
 - The resident must live in the temporary structure.
 - Using the temporary shelter as a vacation rental or accessory dwelling unit (ADU) is prohibited.

Discussion:

Section 166.0335 cannot be restricted by existing local ordinances. City Staff has been tracking the amount of recreation vehicles being used as temporary shelters. There are currently 50 recreation vehicles being used as temporary shelters in Madeira Beach.

Recommendation(s):

City Staff will continue to track the temporary RV use permits and make sure that each property owner has applied for building permits to fix their home.

Fiscal Impact or Other:

N/A

Attachments:

Section 166.0335 Temporary shelter prohibition, Florida Statutes

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0166/Sections/0166.0335.html

Subdivision II. Recreational Vessels and Vehicles and Commercial Vehicles, Madeira Beach Code of Ordinances

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH110_ZO_ARTVISUDIRE_DIV9OUST_SDIIREVEVECOVE

Select Year: 2024 ▼ Go

The 2024 Florida Statutes

[Title XII](#)
MUNICIPALITIES

[Chapter 166](#)
MUNICIPALITIES

[View Entire Chapter](#)

166.0335 Temporary shelter prohibition.—

(1) For the purposes of this section, the term “temporary shelter” includes, but is not limited to, a recreational vehicle, trailer, or similar structure placed on a residential property.

(2) Notwithstanding any other law, ordinance, or regulation to the contrary, following the declaration of a state of emergency issued by the Governor for a natural emergency as defined in s. [252.34\(8\)](#) during which a permanent residential structure was damaged and rendered uninhabitable, a municipality may not prohibit the placement of one temporary shelter on the residential property for up to 36 months after the date of the declaration or until a certificate of occupancy is issued on the permanent residential structure on the property, whichever occurs first, if all of the following circumstances apply:

- (a) The resident makes a good faith effort to rebuild or renovate the damaged permanent residential structure, including, but not limited to, applying for a building permit, submitting a plan or design to the municipality, or obtaining a construction loan.
 - (b) The temporary shelter is connected to water and electric utilities and does not present a threat to health and human safety.
 - (c) The resident lives in the temporary structure.
- History.—s. 2, ch. 2023-304.

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PART II - CODE OF ORDINANCES
Chapter 110 - ZONING
ARTICLE VI. - SUPPLEMENTARY DISTRICT REGULATIONS
DIVISION 9. - OUTDOOR STORAGE
Subdivision II. Recreational Vessels and Vehicles and Commercial Vehicles

Subdivision II. Recreational Vessels and Vehicles and Commercial Vehicles

Sec. 110-621. Conditions for parking and storage generally.

- (a) Any owner of a recreational vehicle or private pleasure craft may park or store such vehicles within the city subject to the conditions in this division.
- (b) Parking of any commercial equipment on any lot which is zoned as residential (R-1, R-2) is strictly prohibited.
- (c) Trailers up to and including one ton will be allowed in a residential neighborhood provided that the contents are covered and not clearly visible from the street. No commercial signage will be permitted on the trailer.

(Code 1983, § 20-609(A); Ord. No. 918, § 5, 12-7-99)

Sec. 110-622. Parking on corner lots.

Parking in front yards or side yards on corner lots shall be restricted to an improved surface made of asphalt, concrete, bricks, pavement block, packed gravel or an equivalent durable and dustless surface which must be approved by the building official. No parking of any recreational vehicle, private pleasure craft, commercial vehicle, trailer or personal storage unit is permitted within five feet of the curb edge of a street, except boat trailers which shall not extend beyond any curb line or sidewalk.

(Code 1983, § 20-609(A)(1); Ord. No. 918, § 5, 12-7-99)

Sec. 110-623. Parking in front yard.

One recreational vehicle or private pleasure craft not to exceed 24 feet, or a separate boat trailer, is permitted in the front yard of any zoning lot, provided it complies with all other appropriate requirements.

(Code 1983, § 20-609(A)(2))

Sec. 110-624. Registration; title.

Recreational vehicles, private pleasure craft or boat trailers must have a current registration and be titled in the name of the property owner or resident where the unit is parked.

(Code 1983, § 20-609(A)(3))

Sec. 110-625. Temporary parking.

Temporary parking of any size recreational vehicle or private pleasure craft is permitted for up to 48 hours for loading and unloading, twice monthly. A no fee permit is available from the city to extend the temporary visitor parking up to ten days, twice yearly.

(Code 1983, § 20-609(A)(4))

Sec. 110-626. Commercial vessels prohibited in residential yards.

Commercial vessels are not permitted in any yard of residentially zoned property.

(Code 1983, § 20-609(A)(5))

Sec. 110-627. Obstructing ingress and egress.

No recreational vehicles, private pleasure craft or boat trailer shall be parked within six feet of any space obstructing any door, window or other opening of a dwelling which provides light, air, entrance to or exit from a dwelling necessary to or serving significantly the health, safety, and general welfare of the occupants of such property.

(Code 1983, § 20-609(A)(6))

Sec. 110-628. Nighttime parking on street prohibited.

Recreational vehicles, private pleasure craft, and commercial equipment are not permitted to be parked on city streets or on any non-paved surface of city-owned property between the hours of 11:00 p.m. and 7:00 a.m.

(Code 1983, § 20-609(A)(7); Ord. No. 918, § 5, 12-7-99; Ord. No. 966, § 1, 4-9-02)

Sec. 110-629. Parking on rear yards on water; exception.

Parking of any vehicle or equipment is not permitted within rear yards on water except for small recreational vehicles or private pleasure craft which do not exceed three feet in height and private pleasure craft when provisions have been made to place the craft directly into the water from its place of parking.

(Code 1983, § 20-609(A)(8))

Sec. 110-630. Exceptions.

The following are excepted from the application of this division:

- (1) Any vessel stored on permanently installed davits or tied or moored to a dock or slip.
- (2) Personal vehicles, pick-up trucks, one ton or less, and passenger and utility vans.
- (3) Commercial equipment owned or leased by commercial businesses when such equipment is parked or stored on the licensed premises.
- (4) Commercial equipment parked in a residential neighborhood while in the process of loading and unloading goods or merchandise.
- (5) Commercial equipment parked on construction sites having a current building permit if used in the normal course of conducting construction business on the site.
- (6) Vehicles parked in hotel, motel and motor lodge parking lots.
- (7) Campers, commercial equipment, private pleasure craft or boat trailers if garaged, parked or stored in an enclosed and roofed structure.

(Code 1983, § 20-609(B); Ord. No. 918, § 5, 12-7-99)

Sec. 110-631. Use for living purposes.

Recreational vehicles, private pleasure craft, portable storage units or commercial equipment permitted under this division will not be used for living or sleeping purposes while parked or stored within the city.

(Code 1983, § 20-609(C); Ord. No. 918, § 5, 12-7-99)

Sec. 110-632. Parking at municipal marina and permitted businesses.

The parking of recreational vehicles, private pleasure craft or commercial equipment prohibited under this division shall be allowed at properly licensed, zoned and permitted businesses.

(Code 1983, § 20-609(D))

Sec. 110-633. Portable storage units.

Portable storage units (PSU) are subject to the following conditions:

- (1) A PSU shall not exceed eight feet in width, 16 feet in length, and nine feet in height.
- (2) A PSU shall be placed either on the driveway, approved parking area, or in the buildable portion of the lot and shall not be placed in the street, alley or right-of-way, except as provided for in this section.
- (3) When physical limitations of the property prevent locating the PSU within the areas designated above, the city manager or his designee may approve the placement of the PSU in a right-of-way, street or alley. The following conditions shall govern approval of placement of the PSU in a right-of-way, street, or alley:
 - a. The PSU may only be placed within an area approved for parking;
 - b. The street or alley shall be adjacent to the property using the PSU and no sale(s) may be conducted from a PSU in these locations;
 - c. The PSU shall have safety reflectors on all sides of the container facing oncoming traffic;
 - d. The PSU shall be removed within 72 hours of the placement, or the city may have the PSU removed at the owner's expense;
 - e. The placement of the PSU shall not create any unsafe condition; and
 - f. Any other restriction deemed necessary by the city manager or his designee to avoid creating a threat to the safety of persons and property.
- (4) The PSU shall not exceed the following duration of stay. A "use" shall mean the delivery and pick-up of the PSU. Uses shall be non-consecutive:

Residential use: A maximum of ten calendar days per use, with a maximum of two uses per dwelling unit per calendar year.

Nonresidential use: A maximum of ten calendar days per use, with a maximum of two uses per calendar year per each nonresidential unit on a property.
- (5) The PSU shall have clearly posted on the exterior of the unit, the name, current phone number, and address of the company providing the PSU, and the date the PSU was placed on the site.
- (6) The PSU shall be locked and secured by the owner or tenant of the unit or property at all times when loading or unloading is not taking place. Storage of hazardous materials is prohibited.

-
- (7) PSU's placed on construction sites having a current building permit if used in the normal course of conducting construction business on the site.
 - (8) If the National Weather Advisory Service, or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 miles per hour or greater, every PSU shall be removed from all properties at least 24 hours prior to the predicted onset of such winds or as soon as reasonably possible if less notice is provided. Removal of a PSU under the provisions of this subsection shall not be considered a "use."

(Ord. No. 918, § 5, 12-7-99)

Secs. 110-634—110-650. Reserved.



Memorandum

Meeting Details: Board of Commissioners Workshop Meeting, December 11, 2024

Prepared For: Honorable Mayor Brooks and the Board of Commissioners

From: Community Development Department

Subject: Restricting Mulch Usage

Background:

In the Madeira Beach Code of Ordinances, mulch is defined as nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture. Mulch is allowed on private property, but mulch is not allowed to encroach onto public right-of-way.

Discussion:

Attached to the agenda packet are the current sections of the Madeira Beach Code of Ordinances that reference mulch and examples of mulch requirements from Treasure Island and St. Petersburg.

Recommendation(s):

City Staff recommends for the Board of Commissioners to give direction on what they would like changed related to the usage of mulch.

Fiscal Impact or Other:

N/A

Attachments:

- Madeira Beach Code of Ordinances ARTICLE III. RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL MINIMUM STANDARDS
https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH14BUBURE_ARTIIIIECOBUINMIST
- Madeira Beach Code of Ordinances Chapter 106 VEGETATION

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOK_CH106VE

- St. Petersburg Code of Ordinances 16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties.

https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.40.060LAIRTRPR_16.40.060.2.1.2ADRENEEXOITREPR

- Treasure Island Code of Ordinances Sec. 72-40. Installation and maintenance.

https://library.municode.com/fl/treasure_island/codes/code_of_ordinances?nodeId=VOII_CH72_REVEENSELA_ARTIILA_S72-40INMA

PART II - CODE OF ORDINANCES
 Chapter 14 - BUILDINGS AND BUILDING REGULATIONS
 ARTICLE III. RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL MINIMUM STANDARDS

ARTICLE III. RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL MINIMUM STANDARDS¹

DIVISION 1. GENERALLY

Sec. 14-60. Declaration of policy.

It is hereby found and declared that there exist in the city structures used for residential, commercial, business or industrial use which are, or may become in the future, substandard with respect to structure, equipment or maintenance, or further, that such conditions, including but not limited to structural deterioration, lack of maintenance and appearance of exterior of premises, infestation, plumbing, lack of maintenance or upkeep of essential facilities and utilities, existence of fire hazards, inadequate provisions for light and air and unsanitary conditions constitute a menace to the health, safety, morals, welfare and reasonable comfort of the citizens and inhabitants of the city. It is further found and declared that by reason of lack of maintenance and progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums and that if the these conditions are not curtailed and removed, the aforesaid conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate such conditions, and that by reason of timely regulations and restrictions as contained in this article, the growth of slums and blight may be prevented and the neighborhood and property values thereby maintained, the desirability and amenities of neighborhoods enhanced and the public health, safety and welfare protected and fostered.

(Code 1983, § 6-202)

Sec. 14-61. Purpose and intent.

The board of commissioners finds:

- (1) The public health, safety, and welfare is adversely affected when property, structures, and premises within the city are not maintained to certain minimum standards of maintenance, upkeep and appearance;
- (2) Inadequate maintenance of property, structures, and premises within the city causes or tends to cause the following undesirable and detrimental conditions within the city: breeding areas and habitat for noxious, harmful or undesirable insects, pests, and animals; hazards and dangers to persons on or near the premises or property; increased risk of fire; increased risk of storm and wind damage to persons and property on or near the premises or property; cover and concealment for criminal or unlawful activity; sources of disease or illness; obstructions, obstacles and increased difficulty for firefighting, police, and emergency medical services personnel on or near the premises or property; and diminished property values for surrounding properties;

¹**County code reference**—Commercial, business and industrial standards code, § 22-156 et seq.

Cross reference(s)—Businesses, ch. 18.

- (3) The appearance of property and of the exterior of structures and premises within the city impacts the health, safety, and welfare of the citizens of the city in that structures and premises which are dilapidated, neglected, unsightly or overgrown tend to decrease the property values of surrounding properties;
- (4) Well-maintained properties improve the appearance of the city, enhance the desirability of the city as a place to live and work, and increase the general happiness, well-being and contentment of the citizens of the city, all of which inheres to the health, safety, and welfare of the public.

therefore, it is the purpose and intent of this section to enact certain minimum standards for the maintenance and appearance of property and the exterior of premises and structures within the city in order to foster the public health, safety, and welfare by diminishing or eliminating conditions which may give rise to the harmful, undesirable and adverse affects of inadequately maintained property, premises and structures.

(Code 1983, § 6-203)

Sec. 14-62. Definitions.

The following words, terms and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory structure means a structure, the use of which is incidental to that of the main building and which is attached thereto or located on the same premises.

Building means a combination of materials to form a construction adapted to permanent or continuous occupancy for use for private, public, institutional, residence, business or storage purposes.

Building code means the Standard Building Code, as amended.

Deterioration means the condition or appearance of a building or parts thereof, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay or neglect, excessive use or lack of maintenance.

Enforcing authority means city manager or such other person as he may specifically designate.

Exposed to public view means any premises, or any part thereof, or any building, or any part thereof, which may be lawfully viewed by the public or any member thereof, from a sidewalk, street, alley way, water, licensed open-air parking lot or from any adjoining or neighboring premises.

Exterior of premises means those portions of a building which are exposed to public view and the open space of any premises outside of any building erected thereon.

Extermination means the control and elimination of insects, termites, rodents and vermin by eliminating their harborage places; by removing or making inaccessible material that may serve as their food by poisoning, spraying, fumigating, tenting, trapping, or by any other approved means of pest elimination.

Fire hazard means anything or any act which increases or may cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing, or extinguishing fire; or which may obstruct, delay or hinder or may become the cause of an obstruction, a delay, a hazard or a hindrance to the prevention, suppression or extinguishment of fire.

Garbage means putrescible animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Ground cover includes all plant materials which reach a maximum height of not more than 12 inches and may be used in lieu of grass.

Health officer means the health officer of the county.

Hedges means a dense row of shrubs forming a boundary which shall be:

- (1) A minimum of 18 inches in height immediately upon planting, with spacing of no more than 30 inches on center and reach an average height of 22 inches within one year of planting.
- (2) Of nondeciduous (leaves not falling off at a certain season) species, planted and maintained so as to form a continuous screen within a maximum of one year of planting.

Infestation means the presence of insects, termites, rodents, vermin or other pests on the premises which constitute a health or structural hazard.

Mixed occupancy means any building containing one or more dwelling units or rooming units and also having a portion thereof devoted to nondwelling uses.

Nuisance means any one or combination of the following:

- (1) Any public nuisance known at common law or in equity jurisprudence or as provided by the statutes of the state, or ordinances of the city.
- (2) Physical conditions dangerous to human life or detrimental to the health or safety of children, whether in a building, or the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: Abandoned wells, shafts, basements, excavation, abandoned buildings, abandoned ice boxes, refrigerators, motor vehicles and any structurally unsound fences or structures, lumber, trash, fences, debris or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive minors.
- (3) Physical conditions dangerous to human life or detrimental to health of persons on or near the premises where the condition exists.
- (4) Unsanitary conditions or anything offensive to the senses or dangerous to health, in violation of this article.
- (5) Whatever renders air, food or drink unwholesome or detrimental to the health of human being.
- (6) Fire hazards.

Operator means any person who has charge, care or control of premises or a part thereof, whether with or without the knowledge or consent of the owner.

Owner means any person who, alone or jointly or severally with others, shall have legal or equitable title to any premises with or without accompanying actual possession thereof, or shall have charge, care or control of premises, as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee, receiver, or guardian of the estate, or as a mortgagee in possession either by virtue of a court order or by voluntary surrender by the person holding the legal title. Any person who is a lessee, subletting, or reassigning any part or all of any premises shall be deemed to be a co-owner with the lessor and shall have joint responsibility over the portion of the premises sublet or assigned by such lessee.

Plumbing means all of the following supplies, facilities and equipment: Gas pipes, gas burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bath tubs, shower baths, installed clothes washing machines, catch basins, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines and water pipes and lines utilized in connection with air conditioning equipment.

Premises means a lot, plot or parcel of land including the buildings or structures thereon.

Refuse means all putrescible or nonputrescible solid wastes (except body wastes), including but not limited to garbage, rubbish, ashes, street cleaning, dead animals, abandoned vehicles, unlicensed vehicles and solid market and industrial wastes.

Room means space in an enclosed building or space set apart by a partition or partitions.

Rubbish means nonputrescible solid wastes consisting of both combustible and noncombustible waste, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials.

Sanitary sewer means any sanitary sewer owned, operated and maintained by the county or the city and available for public use for the disposal of sewage.

Sewage means waste from a flush toilet, bath tub, sink, lavatory, dishwashing or laundry machine, or the water-carried waste from any other fixture or equipment or machine.

Shrub means a low, woody plant with several stems; bush.

Story means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. The ground floor of a building may be used for parking and not counted as a story.

Structure means a combination of any materials, whether fixed or portable, forming a construction, including buildings.

Washrooms means enclosed space containing one or more bath tubs, showers, or both, and which shall also include toilets, lavatories, or fixtures serving similar purposes.

Water closet compartment means enclosed space containing one or more toilets which may also contain one or more lavatories, urinals and other plumbing fixtures.

Weathering means deterioration, decay or damage caused by exposure to the elements.

Vacant lot means a lot without improvements.

(Code 1983, § 6-204; Ord. No. 2011-06, § 1, 12-13-11)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 14-63. Applicability.

Every residential, commercial, business or industrial establishment and the premises on which it is situated including vacant lots in the city used or intended to be used for residential, commercial, business or industrial occupancy shall comply with the provisions of this article, whether or not such building shall have been constructed, altered or repaired before or after the enactment of the ordinance from which this article derives, and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the building or premises for the construction or repair of the buildings, or for the installation or repair of equipment or facilities prior to the effective date of this ordinance from which this article derives. This article establishes minimum standards for the initial and continued occupancy and use of all such buildings and does not replace or modify standards otherwise established for the construction, repair, alteration or use of the building, equipment or facilities contained therein, except as provided in section 14-65. Where there is mixed occupancy, any commercial, residential, business or industrial use therein shall be nevertheless regulated by and subject to the provisions of this article.

(Code 1983, § 6-205)

Sec. 14-64. Higher standard to prevail in case of conflict with other ordinances or laws.

In any case where the provisions of this article impose a higher standard than set forth in any other ordinance of the city, or under the laws of the state, then the standard as set forth in this article shall prevail, but if

the provisions of this article impose a lower standard than any other ordinance of the city or of the laws of the state, then the high standard contained in any such ordinance or law shall prevail.

(Code 1983, § 6-206)

Sec. 14-65. Issuance and renewal of other permits and licenses.

All licenses and permits shall be issued upon compliance with this article as well as compliance with the ordinance under which such licenses and permits are granted.

(Code 1983, § 6-207)

Sec. 14-66. Enforcement of and compliance with other ordinances.

No license or permit or other certification of compliance with this article shall constitute a defense against any violation of any other ordinance of the city applicable to any structure or premises, nor shall any provision in this article relieve any owner or operator from complying with any such other provisions or the designated officer of the city from enforcing any such other provision.

(Code 1983, § 6-208)

Sec. 14-67. Minimum standards for the maintenance and appearance of property, premises, and structures—Duties and responsibilities of owners/occupants.

It is the responsibility of each and every owner/occupant of property, premises, and structures within the city to maintain the same to the extent set forth in this article.

(Code 1983, § 6-209(A))

Sec. 14-68. Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

- (1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.
- (2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.
- (3) No termite infested wood shall be kept on private property.
- (4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

- (5) Vegetation and organic material shall not impair or obstruct the vision or safe travel of pedestrians, bicyclists, and motorists on sidewalks, streets, and public rights-of-way or while exiting or entering private property.
- (6) Vegetation and organic material including, but not limited to, sod, vines, hedges, and shrubs, shall be maintained so as not to encroach upon sidewalks, streets, and public rights-of-way. Trees, bushes, shrubs and other vegetation which extends over sidewalks, streets, and public rights-of-way shall be maintained so as to allow the safe travel of pedestrians, bicyclists, and motorists.
- (7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons on a property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.
- (8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.
- (9) Vegetation and organic material shall not obstruct access to public utility poles and accesses, fire hydrants, manholes, and storm or sewer drains.
- (10) Hedges shall be maintained as provided in the Land Development Regulations.
- (11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

(Code 1983, § 6-209(B); Ord. No. 1104, § 1, 2-13-07)

Sec. 14-69. Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

- (1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
- (2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.
- (3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.
- (4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.
- (5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.
- (6) Pet and animal waste and excretions shall not be accumulated on private property.

- (7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitos and other insects.
- (8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.
- (9) All permanent signs and billboards exposed to public view permitted by reason of other regulations or as a lawful nonconforming use shall be maintained in good repair. Any signs which have excessively weathered or faded, or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed forthwith or put into a good state of repair. All nonoperative or broken electrical signs shall be repaired or shall, with their supporting members be removed forthwith.
- (10) All store fronts and walls exposed to public view shall be kept in good repair. Paint or similar protective coating shall be applied where required, and shall not constitute a safety hazard or nuisance. If repairs to a store front become necessary, such repairs shall be made with the same or similar materials used in the construction of the store front in such a manner as to permanently repair the damaged area or areas. Any cornice visible above a store front shall be kept painted, where required, and in good repair.
- (11) Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be maintained in good repair and shall not constitute a nuisance or a safely hazard. In the event such awnings or marquees are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. If such awnings or marquees are made of cloth, plastic or of a similar material, such cloth or plastic, where exposed to public view, shall be maintained in good condition and shall not show evidence of excessive weathering, discoloration, ripping, tearing or other holes. Nothing herein shall be construed to authorize any encroachment on streets, sidewalks or other parts of the public domain.

(Code 1983, § 6-209(C))

Sec. 14-70. Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

- (1) All reconstruction of walls and sidings shall conform to the requirements of the Standard Building Code and shall be finished in a manner such that the materials used will not be of a kind which by their appearance, under prevailing practices and standards, will depreciate the values of the neighboring and adjoining premises.
- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.
- (4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

- (5) Washrooms and water closet compartment floors shall be surfaced with water resistant materials and shall be kept in a sanitary condition at all times.
- (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.
- (8) Every washroom and water closet compartment shall be provided with permanently installed lighting fixtures with a switch and wall plate so located and maintained to ensure there is no danger of short circuiting from water, from other bathroom facilities or from splashing of water.
- (9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.
- (10) The owner/occupant shall have the duty and responsibility of providing storage containers for the storage and disposal of garbage.
- (11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.
- (12) Chimneys and all flue and vent attachments thereto shall be maintained structurally sound, free from defects and so maintained as to capably perform at all times the function for which they are designed. Chimneys, flues, gas vents, or other draft-producing equipment shall provide sufficient draft to develop the rated output of the connected equipment, shall be structurally safe, durable, smoke tight and capable of withstanding the action of flue gases.
- (13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

(Code 1983, § 6-209(D))

Sec. 14-71. Duties and responsibilities of operator.

- (a) Upon discovery by an occupant of any condition on the premises which constitutes a violation of this article, the occupant shall report such condition to the enforcing authority responsible for the enforcement under this article.
- (b) All parts of the premises under the control of the operator shall be kept in a clean and satisfactory condition and the occupant shall refrain from performing any acts which would render other parts of the premises unclean or unsanitary or which would obstruct the owner or operator from performing any duty required hereunder or maintaining the premises in a clean and sanitary condition.
- (c) Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.
- (d) Every operator shall be responsible for willfully or maliciously causing damage to any part of the premises.
- (e) Every operator shall maintain all plumbing fixtures used by him in a clean and sanitary condition and he shall not deposit any material in any fixture or sewer system which would result in stoppage in or damage to the fixture or sewer system.
- (f) Where the owner would not otherwise know of a defect of any facility, utility or equipment required to be furnished hereunder and the facility, utility or equipment is defective or inoperable, each operator affected

thereby shall, upon learning of such defect, provide notice to the owner or person in charge of the premises. Nothing in this subsection shall be construed to provide a defense to any owner violating this article.

(Code 1983, § 6-210)

Sec. 14-72. Supervision vested in the enforcing authority.

Responsibility for enforcement of this article shall be pursuant to the code enforcement procedures in chapter 2, article VII and all inspections, regulations, enforcement and hearings on violations of the provisions of this article, unless expressly stated to the contrary, shall be under his direction and supervision of the enforcing authority. The enforcing authority may appoint or designate other officials or employees of the city to perform duties as may be necessary to the enforcement of this article, including the making of inspections.

(Code 1983, § 6-211)

Sec. 14-73. Inspections; access.

All buildings and premises subject to this article are subject to inspection from time to time by the enforcing authority. At the time of such inspections, all rooms and parts of the premises must be available and accessible for such inspections, and the owner or operator is required to provide the necessary arrangements to facilitate such inspections. Such inspections on commercial or industrial establishments shall be made during regular open hours of the business occupying the premises unless there is reason to believe a violation exists of a character which is an immediate threat to health or safety requiring inspection or abatement without delay.

(Code 1983, § 6-212)

Sec. 14-74. Refusal of entry.

Where the enforcing authority or his agent is refused entry or access or is otherwise impeded or prevented by the owner or operator from conducting an inspection of the premises, such persons shall be in violation of this article and subject to the penalties in this article.

(Code 1983, § 6-213)

Secs. 14-75—14-90. Reserved.

Editor's note(s)—Ord. No. 2011-06, § 3, adopted December 13, 2011, repealed the former sections 14-75—14-81 in their entirety, which pertained to procedure where violation is discovered; contents of notice; service of notice of violation; hearings; decision of board of commissioners; failure to petition for hearing; failure to comply with order, and prosecution of violation, respectively, and derived from the Code of 1983, §§ 6-214—6-220, and Ord. No. 919, § 1, adopted December 7, 1999.

DIVISION 2. STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure

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as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

Sec. 14-92. Notice denying occupancy—Posting; form.

Any structure declared as unfit for occupancy shall be posted with a placard by the enforcing authority. The placard shall be in substantially the following form:

VIOLATION

By order of the City of Madeira Beach, Florida, this structure is declared unfit for occupancy and ordered vacated. The use of this structure for occupancy is prohibited.

This order is posted pursuant to the Madeira Beach Code of Ordinances.

A penalty is provided in the Madeira Beach Code for any person who alters, defaces or removes this notice or occupies this structure without authorization from the undersigned.

Mayor-Commissioner or City Manager

(Code 1983, § 6-222)

Sec. 14-93. Same—Form and contents.

Whenever the enforcing authority has declared a structure as unfit for occupancy, he shall give notice to the owner of such declaration and placarding of the structure as unfit for occupancy. Such notice shall:

- (1) Be in writing;
- (2) Include a description of the real estate sufficient for identification;
- (3) Include a statement of the reason or reasons why it is being issued;
- (4) State the time in which to correct the condition;
- (5) State the time occupants must vacate the structure.

(Code 1983, § 6-223)

Sec. 14-94. Same—Service.

Service of notice to vacate shall be as follows:

- (1) By delivery to the owner personally or by leaving the notice at the usual place of abode of the owner with a person of suitable age and discretion; or
- (2) By depositing the notice in the United States post office addressed to the owner at his last known address with postage prepaid thereon; or
- (3) By posting and keeping posted for 24 hours a copy of the notice in placard form in a conspicuous place on the premises to be vacated.

(Code 1983, § 6-224)

Sec. 14-95. Same—Defacing or unauthorized removal.

No person shall deface or remove the placard from any structure which has been declared or placarded as unfit for human occupancy except by authority in writing from the enforcing authority.

(Code 1983, § 6-225)

Sec. 14-96. Vacating of declared structure.

Any structure which has been declared and placarded as unfit for occupancy by the enforcing authority shall be vacated within a reasonable time as required by the enforcing authority and it shall be unlawful for the owner or operator to allow any person to enter such structure except to repair. No person shall occupy any structure which has been declared or placarded by the enforcing authority as unfit for occupancy after the date set forth in the placard. It shall be unlawful for any person to occupy the structure which has been so declared or placarded after the date set forth.

(Code 1983, § 6-226)

Sec. 14-97. Occupancy of building; removal of placard by enforcing authority.

No structure which has been declared or placarded as unfit for occupancy shall again be used for occupancy until written approval is secured from the enforcing authority. The enforcing authority shall remove such placard whenever the defect or defects upon which the declaration and placarding action were based have been eliminated.

(Code 1983, § 6-227)

Sec. 14-98. Report of notice to vacate.

The enforcing authority shall furnish a copy of each notice to vacate a building to the county health officer or any other designated official of the city concerned therewith.

(Code 1983, § 6-228)

Sec. 14-99. Emergency order.

Whenever the enforcing authority finds that an emergency exists which requires immediate action to protect the health and safety of any person, he may issue an order reciting the existence of the emergency and requiring immediate action be taken as deemed necessary to meet the emergency. Notwithstanding any other provision of this article such order shall take effect immediately. Any person to whom such order is directed shall comply therewith immediately.

(Code 1983, § 6-229)

Sec. 14-100. Persons aggrieved; appeal to court.

Any person aggrieved by the decision of the board of commissioners or by any order issued by the enforcing authority may seek relief therefrom in any court of competent jurisdiction as provided by the laws of this state.

(Code 1983, § 6-230)

Secs. 14-101—14-120. Reserved.***DIVISION 3. UNDERGROUNDING UTILITIES*****Sec. 14-121. Utilities to new or improved structures or when utilities are converted.**

This section requires that all utility service drops be placed underground for new structures or improvements to existing structures or when a utility converts its supply lines from overhead to underground.

(Ord. No. 1017, § 1, 2-24-04)

Sec. 14-122. Definitions for terms used in this division.

Improvement shall mean any addition, remodel or renovation work that would increase the existing service conductors, or any changes to the utility company's service drop, customer's service entrance cable, weather-head or mast/conduit, meter enclosure(s) performed on any structure.

The term "improvement" shall not include repairs made necessary because of damage from a storm event, tornado or other natural disaster which is the cause requiring the repair.

Structure shall mean any residential, commercial, or institutional building which receives any utility service of any kind.

Utility shall mean any telecommunications service provider, electric utility provider, gas utility provider, cable utility provider, or other utility provider that installs facilities into structures.

(Ord. No. 1017, § 1, 2-24-04; Ord. No. 2022-24, § 1, 9-14-22)

Sec. 14-123. Utility facilities required to be underground.

- (a) New overhead utility service drops shall not be allowed. Permitting of all new construction or improvements of structures shall require all utility service drops located on the lot to be placed underground. Any service drops that cannot be placed underground due to technical or physical impossibility may remain above ground.
- (b) If at any time a utility converts its supply lines from overhead to underground, the owner of the lot shall also convert his/her/its facilities to accept the underground utility service.
- (c) Underground utility systems shall be installed in accordance with approved engineered drawings as prepared by the utility providing service. A copy of said drawings to be submitted for city approval with a building permit application.

(Ord. No. 1017, § 1, 2-24-04)

Editor's note(s)—Ord. No. 1017, § 1, adopted February 24, 2004, enacted provisions intended for use as subsections 14-123(1)—(3). To preserve the style of this Code, and at the discretion of the editor, said provisions have been redesignated as subsections 14-123(a)—(c).

Secs. 14-124—14-130. Reserved.

PART II - CODE OF ORDINANCES
 Chapter 14 - BUILDINGS AND BUILDING REGULATIONS
 ARTICLE III. - RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL MINIMUM STANDARDS
 DIVISION 4. RENTAL OF RESIDENTIAL DWELLING UNITS

DIVISION 4. RENTAL OF RESIDENTIAL DWELLING UNITS²

Sec. 14-130.1. Purpose.

The city recognizes the need for safe, decent, well maintained residential property within the city. The state regulates residential rental properties with five or more units. This regulation is intended to ensure that residential rental units (four units or less on a residential rental property) meet minimum standards for the health, safety, and welfare of all city residents, and that responsible persons are readily available to respond and take appropriate action when necessary to prevent or remedy the occurrence of nuisances.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 1, 3-10-15)

Sec. 14-130.2. Definitions.

International Property Maintenance Code or *property maintenance code* refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. *Residential rental property* means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. *Residential rental unit* means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 2, 3-10-15; Ord. No. 2015-07, § 1, 6-9-15)

Sec. 14-130.3. Applicability.

The requirements of this division shall apply to all residential rental properties with one to four units located within the city, and the owners of all such units and properties and their agents.

(Ord. No. 2013-08, § 1, 12-10-13)

²Editor's note(s)—Ord. No. 2013-08, § 1, adopted December 10, 2013, enacted provisions intended for use as division 4, sections 14-131—14-144. Inasmuch as there are already provisions designated as sections 14-136—14-139, and at the discretion of the editor, the provisions of Ord. No. 2013-08 have been redesignated as division 4, sections 14-130.1—14-130.14.

Sec. 14-130.4. License required.

- (a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.
- (b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

(Ord. No. 2013-08, § 1, 12-10-13)

Sec. 14-130.5. License application; registration statement.

- (a) Application for a residential rental license for each residential rental unit shall be made in writing on forms supplied by the city. The application shall be submitted along with the submission required for payment of the local business tax under chapter 62 of this Code.
- (b) The application shall include a registration statement providing the following information:
 - (1) The street address of the residential rental property.
 - (2) The number of residential rental units located on the property, type of each unit (e.g. detached single-family dwelling unit, apartment, sleeping room, etc.), and the unit number or other identifying designation of each unit.
 - (3) Name, address, and phone number of the property owner or owners.
 - (4) Name, address, and phone number of any designated agent authorized to act on behalf of the owner. If the owner is not a natural person, a natural person shall be designated as agent.
 - (5) Name, address, and phone number of any person authorized to make or order repairs or services for the property, if the person is different than the owner or designated agent.
 - (6) Name, address, and phone number of a natural person 18 years of age or older who can be contacted 24 hours a day, seven days a week, regarding the residential rental unit. This contact person may be the owner, the owner's agent, or any other person other than a resident of the rental unit who has agreed to be the contact person.
- (c) After submission of the application and registration statement, the residential rental property owner or designated agent shall have a continuing obligation to notify the city in writing within 15 calendar days of any change in the information provided in the registration statement. Failure to notify the city of changes shall be a violation of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 3, 3-10-15)

Sec. 14-130.6. Inspection; issuance of license and renewal.

- (a) After receipt of the initial complete application satisfying the requirements above and the application fee, the city shall schedule the inspection of the residential rental property and units to determine compliance with all applicable provisions of the Land Development Code, including the International Property Maintenance Code, and shall issue the license or provide the applicant with written notice of any defects upon the completion of the inspection.

- (b) The license shall be renewed each year in the same manner as, and concurrent with, the business tax receipt renewal as provided in chapter 62 of this Code.
- (c) Each residential rental property and unit regulated by this division shall be re-inspected within a period of 24 months from the last inspection, contingent upon department resources and the number of units to be inspected. The city shall maintain a re-inspection schedule for currently licensed units. In addition, any currently licensed unit or property may be inspected upon reasonable notice. The property owner and agent shall permit the city to inspect all premises governed by this division to determine compliance, and shall fully cooperate with such inspections. The property owners or their agents shall notify tenants of planned inspections of their residential rental units for inspection purposes.
- (d) A tenant may request an inspection of the residential rental property or unit in which he or she currently resides at any time if violations of International Property Maintenance Code are suspected.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 4, 3-10-15)

Sec. 14-130.7. Fees.

- (a) There shall be an initial inspection fee of \$40.00 and a biennial license renewal fee of \$15.00.
- (b) There shall be an initial inspection fee of \$50.00 per unit paid upon application and a biennial inspection fee assessed of \$70.00 per unit.
- (c) A re-inspection fee of \$100.00 will be assessed for every re-inspection after the second inspection if the failure to correct noted code violations is due to owner/manager negligence.
- (d) A penalty of ten percent shall be assessed for failure to submit a timely renewal fee during the first month of such delinquency, and an additional five percent penalty shall be assessed for each month of delinquency thereafter.
- (e) Failure to renew within four months of expiration will result in code enforcement action. In addition to the late fee provided in subsection (d), the special magistrate may impose any fines and issue any orders authorized by law.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 5, 3-10-15; Ord. No. 2015-14, § 1, 11-10-15)

Sec. 14-130.8. Enforcement.

- (a) The code enforcement special magistrate shall have jurisdiction to enforce the provisions of this division, and any person, firm, corporation, or agent determined to be in violation shall be subject to all penalties and remedies available to the special magistrate as provided by law.
- (b) Any violation of this article may be treated as a civil infraction in accordance with the supplemental municipal code enforcement procedures as set forth in F.S. ch. 162, part II, as may be amended from time to time. Any code enforcement officer designated by the city manager is hereby empowered to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of a duly enacted provision of this article. For a person who does not contest the citation, initial violations shall carry a civil penalty of \$100.00 payable to the city clerk. A person may contest the citation in the county court and shall be subject to a maximum civil penalty imposed by the court of \$500.00.
- (c) The city may institute any appropriate legal action or procedure to bring about compliance or remedy violations of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

Editor's note(s)—Ord. No. 2015-02, §§ 6 and 7 adopted March 10, 2015, repealed former § 14-130.8, and renumbered the remaining §§ 14.130.9—14.130.14 as §§ 14-130.8—14-130.13. Former § 14.130.8 pertained to tenants and derived from Ord. No. 2013-08, adopted December 10, 2013.

Sec. 14-130.9. Violations related to act or omission of tenant.

If a notice of violation arises due to acts or omissions of a tenant, and the tenant fails to make the necessary correction, the property owner or agent shall remedy the condition by whatever means necessary. No adverse action shall be taken against a licensee for failure to remedy a condition related to a tenant during the pendency of a bona fide eviction proceeding against the tenant which is diligently pursued by the licensee.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

Note(s)—Former § 14-130.10. See editor's note, § 14-130.8.

Sec. 14-130.10. Suspension or revocation of license.

- (a) Failure to comply with any of the requirements of this division shall subject the licensee to suspension or revocation of the license, in addition to other remedies and penalties provided by law.
- (b) Repeated incidents occurring on the residential rental property which threaten public safety including but not limited to assaults, batteries, robberies, burglaries, prostitution, sexual offenses, or narcotics possession, use or sales, or other criminal activity, shall be grounds for license revocation.
- (c) Repeated incidents of violation or continuing violation of state or local laws which violations adversely affect the rights of nearby residents to the quiet enjoyment of their property, including but not limited to violations of noise, animal control, solid waste, yard parking, storage, trash, and yard maintenance regulations constitute a public nuisance and shall be grounds for license revocation.
- (d) Prior to initiating suspension or revocation proceedings, written notice shall be delivered (via certified mail) to the owner or designated agent identified in the registration statement. The notice shall specifically identify the provision of this division which has not been complied with, or shall specifically identify the repeated or continuing incidents of violations of state or local laws, and shall state that failure to remedy the violation or further incidents of violations will result in revocation of the residential rental license for all units on the property.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, §§ 7, 8, 3-10-15)

Note(s)—Former § 14-130.11. See editor's note, § 14-130.8.

Sec. 14-130.11. Suspension or revocation hearing.

- (a) If the violation is not corrected after written notice, or if further violations occur, a hearing shall be held to determine whether the license should be suspended or revoked, as follows:
 - (1) Written notice to appear and show cause why the license should not be suspended or revoked shall be delivered to the property owner or designated agent identified in the registration statement by person delivery or by certified mail, return receipt requested, to the address of the owner or agent. The notice shall set the date, time, and place for the hearing.
 - (2) The hearing shall be held no sooner than 15 days after service of the notice to show cause. The hearing shall be conducted by the special magistrate appointed by the city commission. The special magistrate shall explain the rules of procedure governing the hearing. The city and the licensee shall have an opportunity to present evidence through witnesses and documentary evidence. All testimony shall be

under oath. Testimony and evidence shall be limited to matters directly relating to the pending suspension or revocation. Irrelevant or unduly repetitive testimony or evidence may be excluded. To the maximum extent practicable, the hearing shall be informal. Reasonable cross examination of witnesses shall be permitted, but questioning shall be confined as closely as possible to the scope of direct testimony. The special magistrate may call and question witnesses or request additional evidence as he or she deems necessary and appropriate. The special magistrate shall decide all questions of procedure or standing.

- (3) Lack of knowledge of, acquiescence, or participation in, or responsibility for, a public nuisance on the part of the licensee or agent shall not be a defense by such licensee or agent. However, proof that the licensee or agent has commenced and is diligently pursuing under state law process of terminating tenancy and recovering possession of the residential rental unit from the tenant or tenants causing the violations, or has completed such process, shall be a defense.
- (4) The special magistrate shall render a written decision within 30 days after the hearing concludes. The original shall be filed with the city clerk and a copy shall be delivered to the property owner or designated agent by personal delivery or by certified mail, return receipt requested. In addition, a copy shall be posted at the residential rental property.
- (5) If the special magistrate finds that the violation or violations have been corrected, that no threat to public safety or public nuisance exists, or that the owner has completed the process of terminating the tenancy of those persons causing the violations, the action shall be dismissed. If the special magistrate finds the owner has commenced and is diligently pursuing the process of terminating tenancy of those persons causing the violations, the special magistrate shall continue the action until completion of the process under state law.
- (6) If the special magistrate finds that the violation or violations have not been corrected, or that a threat to public safety or public nuisance exists and has not been corrected, he or she shall issue a final order suspending or revoking the license.
- (7) A licensee aggrieved by a decision of the special magistrate may challenge the decision as provided by law for appeal of administrative decisions by filing a petition for writ of certiorari with the clerk of the circuit court no later than 30 days after the decision of the hearing officer is filed with the city clerk. The record will consist of the complete record of the proceedings before the special magistrate.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

Note(s)—Former § 14-130.12. See editor's note, § 14-130.8.

Sec. 14-130.12. Obligation to terminate tenancies after license revocation.

- (a) If the license is suspended or revoked pursuant to this article, the licensee shall have 15 days from the date of the order to commence proceedings to terminate any existing tenancies and recover possession of the residential rental property and unit or units under state law. The licensee shall diligently pursue the process to completion. Upon request, the licensee shall provide copies of all documents provided to the tenants or filed with the court to the city. After completion of the process and removal of any tenants, no unit or units shall be relet to any person during the period of suspension or revocation.
- (b) Reletting a unit or units during a period of suspension or revocation shall constitute a violation of this division.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

Note(s)—Former § 14-130.13. See editor's note, § 14-130.8.

Sec. 14-130.13. Reinstatement of license after suspension or revocation.

The special magistrate may establish terms and conditions from reinstatement of a license after a period of suspension or revocation, which terms and conditions shall include payment of the reasonable costs of the hearing. An application for reinstatement of a license shall be subject to the same fees and application and inspection process as an original application.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

Note(s)—Former § 14-130.14. See editor's note, § 14-130.8.

Chapter 106 VEGETATION¹

ARTICLE I. IN GENERAL

Secs. 106-1—106-30. Reserved.

ARTICLE II. LANDSCAPING

Sec. 106-31. Purpose.

- (a) This article is intended to ensure that all developments or areas proposed to be developed in the city provide a portion of such area devoted to landscape beautification and natural plant growth.
- (b) It is intended that the implementation of this article accomplish the following objectives:
 - (1) Ensure that all new developments have a portion of the area landscaped with ground cover and shrubs or trees.
 - (2) Ensure that all new developments have a portion of the land area remain permeable to allow for the retention and treatment of the ten-year, 60-minute stormwater runoff.
 - (3) Maximize protection from beach erosion by the planting of sea oats and the development of natural dunes.
 - (4) Promote vehicular and pedestrian safety by clearly delineating and buffering off-street vehicular use areas.
 - (5) Create a transitional interface between incompatible land uses by providing buffering and screening.
 - (6) Promote energy conservation by maximizing the cooling and shading effect of trees.

(Code 1983, § 20-507(A))

Sec. 106-32. General landscape requirements.

- (a) Minimum requirements for landscaping must consist of a combination of grass or ground cover and shrubs, vines, hedges, trees or palms. Other material such as rocks, pebbles, sand or decorating fence may be used to satisfy the landscaping requirements west of Gulf Boulevard. Concrete, asphalt paving or pebbles placed on an impervious surface will not satisfy landscaping requirements in any location.
- (b) When trees are required to meet the landscape requirements, a minimum of 50 percent of the trees shall be native species or hybrids or cultivars of native species.

¹Cross reference(s)—Buildings and building regulations, ch. 14; environment, ch. 34; streets, sidewalks and other public places, ch. 58; natural resources, ch. 98; zoning, ch. 110.

- (c) Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species.

(Code 1983, § 20-507(B))

Sec. 106-33. Residential single-family, duplex and triplex.

- (a) All new single-family, duplex and triplex residential developments shall include a minimum of 25 percent landscape area which will include native and/or nonnative "introduced" trees and vegetation. The minimum number of trees will be as prescribed in subsection 106-72(a).
- (b) No residential lot, excluding the area covered by the principal structure, will be covered by more than 40 percent impervious surface.

(Code 1983, § 20-507(C)(1))

Sec. 106-34. Residential multifamily or commercial.

- (a) All new residential multifamily or commercial developments will require a minimum of ten percent landscape areas, exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 400 square feet or fraction thereof of required landscape area.
- (b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.

(Code 1983, § 20-507(C)(2)(a), (b))

Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.

The perimeter landscaping for residential multifamily or commercial shall be as follows:

- (1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.
- (2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped. The landscaping shall include a buffer strip of at least five feet in width adjacent to the abutting property, containing a hedge or other durable screen of landscaping at least five feet in height.
- (3) Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15-foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.

(Code 1983, § 20-507(C)(2)(c))

Sec. 106-36. Xeriscape requirements.

The xeriscape design principle of plant selection and placement based upon function, water requirements and suitable environmental exposure of plant materials shall be used in all vehicular-use areas. In addition, the following xeriscape techniques shall be required:

- (1) Fifty percent of the plants used in all vehicular-use area landscape designs shall be drought tolerant and located in groupings according to water requirements.
- (2) Seventy-five percent of the plants used in all vehicular-use area landscape designs shall be a combination of native and drought tolerant.
- (3) All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use lawn area from drought tolerant zones.
- (4) All irrigation systems shall be automatic with cycling capacity and shall be designed to avoid irrigation of unplanted surfaces.

(Code 1983, § 20-507(C)(2)(d))

Sec. 106-37. Xeriscaping maintenance and enforcement.

- (a) All property owners and residents utilizing xeriscape techniques shall be responsible for the continued maintenance of all landscaped areas.
- (b) All xeriscape landscaping areas shall present a healthy and neat appearance free of refuse and debris.
- (c) All landscape areas which die from lack of maintenance, disease or other natural occurrence, shall be relandscaped.
- (d) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any xeriscape landscaping.

(Code 1983, § 20-507(C)(3))

Sec. 106-38. Maintenance and protection of landscaping.

- (a) The property owner shall be responsible for the maintenance of all landscaped area which shall be maintained in good condition so as to present healthy, neat and orderly appearance free of refuse, debris and leaves, in conformance with section 106-32 regarding general landscape requirements.
- (b) Paving, treating or covering minimum required landscape areas in a way that renders it impervious is prohibited.

(Code 1983, § 20-507(D))

Sec. 106-39. Site distance restrictions at intersections.

When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed,

provided they are located so as not to create a traffic hazard, as determined by the city. The site distance restrictions shall be determined by city building official.

(Code 1983, § 20-507(E); Ord. No. 918, § 4, 12-7-99)

Sec. 106-40. Screening of backflow preventers.

Backflow preventers shall be screened by dense evergreen shrubbery a minimum of 30 inches in height, planted two feet on center. Such shrubbery shall be planted far enough away from the unit so as to provide a minimum of a three-foot cleared area on two sides of the unit for maintenance purposes.

(Code 1983, § 20-507(F))

Sec. 106-41. Existing plant material.

In the instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of vehicular-use areas, the city manager or designee may adjust the application of the requirements of this article to allow credit for such plant material (excluding sick or damaged trees, or any trees included in the prohibited species tree list), provided that the city manager or designee finds such adjustment is in keeping with and will preserve the intent of this article.

(Code 1983, § 20-507(G); Ord. No. 1050, § 6, 8-9-05)

Sec. 106-42. Sea oats/sand dunes.

The removal or relocation of sea oats or sand dunes on any property landward of the county coastal construction control line will be coordinated with the building and zoning director prior to the start of work.

(Code 1983, § 20-507(H))

Secs. 106-43—106-60. Reserved.

ARTICLE III. TREES

Sec. 106-61. Purpose.

The purpose of this article is to protect the environment and appearance of the city by controlling the removal of existing trees and mangroves.

(Code 1983, § 20-508(A))

Sec. 106-62. Native and Florida-friendly species.

Species native to the Madeira Beach area include, but are not limited to:

- (1) Native pines—*Pinus* spp.;
- (2) Native oaks—*Quercus* spp.;

- (3) Hickories and pecans—*Carya* spp.;
- (4) Bald and pond cypresses—*Taxodium* spp.;
- (5) Southern red cedar—*Juniperus silicicola*;
- (6) Hollies—*Ilex* spp.;
- (7) Sweetbay—*Magnolia virginiana*;
- (8) Southern magnolia—*Magnolia grandiflora*;
- (9) Sweetgum—*Liquidambar styraciflua*;
- (10) Red maple—*Acer rubrum*;
- (11) Black Cherry—*Prunus serotina*;
- (12) Carolina cherry laurel—*Prunus caroliniana*;
- (13) Persimmon—*Diospyros virginiana*;
- (14) Black gum—*Nyssa sylvatica*;
- (15) Loblolly bay—*Gordonia lasianthus*;
- (16) Wax myrtle (bayberry)—*Myrica cerifera*;
- (17) Willows—*Salix* spp.;
- (18) Elderberry—*Sambucus simpsonii*;
- (19) Slatbrush—*Baccharis* spp.;
- (20) Cabbage (sabal) palm—*Sabal palmetto*.
- (21) All species of palm trees;
- (22) In addition to the 21 named species, any other species that are listed as "Florida Native" or "Okay" on the University of Florida IFAS Extension "Florida Friendly Plant List," as updated from time to time.

(Code 1983, § 20-508(B)(1); Ord. No. 1144, § 1, 1-13-09)

Editor's note(s)—Ord. No. 1144, § 1, adopted January 13, 2009, changed the title of section 106-62 from "Native species" to "Native and Florida-friendly species"

Sec. 106-63. Nonnative "introduced" species.

Nonnative "introduced" species included, but not limited to:

- (1) Camphor—*Cinnamomum camphora*;
- (2) Citrus—*Citrus* spp.;
- (3) Eucalyptus—*Eucalyptus* spp.;
- (4) Silk oak—*Grevillea robusta*;
- (5) Jacaranda—*Jacaranda acutifolia*;
- (6) Jerusalem thorn—*Parkinsonia aculeata*;
- (7) Ear tree—*Enterolobium cyclocarpum*;
- (8) Fig tree—*Ficus* spp.

(Code 1983, § 20-508(B)(2))

Sec. 106-64. Prohibited trees; exotic species, and permit exemptions.

A permit is not required for the removal of the following trees and replacement (using species native to the city) is encouraged:

- (1) Punk (cajeput) tree—*Malaleuca leu codendron*;
- (2) Brazilian pepper—*Schinus terebin thefolius*;
- (3) Australian pine—*Casuarina* spp.;
- (4) Chinaberry (*Melia azedarach*);
- (5) Ear tree (*Enterolobium cyclocarpum*);
- (6) Eucalyptus (*Eucalyptus* spp.);
- (7) Silk Oak (*Grevillea robusta*).

(Code 1983, § 20-508(C); Ord. No. 1144, § 1, 1-13-09)

Editor's note(s)—Ord. No. 1144, § 1, adopted January 13, 2009, changed the title of section 106-64 from "Prohibited trees; exotic species" to "Prohibited trees; exotic species, and permit exemptions."

Sec. 106-65. Prohibited acts.

It shall be unlawful to remove, cut down, damage, poison or in any other manner destroy or cause to be destroyed any trees or mangroves, except in accordance with the provisions of this article.

(Code 1983, § 20-508(D))

Sec. 106-66. Emergencies.

In case of emergencies involving natural disasters such as, but not limited to, hurricane, windstorm, flood, freeze or natural disasters, the city manager may allow a reasonable time for the removal and for replacement of damaged trees to meet the requirements of sections 106-71 and 106-72.

(Code 1983, § 20-508(E))

Sec. 106-67. County tree regulations not applicable.

County tree regulations shall not be applicable to real estate within the city limits of the city.

(Code 1983, § 12-128)

Sec. 106-68. Protective barrier requirements; protection during construction.

- (a) A protective barrier shall be placed around all trees scheduled to remain on the site:
 - (1) At or greater than a six-foot radius of all species of mangroves and cabbage palms;
 - (2) At or greater than the full dripline of all native pine trees;

(Supp. No. 31)

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- (3) At or greater than two-thirds of the dripline of all other species.
- (b) Whenever a protective barrier is required under the provisions of this article, it shall remain in place until all construction activity is terminated.
- (c) Signs, building permits, wires or other attachments of any kind shall not be permitted to be attached to any tree. Guy wires designed to support trees are excluded from this prohibition.

(Code 1983, § 20-508(F))

Sec. 106-69. Tree removal—Permit required.

- (a) It shall be unlawful for any person to remove or cause to be removed any tree having a diameter at breast height of four inches or greater without first having procured a no fee permit.
- (b) It shall be unlawful for any person to remove or cause to be removed any mangrove, regardless of size without first having procured the required city, county and state permits.

(Code 1983, § 20-508(G)(1))

Sec. 106-70. Same—Application.

The following information shall be provided when applying for a permit:

- (1) A site plan showing the location of all trees and mangroves, the trees proposed to be removed, existing and proposed structures, walks, driveways and parking areas and other improvements.
- (2) Where mangroves exist on the tract or lot, an aerial photograph at a scale not smaller than one inch equals 50 feet may be required in lieu of the submission requirements contained above.

(Code 1983, § 20-508(G)(2))

Sec. 106-71. Relocation or replacement—Specifications.

- (a) *Species.* The species of the replacement tree shall be the same as those being requested for removal from the natural environment or shall be listed in section 106-62.
- (b) *Minimum standards.* All replacement trees must have a minimum overall height of eight feet at the time of planting and be of a state department of agriculture nursery grade standard (quality) of No. 1 or better.
- (c) *Waivers of replacement tree specifications.* The city may waive the species or minimum standard specifications if the applicant can demonstrate that the current market conditions are such that replacement trees meeting these specifications are not readily available. Substitute trees allowed under this waiver section must have the approval of the city manager's designee.

(Code 1983, § 20-508(H)(1)); Ord. No. 1144, § 1, 1-13-09

Sec. 106-72. Same—Replacement trees.

- (a) *Residential lots.* For all residential lots, a minimum number of replacement trees will be required based on the following square footage areas. Any removal of trees will require replacement up to the minimum number. In no instance shall the tree or trees required to be replaced exceed the number of trees existing on the property at the time of granting the tree removal permit.

Tree Replacement Requirements for Residential Zones

Lot Size Square Footage (in Square Feet)	Minimum Replacements
3,500— 6,000	2
6,001— 7,500	3
7,501—10,000	4
10,001—16,000	6
Over 16,000	8

- (b) *Nonresidential tracts.* On retail commercial, tourist commercial, marine commercial, or related nonresidential zoned property, a minimum of one tree must be replaced for each permitted tree removed in excess of 25 percent of those protected trees which exist naturally on the site or no less than required under sections 106-33 through 106-36; whichever is greater.

(Code 1983, § 20-508(H)(2))

16.40.060.2.1.2. Additional requirements for new and existing one- and two-unit residential properties.

- A. *Required permeable green space for yards abutting streets.* Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required yard area for corner lots and 45 percent of the required yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.
- B. *Ground cover, private property.* Permeable portions of private property including required yards shall be maintained with an herbaceous layer of sod or ground cover plant material. Installation of St. Augustine sod turf at a property with a new structure which receives construction permits is limited to a maximum of 50 percent of the permeable area of the lot.
- C. *Ground cover, rights-of-way.* Permeable portions within the adjoining rights-of-way shall be maintained in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, with an herbaceous layer of sod or ground cover plant material. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the landscaping materials, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscaping material does not result in a hazard or impairment to public vehicular or pedestrian traffic or violate the visibility at intersection section.
- D. *Mulch.* Organic mulch is a beneficial addition to landscaping in many situations including providing a surface covering under shrubs, or where ground cover material is maturing. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch. The use of cypress mulch is discouraged.
1. *Installation standards.* Where used in lieu of sod or ground cover plant material, mulch shall be placed to a minimum depth of three inches. The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. Non-organic mulch including rubber, decorative gravel or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas).
 2. *Limits on installation on one- and two-unit residential properties.*
 - a. Organic mulch may be used without limit underneath shrubs and trees, provided the shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area;
 - b. No more than 50 percent of the required front and street side yard may be covered with mulch;
 - c. Where a mulch parking surface has been permitted pursuant to the parking and loading design section, a separation consisting of an herbaceous layer of sod or ground cover of not less than eight feet in width shall be provided between the parking area and any adjacent mulch area allowed pursuant to this section.
 3. *Limits on installation in rights-of-way.* Organic mulch may be used in permeable areas of the right-of-way to keep moisture in the soil while other forms of approved ground cover plant material are maturing. Mulch is prohibited within four feet of the curb or road edge if there is no curb. Mulch in the right-of-way must be contained within borders sufficient to prevent flotation of mulch into the roadway. With the exception of permitted driveway or sidewalk materials, the use of shell, rock or other similar hardened non-organic mulch in the right-of-way is prohibited.

- E. *Irrigation, existing one- and two-unit residential properties.* A permanent irrigation system is not required for existing one- and two-unit residential properties; however, where one is installed, it shall be designed to avoid runoff, overspray or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways or structures. Irrigation systems shall be maintained so there are no broken irrigation heads or leaks. Automatic sprinkler systems shall install a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- F. *Vegetation, existing one- and two-unit residential properties.* Any one- or two-unit residential property that meets or exceeds the tree and/or shrub standards set forth in the previous section for new one or two unit residential properties, shall maintain the minimum standards for the property. This does not mean that existing one- or two-unit residential properties that do not meet the requirements set forth in the previous section for new one- or two-unit residential properties are required to install vegetation to meet those requirements.
- G. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature if the location is inadequate for landscape (e.g. too small, insufficient light). Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
- H. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street (not alley) shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- I. Decorative objects, including, but not limited to, rocks and planter beds, shall not be located within four feet of the curb of the street or where there is no curb, the road edge.

(Code 1992, § 16.40.060.2.1.4; Ord. No. 893-G, § 44(16.40.060.2.1.4), 9-4-2008; Ord. No. 9347-G, § 3, 7-23-2009; Ord. No. 149-H, § 3, 12-18-2014; Ord. No. 195-H, § 1, 9-17-2015; Ord. No. 287-H, § 13, 7-20-2017)

Editor's note(s)—Ord. No. 195-H, § 1, adopted Sept. 17, 2015, renumbered the former § 16.40.060.2.1.4 as § 16.40.060.2.1.2 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

Sec. 72-40. Installation and maintenance.

- (a) All landscaping shall be installed in a sound workman like manner and according to accepted good planting procedures, with the quality of plant materials as herein described. All elements of landscaping exclusive of plant material, except hedges, shall be installed so as to meet all other applicable ordinances and code requirements. Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance. Lineal and mass planting beds shall be mulched with a minimum of two inches of organic mulch, (bark, leaves, pine needles, etc.) in order to decrease evaporation of moisture from the soil. Plastic surface covers shall be prohibited. Landscaped areas are to be irrigated with reclaimed wastewater, if available to the site. In order to conserve water, planting areas shall be irrigated by automatically-timed drip-type systems, only in accordance with county regulations or guidelines established by the Southwest Florida Water Management District, whichever may be more stringent. In accordance with F.S § 373.62, any new irrigation system shall be equipped with a rain sensor device or switch which will override the automatic cycle of the system when adequate rainfall has occurred. Landscaped areas shall be protected from vehicular encroachment (defined as any protrusion of a vehicle outside of a parking space, display area, or accessway into a landscaped area) and shall be kept free of refuse and debris. The property owner, tenant, and/or agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. The responsibility for maintenance as set forth herein shall include the parkways within right-of-way areas outside the property line contiguous to the site.
- (b) Failure of the owner or tenant of the property to maintain the premises in good condition as set forth in subsection (a) of this section shall make such owner or tenant liable for the penalties for violation of a city ordinance.
- (c) On the site of any development requiring site plan approval, where such site abuts a public right-of-way, excluding dedicated alleys, a landscaped strip shall be provided along the boundary of the site abutting said right-of-way as follows:
- (1) *Landscaped strip.* A strip of land at least three feet in depth, located along and within the boundary of the site abutting said right-of-way, shall be landscaped, such landscaping to include one tree for every 35 linear feet or fraction thereof, spaced not less than 30 feet nor more than 40 feet apart.

In addition, a hedge, wall or other durable landscape barrier, maintained at least two feet in height, shall be placed along the entire length of this linear frontage. If such durable barrier is of nonliving material, for every ten feet thereof, one shrub or vine shall be planted abutting such barrier, unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the landscape strip shall be improved with grass, ground cover, shrubs or other landscape treatment excluding gravel, paving or sand.
 - (2) *Other property.* All property, other than the required landscaped strip lying along and within the boundary of the site abutting the street and, shall be landscaped at least with grass or other ground cover.
 - (3) *Necessary accessways.* Necessary driveways and other accessways from the public right-of-way shall be permitted to service the vehicular use areas, and the widths of such accessways may be subtracted from the linear dimensions used to determine the number of trees required.
- (d) The required landscaping for all commercial and multifamily properties shall be maintained on a continual basis, as approved by the conditions of the site plan, and in accordance with the following requirements:
- (1) Landscaping materials shall be reasonably healthy and free of disease, chemical exposure, neglect or lack of proper watering, discoloring or blighted conditions.

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- (2) All property owners of commercial and multifamily developments shall conduct replanting for any landscaping showing signs of poor quality plant material resulting from those and similar conditions outlined above in subsection 1.
 - (3) The property owner is required to conduct an annual inspection of site plan required landscaping and to replace any plant material not in compliance.
 - (4) The city may conduct routine inspections of both commercial and multifamily properties to ensure compliance with the original site plan conditions and other related landscaping regulations.

(Ord. No. 95-10, § 40-25, 9-19-95; Ord. No. 00-08, § 42, 1-9-01; Ord. No. 07-01, § 4, 3-20-07)



POST-HELENE & MILTON FINANCIAL ANALYSIS AND DAMAGE ASSESSMENT

December 11, 2024

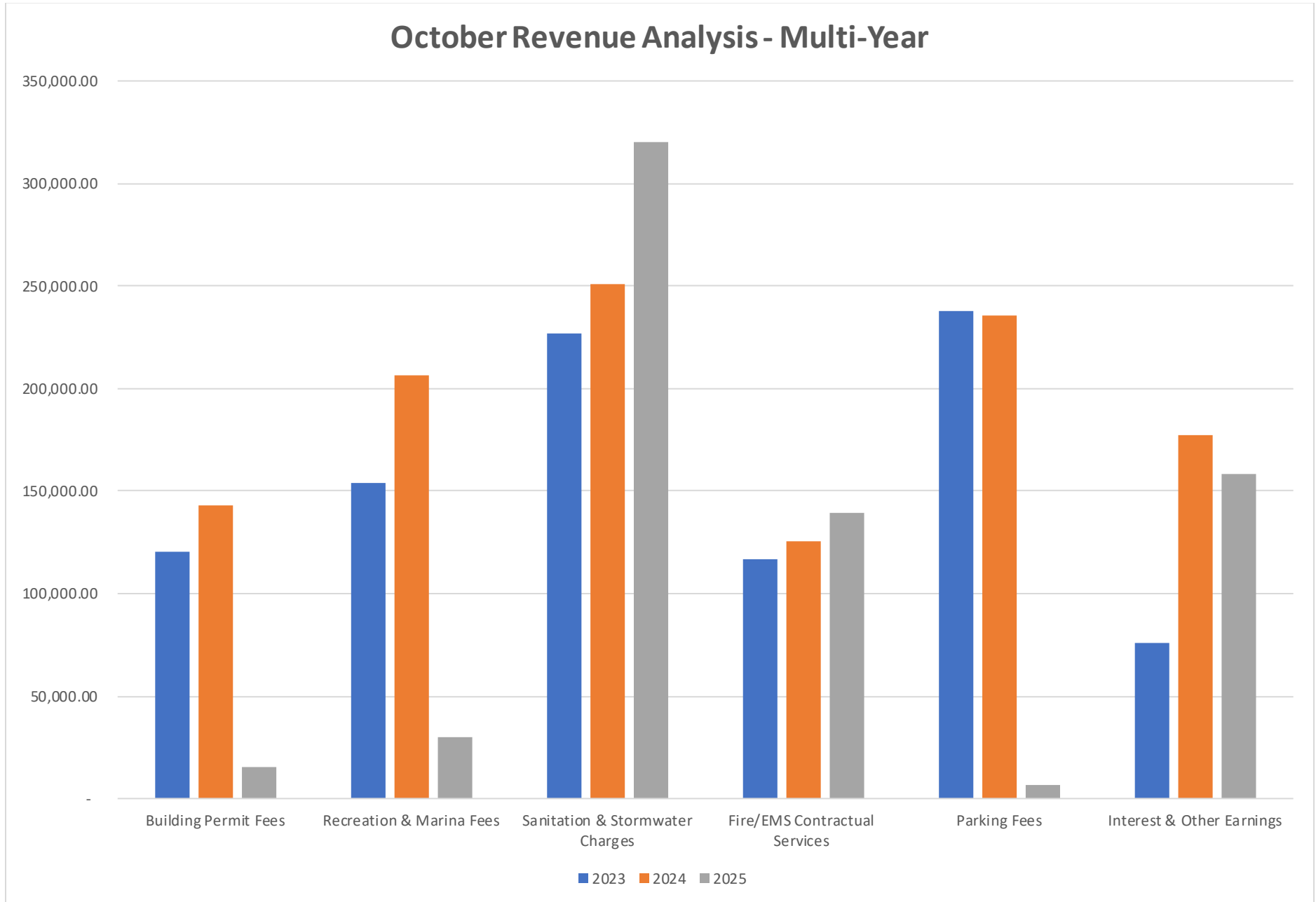
PRESENTATION AGENDA

- I. Revenue & Expense Analysis – Hurricane Impacts**

- II. Damage Assessment – Current Status**

- III. Q&A**

October Revenue Comparison – FY 2023, FY 2024, FY 2025



October Revenue Comparison – Detailed List FY 2023, 2024, 2025

Revenue Type	Oct-23	Oct-24	Oct-25
Building Permit Fees	120,163.92	142,785.06	15,274.75
Recreation & Marina Fees	153,911.60	206,520.52	29,618.76
Sanitation & Stormwater Charges	226,535.60	251,086.01	320,488.36
Fire/EMS Contractual Services	117,074.45	125,816.97	138,979.78
Parking Fees	237,943.53	235,464.24	6,319.62
Parking Fines	51,326.20	37,590.89	15,394.83
Franchise Fees	59,005.61	47,855.11	34,004.62
Impact Fees	1,829.30	32,367.65	5,558.00
Interest & Other Earnings	76,007.26	176,894.29	158,275.56
Local Option, Use & Fuel Taxes	43,036.57	52,660.75	30,806.02
Other General Taxes	24,574.43	21,233.15	14,536.58
Other General Taxes, Continued	18,463.35	52,730.27	14,607.91
Other Miscellaneous Revenues	8,274.70	7,477.29	12,497.07
Other Permits And Special Assessments	8,380.20	19,215.00	700.00
Rents & Royalties	28,407.77	19,139.25	36,912.53
State Shared Revenues	43,222.98	44,387.58	42,068.30
Utility Service Taxes	70,072.99	64,637.39	61,366.85
TOTAL:	1,288,230.46	1,537,861.42	937,409.54
% Change		19%	-39%

Reserve Analysis – Funds with Revenues Impacted by Hurricanes

	General Fund	Archibald Fund	Building Fund	Local Option Sales Tax Fund	Marina Fund	Parking Fund	Sanitation Fund	Stormwater Fund
Available Fund Balance - 9/30/23:	17,799,755	2,472,491	1,191,018	2,520,659	3,005,110	1,119,605	1,538,320	6,028,816
Actual Revenues - YTD FY 2024	12,178,010	2,985,751	1,151,097	6,153,954	1,588,303	3,383,771	1,873,421	2,313,315
Actual Expenses - YTD FY 2024	(15,664,045)	(3,654,899)	(1,280,463)	(6,377,389)	(850,165)	(1,091,747)	(1,745,498)	(2,673,269)
Projected Available Reserves - 10/1/24:	14,313,720	1,803,343	1,061,652	2,297,223	3,743,248	3,411,629	1,666,243	5,668,862
Projected Revenue Reduction - FY 2025:	(1,816,770)	(201,500)	(390,000)	(330,000)	(477,100)	(1,047,500)	(360,000)	-
Original Budgeted Revenues & Transfers In - FY 2025	13,567,044	2,150,000	1,345,000	734,000	2,031,200	3,728,750	1,887,000	3,549,949
Original Budgeted Expenditures & Transfers Out - FY 2025	(16,252,551)	(4,525,250)	(1,775,225)	(2,834,000)	(1,259,360)	(1,823,685)	(2,018,670)	(11,790,020)
To (From) Fund Balance - Original FY 2025 Budget	(2,685,507)	(2,375,250)	(430,225)	(2,100,000)	771,840	1,905,065	(131,670)	(8,240,071)
Estimated Available Fund Balance - 9/30/25:	9,811,443	(773,407)	241,427	(132,777)	4,037,988	4,269,194	1,174,573	(2,571,209)

**BUDGET SUMMARY BY CHARACTER
CITY OF MADEIRA BEACH - FISCAL YEAR 2024-2025**

General Fund Tentative Millage Rate:

2.7500 mills

No.	Character Description	Governmental							Proprietary				Grand Total		
		Archibald Park Fund	Building Fund	Debt Service Fund	Gas Tax Fund	General Fund	Impact Fee Fund	Local Option Sales Tax Fund	Total	Marina Fund	Parking Fund	Sanitation Fund		Stormwater Fund	Total
31	Taxes	-	-	-	55,000	7,143,000	-	659,000	7,857,000	-	-	-	-	-	7,857,000
32	Permits, Fees And Special Assessments	-	1,305,000	-	-	707,500	179,050	-	2,191,550	-	-	-	-	-	2,191,550
33	Intergovernmental Revenue	1,451,000	-	-	41,000	1,349,500	-	-	2,841,500	70,000	-	-	1,274,700	1,344,700	4,186,200
34	Charges For Services	672,000	-	-	-	1,649,293	-	-	2,321,293	1,861,200	3,176,500	1,840,000	650,000	7,527,700	9,848,993
35	Judgements, Fines, & Forfeits	-	-	-	-	27,000	-	-	27,000	-	500,000	-	-	500,000	527,000
36	Miscellaneous Revenues	27,000	40,000	14,500	2,500	1,013,751	6,800	75,000	1,179,551	100,000	52,250	47,000	130,000	329,250	1,508,801
38	Other Sources	-	-	299,125	-	1,677,000	-	-	1,976,125	-	-	-	1,495,249	1,495,249	3,471,374
		2,150,000	1,345,000	313,625	98,500	13,567,044	185,850	734,000	18,394,019	2,031,200	3,728,750	1,887,000	3,549,949	11,196,899	29,590,918
	Fund Balance/Net Position Carryover Used	2,375,250	430,225	6,375	38,000	2,685,507	-	2,100,000	7,635,357	-	-	131,670	8,240,071	8,371,741	16,007,098
	Total Sources	4,525,250	1,775,225	320,000	136,500	16,252,551	185,850	2,834,000	26,029,376	2,031,200	3,728,750	2,018,670	11,790,020	19,568,640	45,598,016
10	Personnel Services	332,200	646,525	-	-	5,871,735	-	-	6,850,460	389,300	286,300	735,520	330,520	1,741,640	8,592,100
30	Operating Expenditures/Expenses	525,750	161,500	-	131,500	7,215,796	-	-	8,034,546	301,260	423,985	1,111,750	445,600	2,282,595	10,317,141
60	Capital Outlay	3,555,000	675,000	-	-	1,019,500	45,000	2,834,000	8,128,500	370,000	150,000	-	9,410,000	9,930,000	18,058,500
70	Debt Service	-	-	320,000	-	-	-	-	320,000	-	-	-	1,496,000	1,496,000	1,816,000
80	Grants And Aids	-	-	-	-	112,355	-	-	112,355	-	-	-	-	-	112,355
90	Other Uses	112,300	292,200	-	5,000	2,033,165	-	-	2,442,665	198,800	963,400	171,400	107,900	1,441,500	3,884,165
		4,525,250	1,775,225	320,000	136,500	16,252,551	45,000	2,834,000	25,888,526	1,259,360	1,823,685	2,018,670	11,790,020	16,891,735	42,780,261
	Fund Balance/Net Position Available	-	-	-	-	-	140,850	-	140,850	771,840	1,905,065	-	-	2,676,905	2,817,755
	Total Uses	4,525,250	1,775,225	320,000	136,500	16,252,551	185,850	2,834,000	26,029,376	2,031,200	3,728,750	2,018,670	11,790,020	19,568,640	45,598,016

GENERAL FUND – FY 2025 PROJECTED REVENUE LOSS

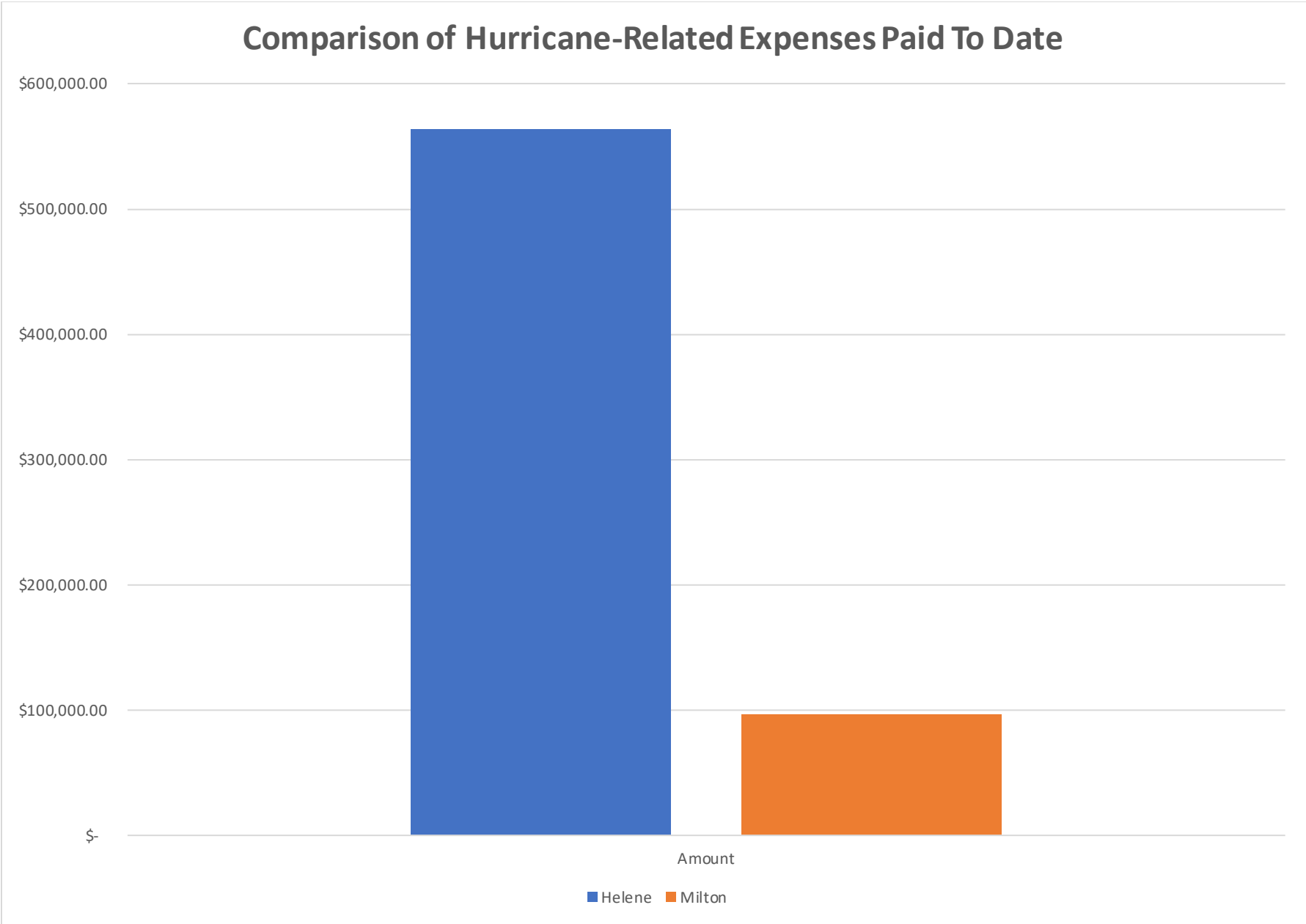
Fund Name	Account	Department Name	Account Description	FY 2025 Original Budget	Percentage Reduction	Amount Reduction
General Fund - (1)	001.1400.311000	Non-Departmental - (1400)	Ad Valorem Taxes	5,782,000	15%	867,300
General Fund - (1)	001.1400.314100	Non-Departmental - (1400)	Utility Service Tax - Electric	840,000	25%	210,000
General Fund - (1)	001.1400.323100	Non-Departmental - (1400)	Progress Energy Franchise	627,000	20%	125,400
General Fund - (1)	001.1400.335180	Non-Departmental - (1400)	Half Cent Sales Tax Revenue	334,000	25%	83,500
General Fund - (1)	001.1400.315200	Non-Departmental - (1400)	Communications Services Tax	242,000	20%	48,400
General Fund - (1)	001.1400.335125	Non-Departmental - (1400)	State Revenue Sharing	175,000	15%	26,250
General Fund - (1)	001.1400.347400	Non-Departmental - (1400)	Special Event Fee	175,000	50%	87,500
General Fund - (1)	001.1400.362000	Non-Departmental - (1400)	Rent	143,679	25%	35,920
General Fund - (1)	001.1400.314300	Non-Departmental - (1400)	Utility Service Tax - Water	130,000	35%	45,500
General Fund - (1)	001.1050.316000	Community Development - (1050)	Local Business Tax Receipts	115,000	40%	46,000
General Fund - (1)	001.5000.347502	Recreation - (5000)	After School Program	105,000	50%	52,500
General Fund - (1)	001.5000.347503	Recreation - (5000)	Summer Program	95,000	50%	47,500
General Fund - (1)	001.5000.347501	Recreation - (5000)	Recreation Programs	45,000	50%	22,500
General Fund - (1)	001.5000.347504	Recreation - (5000)	Field Rentals	45,000	50%	22,500
General Fund - (1)	001.5000.347508	Recreation - (5000)	Youth Leagues	40,000	50%	20,000
General Fund - (1)	001.5000.347505	Recreation - (5000)	Sponsorships	30,000	50%	15,000
General Fund - (1)	001.1000.347908	City Manager - (1000)	Misc Store Income-Taxable	25,000	25%	6,250
General Fund - (1)	001.1400.329102	Non-Departmental - (1400)	Rental Inspection Fees	25,000	75%	18,750
General Fund - (1)	001.1400.362002	Non-Departmental - (1400)	Facility Rentals	22,000	50%	11,000
General Fund - (1)	001.1400.354002	Non-Departmental - (1400)	Code Enforcement Fines	20,000	50%	10,000
General Fund - (1)	001.1000.347910	City Manager - (1000)	Purchases Store	15,000	25%	3,750
General Fund - (1)	001.4000.329101	Fire/Ems - (4000)	Fire Inspection Fees	15,000	75%	11,250
				Total Projected Reduction:		1,816,770

OTHER GOVERNMENTAL FUNDS – FY 2025 PROJECTED REVENUE LOSS

Fund Name	Account	Department Name	Account Description	FY 2025		
				Original Budget	Percentage Reduction	Amount Reduction
Building Fund - (125)	125.5240.322000	Building Services - (5240)	Building Permits	1,300,000	30%	390,000
Local Option Sales Tax Fund - (103)	103.9000.312600	Special Projects - (9000)	7th Cent Sales Tax Revenue	659,000	25%	164,750
Archibald Park Fund - (110)	110.9910.344507	Archibald - (9910)	Archibald Beach Parking Meters	550,000	25%	137,500
Archibald Park Fund - (110)	110.9910.347509	Archibald - (9910)	Concession-Snack Shack	110,000	50%	55,000
Archibald Park Fund - (110)	110.9910.347202	Archibald - (9910)	Beach Walkover Chair Rentals	12,000	75%	9,000
Total Projected Reduction:						756,250

ENTERPRISE FUNDS – FY 2025 PROJECTED REVENUE LOSS

Fund Name	Account	Department Name	Account Description	FY 2025	Percentage Reduction	Amount Reduction
				Original Budget		
Marina Fund - (405)	405.9300.347901	Marina - (9300)	Unleaded Fuel Sales	3,000,000.00	25%	750,000.00
Marina Fund - (405)	405.9300.347904	Marina - (9300)	Purchases Fuel	(2,500,000.00)	25%	(625,000.00)
Marina Fund - (405)	405.9300.347903	Marina - (9300)	Diesel - Commerical	500,000.00	25%	125,000.00
Marina Fund - (405)	405.9300.347908	Marina - (9300)	Misc Store Income-Taxable	350,000.00	25%	87,500.00
Marina Fund - (405)	405.9300.347910	Marina - (9300)	Purchases Store	(250,000.00)	25%	(62,500.00)
Marina Fund - (405)	405.9300.347913	Marina - (9300)	Marina Slip Rent	250,000.00	25%	62,500.00
Marina Fund - (405)	405.9300.347902	Marina - (9300)	Diesel Sales	200,000.00	25%	50,000.00
Marina Fund - (405)	405.9300.347911	Marina - (9300)	Dry Storage Fees	160,000.00	25%	40,000.00
Marina Fund - (405)	405.9300.347912	Marina - (9300)	Transient Rentals	120,000.00	33%	39,600.00
Marina Fund - (405)	405.9300.347914	Marina - (9300)	Annual Fishing Tournament	20,000.00	50%	10,000.00
Parking Fund - (407)	407.6500.344504	Parking Management - (6500)	Village Blvd. Parking	1,500,000.00	25%	375,000.00
Parking Fund - (407)	407.6500.344502	Parking Management - (6500)	City/South Beach	800,000.00	25%	200,000.00
Parking Fund - (407)	407.6500.354001	Parking Management - (6500)	Parking Fines	500,000.00	50%	250,000.00
Parking Fund - (407)	407.6500.344501	Parking Management - (6500)	John's Pass Village	450,000.00	25%	112,500.00
Parking Fund - (407)	407.6500.344505	Parking Management - (6500)	Misc. Lot Parking	410,000.00	25%	102,500.00
Parking Fund - (407)	407.6500.344508	Parking Management - (6500)	Business Parking Permit	15,000.00	50%	7,500.00
Sanitation Fund - (402)	402.7000.343400	Sanitation - (7000)	Sanitation Charges	1,800,000.00	20%	360,000.00
Stormwater Fund - (404)	404.9200.343700	Stormwater - (9200)	Stormwater Service	650,000.00	0%	-
				Total Projected Reduction:		1,884,600



HELENE EXPENSES INCURRED – TOP 10 VENDORS

Vendor Name	Amount	Description
Luxe Flush	196,060.00	Bathroom rentals
Servpro Team Shaw	135,452.64	Downstairs flood damage - remediation work Emergency rental of 3 CAT 920 loaders and 3 skid steers for
Ring Power Corporation	47,047.40	Hurricane Beach Cleanup
Schindler Elevator Corporation	32,342.92	Elevator Repair after Hurricane Helene flooding Hurricane asphalt repair: mobilization, remove existing
Keystone Excavators, Inc.	29,750.00	asphalt and replace with new and stripe
USA Voltage LLC	15,978.00	Check out panels, clean electrical connections at marina
Wastequip, LLC	12,754.82	Purchase of 200 64 Gallon Toters due to hurricane loss
Right Now Refrigeration Co.	12,057.52	New Ice Machines at Marina Replace Kohler brand equipment damaged from hurricane
Volt USA, LLC	9,950.00	(generator, air compressor, pressure washer, and more)
Smith Industries, Inc	7,633.88	Fence installation at Marina
Total:	499,027.18	

MILTON EXPENSES INCURRED – TOP 5 VENDORS

Vendor	Amount	
Slyce Madeira Beach, LLC	21,770.00	Pizza to feed displaced residents due to hurricane
Palm Trees Direct, LLC	16,726.00	Replacement of palm trees for ROC park
Coastal Contracting & Restoration	10,120.37	Repairs made to Marina Ship Store after Hurricane Milton wind damage
W & A Cleaning Services, LLC	8,670.00	Temporary Bathroom and Showers cleaning fee
Funnel Vision	<u>7,538.81</u>	Food for community following Hurricane Milton
Total:	64,825.18	

DAMAGE ASSESSMENT – CURRENT STATUS

DAMAGE ASSESSMENT – LAND & INFRASTRUCTURE

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Public Works	Johns Pass Village - 75% of Flexi Pave damaged		Waiting for proposals
Public Works	Johns Pass Village - 25% Concrete Curbs damaged		Waiting for proposals
Public Works	Johns Pass Village - 15% Pavers damaged		Waiting for proposals
Public Works	Johns Pass Village - All electric damaged by flood		Waiting for full assessment from USA Voltage
Public Works	Johns Pass Village - Chamber building flooded 2+ feet		
Public Works	Johns Pass Village - HVAC Condenser flooded	\$4,422.54	Harper Limbach LLC Replaced
Public Works	Johns Pass Village - Bell Tower - All wood fascia damaged		Hazards removed - Pricing out replacement panels
Public Works	Johns Pass Village - Boardwalk- 3 pilings need replaced, 8 sections of handrail loose, 10 sections of cross bracing damaged and West Stairs destroyed	\$50K - \$70K	Waiting on Engineering for new piling specs, 3 pilings have been crutched
Public Works	Johns Pass Village - West stairs completely damaged		Repaired waiting for West handrail
Public Works	Johns Pass Park - New asphalt damaged 35%		Waiting for direction
Public Works	Johns Pass Park - 60 Parking stops	\$6,000 - \$8,000	Waiting for quotes
Public Works	Johns Pass Park - Handrail on Walkover damaged completely		Handrail removed and sent to Gator Dock
Public Works	Johns Pass Park - Landscaping park wide destroyed	\$15k	Creating landscape plan
Public Works	Johns Pass Park - Chainlink fence enclosure damaged from flooding		
Public Works	Johns Pass Park - Jetty sidewalk damaged during Helene. Lifted several panels and removed one.		Waiting for Army Corp for pre application meeting.
Public Works	Johns Pass Park - Restrooms fascia damaged		Looking for contractor
Public Works	Johns Pass Park - 9 Picnic tables gone	\$15K	Waiting for approval
Public Works	Johns Pass Park - Bathroom Building Damage- Camaera & Soffit	\$3K	Camera has been repaired waiting for quote for bathroom
Public Works	130th Parking lot - New Asphalt scraped in several locations and striping scraped from sand cleanup		Waiting for direction
Public Works	130th Parking Lot / Access - landscaping in dune area damaged from flooding	\$5K - \$10K	Creating Landscape plan

DAMAGE ASSESSMENT – LAND & INFRASTRUCTURE, CONTINUED

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Public Works	130th Parking Lot / Access- Handrail on East side bent		
Public Works	130th Parking Lot / Access- Rules sign and location signs missing	\$300	Collecting inventory for sign order
Public Works	131st Parking Lot / Access- New Asphalt damaged		Waiting for Direction
Public Works	132nd Parking Lot / Access - Parking lot on West Side Gulf Ln Damaged from flooding	\$29,500	Keystone removed and repalced on November 11
Public Works	132nd Parking Lot / Access - Ashpalt on East parking lot scraped		Waiting for Direction
Public Works	132nd Parking Lot / Access - 23 Parking stops damaged	\$2,300	Replaced
Public Works	132nd Parking Lot / Access - Beach Signs missing	\$300	Collecting inventory for sign order
Public Works	132nd Parking Lot / Access - Concrete Curb damaged	\$5K - \$10K	
Public Works	133rd Parking Lot / Access - Bollard missing	\$100	Replaced
Public Works	133rd Parking Lot East - Parking lot damaged	\$5K - \$10K	
Public Works	133rd Parking Lot East - Parking stops missing / damaged 13	\$1,300	Replaced missing
Public Works	134th Parking Lot / Access - Boardwalk damaged boards hand rail damaged on East end		Access closed
Public Works	134th Parking Lot / Access - New Asphalt damaged		Waiting for Direction
Public Works	134th East Parking lot - 7 parking stops damaged	\$700	Waiting for quote for replacements
Public Works	135th Parking Lot / Access - New Asphalt Damaged		Waiting for Direction
Public Works	135th Parking Lot / Access - Beach Bench Missing	\$500 - \$1K	Collecting inventory
Public Works	Gulf Blvd Undergrounding - 4" conduit from 132nd to 135th on Gulf Ln compacted with sand and needs replaced	\$65K - \$75K	Waiting for BOC approval
Public Works	136th Parking Lot / Access - Beach Walk over completely destroyed		Waiting for proposal
Public Works	136th Parking Lot / Access - Paver driveway damaged on South side		Waiting for Contractor
Public Works	137th Access - Palm trees, and agave's gone	\$5K	Collecting inventory for plant order
Public Works	140th Access - Whole access sloped and damaged on East and West Side		Waiting for proposal

DAMAGE ASSESSMENT – LAND & INFRASTRUCTURE, CONTINUED

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Public Works	Tom & Kitty Stuart Park - Seawall gone		Waiting on Engineering
Public Works	Tom & Kitty Stuart Park - Beach Walkover gone		Waiting on Engineering
Public Works	Tom & Kitty Stuart Park - Parking lot pavers 50% damaged or missing		Waiting for Seawall and Beach Access
Public Works	Tom & Kitty Stuart Park - Bathroom Trailer gone	\$75K	Waiting for direction and park build out
Public Works	Tom & Kitty Stuart Park - Landscaping & Irrigation gone	\$15K - \$20K	Waiting for build out
Public Works	Tom & Kitty Stuart Park - Utilites damaged		Waiting on Engineering
Public Works	142nd Access - Concrete walkway undermined from flood and collapsed during cleanup		Waiting for proposal
Public Works	148th Access - Concrete walkway undermined from flood and collapsed during cleanup		Waiting for proposal
Public Works	149th Access - Concrete walkway damaged from flood		Waiting for proposal
Public Works	Beach Accesses - All signs on East and West side missing along with post U Channel Post	\$5K	Collecting citywide inventory
Public Works	Archibald Park - Asphalt damaged		Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Concrete curb and sidewalk damaged		Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Sit wall missing top caps and severely damaged		Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Shower pads and railing damaged		Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Electric to all light post flooded		Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Handrail damaged on N driveover		Waiting for Welder to repair
Public Works	Archibald Park - Landscaping severely damaged	\$20K - \$25K	Waiting for sand to be cleared on the South side to fully assess
Public Works	Archibald Park - Exit Pillar Damaged		Waiting for Contractor
Public Works	Archibald Park - Parking Stops missing		Waiting for sand to be cleared on the South side to fully assess

DAMAGE ASSESSMENT – LAND & INFRASTRUCTURE, CONTINUED

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Public Works	154th Access - Concrete walkway damaged from flood		Waiting for proposal
Public Works	154th Access - All signs missing	\$500	Collecting inventory for sign order
Public Works	Patriot Park - All Electrical Damaged due to flooding. New conduit and panels needed	\$20K - \$30K	Electrician in the middle of full assessment and repairs
Public Works	Patriot Park - Seawall Bollard Lights damaged due to flooding	\$10K - \$50K	Electrician looking for alternative. Electric or solar
Public Works	Patriot Park - Landscaping Damaged from flooding (Heros garden & Oak trees)	\$5K - \$10K	Compiling a citywide list for plant order
Public Works	133rd & Boca Ciega Ave - Seawall Cap is cracked	\$5K	Waiting for contractor quote
Public Works	133rd & Boca Ciega Ave - Bollards and Paver damage	\$2,500	Compiling a list for contractor to inspect
Public Works	131st & Boca Ciega Dr. Street End- Seawall Cap damaged by neighbors dock	\$2,500	Waiting for contractor to inspect
Public Works	Gulf Blvd Medians - 11 planted medians plants damaged by flooding along with Ground cover of shell	\$10k-30K	Compiling a citywide list for plant order
Public Works	Gulf Blvd Medians- 11 medians electrical panels and wiring damaged	\$5K - \$15K	Waiting for full assessment from USA Voltage

DAMAGE ASSESSMENT – LAND & INFRASTRUCTURE, CONTINUED

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Recreation	ROC Park Curbing		Quoted - Waiting for other contractors to complete work to avoid further damage.
Recreation	Softball Field Netting	\$ 47,000.00	In Process of being repaired.
Recreation	Recreation Center Gutters		Contacted - Waiting on date for Service
Recreation	ROC Park Water Fall - All electrical equipment		Pumps ordered and/or being rehabbed.
Recreation	ROC Park Splash Pad - All Electrical Equipment		Pumps ordered and/or being rehabbed.
Recreation	Floating Dock		Repairs
Recreation	Observation Pier - Hit by Boat		Boat finally removed. Waiting on Repair Quotes
Recreation	Athletic Fields Internet infrastrucutor and Service	\$ -	Completed
Recreation	Pressure Wash All Areas of ROC Park Touched by Flood Waters		50% Complete
Recreation	Pressure Wash All Areas of Athletic Complex Common Area		Waiting for other contractors to complete work to avoid further need.
Recreation	ROC Park Trees - Dead due to Storm	\$ 16,726.00	Completed
Recreation	Irrigation System		In Process of being repaired.
Recreation	Electric Throughout ROC Park		Repaired
Recreation	Shade Structures in Athletic Field Area	\$ 10,605.00	In Process of being repaired.
Recreation	Temporary Fence on Field 3	\$ 16,137.15	Complete
Recreation	Various Fence Repairs throughout the Complex		Waiting for other contractors to complete work to avoid further need

DAMAGE ASSESSMENT – FACILITIES

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Building & Comm. Dev.	1st Floor of City Hall Flood Damage		
Building & Comm. Dev.	ServPro has removed all damage from 1st floor	\$ 135,452.64	
Building & Comm. Dev.	Building & Comm. Dev. contents	\$ 55,000.00	
Marina	Sofit and fascia damaged dry wall and ceiling tiles	\$ 10,226.93	replaced
Recreation Center	Flood damage		
Recreation Center	ServPro cost to remove damaged area in Rec. Cente	\$ 75,668.99	
Recreation Center	Rec. Center building contents	\$ 21,086.00	

DAMAGE ASSESSMENT – VEHICLES

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Parking	2022 Kubota - flood damage #94	\$ 22,534.22	total per city mechanic, needs to be disposed
Parking	2019 Chevy Equinox - flood damage #96	\$ 22,823.00	totalled and disposed
Public Works Admin	2019 Elgin Street Sweeper #77	\$ 295,000.00	totalled and needs to be disposed
Public Works Admin	2003/04 Ford F550 Dump Truck #Old 19	\$ -	on surplus lot

DAMAGE ASSESSMENT – EQUIPMENT

Responsible Department	Description of Damage	Estimated Cost to Repair or Replace	Current Status of Repair or Replacement
Public Works Admin	K & K Message Board #T-12	\$ 12,136.00	
Public Works Admin	New Kohler Generator at 141st Stormwater Station	\$ 75,000.00	
Public Works Admin	Old Generator at 141st Storm Station	\$ 30,000.00	
Public Works Admin	Bathroom Trailer at Kitty Stuart Park	\$ 56,900.00	totalled needs to be replaced, new one purchased
Archibald	2023 Triple Crown Utility Trailer T-16	\$ 3,066.59	
Public Works Admin	1990 Trailer mounted generator #08	\$ 18,956.00	likely cost to replace \$30,000
Recreation	2020 Big Tex Trailer #T-1	\$ 3,500.00	
Recreation	2024 Diamond Cargo 7x14 Trailer #T-2	\$ 6,436.69	
Recreation	John Deere Gator	\$ 5,000.00	Needs to be taken to John Deere for Quote
Recreation	John Deere 3 Wheel Sand Rake; Water Damage from Rain	\$ 2,484.74	Completed
Recreation	Kohler Command Mower	\$ 15,000.00	Has not begun due to the School Field being used for school activities.
Recreation	Pallet of Rye Grass for Ball Fields	\$ 38,500.00	Completed
Recreation	Athletic Field Equipment Damaged by Flooding	\$ 3,744.88	Completed
Marina	2 Fuel Pumps - PMC	\$ 26,825.90	Quote received
Marina	Control Box for Fuel pumps	\$ 1,385.00	Purchased
Marina	2 Koolair Ice Machines	\$ 12,037.52	Replaced
Marina	Marine Sani pump-out motor & Control Box submerged under water	\$ 2,472.70	Replaced
Marina	Front Security Gate - Viking electrical short from water damage	\$ 7,633.88	Replaced
Marina	Security Camera Control Box X4 corroded from salt water and mud	\$ 2,120.50	Replaced Waiting on Invoice
Marina	Boat Lift Control Box X8 - TEC II mud, silt and moisture damage	\$ 8,000.00	Quote Recived
Marina	Main Breaker Panels for Docks - Eaton Breakers		Repaired
Marina	Dock Power Pedestals-Eaton submerged in water	\$ 46,888.00	Pedestal Only, Labor not included
Marina	25 dock boards ripped off their anchors and floated away	\$ 10,998.75	Waiting to Purchase
Marina	Dock boards, pilings and finger piers damaged due to wind and waves		Replaced Waiting on Invoice
Marina	Gondola Displays 5 units received water damage and swelling	\$ 2,325.00	Waiting to Purchase
Marina	120 feet of Vinyl Fence blown apart by Milton	\$ 6,360.00	Waiting for Quote
Marina	Aluminum Awning blown away	\$ 1,058.97	Replaced
Marina	Marina Sign wind damage	\$ 7,000.00	Quote Received
Building & Comm. Dev.	2 Konica copiers	\$ 3,361.00	
Stormwater	Transformer at 141st Stormwater Station		
Stormwater	Flygt Control Panel at 141st Stormwater Station		In the process of being repaired
Stormwater	Flygt Model submersible pump for 141st Stormwater Station	\$ 41,481.90	Quote received