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Violators who remove this agenda could be prosecuted.



AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
May 15, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – April 17, 2025

M _____ S _____ Roll Call Vote for Approval

Special Council Meeting – May 1, 2025

M _____ S _____ Roll Call Vote for Approval

III. CONSENT AGENDA

Resolution 2025-05- Opting-Out of the Missing Middle Property Tax Exemption relating to the ad valorem property tax exemption provided by the Live Local Act adopted by the Florida Legislature.

M _____ S _____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement

Code Compliance Update

City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2025-19-Annexation-Parcel ID T07-006, Alvarado/Morales

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-20-Comp Plan Amendment-Parcel ID T07-006, Alvarado/Morales

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-21-Rezoning-Parcel ID T07-006, Alvarado/Morales

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-22-Annexation-Parcel ID Q19-091, ZMK Holding, LLC

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-23-Comp Plan Amendment-Parcel ID Q19-091, ZMK Holding, LLC

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-24-Rezoning-Parcel ID Q19-091, ZMK Holding, LLC

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-25-Amending Impact Fees

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-26-Parking and Solicitation on Rights-of-ways

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-27-Tobacco Free Parks

M_____ S_____ Roll Call Vote

M_____ S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Presentation for electronic speed sign

Land Development Code Presentation

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____ S_____ -Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 85 E. CENTRAL AVENUE, WEBSTER, FLORIDA, (352) 793-2073, 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

April 17, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 6:00p.m. Present were Mayor Vigoa, Councilmember Cherry, Councilmember Solomon, and Mayor Pro-Tem Dorsey. Councilmember Ramirez was absent.

We have a quorum.

II. APPROVAL OF THE MINUTES

Mayor Pro-Tem Dorsey made a motion for approval of the minutes for March 20, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

III. CONSENT AGENDA

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS

The first reading of Ordinance 2025-19 Annexation Parcel Id T07-006 Alvarado/Morales. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-19, seconded by Councilmember Solomon.

Mayor Vigoa apprised council there was an error on the Ordinance with a misspelled name.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-19.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The first reading of Ordinance 2025-20 Comp Plan Amendment Parcel Id T07-006 Alvarado/Morales. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-20, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-20.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The first reading of Ordinance 2025-21 Rezoning Parcel Id T07-006 Alvarado/Morales. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-21, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-21.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2025-22 Annexation Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-22, seconded by Mayor Vigoa.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-22.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2025-23 Comp Plan Amendment Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-23, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-23.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The first reading of Ordinance 2025-24 Rezoning Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-24, seconded by Mayor Vigoa.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-24.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The first reading of Ordinance 2025-25 Amending Impact Fees. Mayor Pro-Tem Dorsey made a motion to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

City Manager Deanna Naugler apprised the council about Ordinance 2025-25.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-25, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

VII. NEW BUSINESS

City Manager Deanna Naugler apprised the board about the City Property Rental Agreement. City Manager Deanna Naugler stated that if someone wants to use a water slide at the parks, they will need to have insurance, and the meter would need to be read.

Mayor Pro-Tem Dorsey made a motion to approve the City Property Rental Agreement, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Manager Deanna Naugler apprised the board about the Increased Capacity with Bushnell.

Mayor Pro-Tem Dorsey made a motion to approve the Increased Capacity with Bushnell, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Manager Deanna Naugler apprised the board that the contracted engineering firm (Mittaur) has been acquired by CPH Engineering.

City Manager Deanna Naugler apprised the board about properties owned by churches that the city does not receive taxes for. Attorney David Hall stated that if the property is not actively being used by the church for church activities, they need an exemption or they need to pay taxes on the property. City Manager will put together a list of church properties that do not have exemptions and are not being used for church activities.

City Manager Deanna Naugler apprised the board the new attorney firm selected would be Shepherd, Smith, Hand and Brackens, PA if the council approved. The current attorney firm will be here for the final time in May. The new firm will be here observing in May.

Mayor Pro-Tem Dorsey made a motion to approve the new attorney firm of Shepherd, Smith, Hand and Brackens, PA seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney David Hall said farewell and it was a nice turnout for the meeting.

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

Mayor Vigoa wished everyone a Happy Easter. She has picked up scholarship applications from the high school.

X. STAFF REPORTS

County Planner Jared Oberholtzer apprised the board that the County had their stakeholder meeting for the Land Development Code update. The meeting went well.

XI. ADJOURNMENT

Mayor Pro-Tem Dorsey motioned for adjournment, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0.

Meeting adjourned at 6:34 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

May 1, 2025

Special Council Meeting

5:15 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 5:15p.m. Present were Mayor Vigoa, Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Ramirez, and Councilmember Solomon.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for the Citizens Advisory Task Force Meeting, April 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Councilmember Cherry made a motion for approval of the minutes for the Public Hearing on April 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. PUBLIC HEARINGS

David Fox of Fred Fox Enterprise apprised council about the Small Cities Community Development Block Grant for the FY 2023-2024.

Councilmember Cherry made a motion for Resolution 2025-02-Authorizing the implementation of the long term and short-term objectives of the Community Development Plan, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

Mayor Pro-Tem Dorsey made a motion for Resolution 2025-03-Authorizing the use of \$25,000 as leverage for the CDBG Grant, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

Councilmember Cherry made a motion for Resolution 2025-04-Authorizing the submission of an application for the CDBG Grant, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

XI. ADJOURNMENT

Councilmember Cherry motioned for adjournment, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0
Meeting adjourned at 5:20 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, ELECTING NOT TO EXEMPT CERTAIN PROPERTIES UNDER SECTION 196.1978(3)(o)1, FLORIDA STATUTES, AS ENACTED BY CHAPTER 2024-158, LAWS OF FLORIDA; FINDING THAT THE SHIMBERG CENTER FOR HOUSING STUDIES ANNUAL REPORT FOR 2024 IDENTIFIES SUMTER COUNTY AS AN AREA WHERE THE NUMBER OF AFFORDABLE AND AVAILABLE UNITS IS GREATER THAN THE NUMBER OF RENTER HOUSEHOLDS FOR THE 0-120 PERCENT AMI; PROVIDING DIRECTION TO CITY MANAGER; AND PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, *Florida Statutes*, §196.1978(3), (the "Live Local Act Property Tax Exemption"), requires the Sumter County Property Appraiser to exempt certain rental properties from ad valorem taxes if such properties meet the criteria of the Live Local Act Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, *Florida Statutes*, §196.1978(3)(o), allows taxing authorities to "opt-out" of the property tax exemption provided for in the Live Local Act to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80% and 120% of the median annual adjusted gross income for households within the metropolitan statistical area ("MSA") or, if not within a MSA, within the county in which the person or family resides (the "80 to 120 Tax Exemption"), if the taxing authority finds that the latest Shimberg Center for Housing Studies Annual Report, prepared pursuant to *Florida Statutes*, §420.6075, ("Shimberg Annual Report"), identifies that the number of affordable and available units in the MSA or region is greater than the number of renter households in the MSA or region for natural persons or families who meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City Council (the "City Council") of the City of Webster (the "City") hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in The Villages, FL MSA, in which Sumter County is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City Council hereby finds that the City is a taxing authority that is eligible for the election provided in *Florida Statutes*, §196.1978(3)(o)1, which allows the City to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption pursuant to *Florida Statutes*, § 196.1978(3)(d).1.a.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals. The above recitals (whereas clauses) represent the legislative findings of the City Council supporting the need for this Resolution.

Section 2. Required Findings. Pursuant to *Florida Statutes*, §196.1978(3)(o)2, the City Council hereby finds that the Shimberg Center for Housing Studies 2024 Annual Report identifies Sumter County as being within The Villages, FL Metropolitan Statistical Area ("MSA") where the number of affordable and available units in the MSA is greater than the number of renter households in the MSA for the 0-120% AMI category.

Section 3. Election to Not Exempt Certain Property. The City hereby elects not to exempt properties eligible for the 80 to 120 Tax Exemption provided in *Florida Statutes*, §196.1978(3)(d)1.a. pursuant to the authority in *Florida Statutes*, §196.1978(3)(o), and hereby directs the Sumter County Property Appraiser to not grant any such exemptions to properties within the City.

Section 4. Application. This Resolution applies to all applicable ad valorem property tax levies imposed within the City.

Section 5. Advertisement. This Resolution has been duly advertised in accordance with Section 50.011(1), *Florida Statutes*.

Section 6. Direction to City Manager. The City Council hereby directs the City Manager to provide an executed copy of this Resolution to the Sumter County Property Appraiser upon adoption.

Section 7. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as she may deem necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

Section 8. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

Section 9. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 10. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

Section 11. Effective Date. This Resolution shall take effect on January 1, 2026, and shall expire on January 1, 2027, and may be renewed prior to its expiration date in accordance with Florida law.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Approved as to form and Legality:

By: _____
William L. Colbert, City Attorney

Introduction:

This is a request for City Council to conduct a public hearing and adopt Resolution 25-05 Opting-Out of the Missing Middle Property Tax Exemption relating to the ad valorem property tax exemption provided by the Live Local Act adopted by the Florida Legislature.

Discussion:

The "Missing Middle" property tax exemption, also called the Multifamily Middle Market Exemption [Florida Statutes, §196.1978(3)], is a new ad valorem property tax exemption provided by the Live Local Act (the "Act"). Newly constructed multifamily developments with more than 70 affordable units for households up to 120 percent Area Median Income (AMI) are eligible to receive property tax exemptions for the affordable units provided. Units within eligible developments that serve households from 80-120 percent AMI receive a 75 percent property tax exemption and units that serve households below 80 percent AMI receive a 100 percent property tax exemption.

Passed as part of the 2024 Legislative Session's tax package (House Bill 7073), an amendment to the Live Local Act allows local taxing authorities, such as the City of Webster, to opt-out from providing the 75 percent "Missing Middle" property tax exemption in their jurisdiction to those units that fall within the 80-120 percent AMI affordability threshold. The eligibility of taxing authorities to utilize the opt-out is contingent upon certain requirements. To be eligible, the taxing authority must be located in a county in which the number of affordable and available units for households at or below 120 percent 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.

If the local taxing authority is eligible to opt-out according to the most recently published Shimberg Center for Housing Studies Annual Report, the taxing authority must follow certain procedural requirements to enable the opt-out. Specifically, the taxing authority must adopt an ordinance or resolution to opt out from providing the property tax exemption, as approved by a two-thirds majority vote of the local governing body. This ordinance or resolution must then be renewed annually by January 1 in order to maintain their opt-out status for this property tax exemption, assuming that a newly published Shimberg Center for Housing Studies Annual Report does not indicate that the taxing authority is within a county in which the number of affordable and available units for households at or below 120 percent AMI is less than the number of households at that income level.

According to the 2024 Annual Report, in the metropolitan statistical area that includes Sumter County ("The Villages, FL MSA"), the number of affordable and available units exceeds the number of rental households. According to the Annual Report, the number of 0-120% AMI units available is 537.

Therefore, the City may elect to opt-out of providing property tax exemptions to those households from 80-120 percent AMI if the City Council adopts a resolution pursuant to Florida Statutes, §Section 196.1978(3)(0) providing for such "opt-out."

This Resolution provides that the City Council has elected to opt-out of providing property tax exemptions to those units within eligible developments that fall within the 80-120 percent AMI affordability threshold within the City of Webster for tax year 2026.

This Resolution is required to be approved by a two-thirds vote of the City Council per Florida Statutes, §196.1978(3)(0)1. The resolution adopted 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 resolution takes effect.

Attachment - Shimberg Center for Housing Studies Annual Report 2024



Shimberg Center for Housing Studies

2024 Annual Report

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

CONTENTS

Introduction.....	1
Housing Supply and Production	2
Table 1. Florida Housing Supply, 2024	2
Figure 1. Single Family Homes by Year Built, Florida, 2000-2023	2
Table 2. New Single Family Homes Built, Top Ten Counties, 2023.....	3
Figure 2. Multifamily Units by Year Built, Florida, 2000-2023	3
Table 3. New Multifamily Units Built, Top Ten Counties, 2023	4
Figure 3. Condominiums by Year Built, Florida, 2000-2023	4
Table 4. New Condominium Units Built, Top Ten Counties, 2023	5
Figure 4. Mobile Homes by Year Added, Florida, 2000-2023	5
Table 5. New Mobile Homes Added, Top Ten Counties, 2023	6
Assisted Housing Inventory	7
Table 6. Characteristics of New Assisted Housing Developments, Florida, 2023-2024.....	8
Home Sales	9
Figure 5. Median Single Family Home Sale Price (2024 \$), Florida, 2000-2024.....	9
Figure 6. Florida Counties by Median Single Family Home Price, Q1-2 2024.....	10
Figure 7. Number of Single Family Home Sales, Florida, 2000-2023	11
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2023	11
Figure 8. Median Condominium Sale Price (2024 \$), Florida, 2000-2024.....	12
Figure 9. Number of Condominium Sales, Florida, 2000-2023	12
Table 8. Number of Condominium Sales, Top Ten Counties, 2023	13
Rental Markets	14
Figure 10. Apartment List Median Rent Estimates, Florida, 2017-2024.....	14
Table 9. Median Rent, Top Five Counties, July 2024	14
Affordable Housing Needs: Renters and Special Populations.....	15
Table 10. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2024 Estimates	15
Elderly Households	17
Table 11. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by Age of Householder and Region, Florida, 2024.....	17
Persons with Disabilities.....	18
Table 12. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2024	18
Persons with Special Needs.....	18
Table 13. Estimates of Households with Persons with Special Needs, Florida, 2024	19
Affordable and Available Rental Housing Supply	19

Figure 11. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2023	20
Shimberg Center Activities	21
Florida Housing Data Clearinghouse.....	21
Promoting Housing Stability and Affordability	21
Community Resilience and Disaster Response	22
Technical Assistance, Presentations, and Publications.....	22
Teaching and Graduate Education.....	23
Appendix 1. County Housing Supply, 2024.....	24
Appendix 2. Housing Production by County and Housing Type, 2023	27
Appendix 3. Sales Volume and Prices (2024 \$) by County, 2023.....	29
Appendix 4. Surplus/Deficit of Affordable and Available Rental Housing Units by Income (% AML), Modified Metropolitan Statistical Areas & HUD Metro Fair Market Rent Areas, 2023	32

INTRODUCTION

Home prices and rents in Florida held steady in 2023 and 2024 following rapid growth in the preceding years. The state continued to increase its single family supply, particularly in fast-growing Central and West Central counties, although sales volume continued a two-year downward trend. The multifamily stock also continued to grow, with new rental developments coming online in urban centers and fast-growing mid-sized counties.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. The report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households. Additional data on housing supply and needs at the city, county, and state level can be found in the Florida Housing Data Clearinghouse, <http://flhousingdata.shimberg.ufl.edu>.

The report also summarizes the Shimberg Center's 2024 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 AND PRODUCTION

Florida's single family home inventory reached nearly 5.9 million homes in 2024. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than as second homes, vacation homes, or rental properties.

Multifamily rental developments provide 1.7 million units. Three-quarters of these are located in developments with 10 or more units. One-quarter are located in 2-9 unit properties, mostly duplexes. The state has 1.6 million condominium units. Only 37 percent are homesteaded, indicating that most condominiums are second homes, vacation units, or rentals.

Mobile homes on their own parcels make up approximately 437,000 units, of which just over half are homesteaded. These are individually owned parcels that are distinct from the state's 2,293 licensed mobile home parks with 290,885 lots for rent.

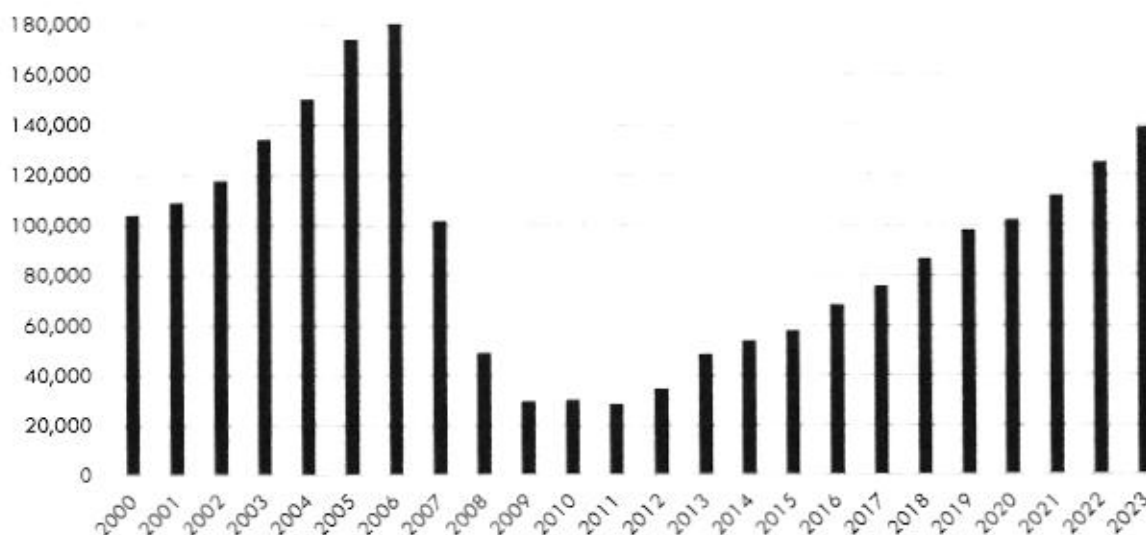
Table 1. Florida Housing Supply, 2024

Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
<ul style="list-style-type: none"> • 5,875,709 parcels • 4,152,269 homesteaded (71%) 	<ul style="list-style-type: none"> • 1,609,542 parcels • 597,304 homesteaded (37%) 	<ul style="list-style-type: none"> • 436,883 parcels • 227,998 homesteaded (52%) 	<ul style="list-style-type: none"> • 156,868 parcels with 408,210 units • 32,880 homesteaded (21%) 	<ul style="list-style-type: none"> • 15,578 parcels with 1,288,421 units

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

Single family home production has increased steadily over the past decade. Florida produced 138,717 single family homes in 2023, the last full year for which data is available. Production levels have been increasing by approximately 10 percent each year.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2023



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

Lee County led the state in construction with 10,702 new homes, followed by a group of counties stretching across Central and West Central Florida: Polk, Pasco, Lake, Osceola, and Manatee.

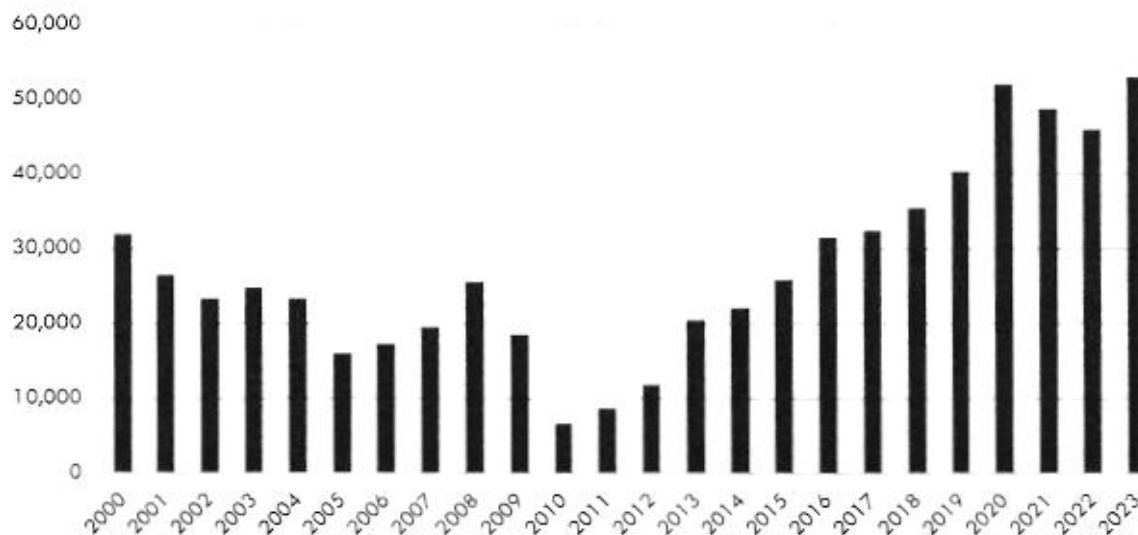
Table 2. New Single Family Homes Built, Top Ten Counties, 2023

County	Single Family Homes Built
Lee County	10,702
Polk County	9,380
Pasco County	8,071
Lake County	7,783
Manatee County	6,511
Osceola County	6,279
Marion County	6,245
Hillsborough County	6,150
St. Johns County	5,565
Sarasota County	5,362

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

Multifamily production continued at the strong pace that began in 2020. In 2023, Florida added 354 multifamily developments with 10 or more units, for a total of 50,547 new apartments, and 1,199 smaller multifamily developments (2,467 units).

Figure 2. Multifamily Units by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File. Unit totals may be undercounts due to missing or incomplete data for a small number of counties.

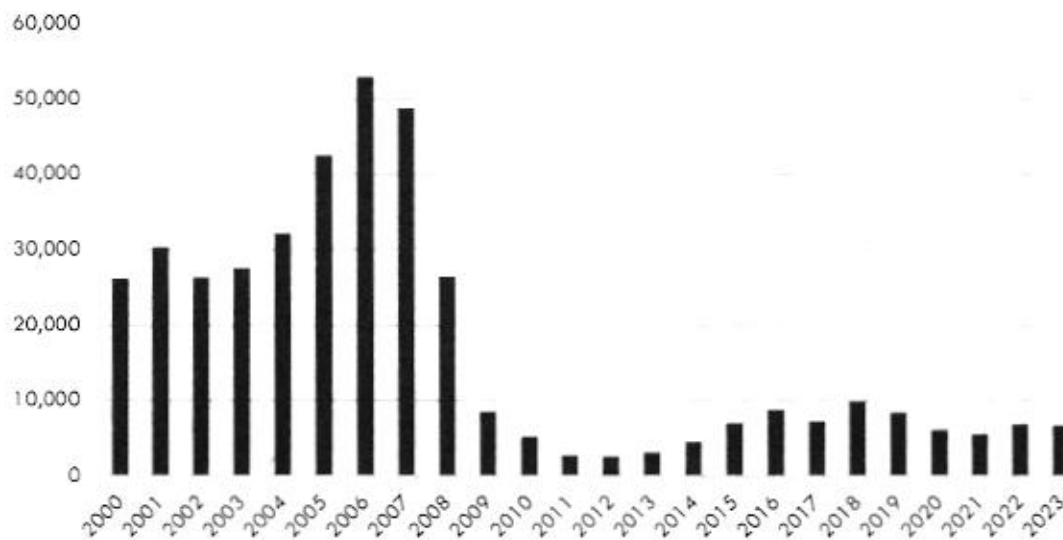
Multifamily development was concentrated in Florida's large urban counties and in other fast-growing counties including Polk, Lee, Manatee, and St. Johns.

Table 3. New Multifamily Units Built, Top Ten Counties, 2023

County	Multifamily Units Built
Orange County	8,346
Miami-Dade County	6,814
Broward County	4,722
Hillsborough County	3,047
Polk County	2,811
Lee County	2,784
Duval County	2,735
Palm Beach County	2,552
Manatee County	1,861
St. Johns County	1,609

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

In contrast, condominium construction continued to be modest. The state added 6,791 newly built condominiums in 2023, a third of which were located in Miami-Dade County. This level of production was consistent with construction levels in recent years but far below the 2005-2007 peak, when the state was building 40,000-50,000 condominium units per year.

Figure 3. Condominiums by Year Built, Florida, 2000-2023

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

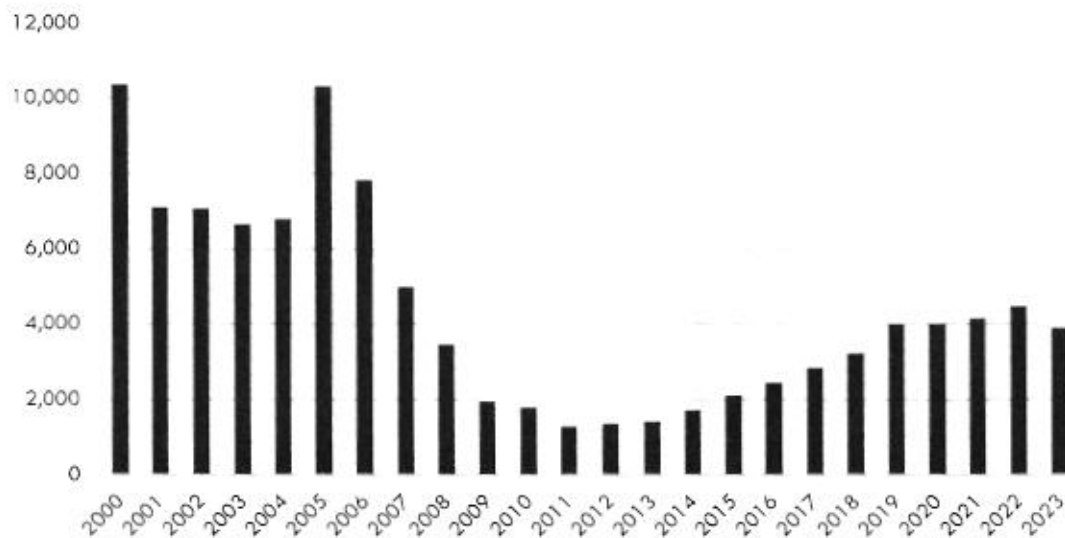
Table 4. New Condominium Units Built, Top Ten Counties, 2023

County	Condominium Units Built
Miami-Dade County	2,437
Collier County	776
Lee County	625
Charlotte County	565
Pinellas County	396
Palm Beach County	357
Sarasota County	325
Osceola County	172
Broward County	152
Brevard County (tie)	122
Hillsborough County (tie)	122

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

Mobile home production slowed slightly in 2023. The state added 3,911 mobile homes on individual parcels in 2023. Again, this does not include homes in mobile home parks.

Figure 4. Mobile Homes by Year Added, Florida, 2000-2023



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

New mobile homes made a small contribution to the fast growing housing stock in Lee, Marion, Pasco, and Polk Counties, as well as several rural counties.

Table 5. New Mobile Homes Added, Top Ten Counties, 2023

County	Mobile Homes Built
Lee County	224
Marion County	213
Pasco County	173
Levy County	167
Bay County	165
Walton County	160
Putnam County	159
Citrus County	148
Polk County	137
Suwannee County	126

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

ASSISTED HOUSING INVENTORY

Assisted housing helps close the affordable housing gap for Florida's renters. Assisted housing refers to rental housing developments that receive public subsidies in exchange for limits on tenant incomes and rents. Florida's assisted housing stock consists of 3,078 developments with 315,504 affordable rental homes. Of these, 2,848 developments with 290,836 assisted (income and rent limited) units are in operation. An additional 230 properties with 24,668 assisted units are funded and in the development pipeline.

The assisted housing inventory is made up of public housing units and a much larger supply of privately owned rental developments funded by Florida Housing Finance Corporation (Florida Housing), U.S. Department of Housing and Urban Development's multifamily office (HUD), U.S. Department of Agriculture's Rural Development programs (USDA RD), and local housing finance authorities (LHFAs).

In 2023 and 2024, Florida added 88 assisted rental developments with 9,157 affordable units to the development pipeline. Table 6 shows the characteristics of the new and forthcoming affordable housing developments.

Thirty-eight percent of units are located in developments reserving some or all units for elders, homeless individuals and families, persons with disabilities, or farmworkers. Most units (81 percent) are one or two bedroom apartments. Sixty-two percent of units are targeted toward households at 60 percent of area median income (AMI), and an additional 20 percent have income targets of 50 percent AMI or lower.

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2023-2024

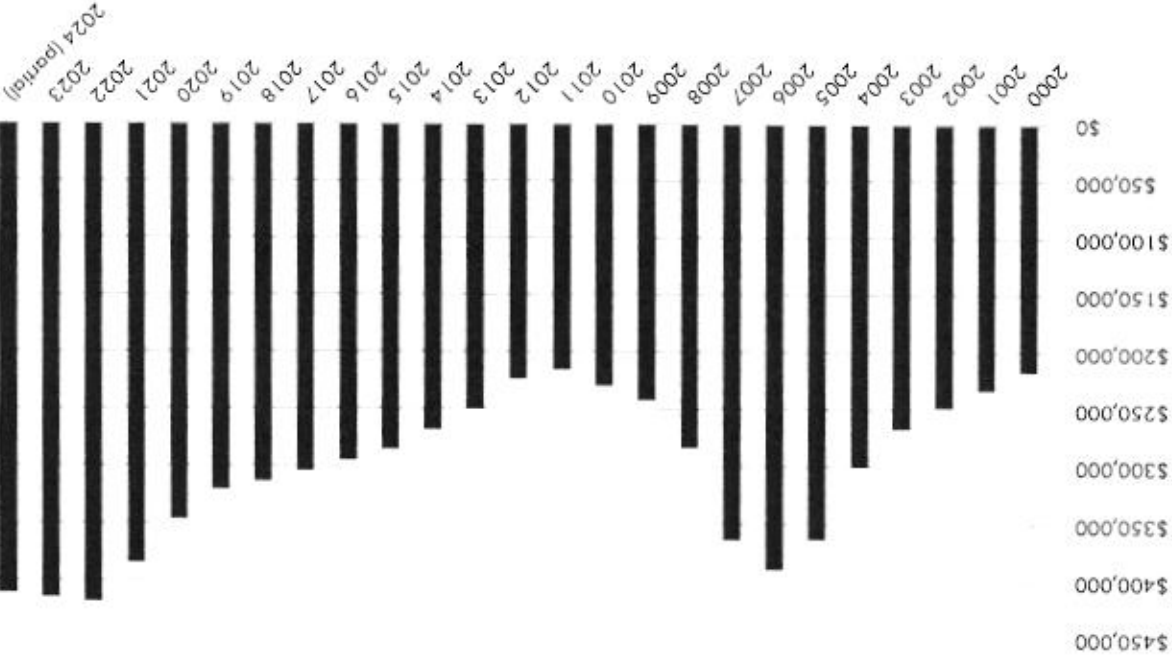
	Developments	Units	% of Units
Total Developments 2023-2024	88	9,157	-
County Size	Large	53	60%
	Medium	28	27%
	Small	7	3%
Target Population	Family	44	54%
	Elderly	27	31%
	Family; Link	8	8%
	Elderly; Family; Link	2	2%
	Homeless	2	2%
	Elderly; Family	1	1%
	Family; Homeless; Link; Persons with Disabilities	1	1%
	Homeless; Persons with Disabilities	1	1%
	Persons with Disabilities	1	0.2%
	not avail.	1	0.1%
Bedroom Count	0 BR	440	5%
	1 BR	4,160	45%
	2 BR	3,281	36%
	3 BR	887	10%
	4 or more BR	92	1%
	Not Avail.	297	3%
Income & Rent Limits	<=35% AMI	1,017	11%
	40-50% AMI	827	9%
	55-60% AMI	5,632	62%
	65-80% AMI	1,669	18%
	Not Avail.	-	0.1%

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

Median home prices in Florida held steady during 2022-2024, following rapid growth in the prior two years. The statewide median single family home price reached \$411,600 in the first half of 2024. Adjusted for inflation, median prices in the past three years are well above the previous peaks in the mid-2000s.

Figure 5. Median Single Family Home Sale Price (2024 \$), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Median home prices in the first half of 2024 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.

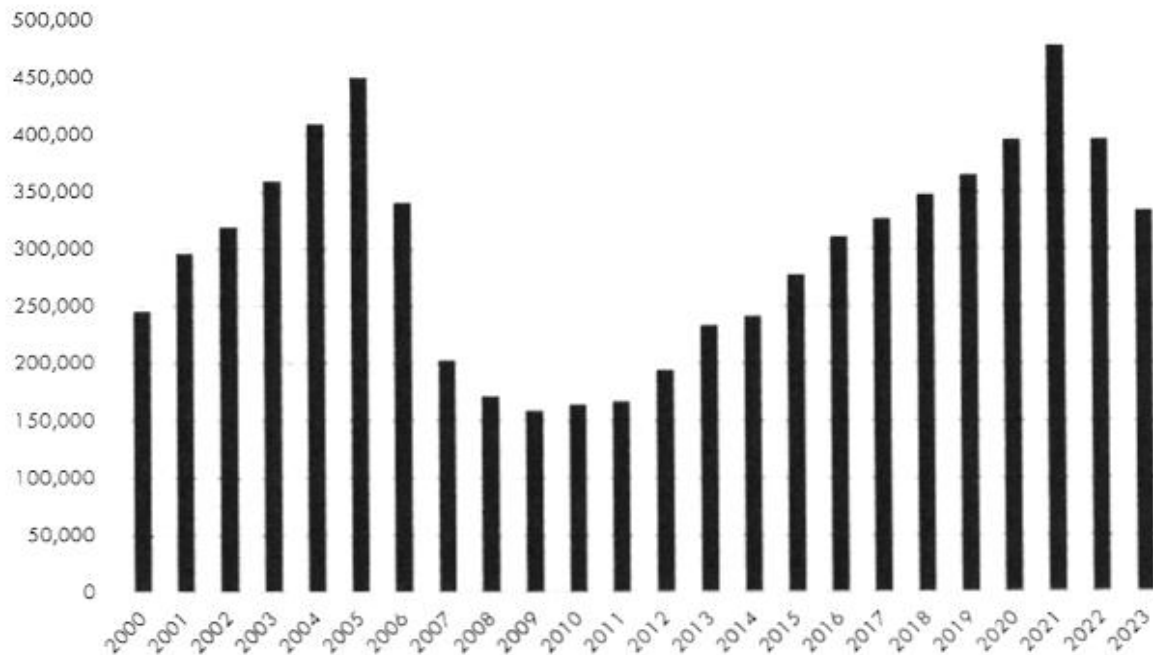
Figure 6. Florida Counties by Median Single Family Home Price, Q1-2 2024

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

Source: Florida Department of Revenue, Sales Data File

Single family sales volume continued to drop from its 2021 peak. Statewide, there were 333,655 single family sales in 2023, the last full year for which data is available.

Figure 7. Number of Single Family Home Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Home sales volume was higher in counties with significant new single family construction activity, including Hillsborough, Lee, Polk and Pasco Counties. Sales volume was also higher in the populous Southeast Florida counties and Orange County. Nevertheless, on average 2023 sales were down by 16 percent over 2022 in the top ten counties.

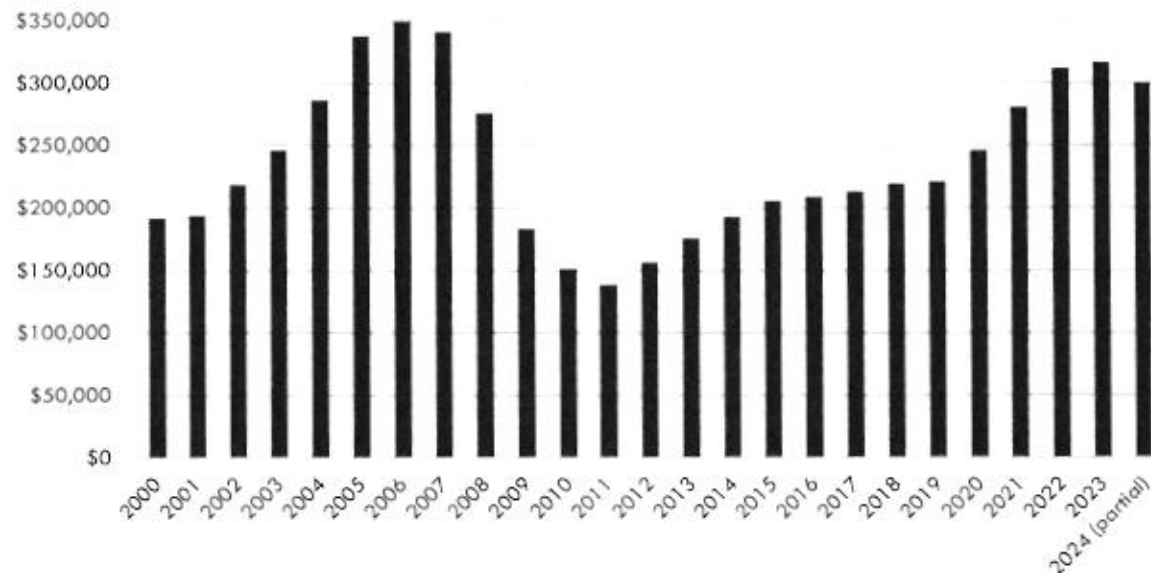
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2023

County	Single Family Sales
Hillsborough	20,732
Lee	18,487
Polk	17,650
Broward	17,252
Orange	16,702
Pasco	15,623
Duval	15,323
Palm Beach	14,925
Brevard	12,512
Miami-Dade	12,345

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

Condominium sale prices held fairly steady following a rise in 2021-2022. The statewide median condominium price in the first half of 2024 was \$300,000. Q1-2 2024 median condominium prices were far higher in smaller coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price \$730,000), Walton (\$665,000), and Nassau (\$635,000).

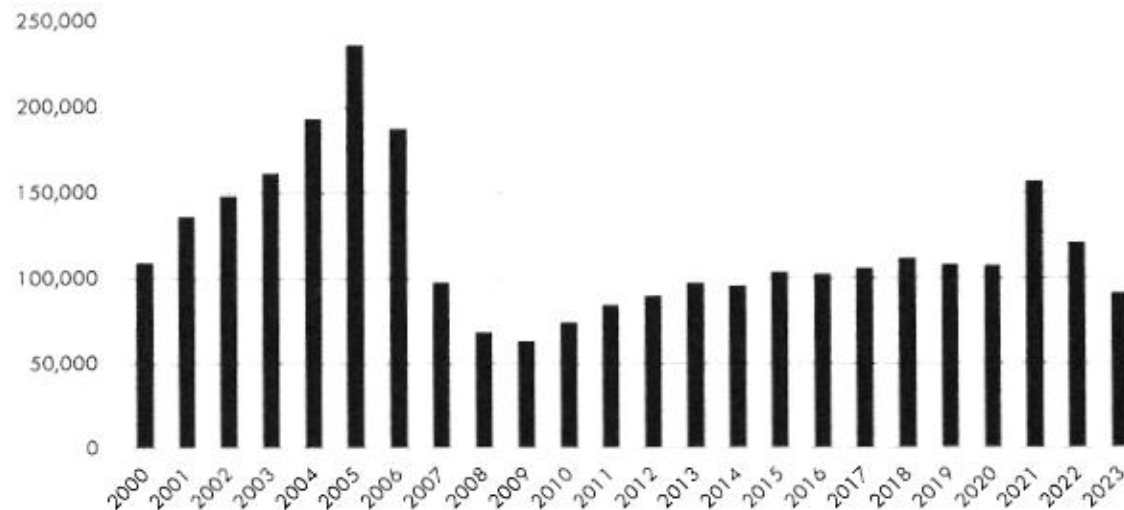
Figure 8. Median Condominium Sale Price (2024 \$), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Condominium sales volume has held relatively steady around 100,000 sales per year in the past decade, with the exception of a spike above 150,000 in 2021. Statewide, there were 91,439 condominium sales in 2023, a slight drop from the pre-2021 norm and a significant decline from the 2021 peak.

Figure 9. Number of Condominium Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Overall, condominium sales were concentrated in larger coastal counties and Orange County. Nearly half of the state's sales in 2023 took place in the three Southeast Florida counties: Miami-Dade (19,117), Broward (13,794), and Palm Beach (11,019). As Figure 9 shows, condominium sales have been declining; sales in the ten most active counties fell by 25 percent in 2023 compared to 2022.

Table 8. Number of Condominium Sales, Top Ten Counties, 2023

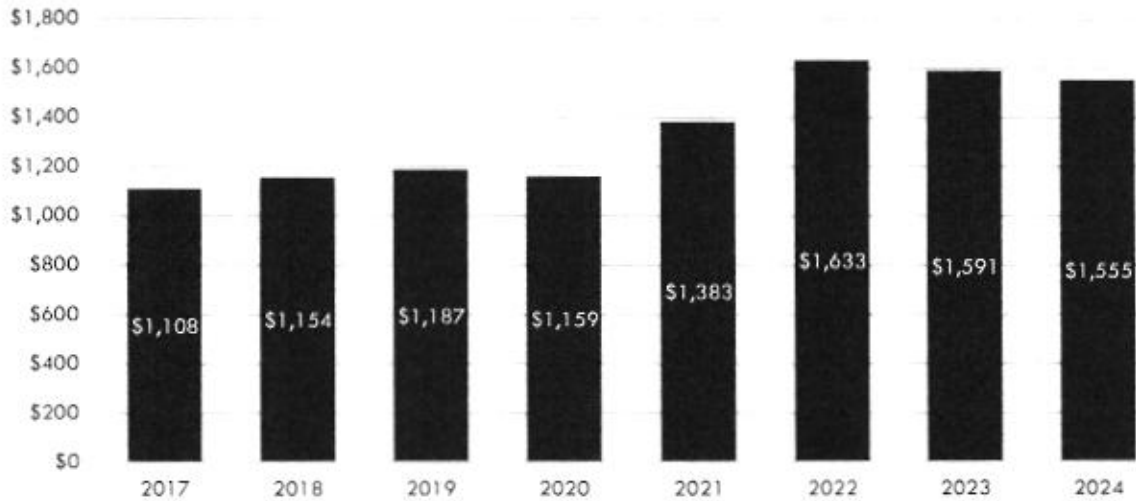
County	Condominium Sales
Miami-Dade	19,117
Broward	13,794
Palm Beach	11,019
Pinellas	6,329
Collier	5,184
Lee	4,258
Sarasota	3,204
Orange	3,081
Hillsborough	2,484
Manatee	2,235

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

RENTAL MARKETS

Florida rents increased steeply between 2020 and 2022, then stabilized close to these higher levels in 2023-2024. 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 \$1,555 in July 2024, a five percent drop from the 2022 median of \$1,633 but still well above 2017-2020 levels.

Figure 10. Apartment List Median Rent Estimates, Florida, 2017-2024



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 figures refer to July estimates for a given year.

Apartment List 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 2024.

Table 9. Median Rent, Top Five Counties, July 2024

County	Median Rent	Increase since July 2020
Miami-Dade County, FL	\$1,841	44%
Palm Beach County, FL	\$1,827	39%
Broward County, FL	\$1,794	38%
Collier County, FL	\$1,699	47%
Sarasota County, FL	\$1,642	31%

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

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 883,863 low-income, cost burdened renters in Florida. Sixty-two percent of these households live in Florida's nine large counties (population 825,000 or more); 35 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, 2024 Estimates

	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	296,116	94,550	32%	11%
Duval	178,142	54,414	31%	6%
Hillsborough	231,166	67,465	29%	8%
Lee	97,615	28,416	29%	3%
Miami-Dade	482,612	130,628	27%	15%
Orange	238,714	69,808	29%	8%
Palm Beach	202,297	63,315	31%	7%
Pinellas	150,328	43,261	29%	5%
Large Total	1,876,990	551,857	29%	62%
Medium				
Alachua	30,863	11,854	38%	1%
Bay	25,043	6,384	25%	1%
Brevard	72,809	24,866	34%	3%
Charlotte	18,202	6,377	35%	1%
Citrus	13,469	3,942	29%	0.4%
Clay	22,719	6,083	27%	1%
Collier	43,670	14,208	33%	2%
Escambia	47,394	12,210	26%	1%
Flagler	11,962	4,434	37%	1%
Hernando	17,737	5,534	31%	1%
Highlands	11,074	2,816	25%	0.3%
Indian River	18,191	4,543	25%	1%
Lake	45,515	15,770	35%	2%
Leon	35,821	11,920	33%	1%
Manatee	54,366	15,156	28%	2%
Marion	42,453	12,203	29%	1%

	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
Martin	16,597	5,731	35%	1%
Nassau	7,633	1,769	23%	0.2%
Okaloosa	30,821	7,241	23%	1%
Osceola	55,722	19,071	34%	2%
Pasco	66,826	17,140	26%	2%
Polk	92,291	22,249	24%	3%
Santa Rosa	16,456	3,537	21%	0.4%
Sarasota	51,468	14,204	28%	2%
Seminole	68,019	19,089	28%	2%
St. Johns	24,760	6,646	27%	1%
St. Lucie	37,401	11,715	31%	1%
Sumter	10,104	3,599	36%	0.4%
Volusia	68,042	18,166	27%	2%
Medium Total	1,057,428	308,457	30%	35%
Small				
Baker	2,122	492	23%	0.1%
Bradford	2,423	611	25%	0.1%
Calhoun	1,056	254	24%	0.03%
Columbia	7,688	1,939	25%	0.2%
DeSoto	3,358	854	25%	0.1%
Dixie	1,304	329	25%	0.04%
Franklin	1,235	297	24%	0.03%
Gadsden	4,705	1,132	24%	0.1%
Gilchrist	1,081	273	25%	0.03%
Glades	875	268	31%	0.03%
Gulf	1,355	326	24%	0.04%
Hamilton	1,269	265	21%	0.03%
Hardee	2,491	633	25%	0.1%
Hendry	4,435	1,359	31%	0.2%
Holmes	1,757	302	17%	0.03%
Jackson	4,679	1,126	24%	0.1%
Jefferson	1,384	333	24%	0.04%
Lafayette	597	125	21%	0.01%
Levy	3,844	970	25%	0.1%
Liberty	598	144	24%	0.02%
Madison	1,836	384	21%	0.04%
Monroe	14,267	3,862	27%	0.4%
Okeechobee	3,975	1,218	31%	0.1%
Putnam	7,487	2,010	27%	0.2%
Suwannee	4,348	909	21%	0.1%

	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
Taylor	2,009	420	21%	0.05%
Union	1,343	339	25%	0.04%
Wakulla	2,566	617	24%	0.1%
Walton	8,154	1,400	17%	0.2%
Washington	2,083	358	17%	0.04%
Small Total	96,324	23,549	24%	3%
State Total	3,030,742	883,863	29%	100%

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

Elderly Households

Statewide, over 346,000 low-income, cost burdened renter households are headed by someone age 55 or older, including nearly 105,000 households age 75+ households. 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, 2024

Planning and Service Area	Age of Householder				Total	% Age 55 or Older
	15-54	55-74	75-84	85 or Older		
1) Escambia, Okaloosa, Santa Rosa	15,521	4,869	1,564	1,182	23,136	33%
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	17,400	5,809	1,256	(X)	24,465	29%
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	34,734	17,572	4,524	2,390	59,220	41%
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	58,021	25,460	6,848	3,728	94,057	38%
5) Pasco, Pinellas	32,437	18,518	6,980	2,593	60,528	46%
6) DeSoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,629	29,872	6,661	3,078	106,240	37%
7) Brevard, Orange, Osceola, Seminole	94,116	28,087	6,313	3,486	132,002	29%
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	34,581	21,088	8,855	4,657	69,181	50%
9) Indian River, Martin, Palm Beach, St. Lucie	48,145	24,739	6,412	6,084	85,380	44%
10) Broward	57,576	25,001	9,032	2,941	94,550	39%
11) Miami, Monroe	77,809	40,741	11,433	4,507	134,490	42%
State Total	536,969	241,756	69,878	34,646	883,249	39%

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas. Student-headed, non-family households are excluded. Totals may differ slightly from Table 10 due to rounding. (X) indicates value that is not statistically significant.

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 278,031 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,222 of the cost burdened renter households include children with disabilities, including 8,970 that have at least one adult and one child with a disability.

Table 12. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2024

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	82,529
Householder Age 55 or Older, Adult(s) with a Disability in the Household	163,280
Child(ren) with a Disability in the Household	23,252
Child(ren) and Adult(s) with Disabilities in the Household	8,970
Total	278,031

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

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 103,335 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, 2024

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income ($\leq 60\%$ AML), 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	93,720	U.S. Census Bureau, 2023 American Community Survey Public Use Microdata Sample; 2024 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	7,147	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2022-6/30/2023. Based on 12,836 individuals receiving shelter and previous year's estimated average household size of 1.8 persons (total recipients divided by adult recipients).
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. ¹
Total			103,335

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" 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.² 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. Specifically, an "affordable/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.

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.

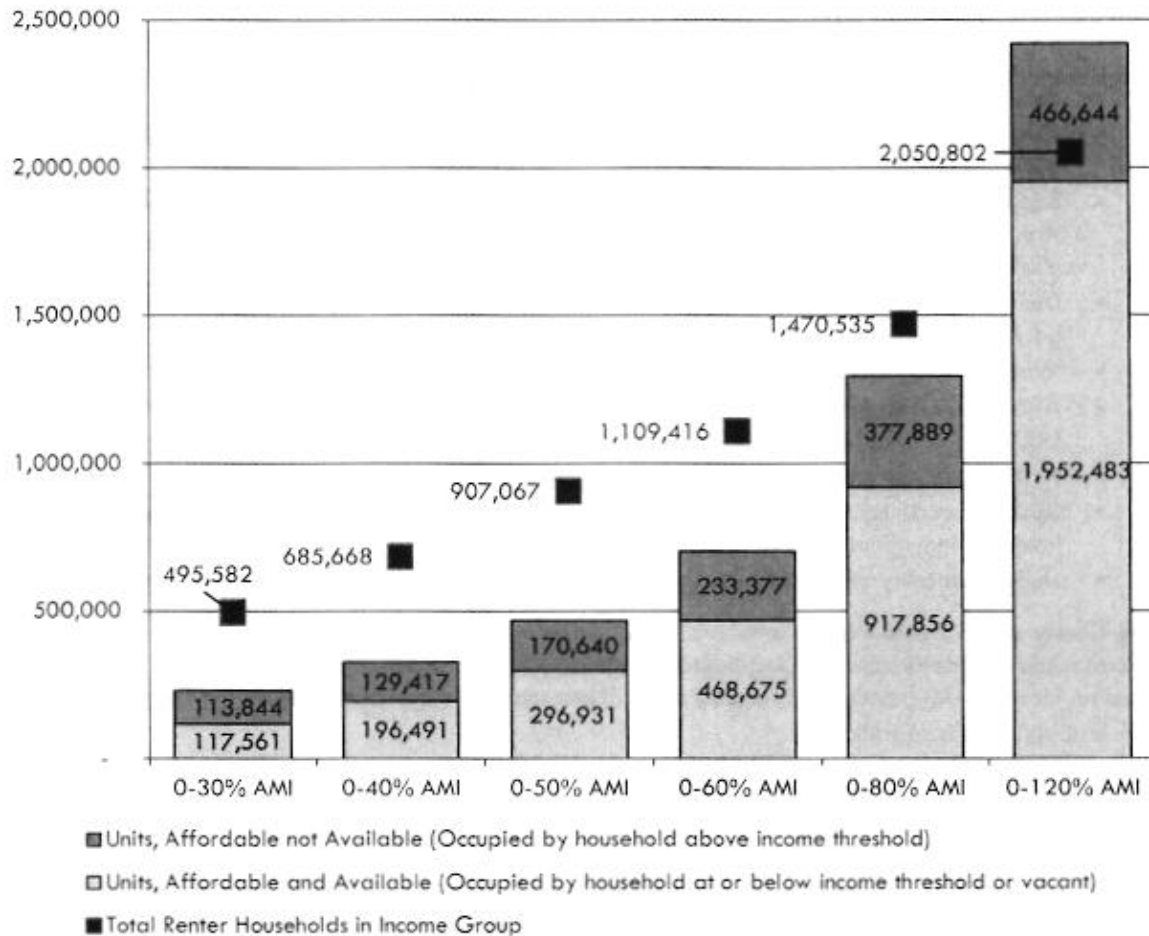
Figure 11 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

¹ 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.

² 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 11. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2023



Source: Shimberg Center tabulation of U.S. Census Bureau, 2023 American Community Survey. Student-headed, non-family households and substandard units are excluded.

Figure 11 shows that for the 0-30 through 0-80 percent of AMI levels, there are more renter households than affordable units, whether available or not. 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, leaving a gap of 98,319 affordable and available units.

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.

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 also provides 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](#).

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 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. The Center also is co-sponsoring an Heirs Property research center in collaboration with the Center for Governmental Responsibility in the UF Levin College of Law. The research center was launched in 2024 to develop legislative and regulatory solutions to heirs property loss.

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 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.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, and our peers at University of Florida and other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

This year, the Shimberg Center collaborated with a wide range of University of Florida engineering, environmental, planning, and health science faculty on the JaxTwin project, an initiative to develop a "Digital Twin" for Jacksonville. The project is designed to provide real-time insights and scenario planning tools to help city leaders address infrastructure, health, housing, economic, and environmental challenges. The project resulted in a suite of datasets to identify water quality systems, healthcare utilization hotspots, and coastal flood hazard impacts, as well as a set of virtual and augmented reality tools for built environment visualization.

The Center is working with the University of Nebraska and Texas A&M Agrilife Extension to examine the disaster impact of windstorms on farms and agricultural areas and provide guidance to affected businesses and residents. In Florida, work has included surveying and interviewing farmers in the Suwanee Valley about wind damage to homes and businesses from Hurricanes Idalia, Debby, and Helene. Separately, Shimberg Center researchers are studying residential property ownership changes following hurricanes, starting with the effects of Hurricane Michael on ownership patterns in Bay County.

The Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition continued a HUD-funded project to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Project 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. This year, the Shimberg Center interviewed renters affected by disasters and documented their experiences with CDBG-DR and other recovery programs.

The Center and Florida Sea Grant are launching "Connecting resilient communities and economies: Characterizing the link between water-dependent businesses and affordable housing." This research will lead to a better understanding of housing types for workers in water-dependent industries, housing and business needs of communities with water-dependent economies in Florida, and how changes in the availability and distribution of affordable workforce housing affect the recovery of water-dependent industries after disasters.

Technical Assistance, Presentations, and Publications

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 2024 included providing mortgage lending data to the Office of Economic Vitality in Tallahassee, providing affordable housing needs data to the Community Foundation of Sarasota for a four-county area as background information for a new housing dashboard, assisting the American Red Cross with integrating housing needs data into post-disaster training, providing data to the Florida Supportive Housing Coalition to assist in planning to address elder homelessness, and providing data on children's homelessness to the Housing First for Children collaborative in Alachua County.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2024:

- National Human Services Data Consortium, Kansas City
- JUST Pensacola Summit on Affordable Housing, Pensacola

- Community Legal Services of Mid-Florida training, Orlando
- Florida Association of Counties, Orlando
- National Low Income Housing Coalition Disaster Recovery Convenings, Washington DC
- Florida Sea Grant Symposium, Gainesville
- Rinker School of Construction Management Advanced Modular Housing Design Convening, Gainesville
- Florida Housing Coalition Statewide Housing Conference, Orlando
- Alachua County Affordable Housing Advisory Committee, Gainesville
- BOLD Justice, Broward County

Shimberg Center faculty and staff also co-authored the following peer-reviewed articles published in 2024:

- Enderami, S. A., Sutley, E., Helgeson, J., Dueñas-Osorio, L., Watson, M., & van de Lindt, J. W. (2024). Measuring post-disaster accessibility to essential goods and services: proximity, availability, adequacy, and acceptability dimensions. *Journal of Infrastructure Preservation and Resilience*, 5(1), 12.
- Yeganeh, N., Kang, S., Ray, A., Watson, M., & Denton, B. (2024). Filling the blindspots: Assessing distributive equity in fund allocation of Florida's local housing program for disaster recovery. *International Journal of Disaster Risk Reduction*, 111, 104708.
- Safayet, M., Connors, J. P. C., & Watson, M. (2024). Measuring access to food banks and food pantries: A scoping review of spatial analysis approaches. *Health & Place*, 88, 103251.
- Rosenheim, N. P., Watson, M., Casellas Connors, J., Safayet, M., & Peacock, W. G. (2024). Food Access After Disasters: A Multidimensional View of Restoration After Hurricane Harvey. *Journal of the American Planning Association*, 1-19.
- Watson, M., Xiao, Y., & Helgeson, J. (2024). Using disaster surveys to model business interruption. *Natural Hazards Review*, 25(1), 05023013.

Teaching and Graduate Education

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
- Construction Finance 5905: graduate course introducing students to financial management principles and analysis

In addition, the Shimberg Center provides professional and academic experience by employing master's and PhD students from the College of Design, Construction, and Planning as research assistants. This year, graduate students from the Shimberg Center fielded a team for Hack-A-House 2024, a 24-hour hackathon for students sponsored by Ivory Innovations. The Shimberg team developed a proposal to encourage accessory dwelling units as an affordable housing strategy, including a case study for Orlando.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2024

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	64,515	72%	7,202	23%	5,624	62%	1,608	5%	5,187	375	26,702
Baker	5,066	76%	0	0%	2,468	67%	55	0%	127	5	115
Bay	62,847	59%	19,675	9%	8,580	48%	2,028	17%	5,588	132	12,726
Bradford	5,985	73%	21	62%	2,684	63%	26	23%	61	14	(X)
Brevard	207,160	72%	35,913	38%	11,289	54%	3,001	22%	8,010	288	29,215
Broward	390,140	77%	253,080	42%	4,143	45%	16,446	15%	48,790	1,646	127,708
Calhoun	2,616	70%	0	0%	1,173	67%	14	14%	40	1	(X)
Charlotte	84,778	65%	14,993	35%	5,072	42%	1,601	14%	3,705	88	3,097
Citrus	59,566	74%	1,622	37%	15,741	55%	567	10%	1,620	44	1,403
Clay	67,079	75%	2,398	37%	9,549	62%	290	7%	1,017	56	7,249
Collier	107,914	66%	101,380	32%	3,494	36%	1,949	16%	6,112	127	15,403
Columbia	13,773	71%	48	44%	7,851	65%	228	6%	(X)	39	(X)
DeSoto	6,094	66%	605	46%	2,712	47%	259	13%	770	33	1,011
Dixie	2,903	59%	159	9%	3,808	60%	5	20%	(X)	1	(X)
Duval	287,812	67%	27,534	39%	9,342	48%	5,141	14%	15,544	713	104,317
Escambia	104,902	66%	10,440	15%	4,871	44%	4,544	30%	10,755	210	18,868
Flagler	50,353	74%	4,437	38%	1,701	63%	1,518	13%	(X)	20	511
Franklin	6,838	39%	455	8%	1,321	52%	7	0%	(X)	1	(X)
Gadsden	11,397	66%	0	0%	3,732	57%	162	28%	359	18	310
Gilchrist	2,949	77%	0	0%	2,958	68%	26	38%	65	2	61
Glades	1,926	60%	258	29%	2,229	50%	146	42%	323	3	70
Gulf	7,184	44%	288	1%	1,691	48%	21	5%	63	5	239
Hamilton	2,018	64%	0	0%	1,528	71%	168	61%	334	9	(X)
Hardee	4,345	67%	0	0%	1,698	46%	197	30%	522	18	742
Hendry	7,956	66%	317	20%	4,543	54%	356	28%	897	17	419
Hernando	69,674	71%	633	48%	12,078	57%	492	8%	1,259	67	4,206

County	Single Family			Condominium			Mobile Home			Multifamily 2-9 Unit			Multifamily 10+ Unit		
	Parcels	Homesteaded	%	Parcels	Homesteaded	%	Parcels	Homesteaded	%	Parcels	Homesteaded	%	Parcels	Dwelling Units	Dwelling Units
Highlands	34,761	66%		1,345	38%		5,356	42%		824	11%		59	2,065	1,655
Hillsborough	383,354	74%		40,245	41%		13,617	54%		4,625	8%		893	12,829	136,466
Holmes	3,493	68%		0	0%		1,406	61%		15	27%		7	35	(X)
Indian River	58,386	73%		15,043	39%		1,093	44%		744	10%		55	2,038	3,741
Jackson	10,391	67%		0	0%		3,137	65%		56	11%		62	217	253
Jefferson	2,908	72%		0	0%		1,310	64%		51	27%		17	180	241
Lafayette	1,032	68%		0	0%		843	58%		8	13%		1	(X)	(X)
Lake	127,454	73%		3,626	49%		16,315	60%		1,344	8%		177	3,547	15,812
Lee	258,226	65%		84,717	35%		14,455	38%		10,777	20%		301	24,347	35,410
Leon	74,008	71%		5,023	17%		6,777	54%		2,322	7%		369	6,544	33,716
Levy	8,224	73%		238	13%		9,693	63%		67	9%		12	207	423
Liberty	1,398	65%		0	0%		821	47%		59	71%		5	122	(X)
Madison	3,255	60%		0	0%		1,775	66%		165	56%		10	392	395
Manatee	123,271	69%		35,484	40%		4,684	38%		4,436	18%		201	10,019	24,150
Marion	130,947	70%		2,504	38%		24,411	53%		3,675	38%		107	9,132	8,659
Marlin	50,478	77%		15,003	45%		2,936	52%		1,078	14%		70	2,788	5,912
Miami-Dade	384,027	77%		384,248	37%		301	17%		31,580	26%		3,619	85,109	199,484
Monroe	29,642	43%		6,975	18%		4,685	25%		1,756	25%		46	4,536	3,098
Nassau	31,471	74%		4,092	23%		6,299	65%		366	27%		28	879	2,250
Okaloosa	70,612	61%		13,590	11%		3,353	46%		759	6%		182	(X)	(X)
Okeechobee	7,592	70%		235	23%		5,897	48%		347	31%		10	898	367
Orange	340,145	69%		51,890	26%		6,261	52%		4,029	11%		1,144	10,030	167,367
Osceola	129,938	59%		13,802	16%		5,440	54%		1,053	9%		938	2,709	26,903
Palm Beach	380,717	73%		186,031	41%		3,677	32%		10,216	17%		856	28,339	78,341
Pasco	190,800	72%		11,846	44%		29,495	51%		3,131	38%		239	(X)	19,301
Pinellas	253,007	76%		104,150	47%		17,032	46%		12,466	29%		876	32,333	71,859
Polk	219,870	65%		8,509	32%		31,735	50%		6,687	18%		301	17,304	28,317
Putnam	17,321	66%		197	29%		15,555	54%		151	15%		30	381	1,287

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
Santa Rosa	65,728	74%	1,755	18%	6,521	49%	672	7%	1,731	63	3,164
Sarasota	160,657	68%	53,113	39%	11,570	39%	4,752	37%	11,038	194	18,235
Seminole	133,265	75%	15,077	35%	1,711	55%	1,148	12%	2,633	214	(X)
St. Johns	104,621	76%	14,583	37%	5,484	61%	1,624	44%	(X)	59	7,907
St. Lucie	121,797	75%	14,606	39%	4,549	51%	1,493	9%	3,403	87	6,651
Sumter	70,453	72%	514	62%	6,440	52%	119	9%	374	26	3,234
Suwannee	6,406	68%	0	0%	6,934	64%	62	5%	200	8	(X)
Taylor	5,525	58%	76	1%	3,236	54%	21	14%	65	11	344
Union	1,445	80%	18	11%	1,232	70%	1	0%	(X)	15	(X)
Volusia	188,238	71%	28,396	30%	7,387	57%	2,639	15%	7,284	311	26,838
Wakulla	9,594	74%	336	36%	3,424	61%	31	3%	(X)	4	174
Walton	38,243	43%	10,817	6%	5,466	43%	643	42%	1,544	39	1,599
Washington	5,219	67%	0	0%	2,690	56%	21	0%	(X)	0	0
Florida Total	5,875,709	71%	1,609,542	37%	436,883	52%	156,868	21%	408,210	15,578	1,288,421

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. Multifamily dwelling unit totals may be undercounts due to missing or incomplete data for a small number of counties. County-level dwelling unit counts are suppressed (marked with 'X') 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, 2023

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	964	16	44	3	9
Baker	101	0	23	0	1
Bay	2,683	46	165	27	3
Bradford	67	0	40	0	0
Brevard	5,086	122	66	7	7
Broward	1,484	152	24	19	23
Calhoun	17	0	14	0	0
Charlotte	4,358	565	73	128	5
Citrus	1,465	3	148	20	0
Clay	1,747	0	93	0	2
Collier	3,618	776	24	6	6
Columbia	169	0	74	0	0
DeSoto	95	0	28	1	2
Dixie	15	0	36	0	0
Duval	4,736	9	73	39	18
Escambia	1,825	60	40	10	6
Flagler	2,633	0	23	143	2
Franklin	173	17	22	0	0
Gadsden	135	0	33	0	0
Gilchrist	102	0	38	0	0
Glades	112	0	23	0	0
Gulf	334	49	44	0	0
Hamilton	18	0	19	0	0
Hardee	47	0	17	2	1
Hendry	560	36	55	1	0
Hernando	1,504	1	104	8	1
Highlands	588	0	20	10	0
Hillsborough	6,150	122	52	13	15
Holmes	25	0	24	0	0
Indian River	993	107	7	3	4
Jackson	96	0	25	0	2
Jefferson	49	0	26	0	0
Lafayette	5	0	16	0	0
Lake	7,783	27	96	7	1
Lee	10,702	625	224	367	13
Leon	613	66	24	6	5
Levy	187	0	167	0	0
Liberty	14	0	14	0	0
Madison	35	0	22	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	6,511	40	17	7	25
Marion	6,245	2	213	44	6
Martin	568	30	11	4	5
Miami-Dade	1,464	2,437	1	115	47
Monroe	342	51	7	3	1
Nassau	1,655	8	63	1	0
Okaloosa	1,243	38	76	7	6
Okeechobee	123	0	56	4	0
Orange	4,893	0	33	15	40
Osceola	6,279	172	29	8	13
Palm Beach	3,769	357	22	15	11
Pasco	8,071	0	173	4	13
Pinellas	957	396	41	80	7
Polk	9,380	6	137	28	12
Putnam	164	0	159	0	0
Santa Rosa	1,622	0	117	8	3
Sarasota	5,362	325	114	12	4
Seminole	1,142	12	11	0	6
St. Johns	5,565	21	64	7	7
St. Lucie	4,441	35	13	1	9
Sumter	948	0	32	0	4
Suwannee	102	0	126	0	0
Taylor	42	0	34	0	0
Union	35	0	19	0	0
Volusia	4,165	6	47	12	7
Wakulla	346	56	33	0	0
Walton	1,867	0	160	3	2
Washington	128	0	43	0	0
Florida Total	138,717	6,791	3,911	1,199	354

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2023. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2024 \$) BY COUNTY, 2023

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	3,165	\$261,054	\$347,728	\$449,777	523	\$147,036	\$185,730	\$228,035	149	\$123,717	\$177,476	\$234,742
Baker	222	\$266,213	\$298,716	\$401,074	0	-	-	-	43	\$144,457	\$199,144	\$268,277
Bay	4,647	\$292,938	\$373,627	\$513,338	1,412	\$314,710	\$438,530	\$613,942	270	\$118,661	\$168,705	\$223,805
Bradford	177	\$180,571	\$257,959	\$335,346	4	\$214,106	\$229,532	\$301,760	82	\$89,357	\$152,196	\$227,932
Brevard	12,512	\$305,423	\$370,325	\$490,121	1,973	\$188,826	\$278,492	\$435,950	615	\$127,844	\$173,864	\$211,526
Broward	17,252	\$429,243	\$562,350	\$790,643	13,794	\$174,896	\$247,640	\$361,142	205	\$154,775	\$206,367	\$257,855
Calhoun	50	\$134,138	\$197,596	\$250,736	0	-	-	-	11	\$25,796	\$122,788	\$190,889
Charlotte	5,886	\$319,869	\$386,938	\$509,726	1,428	\$245,577	\$313,678	\$389,002	297	\$92,865	\$149,616	\$216,685
Citrus	3,626	\$232,163	\$285,457	\$381,779	109	\$165,094	\$191,921	\$283,755	641	\$98,024	\$152,712	\$208,431
Clay	4,031	\$299,232	\$361,142	\$429,759	158	\$156,839	\$204,303	\$247,640	406	\$108,343	\$185,730	\$242,481
Collier	6,435	\$546,976	\$722,284	\$1,196,928	5,184	\$355,983	\$495,281	\$823,920	109	\$206,367	\$257,959	\$319,766
Columbia	607	\$190,889	\$273,436	\$366,301	4	\$161,998	\$175,412	\$188,310	215	\$118,661	\$175,412	\$237,322
DeSoto	270	\$199,144	\$278,595	\$369,397	36	\$213,332	\$229,532	\$296,652	100	\$101,068	\$152,608	\$225,714
Dixie	112	\$114,018	\$174,380	\$276,016	13	\$214,622	\$288,914	\$386,938	118	\$74,292	\$120,725	\$185,730
Duval	15,323	\$237,322	\$318,837	\$423,052	1,648	\$175,412	\$227,004	\$296,652	287	\$87,706	\$144,457	\$216,685
Escambia	5,459	\$227,004	\$302,121	\$386,938	431	\$185,730	\$417,893	\$748,080	80	\$67,069	\$113,657	\$159,934
Flagler	3,947	\$326,060	\$378,890	\$478,874	313	\$273,436	\$425,116	\$660,374	82	\$170,253	\$232,163	\$267,245
Franklin	341	\$308,519	\$464,326	\$851,264	37	\$287,366	\$309,550	\$464,326	43	\$67,069	\$123,820	\$154,775
Gadsden	312	\$135,686	\$242,481	\$335,295	0	-	-	-	48	\$67,069	\$90,286	\$141,361
Gilchrist	151	\$232,163	\$294,073	\$376,620	0	-	-	-	131	\$103,183	\$160,571	\$247,640
Glades	79	\$230,615	\$308,519	\$374,969	11	\$30,955	\$63,974	\$134,138	79	\$113,502	\$175,412	\$222,876
Gulf	502	\$366,198	\$495,848	\$644,897	13	\$397,256	\$567,509	\$768,717	56	\$70,681	\$124,852	\$196,049
Hamilton	46	\$77,388	\$163,546	\$283,755	0	-	-	-	32	\$77,542	\$153,176	\$220,297
Hardee	123	\$155,807	\$255,895	\$319,869	0	-	-	-	40	\$82,805	\$123,820	\$162,256

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
Hendry	592	\$263,273	\$302,895	\$361,091	34	\$198,628	\$234,742	\$252,696	101	\$134,138	\$204,303	\$268,277
Hernando	4,372	\$273,436	\$329,155	\$383,585	45	\$120,725	\$177,476	\$232,163	633	\$139,298	\$177,476	\$221,844
Highlands	1,659	\$196,049	\$255,895	\$331,219	110	\$128,979	\$158,851	\$204,303	262	\$76,356	\$108,343	\$144,457
Hillsborough	20,732	\$335,346	\$417,893	\$562,350	2,484	\$185,730	\$249,704	\$383,069	374	\$160,347	\$236,290	\$303,359
Holmes	199	\$113,502	\$165,094	\$224,940	0	-	-	-	45	\$30,955	\$72,228	\$139,298
Indian River	3,336	\$321,932	\$402,312	\$587,217	1,109	\$195,945	\$276,532	\$541,713	36	\$113,502	\$157,871	\$208,947
Jackson	315	\$123,820	\$180,468	\$268,277	0	-	-	-	63	\$82,547	\$139,194	\$185,730
Jefferson	129	\$195,533	\$301,812	\$412,734	0	-	-	-	21	\$82,547	\$154,775	\$211,526
Lafayette	27	\$108,343	\$190,889	\$295,621	0	-	-	-	15	\$77,388	\$139,298	\$204,303
Lake	5,283	\$299,129	\$371,460	\$477,533	263	\$144,457	\$212,558	\$288,398	700	\$128,979	\$185,730	\$232,163
Lee	18,487	\$341,527	\$417,415	\$603,623	4,258	\$257,959	\$345,665	\$464,326	815	\$103,183	\$154,775	\$219,265
Leon	3,137	\$221,844	\$314,710	\$439,458	413	\$102,152	\$165,094	\$224,940	174	\$59,950	\$95,703	\$149,616
Levy	415	\$201,208	\$288,914	\$371,460	23	\$147,552	\$255,379	\$376,620	374	\$91,833	\$147,604	\$206,264
Liberty	27	\$85,126	\$165,094	\$294,073	0	-	-	-	17	\$67,069	\$123,820	\$154,775
Madison	91	\$118,661	\$180,571	\$306,455	0	-	-	-	46	\$84,610	\$142,806	\$232,163
Manatee	11,011	\$407,575	\$505,496	\$696,488	2,235	\$229,583	\$335,346	\$500,440	237	\$103,183	\$159,934	\$215,138
Marion	11,178	\$252,696	\$300,264	\$376,516	237	\$119,693	\$134,138	\$154,775	964	\$82,547	\$143,425	\$200,176
Martin	2,617	\$412,734	\$572,668	\$846,104	911	\$206,367	\$268,277	\$397,256	139	\$155,704	\$206,367	\$249,704
Miami-Dade	12,345	\$495,281	\$619,101	\$846,104	19,117	\$302,328	\$438,530	\$650,056	1	\$247,640	\$247,640	\$247,640
Monroe	1,137	\$758,398	\$1,106,643	\$1,981,122	345	\$572,668	\$822,063	\$1,444,568	169	\$355,983	\$464,326	\$742,921
Nassau	2,540	\$369,190	\$446,268	\$619,359	237	\$433,371	\$644,897	\$856,423	193	\$163,030	\$223,908	\$273,436
Okaloosa	3,950	\$299,232	\$355,983	\$464,326	833	\$330,187	\$536,554	\$773,876	87	\$91,421	\$151,680	\$205,335
Okeechobee	371	\$206,367	\$278,595	\$361,142	22	\$123,820	\$134,138	\$148,584	302	\$109,271	\$165,094	\$232,163
Orange	16,702	\$368,159	\$470,878	\$638,499	3,081	\$165,094	\$216,685	\$278,595	264	\$128,928	\$180,571	\$248,672
Osceola	11,078	\$361,142	\$425,116	\$526,236	1,069	\$224,940	\$283,755	\$392,097	238	\$165,094	\$230,615	\$299,232
Palm Beach	14,925	\$505,599	\$681,011	\$1,029,771	11,019	\$183,667	\$273,436	\$423,052	116	\$140,845	\$167,931	\$207,915
Pasco	15,623	\$302,328	\$380,747	\$497,241	833	\$137,234	\$169,221	\$216,685	1,371	\$92,865	\$143,425	\$201,208

County	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	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	10,223	\$350,824	\$454,007	\$644,897	6,329	\$197,596	\$273,436	\$452,975	841	\$118,661	\$154,775	\$195,945								
Polk	17,650	\$299,129	\$343,395	\$404,479	634	\$134,138	\$165,094	\$235,258	1,493	\$113,502	\$157,871	\$211,526								
Putnam	672	\$153,227	\$232,163	\$325,028	12	\$302,328	\$311,356	\$341,021	542	\$82,547	\$144,457	\$206,161								
St. Johns	8,845	\$402,312	\$520,767	\$706,807	933	\$223,436	\$366,301	\$546,872	220	\$187,278	\$242,481	\$294,073								
St. Lucie	8,694	\$357,531	\$412,940	\$496,828	909	\$201,208	\$312,130	\$500,440	188	\$162,772	\$229,532	\$282,207								
Santa Rosa	3,988	\$299,232	\$366,301	\$453,904	113	\$319,869	\$505,599	\$773,876	176	\$103,183	\$156,839	\$201,208								
Sarasota	9,963	\$394,780	\$521,076	\$742,818	3,204	\$298,922	\$397,256	\$758,398	581	\$114,534	\$159,934	\$211,526								
Seminole	6,094	\$350,824	\$431,152	\$552,032	893	\$170,253	\$201,208	\$254,347	58	\$123,820	\$190,373	\$257,959								
Sumter	5,000	\$321,932	\$400,352	\$514,885	30	\$131,043	\$215,395	\$242,481	227	\$98,024	\$146,521	\$188,826								
Suwannee	209	\$171,285	\$251,768	\$330,187	0	-	-	-	231	\$108,343	\$154,775	\$225,972								
Taylor	189	\$118,661	\$188,826	\$309,550	12	\$170,253	\$208,431	\$257,443	93	\$113,502	\$154,775	\$197,080								
Union	30	\$188,619	\$255,327	\$322,448	0	-	-	-	23	\$72,228	\$146,624	\$231,131								
Volusia	10,692	\$305,423	\$367,333	\$457,051	1,815	\$179,539	\$309,550	\$495,281	315	\$139,298	\$190,889	\$252,799								
Wakulla	633	\$222,567	\$299,129	\$392,097	25	\$185,730	\$206,264	\$271,372	97	\$61,910	\$128,979	\$171,285								
Walton	3,031	\$415,210	\$711,863	\$1,443,537	761	\$459,166	\$673,272	\$1,083,426	165	\$113,502	\$187,794	\$237,322								
Washington	189	\$148,894	\$227,004	\$283,755	0	-	-	-	51	\$70,165	\$139,298	\$196,049								
Florida Total	333,655	\$323,893	\$415,107	\$591,241	91,439	\$211,526	\$316,773	\$505,599	17,197	\$108,343	\$165,094	\$227,004								

Source: Florida Department of Revenue, Sales Data File. Based on property sales that took place in 2023, the most recent full year with data available. Arms-length sales only. Prices adjusted to 2024 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), MODIFIED METROPOLITAN STATISTICAL AREAS & HUD METRO FAIR MARKET RENT AREAS, 2023

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	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	-10,362	-13,886	-18,311	-20,335	-17,333	-352
Crestview-Fort Walton Beach-Destin, FL HMFA	Okaloosa	-4,513	-4,421	-5,019	-5,559	-4,176	590
Deltona-Daytona Beach-Ormond Beach, FL HMFA	Volusia	-8,523	-10,609	-12,009	-13,251	-10,566	1,917
Fort Lauderdale, FL HMFA	Broward	-40,187	-50,266	-68,112	-82,200	-84,345	-37,884
Gainesville, FL HMFA (minus Gilchrist)	Alachua	-7,896	-7,791	-10,683	-5,440	-471	2,576
Homosassa Springs, FL MSA	Citrus	-1,975	-2,714	-3,578	-3,715	-2,425	-284
Jacksonville, FL HMFA/Baker County, FL HMFA (plus Putnam)	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,555	-42,526	-48,760	-47,290	-22,307	8,210
Lakeland-Winter Haven, FL MSA	Polk	-10,600	-11,227	-14,412	-12,526	-11,681	-2,636
Miami-Miami Beach-Kendall, FL HMFA (plus Monroe)	Miami-Dade, Monroe	-58,509	-79,672	-100,810	-119,801	-143,805	-78,510
Naples-Immokalee-Marco Island, FL MSA	Collier	-5,489	-6,634	-8,554	-8,566	-7,432	-1,183
North Port-Sarasota-Bradenton, FL MSA	Manatee, Sarasota	-11,302	-14,560	-19,907	-20,916	-19,776	-2,801
Northeast Nonmetropolitan Area (plus Gilchrist and Levy)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-2,637	-3,212	-2,653	-2,483	-1,065	307
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, Wakulla, and Walton)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,103	-3,595	-3,143	-2,949	-1,493	-678
Ocala, FL MSA	Marion	-5,773	-6,917	-5,826	-7,590	-6,929	-221
Orlando-Kissimmee-Sanford, FL MSA	Lake, Orange, Osceola, Seminole	-50,796	-70,248	-91,670	-97,707	-85,074	5,274
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,232	-11,716	-14,116	-13,643	-3,756	6,913
Palm Coast, FL HMFA	Flagler	-1,127	-1,619	-2,638	-3,038	-2,133	-761
Panama City-Lynn Haven, FL MSA	Bay	-3,344	-4,370	-4,445	-2,381	-1,574	2,428
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-5,947	-6,918	-7,556	-5,957	-1,928	1,914
Port St. Lucie, FL MSA	Martin, St. Lucie	-5,581	-9,172	-11,708	-12,491	-10,136	-3,440

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	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		
Punta Gorda, FL MSA	Charlotte	-1,951	-3,192	-3,481	-3,340	-1,997	-239		
Sebastian-Vero Beach, FL MSA	Indian River	-2,128	-2,846	-2,562	-2,523	-1,109	-66		
South Nonmetropolitan Area (minus Monroe, plus Highlands)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,002	-4,161	-4,935	-3,848	-1,582	-677		
Tallahassee, FL HMFA (minus Gadsden and Jefferson)	Leon	-6,761	-9,591	-10,489	-6,065	-584	2,738		
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-56,633	-71,137	-89,352	-91,197	-70,247	4,873		
The Villages, FL MSA	Sumter	-1,497	-1,076	-1,920	-2,660	-1,056	537		
West Palm Beach-Boca Raton, FL HMFA	Palm Beach	-25,598	-35,101	-43,487	-43,270	-37,699	-6,864		
State of Florida Total		-378,021	-485,016	-610,136	-640,741	-552,679	-98,319		

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey. County groupings are based on HUD Metro Fair Market Rent Areas (HMFAs), modified to accommodate availability of county-level data in the American Community Survey Public Use Microdata Areas (PUMAs). See <https://www.budgeter.gov/portal/datasets/11/1124/area-definitions-FY24.pdf> for HUD area definitions. In cases where cross-county PUMA boundaries do not allow separation, counties are shifted to another HMFA or non-metropolitan grouping, as noted in the first column. Jacksonville and Baker County HMFAs are combined for the same reason.

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. Student-headed, non-family households and substandard units are excluded.

Primary Unit	Date Time Recieved	Complaint Type	Address
ROBERT HANSEN, X128	03/30/2025 06:12:10	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
	03/30/2025 06:21:22	EXTRA PATROL	658 E CENTRAL AVE
KENNETH AMSLER, 162	03/30/2025 18:16:39	SUSPICIOUS INCIDENT	317 SW 1ST ST
KENNETH AMSLER, 162	03/30/2025 21:46:03	SUSPICIOUS INCIDENT	811 NW 3RD ST
	03/31/2025 06:49:09	SICK/INJURED	2110 RANCHLAND ST - INVERNESS
	03/31/2025 10:27:12	TRESPASSING	7368 SR 471
CALEB ROSS, T133	03/31/2025 10:52:44	INFORMATION	349 S MARKET BLVD
AMANDA MARQUES, 207	03/31/2025 10:59:32	ANIMAL COMPLAINT	SE 1ST AVE
	03/31/2025 12:05:05	INFORMATION	349 S MARKET BLVD
ILLYA KRYSHCHENKO, 225	03/31/2025 13:12:14	EXTRA PATROL	658 E CENTRAL AVE
AMANDA MARQUES, 207	03/31/2025 13:18:33	EXTRA PATROL	524 N MARKET BLVD
STEVEN NEUMANN, 170	03/31/2025 13:35:41	DISTURBANCE-VERBAL	524 N MARKET BLVD
AMANDA MARQUES, 207	03/31/2025 14:09:25	ANIMAL COMPLAINT	SE 1ST AVE
AMANDA MARQUES, 207	03/31/2025 15:45:31	ANIMAL COMPLAINT	E C 478
	03/31/2025 15:48:36	911 MISDIAL	125 S MARKET BLVD
	03/31/2025 16:16:36	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
SHAWN DECKARD, B121	03/31/2025 16:18:21	CIVIL-SERV PAPER	331 NE 9TH ST
EDWARD HINDERHOFER, 148	03/31/2025 16:26:09	ASSIST OTHER AGENCY	577 NW 3RD ST
	03/31/2025 16:32:22	911 MISDIAL	9009 OAK ALLEY BLVD
ROBERT HANSEN, X128	04/01/2025 07:19:21	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
AMANDA MARQUES, 207	04/01/2025 07:50:07	TRESPASS LOG	524 N MARKET BLVD
TREVOR LAVIANO, T156	04/01/2025 09:10:14	SICK/INJURED	773 NW 10TH AVE
AMANDA MARQUES, 207	04/01/2025 13:15:23	ANIMAL COMPLAINT	658 E CENTRAL AVE
	04/01/2025 13:16:42	ANIMAL COMPLAINT	9009 OAK ALLEY BLVD
AMANDA MARQUES, 207	04/01/2025 13:37:17	DCF/ABUSE REG	477 NW 7TH AVE
JENNIFER ADKINS, 168	04/01/2025 14:09:10	DCF/ABUSE REG	477 NW 7TH AVE
	04/01/2025 14:21:44	ALARM-COMRCL	85 E CENTRAL AVE
CHRISTIAN CALLAWAY, 183	04/02/2025 00:32:41	TRAFFIC CONTROL	871 NW 6TH ST
	04/02/2025 04:07:33	911 HANGUP	102 NE 4TH AVE
RILEY TONER, 215	04/02/2025 05:58:49	EXTRA PATROL	658 E CENTRAL AVE
	04/02/2025 08:12:37	SUSPICIOUS INCIDENT	625 NW 9TH AVE
SHAWN DECKARD, B121	04/02/2025 08:20:05	CIVIL-SERV PAPER	331 NE 9TH ST
PAUL BARRETO, 222	04/02/2025 13:27:45	DCF/ABUSE REG	349 S MARKET BLVD
	04/02/2025 14:50:12	SICK/INJURED	125 S MARKET BLVD
KENNETH AMSLER, 162	04/02/2025 16:41:39	DCF/ABUSE REG	836 E CENTRAL AVE
JONATHAN LACKNER, 230	04/02/2025 19:38:32	TRAFFIC STOP	N MARKET BLVD
KENNETH AMSLER, 162	04/02/2025 19:51:22	DISTURBANCE-UNK	588 NW 9TH AVE
KENNETH AMSLER, 162	04/02/2025 20:20:41	JUVENILE	174 S MARKET BLVD
ROBERT BAZATA,	04/03/2025 08:16:19	CITIZENS ASSIST	447 NW 6TH AVE
RILEY TONER, 215	04/03/2025 10:12:37	DCF/ABUSE REG	349 S MARKET BLVD
ROBERT BAZATA,	04/03/2025 14:24:09	CITIZENS ASSIST	658 E CENTRAL AVE
RILEY TONER, 215	04/03/2025 15:35:25	ANIMAL COMPLAINT	658 E CENTRAL AVE
	04/03/2025 15:37:11	ANIMAL COMPLAINT	836 E CENTRAL AVE
KENNETH AMSLER, 162	04/03/2025 16:39:00	ANIMAL COMPLAINT	9009 OAK ALLEY BLVD
	04/03/2025 16:59:58	PHONE COMPLT	658 E CENTRAL AVE
MICHAEL LARGE, T160	04/03/2025 18:10:05	ATC -WELFARE CHECK	841 NW 7TH ST

KENNETH AMSLER, 162	04/03/2025 18:17:23	TRAFFIC STOP	658 E CENTRAL AVE
	04/03/2025 22:11:36	INFORMATION	457 PIMA TRL
JONATHAN LACKNER, 230	04/03/2025 23:31:16	ALARM-COMRCL	349 S MARKET BLVD
	04/04/2025 08:16:21	ALARM-COMRCL	486 NW 9TH AVE
AMANDA MARQUES, 207	04/04/2025 09:57:04	ANIMAL COMPLAINT	349 S MARKET BLVD
DANIEL FLOYD, 201	04/04/2025 10:13:39	TRESPASSING	1010 E CENTRAL AVE
TAYLOR VIEU, 202	04/04/2025 11:34:10	ELECTR LINES DOWN	864 NW 3RD ST
TREVOR LAVIANO, T156	04/04/2025 14:02:18	INFORMATION	773 NW 10TH AVE
TREVOR LAVIANO, T156	04/04/2025 14:03:11	MENTAL PT-TRANS	773 NW 10TH AVE
CALEB HARROD, 241	04/04/2025 15:16:27	CIVIL	188 NE 1ST ST
DANIELLE ATWOOD, 221	04/05/2025 02:14:29	ALARM-COMRCL	349 S MARKET BLVD
DANIELLE ATWOOD, 221	04/05/2025 04:35:36	DISTURBANCE-NOISE	9009 OAK ALLEY BLVD
CORBIN HRADECKY, 210	04/05/2025 13:13:08	VIN VERIFICATION	9009 OAK ALLEY BLVD
MYLES DUNLAP, 213	04/05/2025 21:55:49	TRAFFIC STOP	N MARKET BLVD
	04/06/2025 12:38:42	SICK/INJURED	325 NW 8TH AVE
TEONDRE WILSON, 193	04/06/2025 13:57:21	RECKLESS DRIVER	477 NW 7TH AVE
DANIELLE ATWOOD, 221	04/06/2025 16:39:00	ANIMAL COMPLAINT	30 SW 1ST ST
	04/06/2025 18:26:21	SICK/INJURED	256 NE 1ST ST
STEVEN NEUMANN, 170	04/06/2025 20:21:29	ATTEMPT TO CONTACT	370 NW 8TH AVE B
JENNIFER ADKINS, 168	04/06/2025 21:18:23	MENTAL PATIENT	1010 E CENTRAL AVE
DANIELLE ATWOOD, 221	04/07/2025 00:42:23	ASSIST OTHER AGENCY	270 NE 4TH ST
KENNETH AMSLER, 162	04/07/2025 09:37:12	VIN VERIFICATION	9009 OAK ALLEY BLVD
ANTHONY LEE, 138	04/07/2025 17:15:48	ASSIST OTHER AGENCY	36 NW 3RD AVE
	04/07/2025 18:00:10	911 MISDIAL	254 S MARKET BLVD
PAUL BARRETO, 222	04/07/2025 18:05:24	TRESPASSING	524 N MARKET BLVD
RILEY TONER, 215	04/07/2025 22:51:42	TRAFFIC STOP	469 N MARKET BLVD
TAYLOR VIEU, 202	04/08/2025 00:51:28	MENTAL PATIENT	811 NW 3RD ST
RILEY TONER, 215	04/08/2025 02:08:33	TRAFFIC STOP	N MARKET BLVD
KENNETH AMSLER, 162	04/08/2025 08:08:00	ALARM-COMRCL	85 E CENTRAL AVE
KENNETH AMSLER, 162	04/08/2025 15:02:35	ACCIDENT	349 S MARKET BLVD
TREVOR LAVIANO, T156	04/08/2025 15:42:34	INFORMATION	773 NW 10TH AVE
JONATHAN LACKNER, 230	04/08/2025 16:03:13	VIN VERIFICATION	9009 OAK ALLEY BLVD 324
PAUL BARRETO, 222	04/08/2025 23:10:55	DISTURBANCE-NOISE	624 NW 5TH ST
ROBERTH MATA, K137	04/09/2025 01:26:23	DISTURBANCE-VERBAL	1010 E CENTRAL AVE
	04/10/2025 06:24:11	SICK/INJURED	285 SE 5TH ST
ROBERT HANSEN, X128	04/10/2025 07:15:12	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
CALEB ROSS, T133	04/10/2025 10:52:54	SICK/INJURED	349 S MARKET BLVD
CALEB ROSS, T133	04/10/2025 11:22:44	DCF/ABUSE REG	349 S MARKET BLVD
CALEB HARROD, 241	04/11/2025 02:13:35	MENTAL PATIENT	811 NW 3RD ST
KENNETH AMSLER, 162	04/11/2025 05:50:31	MENTAL PATIENT	871 NW 6TH ST
KENNETH AMSLER, 162	04/11/2025 09:38:22	TRAFFIC STOP	N MARKET BLVD
CALEB ROSS, T133	04/11/2025 11:27:10	SICK/INJURED	349 S MARKET BLVD
PAUL BARRETO, 222	04/11/2025 18:49:19	DISTURBANCE-NOISE	719 NW 4TH ST
	04/11/2025 21:40:37	FIRE-UNKNOWN	864 NW 3RD ST
	04/11/2025 22:00:04	INFORMATION	864 NW 3RD ST
	04/11/2025 23:45:37	SICK/INJURED	317 SW 1ST ST
CHRISTOPHER WADDELL, 240	04/11/2025 23:54:03	EXTRA PATROL	447 NW 6TH AVE

CHRISTOPHER WADDELL, 240	04/12/2025 02:27:19	EXTRA PATROL	658 E CENTRAL AVE
	04/12/2025 13:25:20	SICK/INJURED	258 NE 3RD AVE
PAUL BARRETO, 222	04/12/2025 16:56:22	CITIZENS ASSIST	SW 5TH ST
	04/12/2025 20:27:27	SICK/INJURED	3840 E C 478 28
	04/12/2025 20:38:25	SICK/INJURED	3840 E C 478 28
	04/13/2025 16:06:57	INFORMATION	NE 4TH AVE
KENNETH AMSLER, 162	04/13/2025 16:08:41	ANIMAL COMPLAINT	524 N MARKET BLVD
ANTHONY LEE, 138	04/13/2025 16:51:30	RECKLESS DRIVER	150 NE 1ST AVE
PAUL BARRETO, 222	04/13/2025 16:52:43	SUSPICIOUS PERSON	349 S MARKET BLVD
MICHAEL LARGE, T160	04/13/2025 19:12:00	DCF/ABUSE REG	773 NW 10TH AVE
	04/13/2025 19:29:02	ALARM-COMRCL	329 N MARKET BLVD
PAUL BARRETO, 222	04/13/2025 23:40:45	TRAFFIC STOP	N MARKET BLVD
PAUL BARRETO, 222	04/14/2025 00:55:17	TRAFFIC STOP	349 S MARKET BLVD
PAUL BARRETO, 222	04/14/2025 04:26:48	SPECIAL DETAIL	524 N MARKET BLVD
JESSE BROOKS, S47	04/14/2025 08:04:40	DISTURBANCE-VERBAL	563 NW 3RD ST
CALEB ROSS, T133	04/14/2025 09:22:29	SICK/INJURED	349 S MARKET BLVD
	04/14/2025 11:54:19	911 HANGUP	102 NE 4TH AVE
	04/14/2025 14:27:25	ALARM-COMRCL	85 E CENTRAL AVE
DERRICK STOERMER, 224	04/14/2025 17:03:57	ANIMAL COMPLAINT	841 NW 7TH ST
	04/14/2025 19:27:34	911 HANGUP	102 NE 4TH AVE
	04/15/2025 00:26:07	CITIZENS ASSIST	155 SW 2ND AVE
DERRICK STOERMER, 224	04/15/2025 01:19:12	SUSPICIOUS PERSON	447 NW 6TH AVE
CALEB ROSS, T133	04/15/2025 10:04:31	INFORMATION	349 S MARKET BLVD
JACOB HOLLOWAY, 113	04/15/2025 10:40:07	PHONE COMPLT	247 NW 2ND ST
ARI SALMINEN, T197	04/15/2025 12:28:36	DCF/ABUSE REG	773 NW 10TH AVE
MASON DESFONDS, 211	04/15/2025 13:11:05	DCF/ABUSE REG	349 S MARKET BLVD
	04/15/2025 14:27:06	INFORMATION	349 S MARKET BLVD
DERRICK STOERMER, 224	04/15/2025 17:49:57	BURGLARY OW	55 SW 3RD ST
DERRICK STOERMER, 224	04/15/2025 19:06:44	INVESTIGATION FOLLOW	55 SW 3RD ST
CORBIN HRADECKY, 210	04/15/2025 20:17:24	TRESPASSING	174 S MARKET BLVD
CORBIN HRADECKY, 210	04/15/2025 20:53:23	TRAFFIC STOP	NW 4TH AVE
CALEB HARROD, 241	04/15/2025 21:22:01	ATC -WELFARE CHECK	445 NW 10TH AVE
DERRICK STOERMER, 224	04/15/2025 23:11:48	EXTRA PATROL	658 E CENTRAL AVE
ROBERT HANSEN, X128	04/16/2025 09:44:47	ACCIDENT	735 NW 6TH ST
JACOB HOLLOWAY, 113	04/16/2025 10:38:51	DISTURBANCE-VERBAL	524 N MARKET BLVD
ARIEL TORRES, 174	04/16/2025 11:57:49	911 HANGUP	48 NE 1ST AVE
ARIEL TORRES, 174	04/16/2025 13:07:11	TRAFFIC STOP	N MARKET BLVD
EDWARD HINDERHOFER, 148	04/16/2025 18:34:57	CITIZENS ASSIST	139 SW 3RD ST
PAUL BARRETO, 222	04/16/2025 18:59:08	THEFT	125 S MARKET BLVD
EDWARD HINDERHOFER, 148	04/16/2025 21:27:11	INVESTIGATION FOLLOW	773 NW 4TH ST
PAUL BARRETO, 222	04/16/2025 23:35:58	TRESPASSING	174 S MARKET BLVD
ROBERT HANSEN, X128	04/17/2025 07:16:39	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
	04/17/2025 12:00:48	INFORMATION	9009 OAK ALLEY BLVD
	04/17/2025 12:14:33	DCF/ABUSE REG	349 S MARKET BLVD
FAUSTO ROSARIO, D171	04/17/2025 12:42:35	INVESTIGATION FOLLOW	139 SW 3RD ST
EDWARD HINDERHOFER, 148	04/17/2025 14:22:10	INVESTIGATION FOLLOW	139 SW 3RD ST
	04/17/2025 14:32:33	911 HANGUP	333 E CENTRAL AVE

ANTHONY LEE, 138	04/17/2025 16:18:39	911 HANGUP	275 NE 4TH ST
TAYLOR VIEU, 202	04/18/2025 02:42:08	INFORMATION	29 SE 1ST ST
PAUL BARRETO, 222	04/18/2025 03:50:35	SUSPICIOUS PERSON	NW 6TH ST
MASON DESFONDS, 211	04/18/2025 08:08:51	THEFT	NW 6TH ST
MASON DESFONDS, 211	04/18/2025 13:34:48	OBSTRUCTION ON HWY	125 S MARKET BLVD
	04/18/2025 14:21:47	911 HANGUP	341 E CENTRAL AVE
DANIELLE ATWOOD, 221	04/18/2025 17:15:55	PHONE COMPLT	871 NW 6TH ST
CORBIN HRADECKY, 210	04/18/2025 22:59:06	FIRE-UNKNOWN	57 SE 3RD ST
CORBIN HRADECKY, 210	04/18/2025 23:00:42	TRAFFIC STOP	E CENTRAL AVE
	04/19/2025 01:58:01	SICK/INJURED	258 NE 3RD AVE
MASON DESFONDS, 211	04/19/2025 11:39:01	DCF/ABUSE REG	174 S MARKET BLVD
DERRICK STOERMER, 224	04/19/2025 21:18:33	EXTRA PATROL	658 E CENTRAL AVE
DERRICK STOERMER, 224	04/20/2025 02:09:31	DISTURBANCE-UNK	772 NW 5TH ST
MASON DESFONDS, 211	04/20/2025 07:02:49	THEFT	445 NW 10TH AVE
	04/20/2025 12:57:47	911 HANGUP	139 SW 3RD ST
	04/20/2025 12:58:24	911 HANGUP	139 SW 3RD ST
DERRICK STOERMER, 224	04/20/2025 19:26:04	TRAFFIC STOP	N MARKET BLVD
DERRICK STOERMER, 224	04/20/2025 20:34:00	MISSING PERSON	836 E CENTRAL AVE
CALEB HARROD, 241	04/21/2025 03:20:08	SUSPICIOUS PERSON	190 N MARKET BLVD
KENNETH AMSLER, 162	04/21/2025 07:14:59	INFORMATION	469 N MARKET BLVD
ROBERT HANSEN, X128	04/21/2025 07:17:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
	04/21/2025 10:37:04	SICK/INJURED	9009 OAK ALLEY BLVD
CARLOS SANTANA, C177	04/21/2025 11:49:31	PHONE COMPLT	871 NW 6TH ST
	04/21/2025 22:08:10	SICK/INJURED	9009 OAK ALLEY BLVD
	04/22/2025 03:12:03	SUSPICIOUS PERSON	589 NW 3RD ST
WYATT HUNT, 218	04/22/2025 03:12:53	CITIZENS ASSIST	589 NW 3RD ST
KENNETH AMSLER, 162	04/22/2025 06:56:12	SUSPICIOUS PERSON	469 N MARKET BLVD
	04/22/2025 10:20:00	BUSINESS ASSIST	658 E CENTRAL AVE
	04/22/2025 12:17:48	SICK/INJURED	NW 1ST ST
	04/22/2025 12:18:27	SICK/INJURED	524 N MARKET BLVD
ANTHONY LEE, 138	04/22/2025 20:57:18	EXTRA PATROL	658 E CENTRAL AVE
MATTHEW BONURA, 164	04/23/2025 01:37:41	UNSECU DOOR/GATE	173 SE 1ST AVE
MATTHEW BONURA, 164	04/23/2025 05:33:22	ALARM-COMRCL	329 N MARKET BLVD
MASON DESFONDS, 211	04/23/2025 06:15:00	BUSINESS ASSIST	658 E CENTRAL AVE
ROBERT HANSEN, X128	04/23/2025 07:10:51	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TREVOR LAVIANO, T156	04/23/2025 09:57:45	MENTAL PATIENT	773 NW 10TH AVE
TREVOR LAVIANO, T156	04/23/2025 10:43:20	INFORMATION	773 NW 10TH AVE
	04/23/2025 11:02:43	UNK REFUSED REF	164 SW 1ST ST
MASON DESFONDS, 211	04/23/2025 11:24:08	OBSTRUCTION ON HWY	7368 SR 471
FAUSTO ROSARIO, D171	04/23/2025 13:14:42	INVESTIGATION FOLLOW	139 SW 3RD ST
MASON DESFONDS, 211	04/23/2025 14:11:37	FIRE-VEHICLE	9009 OAK ALLEY BLVD
DANIELLE ATWOOD, 221	04/23/2025 21:15:00	BUSINESS ASSIST	658 E CENTRAL AVE
MASON DESFONDS, 211	04/24/2025 15:24:13	DISTURBANCE-UNK	106 SW 5TH ST
DANIELLE ATWOOD, 221	04/24/2025 16:18:19	DCF/ABUSE REG	171 SW 1ST ST
DANIEL FLOYD, 201	04/24/2025 21:09:05	TRAFFIC STOP	N MARKET BLVD
DANIEL FLOYD, 201	04/24/2025 21:24:42	TRAFFIC STOP	469 N MARKET BLVD
CORBIN HRADECKY, 210	04/24/2025 21:25:53	TRAFFIC STOP	NW 4TH AVE

DANIELLE ATWOOD, 221	04/24/2025 22:13:19	TRAFFIC STOP	N MARKET BLVD
DANIEL FLOYD, 201	04/24/2025 22:54:14	TRAFFIC STOP	N MARKET BLVD
CALEB ROSS, T133	04/25/2025 10:04:08	INFORMATION	349 S MARKET BLVD
CALEB ROSS, T133	04/25/2025 10:05:13	INFORMATION	349 S MARKET BLVD
	04/25/2025 12:27:13	FIRE-UNKNOWN	445 NW 10TH AVE
	04/25/2025 13:15:51	ANIMAL COMPLAINT	650 NW 3RD ST
KENNETH AMSLER, 162	04/25/2025 15:07:08	PHONE COMPLT	871 NW 6TH ST
	04/25/2025 16:32:28	SICK/INJURED	138 NE 2ND AVE
	04/26/2025 19:25:47	911 HANGUP	102 NE 4TH AVE
	04/27/2025 00:57:22	SICK/INJURED	7563 SR 471
KENNETH AMSLER, 162	04/27/2025 10:48:56	ANIMAL COMPLAINT	658 E CENTRAL AVE
	04/27/2025 11:27:47	PHONE COMPLT	267 SW 1ST ST
ROBERTH MATA, K137	04/27/2025 18:06:32	RECKLESS DRIVER	S MARKET BLVD
WYATT HUNT, 218	04/27/2025 18:28:00	TRAFFIC STOP	NE 9TH ST
TAYLOR VIEU, 202	04/27/2025 23:33:28	DCF/ABUSE REG	836 E CENTRAL AVE
FRANCO SAAYMAN, 214	04/28/2025 01:07:24	INVESTIGATION FOLLOW	155 E CENTRAL AVE

CODE COMPLIANCE REPORT

Owner Name	Address	Parcel#	Description	Open Date	Status
ESTATE OF SOLOMON IDA	650 NW 3RD ST	N36B254	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
STEWART ISAIAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Living in an RV	01/16/2025	Open
SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	CE-24-11184 - Case reported by the City of Webster - structures added w/o permits	07/10/2024	Open
HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from P&Z	02/25/2025	Open
REINALDO J ROSE	2484 E C 478	N36-101	New roof w/o permits	03/05/2025	Open



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



The City Manager's Office is pleased to present the City of Webster monthly newsletter which is produced for the Webster City Council, city residents, businesses and other interested readers. This report contains information of the City's monthly operational and financial activity for the month along with highlights. The Business Report provides two (2) sections of reporting: □ Operational Activity – A summary of operational activities/accomplishments and the progress of significant projects reported by each city department. □ Financial Activity – A summary of revenues and expenditures for the City's most active funds. This newsletter strives to provide an informative view into the City's monthly activities. It is the City Manager's intent to produce a newsletter that is informative and useful to all who live, work and recreate in the City of Webster.

Personnel

The City Manager's department personnel status for the month is as follows:

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
10	8	0	2

Important Dates:

5/21 Utility Turn-off for non-payment
6/16 Utility Payment Deadline to prevent late fees
6/19 6pm City Council Meeting City Hall
6/23 Utility Turn-off for non-payment



Research shows that people with intellectual and developmental disabilities (IDD) experience a higher rate of mental health conditions than people without a disability. Depression and anxiety are among the most commonly reported mental health conditions for people with IDD, yet many people with IDD experience significant barriers when it comes to accessing mental health services. The National Alliance on Mental Illness has published their Mental Health Awareness Partner Guide to help support and coordinate public awareness efforts aimed at improving the mental health care system. The Partner Guide shares several ways you can engage in raising awareness about the need to strengthen the mental health system, and can be found here: https://www.nami.org/NAMI/media/NAMI-Media/PDFs/2022-MHM-PARTNER-Guide_FINAL.pdf

You + Fair Housing = A Better Community

Fair Housing Is Your Right. Use It.

Visit www.hud.gov/fairhousing or call the HUD Hotline
1-800-669-9777 (English/Español) 1-800-927-9275 (TTY)

The City of Webster is a fair housing advocate.
If you feel that you've been denied the sale, rental or financing of a home because of race, color, religion, national origin, sex, familial status or disability, contact the City at (352) 793-2873.



Operational Activities—Administration

On-line payment processing—92	Notaries—20
In office Payment Processing—291	Faxes—3
New Accounts—2	Copy Requests—18
Closed Accounts—2	Public Records Request—7
Late Fee Assessments—116	Community Hall Rental—1
Turn-offs—37	Container Permit Renewals—0
Locates—22	Business License Processed—19
Work orders created—147	New Account Impact Fees—0
Work Orders closed—146	New Code Enforcement Cases—2
Utility Batches/Balancing—33	Follow-up on existing Code Enforcement Cases—0
Checks Processed for Payments—42	Code Enforcement Liens—0
Purchase Orders—38	Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 526 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Advertised for CDBG Meter Replacement, Road Paving, and Master Lift Station Project
- Work with vendors for items such as employee uniforms, Wi-Fi, IT services, etc..
- Work on ball park contracts and scheduling



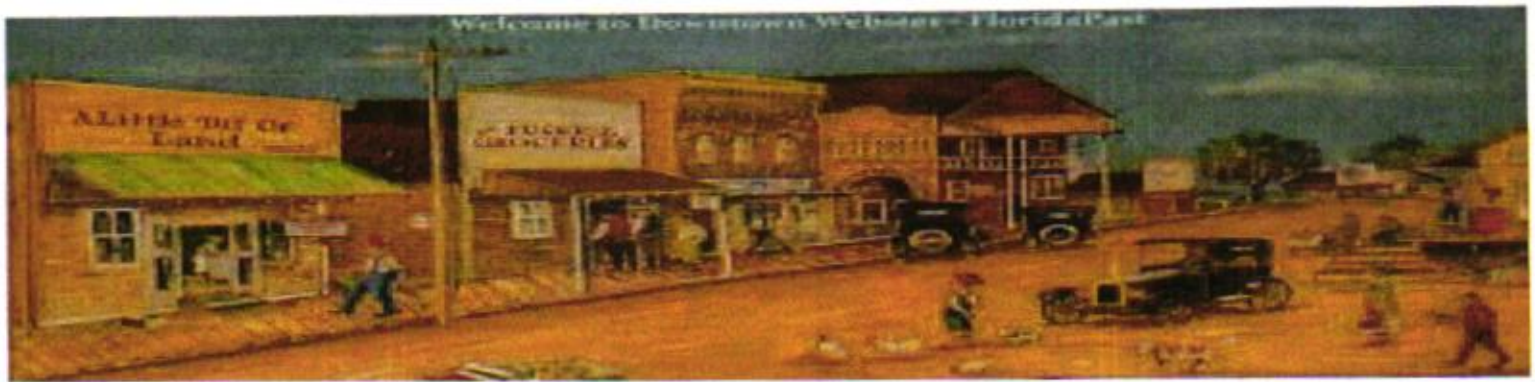
- FLC Webinar
- Edmunds Virtual Webinar
- Bee City Webinar
- Working on share drive
- Working on Notary Certification-Admin Staff
- CDBG Grant Application
- Attended Edmunds Roundtable Event
- Worked with Staff, Contractor, Engineer and Grant Writer on Meter Replacement CDBG Project
- Special Council Meeting for approval of CDBG request for New Master Liftstation. Work with Grant Writer
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity
- Meet with Sumter County Farmers Market in regard to possibility of blanket license options
- Meeting with Sumter County Sheriff's Office on upgrade opportunities
- Quarterly reports (RT6-941)
- Virtual HR Training-HR Manager and Public Works Director



Operational Activities—Public Works

Work orders processed—147
 Utility turn-off —37
 Utility account turn-on—27
 Locates—22
 Other— 61

- Right of way trimming around the city continuous throughout the month.
- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran portable generators to ensure they work properly.
- Ran generators at north well and master lift station to ensure they work properly.



- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Turn Ons after repayment.
- Site visits for the Northwest sewer project were conducted. Met with contractors and county inspector.
- Peak Power crews extended the remaining sewer services to the property line where it will require a plumber to proceed with the connection to the homes.
- Peak Power is currently waiting for DEP approval to move forward with the final sewer connections from customers' homes to city gravity sewer.
- Peak Power continued with road resurfacing. Installed sod along all the rights-of-way affected by construction.
- A contractor for Peak Power hit a fire hydrant on NW 6th Ave in front of Hewitt Park while making a turn after dumping a load of asphalt. Peak Power was able to turn the water off at the hydrant valve. They accessed the damages and comprised a list of materials needed for repair. They replaced the hydrant with a new fire hydrant. All the work was completed before the end of the day.
- Art Walker Construction continued work under the CDBG Grant to install new water meters, curbstops, backflows and meter boxes for residential customers in the city.
- Work continued at Sam Harris Park. Trees were trimmed around the picnic area, leaves were raked, and weeds were removed from the picnic area. Worked on ballfields to remove grass from the clay. This will be an ongoing process to keep the fields in shape. Soon more clay will be needed for each field to help improve the quality of the playing surface.
- Installed a concrete pad outside the door on the North side of the Community Building.
- Jamie Hope with FRWA stopped by to check in with Public Works staff about any needs or concerns.
- Gathered quotes for annual backflow certification testing.
- Called out on Saturday April 5th for a water line break on NW 4th St. A customer was installing a mailbox and hit a 4-inch water line. The leak was contained quickly, and repairs were conducted. The customer did not call 811 for a locate before digging and will be responsible for all expenses for staff time and materials.
- Met with rep from Xylem/Flygt about pump issues at Lift Station #6. He is working on options and pricing for possible replacement of the pumps in the lift station. The pumps are old and designed to handle flow into the lift station based on the flow rate at the time they were installed. Since that time the city has seen an increase in flow rate at this lift station and larger pumps to properly handle the current demand on the lift station.



REVENUE AND LOSS 2025		
FUND	REVENUE	APRIL
101	GENERAL FUND	\$55,082.33
104	TRANSPORTATION	\$3,532.43
105	CDBG GRANT	\$0.00
430	WATER	\$29,607.83
440	GARBAGE	\$20,160.97
450	SEWER	\$49,988.82
460	IMPACT FEES	
	TOTAL REVENUE	\$158,372.38
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$22,620.57
101-2021	GENERAL FUND-SCSO	\$15,424.80
101-7072	GENERAL FUND-PW	\$8,014.45
104	TRANSPORTATION	\$5,188.40
105	CDBG GRANT	\$0.00
430	WATER	\$23,049.04
440	GARBAGE	\$19,297.02
450	SEWER	\$17,130.80
460	IMPACT FEES	
	TOTAL EXPENSE	\$110,725.08
	REVENUE/LOSS	\$12,584.23



Did you know?



The best way to visit various Sumter County historical sites is to drive along the Scenic Byway. You will love the winding roads and tree-lined streets that bring you back to the old Florida days. During the spring, you might enjoy whiffs of orange blossoms as you drive past floral groves.

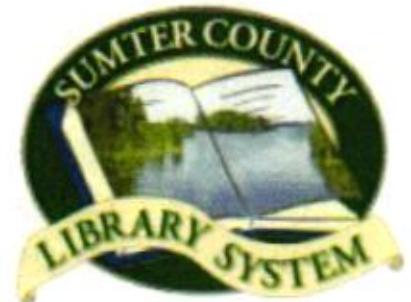
The Scenic Sumter Heritage Byway website has maps you can download to find additional historic sites, which will enhance your historic itinerary in this region.

<http://www.sumterbyway.com>

The Sumter County Library has events all summer for children and adults. If you are looking for something to do check out the calendar at the library website. They have movies, shows, STEAM activities and much more!

All events begin at 2pm unless otherwise specified.

Sumtercountyfl.gov/library



History of Richloam

Richloam General Store was built and founded by Sidney Brinson on June 28th, 1922. The building served as the Express office, the Post Office and the general store for the community of Richloam until January 31th, 1936. In 2016 the building underwent a major restoration project and reopened in 2017.

Richloam General Store and Post Office was placed on the National Register for Historic Places by the United States Department of the Interior October 12, 2017. The Richloam General Store company is family owned and operated.



ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER T07-006 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Alvarado and Claribel Morales, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	Owner
T07-006	Angel Alvrado, Claribel Morales

WHEREAS, the City Council, upon the recommendation of City staff and the City Attorney, has determined that all of the property which is proposed to be annexed into the City of Webster is within an unincorporated area of Sumter County, is reasonably compact and it is further determined that the annexation of said property will not result in the creation of any enclave (and, indeed, logically fills in the City Limits of the City and is consistent with sound principles and practices relating to the delineating of jurisdictional boundaries thereby furthering sound management in terms of the provision of public facilities and services as well as sound land use planning), and it is further determined that the property otherwise fully complies with the requirements of State law and has, further, determined that associated rights-of-way should be annexed hereby; and

WHEREAS, the City Council of the City of Webster, Florida has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS, the City Council of the City of Webster, Florida hereby determines that it is to the advantage of the City of Webster and in the best interests of the citizens of the City of Webster to annex the aforescribed property; and

WHEREAS, the provisions of Section 166.031(3), *Florida Statutes*, provide that [a] municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State pursuant to the provisions of subsection (2); and

WHEREAS, the provisions of Section 171.091, *Florida Statutes*, provide as follows:

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy

of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

WHEREAS, the map and the legal description attached hereto as Exhibit "A" shows, describes, and depicts the property and associated rights-of-ways which are hereby annexed into the City of Webster said Exhibit being incorporated into the substantive provisions of this Ordinance as if fully set forth herein verbatim.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS/ANNEXATION OF PROPERTIES.

(a). The recitals set forth above in the "whereas clauses" are hereby adopted as legislative findings of the City Council of the City of Webster.

(b). The property that is the subject of this Ordinance consists of the following parcel of land assigned the Tax Identification Parcel Number set forth above and being specifically described as set forth below, together with all abutting right-of-way if any such rights-of-ways are not currently located within the City Limits of the City, said property being situated in Sumter County, Florida, and said property is hereby annexed into and are hereby made a part of the City of Webster, Florida pursuant to the voluntary annexation provisions of Section 171.044, *Florida Statutes*:

LEGAL DESCRIPTION

All the above lands and real property being located in Sumter County, Florida. (See Exhibit "A").

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result

and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

(d). Under the authority of Section 166.031 (3), *Florida Statutes*, relating to city charter amendments, "[a] municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary. A municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State." This Ordinance shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties.

SECTION 2. EFFECT OF ANNEXATION.

Upon this Ordinance becoming effective, the property owner of the said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owner of the City of Webster, Florida as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the City of Webster, Florida and the provisions of said Chapter 171, *Florida Statutes*.

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

SECTION 4. CONFLICTS.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise to be invalid, unlawful, or unconstitutional.

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this 15TH day of May, 2025.

**CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA**

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

Parcel Id T07-006
Legal Description
NW1/4 OF NW1/4 OF SE1/4
Acres
9.4



PETITION FOR VOLUNTARY ANNEXATION
(Sec. 171.044, Florida Statutes)

TO: THE WEBSTER CITY COMMISSION
City of Webster
State of Florida

Come now the Owner or Legal Representative whose name(s) appear below:

Angel A. Alvarado, Claribel Morales

being all of the owner(s) of the following described property:

SUMTER COUNTY
PARCEL NUMBER

T 07-006

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and;
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 12 day of February, 2025.

OWNER(S) OR LEGAL REPRESENTATIVE

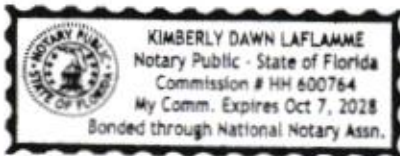
[Signature]
Signature

Ang Lloyd
Witness

[Signature]
Signature

Ang Lloyd
Witness

This petition was acknowledged before me on 12th day of February, 2025. Personally known to me or identification provided Drivers License.



Kimberly Dawn Laflamme
Notary Signature

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on _____ day of _____, 20____.

Present City Zoning _____.

ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 5.53 ACRES (TAX PARCEL IDENTIFICATION NUMBER T07-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Antonio Alvarado & Claribel Morales whose mailing address: 2955 Leba Ln., St. Cloud, FL 34772 (Tax Parcel Identification Number T07-006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5.53 +/- acres in size, is located on the west side of CR 723, south of CR 758; and

WHEREAS, Angel Antonio Alvarado & Claribel Morales initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the County Agriculture future land use designation to the Rural Residential future land use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as

implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

(b). The City of Webster has complied with all requirements and procedures of Florida Statutes in processing and advertising this Ordinance.

(c). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster* and the proposed *Comprehensive Plan* amendment does not trigger any urban sprawl indicators and adoption of this amendment will discourage the proliferation of urban sprawl within the City of Webster.

(d). Public services are available to the real property which is the subject of this Ordinance.

(e). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of*

the City of Webster and the City's Future Land Use Map are hereby amended by changing the land use designation from the County Agriculture land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as provided in Attachment 2:

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

SECTION 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in

this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 15th day of May, 2025.

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

Ana Vigoa, Mayor

**Approved as to form and
legality:**

ATTEST:




**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1
Future Land Use Map






EXISTING FUTURE LAND USE

-  Webster Rural Residential
-  County Rural Residential
-  County Agriculture



PROPOSED FUTURE LAND USE

-  Webster Rural Residential
-  County Rural Residential
-  County Agriculture

ATTACHMENT 2 Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

**CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT**

**PLANNING AND ZONING BOARD
April 10, 2025**

**CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025**

CASE NUMBER:	LU25-000006
LANDOWNER:	Angel Antonio Alvarado & Claribel Morales
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 5.53 acres MOL following annexation
PARCEL NUMBERS:	T07-006
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on the west side of CR 723, south of CR 758 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 5.53 acres MOL to change the Future Land Use assignment of parcel T07-006 from County Agriculture to City of Webster Rural Residential, allowing them to build a new home on the parcel. The application site is located within the Webster Joint Planning Area and located on the west side of CR 723, south of

CR 758. The surrounding parcels have a future land use of City of Webster Rural Residential, County Rural Residential and County Agriculture (see Map 2 on Page 6).

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment B). Thereby the proposal does not constitute sprawl.

Environmental Resources

Small portions of the northeastern and southwestern corners of the subject parcel are located within FEMA Flood Zone AE.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment should not adversely impact the availability of housing in the area.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The site will be served by the City of Webster upon development.

Stormwater Drainage

All development must conform to Southwest Florida Water Management District Regulations for stormwater systems.

Solid Waste

Solid Waste services will be provided by the City of Webster upon development.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

Policy 1.2.5 Rural Residential

The "Rural Residential" future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. This land use category is typically located within or adjacent to incorporated cities and includes unincorporated residential communities. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, and agriculture.

The proposed amendment is consistent with the surrounding rural future land uses in the area.

Future Land Use Objective 1.3 Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

The use of Joint Planning Areas (JPAs) are a planning tool to ensure annexations of unincorporated areas are coordinated and consistent with planned future service areas, providing for an energy efficient land use pattern and combating urban sprawl. The property is located within the Webster JPA and thus maintains the rural and agricultural character outside the area.

Policy 1.3.8 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendment shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of potential land uses; and
The requested future land use assignment is consistent with the surrounding parcels where rural residential activities are located.
- b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.
The requested future land use assignment will not allow for clustering, PUD, or other innovating development techniques.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

The proposed amendment does not affect the text of the Comprehensive Plan.

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

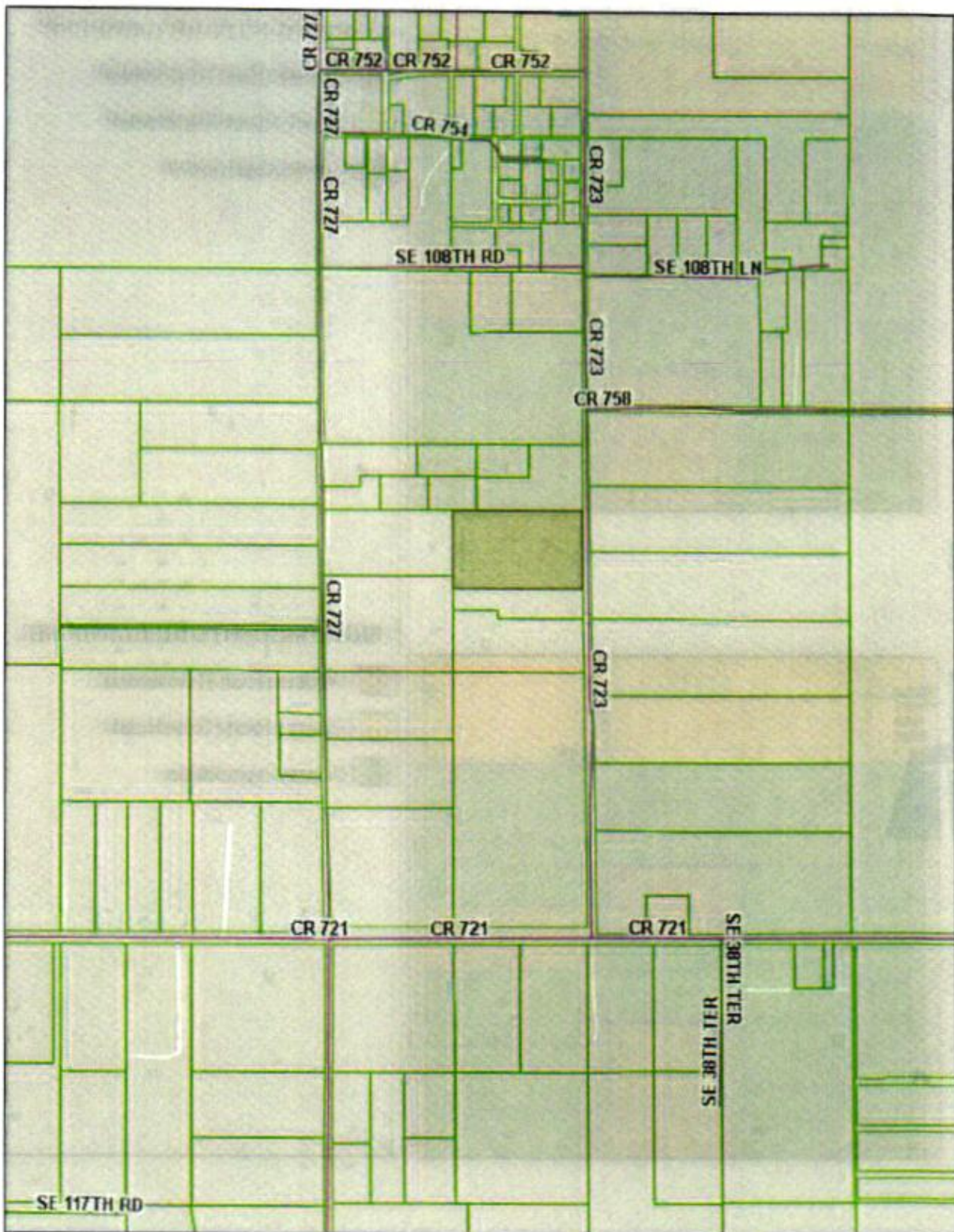
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

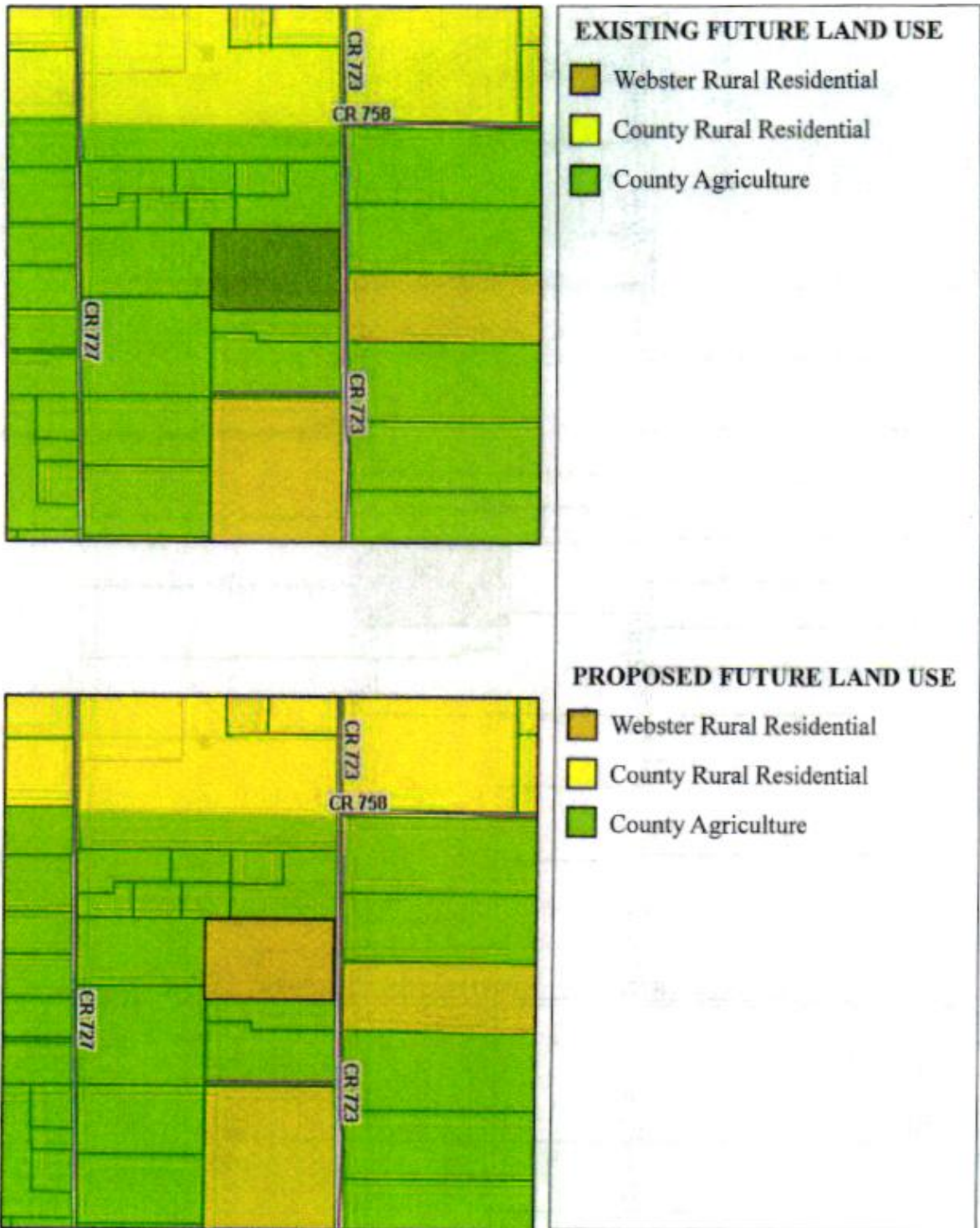
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL.

Notices Sent: 19

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



Attachment A Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

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AND LESS

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AND LESS

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Attachment B Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 5.53 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and it will be connected should the property be developed.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses.
The proposed land use amendment should not disproportionately increase the cost of public services in the area.
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
The requested amendment should not discourage infill development.
- X. Fails to encourage a functional mix of uses.
The proposed amendment will not discourage a functional mix of uses.
- XI. Results in poor accessibility among linked or related land uses.
The proposed land use amendment will not affect the accessibility of adjacent lands.
- XII. Results in the loss of significant amounts of functional open space.
The proposed land use amendment should not result in the loss of significant amounts of functional open space.

Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such rural land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential needs for this area.**

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.