



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 10, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes from the Regular Meeting of June 8, 2022.
 - 3.2 Approval of Minutes for the PAB Special Meeting of June 22, 2022.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 PAB 2022-0023 - FUTURE LAND USE MAP AND ZONING CHANGES FOR PROPERTIES LOCATED AT 1060 JEAN LAFITTE BLVD AND ON THIRD STREET TOTALING APPROXIMATELY 3.17 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LDR / R-1) TO CONSERVATION (CON)**
 - 5.2 PAB 2022-0024 - FUTURE LAND USE AND ZONING MAP CHANGES FOR FLORIDA STATE LANDS LOCATED ON LOTS 8 + 9 S. 7TH STREET AND LOTS 3 + 4 INDIGO/S. 6TH STREET TOTALING 0.24 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (MDR)/ R-2 TO CONSERVATION/CON**
 - 5.3 PAB 2022-0025 - PRELIMINARY PLAT - FOR 2754 + 2766 BAILEY ROAD, FOR 12 SINGLE FAMILY LOTS**
 - 5.4 PAB 2022-0022 - VOLUNTARY ANNEXATION + ZONING + LAND USE MAP AMENDMENTS - 2753 AMELIA ROAD - CHARLES HINTON GAINES + BARBARA G. HARPER**

REQUEST FOR VOLUNTARY ANNEXATION FOR A PARCEL OF LAND TOTALING 0.90 ACRES OF LAND, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR), AND ZONING DISTRICT OF MEDIUM DENSITY RESIDENTIAL (R-2) FROM NASSAU COUNTY RESIDENTIAL SINGLE-FAMILY 2 ZONING DISTRICT AND MEDIUM DENSITY LAND USE.
- 6. BOARD BUSINESS**

6.1

- a. Discussion of Commission Directed LDC Text Amendments: *Impervious Surface, Gross Site Area, Defining "Marina", "Surface Water"*
- b. *Consistency of LDC Sections 8.01.02 (D) (1) and 3.03.03 (B)(1) "Water-Enhanced Uses" to be exempt from wetland buffers.*

6.2 Member Bennett requested discussion of historically platted lots of record

6.3 Vision 2045 Update: City Commission consideration of Vision 2045 at its regular meeting on **August 16, 2022**. Documents can be obtained from the City Commission agenda packet or the City's website at www.fbfl.us/vision2045.

The City Commission Agenda with this item is expected to be published on Tuesday, August 9, 2022.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, SEPTEMBER 14, 2022.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Director

Katie Newton, Legal Assistant

Date: July 06,
2022

Sylvie McCann, Administrative

Submitted By: Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
JUNE 8, 2022**

- 1. CALL TO ORDER 5:00**
- 2. ROLL CALL / DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Genece Minshew (Vice-chair)	Mark Bennett
Victoria Robas (Chair)	Peter Stevenson
Barbara Gingher	John Boylan

MEMBERS ABSENT:

Brandy Carvalho

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MEETING MINUTES**

4.1 Approval of Minutes for the May 11, 2022, Regular Meeting.

ACTION TAKEN: A motion was made by Member Gingher seconded by Member Bennett to approve the minutes as presented.

Member Stevenson mentioned that Item 6.1 should reflect that he abstained from voting. The votes have reflected an approval by 5-1.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

- 5. OLD BUSINESS**

Vision 2045

Members discussed the latest version of the Vision2045 document and entrusted the chair to finalize the document working with staff. Chair Robas suggested another workshop to look at the final document before it is submitted to the City Commission for approval.

6. NEW BUSINESS

6.1 PAB 2022-0020 - VOLUNTARY ANNEXATION + ZONING + LAND USE MAP AMENDMENTS 1411 S. 14TH STREET - FOURTEENTH STREET PROFESSIONAL PLAZA REQUEST FOR VOLUNTARY ANNEXATION FOR A PARCEL OF LAND TOTALING 1.63 ACRES OF LAND, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY OF GENERAL COMMERCIAL, AND ZONING DISTRICT OF C-2 FROM NASSAU COUNTY COMMERCIAL LAND USE AND COMMERCIAL INTENSIVE ZONING DISTRICT.

Ms. Forehand presented the request and recommended approval.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to recommend approval of PAB case 2022-0020 to the City Commission; AND that PAB case 2022-0020 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

6.2 PAB2022-0021 - LAND DEVELOPMENT CODE TEXT AMENDMENTS (VARIOUS AND MINOR CHANGES) CITY OF FERNANDINA BEACH REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS MINOR AMENDMENTS

Ms. Forehand presented the request and recommended approval.

The board reviewed and discussed each of the changes proposed by staff. Staff captured the directed changes in a document.

ACTION TAKEN: A motion was made by Member Bennett, seconded by Member Stevenson to recommend approval of PAB case 2022-2021 with applicable changes, to the City Commission; AND that PAB case 2022-2021 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

7. BOARD BUSINESS

Vice-Chair Minshew suggested that Staff work on making the LDC amendments process as easy and clear for the benefit of the City Commission review.

Member Bennett spoke about the existing issues with current developments within the MU-1 zoning district and the increase in density in regard to underlaying lots being restored. Members exchanged comments and thoughts. City Attorney Bach suggested that the Board present their list of questions and concerns which could be discussed further in future meetings.

8. STAFF REPORT

9. PUBLIC COMMENT

Margaret Kirkland, 1377 Plantation Point Drive, thanked staff for their efforts put into the Vision 2045 plan and encouraged the board to address the different themes periodically along with any concerns brought up during Board Business session.

DRAFT

10. ADJOURNMENT 7:32 p.m.

Kelly Gibson, Recording Secretary

Victoria Robas, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Director

Katie Newton, Legal Assistant

A handwritten signature in cursive script that reads "Sylvie McCann".

Date: July 06,
2022

Submitted By: Sylvie McCann, Administrative
Coordinator



**MINUTES
PLANNING ADVISORY BOARD
SPECIAL MEETING
JUNE 22, 2022**

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)	Mark Bennett
Peter Stevenson	Barbara Gingher (Left at 5:45)
John Boylan	

MEMBERS ABSENT:

Genece Minshew (Vice-chair)

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. OLD BUSINESS

4.1 Vision 2045 Discussion and Next Steps

The Board discussed further wordsmithing of the document and along with coming up with a further abbreviated version.

Commissioner Chip Ross, 210 N. 3rd Street, provided the Board with his opinion of what the Vision 2045 document should contain.

Margaret Kirkland, 1377 Plantation Point Drive, spoke about the Board already having a years' worth of data that drove the existing document and that continually going over it at this point could potentially do more harm than good.

Some Board Members expressed a degree of confusion about why they are rehashing a version that has previously been agreed on by the entire Board.

Board members agreed to approve the Vision 2045 document as it was previously approved.

5. BOARD BUSINESS

Member Bennett expressed his concern about the potential to build and over develop on small underlying

DRAFT

lots of record and suggested that Board conversations should be initiated to address these concerns. Board members followed with additional comments and thoughts.

6. PUBLIC COMMENT

No parties wished to speak.

7. ADJOURNMENT 6:15 p.m.

Taylor Hartmann, Recording Secretary

Victoria Robas, Chair

Print

Planning Advisory Board (PAB) - Submission #9605

Date Submitted: 7/21/2022

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat " Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, youâ€™ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☐

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☐

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

Proof of Ownership (copy of deed or tax statement);

☐

A current survey of the property (no older than two years);

☐

If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;

☐

A detailed letter of intent stating the following:

☐

o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.

☐

o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

6/21/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

1060 Jean Lafitte Blvd

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1540-0017-0010 / 00-00-31-1540-0019-0010

Lot*

pt of Block 19

Block*

pt of block 19

Subdivision*

n/a

Zoning District*

CONSERVATION

Future Land Use Designation*

Conservation

REVIEW TYPE*

☒

Zoning Map Amendment ≤ 10 acres

☐

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☐

Subdivision Plat “ Preliminary ≤ 20 units

☐

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☐

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Dale

Last Name*

Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

First Name

Daphne

Last Name

Forehand

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

n/a

Summary of Request (more detailed information to be provided in required letter of intent)*

FLUM and Zoning Change to conservation

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

7/21/2022

Upload Supporting Documentation*

Property Card.pdf



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



STAFF REPORT
PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1540-0017-0010, City of Fernandina Beach 00-00-31-1540-0019-0010, Studdard Properties, LLC (Under contract for purchase by City of Fernandina Beach)				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	1060 Jean Lafitte Ave (Jean Lafitte and Unimproved Third Street)				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Municipal/Vacant				
PROPERTY SIZE:	3.17 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	(SFHA) : AE	Yes	4'	Maurepas Muck	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential Vacant	2016	R-1	LDR
	South	(Future Residential)	2020	R-1	LDR
	East	Vacant Gov	n/a	CON	CON
	West	Vacant Gov	n/a	CON	CON
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and				



STAFF REPORT
PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

	conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

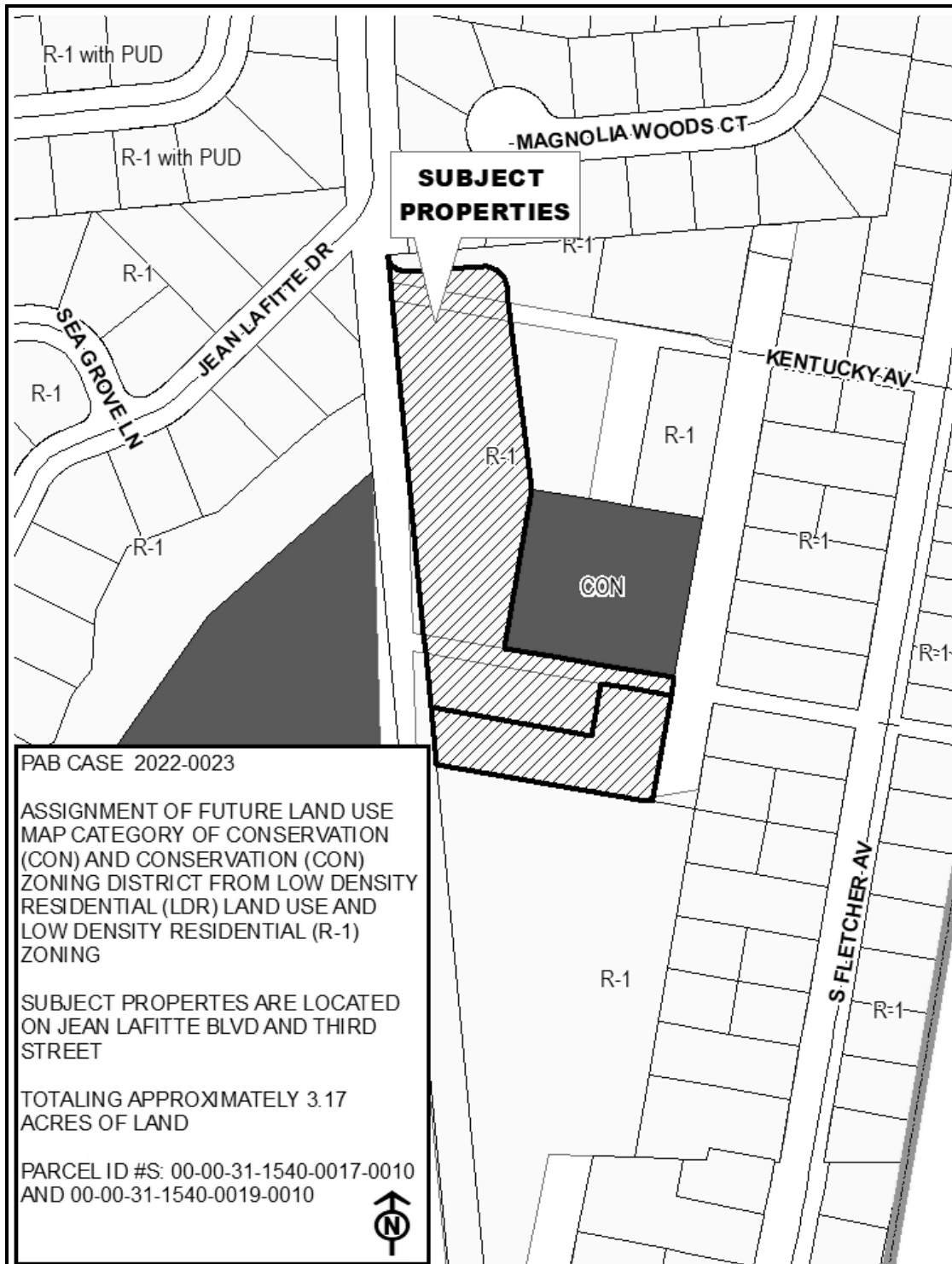
Respectfully Submitted by:

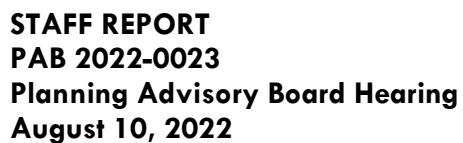
Daphne Forehand
Planner I



STAFF REPORT
PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

PROPERTY BOUNDARY

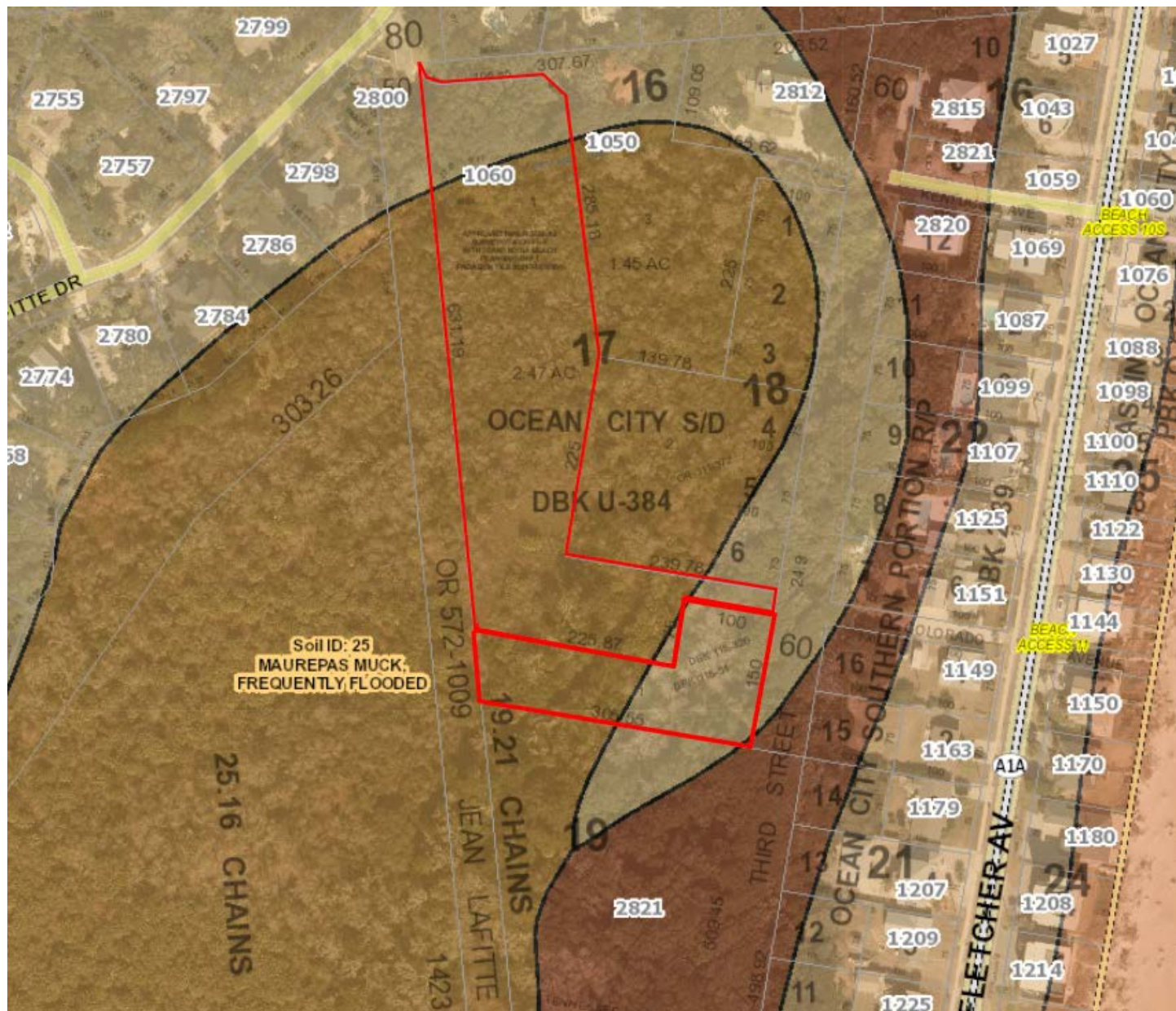


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PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

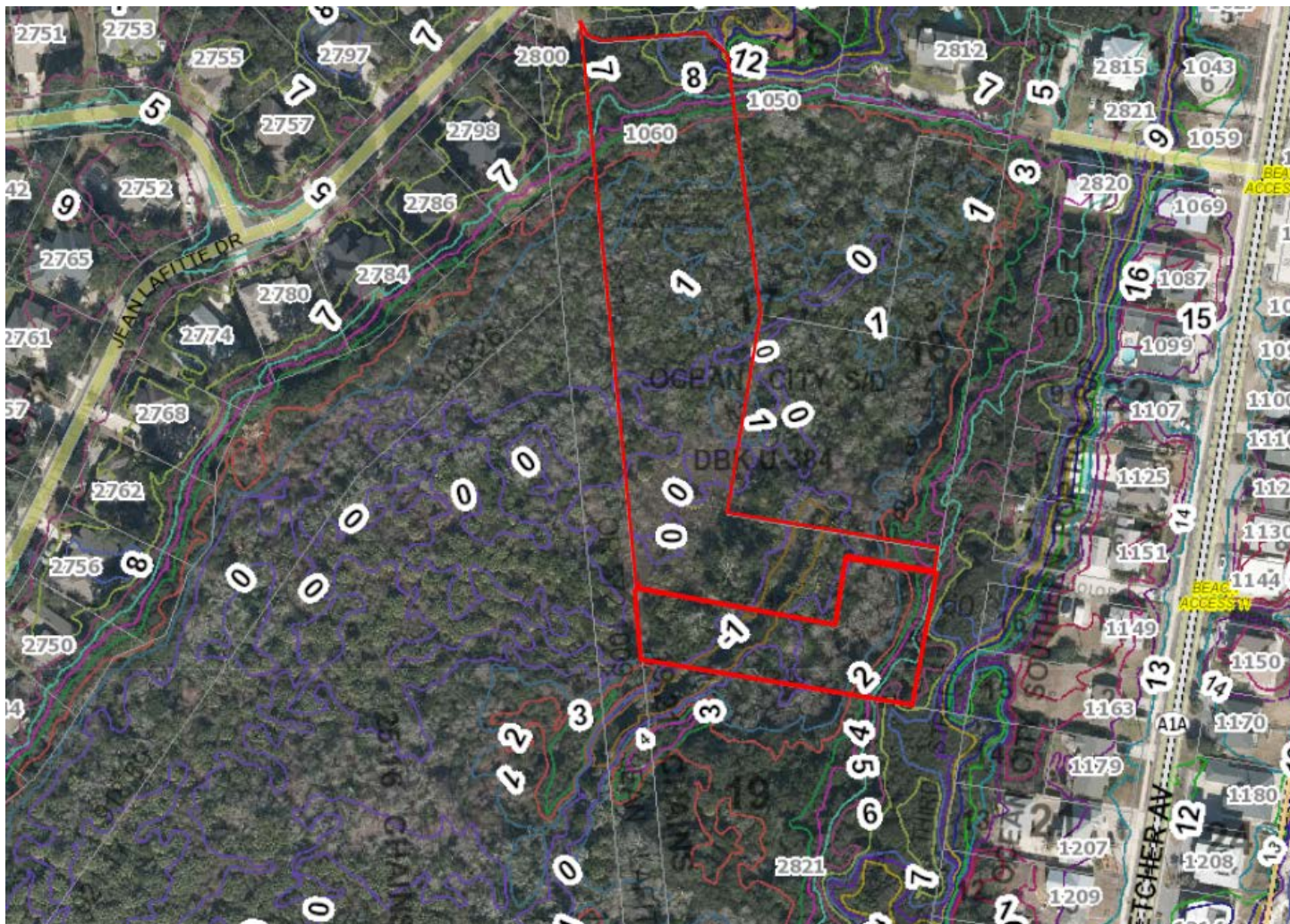
SOILS





STAFF REPORT
PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

TOPOGRAPHY

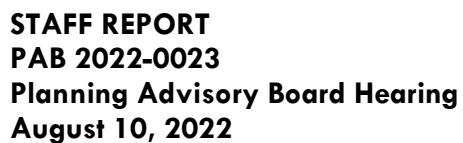




STAFF REPORT
PAB 2022-0023
Planning Advisory Board Hearing
August 10, 2022

WETLANDS





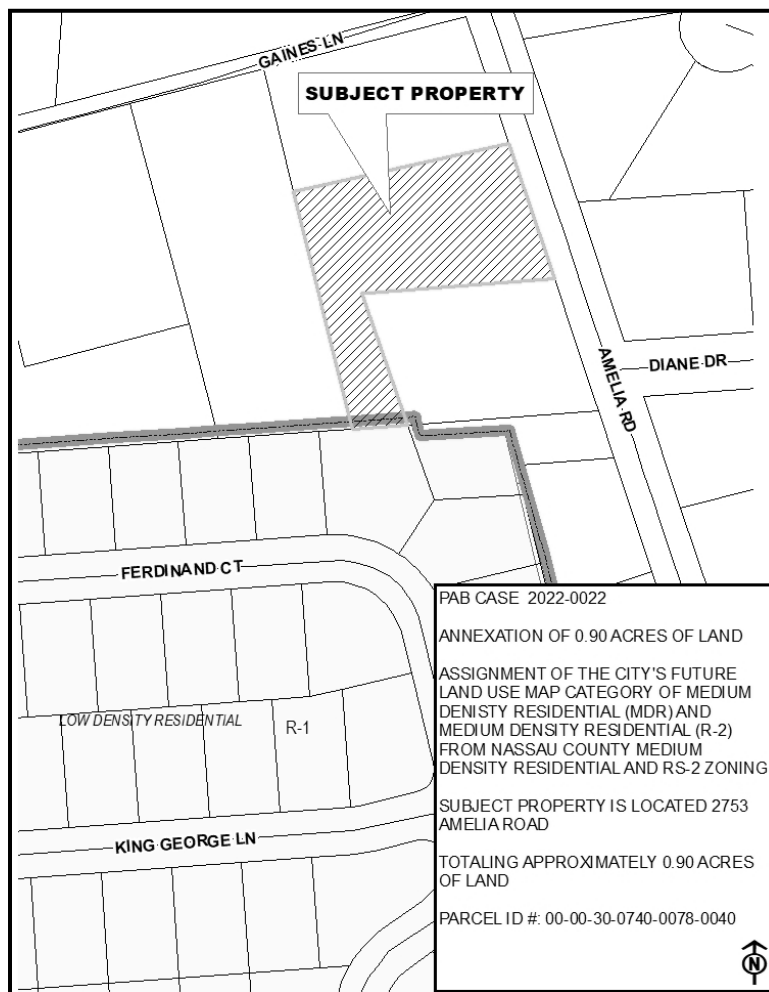


**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **August 10, 2022, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

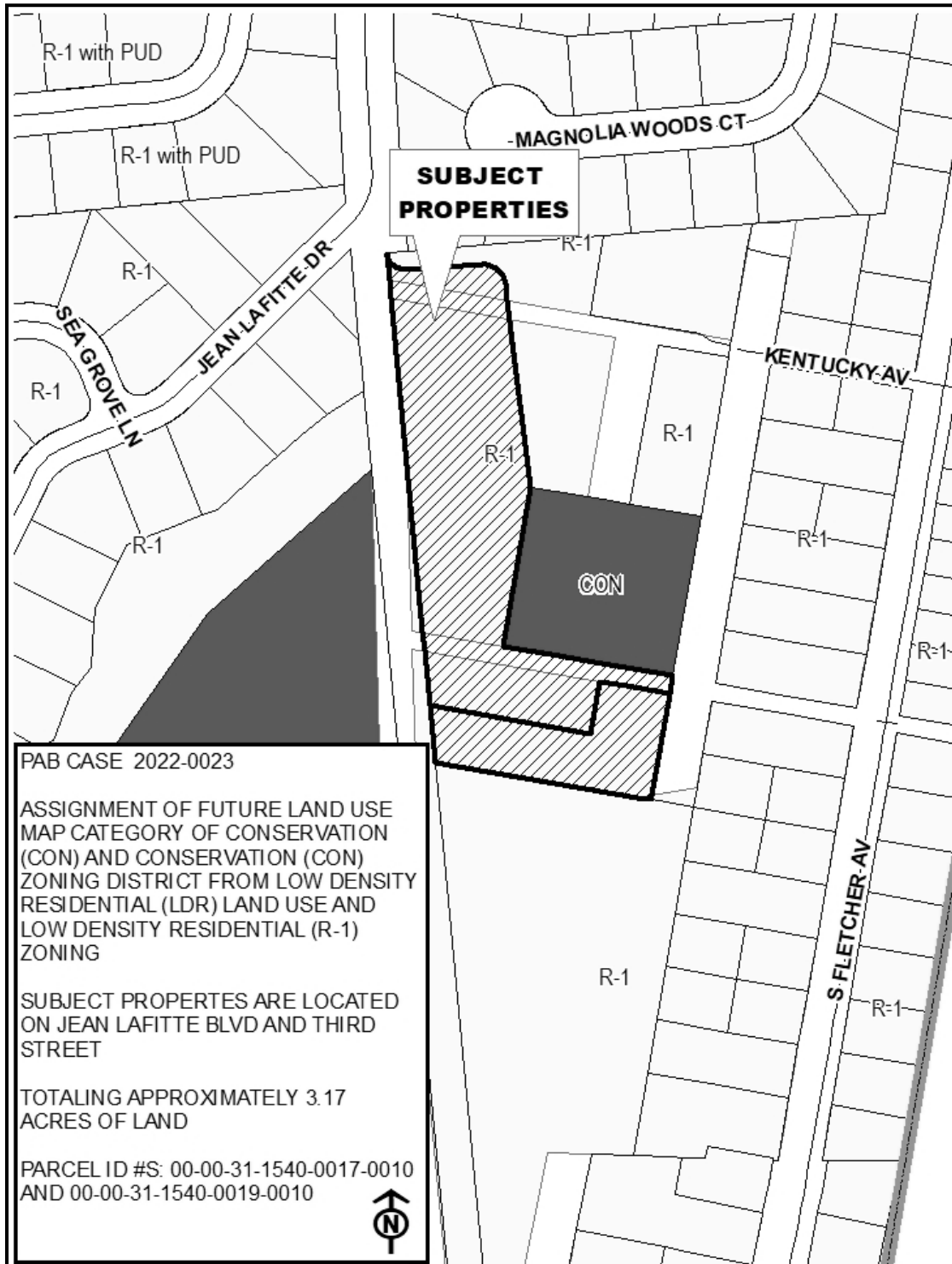
VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0022: CITY OF FERNANDINA BEACH, VOLUNTARY ANNEXATION OF 0.90 ACRES OF LAND LOCATED AT 2753 AMELIA ROAD FROM NASSAU COUNTY ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) AND MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT FROM NASSAU COUNTY MEDIUM DENSITY LAND USE AND RS-2 ZONING DISTRICT



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0023: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE AND (R-1) ZONING FOR PROPERTIES TOTALING 3.17 ACRES OF LAND LOCATED AT JEAN LAFITTE BLVD AND UNIMPROVED THIRD STREET



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0024: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND R-2 ZONING FOR 0.24 ACRES OF LAND LOCATED ON S. 7TH STREET, VACATED S. 6TH STREET AND ADJACENT TO THE RAILROAD OWNED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MURPHY LANDS ACT



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as a recommending committee. Every application is submitted to the City Commission for final decision making.

Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.

Note to News Leader:

**** This ad cannot be included in the legal or the classified section of the newspaper. ****

Please run as a DISPLAY ad in the Wednesday, July 27, 2022 issue.



STAFF REPORT
PAB 2022-0024
Planning Advisory Board Hearing
August 10, 2022

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0295-0030, State of Florida Murphy Act Lands 00-00-31-1800-0295-0080 State of Florida Murphy Act Lands				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	South 7 th Street, Vacated South 6 th Street, Adjacent to the Railroad				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.24 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	(Not in SFHA): X 0.2 PCT Annual Flood Hazard	n/a	11'	Leon Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Utilities	n/a	R-2	MDR
	South	Vacant	n/a	R-2	MDR
	East	Residential	1956 and 2018	R-2	MDR
	West	Municipal	n/a	I-1	IND
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09;				



STAFF REPORT
PAB 2022-0024
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August 10, 2022

	5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
STAFF RECOMMENDATION:	Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

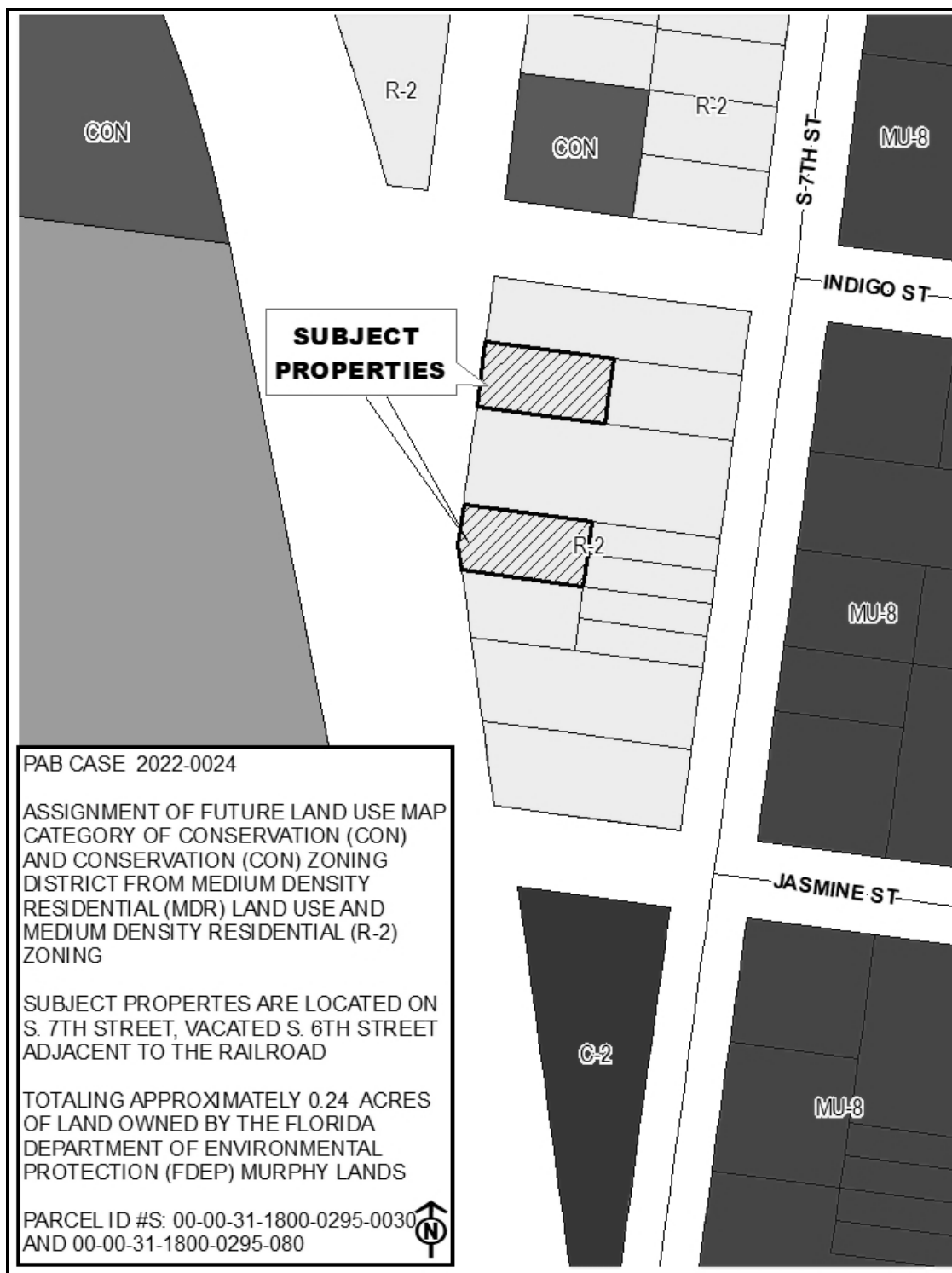
Respectfully Submitted by:

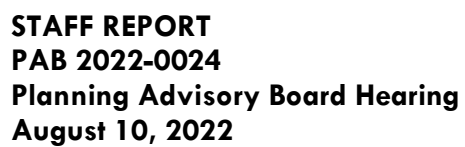
Daphne Forehand
Planner I



STAFF REPORT
PAB 2022-0024
Planning Advisory Board Hearing
August 10, 2022

PROPERTY BOUNDARY





MEDIUM DENSITY RESIDENTIAL

8TH ST MIXED USE 16-14

MU-8

GENERAL COMMERCIAL 08-13 C-2

295

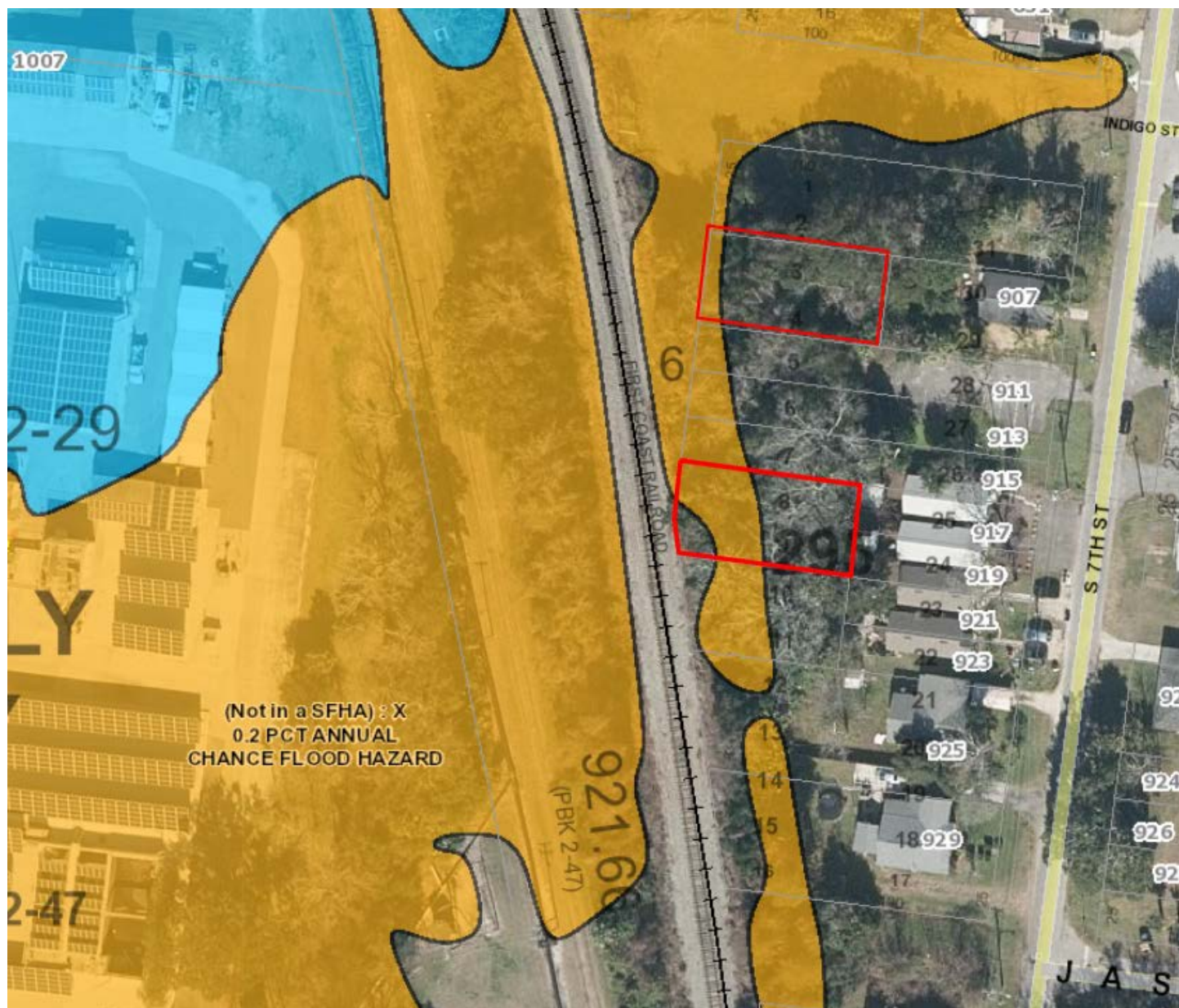
R-2

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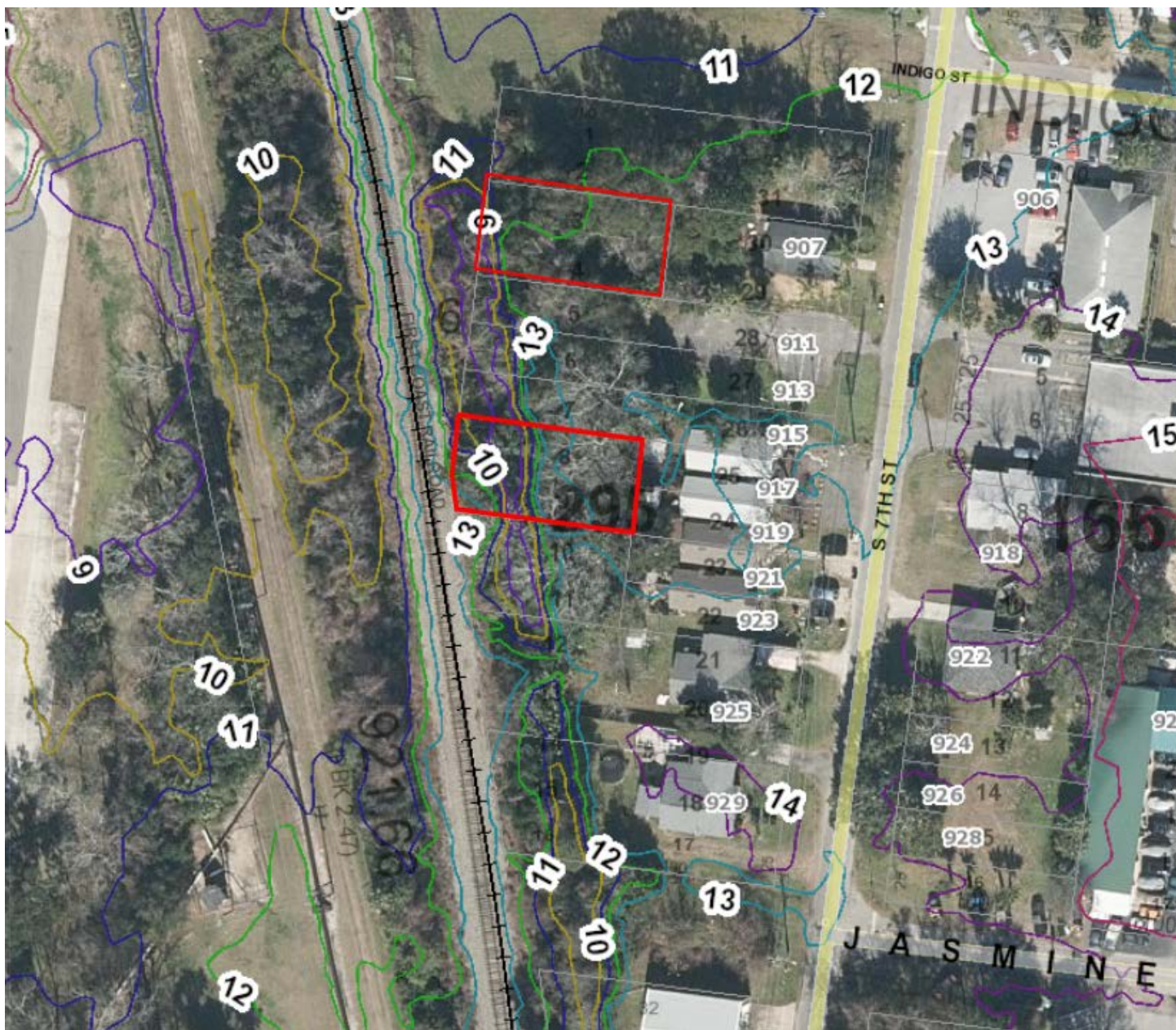
FLOODZONE





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PAB 2022-0024
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TOPOGRAPHY





STAFF REPORT
PAB 2022-0024
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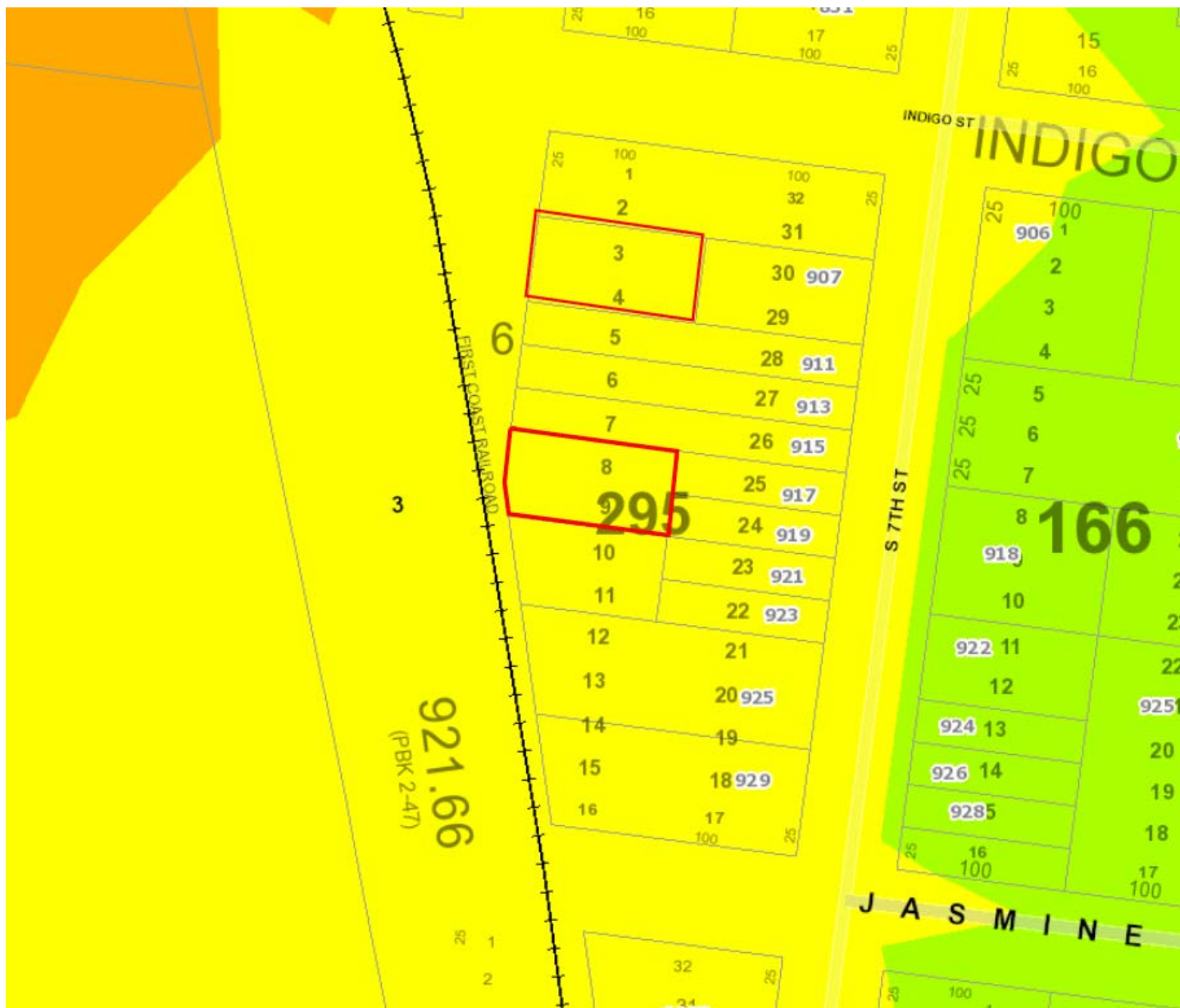
WETLANDS





STAFF REPORT
PAB 2022-0024
Planning Advisory Board Hearing
August 10, 2022

STORM SURGE ZONE (CATEGORY 3 ZONE)



Print

Planning Advisory Board (PAB) - Submission #9606

Date Submitted: 7/21/2022

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≈ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≈ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat “ Preliminary (≈ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat “ Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, youâ€™ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

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LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☐

Zoning Map Changes “ See LDC Section 11.01.07.

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www.fbfl.us/LDC

Application Requirements

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A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

Proof of Ownership (copy of deed or tax statement);

☐

A current survey of the property (no older than two years);

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If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;

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A detailed letter of intent stating the following:

☐

o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.

☐

o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

6/21/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

Lots 8 + 9 Block 295, Indigo + S. 6th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0295-0030 / 00-00-31-1800-0295-0080

Lot*

3, 4, 8, 9

Block*

295

Subdivision*

n/a

Zoning District*

CONSERVATION

Future Land Use Designation*

Conservation

REVIEW TYPE*

☒

Zoning Map Amendment ≤ 10 acres

☐

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☐

Subdivision Plat “ Preliminary ≤ 20 units

☐

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☐

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

n/a

Last Name*

n/a

Company (if applicable)

TIITF/DEP State of Florida Murphy Act Lands

Mailing Address*

c/o DEP 3900 Commonwealth Blvd

City*

Tallahassee

State*

FL

Zip*

32399

Telephone Number*

904-310-3480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

First Name

Dale

Last Name

Martin

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

n/a

Summary of Request (more detailed information to be provided in required letter of intent)*

FLUM = Zoning change to Conservation

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

7/21/2022

Upload Supporting Documentation*

Property Card.pdf



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

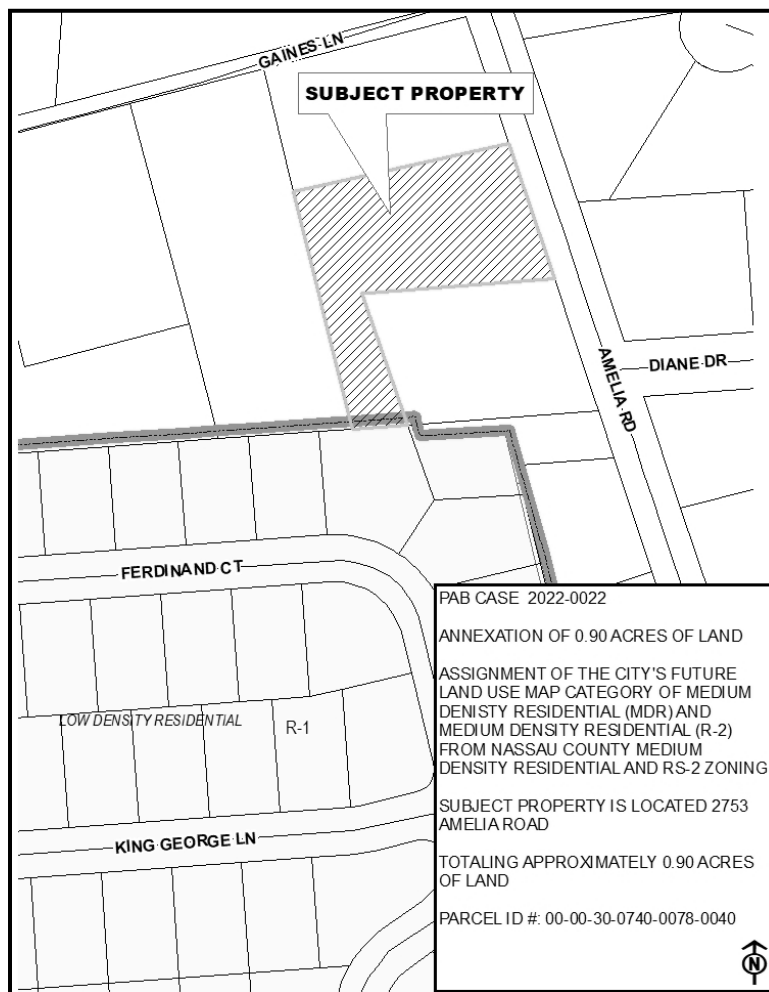


**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **August 10, 2022, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

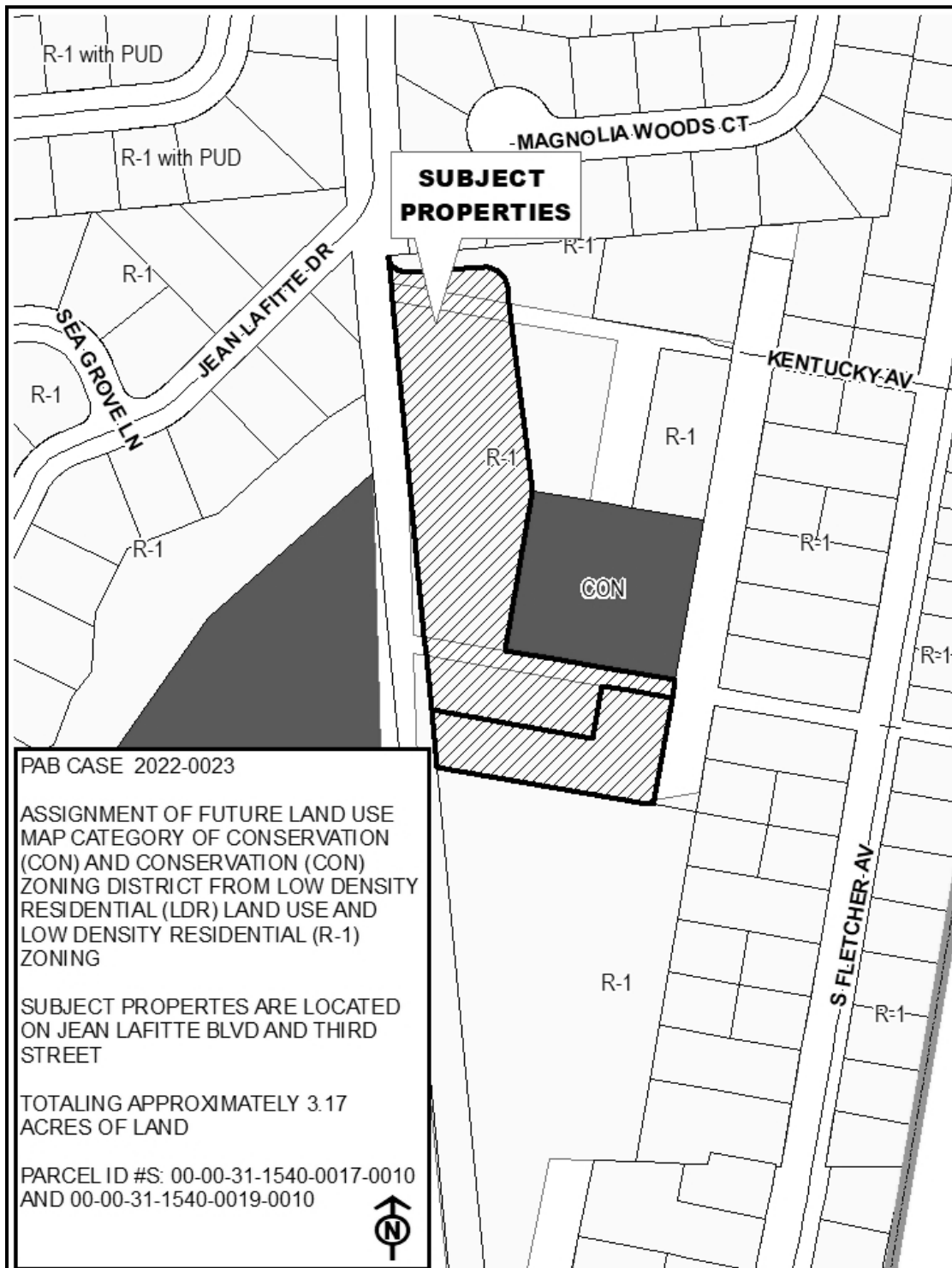
VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0022: CITY OF FERNANDINA BEACH, VOLUNTARY ANNEXATION OF 0.90 ACRES OF LAND LOCATED AT 2753 AMELIA ROAD FROM NASSAU COUNTY ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) AND MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT FROM NASSAU COUNTY MEDIUM DENSITY LAND USE AND RS-2 ZONING DISTRICT



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0023: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE AND (R-1) ZONING FOR PROPERTIES TOTALING 3.17 ACRES OF LAND LOCATED AT JEAN LAFITTE BLVD AND UNIMPROVED THIRD STREET



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0024: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND R-2 ZONING FOR 0.24 ACRES OF LAND LOCATED ON S. 7TH STREET, VACATED S. 6TH STREET AND ADJACENT TO THE RAILROAD OWNED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MURPHY LANDS ACT



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as a recommending committee. Every application is submitted to the City Commission for final decision making.

Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.

Note to News Leader:

**** This ad cannot be included in the legal or the classified section of the newspaper. ****

Please run as a DISPLAY ad in the Wednesday, July 27, 2022 issue.



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

APPLICATION FOR PRELIMINARY PLAT
ISLAND VIEW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Tim Ritch; Scott Road Partners LLC				
AGENT:	Gillette and Associates, Inc.				
REQUESTED ACTION:	Preliminary Plat for Island View				
LOCATION:	2754 and 2766 Bailey Road 00-00-30-044B-0076-0010 00-00-30-044B-0076-0020				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) Land Use + Low Density Residential (R-1) Zoning				
EXISTING USES ON SITE:	Three mobile homes and two ancillary structures				
PROPERTY SIZE:	Approximately 4.85 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Pine Meadow Subdivision SFH	Around 1960	Nassau County Residential Single Family 2	Nassau County Medium Density
NASSAU COUNTY	South	Willa Villa Subdivision SFH	Mid to late 1950's	Nassau County Residential Single Family 2	Nassau County Medium Density
WITHIN CITY LIMITS	East	Vacant land and Isle De Mai Stormwater Pond	N/A	R-1	Low Density Residential
WITHIN CITY LIMITS	West	Dunes of Amelia Subdivision	2015	RLM	Medium Density Residential

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Gillette and Associates Inc, agent for owner, Tim Ritch (Scott Road Partners LLC) requests preliminary plat approval of a single family home subdivision containing 12 lots on 4.85 acres of land located on Bailey Road. The property was annexed in December 2021 (Ordinance 2021-30) and assigned the Low Density Residential (LDR) land use (Ordinance 2021-31) and R-1 Low Density Residential zoning designation (Ordinance 2021-32). The applicant intends to build a single family home subdivision to be named "Island View". The site acreage could accommodate up to 20 dwelling units, with a maximum density of up to four (4) dwelling units per acre, consistent with the approved land use and zoning designation. There are no common amenities beyond the required stormwater management ponds, bike rack, landscaping, and signage associated with the development. Primary access to the subdivision is off of Bailey Road (County maintained) with a secondary emergency vehicular access point also off of Bailey Road.

The proposed subdivision was submitted for review to the Technical Review Committee (TRC) in March of 2022 (SPR 2022-0018) and is pending issuance of a Local Development Order. In accordance with subdivision requirements of the Land Development Code, the Preliminary Plat is to be considered by the Planning Advisory Board for a recommendation to the City Commission. The City Commission will then consider the Preliminary Plat.



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (Bailey Road) for access to the subdivision. Water and sewer services are available to serve the site and this proposed development. No leapfrog development is occurring. The development is accessed through Nassau County improved and maintained roadways.

Uses along Bailey Road are consistent with the City's single family residential land use pattern for the area. The requested preliminary plat development pattern is consistent with the characteristics of the surrounding developed properties. The applicant has not supplied a report stating the soil suitability or the presence or absence of natural resources; however, this is not a greenfield development. The site currently contains three (3) mobile homes and two (2) ancillary structures. This site is not located in a Coastal Upland Protection Zone or special flood hazard area, and the levels of service are discussed above.

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time the City annexed the property and assigned the Low Density Residential land use and R-1 Zoning and additionally through TRC site plan review process. Given the established Low Density Residential (LDR) land use and R-1 (Low Density Residential) zoning which allows for up to four (4) dwelling units per acre on the subject property, the development potential of the site could have resulted in a maximum of 20 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 114 Average Daily Trips (ADT) could be generated by this development; resulting in 12 p.m. peak hour trips¹. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be

¹ ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 12 (~1 trip/ dwelling unit)



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has a contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
 - 3. The proposed name of the subdivision.**
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
 - 8. Location of the nearest available public water supply and wastewater disposal system.**
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.**
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.

The applicant has complied with the subdivision requirements of the Land Development Code. The proposed plans have been reviewed for technical completeness by the Technical Review Committee and a local development order is pending final review at this time. The applicant understands that site work cannot commence until a Local Development Order has been issued and permits are granted to begin infrastructure installation.

CONCLUSION:

The requested Preliminary Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Preliminary Plat

Following the recommendation of the Planning Advisory Board (PAB), the Preliminary Plat will move forward to the City Commission in the form of a Resolution.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2022-0025 to the City Commission requesting that a Preliminary Plat for Island View be **(approved or denied)** and that PAB case 2022-0025, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted by:

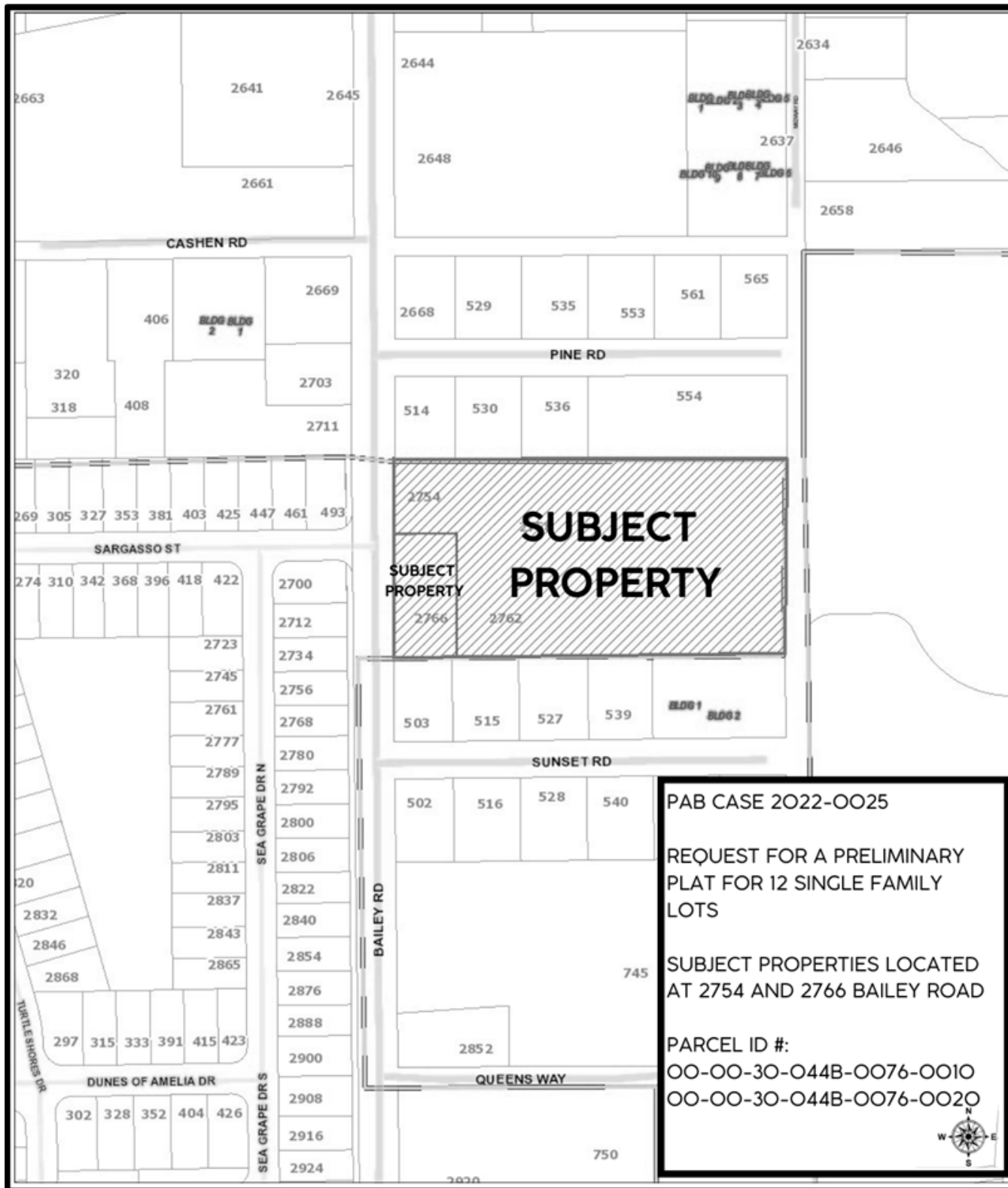
A handwritten signature in blue ink, appearing to read "Daphne Forehand".

Daphne Forehand
Planner I



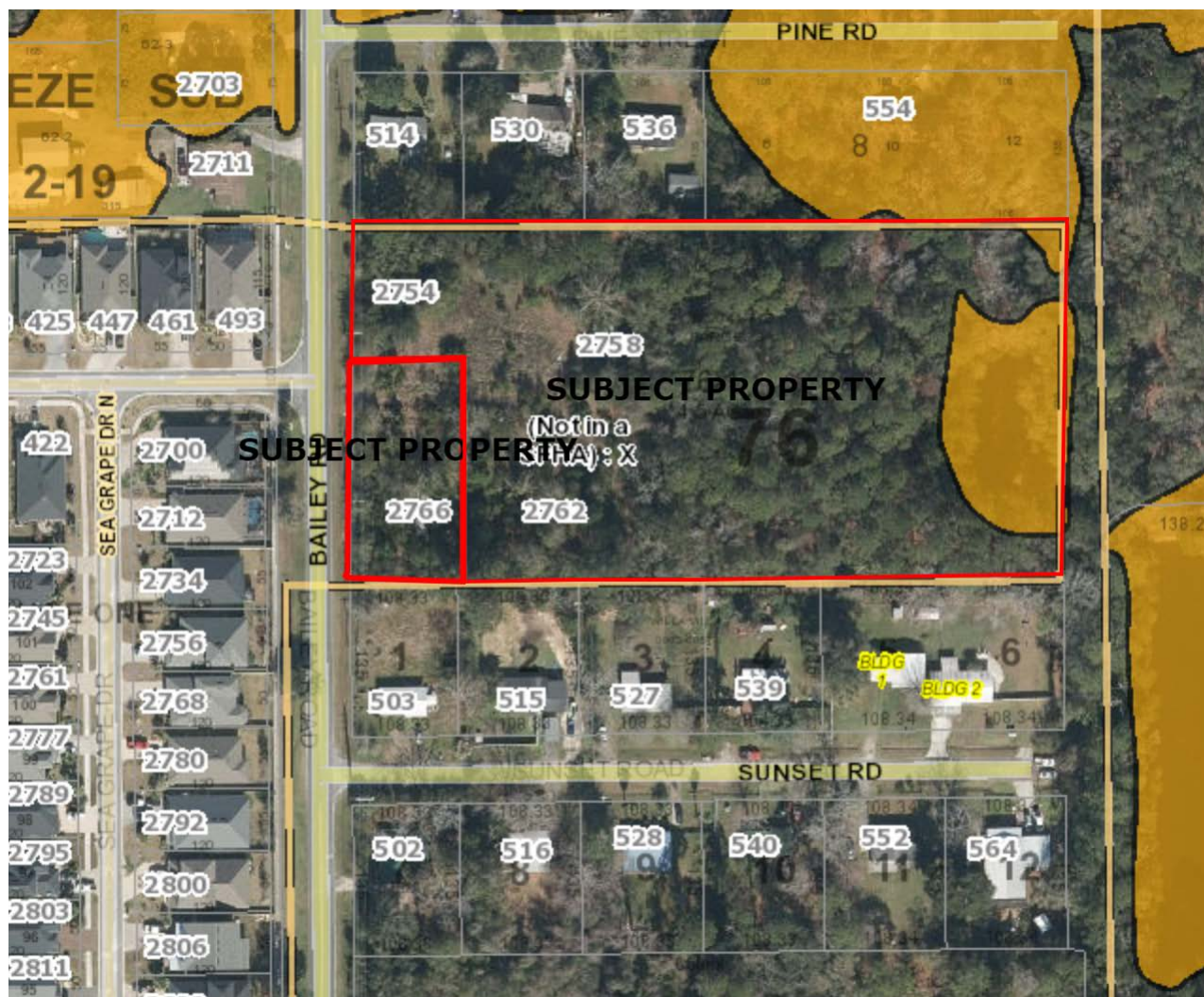
STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

EXHIBIT A





FLOODZONE





STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

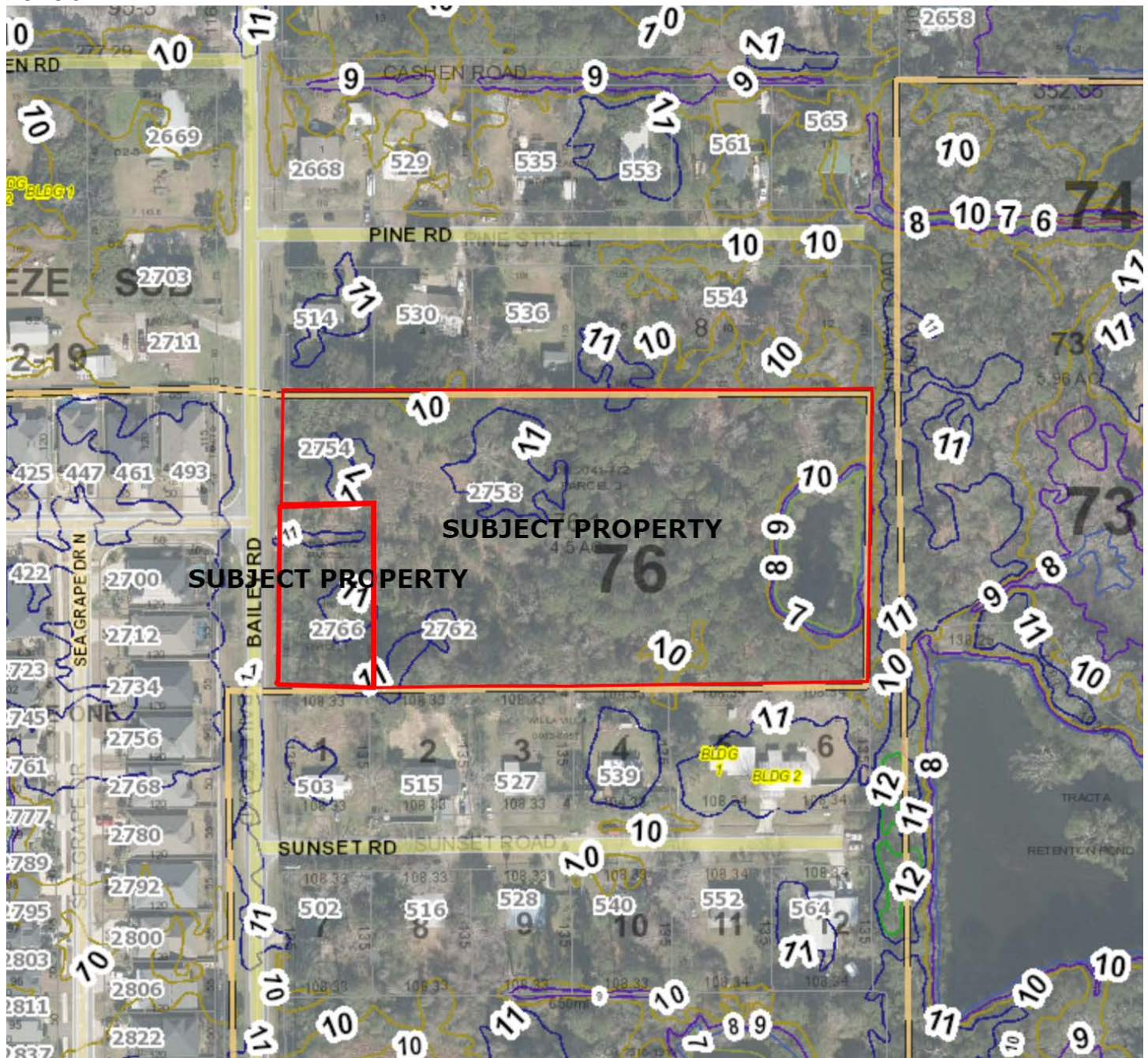
SOILS





STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

TOPOGRAPHY



Print

Planning Advisory Board (PAB) - Submission #9612

Date Submitted: 7/22/2022

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

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Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

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LDC Text Amendment (\$1,500)

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Comp Plan Amendment (\$5,000)

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pab 2022



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Preliminary Subdivision Plat “ see LDC Section 11.01.05.

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Zoning Map Changes “ See LDC Section 11.01.07.

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Application Requirements

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Proof of Ownership (copy of deed or tax statement);

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A current survey of the property (no older than two years);

☐

If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;

☐

A detailed letter of intent stating the following:

☐

o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.

☐

o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

3/1/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

2754 Bailey Road and 2766 Bailey Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044B-0076-0010; 00-00-30-044B-0076-0020

Lot*

1, 2

Block*

76

Subdivision*

Ocean Breeze Farms

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*

☐ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat “ Preliminary ≤ 20 units

☒ Subdivision Plat “ Preliminary > 20 units

☐ Subdivision Plat “ Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Tim

Last Name*

Ritch

Company (if applicable)

Scott Road Partners

Mailing Address*

9995 Gate Parkway North

City*

Jacksonville

State*

Florida

Zip*

32246

Telephone Number*

9049283912

Email Address*

tim@fcginc.net

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Asa

Last Name

Ritch

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

E-mail Address

asa@gilletteassociates.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Summary of Request (more detailed information to be provided in required letter of intent)*

Preliminary Plat for 12 lot single family residential subdivision known as Island View

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

7/22/2022

Upload Supporting Documentation*

Sheet 1.pdf



Upload 2

Sheet 2.pdf

Upload 3

Island view_LOI.pdf

Upload 4

AGENT FORM.pdf

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

July 22, 2022

Ms. Kelly Gibson, AICP
Planning & Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Re: Letter of Intent – Island View

Dear Kelly,

Gillette & Associates, Inc., on behalf of our client, is pleased to submit the attached plat and associated application for the above referenced project. The attached plat and application reflect the intent to construct 12-units single family residential subdivision.

Thank you for your time and consideration on this application and please feel free to contact me with any questions that you may have.

Sincerely,

Asa R. Gillette, P.E.
Principal
Gillette & Associates, Inc.

ISLAND VIEW
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST

A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".

CAPTION

A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD", AS PER BOOK 77, PAGE 520, BOOK 78, PAGE 525, AND BOOK 79, PAGE 307, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1, "WILLA VILLA", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED, AND RUN THENCE, NORTH 00°06'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, "PINE MEADOW", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 89°27'07" EAST, ALONG THE SOUTHERLY BOUNDARY OF THE AFORESAID PLAT OF "PINE MEADOW", (AND BEING FURTHER DESCRIBED AS THE SOUTHERLY LINE OF LOTS 2, 4, , 8, 10 AND THEN 12, OF SAID "PINE MEADOWS"), A DISTANCE OF 643.26 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LOT 12, OF SAID "PINE MEADOWS"; RUN THENCE, SOUTH 00°06'20" EAST, ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "PINE MEADOW", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF LOT 6, OF AFORESAID "WILLA VILLA"; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "WILLA VILLA", (AND BEING FURTHER DESCRIBED AS THE NORTHERLY LINE OF LOTS 6, 5, 4, 3, 2 AND THEN 1, OF SAID "WILLA VILLA"), A DISTANCE OF 643.26 FEET, TO THE AFORESAID MOST NORTHWESTERLY CORNER OF SAID LOT 1, "WILLA VILLA", AND ALSO BEING A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 211,335 SQUARE FEET, OR 4.85 ACRES, MORE OR LESS, IN AREA.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/
CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER DATE
FLORIDA REGISTRATION No. _____

TITLE CERTIFICATION

WE (INSERT NAME OF TITLE COMPANY) A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND PROVIDED A PROPERTY INFORMATION REPORT AS DEFINED IN FLORIDA STATUTES 627.7843 DISCLOSING ALL UNSATISFIED MORTGAGES OF RECORD AND EASEMENTS OF RECORD AFFECTING THE LAND DESCRIBED HEREON AND THAT RECORD TITLE TO THE LAND IS VESTED IN (INSERT TITLE HOLDER) AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN THOSE SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, FLORIDA.

SIGNATURE DATE

PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WORK WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D., 2022

JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

SURVEYOR'S COMMENTS REGARDING THE PROPERTY INFORMATION REPORT
BY (INSERT NAME OF COMPANY), DATED (INSERT DATE) AT (TIME) A.M. PREPARED

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF "BAILEY ROAD", AS N 00°06'20" W, AS MONUMENTED, AND AS PER STATE OF FLORIDA, STATE PLANE COORDINATES, EAST ZONE (ZONE901).

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FLORIDA STATUTES 177.091(27)

3) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (INSIDE 500 YEAR AND OUTSIDE 500 YEAR), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12099C 0239 G, WITH AN EFFECTIVE DATE OF AUGUST 02, 2017.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE AREA AS DEPICTED HEREIN IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3 HURRICANE, AS PER THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

5) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM, AS A NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5J-17, FLORIDA ADMINISTRATIVE CODE.

6) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.
STATION: NASSAU 3 N(x)=2,279,078.540, E(x)= 516,502.787
STATION: NASSAU 4 N(x)=2,281,339.747, E(x)= 516,872.792

7) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

8) THE GROSS SQUARE FOOTAGE (OR TOTAL SQUARE FOOTAGE) IS CALCULATED UTILIZING THE EXTERIOR DIMENSIONS OF THE LOT AND IS INCLUSIVE OF ALL EASEMENTS. THE NET SQUARE FOOTAGE (OR NET USEABLE) IS THE TOTAL SQUARE FOOTAGE OF THE LOT (GROSS SQUARE FOOTAGE) EXCLUDING ANY JURISDICTIONAL WETLANDS ONLY, AS PER NASSAU COUNTY DEFINITION OF NET AND GROSS.

9) THE BUILDING SETBACK/RESTRICTION LINES, AS PER THE APPROVED ENGINEERING PLANS, PREPARED BY GILLETTE & ASSOCIATES, (G&A PROJECT No. 21-10-36) AND THE CITY OF FERNANDINA BEACH ZONE OF "RS-1", ARE AS FOLLOWS:

FRONT - TWENTY-FIVE (25) FEET
CORNER LOT SECONDARY FRONT SETBACK - 15 FEET
SIDE YARDS - TEN (10%) PERCENT OF LOT WIDTH OR EIGHT (8) FEET,
REAR - TWENTY-FIVE (25) FEET

ZONING: RS-1

MINIMUM LOT WIDTH - 75 FEET
MINIMUM AREA - 0.25 AC.

MAXIMUM LOT COVERAGE BY BUILDING: 75% (AS PER NOTE ON ENGINEERING PLANS)
PERCENTAGE OF IMPERVIOUS SURFACE RATIO: 49.2% (AS PER NOTE ON ENGINEERING PLANS)

10) THERE ARE TWELVE (12) LOTS RECORDED IN THIS PLAT.

11) THIS PROPERTY WAS ANNEXED INTO THE CITY OF FERNANDINA BEACH, FLORIDA, AS PER THAT CITY OF FERNANDINA BEACH ORDINANCE 2021-30.

ADOPTION and DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "ISLAND VIEW", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT OF WAY SHOWN HEREON AND DESIGNATED ON THIS PLAT AS: ISLAND VIEW DRIVE IS TO REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THIS PLAT.

THOSE TRACTS SHOWN HEREON AND DESIGNATED HEREON AS: TRACT "A" (EMERGENCY ACCESS, PRIVATE LIFT STATION, MAIL KIOSK AND VISITOR PARKING) AND TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY) ARE TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NONE OF THESE TRACTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED HEREON AS "10' UTILITY EASEMENT DEDICATED TO CITY OF FERNANDINA BEACH", ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH, AND FLORIDA PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE FOR THE INSTALLATION AND MAINTENANCE OF THE UNDERGROUND WATER, SEWER AND ELECTRICAL SYSTEM LOCATED WITHIN THE BOUNDARIES OF SAID PLAT.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE, AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF NASSAU COUNTY, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS SHOWN ON THIS PLAT, DESIGNATED AS ROADWAYS, TRACTS AND/OR EASEMENTS.

THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, TO GRANT PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE, (INCLUDING INGRESS AND EGRESS) OF SUCH IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE LOT OWNERS OF THE LAND DESCRIBED HEREIN, OR TO THE OWNERS OF ADJACENT LANDS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTE 177.091 (28)).

IN WITNESS WHEREOF, THE "OWNER", HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS (COMPLETE SENTENCE DEPENDING ON SIGNATORY).

SCOTT ROAD PARTNERS, LLC

A FLORIDA LIMITED LIABILITY COMPANY
MANAGED BY: ARTISAN HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGED BY: FORUM CAPITAL PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

NOTARY FOR
SCOTT ROAD PARTNERS, LLC

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022, A.D., BY TIM RITCH, AS MANAGER OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY
PRINT, TYPE/STAMP NAME OF NOTARY

PERSONALLY KNOWN: () OR PRODUCED

IDENTIFICATION:

PRODUCED:

INSTRUMENT #

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET ONE (1) of TWO (2) SHEETS

SEE SHEET TWO (2) FOR LEGEND AND VICINITY MAP

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D., 2022, AND THESE LOTS ARE APPROVED TO BE PLACE ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS

COUNTY HEALTH DEPARTMENT

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2022.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2022

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2022

COUNTY ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS 00-00-30-044B-0076-0010 AND 00-00-30-044B-0076-0020 THROUGH AND INCLUDING THE TAX YEAR OF 2021.

COUNTY TAX COLLECTOR

DATE

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2022.

COUNTY PLANNER

CERTIFICATE OF APPROVAL ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF APPROVAL BY NASSAU COUNTY
FIRE RESCUE CHIEF

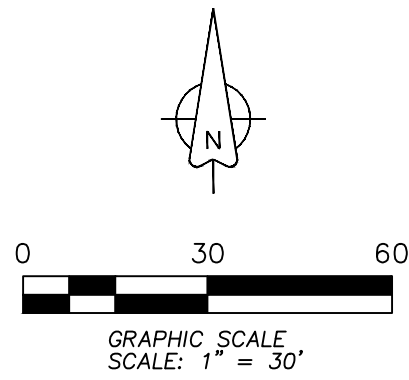
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF, THIS _____ DAY OF _____, A.D., 2022.

DIRECTOR OF ENGINEERING SERVICES

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

ISLAND VIEW
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST

A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".



CURVE TABLE FOR THIS PLAT					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	89°32'27"	15.63'	N 44°40'23" E	14.09'
C2	10.00'	73°48'14"	12.88'	N 37°02'27" W	12.01'
C3	22.00'	147°36'28"	56.68'	S 00°06'20" E	42.25'
C4	10.00'	73°48'14"	12.88'	N 36°47'47" E	12.01'
C5	10.00'	90°26'33"	15.79'	N 45°19'37" W	14.20'
C6	10.00'	89°33'27"	15.63'	S 44°40'23" W	14.09'
C7	10.00'	48°50'40"	8.52'	S 24°37'33" W	8.27'
C8	21.00'	75°46'44"	27.77'	N 31°51'10" E	25.79'
C9	7.00'	71°21'31"	8.72'	S 35°35'15" W	8.17'
C10	13.00'	90°26'41"	20.52'	S 45°19'33" E	18.46'

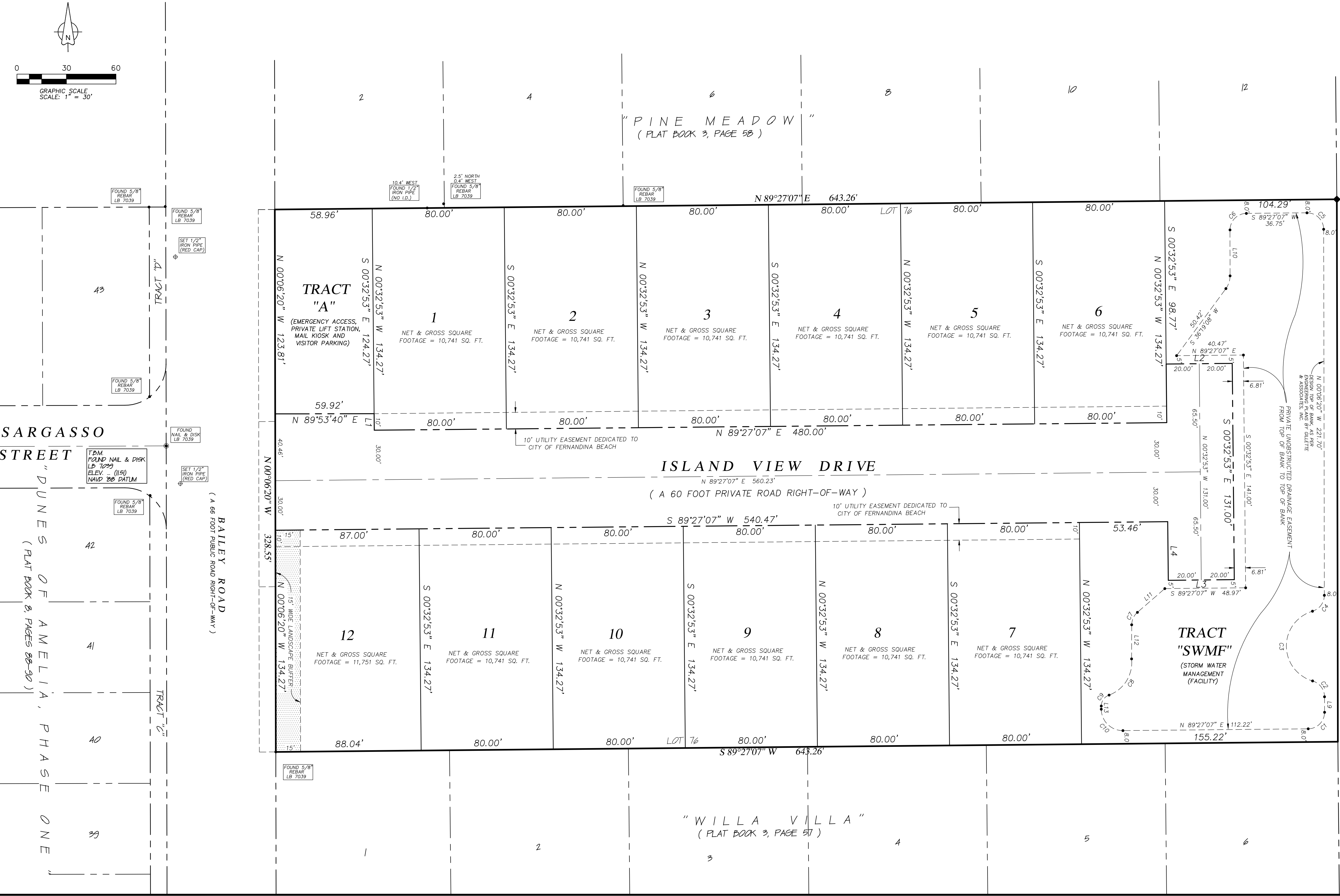
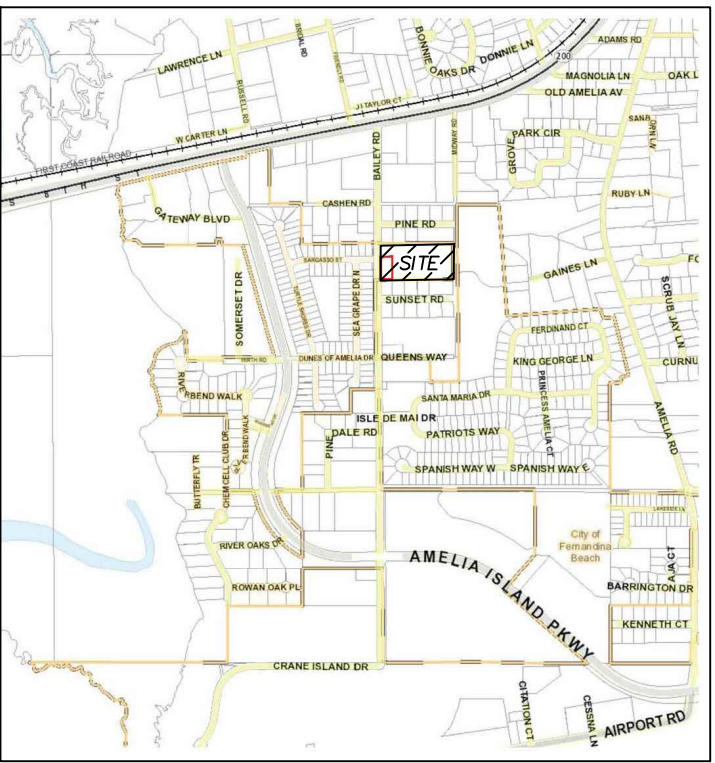
LINE TABLE FOR THIS PLAT		
LINE	BEARING	DISTANCE
L1	S 00°32'53" E	10.00'
L2	N 89°27'07" E	40.00'
L3	S 89°27'07" W	40.00'
L4	N 00°32'53" W	35.50'
L9	N 00°06'20" W	9.39'
L10	N 00°06'20" W	27.81'
L11	S 49°02'53" W	21.97'
L12	N 00°12'13" E	20.68'
L13	S 00°06'12" E	1.89'

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET TWO (2) of TWO (2) SHEETS

SEE SHEET ONE (1) FOR GENERAL NOTES AND SURVEYOR'S COMMENTS REGARDING THE PROPERTY INFORMATION REPORT

VICINITY MAP



- LEGEND
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - R.P. RADIUS POINT
 - P.I. POINT OF INTERSECTION
 - P.C.C. POINT OF COMPOUND CURVE
 - R. RADIUS
 - L. ARC LENGTH
 - CH. CHORD DISTANCE
 - C4. TABULATED CURVE DATA
 - (OA) OVERALL
 - R/W. RIGHT OF WAY
 - ESM/T. EASEMENT
 - C.M. CONCRETE MONUMENT
 - SQ. FT. SQUARE FOOTAGE
 - SMF. STORMWATER MANAGEMENT FACILITY
 - V.N.B. VEGETATED NATURAL BUFFER
 - F.P.L. FLORIDA POWER & LIGHT
 - TOB. TOP OF BANK
 - (C.M.) CONCRETE MONUMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
 - DENOTES SET 4" x 4" CONCRETE MONUMENT, L.B. 6661
 - ◆. MONUMENT, L.B. 6661
 - ▨. 20' SEWER EASEMENT
 - ▨. LIMITS OF 10' LANDSCAPE BUFFER WITHIN TRACT "O-9"

MIDWAY ROAD
S 00°06'20" E 328.55'
(A 20 FOOT PRIVATE ROAD RIGHT-OF-WAY AS PER PLAT BOOK 2, PAGE 19, NOT PHYSICALLY OPENED AT THIS TIME.)

Prepared by
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Timothy Ritch of Scott Road Partners, LLC the owner of the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-31-044B-00076-0010; 00-00-30-044B-0076-0020

Location: 2754 Bailey Road and 2766 Bailey Road, Fernandina Beach

[Signature] February 3, 2022 904-928-3912
Signature Date Telephone Number

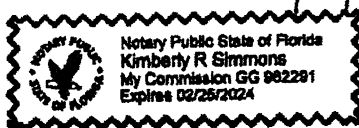
STATE OF FLORIDA
COUNTY OF DUVAL

Subscribed and sworn to before me this 3RD day of February, 2022.

Who is personally known to me Tim Ritch or has produced identification

[Signature] Kimberly R. Simmons
Notary Public: Signature Printed Name

My Commission Expires: 02/25/2024



20 SOUTH 4TH STREET • AMELIA ISLAND, FLORIDA 32034 PHONE: (904) 261-8819



APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING
2753 AMELIA ROAD

APPLICATION & SURROUNDING AREA INFORMATION:

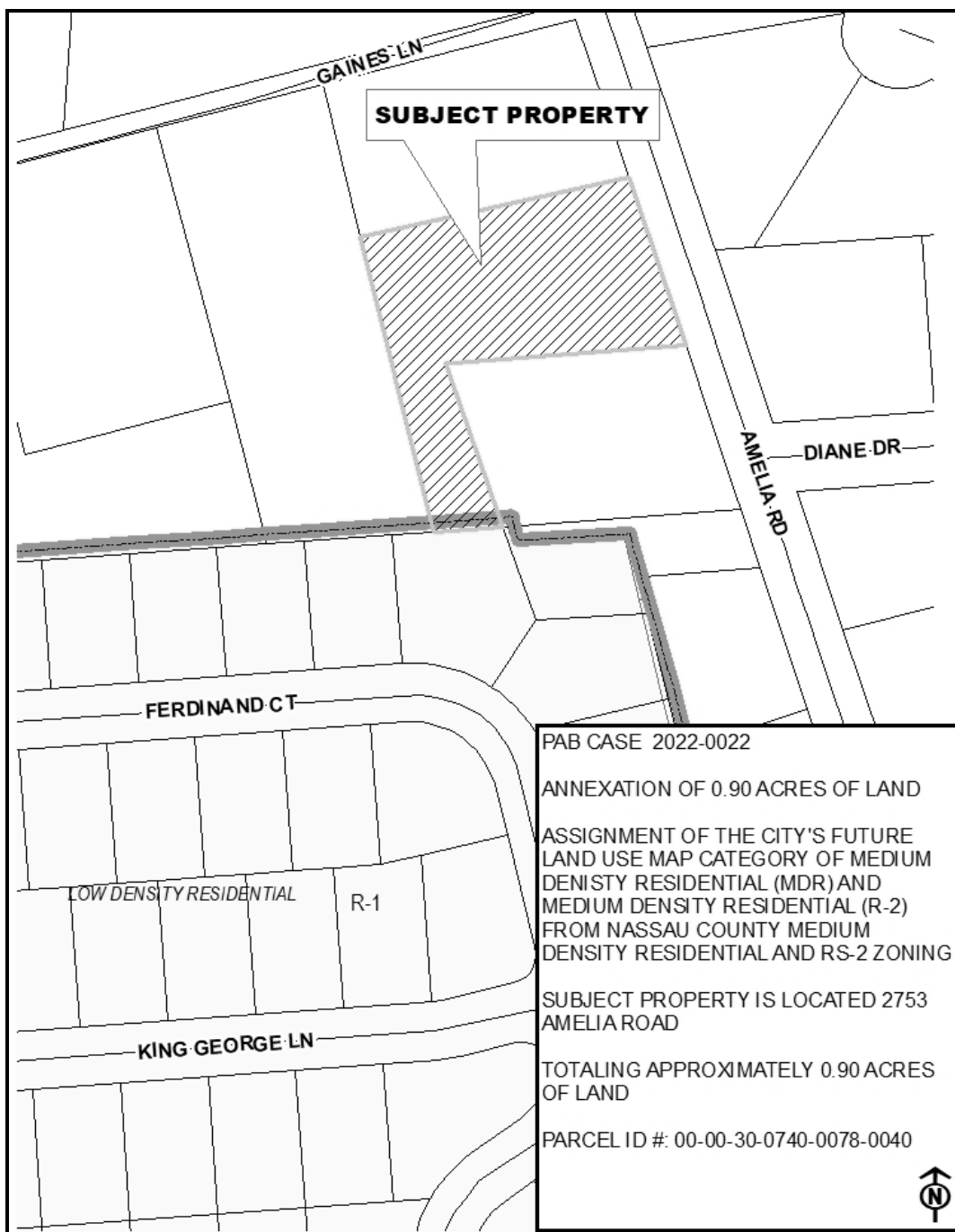
OWNER/APPLICANT:	Charles Hinton Gaines & Barbara G. Harper				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Medium Density Residential (MDR) and Medium Density Residential (R-2) Zoning District				
LOCATION:	2753 Amelia Road				
CURRENT ZONING:	Nassau County Residential Single Family 2				
CURRENT LAND USE:	Medium Density				
EXISTING USES ON SITE:	Single Family Home				
PROPERTY SIZE	Approximately 0.90 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Single family home	2014	NC Residential Single Family 2	Medium Density
WITHIN CITY LIMITS	South	Single family home	2012	R-1	Low Density Residential
NASSAU COUNTY	East	Single family home	1953	NC Residential Single Family 2	Medium Density
NASSAU COUNTY	West	Vacant	-	NC Residential Single Family 2	Medium Density

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***



STAFF REPORT
PAB 2022-0022 (AX, LU, CZ)
Planning Advisory Board Hearing
August 10, 2022

Daphne Forehand
Planner I





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests voluntary annexation, assignment of City Future Land Use Map Category of Medium Density Residential and corresponding Zoning District of R-2. Resolution 2022-98 approved the extension of water and sewer services for 2753 Amelia Road. This property is contiguous to the municipal boundary along the southern side of the parcel. The requested FLUM and zoning categories are consistent with the properties' existing Nassau County land use and zoning assignments.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The area is a logical extension of urban development, and any development or redevelopment is capable of achieving full compliance with the City's Land Development Code and Comprehensive Plan. The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 2.01.12	✓
LDC11.01.07	✓

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **Medium Density Residential (MDR) FLUM** category, and **Medium Density Residential (R-2) Zoning District**. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for September 6, 2022.



STAFF REPORT
PAB 2022-0022 (AX, LU, CZ)
Planning Advisory Board Hearing
August 10, 2022

Daphne Forehand
Planner I

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2022-0022 to the City Commission requesting that a Voluntary Annexation, Assignment of the Medium Density Residential (MDR) land use category, and Medium Density Residential (R-2) zoning district for property located at 2753 Amelia Road be **(approved or denied)** and that PAB case 2022-0022, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

Daphne Forehand
Planner I

Print

Planning Advisory Board (PAB) - Submission #9562

Date Submitted: 7/14/2022

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat " Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, youâ€™ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☐

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☐

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

Proof of Ownership (copy of deed or tax statement);

☐

A current survey of the property (no older than two years);

☐

If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;

☐

A detailed letter of intent stating the following:

☐

o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.

☐

o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

5/11/2022

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

2753 Amelia Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0740-0078-0040

Lot*

1

Block*

1

Subdivision*

1

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*

☒

Zoning Map Amendment ≤ 10 acres

☐

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☐

Subdivision Plat “ Preliminary ≤ 20 units

☐

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☒

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Charles Hinton &

Last Name*

Barbara G. Gaines/Harper

Company (if applicable)

Mailing Address*

2753 Amelia Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-583-9301

Email Address*

Bwire17@icloud.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner’s Authorization For Agent Representation form must be included

First Name

Dale

Last Name

Martin

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

PAB Voluntary Annexation

Summary of Request (more detailed information to be provided in required letter of intent)*

Land Use Map Amendment Zoning Map Amendment Voluntary Annexation

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

7/14/2022

Upload Supporting Documentation*

2022-98 Voluntary Annexation Agreement Charles Hinton Gaines and Barbara G Harper 2753 Amelia Road.pdf



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

RESOLUTION 2022-98

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER AND WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.90 ACRES OF LAND LOCATED AT 2753 AMELIA ROAD; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners, Charles Hinton Gaines + Barbara G. Harper, completed the City of Fernandina Beach Voluntary Annexation Petition/Water/Wastewater Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for one parcel containing approximately 0.90 acres located at 2753 Amelia Road, identified as Parcel No. 00-00-30-0740-0078-0040; and

WHEREAS, staff determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water and wastewater services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby authorizes the extension of water and wastewater services to the property owners identified, whose property is located outside the corporate limits of the City at 2753 Amelia Road and identified as Parcel No. 00-00-30-0740-0078-0040, attached hereto as Exhibit A, and approves the Voluntary Annexation Petition, attached hereto as Exhibit B.

SECTION 2. The City Commission hereby authorizes the City Clerk and City Manager to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 7th day of June, 2022.

CITY OF FERNANDINA BEACH



MICHAEL A. LEDNOVICH
Commissioner - Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

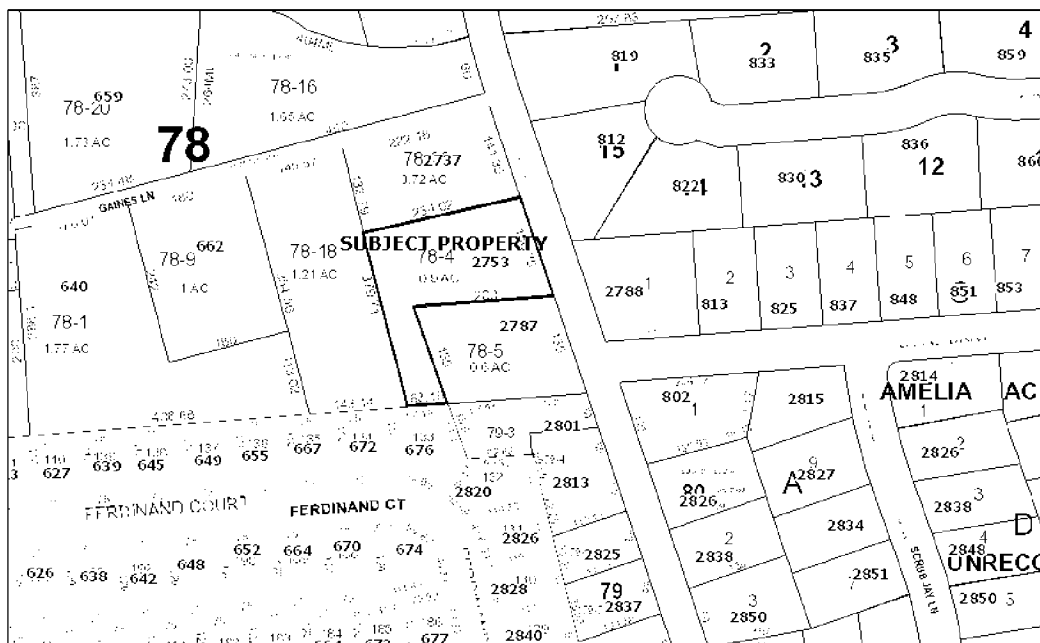
Tammi E. Bach

TAMMI E. BACH
City Attorney

**RESOLUTION 2022-98
EXHIBIT "A"**

WATER AND WASTEWATER AGREEMENT/ VOLUNTARY PETITION FOR ANNEXATION OF
PARCEL ID NUMBER: 00-00-30-0740-0078-0040 LOCATED AT 2753 AMELIA ROAD TOTALING
APPROXIMATELY 0.90 ACRES OF LAND

2753 AMELIA ROAD



**Resolution 2022-98
Exhibit "B"**

**CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION**

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 3rd day of May, 2022 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Barbara G Harper and Charles H Gaines (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0740-0078-0040

GENERALLY DESCRIBED AS: PT OF LOT 78 EX S-18 IN OR 1088/928 SUB PT OF SEC 4 PB 0/59

ADDRESSED AS: 2753 Amelia Road

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:



6/7/22

DALE L. MARTIN
City Manager



6/7/22

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

City of Fernandina Beach, Department of Planning & Conservation · 204 Ash Street Fernandina Beach, FL 32034
P: 904.310.3480 – Email: PlanningInfo@fbfl.city – www.fbfl.us

TAMMI E. BACH

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: *Barbara Harper*
Applicant

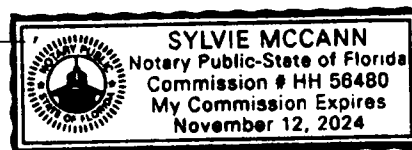
By: *Charles Haines*
Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 3rd day of May, 20 22

by *Barbara Harper and Charles Haines*.



Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name

11/12/2024
My Commission Expires

Personally Known ☐ OR Produced Identification ☒ ID Produced: ☒
FL Drivers Licenses

EXHIBIT A

**NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT**



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-30-0740-0078-0040

Owner Name GAINES CHARLES HINTON &
Mailing Address HARPER BARBARA G. JTR51
P.O. BOX 6218
FERNANDINA BEACH, FL 320356218
Location Address 2753 AMELIA RD
FERNANDINA BEACH 32034
Tax District UNINCORPORATED MIDDLE ISLAND
Millage 16.1909
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0.90
Short Legal PT OF LOT 78 EX S-18 IN OR 1088/928 SUB PT OF SEC 4 PB 0/59

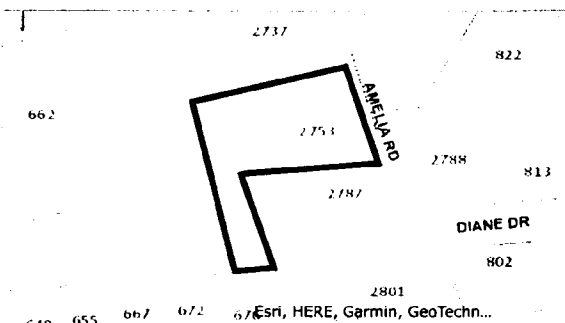
2021 Certified Values

Land Value \$90,000
(+) Improved Value \$87,296
(=) Market Value \$177,296
(-) Agricultural Classification \$0
(-) SOH or Non-Hx' Capped Savings \$86,436
(=) Assessed Value \$90,860
(-) Homestead \$25,000
(-) Additional Exemptions \$500
(=) School Taxable Value \$65,360
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$40,360

Notes: (1) (2) Map does not apply to current taxable value.



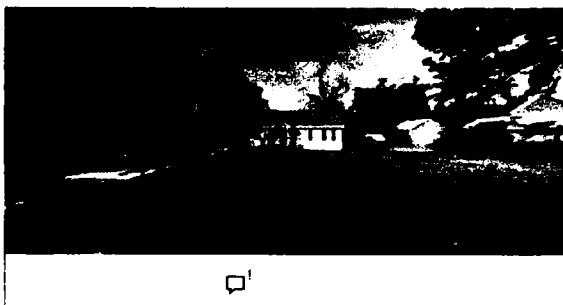
PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

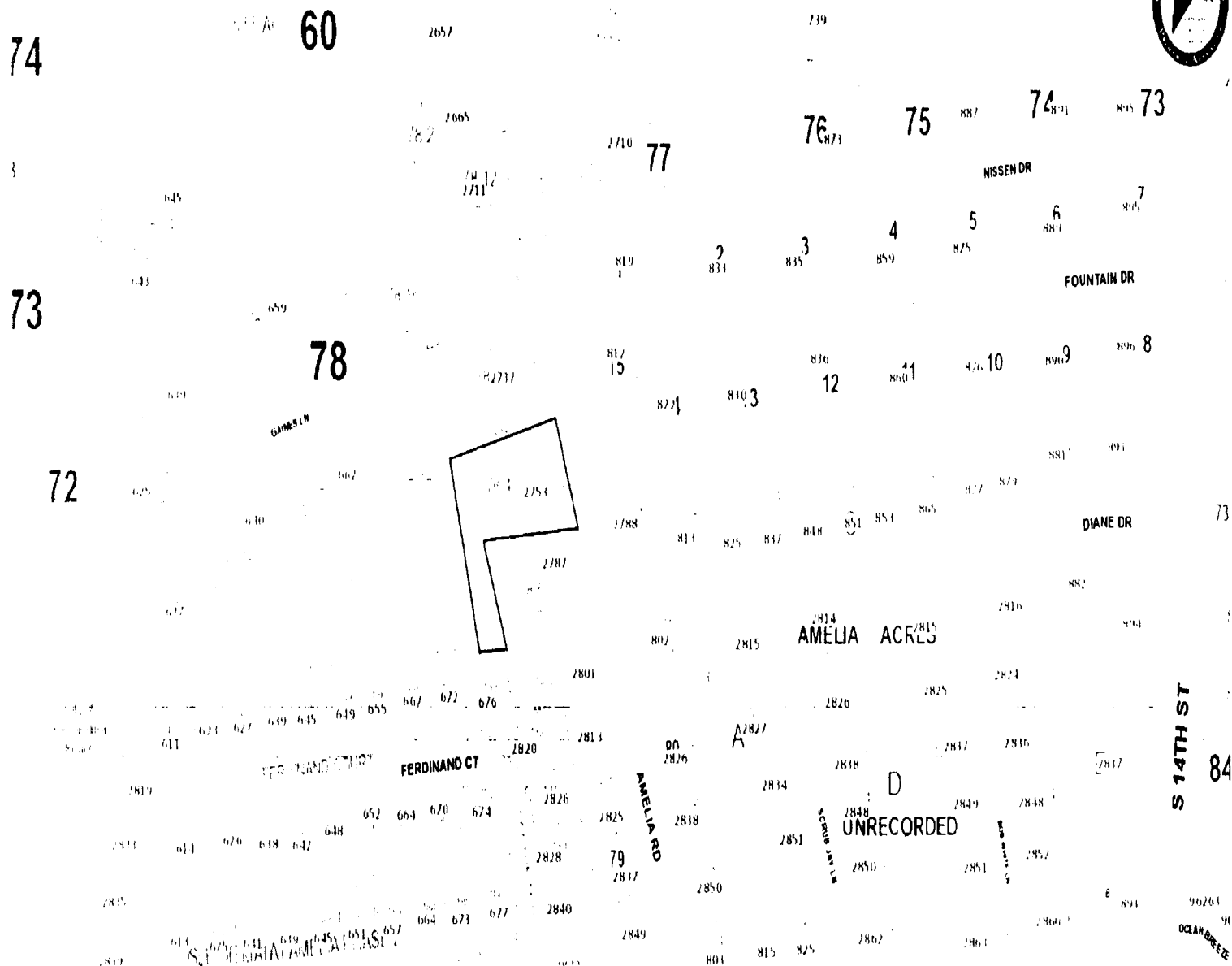
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Roofing	Counting	Actual	Year Built	Building Sketch
SINGLE FAM	1520	1400	2	2	AVERAGE	2	SHEDDED	15	17	1964	

MISCELLANEOUS INFORMATION

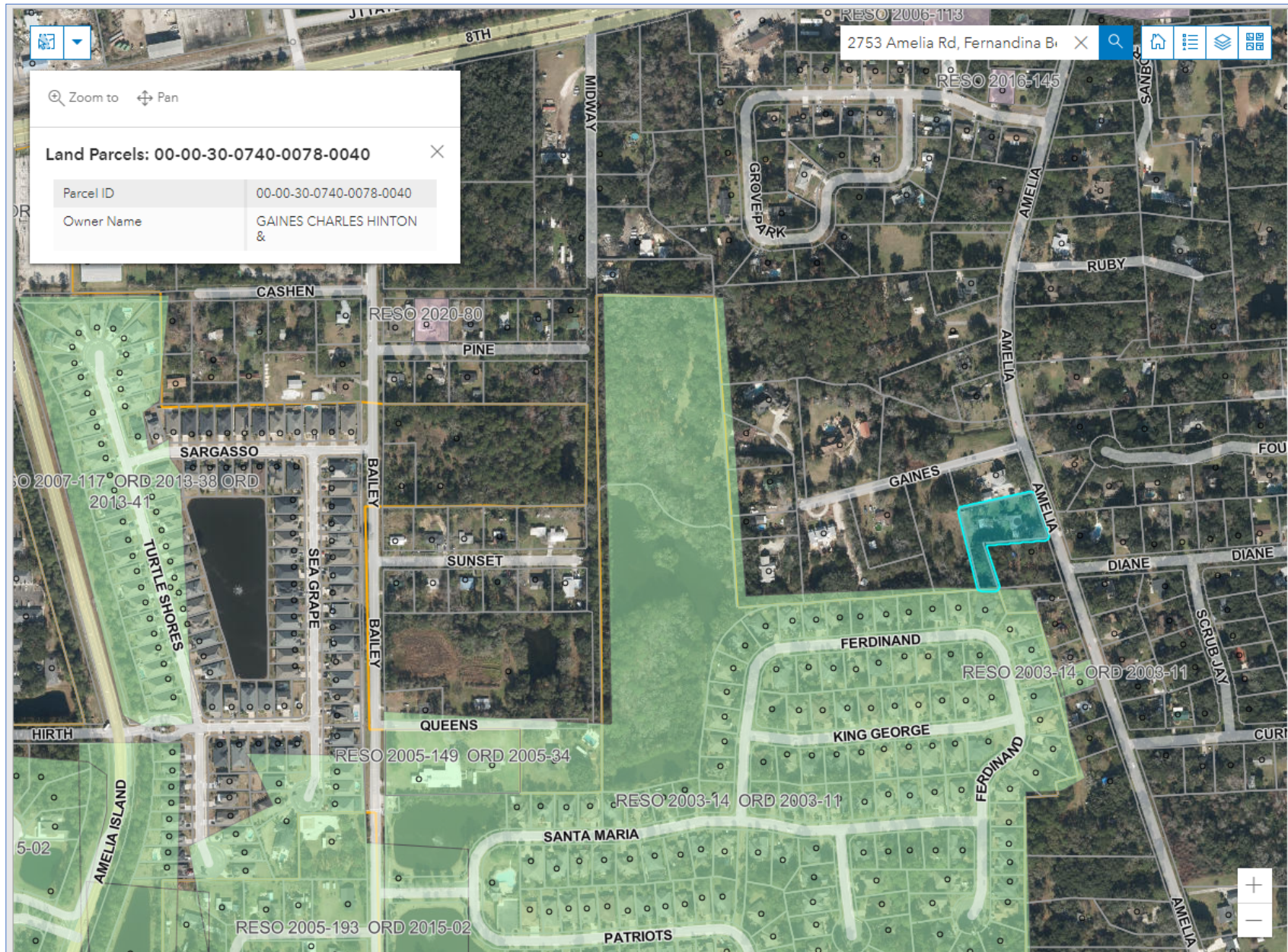
Description	Dimensions L X W	Units	Year Built
BARN - 1N-WD	32 X 26	832	1959
BARN - 1N-WD	35 X 18	630	1959
CONCRETE C	0 X 0	1044	2002

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2002-10-18	2568-1977	\$100	WD	U	Y	GAINES CHARLES HINTON &	GAINES CHARLES & BARBARA HARPER
1992-07-10	2568-1977	\$100	WD	U	Y	GAINES CHARLES H	GAINES & HARPER
1982-05-01	2568-1977	\$100	LE	U	Y		

Nassau County, FL - Property Appraiser Basemaps • Map Layers Tools Results Print Share • Help



2753 Amelia Road



RESOLUTION 2022-98

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER AND WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.90 ACRES OF LAND LOCATED AT 2753 AMELIA ROAD; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, staff determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water and wastewater services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

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SECTION 2. The City Commission hereby authorizes the City Clerk and City Manager to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 7th day of June, 2022.

CITY OF FERNANDINA BEACH

MICHAEL A. LEDNOVICH
Commissioner - Mayor

ATTEST:

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TAMMI E. BACH
City Attorney

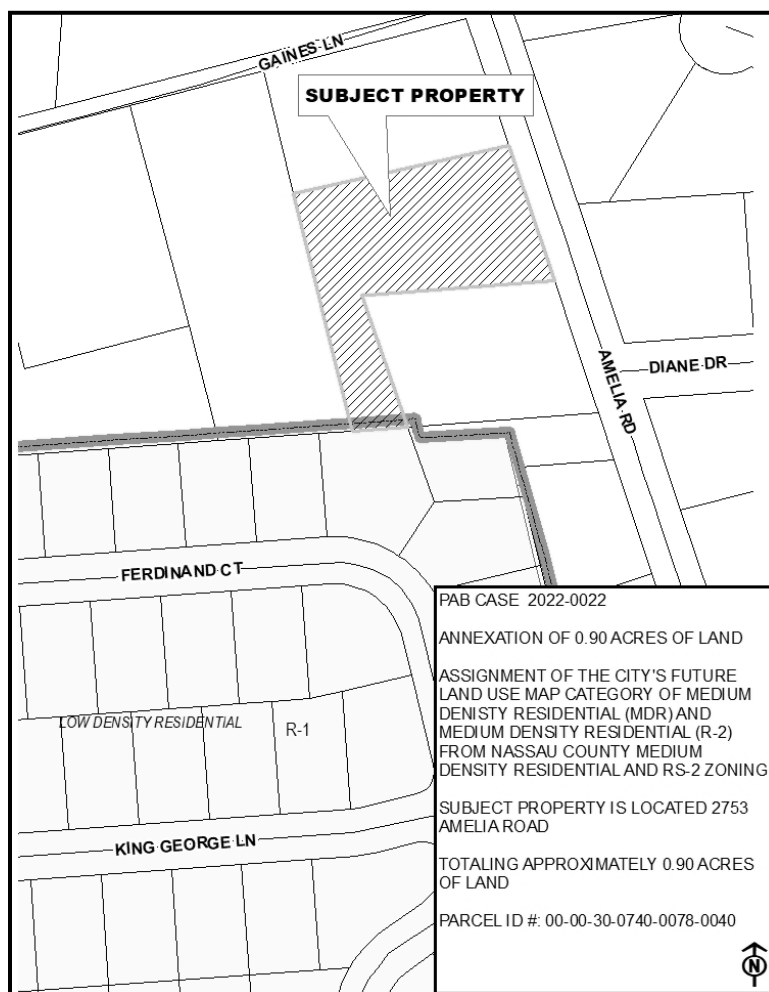


**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **August 10, 2022, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

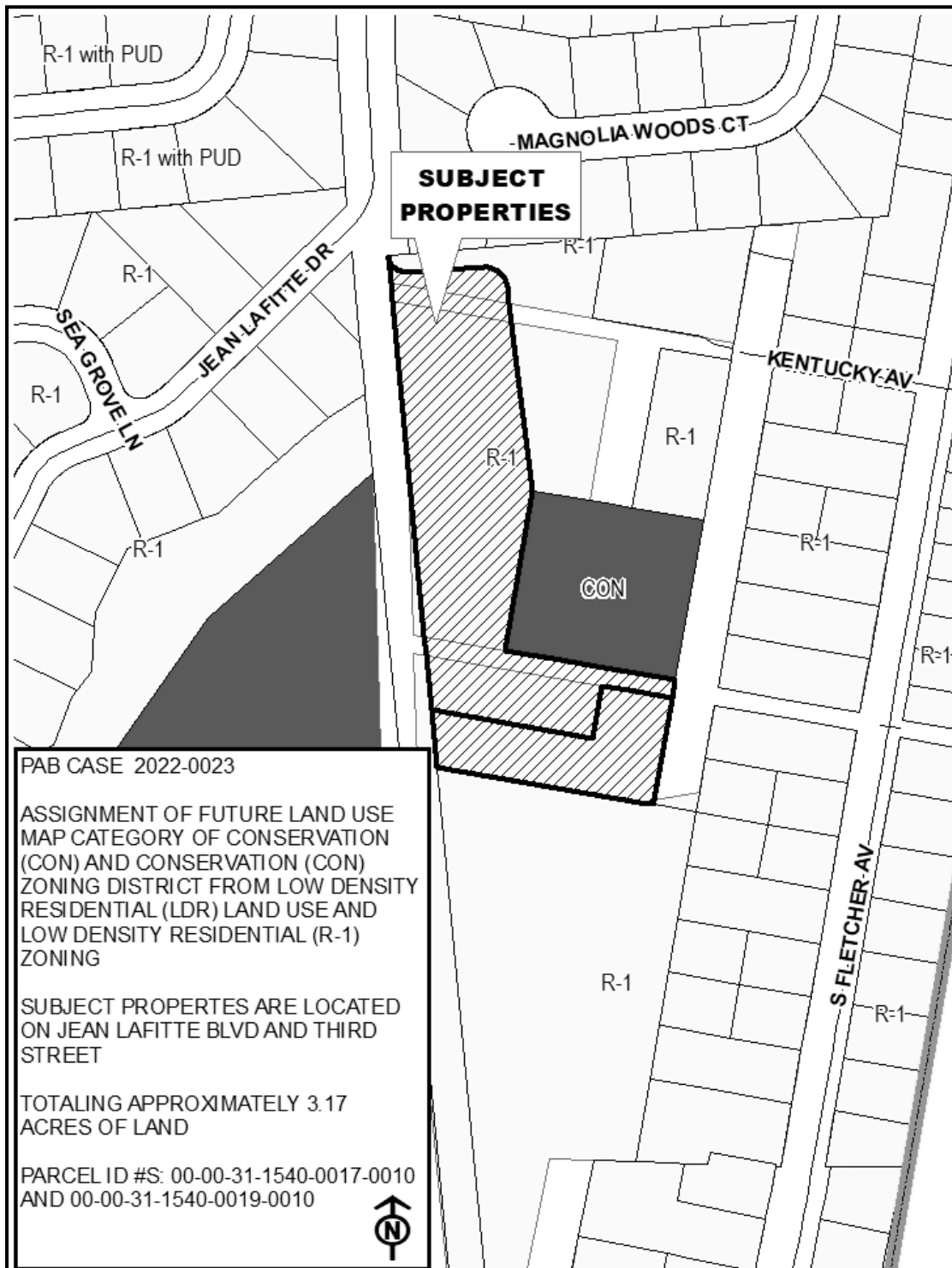
VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0022: CITY OF FERNANDINA BEACH, VOLUNTARY ANNEXATION OF 0.90 ACRES OF LAND LOCATED AT 2753 AMELIA ROAD FROM NASSAU COUNTY ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) AND MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT FROM NASSAU COUNTY MEDIUM DENSITY LAND USE AND RS-2 ZONING DISTRICT



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0023: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE AND (R-1) ZONING FOR PROPERTIES TOTALING 3.17 ACRES OF LAND LOCATED AT JEAN LAFITTE BLVD AND UNIMPROVED THIRD STREET



FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE

PAB CASE 2022-0024: CITY OF FERNANDINA BEACH, ASSIGNMENT OF THE FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CON FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND R-2 ZONING FOR 0.24 ACRES OF LAND LOCATED ON S. 7TH STREET, VACATED S. 6TH STREET AND ADJACENT TO THE RAILROAD OWNED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MURPHY LANDS ACT



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as a recommending committee. Every application is submitted to the City Commission for final decision making.

Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.

Note to News Leader:

**** This ad cannot be included in the legal or the classified section of the newspaper. ****

Please run as a DISPLAY ad in the Wednesday, July 27, 2022 issue.



City of Fernandina Beach

To: Planning Advisory Board (PAB) Members
CC: Tammi Bach, City Attorney
From: Kelly N. Gibson, CDD
Date: September 14, 2012
Re: Proposed Changes to LDC- Wetlands Exemption for Water Dependent Uses

At the PAB's October 12, 2012 regular meeting, the board will consider a change to its regulation of wetlands by providing for an exemption from wetland buffer requirements and construction over water bodies. A similar exemption already exists for properties within the CRA as contained in section LDC 4.03.03(D) (1). The change expands the exemption to include all I-W zoned properties and further exempts CRA properties from complying with the 25ft wetland buffer requirement. Approving this change enables new construction to occur as consistent with the intent of the Industrial Waterfront (IW) land use described in the Comprehensive Plan. Further, the exemption provides a mechanism to promote development, redevelopment and retention of viable traditional waterfront economies in Fernandina Beach. This is a stated goal included in the 2007 Waterfronts Florida Vision Plan for Fernandina Beach. In Florida Statute 345.07, the "Legislature recognizes that there is an important state interest in maintaining viable water-dependent support facilities, such as public lodging establishments and boat hauling and repairing and commercial fishing facilities, and in maintaining the availability of public access to the navigable waters of the state. The Legislature further recognizes that the waterways of the state are important for engaging in commerce and the transportation of goods and people upon such waterways and that such commerce and transportation is not feasible unless there is access to and from the navigable waters of the state through recreational and commercial working waterfronts."

The number of properties containing the I-W zoning district or located within the CRA are limited. Generally, they are previously developed sites with historic water-dependent or water-related uses. All of them are located within the City's urbanized areas.

Applicable Comprehensive Plan Policies

Definitions:

Water-dependent Uses – Activities which must be carried out in or adjacent to water areas because the use requires access to the water body for: waterborne transportation, recreation-access, electrical generating facilities, or water supply. These include, but are not limited to, commercial marinas, boat ramps/docks, electrical generation plants, and fishing piers.

Water-related Uses – Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. These include, but are not limited to, commercial resorts, campgrounds, fish camps, seafood processing operations, dive ships, and bait and tackle stores.

Policy 1.07.12.

Industrial Waterfront (IW)

- a. The land use category of Industrial Waterfront provides for those industrial activities that require waterfront locations.

- b. Permissible uses include: water dependent uses such as piers, docks, and wharves; ship terminals and facilities for construction and maintenance; bulk storage facilities, limited to materials delivered by ship; military installations, excluding residential uses; heliports; and marinas.
- c. The intensity of development within the industrial waterfront land use category shall not exceed a FAR of 0.75.
- d. The following uses may be permissible, and shall be directly related to port activities: truck terminals; distribution centers; offices to support allowable uses; warehousing; manufacturing and processing; green technologies, and support services, which are an integral part of a port-related activity, such as parking facilities, restaurants, or clinics.
- e. New waterfront industrial locations shall ensure protection of shorelines, other environmentally sensitive lands, and protected natural resources. Appropriate buffers and other site design techniques shall be provided to ensure such protection.

Coastal and Conservation Management Element Policies

Policy 5.05.11.

The City shall continue to maintain an Industrial Waterfront zoning and future land use designation in order to support water-dependent activities such as commercial fishing and shrimping.

Policy 5.05.12.

The City shall evaluate potential exemptions in the Land Development Code to wetlands buffer requirements for resource-based recreational facilities such as trails, boardwalks, piers and boat ramps, and components of water-dependent commercial uses such as port facilities, marinas, fish camps, and commercial fishing operations.

Policy 5.05.13.

The City shall evaluate land development regulations that incentivize maintaining water-dependent uses such as marinas, fish camps, and commercial fishing operations.

Reported Conflicts and Variance Requests

The City has reviewed a variance request for an I-W zoned property located within the defined Waterfronts Florida area. In 2010, an existing marina was required to obtain a variance for the construction of a new storage building on an existing paved parking lot due to its proposed location, roughly five (5) feet from the jurisdictional wetland line. The variance was approved based on findings that the development was compatible with adjacent development and the existing use of the property as a marina. The BOA also stated in their findings of fact that the request was not detrimental to the public. If unchanged, the City can expect to receive additional variance requests from property owners for construction projects that are otherwise compatible with the existing site.

3.03.00 WETLAND PROTECTION

3.03.01 Applicability

The requirements of this section shall apply to all of the areas under the jurisdiction of the Florida DEP, the USACOE, and the SJRWMD, as well as those lands identified as "Conservation" on the FLUM and on the adopted zoning map. Exemptions to buffering requirements exist for resource-based recreational facilities such as trails, boardwalks, piers and boat ramps, and components of water-dependent commercial uses such as port facilities, marinas, fish camps, and commercial fishing operations.

3.03.02 Agency Coordination Required

All new development and redevelopment adjacent to jurisdictional wetlands shall be required to include coordination with the agencies with regulatory jurisdiction over wetlands, including the County, representatives of the Florida DEP, the USACOE, and the SJRWMD, for assistance and verification in identifying and delineating wetlands.

3.03.03 Development Within Wetlands

Except as expressly provided in this section, no development activity shall be permitted in a wetlands area, as described in Section 3.03.01.

- A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered.
- B. Buffering requirements for development adjacent to wetlands or natural water bodies:
 1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. Due to the nature of water dependent and water related uses, all new construction on properties within the CRA and I-W zoning is exempt from Section 3.01.03(J) as well as the required buffers established by this Section; and
 2. This setback shall be required for any development, except docks or piers which have received a permit from the Florida DEP, SJRWMD, or the USACOE.
- C. Permitted activities within areas designated by the City, FDEP, SJRWMD, or the USACOE as wetlands protection zones:
 1. Potentially allowable uses adjacent to wetlands protection zones are those uses included in the Conservation land use category on the FLUM;
 2. Development is limited to buildings that are supportive of and accessory to the Conservation land use category, such as interpretative centers, rest rooms, or covered picnic pavilions;
 3. Developing an area that no longer conforms to the determination of the SJRWMD as wetlands, except former wetlands that have been filled or altered in violation of any rule, regulation, statute, or this LDC. The developer shall demonstrate that the water regime has been permanently altered, either legally or naturally, in a manner so as to preclude the area from maintaining surface water or hydroperiodicity necessary to sustain wetlands structure and function. Adequate proof shall include statements from federal or State agencies having jurisdiction as

well as technical evidence from registered hydraulics engineers or other certified experts;

4. Development of a wetlands stormwater discharge facility or treatment wetlands in accordance with State permits received under currently relevant sections of the F.A.C.; and
5. Boardwalks, piers, boathouses, boat shelters, fences, duck blinds, wildlife management shelters, footbridges, observation decks and shelters, and other similar water-related structures, provided that installation does not involve grading, fill, dredging, or draining, and provided that such structures are constructed on pilings so as to permit the unobstructed flow of water and light and preserve the natural contour of the wetlands. All pilings shall be driven into place; no jetting of pilings shall be allowed.

4.03.03 Standards for Development in the Community Redevelopment Area Overlay

A. Purpose

It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.

B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. Due to the nature of water dependent and water related uses, all new construction is exempt from Section 3.01.03(J) ~~and as well as the required 50 foot buffer from a natural water body as established in~~ Section 3.03.03(B) 1.

I. Call to Order - The meeting was called to order at 5:03 pm.

II. Roll Call/Determination of Quorum

Board Members Present

David Beal, Chair
Richard Bradford
Michael Harrison
Judith Lane (alternate)

Eric Bartelt, Vice-Chair
Mark Bennett
Ted Kostich
Charles Rogers (alternate)

Board Members Absent

Len Kreger

Others Present

Tammi Bach, City Attorney
Kelly Gibson, City Planner
Marshall McCrary, Community Development Department Director

Member Lane was seated as a voting member for this meeting due to the absence of Member Kreger.

III. Approval of Minutes

The Minutes of the September 12, 2012 Regular Meeting were presented for approval. **A motion was made by Member Harrison, seconded by Member Lane, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

IV. New Business

4.1 CHAPTER 10- VARIANCE CRITERIA CHANGES + CHAPTER 11 CLARIFICATION ON LOCAL DEVELOPMENT ORDERS – Ms. Gibson pointed out that these are changes that were discussed previously through the joint board meeting that was held in July with the Board of Adjustment (BOA), the Historic District Council (HDC), and the Planning Advisory (PAB). She explained that there were a number of changes including modifications to the reviewing criteria for looking at variances. She commented that a staff memo was provided on September 20th to identify the changes. Member Bennett noted that at several BOA meetings there has been proposed construction on lots where nothing exists and to his knowledge a house could have been built on any of the lots. He stated that it could have been a smaller house, but variances were granted. He commented that if people buy small lots they should understand what size house can be built there. There was some discussion about Member Bennett's concern with granting variances for new construction when a smaller house could be built on the lot. Chair Beal commented that every time a variance is granted it weakens the Land Development Code (LDC). He suggested raising the fees for a variance application so that people just don't do it for the heck of it. He explained that it should be very hard to get a variance and it has to be a true hardship. There was some discussion about these concerns and having the ability to grant or deny variances.

Member Lane pointed out that the board needed to review the wording and see if it was strong enough. Member Bartelt commented that there seemed to be a consensus that the language was not tough enough in certain circumstances. Member Lane questioned stronger language for what point.

Member Bennett replied buildable vacant lots. He questioned the board if someone can build an economic product on a lot should they be able to come to the BOA and ask for something larger. He explained that if you buy any lot it is your responsibility to understand what you are buying. After some discussion about this, Ms. Gibson referred to the limitations of granting variances, the provisions that staff provided, and the changes that were made and inquired if the BOA and HDC have enough to justify making a decision on those situations. Member Bartelt agreed the proposed wording is strong enough to give good direction to the BOA and HDC in their consideration; however there's too much discretion depending on the membership. He suggested tightening up the parameters. Member Kostich referred to 10.02.01C (3) limitations to granting a variance and suggested adding buildable vacant lots and saying there can be no non-conforming uses there. The board had some discussion about 10.02.01C (6) regarding financial hardship noting that it was moved to a limit on applying for a variance. It was noted that some members wanted the code to be stronger so that some of that discretion is taken away so that it is tougher to get a variance. Ms. Gibson clarified to the board that if an applicant is only demonstrating that they have a financial hardship or an economic consideration and that's all they have then they are not moving forward to the BOA. Member Harrison stated that arguments of financial hardship will have no weight in the variance application. Ms. Gibson explained that it's not even being considered. There was further discussion about the variance procedure and that the board wanted language that a variance shall not be granted for a financial hardship. Staff removed the word "primary" from the draft language.

Mr. McCrary briefly explained that the code offers guidance to staff and potential applicants about what can be considered for a variance. There was a brief discussion about this noting that this section empowers staff to block illegal applications from moving forward. Mr. McCrary commented that the six criteria are easier for the board and the applicant to understand. He pointed out it says that they must meet all of those criteria. He explained that the boards making these decisions need some power to weigh these different criteria and have the ability to say if a criterion is inconsequential to the other criteria. There was some discussion about the criteria noting that cases have to be considered on a case-by-case basis. The board also had discussion citing examples of variances and instances in the City where the code doesn't represent the community.

Ms. Gibson pointed out that both the BOA and the HDC had hearings in September to look at the criteria and there was a question why a section of code was struck (affordable housing and historic structures). She explained that it was struck because it was already provided within other sections of the code.

The public hearing was opened at this time.

Mr. Wyndham Riotte, 230 North 5th Street, member of the BOA, referred to setbacks and commented that is where a lot of the board's business is. He referred to 10.02.02 and noted what was trying to be done with the measurement guidelines, but he expressed his opinion it would make it harder for the BOA to work because they are gray. He requested the board consider whether or not those 6 criteria provide sufficient guidance on BOA decision making.

Mr. Bruce Meger, member of the HDC, explained that he has been an advocate of modifying the criteria for a number of years. He pointed out that property owners in the historic district have a unique need and that he was only speaking to that portion of the community. He commented that the most common variances are from the front setback, the side setback, and the rear setback for accessory structures. He cited instances of building on a historic block where existing build patterns are contrary to current setback requirements. He advocated for the allowance of variances and wanted the criteria changed as proposed. He briefly explained that he wanted to see the context-sensitive administrative process developed as well for the historic districts. He expressed his support

of the HDC having the ability to make a discretionary call when it comes to granting a variance and the new criteria help in that direction. After some comments, Mr. Meger reminded the board of the mix of zoning in downtown where you have C-3 abutting R-2, and there is an inconsistency in building patterns afforded by strict adherence to the LDC. (C-3 requires no setbacks / R-2 supports conventional suburban development pattern.) Member Kostich referred to the joint meeting and questioned if the idea of going block by block went anywhere. Ms. Gibson explained that staff would be bringing forward context sensitive design review standards that would look at setbacks for situations not only in the historic districts. There was a brief discussion about this idea of block by block consideration.

The public hearing was closed at this time.

Member Harrison questioned #7 that a variance shall not be granted for procedure or process component of the LDC. Ms. Gibson explained the purpose behind this was to preclude consideration of changes to the procedural requirements of the LDC. There was some discussion to clarify this further. The board resumed their discussion to address the desire to prevent consideration of a variance for residential vacant lots seeking setback reductions and deliberated about possible language. Paragraph #8 was added to address the concerns raised by the board and it was noted that an administrative process would be coming forward next month for context sensitive design review of setback standards.

Member Bartelt referred to combining of lots and noted that an applicant was coming forward to combine a 75 foot lot and a 50 foot lot along the beach. Mr. McCrary explained that in 2007 this lot received a variance to go from 125 feet to the 75 and 50 foot lots. He stated that there is a section in the LDC that says lots in that area shall not be any larger than 100 feet. Ms. Gibson questioned if the board was asking to limit so that you can't seek a variance exceeding lot widths. Member Lane commented that this case would not be the one to argue, since it went from 125 feet to two lots. There was some discussion about this noting that the lot size was to ensure breaks and visibility options to the beach. Draft language was developed by Ms. Gibson to address this. **A motion was made by Member Bennett, seconded by Member Kostich, to approve the changes to Chapter 10 as submitted and revised during the discussion. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Member Harrison referred to the modification to 11.00.04 (D) and noted that it says that if the applicant has been working on the local development order it may be extended without complying with sections A, B, and C. He expressed his concern about the open-ended nature of the language. He noted that the order would expire after 12 months unless a written request for extension has been submitted along with fees paid and they could have up to two 6 month extensions. He referred to D and commented that if the applicant can show that they've been working on the local development order within the first 12 month period it appears to be made valid for the infinite future. Mr. McCrary explained that this was to recognize a variety of external agency reviews or internal processes that are subsequent to the local development order. Member Harrison suggested the deletion of the word initial approval period. There was an extensive discussion about this noting that additional time is needed for items going before the Department of Environmental Protection (DEP) and other agency review. Staff crafted an additional sentence to add to this section to address this concern and the board was satisfied with the amendment. **A motion was made by Member Harrison, seconded by Member Kostich, to accept the changes to Chapter 11 as submitted and modified during the discussion. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4.2 WETLAND BUFFER EXEMPTION FOR I-W AND CRA PROPERTIES (WATER DEPENDENT AND WATER RELATED USES) - Ms. Gibson provided an overview of the changes and the thought behind them, which adhere to the Comprehensive Plan directive and adheres to goals of the Waterfronts Florida program in support of working waterfronts. Member Bennett commented that he understood having this for downtown, but he didn't know that he would agree with it for north of here. He pointed out the area west of Old Town and north of Old Town is zoned Industrial Waterfront. He explained that the whole point of having a wetland buffer is to protect from things like oil, gasoline, chemicals, etc. He expressed his concern about the application of this and the potential damage. He commented that some level of buffering is warranted to protect the environment. He also pointed out that Egans Creek and the river are vulnerable and should have greater protection. Ms. Gibson further explained that this was to apply just for I-W zoning to allow for water dependent commercial uses that have historically existed out there. There was some discussion about this language to support this development scenario and its importance in upholding the City and State goals for working waterfront retention. The board had further discussion about this and concerns were raised by board members about the potential for pollutants. It was noted that the exemption would only apply to water-dependent or water-related uses.

The public hearing was opened at this time.

Mr. Bill Kavanaugh, owner of Tiger Point Marina, reminded the board that when they permitted Tiger Point in 1993 they had to go through St. Johns Water Management and any water from their pavement goes into their retention pond. It was noted that the permitting agencies still have to review all horizontal and vertical development in these areas, but the City was deferring to their decision making and permitting authority. There was some discussion about this.

Mr. Riotte pointed out the City's construction projects in the CRA (sun shelters and boardwalk extension) did not use a 25' buffer. He commented that the City has to be careful what it does and follow the regulations.

The public hearing was closed at this time.

Member Bennett noted that if there was no buffer a building could potentially be built right up to the water line. Ms. Gibson clarified that as long as it is water dependent or a water related use. Member Bartelt commented that he didn't agree with treating one area (CRA/downtown) differently from another (Old Town IW zoned properties). The board had further discussion about the unique needs of water dependent uses noting there is a risk of pollutants and that there are limitations imposed on water dependent uses. There was a review of the locations of I-W properties and the CRA boundaries.

Ms. Gibson provided details from the Comprehensive Plan including Policy 5.05.12 that is specific direction in the Comprehensive Plan endorsing this approach of having exemptions for certain properties. After a brief discussion, Member Lane expressed her concern that without requiring buffers we are setting ourselves up for future offensive uses reoccupying these water dependent use facilities. It was pointed out that our current code doesn't even offer an exemption for boat ramps from the buffering requirements. After a brief discussion, City Attorney Bach explained that if the majority of the board decides that you have to have a buffer then she would suggest getting into the types of uses and language. She pointed out that if the board says we have to have a buffer then the LDC would be inconsistent with the Comprehensive Plan. She reminded the board that the Comprehensive Plan says exemptions to keep water dependent and water related uses. She provided the board further clarification about this. **A motion was made by Member Bartelt, seconded by Member Kostich, to approve all of Chapter 4 as it is written (with revisions during discussion).**

After some discussion about the motion on the floor, **vote upon passage of the motion was taken by ayes and nays and was as follows:**

Member Bennett:	Nay
Member Kostich:	Aye
Member Lane:	Nay
Member Bradford:	Aye
Member Harrison:	Aye
Member Bartelt:	Aye
Chair Beal:	Aye

Motion carried.

Ms. Gibson pointed out that there are two modified sections in Chapter 3. After a review of the current zoning, Ms. Gibson clarified that the applicability adds one sentence that talks about the exemptions and the actual exemptions are included under the buffering requirements. **A motion was made by Member Bartelt, seconded by Member Harrison, to accept the changes to Chapter 3.03.00 as written. Vote upon passage of the motion was taken by ayes and nays and was as follows:**

Member Bennett:	Nay
Member Kostich:	Aye
Member Lane:	Nay
Member Bradford:	Aye
Member Harrison:	Aye
Member Bartelt:	Aye
Chair Beal:	Aye

Motion carried.

4.3 CHAPTER 2 + CHAPTER 5 ACCESSORY USE AND ACCESSORY STRUCTURE CHANGES - Ms. Gibson provided background on this proposed text amendment, citing applied experiences with variances as well as the direction of the Comprehensive Plan. She summarized the changes proposed for accessory structures, affecting both accessory dwellings and accessory structures/garages. She pointed out that staff sought input and evaluation from local architects about the proposed changes.

Member Bennett pointed out that one of the reasons some of these things were put in place was because people were building essentially duplex units on lots and there was concern about density. He referred to 5.01.03(c) and questioned if you can have three buildings in addition to the house. Mr. McCrary stated that was the existing language in the code.

The board took a brief recess at this time.

Member Bennett noted that you can have up to three accessory buildings per lot, and this was the current allowance. He referred to paragraph J the maximum building footprint of 625 sq. ft. and questioned if buildings could be stacked or was it just the first floor that is 625 sq. ft. Ms. Gibson explained that it was just the footprint of the structure so you can stack (roughly a 25x25 structure). Chair Beal inquired what was prompting this change. Ms. Gibson replied that both the changes to the garage and the carport as well as the accessory dwelling structures were because a number of times there have been design issues. She commented that they have wanted that additional 125 sq. ft. and

looking at the other codes you are seeing 625 sq. ft. or 25 x 25. She explained that staff felt the 625 sq. ft. provided for better design flexibility. After some discussion, Member Bennett expressed his concern about density and opening up to rentals. It was noted that a permit is required to construct an accessory dwelling unit. Mr. McCrary explained that staff was not proposing allowing people to have accessory rentals in this text amendment, but it is something that will be coming later. He stated that at this time the City doesn't have any requirements, permitting, or licensure required for anyone that rents out anything. Member Bennett commented that the City has to have control and this is the first step. Mr. McCrary explained that the change allows people to be able to stay in their homes possibly by generating income and developing diversity within an aging neighborhood by having the allowance for accessories that could be rented. He stated that staff would follow through with the recommendations of the Comprehensive Plan and right now they were addressing the things staff as found are problematic. Member Kostich commented that North Fletcher has nice sized lots, but there is no street parking. Mr. McCrary stated that parking has to be a factor. There was further discussion about this noting that parking, oversight, and monitoring are going to be addressed when the rental aspects occur.

Member Harrison expressed his opposition to the plan in the future that the City would be moving into making accessory dwellings rentable particularly in Old Town. He stated that Old Town doesn't have the infrastructure to support the existing platted homes if they are built out. Mr. McCrary pointed out that Old Town has strict limitations on accessory dwellings and nothing is being proposed for change in this amendment or for the future. He explained that the big issues are the parameters for the placement and design of these structures. He stated that he was advised by Utilities Director Mandrick that it is a violation for the City to require a single meter for the property if it has an accessory dwelling, because the property is obligated to have two meters to make people more aware of their consumption. There was some discussion about this. It was suggested to defer this until a later date, but the board agreed to press forward with the issues.

Member Harrison commented that the single meter is very important and requested to leave it as one meter per dwelling unit. Member Lane inquired about kitchen versus kitchenette. Member Bennett briefly explained that the intent was if you are going to have an accessory dwelling we want to keep it as family or guest so they are not cooking and it isn't a rental unit. There was some discussion about how to move forward, and concerns were raised about parking and the shift from family in the accessory dwelling to a renter in the accessory dwelling.

The board had some discussion and deliberation and agreed on moving forward with:

- Keep the existing metering requirement (no separate utilities - single meter)
- New setbacks of 3 feet and 3 feet
- Change of height to 25 feet for all accessory structures
- Maximum 625 Square foot building footprint for all detached accessory structures
- Accessory dwelling units intended for relatives, guests, or domestic helpers (not for rental income – non-paying guests)
- Allow the change from kitchenette to kitchen

There was some discussion and review of the zoning districts where accessory dwelling units are permitted. **A motion was made by Member Harrison, seconded by Member Bradford, to endorse changes as written and modified during discussion in both Chapters 2 and 5. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

V. Staff Report – There were no items for discussion under Staff Report.

VI. Board Business

Elect a new Chair and Vice Chair (1 year term) – After a brief discussion, **a motion was made by Member Lane, seconded by Member Bradford, for Mr. Kostich to serve as Chair. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

A motion was made by Member Kostich, seconded by Member Harrison, for Mr. Bennett to serve as Vice-Chair. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

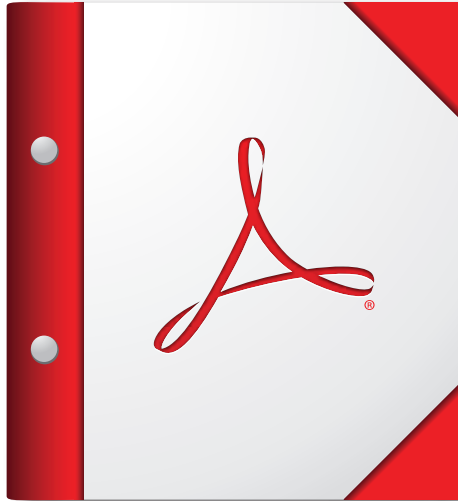
Member Bartelt inquired about the progress of the 8th Street overlay. Mr. McCrary replied there was nothing to report yet.

VII. Comments by the public – There were no comments by the public.

VIII. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 9:05 p.m.

Ted Kostich, Chairman

Mark Bennett, Vice Chair



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DIVISION OF COMMUNITY DEVELOPMENT
DRAFT #4 – JANUARY 14, 2013

Acknowledgments

The Division of Community Development wishes to thank the following agencies for their assistance in providing information utilized in *"Planning Case Studies: Infill and Redevelopment"*:

- ✓ South Florida Regional Planning Council
- ✓ Altamonte Springs Growth Management Department
- ✓ Broward County Planning and Redevelopment Department
- ✓ Fernandina Beach Planning Department
- ✓ Gainesville Planning Department
- ✓ Jupiter Planning Department
- ✓ Miami-Dade County Department of Regulatory and Economic Resources
- ✓ Orange County Planning and Development Department
- ✓ Orlando Economic Development Department
- ✓ Palm Beach County Department of Planning, Zoning & Building
- ✓ Pensacola Planning Services Division
- ✓ Sarasota Planning, Development and Zoning Division
- ✓ St. Petersburg Planning & Economic Development Department



DIVISION OF COMMUNITY DEVELOPMENT

Introduction

This report is entitled “*Planning Case Studies: Infill and Redevelopment*”. It explores a variety of tools used by local governments in Florida to encourage new growth as infill development or redevelopment. Generally, infill development occurs on vacant parcels in otherwise built-up areas where public facilities are already in place. In contrast, redevelopment involves the demolition and reconstruction or substantial renovation of existing buildings.

The report provides a snapshot of planning techniques used by twelve counties and cities from throughout the State, ranging from Pensacola in the northwest to Miami-Dade County in the south. This report does not seek to document every facet of a local government’s infill and redevelopment strategy. Instead, its goal is to highlight key elements of that strategy so that they might be more readily applied in other jurisdictions, as may be deemed appropriate by local elected officials.

The surveyed local governments include Altamonte Springs, Broward County, Fernandina Beach, Gainesville, Jupiter, Miami-Dade County, Orange County, Orlando, Palm Beach County, Pensacola, Sarasota, and St. Petersburg.

The report includes four sections, as follows:

- ✓ It explains how this topic is currently addressed in the Florida Statutes (2012).
- ✓ The challenges inherent in infill and redevelopment projects are identified.

Local governments must overcome a variety of obstacles to achieve success, including undersized or obsolete infrastructure, neighborhood opposition, lack of financing, multiple parcel ownership, and difficulties in assembling a sufficient number of adjacent lots.

- ✓ Seven specific tools are identified that are currently used by local governments to encourage infill and redevelopment, and to overcome the challenges identified in Section 2. These techniques are practical, transferrable tools that can be applied in any community. This toolbox of planning ideas highlights best practices throughout the State, with the hope that they may be of benefit to other local governments.
- ✓ Five case studies are offered which explore the infill and redevelopment experiences of local governments with an established record of success.

There is no “one size fits all” approach to implementing infill and redevelopment. However, local governments appear to be drawn to it for six reasons. First, infill and redevelopment supports smart growth, which emphasizes quality of life issues like walkability, mixed uses, and urban design. Second, infill and redevelopment strengthens existing neighborhoods and engages neighbors in their communities. Third, cities and counties do not have an unlimited supply of vacant, developable land. Well designed infill and redevelopment helps to meet Florida’s

future housing needs. Fourth, infill and redevelopment supports the economy through new construction, but also by creating unique places that invite additional private investment. Fifth, in contrast to urban sprawl, infill and redevelopment allows local governments to provide public infrastructure which is more affordable, efficient, and effective. Sixth, infill and redevelopment helps to heal blighted conditions by replacing urban decay with new construction.

Section 1: Florida Statutes

The Florida Statutes recognize that infill and redevelopment are important because they support good planning and facilitate economic development. The pertinent citations from Chapter 163, Part II, F.S. (2012), are as follows:

- ✓ Section 163.2511(2), F.S. – It notes that strong urban centers benefit regional and state economies, that State policy should guide the preservation and redevelopment of existing urban cores, that infill and redevelopment are useful mechanisms for promoting urban cores, and that infill and redevelopment should be encouraged through incentives.
- ✓ Section 163.2514(2), F.S. – It defines the term “Urban Infill and Redevelopment Area”.
- ✓ Section 163.2517, F.S. – It authorizes local governments to create urban infill and redevelopment areas to target economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment. Urban infill and redevelopment areas must be based on a written plan and a neighborhood participation process.
- ✓ Section 163.2520, F.S. – It allows local governments with adopted urban infill and redevelopment plans to issue revenue bonds and employ tax increment financing to finance the implementation of the plan. Also, such local governments may utilize community redevelopment neighborhood improvement districts, with the authority to levy special assessments. Finally, areas designated as urban infill and redevelopment areas are given a priority in the allocation of private activity bonds from the state pool.
- ✓ Section 163.3164(48) and (49), F.S. – Urban Infill is defined as “The development of vacant parcels in otherwise built-up areas where public facilities... are already in place...” Urban Redevelopment is defined as “Demolition and reconstruction or substantial renovation of existing buildings or infrastructure...”
- ✓ Section 163.3177(6)(a)2.e, F.S. – Each local government's Future Land Use Element must address the need for redevelopment.
- ✓ Section 163.3177(6)(a)9.a(X), F.S. – It notes that one of the “primary indicators” of urban sprawl is if a project “Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.”
- ✓ Section 163.3177(2)(b) and (d), F.S. – Public school interlocal agreements must include a process to share information regarding local government plans for redevelopment. They must also include a process for determining the need for and timing of improvements to support redevelopment of existing schools.
- ✓ Section 163.3180(5)(e) and (f), F.S. – Local governments are encouraged to

consider the following: a.) Transportation concurrency's potential negative impacts on future infill and redevelopment; and b.) Exempting or discounting impacts of redevelopment from transportation concurrency.

- ✓ Section 163.3246(2)(e), F.S. – To be eligible for the Local Government Comprehensive Planning Certification program, a local government must demonstrate that it has adopted programs which promote infill and redevelopment.

Section 2: The Challenges

Infill and redevelopment is not easy. Such projects are surrounded by existing residents and businesses. Infill and redevelopment sites are part of an existing urban fabric, with neighbors that have a sense of their community's history and expectations about its future. Local governments and developers face a variety of challenges on the path to successful infill and redevelopment, including the following:

- ✓ Identifying Opportunities – Each potential site has numerous variables which will determine the chance of success, ranging from the availability of infrastructure to the permitted land uses. Local governments can improve the odds for successful infill and redevelopment by creating an inventory of potential sites.
- ✓ Neighborhood Opposition – The site may be a vacant eyesore, or it might be an older building in a state of disrepair. However, an infill or redevelopment project does not occur in a vacuum. Surrounding residents and businesses will likely have strong opinions about what is acceptable on the site. Their feedback must be given thoughtful consideration.
- ✓ Infrastructure – Given that the candidate site is part of an existing

urban area, infrastructure will likely be older or even obsolete. Moreover, the higher densities and intensities that are typically required for successful infill and redevelopment may also cause the existing infrastructure to be undersized.

- ✓ Lot Assembly and Ownership – Infill and redevelopment sites typically include multiple lots with more than one owner. A successful project will have to assemble the necessary lots into single ownership.
- ✓ Financing – Due to the challenges described above, along with the current financial crisis, financing an infill and redevelopment project can be difficult. The project could be made more financially viable through public-private partnerships that attempt to lessen these challenges.
- ✓ Land Use Restrictions – An infill and redevelopment project might not be feasible if the local government's comprehensive plan and land development regulations do not offer sufficient flexibility. As explained in Section 3 below, many local governments offer flexible use, density, intensity, parking, height, landscaping, stormwater, or setback standards to encourage infill and redevelopment.
- ✓ Review Process – Local governments have also created expedited or streamlined review processes to increase the odds of successful infill and redevelopment.

Section 3: The Toolbox

The survey of the local governments noted earlier identified seven tools that are part of their comprehensive infill and redevelopment strategy. The Future Land Use Element (FLUE) of each local government contains goals, objectives, and policies (GOPs) which define the role of

each tool. This section outlines how the FLUE lays the groundwork for each tool, which is then implemented through the land development code or other means. A list of sample GOPs follows the discussion of each tool. Attachment 1 provides links to the Future Land Use Element at each local government's website. Please refer to the link to review the text of the referenced GOPs.

3.1 Location

The surveyed local governments focus their infill and redevelopment efforts on a specific geographic area within their jurisdictions. How the area is chosen varies widely, but can be broadly grouped into the following four categories:

- ✓ Several local governments utilize planning areas defined by the Florida Statutes, such as Urban Infill and Redevelopment Areas (Section 163.2517, F.S.) or Community Redevelopment Areas (Section 163.340(10), F.S.).
- ✓ Other local governments create FLUM designations or districts designed to encourage infill and redevelopment. For example, Gainesville's Urban Village is designed to encourage redevelopment in the vicinity of the University of Florida campus. Similar efforts can also be found in Jupiter's Mixed Use designation, Pensacola's Redevelopment District, St. Petersburg's Community Redevelopment District, Miami-Dade County's Urban Centers, and Altamonte Springs' Activity Centers.
- ✓ Some local governments have engaged in infill and redevelopment in response to evolving trends. For example, the closure of the Naval Training Center in Orlando created an opportunity for the City to redevelop the site as Baldwin Park, a successful mixed use Traditional Neighborhood Development.

- ✓ Local governments can also build their infill and redevelopment strategy by identifying areas which present the ripest opportunities for infill and redevelopment. For example, a local government could conduct an assessment of vacant land and the associated likelihood of its successful redevelopment. Orange County has taken this approach with its Infill Master Plan.

Sample FLUE Policies (Location):

- Altamonte Springs – 1-1.2.1, 1-1.16.1
 - Fernandina Beach – 1.03.04
 - Gainesville – 2.1.1 to 2.1.3, 4.3.7
 - Jupiter – 1.3.8, 1.3.10 to 1.3.12, 1.9.12
 - Miami-Dade County – 7, 12, 12D, and page I-46
 - Orange County – 1.4.21, 2.1.1 to 2.1.3
 - Orlando – S.7.1, S.7.4, S.12.7, S.14.5, S.14.13, S.16.4, S.16.7
 - Palm Beach County – 1.2.1 to 1.2.3
 - Pensacola – 1.1.5, 1.2
 - Sarasota – 5.4, 6.1, 9
 - St. Petersburg – 3.1.E.4, 3.1F, 11, 13.1
-

3.2 Incentives

After defining the geographic area for infill and redevelopment, the next step is to identify possible incentives to attract development to the targeted area. The survey of twelve local governments identified a wide array of incentives in their FLUEs, including the following:

- ✓ Provide density and/or intensity bonuses;
- ✓ Create an expedited review process;
- ✓ Facilitate or take the lead in assembling land to better create infill opportunities; and
- ✓ Implement alternative development standards with flexible criteria, including the following:

- Types and mixing of uses;
- Height bonuses;
- Landscaping standards;
- Reduced or shared parking;
- Flexible level of service standards;
- Site design standards;
- Setback standards; and
- Apartments as an accessory use.

Sample FLUE Policies (Incentives):

- Altamonte Springs – 1-1.2.1, 1-1.2.16, 1-1.5.1, 1-1.5.5, 1-1.5.8, 1-1.7.4, 1-1.9.1
 - Fernandina Beach – 1.03.01, 1.03.04
 - Jupiter – 1.3.4.c, 1.3.23, 1.13, 1.13.2
 - Miami-Dade County – 9R, 12B, and pages I-31 and I-32.1
 - Orange County – 2.1, 2.1.1, 2.1.3, 2.1.4, 2.1.5, 2.2, 2.2.4, 2.2.5
 - Orlando – 1.3
 - Palm Beach County – 1.2.1 to 1.2.3, 2.2.1
 - Pensacola – 1.9.3
 - Sarasota – 2.9, 4.10, 4.14
-

3.3 Mixed Use

The survey suggests that the promotion of mixed use development is a prominent feature of local governments' infill and redevelopment efforts. However, it should be noted that mixed use is not always an essential component of infill and redevelopment. For example, the specific circumstances of a particular site could make a single use very appropriate for an infill or redevelopment project. Nevertheless, local governments appear to be taking advantage of the opportunity afforded by infill and redevelopment to promote mixed use projects.

The activities listed below create an environment in which mixed use development can flourish. Collectively, they paint a picture of an active, interconnected, mixed use, urban landscape. Local governments promoted mixed use development in their

comprehensive plans with GOPs that encourage the activities listed below.

- ✓ Ensures a strong residential component to allow residents to both live and work in the vicinity of the project;
- ✓ Increases residential densities and nonresidential intensities of use;
- ✓ Supports multi-modal transportation and pedestrian access;
- ✓ Seeks to reduce trip lengths;
- ✓ Provides interconnected streets;
- ✓ Promotes efficient use of public infrastructure;
- ✓ Encourages mixing of uses both horizontally and vertically;
- ✓ Advocates an urban experience with a range of choice and living options;
- ✓ Promotes a sense of community;
- ✓ Provides multiple housing types; and
- ✓ Encourages street level activity.

Sample FLUE Policies (Mixed Use):

- Broward County – 2.9, 2.9.1, 2.9.2
 - Gainesville – 1.3, 1.3.1 to 1.3.3
 - Jupiter – 1.9.12
 - Miami-Dade County – 7, 9P, 10A, pages I-46 and I-69
 - Orange – 1.1.5, 2, 2.2, 2.2.4, 2.2.8
 - Orlando – S.16.4
 - Palm Beach County – 1.2.2-b, d, e, k
 - Pensacola – 1.2.3
 - St. Petersburg – 3.1.E.4, 17B.2
-

3.4 Multi-Modal Transportation

The surveyed local governments encourage land use patterns that are supportive of multi-modal transportation. The underlying objective is to de-emphasize the role of the automobile, and to create viable, new transportation opportunities for transit, bicycling, and walking.

Multi-modal transportation and mixed use development are directed to the same goal of achieving a more urban, smart growth form of development. The local government GOPs indicate an interest in the following:

- ✓ Make public transportation viable through higher densities and intensities of use;
- ✓ Offer transportation choices;
- ✓ Create interconnections between different transportation modes;
- ✓ Promote an attractive and protected streetscape to encourage pedestrian activity;
- ✓ Provide support facilities such as bus shelters, bus turnout facilities, and bicycle storage facilities;
- ✓ Permit reduced or shared parking requirements; and
- ✓ Base new roads on a "Complete Streets" philosophy, which provides multimodal options and reduces cyclist and pedestrian barriers such as the following:
 - High speed, multi-lane roads;
 - Lack of protection between automobiles and other users; and
 - Lack of protected street crossings.

Sample FLUE Policies (Multi-Modal):

- Altamonte Springs – 1-1.9.1, 1-1.11.2
- Broward County – 2.9.2
- Gainesville – 2, 2.1, 4.3.7(a)(b)
- Miami-Dade County – 1A, 7, 7D, page I-46
- Orange – 1.1.5
- Palm Beach County – 1.2.2-a, b, e
- Sarasota – 9.4, 9.5
- St. Petersburg – 3.1.E.4

3.5 Design Standards

If one of the goals of Infill and redevelopment is to eliminate blight with mixed use, multi-modal development, it is reasonable to set standards for what the new development should look like. Most of the surveyed local governments addressed this question with design standards that shared many of the features identified below.

- ✓ Mixed Uses
- ✓ Architecture
 - Promotes compact building design;
 - Requires articulated front facades;
 - Places buildings and front entrances close to the sidewalk;
 - Ensures that architecture supports regional traditions; and
 - Blends with the established scale and character of the surrounding neighborhood.
- ✓ Encourages use of LEED or similar green building standards
- ✓ Exterior Areas:
 - Preserves open space;
 - Creates and maintains low maintenance landscapes;
 - Promotes an attractive streetscape with appropriate street trees;

- Prohibits walled and/or gated communities;
- Incorporates Crime Prevention Through Environmental Design;
- Creates a distinct sense of identity along the pedestrian system; and
- Creates community focal points and the termination of vistas.

Sample FLUE Policies (Design Standards):

- Altamonte Springs – 1-1.12.2
 - Broward County – 2.9.1 to 2.9.5
 - Gainesville – 2.1.1 (a)(b), 4.3.7(a)
 - Jupiter – 1.9.12
 - Miami-Dade County – page I-46
 - Orange – 2.2.18
 - Orlando – 1.5.8, S.16.7
 - Palm Beach County – 1.2.2-e, 1.2.2-f, 4.3-o
 - Sarasota – 2.4, 9.7
-

3.6 Site Inventory

Many local governments that commit to an infill and redevelopment strategy also market the available properties within their jurisdictions using the following techniques:

- ✓ Identify potential infill and redevelopment sites and publish the list of those properties in an inventory.
- ✓ Identify key characteristics of each parcel in the inventory, including the following:
 - Appropriate land uses;
 - Densities and intensities;
 - The land development regulations which apply to the site;
 - Infrastructure availability;
 - Major site limitations;
 - Available public incentives; and
 - Economic factors, such as land values, land requirements, market area standards, and current development prototypes;

- ✓ Maintain and regularly update a land use capacity analysis which evaluates the local demand for and supply of residential and/or non-residential land.
- ✓ Develop an overall strategy for the development of the available sites which could include one or more of the following features:

- Code changes;
 - New incentive programs; or
 - Overlays or special districts.
-

Sample FLUE Policies (Site Inventory):

- Gainesville – 2.1.1 (c)
 - Jupiter – 1.13.1
 - Miami-Dade County – 5C, 5D, 11A, 11B, 12A
 - Orange – 1.1.2E, 1.1.5, 2.1.1 to 2.1.3
 - Palm Beach County – 2.1-c
-

3.7 Community

Successful infill and redevelopment must include the community and often cannot stop at a local government's boundaries. Accordingly, many of the surveyed local governments implement the following tools:

- ✓ Coordinate infill and redevelopment activities with those of adjacent local governments to ensure that such efforts are consistent with and complimentary to the strategies of neighboring jurisdictions; and
- ✓ Ensure citizen participation in infill and redevelopment projects by using charrettes, community meetings, and other public involvement techniques.

Sample FLUE Policies (Community):

- Broward – 2.3.3
 - Orange – 2.4
 - Orlando – 1.8.3
 - Palm Beach – 1.2.2-j, 4.2-b
-

3.8 Public Infrastructure

The final tool available to local governments to promote infill and redevelopment is their ability to choose where to locate infrastructure improvements or major public buildings. This tool was not discussed in the GOPs of the surveyed local governments, but it is one of the most powerful tools available to cities and counties.

For example, a local government's decision to build a park, add streetscaping, or provide mass transit service, is often the first domino that falls in a series of steps leading to successful infill and redevelopment. A city or county's decision to make an infrastructure investment can be a magnet attracting private sector investment in infill and redevelopment.

The decision of where to site a major public building can play a similar role. A government office, a sports arena, or a community center are significant public investments in a community that can spark even greater private sector activity if done thoughtfully with the other tools described above. Examples of such investments can be found throughout the State, from the American Airlines arena in Miami, to the Renaissance government office building in Tallahassee.

Section 4 – Local Case Studies

Many local governments throughout the State are actively engaged in promoting infill development and redevelopment. This section provides case studies that highlight the efforts of five Florida communities.

4.1 Urban Centers – Miami-Dade County

Over the last two decades, Miami-Dade County's Comprehensive Development Master Plan (CDMP) and zoning code have evolved with smart growth principles to achieve the following:

- ✓ Promote development with a vertically integrated mix of land uses;
- ✓ Support compact building design;
- ✓ Provide a range of housing opportunities;
- ✓ Facilitate transit-oriented development;
- ✓ Retrofit neighborhoods from auto to pedestrian-oriented developments; and
- ✓ Accommodate infill development.

A key component of the County's smart growth strategy is its urban centers. Urban Centers are designated on the County's Future Land Use Map, primarily along the County's premium transit corridors, and within redevelopment and infill areas (see Attachment 2). The Urban Centers are unique planning areas for three reasons. First, they are intended to be focal points for higher densities and intensities. Second, they are sited at key locations with access to transit. Third, the County is committed to upgrading the infrastructure to support infill and redevelopment.

Urban Centers are designed to achieve the goals noted below.

- ✓ Replace suburban sprawl with pedestrian-oriented, sustainable communities. These diversified urban centers are envisioned as moderate to high-intensity design-unified areas, with a full range of services, diversified housing, and a concentration of different urban functions integrated both horizontally and vertically. Urban Centers are characterized by an urban form that is physically cohesive, by direct accessibility to mass transit service, and by streets and buildings with a high quality urban design.

- ✓ Preserve the County's natural resources by redeveloping existing urban areas with higher densities and intensities.
- ✓ Support the CDMP's Urban Development Boundary, an urban growth line that delineates the urbanized portion of the County from the agricultural region and natural preserves.

The County's commitment to urban infill and redevelopment is also supported by the efforts of several municipalities within the Urban Infill Area, including Miami, Miami Beach, and Coral Gables. Their collective efforts are focused on achieving highly connected, compact urban areas containing quality pedestrian-oriented streets with a range of services and a diversified housing stock. A considerable amount of development in urban centers is already completed or well underway. As a result, the County's urban landscape is increasingly characterized by developments with higher densities and intensities, and vertically integrated land uses.

Emerging Urban Centers such as Naranja or Downtown Kendall (see Attachment 3) demonstrate the effectiveness of the County's urban center strategy. A map of the Naranja Urban Center in Attachment 4 depicts the transition of the maximum permitted height from 6 stories adjacent to an arterial roadway to 2 stories as the Urban Center begins to transition into the surrounding neighborhoods.

For further reading, the Future Land Use Element of the Miami-Dade County CDMP addresses Urban Centers at objective LU-7; at policies LU-1A, LU-7A, LU-8E, LU-8G, LU-9F, LU-9H, LU-9P, LU-9R, and LU-9T; and at pages I-46 through I-49.

4.2 Infill Master Plan – Orange County

Orange County projects its population to increase by almost 700,000 persons by 2030. The County's Infill Master Plan is designed to

help accommodate this growth within the existing urban service area by better utilizing vacant and underutilized parcels. The Infill Master Plan serves two purposes. First, it provides policy recommendations to guide the County in achieving infill and redevelopment. Second, it identifies candidate locations for infill and redevelopment projects.

Policy Recommendations

The Infill Master Plan's recommendations include six primary strategies, as follows:

- ✓ Develop infrastructure strategies that support infill;
- ✓ Adopt infill and redevelopment design guidelines;
- ✓ Administer a survey of owners of underutilized parcels (businesses only);
- ✓ Propose amendments to the Comprehensive Policy Plan, zoning ordinance, and land development regulations that encourage infill and redevelopment;
- ✓ Create an infill and redevelopment project certification program; and
- ✓ Establish an infill and redevelopment incentive program.

These recommendations are intended to lead to changes in the County's development regulations that will benefit infill and redevelopment projects located anywhere in the County. In addition to this Countywide approach, the Infill Master Plan also identifies five corridors with high potential for successful infill and redevelopment.

Candidate Locations

Parcels which are recommended as candidates for targeted infill and

redevelopment incentives are identified through the steps described below.

- ✓ Potential infill parcels were identified based on Department of Revenue use codes and building values, as follows: a.) Parcels smaller than 5,000 square feet were excluded; b.) Agricultural parcels were classified as vacant if the ratio of building value to land value was less than 1.0; c.) Non-agricultural parcels were defined to be vacant if the building value was less than \$10,000; and d.) Parcels in Planned Developments were excluded because they have specific development programs. The vacant parcels that met the above standards were then further narrowed by applying the following criteria: a.) Must be within the Urban Service Area; b.) Must not be within a Joint Planning Area; c.) Must be within ¼ mile of a major street; and d.) Must be within ¼ mile of a public bus route.
- ✓ Potential redevelopment parcels were identified based on the following criteria: a.) For residential parcels, the parcel size must be at least 2.5 times the minimum size required for the zoning district; b.) For non-residential parcels, the building value must equal half or less of the land value. The underutilized parcels that met the above standards were then further narrowed by removing buildings built after 1970.
- ✓ The County then identified eight initial infill and redevelopment areas, based on the geographic distribution of the parcels identified in steps 1 and 2 above.
- ✓ The eight areas identified in the previous step were then refined with the goal of creating a “cohesive grouping of parcels that appeared to have spatial relationships.” This analysis considered the following: a.) The proximity of the eight areas to the boundaries of key redevelopment districts was determined,

including community reinvestment areas, enterprise zones, and safe neighborhood improvement districts; b.) Due to the potential for neighborhood opposition, parcels were excluded if they were part of a large grouping of vacant or underutilized parcels within a residential subdivision; and c.) Due to the potential for future annexation, parcels were excluded if they were located within enclaves or pockets of unincorporated land. As a result of this process, the initial list of eight areas was refined to five targeted infill corridors.

4.3 State Road 7/U.S. 441 Collaborative

The State Road 7/U.S. 441 Collaborative (the Collaborative) was created in 2001 as a regional redevelopment partnership. The initial members included Broward County and many of the cities abutting the State Road 7/U.S. 441 corridor. Ex-officio membership was also extended to various State and regional agencies, such as the Florida Department of Transportation and the South Florida Regional Planning Council. The goal of the Collaborative is to be a catalyst for redevelopment along the State Road 7/U.S. 441 corridor. A map of the Corridor is provided in Attachment 5.

The scope of the Collaborative makes it a unique regional planning effort. As noted by the South Florida Regional Planning Council's report, “*10 Years Down the Road*”, the Collaborative “...is the representative for the longest and most inclusive corridor in the country, with 32 miles of roadway and 16 municipal jurisdictions.”

The development potential within the 32 miles that is addressed by the Collaborative is immense. The Urban Land Institute (ULI) issued an Advisory Services Panel Report concerning the State Road 7/U.S. 441 corridor in March 2004. The ULI report notes that, “To summarize the estimates for long-term development demand in the SR 7/U.S. 441 corridor: a total of 56.5 million square feet of added space will be needed to

accommodate the projected demand for urban uses by 2020; 99.3 million square feet will be needed by 2030." Although the economy entered the financial crisis of 2008, the sheer scale of this estimate indicates tremendous potential along the corridor. The Collaborative is an outstanding example of infill and redevelopment planning occurring through intergovernmental coordination. The timeline of this coordination is summarized below.

- ✓ 2001: The Collaborative was formed as a regional partnership.
- ✓ 2002: The Regional Plan Association and the Lincoln Land Institute analyzed the Corridor's redevelopment potential in "*The Sustainable Corridor Study*".
- ✓ 2003: The Federal Highway Administration provided a \$1.9 million grant to fund a Corridor Strategic Master Plan. The value of potential new development within the Corridor was estimated at over \$17 billion.
- ✓ 2003 to 2005: The local governments along the Corridor adopted community specific visions based on seven-day planning charrettes.
- ✓ 2005: The Collaborative and the Broward County Planning Council jointly created the Transit Oriented Corridor designation, which could be adopted by each local government on their Future Land Use Maps.

The Collaborative is rooted in the series of community based charrettes described above. The charrettes formed the basis for the Corridor Strategic Master Plan, which in turn led to the Transit Oriented Corridor Future Land Use Map designation. It is an "off the shelf" planning tool designed to be used by any of the local governments within the Collaborative to support and facilitate infill and redevelopment.

Obviously, the true test of success is the degree to which infill and redevelopment occur. A wide variety of public improvements have occurred to infrastructure along the Corridor. Despite the economic downturn, private sector investment has remained steady since 2005, as summarized below.

- ✓ Coconut Creek – 350,000 square feet of commercial
- ✓ Lauderdale Lakes – 30-acre mixed-use project with 541 dwelling units and 18,000 square feet of retail
- ✓ North Lauderdale – 2 residential subdivisions (San Remo and Altis)
- ✓ Plantation – Projects include the following:
 - 220 condominium units with 17,650 square feet of retail/office;
 - 70 two-story townhomes;
 - 8,850 square foot office/retail building; and
 - 7,614 square foot commercial building.

4.4 Baldwin Park – Orlando

The land that is now home to Baldwin Park has very deep roots in the history of Orlando. Between World War II and the 1990s, the site was used for military purposes. Beginning in the 1940s, it functioned as the Orlando Army Air Station, which was replaced by the Orlando Naval Training Center (NTC) in the 1960s. Over 650,000 navy recruits received basic training at the NTC.

The closure of the NTC in the 1990s left a 1,093 acre gap in Orlando's urban fabric, only three miles from downtown. Orlando embraced this challenge as an opportunity, and embarked on a redevelopment process that culminated in the traditional neighborhood development that is known today as Baldwin Park.

Baldwin Park is a remarkable infill and redevelopment project for many reasons, not the least of which is its size. The Urban Land Institute refers to Baldwin Park as “One of the largest infill redevelopment projects in the United States.” The former NTC site was located in a highly urbanized area and was surrounded by established existing neighborhoods. The current land use plan for Baldwin Park is provided in Attachment 6.

The development of Baldwin Park was guided by the principles of New Urbanism, including the strategies noted below.

- ✓ Anchor the project with a Village Center, surrounded by a collection of neighborhoods.
- ✓ Provide a mix of uses.
- ✓ Integrate the project into the City's existing urban pattern. Baldwin Park has no gates or walls, and provides a road network with over two dozen points of entry and exit to the surrounding neighborhoods.
- ✓ Emulate the architectural styles in pre-World War II neighborhoods in the surrounding community. For example, over 90% of the residences have usable front porches.

According to the City of Orlando's website, the current land use program includes 4,400 residences, 310,000 square feet of village center commercial, 250,000 square feet of village center office, 614,798 square feet of office, and 244,362 square feet of civic uses. A substantial amount of development has already occurred at Baldwin Park. Given the importance of the site to the surrounding community, Orlando engaged in an intensive planning process which gave residents an important role. For example, a visual preference survey was conducted over four public meetings. The results of the survey were an important corner stone in

the City's urban design plan for Baldwin Park.

A more fundamental challenge in the path to redevelopment of the NTC was the extensive building demolition and environmental remediation that had to occur on site to prepare the property for development. The City's website indicates that a total of 256 buildings (4.5 million square feet) were demolished, 25 miles of substandard roads were excavated, and 200 miles of underground utilities were removed. Environmental remediation included the disposal of asbestos and lead-based paint, and the removal of contaminated soil from the greens of the NTC golf course.

The City financed the redevelopment of the Naval Training Center through the public / private approach described below.

- ✓ The City held over 200 planning meetings, leading to the creation of the Base Reuse Plan, a Business Plan, an Urban Design Plan, Urban Design Guidelines, and the associated Comprehensive Plan amendments. The City laid the foundation for the project by ensuring that it was thoroughly planned and ready for development.
- ✓ The City purchased the NTC property from the Navy for \$1.2 million plus 75% of the developer's purchase price. On the same day, the City sold the site to the developer for \$5.8 million.
- ✓ A Community Development District was created for the project and allowed the developer to issue \$76 million in tax-free bonds to pay for project infrastructure.
- ✓ The City provided the developer with a line of credit to be used for the demolition and the environmental remediation.

The City's decision to partner with a single, large developer was likely a critical choice

given the scale of this project. Orlando approached the closure of the NTC as an infill and redevelopment opportunity. What could have been a potential source of blight was instead replaced with a vibrant, mixed-use, walkable community. Baldwin Park has also had a positive economic effect locally. For example, the Orlando Sentinel noted that the project is estimated to result in 5,000 jobs and \$500 million in taxes over the next 30 years.

4.5 Urban Village – Gainesville

The City of Gainesville's Urban Village includes about 396 acres near the University of Florida campus, as depicted by the map in Attachment 7. The eastern edge of the Urban Village is across the street from the University's main campus, and no part of the Urban Village is more than 6,000 feet from University-owned property. The details of the Urban Village are discussed below, but its focus is the redevelopment of the neighborhood with higher densities, a mix of uses, a gridded street network, and multi-modal transportation opportunities to serve the needs of the University's students. Gainesville's Urban Village is unique given that it is adjacent to the University of Florida, which provides an existing customer base.

Only about 13% of the 396 acres in the Urban Village are vacant, developable land. Consequently, future development is anticipated to focus on redevelopment of existing underdeveloped properties. Current development within the Urban Village is summarized as follows:

59%	Multi-family
4%	Commercial
1%	Institutional
13%	Vacant and Developable
<u>23%</u>	<u>Park, Conservation, or Utilities</u>
100%	

Multi-family development is generally at a density between 10 to 15 units per acre and was built between 1972 and 2005, with an average age of 26 years. The vacant

parcels are generally less than 4 acres, with the largest at about 10 acres.

The Urban Village is discussed in the City's Future Land Use Element at Policy 4.3.7. The key components of Policy 4.3.7 are as follows:

- ✓ Creates a long term vision for infill and redevelopment, with a focus on a pedestrian environment, multi-modal connections, a gridded street network, mixed uses, locations for employment in the innovation economy, and quality urban design.
- ✓ Establishes criteria for the approval of new development and redevelopment based on the extent to which it achieves the following:
 - Supports transit with development at sufficient densities and intensities and with related infrastructure like bus shelters, bicycle storage, and similar facilities;
 - Achieves specified minimum residential densities and minimum intensities;
 - Dedicates land for right-of-way to achieve a gridded street network;
 - Facilitates pedestrian scaled blocks, generally no larger than 1,600 feet in perimeter;
 - Incorporates urban design elements; and
 - Utilizes appropriate street types and sections.
- ✓ Prohibits single story, single occupant retail uses larger than 100,000 square feet, and also prohibits surface parking as a principal use.
- ✓ Allows densities for multi-family residential of 125 units per acre and/or a height of up to 8 stories if structured parking is provided. Non-residential development is also permitted at a height of up to 8 stories if structured parking is included in the project.

Gainesville's Urban Village presents the City with a unique planning and economic development opportunity. The potential economic development that can be sparked by redeveloping 396 acres adjacent to one of the State's leading universities is tremendous. The City recognizes this potential by seeking to build upon the synergies that exist between the University of Florida and its surrounding community. As noted by FLUE Policy 4.3.7, the City seeks to promote "...the local innovation economy by providing locations for employment opportunities in close proximity to the University of Florida campus within a mixed-use setting."

The City recognizes that the full redevelopment of the Urban Village will require a long term commitment of 40 to 60 years. The path to achieving this desired redevelopment will face several challenges, including the following:

- ✓ The current economic downturn;
- ✓ Difficulty acquiring credit for new development;
- ✓ The limited supply of assembled parcels in single ownership;
- ✓ The size and limited supply of vacant, developable land; and
- ✓ Most new development will probably take place as redevelopment of older sites.

Conclusion

This report summarizes the infill and redevelopment experiences of twelve local governments in Florida. According to the Bureau of Economic and Business Research, five of the twelve local governments had a 2011 population of less than 60,000 persons (i.e. the cities of Altamonte Springs, Fernandina Beach, Jupiter, Pensacola, and Sarasota). The local government with the smallest population was Fernandina Beach at 11,510 persons, while the largest was Miami-Dade County at 2,516,515 persons.

The infill and redevelopment approach used by each local government reflected their size and circumstances. There is no "one size fits all" approach to successful infill and redevelopment. Smaller local governments appear to tailor their infill and redevelopment strategies on a parcel by parcel basis, to take advantage of opportunities as they might arise. Many of the larger local governments, however, focus their infill and redevelopment efforts on a jurisdiction or even region wide basis. For example, the State Road 7/U.S. 441 Collaborative began in Broward County and recently expanded south into Miami-Dade County.

The common thread that connects all of the surveyed local governments is their decision to thoughtfully consider and capitalize on their strengths, while also identifying and overcoming the threats that might lay in their path. The case studies outlined above illustrate this point.

- ✓ Miami-Dade County and Orange County are planning for some of the highest population growth rates in the State through growth management tools that encourage infill and redevelopment by allowing greater densities and intensities in their urban development boundaries, instead of urban sprawl.
- ✓ Broward County recognized that State Road 7 / U.S. 441 suffers from blight and is in need of infill and redevelopment. Given the 32 mile length of this corridor, a comprehensive solution is required. The County, 16 cities, and the South Florida Regional Planning Council jointly created the Transit Oriented Corridor FLUM designation to create a regional framework for new infill and redevelopment.
- ✓ Orlando capitalized on the closure of the Naval Training Center by partnering with local stakeholders and a large

developer to create Baldwin Park, one of the largest infill projects in the country. This is one of the best examples of a public-private partnership.

- ✓ Gainesville is working to build an "innovation economy", using the University of Florida as the anchor to its Urban Village.

This report concludes that there are common tools used in many infill and

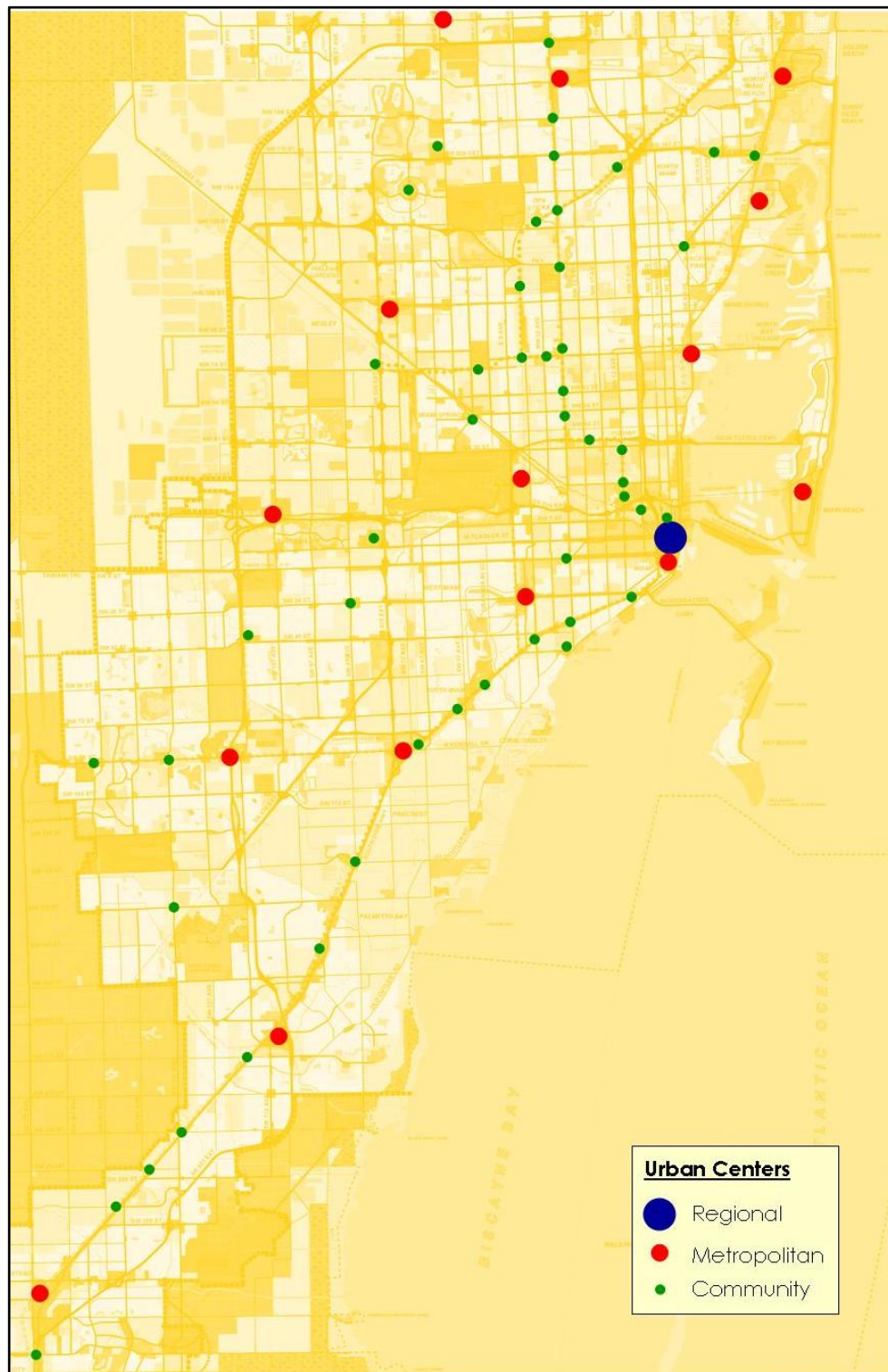
redevelopment programs. Such programs focus on a specific area, offer incentives, promote mixed use, advocate multi-modal transportation, implement design standards, inventory available sites, engage the surrounding community, and use targeted public investments. The challenge for policy makers is to determine what mix of tools will successfully address the infill and redevelopment needs of their city or county.

The Division of Community Development invites local governments to share their infill and redevelopment experiences with our office so that they might be included in future updates to this report. Please send a summary of your infill and redevelopment efforts to Bill Pable, AICP, at bill.pable@deo.myflorida.com.

Attachment 1 – Websites for Local Government Future Land Use Elements

- ✓ Altamonte Springs
<http://www.altamonte.org/departments/growth/Pdf/GOP/Future%20Land%20Use%20Element%20GOP.pdf>
- ✓ Broward County
<http://www.broward.org/PlanningAndRedevelopment/ComprehensivePlanning/Documents/FUALUEGOPS2012.pdf>
- ✓ Fernandina Beach
<http://www.fbfl.us/DocumentCenter/Home/View/5372>
- ✓ Gainesville
<http://www.cityofgainesville.org/LinkClick.aspx?fileticket=OjxD6xYZJtU%3d&tabid=246>
- ✓ Jupiter
<http://www.jupiter.fl.us/Planning/upload/-1-Future-Land-Use-Element-120710.pdf>
- ✓ Miami-Dade County
<http://www.miamidade.gov/business/cdmp/plan/cdmp-land-use-element.pdf>
- ✓ Orange County
<http://www.ocfl.net/Portals/0/resource%20library/planning%20-%20development/Comprehensive%20Plan%20-%20GOPS%202012.pdf>
- ✓ Orlando
http://www.cityoforlando.net/planning/cityplanning/PDFs/GMP/03_Future_Land_Use_GOPs_Supp_No_7.pdf
- ✓ Palm Beach County
http://www.co.palm-beach.fl.us/pzb/Planning/comprehensiveplan/2012/FLUE_11_2.pdf
- ✓ Pensacola
<http://www.pensacolacitygov.com/upload/images/CommunityDevelopment/PDFs/Ch.%201%20Land%20Use%20amd%2008-06%2014-06.pdf>
- ✓ Sarasota
[http://www.sarasotagov.com/NDS/SarasotaCityPlan\(2030\)/8-FutureLandUseChapter/FutureLandUseChapter\(Plan\)10-25-10.pdf](http://www.sarasotagov.com/NDS/SarasotaCityPlan(2030)/8-FutureLandUseChapter/FutureLandUseChapter(Plan)10-25-10.pdf)
- ✓ St. Petersburg
http://www.stpete.org/development/docs/comp_plan/Ch_3_Future_Land_Use_Element.pdf

Attachment 2 – Miami-Dade County's Urban Centers



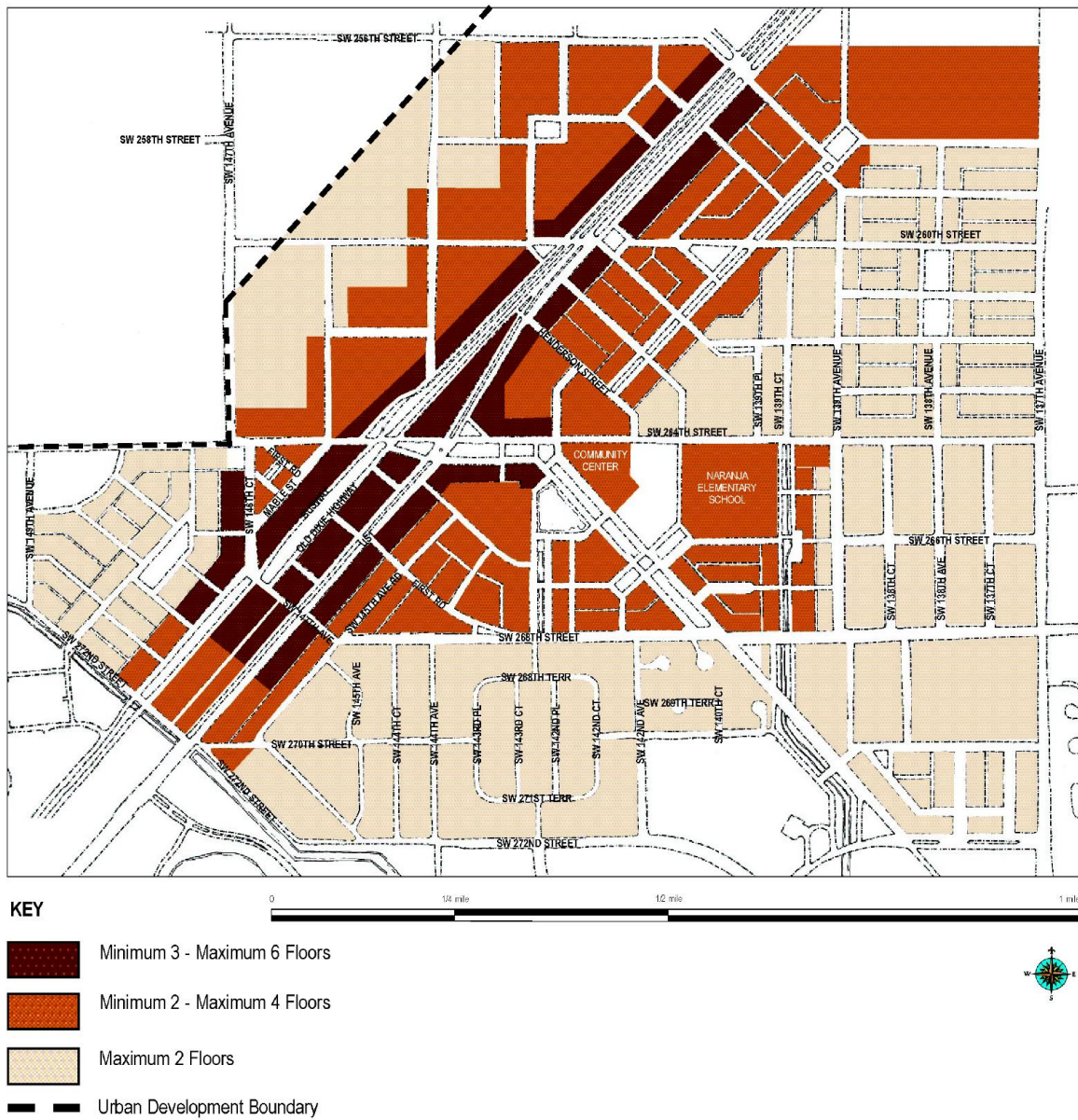
SOURCE: Florida Department of Economic Opportunity

**Attachment 3 – Miami-Dade County
Naranja Urban Center (left) and Downtown Kendall Urban Center (right)**



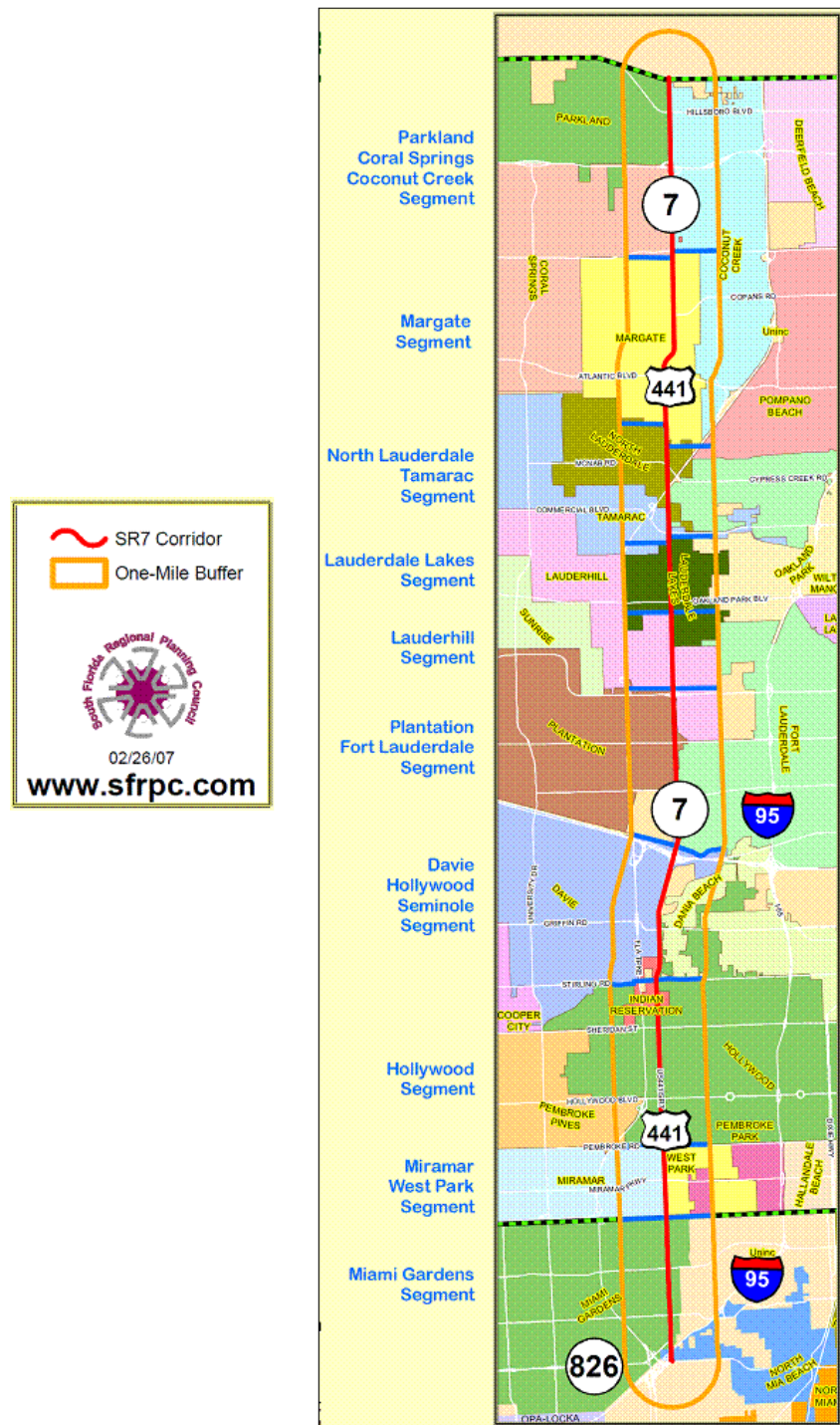
SOURCE: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division

Attachment 4 – Naranja Urban Center – Building Height Plan



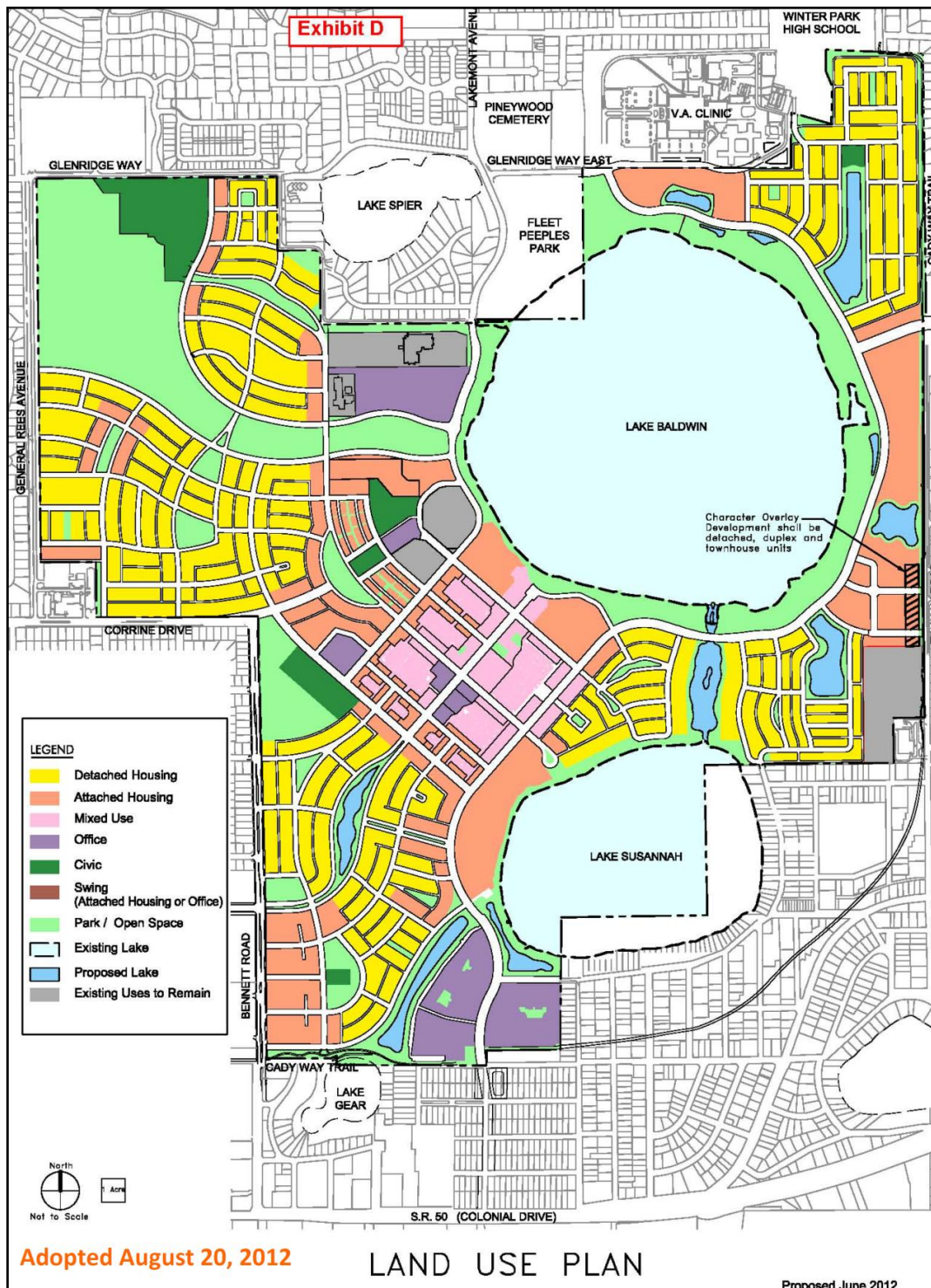
SOURCE: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division

Attachment 5 – Local Governments in the S.R. 7 / U.S. 441 Collaborative



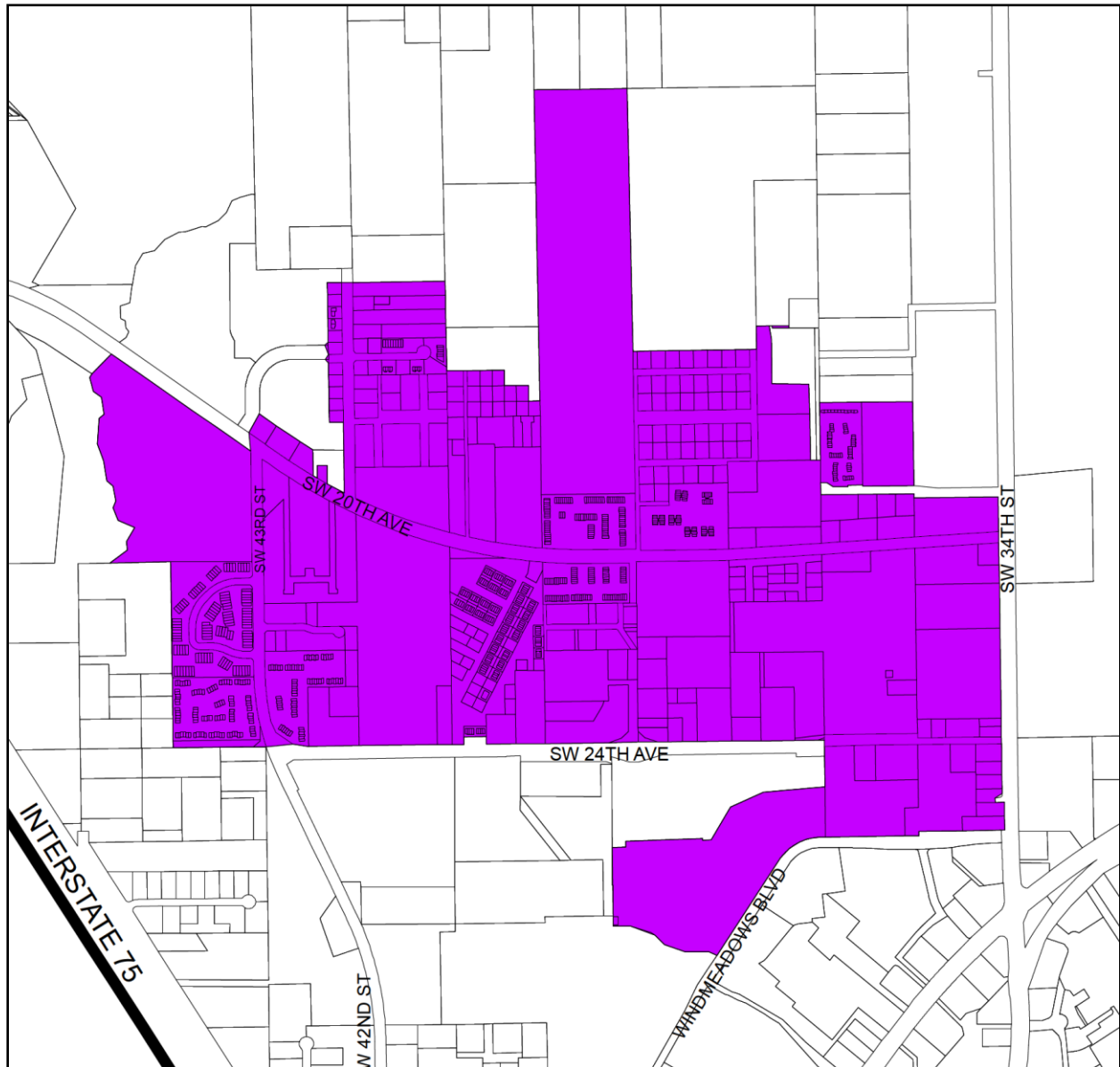
SOURCE: South Florida Regional Planning Council

Attachment 6 – Baldwin Park Land Use Plan (August 2012)



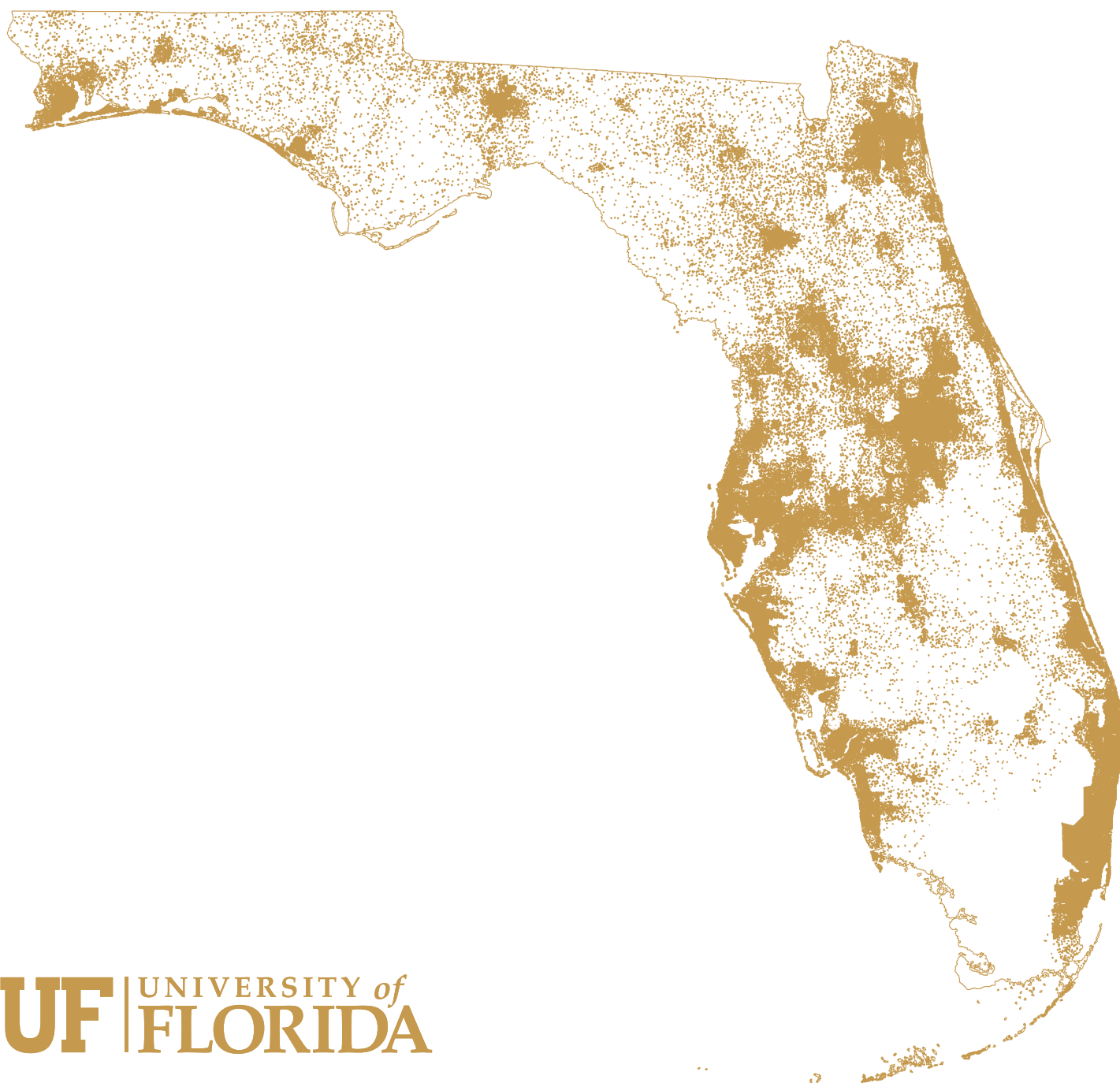
SOURCE: City of Orlando

Attachment 7 – City of Gainesville's Urban Village



SOURCE: City of Gainesville

Florida Estimates of Population 2021



Florida Estimates of Population 2021

April 1, 2021

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Methodology for Florida Estimates of Population: April 1, 2021

Guidelines for Population Estimates

This report provides population estimates for Florida and each of its counties and incorporated cities, as of April 1, 2021. These estimates were prepared under a contractual agreement between the Florida Legislature and the Bureau of Economic and Business Research (BEBR) at the University of Florida. The basic guidelines for producing population estimates were established by the 1972 Florida Legislature in Chapter 23, Section 23.019, Florida Statutes, entitled "Population census determination." These guidelines have been revised several times since 1972, the most recent being Section 186.901 of the 2014 Florida Statutes, which states:

(1) The Office of Economic and Demographic Research shall annually provide to the Executive Office of the Governor population estimates of local governmental units as of April 1 of each year, utilizing accepted statistical practices. The population of local governments provided by the Office of Economic and Demographic Research shall apply to any revenue sharing formula with local governments under the provisions of ss. 218.20-218.26, part II of chapter 218. The Office of Economic and Demographic Research shall additionally provide the Executive Office of the Governor population estimates for municipal annexations or consolidations occurring during the period April 1 through February 28, and the Executive Office of the Governor shall include these estimates in its certification to the Department of Revenue for the annual revenue-sharing calculation.

(2) (a) Population shall be computed as the number of residents, employing the same general guidelines used by the United States Bureau of the Census.

(b) For the purpose of revenue-sharing distribution formulas and distribution proportions for the local government half-cent sales tax, inmates and patients residing in institutions operated by the Federal Government, the Department of Corrections, the Department of Health, or the Department of Children and Families shall not be considered to be residents of the

governmental unit in which the institutions are located.

(c) Nothing herein shall be construed to prohibit the separate determination of any categories of persons, whether resident or nonresident.

(3) In cases of annexation or consolidation, local governments shall be required to submit to the Executive Office of the Governor, within 30 days following annexation or consolidation, a statement as to the population census effect of the action.

(4) Estimates of inmates and patients pursuant to paragraph (2)(b) shall be separately stated in population reports issued pursuant to this section.

It should be noted that these estimates refer solely to permanent residents of the state of Florida. According to Census Bureau guidelines, one's permanent residence is the place one lives and sleeps most of the time. Consequently, temporary residents such as tourists and snowbirds are not included in these estimates. Many places in Florida have large numbers of temporary residents during certain times of the year, making their total de facto populations much larger than their permanent resident populations.

Estimation Methodology

The Bureau of Economic and Business Research (BEBR) makes population estimates for every county and subcounty area in Florida, with subcounty areas defined as incorporated cities, towns, and villages, and the unincorporated balance of each county. County estimates are calculated as the sum of the subcounty estimates for each county, and the state estimate is calculated as the sum of the county estimates. The estimates refer solely to permanent residents of Florida; they do not include seasonal or other types of temporary residents.

The estimates are produced using the housing unit method, in which changes in population are based on changes in occupied housing units (or households). This is the most commonly used method for making local population estimates in the United States because it can utilize a wide variety of data sources, can be applied at any level of geography, and can produce estimates that are at least as accurate as those produced by any other method.

The foundation of the housing unit method is the fact that almost everyone lives in some type of housing structure, whether a traditional single-family unit, an apartment, a mobile home, a college dormitory, or a state prison. The population of any geographic area can be calculated as the number of occupied housing units (households) times the average number of persons per household (PPH), plus the number of persons living in group quarters such as college dormitories, military barracks, nursing homes, and prisons:

$$P_t = (H_t \times PPH_t) + GQ_t$$

where P_t is the population at time t , H_t is the number of occupied housing units at time t , PPH_t is the average number of persons per household at time t , and GQ_t is the group quarters population at time t . Estimates of the number of people without permanent living quarters (e.g., the homeless population) are included in estimates of the group quarters population.

This is an identity, not an estimate. If these three components were known exactly, the total population would also be known. The problem, of course, is that these components are almost never known exactly. Rather, they must be estimated from various data sources, using one or more of several possible techniques. In this report, we describe the data and techniques that we used this year to develop population estimates for Florida's counties and subcounty areas for April 1, 2021.

Households

Census definitions require a person to be counted as an inhabitant of his/her usual place of residence, which is generally construed to mean the place where she/he lives and sleeps most of the time. This place is

not necessarily the same as one's legal or voting residence. A household is the person or group of people occupying a housing unit; by definition, the number of occupied housing units is the same as the number of households. Households refer solely to permanent residents and a housing unit is classified as vacant even when it is continuously occupied, if all the occupants are temporary residents staying only for a few days, weeks, or months.

BEBR uses three different data sources to estimate the number of households in Florida. Our primary data source is active residential electric customers. We collect these data from each of the state's 53 electric utility companies. Households can be estimated by constructing a ratio of households to active residential electric customers using data from the most recent census year (e.g., 2020) and multiplying that ratio times the number of active residential customers in some later year (e.g., 2021). This procedure assumes that no changes have occurred in electric company bookkeeping practices, in the vacancy rate of active residential electric customers, or in the proportion of those customers who are permanent residents. Although changes do occur, they are generally fairly small. In some places we adjust the household/electric customer ratio to account for changes in the vacancy rate or the proportion of housing units occupied by permanent residents.

We sometimes filter electric customer data to exclude minimum use customers. Minimum use customers are those using less than 200 kilowatt (kWh) hours per month. We believe these customers represent seasonal or other part-time residents or vacant units and excluding them may give a more accurate measure of permanent residents. Because we estimate the change in population since the 2020 Census, excluding minimum use customers can capture changes in unit occupancy over that period. These data are not available for all areas of the state, but in places in which the data are available and appear to be reliable, we often use them in conjunction with other data sources.

Our second data source is residential building permits, as collected and distributed by the U.S. Department of Commerce. The housing inventory in 2021 for a city or

county that issues building permits can be estimated by adding permits issued since 2020 to the units counted in the 2020 census and subtracting units lost to destruction, demolition, or conversion to other uses. The time lag between the issuance of a permit and the completion of a unit is assumed to be three months for single-family units and fifteen months for multifamily units. Building permits are not issued for mobile homes, but proxies can be derived from records of shipments to mobile home dealers in Florida. Creating a housing inventory for an entire county requires complete permit data for every permitting agency within the county. Although such data are not always available, coverage is sufficient in most Florida cities and counties to provide useful information.

There are no readily available data sources providing comprehensive up-to-date information on occupancy rates that are as reliable as those produced by the latest decennial census. Accurate information can be obtained through special censuses or large sample surveys, but in most instances these methods are too expensive to be feasible. A common solution is to use the occupancy rates reported in the most recent decennial census. We base our occupancy estimates on these values, but we may make adjustments to account for factors reflecting changes in occupancy rates over time. For the 2021 estimates, we used occupancy rates from Census 2020. In a small number of cases, slight changes in occupancy since 2020 were captured in places where we use electrical customer data and can exclude minimum use customers.

The product of the inventory figure and the occupancy rate provides an estimate of the number of households. There are several potential problems with this estimate. Time lags between the issuance of permits and the completion of units may vary from place to place and from year to year. The proportion of permits resulting in completed units is usually unknown. Data on demolitions and conversions are incomplete and data on mobile homes must be estimated indirectly. Reliable estimates of changes in occupancy rates are generally unavailable. Certificate-of-occupancy data, where available, can eliminate problems related to completion rates and time lags, but not those related to occupancy rates, demolitions, and conversions. Although these problems limit the usefulness of the data

in some places, building permit data often provide reasonably accurate estimates of households.

Our third data source for estimates is the number of homestead exemptions by county reported by the Florida Department of Revenue. Households can be estimated by constructing a ratio of households to exemptions using data from the most recent census year (e.g., 2020) and multiplying that ratio times the number of exemptions in some later year (e.g., 2021). An important advantage of these data is that they cover only housing units occupied by permanent residents, thereby excluding the impact of seasonal and other non-permanent residents. The primary disadvantage is that the data do not include households occupied by renters or other non-homeowners, but those households often change at a similar rate to the households with homestead exemptions. Homestead exemption data is also available from each county's property appraiser at the property parcel level, which can be summarized by subcounty areas. We occasionally use these data to inform our decision making in places where our other primary data sources show significantly different results.

Electric customer, building permit, and homestead exemption data all provide useful information regarding changes in households. Previous research on BEBR population estimates has shown that household estimates based on electric customer data are—on average—more accurate than those based on building permit and other data. However, we use our professional judgment to decide which data source(s) to use in each specific county and subcounty area. In many instances, we use averages of estimates from more than one data source. We also sometimes use GIS-based property parcel data (along with year-built information and detailed land use codes from the Florida Department of Revenue) to evaluate which data source is best for a particular place.

Persons per Household

The second component of the housing unit method is the average number of persons per household (PPH). Florida's PPH dropped steadily from 3.22 in 1950 to 2.46 in 1990 but then leveled off, remaining constant between 1990 and 2000. It rose to 2.48 in 2010 and

slightly dropped to 2.47 in 2020. There is a substantial amount of variation among local areas in Florida, with values in 2020 ranging from 1.9 to 3.0 for counties and from less than 1.4 to more than 3.8 for subcounty areas. PPH values have risen over time in some cities and counties and declined in others. We note that the U.S. Census Bureau has not provided PPH for Census 2020 to date and may not provide it at all due to data privacy concerns. We were able to calculate 2020 PPH values from other Census 2020 data by dividing the population not in group quarters by the number of occupied housing units. If PPH is finally released by the Census Bureau, it may have very small differences with our calculated values due to the intentional error introduced by the Census Bureau's application of Differential Privacy, though mathematically they should be identical.

For each county and subcounty area, we base our PPH estimates on the local PPH value in the most recent census (e.g., 2020). In some instances, we estimate changes in PPH since that census based on local changes in the mix of single-family, multifamily, and mobile home units (our other source of information – trends in data from the American Community Survey – is not yet available post-2020). Again, we use our professional judgment to decide which data sources and techniques to use in each county and subcounty area.

Group Quarters Population

The household population is calculated as the product of households and PPH. To obtain an estimate of the total population, we must add an estimate of the group quarters population. In most places, we estimate the group quarters population by assuming that it accounts for the same proportion of total population in 2021 as it did in 2020. For example, if the group quarters population accounted for 2% of the total population in 2020, we assume that it accounted for 2% in 2021. In places where there are large group quarters facilities, we collect data directly from the administrators of those facilities and add those estimates to the other group quarters population. Inmates in state and federal institutions are accounted

for separately in all local areas; these data are available from the Federal Bureau of Prisons, the Florida Department of Corrections, the Florida Department of Veteran Affairs, the Florida Agency for Persons with Disabilities, the Florida Department of Health, the Florida Department of Juvenile Justice and the Florida Department of Children and Families. The total population estimate is made by adding the estimate of the group quarters population to the estimate of the household population.

Conclusion

The population estimates produced by BEBR are calculated by multiplying the number of households by the average number of persons per household and adding the number of persons living in group quarters. This methodology is conceptually simple but effective. It utilizes data that are available for all local areas, its components respond rapidly to population movements, and it can be applied systematically and uniformly everywhere in the state. A comparison of population estimates with census results for 1980, 1990, 2000, 2010, and 2020 showed the BEBR estimates to be quite accurate, especially when compared to other sets of estimates. We believe the housing unit method is the most effective method for making city and county population estimates in Florida and that it produces reliable estimates that provide a solid foundation for budgeting, planning, and analysis.

Data Sources

The data shown in the tables in this publication come from the following sources: US Census Bureau (2020, 2010, 2000, and 1990 Census); University of Florida, Bureau of Economic and Business Research (2021 Estimates); and Florida Department of Health (2020–2021 Vital Statistics).

Acknowledgement

Funding for these estimates was provided by the Florida Legislature.

Table 1. Estimates of Population by County and City in Florida, 2021

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Alachua County	284,607	6,139	278,468	1,069	283,538
Alachua	10,756	182	10,574	0	10,756
Archer	1,149	9	1,140	0	1,149
Gainesville	143,835	2,750	141,085	612	143,223
Hawthorne	1,468	-10	1,478	0	1,468
High Springs	6,496	281	6,215	0	6,496
La Crosse	314	-2	316	0	314
Micanopy	654	6	648	0	654
Newberry	7,684	342	7,342	0	7,684
Waldo	861	15	846	0	861
UNINCORPORATED	111,390	2,566	108,824	457	110,933
Baker County	28,692	433	28,259	2,333	26,359
Glen St. Mary	476	13	463	0	476
Macclenny	7,522	218	7,304	0	7,522
UNINCORPORATED	20,694	202	20,492	2,333	18,361
Bay County	178,282	3,066	175,216	1,120	177,162
Callaway	13,081	36	13,045	0	13,081
Lynn Haven	18,810	115	18,695	5	18,805
Mexico Beach	1,037	121	916	0	1,037
Panama City	34,698	1,759	32,939	77	34,621
Panama City Beach	18,783	689	18,094	0	18,783
Parker	4,027	17	4,010	0	4,027
Springfield	8,109	34	8,075	0	8,109
UNINCORPORATED	79,737	295	79,442	1,038	78,699
Bradford County	27,955	-348	28,303	3,295	24,660
Brooker	327	5	322	0	327
Hampton	436	4	432	0	436
Lawtey	643	7	636	0	643
Starke	5,800	4	5,796	11	5,789
UNINCORPORATED	20,749	-368	21,117	3,284	17,465
Brevard County	616,742	10,130	606,612	165	616,577
Cape Canaveral	9,959	-13	9,972	0	9,959
Cocoa	19,653	612	19,041	0	19,653
Cocoa Beach	11,346	-8	11,354	0	11,346
Grant-Valkaria	4,612	103	4,509	0	4,612
Indialantic	3,003	-7	3,010	0	3,003
Indian Harbour Beach	9,017	-2	9,019	0	9,017
Malabar	2,993	44	2,949	0	2,993
Melbourne	85,800	1,122	84,678	12	85,788
Melbourne Beach	3,236	5	3,231	0	3,236
Melbourne Village	695	14	681	0	695
Palm Bay	122,765	3,005	119,760	0	122,765

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only	
				Inmates	Estimates
					less Inmates April 1, 2021
Brevard County (Continued)					
Palm Shores	1,203	3	1,200	0	1,203
Rockledge	27,824	146	27,678	10	27,814
Satellite Beach	11,332	106	11,226	0	11,332
Titusville	49,085	296	48,789	72	49,013
West Melbourne	28,127	2,203	25,924	0	28,127
UNINCORPORATED	226,092	2,501	223,591	71	226,021
Broward County					
Coconut Creek	57,871	38	57,833	0	57,871
Cooper City	34,397	-4	34,401	0	34,397
Coral Springs	134,558	164	134,394	0	134,558
Dania Beach	31,837	114	31,723	0	31,837
Davie	106,199	508	105,691	41	106,158
Deerfield Beach	87,106	247	86,859	0	87,106
Fort Lauderdale	186,076	3,316	182,760	37	186,039
Hallandale Beach	41,157	-60	41,217	0	41,157
Hillsboro Beach	1,986	-1	1,987	0	1,986
Hollywood	153,854	787	153,067	0	153,854
Lauderdale-By-The-Sea	6,203	5	6,198	0	6,203
Lauderdale Lakes	36,647	693	35,954	0	36,647
Lauderhill	74,538	56	74,482	0	74,538
Lazy Lake	33	0	33	0	33
Lighthouse Point	10,499	13	10,486	0	10,499
Margate	58,714	2	58,712	0	58,714
Miramar	136,007	1,286	134,721	0	136,007
North Lauderdale	44,855	61	44,794	0	44,855
Oakland Park	44,296	67	44,229	0	44,296
Parkland	35,440	770	34,670	0	35,440
Pembroke Park	6,222	-38	6,260	0	6,222
Pembroke Pines	170,857	-321	171,178	186	170,671
Plantation	92,628	878	91,750	0	92,628
Pompano Beach	113,144	1,098	112,046	122	113,022
Sea Ranch Lakes	535	-5	540	0	535
Southwest Ranches	7,675	68	7,607	0	7,675
Sunrise	97,359	24	97,335	0	97,359
Tamarac	72,509	612	71,897	0	72,509
Weston	68,305	198	68,107	0	68,305
West Park	15,229	99	15,130	0	15,229
Wilton Manors	11,560	134	11,426	0	11,560
UNINCORPORATED	17,079	191	16,888	44	17,035
Calhoun County					
Altha	494	-2	496	0	494
Blountstown	2,273	7	2,266	0	2,273
UNINCORPORATED	10,916	30	10,886	1,422	9,494

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Charlotte County	190,570	3,723	186,847	966	189,604
Punta Gorda	19,637	166	19,471	0	19,637
UNINCORPORATED	170,933	3,557	167,376	966	169,967
Citrus County	155,615	1,772	153,843	84	155,531
Crystal River	3,429	33	3,396	0	3,429
Inverness	7,765	222	7,543	0	7,765
UNINCORPORATED	144,421	1,517	142,904	84	144,337
Clay County	221,440	3,195	218,245	0	221,440
Green Cove Springs	9,959	173	9,786	0	9,959
Keystone Heights	1,454	8	1,446	0	1,454
Orange Park	9,126	37	9,089	0	9,126
Penney Farms	826	5	821	0	826
UNINCORPORATED	200,075	2,972	197,103	0	200,075
Collier County	382,680	6,928	375,752	14	382,666
Everglades	363	11	352	0	363
Marco Island	16,086	326	15,760	0	16,086
Naples	19,186	71	19,115	0	19,186
UNINCORPORATED	347,045	6,520	340,525	14	347,031
Columbia County	69,809	111	69,698	2,903	66,906
Fort White	631	13	618	0	631
Lake City	12,400	71	12,329	296	12,104
UNINCORPORATED	56,778	27	56,751	2,607	54,171
DeSoto County	34,031	55	33,976	2,259	31,772
Arcadia	7,479	59	7,420	0	7,479
UNINCORPORATED	26,552	-4	26,556	2,259	24,293
Dixie County	16,804	45	16,759	1,518	15,286
Cross City	1,710	21	1,689	0	1,710
Horseshoe Beach	166	1	165	0	166
UNINCORPORATED	14,928	23	14,905	1,518	13,410
Duval County	1,016,809	21,242	995,567	406	1,016,403
Atlantic Beach	13,519	6	13,513	0	13,519
Baldwin	1,394	-2	1,396	0	1,394
Jacksonville	970,562	20,951	949,611	406	970,156
Jacksonville Beach	24,075	245	23,830	0	24,075
Neptune Beach	7,259	42	7,217	0	7,259

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Escambia County	324,458	2,553	321,905	2,028	322,430
Century	1,732	19	1,713	0	1,732
Pensacola	54,490	178	54,312	24	54,466
UNINCORPORATED	268,236	2,356	265,880	2,004	266,232
Flagler County	119,662	4,284	115,378	0	119,662
Beverly Beach	479	5	474	0	479
Bunnell	3,495	219	3,276	0	3,495
Flagler Beach (part)	5,133	45	5,088	0	5,133
Marineland (part)	12	0	12	0	12
Palm Coast	92,866	3,608	89,258	0	92,866
UNINCORPORATED	17,677	407	17,270	0	17,677
Franklin County	12,364	-87	12,451	841	11,523
Apalachicola	2,370	29	2,341	0	2,370
Carrabelle	2,548	-58	2,606	841	1,707
UNINCORPORATED	7,446	-58	7,504	0	7,446
Gadsden County	43,813	-13	43,826	2,638	41,175
Chattahoochee	2,741	-214	2,955	765	1,976
Greensboro	471	10	461	0	471
Gretna	1,365	8	1,357	0	1,365
Havana	1,777	24	1,753	0	1,777
Midway	3,617	80	3,537	0	3,617
Quincy	7,886	-84	7,970	274	7,612
UNINCORPORATED	25,956	163	25,793	1,599	24,357
Gilchrist County	18,126	262	17,864	715	17,411
Bell	515	-3	518	0	515
Fanning Springs (part)	521	43	478	0	521
Trenton	2,065	50	2,015	0	2,065
UNINCORPORATED	15,025	172	14,853	715	14,310
Glades County	12,130	4	12,126	982	11,148
Moore Haven	1,530	-36	1,566	0	1,530
UNINCORPORATED	10,600	40	10,560	982	9,618
Gulf County	14,824	632	14,192	1,179	13,645
Port St. Joe	3,547	190	3,357	0	3,547
Wewahitchka	2,124	50	2,074	0	2,124
UNINCORPORATED	9,153	392	8,761	1,179	7,974

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Hamilton County	13,226	-778	14,004	1,381	11,845
Jasper	3,592	-29	3,621	998	2,594
Jennings	749	0	749	0	749
White Springs	762	22	740	0	762
UNINCORPORATED	8,123	-771	8,894	383	7,740
Hardee County	25,269	-58	25,327	1,579	23,690
Bowling Green	2,395	-10	2,405	0	2,395
Wauchula	4,872	-28	4,900	0	4,872
Zolfo Springs	1,734	-3	1,737	0	1,734
UNINCORPORATED	16,268	-17	16,285	1,579	14,689
Hendry County	40,540	921	39,619	0	40,540
Clewiston	7,368	41	7,327	0	7,368
LaBelle	5,019	53	4,966	0	5,019
UNINCORPORATED	28,153	827	27,326	0	28,153
Hernando County	196,540	2,025	194,515	387	196,153
Brooksville	9,165	275	8,890	0	9,165
Weeki Wachee *	0	-16	16	0	0
UNINCORPORATED	187,375	1,766	185,609	387	186,988
Highlands County	102,065	830	101,235	23	102,042
Avon Park	9,721	63	9,658	0	9,721
Lake Placid	2,367	7	2,360	0	2,367
Sebring	10,894	165	10,729	0	10,894
UNINCORPORATED	79,083	595	78,488	23	79,060
Hillsborough County	1,490,374	30,612	1,459,762	524	1,489,850
Plant City	40,183	419	39,764	0	40,183
Tampa	391,800	6,841	384,959	400	391,400
Temple Terrace	27,005	315	26,690	0	27,005
UNINCORPORATED	1,031,386	23,037	1,008,349	124	1,031,262
Holmes County	19,665	12	19,653	1,006	18,659
Bonifay	2,783	24	2,759	0	2,783
Esto	348	7	341	0	348
Noma	220	12	208	0	220
Ponce de Leon	502	-2	504	0	502
Westville	275	14	261	0	275
UNINCORPORATED	15,537	-43	15,580	1,006	14,531
Indian River County	161,702	1,914	159,788	0	161,702
Fellsmere	4,824	-10	4,834	0	4,824
Indian River Shores	4,264	23	4,241	0	4,264
Orchid	518	2	516	0	518

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

	Revenue Sharing Use Only				
County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Inmates	Estimates less Inmates April 1, 2021
Indian River County (Continued)					
Sebastian	25,454	400	25,054	0	25,454
Vero Beach	16,402	48	16,354	0	16,402
UNINCORPORATED	110,240	1,451	108,789	0	110,240
Jackson County					
Alford	478	-6	484	0	478
Bascom	82	-5	87	0	82
Campbellton	193	2	191	0	193
Cottondale	844	-4	848	0	844
Graceville	2,159	6	2,153	0	2,159
Grand Ridge	882	0	882	0	882
Greenwood	551	12	539	0	551
Jacob City	219	2	217	0	219
Malone	1,244	-715	1,959	598	646
Marianna	6,549	304	6,245	671	5,878
Sneads	1,707	8	1,699	0	1,707
UNINCORPORATED	32,290	275	32,015	3,705	28,585
Jefferson County					
Monticello	2,623	34	2,589	0	2,623
UNINCORPORATED	11,967	46	11,921	753	11,214
Lafayette County					
Mayo	1,064	9	1,055	0	1,064
UNINCORPORATED	6,873	-298	7,171	987	5,886
Lake County					
Astatula	1,945	56	1,889	0	1,945
Clermont	44,687	1,666	43,021	0	44,687
Eustis	23,407	218	23,189	0	23,407
Fruitland Park	8,675	350	8,325	0	8,675
Groveland	20,197	1,692	18,505	0	20,197
Howey-in-the-Hills	1,680	37	1,643	0	1,680
Lady Lake	16,042	72	15,970	0	16,042
Leesburg	28,234	1,234	27,000	0	28,234
Mascotte	7,321	712	6,609	0	7,321
Minneola	15,038	1,195	13,843	0	15,038
Montverde	1,693	38	1,655	0	1,693
Mount Dora	16,688	347	16,341	0	16,688
Tavares	19,600	597	19,003	0	19,600
Umatilla	3,785	100	3,685	0	3,785
UNINCORPORATED	191,150	7,872	183,278	800	190,350

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Lee County	782,579	21,757	760,822	144	782,435
Bonita Springs	54,746	1,102	53,644	6	54,740
Cape Coral	201,554	7,538	194,016	28	201,526
Estero	37,213	274	36,939	0	37,213
Fort Myers	91,544	5,149	86,395	25	91,519
Fort Myers Beach	5,584	2	5,582	0	5,584
Sanibel	6,443	61	6,382	0	6,443
UNINCORPORATED	385,495	7,631	377,864	85	385,410
Leon County	295,921	3,723	292,198	1,095	294,826
Tallahassee	198,371	2,202	196,169	1,095	197,276
UNINCORPORATED	97,550	1,521	96,029	0	97,550
Levy County	43,577	662	42,915	0	43,577
Bronson	1,147	7	1,140	0	1,147
Cedar Key	685	-2	687	0	685
Chiefland	2,328	12	2,316	0	2,328
Fanning Springs (part)	697	-7	704	0	697
Inglis	1,483	7	1,476	0	1,483
Otter Creek	110	2	108	0	110
Williston	3,041	65	2,976	0	3,041
Yankeetown	587	-1	588	0	587
UNINCORPORATED	33,499	579	32,920	0	33,499
Liberty County	7,464	-510	7,974	1,144	6,320
Bristol	954	36	918	0	954
UNINCORPORATED	6,510	-546	7,056	1,144	5,366
Madison County	18,122	154	17,968	1,100	17,022
Greenville	756	10	746	15	741
Lee	385	10	375	0	385
Madison	2,977	65	2,912	0	2,977
UNINCORPORATED	14,004	69	13,935	1,085	12,919
Manatee County	411,209	11,499	399,710	125	411,084
Anna Maria	976	8	968	0	976
Bradenton	56,442	744	55,698	36	56,406
Bradenton Beach	900	-8	908	0	900
Holmes Beach	3,017	7	3,010	0	3,017
Longboat Key (part)	2,757	11	2,746	0	2,757
Palmetto	13,348	25	13,323	0	13,348
UNINCORPORATED	333,769	10,712	323,057	89	333,680

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Marion County	381,176	5,268	375,908	4,180	376,996
Bellevue	5,591	178	5,413	5	5,586
Dunnellon	1,934	6	1,928	0	1,934
McIntosh	462	-1	463	0	462
Ocala	64,243	652	63,591	223	64,020
Reddick	461	12	449	0	461
UNINCORPORATED	308,485	4,421	304,064	3,952	304,533
Martin County	159,053	622	158,431	2,066	156,987
Indiantown	6,580	20	6,560	0	6,580
Jupiter Island	800	-4	804	0	800
Ocean Breeze	325	24	301	0	325
Sewall's Point	1,997	6	1,991	0	1,997
Stuart	17,684	259	17,425	20	17,664
UNINCORPORATED	131,667	317	131,350	2,046	129,621
Miami-Dade County	2,731,939	30,172	2,701,767	8,772	2,723,167
Aventura	40,371	129	40,242	0	40,371
Bal Harbour	3,084	-9	3,093	0	3,084
Bay Harbor Islands	5,975	53	5,922	0	5,975
Biscayne Park	3,119	2	3,117	0	3,119
Coral Gables	50,193	945	49,248	0	50,193
Cutler Bay	45,478	53	45,425	0	45,478
Doral	80,703	4,829	75,874	0	80,703
El Portal	1,991	5	1,986	0	1,991
Florida City	13,857	772	13,085	0	13,857
Golden Beach	955	-6	961	0	955
Hialeah	225,493	2,384	223,109	0	225,493
Hialeah Gardens	23,055	-13	23,068	0	23,055
Homestead	81,110	373	80,737	18	81,092
Indian Creek	84	0	84	0	84
Key Biscayne	14,815	6	14,809	0	14,815
Medley	1,047	-9	1,056	0	1,047
Miami	449,747	7,506	442,241	2,653	447,094
Miami Beach	82,785	-105	82,890	0	82,785
Miami Gardens	112,508	868	111,640	0	112,508
Miami Lakes	30,857	390	30,467	0	30,857
Miami Shores	11,548	-19	11,567	0	11,548
Miami Springs	13,851	-8	13,859	0	13,851
North Bay Village	8,211	52	8,159	0	8,211
North Miami	60,175	-16	60,191	0	60,175
North Miami Beach	43,749	73	43,676	0	43,749
Opa-locka	16,570	107	16,463	0	16,570
Palmetto Bay	24,499	60	24,439	0	24,499
Pinecrest	18,419	31	18,388	0	18,419

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only	
				Inmates	Estimates
					less Inmates April 1, 2021
Miami-Dade County (Continued)					
South Miami	12,071	45	12,026	0	12,071
Sunny Isles Beach	22,655	313	22,342	0	22,655
Surfside	5,593	-96	5,689	0	5,593
Sweetwater	19,941	578	19,363	0	19,941
Virginia Gardens	2,371	7	2,364	0	2,371
West Miami	7,275	42	7,233	0	7,275
UNINCORPORATED	1,197,784	10,830	1,186,954	6,101	1,191,683
Monroe County					
Islamorada, Village of Islands	83,411	537	82,874	1	83,410
Key Colony Beach	7,116	9	7,107	0	7,116
Key West	793	3	790	0	793
Layton	26,687	243	26,444	1	26,686
Marathon	211	1	210	0	211
UNINCORPORATED	9,915	226	9,689	0	9,915
	38,689	55	38,634	0	38,689
Nassau County					
Callahan	93,012	2,660	90,352	20	92,992
Fernandina Beach	1,609	83	1,526	0	1,609
Hilliard	13,051	-1	13,052	0	13,051
UNINCORPORATED	3,047	80	2,967	0	3,047
	75,305	2,498	72,807	20	75,285
Okaloosa County					
Cinco Bayou	213,204	1,536	211,668	1,243	211,961
Crestview	457	0	457	0	457
Destin	27,366	232	27,134	0	27,366
Fort Walton Beach	14,217	286	13,931	0	14,217
Laurel Hill	20,948	26	20,922	0	20,948
Mary Esther	624	40	584	0	624
Niceville	4,027	45	3,982	0	4,027
Shalimar	16,040	268	15,772	0	16,040
Valparaiso	763	26	737	0	763
UNINCORPORATED	4,793	41	4,752	0	4,793
	123,969	572	123,397	1,243	122,726
Okeechobee County					
Okeechobee	39,148	-496	39,644	1,971	37,177
UNINCORPORATED	5,284	30	5,254	0	5,284
	33,864	-526	34,390	1,971	31,893
Orange County					
Apopka	1,457,940	28,032	1,429,908	3,003	1,454,937
Bay Lake	56,727	1,854	54,873	0	56,727
Belle Isle	29	0	29	0	29
Eatonville	7,027	-5	7,032	0	7,027
Edgewood	2,344	-5	2,349	0	2,344
Lake Buena Vista	2,683	-2	2,685	0	2,683
	24	0	24	0	24

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only	
				Inmates	Estimates less Inmates April 1, 2021
Orange County (Continued)					
Maitland	19,545	2	19,543	0	19,545
Oakland	3,895	379	3,516	0	3,895
Ocoee	48,202	907	47,295	0	48,202
Orlando	314,506	6,933	307,573	531	313,975
Windermere	3,051	21	3,030	0	3,051
Winter Garden	47,475	511	46,964	0	47,475
Winter Park	30,019	224	29,795	0	30,019
UNINCORPORATED	922,413	17,213	905,200	2,472	919,941
Osceola County					
Kissimmee	406,460	17,804	388,656	289	406,171
St. Cloud	80,999	1,773	79,226	175	80,824
UNINCORPORATED	61,033	2,069	58,964	0	61,033
	264,428	13,962	250,466	114	264,314
Palm Beach County					
Atlantis	1,502,495	10,304	1,492,191	2,787	1,499,708
Belle Glade	2,145	3	2,142	0	2,145
Boca Raton	16,893	195	16,698	0	16,893
Boynton Beach	98,046	624	97,422	0	98,046
Briny Breezes	81,011	631	80,380	0	81,011
Cloud Lake	499	-3	502	0	499
Delray Beach	136	2	134	0	136
Glen Ridge	66,948	102	66,846	0	66,948
Golf	217	0	217	0	217
Greenacres	257	2	255	0	257
Gulf Stream	44,549	559	43,990	0	44,549
Haverhill	949	-5	954	0	949
Highland Beach	2,193	6	2,187	0	2,193
Hypoluxo	4,300	5	4,295	0	4,300
Juno Beach	2,686	-1	2,687	0	2,686
Jupiter	3,862	4	3,858	0	3,862
Jupiter Inlet Colony	61,121	74	61,047	0	61,121
Lake Clarke Shores	403	-2	405	0	403
Lake Park	3,562	-2	3,564	0	3,562
Lake Worth Beach	9,039	-8	9,047	0	9,039
Lantana	42,572	353	42,219	0	42,572
Loxahatchee Groves	11,579	75	11,504	21	11,558
Manalapan	3,379	24	3,355	0	3,379
Mangonia Park	419	0	419	0	419
North Palm Beach	2,142	0	2,142	0	2,142
Ocean Ridge	13,167	5	13,162	0	13,167
Pahokee	1,828	-2	1,830	0	1,828
Palm Beach	5,580	56	5,524	342	5,238
Palm Beach Gardens	9,253	8	9,245	0	9,253
Palm Beach Shores	59,755	573	59,182	0	59,755
	1,330	0	1,330	0	1,330

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only	
				Inmates	Estimates less Inmates April 1, 2021
Palm Beach County (Continued)					
Palm Springs	26,904	14	26,890	0	26,904
Riviera Beach	38,125	521	37,604	0	38,125
Royal Palm Beach	39,144	212	38,932	0	39,144
South Bay	4,924	64	4,860	1,942	2,982
South Palm Beach	1,472	1	1,471	0	1,472
Tequesta	6,152	-6	6,158	0	6,152
Wellington	61,768	131	61,637	0	61,768
Westlake	1,757	851	906	0	1,757
West Palm Beach	119,255	1,840	117,415	174	119,081
UNINCORPORATED	653,174	3,398	649,776	308	652,866
Pasco County					
Dade City	575,891	14,000	561,891	617	575,274
New Port Richey	7,541	266	7,275	0	7,541
Port Richey	16,812	84	16,728	0	16,812
St. Leo	3,185	133	3,052	0	3,185
San Antonio	2,363	1	2,362	0	2,363
Zephyrhills	1,297	0	1,297	0	1,297
UNINCORPORATED	17,788	594	17,194	0	17,788
	526,905	12,922	513,983	617	526,288
Pinellas County					
Belleair	964,490	5,383	959,107	787	963,703
Belleair Beach	4,324	51	4,273	0	4,324
Belleair Bluffs	1,632	-1	1,633	0	1,632
Belleair Shore	2,317	6	2,311	0	2,317
Clearwater	74	1	73	0	74
Dunedin	117,800	508	117,292	0	117,800
Gulfport	36,116	48	36,068	6	36,110
Indian Rocks Beach	11,777	-6	11,783	0	11,777
Indian Shores	3,696	23	3,673	0	3,696
Kenneth City	1,193	3	1,190	0	1,193
Largo	5,034	-13	5,047	0	5,034
Madeira Beach	83,071	586	82,485	0	83,071
North Redington Beach	3,886	-9	3,895	0	3,886
Oldsmar	1,493	-2	1,495	0	1,493
Pinellas Park	14,905	7	14,898	0	14,905
Redington Beach	54,239	1,146	53,093	0	54,239
Redington Shores	1,372	-4	1,376	0	1,372
Safety Harbor	2,180	4	2,176	0	2,180
St. Pete Beach	17,105	33	17,072	6	17,099
St. Petersburg	8,867	-12	8,879	0	8,867
Seminole	260,778	2,470	258,308	325	260,453
South Pasadena	19,358	-6	19,364	0	19,358
Tarpon Springs	5,359	6	5,353	0	5,359
Treasure Island	25,359	242	25,117	0	25,359
UNINCORPORATED	6,570	-14	6,584	0	6,570
	275,985	316	275,669	450	275,535

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Polk County	748,365	23,319	725,046	2,926	745,439
Auburndale	16,539	923	15,616	0	16,539
Bartow	19,539	230	19,309	133	19,406
Davenport	10,552	1,509	9,043	0	10,552
Dundee	5,551	316	5,235	0	5,551
Eagle Lake	3,191	183	3,008	0	3,191
Fort Meade	5,107	7	5,100	0	5,107
Frostproof	2,944	67	2,877	0	2,944
Haines City	29,179	2,510	26,669	0	29,179
Highland Park	252	1	251	0	252
Hillcrest Heights	249	6	243	0	249
Lake Alfred	6,568	194	6,374	0	6,568
Lake Hamilton	1,568	31	1,537	0	1,568
Lakeland	116,421	3,780	112,641	0	116,421
Lake Wales	17,001	640	16,361	0	17,001
Mulberry	4,011	59	3,952	0	4,011
Polk City	2,902	189	2,713	0	2,902
Winter Haven	51,126	1,907	49,219	0	51,126
UNINCORPORATED	455,665	10,767	444,898	2,793	452,872
Putnam County	73,673	352	73,321	354	73,319
Crescent City	1,662	8	1,654	0	1,662
Interlachen	1,443	2	1,441	0	1,443
Palatka	10,468	22	10,446	0	10,468
Pomona Park	781	-3	784	0	781
Welaka	719	5	714	0	719
UNINCORPORATED	58,600	318	58,282	354	58,246
St. Johns County	285,533	12,108	273,425	127	285,406
Marineland (part)	3	0	3	0	3
St. Augustine	14,976	647	14,329	0	14,976
St. Augustine Beach	6,888	85	6,803	0	6,888
UNINCORPORATED	263,666	11,376	252,290	127	263,539
St. Lucie County	340,060	10,834	329,226	112	339,948
Fort Pierce	48,038	741	47,297	29	48,009
Port St. Lucie	214,514	9,663	204,851	0	214,514
St. Lucie Village	611	-2	613	0	611
UNINCORPORATED	76,897	432	76,465	83	76,814
Santa Rosa County	191,911	3,911	188,000	4,390	187,521
Gulf Breeze	6,359	57	6,302	0	6,359
Jay	547	23	524	0	547
Milton	10,160	-37	10,197	0	10,160
UNINCORPORATED	174,845	3,868	170,977	4,390	170,455

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	<u>Revenue Sharing Use Only</u>	
				Inmates	Estimates less Inmates April 1, 2021
Sarasota County	441,508	7,502	434,006	6	441,502
Longboat Key (part)	4,762	3	4,759	0	4,762
North Port	78,129	3,336	74,793	0	78,129
Sarasota	55,386	544	54,842	6	55,380
Venice	26,103	640	25,463	0	26,103
UNINCORPORATED	277,128	2,979	274,149	0	277,128
Seminole County	477,455	6,599	470,856	73	477,382
Altamonte Springs	46,735	504	46,231	0	46,735
Casselberry	29,571	777	28,794	5	29,566
Lake Mary	16,867	69	16,798	0	16,867
Longwood	15,496	409	15,087	0	15,496
Oviedo	40,073	14	40,059	0	40,073
Sanford	62,045	994	61,051	7	62,038
Winter Springs	38,767	425	38,342	0	38,767
UNINCORPORATED	227,901	3,407	224,494	61	227,840
Sumter County	134,593	4,841	129,752	6,569	128,024
Bushnell	3,253	206	3,047	0	3,253
Center Hill	849	3	846	0	849
Coleman	642	0	642	0	642
Webster	794	16	778	0	794
Wildwood	20,909	5,179	15,730	0	20,909
UNINCORPORATED	108,146	-563	108,709	6,569	101,577
Suwannee County	43,676	202	43,474	1,582	42,094
Branford	724	13	711	0	724
Live Oak	6,794	59	6,735	0	6,794
UNINCORPORATED	36,158	130	36,028	1,582	34,576
Taylor County	20,957	-839	21,796	1,245	19,712
Perry	6,910	12	6,898	0	6,910
UNINCORPORATED	14,047	-851	14,898	1,245	12,802
Union County	15,799	-348	16,147	4,234	11,565
Lake Butler	2,017	31	1,986	0	2,017
Raiford	231	7	224	0	231
Worthington Springs	405	27	378	0	405
UNINCORPORATED	13,146	-413	13,559	4,234	8,912
Volusia County	563,358	9,815	553,543	1,733	561,625
Daytona Beach	74,113	2,625	71,488	27	74,086
Daytona Beach Shores	5,253	74	5,179	0	5,253
DeBary	23,014	754	22,260	0	23,014
DeLand	38,342	991	37,351	0	38,342
Deltona	94,953	1,261	93,692	0	94,953

Table 1. Estimates of Population by County and City in Florida, 2021

(Continued)

County, City, and State	April 1 2021 Estimate	Total Change 2020–2021	April 1 2020 Census	Revenue Sharing Use Only	
				Inmates	Estimates less Inmates April 1, 2021
Volusia County (Continued)					
Edgewater	23,310	213	23,097	0	23,310
Flagler Beach (part)	72	0	72	0	72
Holly Hill	12,971	13	12,958	0	12,971
Lake Helen	2,913	71	2,842	0	2,913
New Smyrna Beach	30,962	820	30,142	0	30,962
Oak Hill	2,025	39	1,986	0	2,025
Orange City	13,483	851	12,632	0	13,483
Ormond Beach	44,046	966	43,080	5	44,041
Pierson	1,547	5	1,542	0	1,547
Ponce Inlet	3,382	18	3,364	0	3,382
Port Orange	63,275	679	62,596	0	63,275
South Daytona	13,140	275	12,865	0	13,140
UNINCORPORATED	116,557	160	116,397	1,701	114,856
Wakulla County	34,311	547	33,764	2,503	31,808
St. Marks	282	8	274	0	282
Sopchoppy	431	5	426	0	431
UNINCORPORATED	33,598	534	33,064	2,503	31,095
Walton County	77,941	2,636	75,305	1,264	76,677
DeFuniak Springs	5,940	21	5,919	26	5,914
Freeport	7,320	1,459	5,861	0	7,320
Paxton	556	0	556	0	556
UNINCORPORATED	64,125	1,156	62,969	1,238	62,887
Washington County	24,995	-323	25,318	1,424	23,571
Caryville	290	-11	301	0	290
Chipley	3,631	-29	3,660	0	3,631
Ebro	242	5	237	0	242
Vernon	756	24	732	0	756
Wausau	385	14	371	0	385
UNINCORPORATED	19,691	-326	20,017	1,424	18,267
FLORIDA	21,898,945	360,758	21,538,187	96,667	21,802,278
INCORPORATED	11,015,353	183,599	10,831,754	14,343	11,001,010
UNINCORPORATED	10,883,592	177,159	10,706,433	82,324	10,801,268

* The City of Weeki Wachee was disincorporated on June 9, 2020.

Table 2. Components of Population Change for Counties in Florida, 2020 to 2021

State and County	Total Change 2020–2021	Births	Deaths	Components of Change		Percent of Change Due to	
				Natural Increase	Net Migration	Natural Increase	Net Migration
FLORIDA	360,758	209,645	239,381	-29,736	390,494	0.0	100.0
Alachua	6,139	2,551	2,308	243	5,896	4.0	96.0
Baker	433	358	300	58	375	13.4	86.6
Bay	3,066	1,896	2,132	-236	3,302	0.0	100.0
Bradford	-348	300	353	-53	-295	15.2	84.8
Brevard	10,130	4,918	8,375	-3,457	13,587	0.0	100.0
Broward	11,000	19,944	17,964	1,980	9,020	18.0	82.0
Calhoun	35	126	210	-84	119	0.0	100.0
Charlotte	3,723	1,043	3,181	-2,138	5,861	0.0	100.0
Citrus	1,772	1,055	3,224	-2,169	3,941	0.0	100.0
Clay	3,195	2,107	2,207	-100	3,295	0.0	100.0
Collier	6,928	3,166	4,039	-873	7,801	0.0	100.0
Columbia	111	746	968	-222	333	0.0	100.0
DeSoto	55	359	448	-89	144	0.0	100.0
Dixie	45	172	247	-75	120	0.0	100.0
Duval	21,242	12,491	10,134	2,357	18,885	11.1	88.9
Escambia	2,553	3,731	4,222	-491	3,044	0.0	100.0
Flagler	4,284	759	1,622	-863	5,147	0.0	100.0
Franklin	-87	101	169	-68	-19	78.2	21.8
Gadsden	-13	491	566	-75	62	100.0	0.0
Gilchrist	262	184	229	-45	307	0.0	100.0
Glades	4	71	152	-81	85	0.0	100.0
Gulf	632	120	232	-112	744	0.0	100.0
Hamilton	-778	173	201	-28	-750	3.6	96.4
Hardee	-58	348	249	99	-157	0.0	100.0
Hendry	921	498	372	126	795	13.7	86.3
Hernando	2,025	1,589	3,176	-1,587	3,612	0.0	100.0
Highlands	830	768	1,866	-1,098	1,928	0.0	100.0
Hillsborough	30,612	16,587	12,853	3,734	26,878	12.2	87.8
Holmes	12	182	321	-139	151	0.0	100.0
Indian River	1,914	1,194	2,382	-1,188	3,102	0.0	100.0
Jackson	-121	483	788	-305	184	100.0	0.0
Jefferson	80	129	221	-92	172	0.0	100.0
Lafayette	-289	61	109	-48	-241	16.6	83.4

Table 2. Components of Population Change for Counties in Florida, 2020 to 2021

(Continued)

State and County	Total Change 2020–2021	Births	Deaths	Components of Change		Percent of Change Due to	
				Natural Increase	Net Migration	Natural Increase	Net Migration
Lake	16,186	3,300	5,150	-1,850	18,036	0.0	100.0
Lee	21,757	6,775	8,619	-1,844	23,601	0.0	100.0
Leon	3,723	2,936	2,438	498	3,225	13.4	86.6
Levy	662	406	644	-238	900	0.0	100.0
Liberty	-510	66	96	-30	-480	5.9	94.1
Madison	154	214	306	-92	246	0.0	100.0
Manatee	11,499	3,393	4,832	-1,439	12,938	0.0	100.0
Marion	5,268	3,422	6,133	-2,711	7,979	0.0	100.0
Martin	622	1,247	2,335	-1,088	1,710	0.0	100.0
Miami-Dade	30,172	27,671	25,428	2,243	27,929	7.4	92.6
Monroe	537	677	770	-93	630	0.0	100.0
Nassau	2,660	817	1,080	-263	2,923	0.0	100.0
Okaloosa	1,536	2,559	2,231	328	1,208	21.4	78.6
Okeechobee	-496	506	555	-49	-447	9.9	90.1
Orange	28,032	15,704	9,847	5,857	22,175	20.9	79.1
Osceola	17,804	4,482	2,999	1,483	16,321	8.3	91.7
Palm Beach	10,304	14,113	17,234	-3,121	13,425	0.0	100.0
Pasco	14,000	4,968	7,255	-2,287	16,287	0.0	100.0
Pinellas	5,383	7,461	13,295	-5,834	11,217	0.0	100.0
Polk	23,319	7,984	8,596	-612	23,931	0.0	100.0
Putnam	352	835	1,168	-333	685	0.0	100.0
St. Johns	12,108	2,148	2,363	-215	12,323	0.0	100.0
St. Lucie	10,834	3,025	3,982	-957	11,791	0.0	100.0
Santa Rosa	3,911	1,844	1,864	-20	3,931	0.0	100.0
Sarasota	7,502	2,650	6,802	-4,152	11,654	0.0	100.0
Seminole	6,599	4,436	4,011	425	6,174	6.4	93.6
Sumter	4,841	456	2,407	-1,951	6,792	0.0	100.0
Suwannee	202	434	682	-248	450	0.0	100.0
Taylor	-839	192	340	-148	-691	17.6	82.4
Union	-348	140	305	-165	-183	47.4	52.6
Volusia	9,815	4,726	8,247	-3,521	13,336	0.0	100.0
Wakulla	547	308	389	-81	628	0.0	100.0
Walton	2,636	809	808	1	2,635	0.0	100.0
Washington	-323	240	350	-110	-213	34.1	65.9

Table 3. Population and Population Change for Counties in Florida, 2000 to 2021

State and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	1.7	14.6	17.6
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Baker	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Bradford	27,955	28,303	28,520	26,088	-1.2	-0.8	9.3
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Broward	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Calhoun	13,683	13,648	14,625	13,017	0.3	-6.7	12.4
Charlotte	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Citrus	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Clay	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Collier	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Columbia	69,809	69,698	67,531	56,513	0.2	3.2	19.5
DeSoto	34,031	33,976	34,862	32,209	0.2	-2.5	8.2
Dixie	16,804	16,759	16,422	13,827	0.3	2.1	18.8
Duval	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Flagler	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Franklin	12,364	12,451	11,549	9,829	-0.7	7.8	17.5
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3
Glades	12,130	12,126	12,884	10,576	0.0	-5.9	21.8
Gulf	14,824	14,192	15,863	14,560	4.5	-10.5	8.9
Hamilton	13,226	14,004	14,799	13,327	-5.6	-5.4	11.0
Hardee	25,269	25,327	27,731	26,938	-0.2	-8.7	2.9
Hendry	40,540	39,619	39,140	36,210	2.3	1.2	8.1
Hernando	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Hillsborough	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Holmes	19,665	19,653	19,927	18,564	0.1	-1.4	7.3
Indian River	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Jackson	47,198	47,319	49,746	46,755	-0.3	-4.9	6.4
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Lafayette	7,937	8,226	8,870	7,022	-3.5	-7.3	26.3

Table 3. Population and Population Change for Counties in Florida, 2000 to 2021

(Continued)

State and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Lee	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Liberty	7,464	7,974	8,365	7,021	-6.4	-4.7	19.1
Madison	18,122	17,968	19,224	18,733	0.9	-6.5	2.6
Manatee	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Martin	159,053	158,431	146,318	126,731	0.4	8.3	15.5
Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
Monroe	83,411	82,874	73,090	79,589	0.6	13.4	-8.2
Nassau	93,012	90,352	73,314	57,663	2.9	23.2	27.1
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Okeechobee	39,148	39,644	39,996	35,910	-1.3	-0.9	11.4
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
Pasco	575,891	561,891	464,697	344,768	2.5	20.9	34.8
Pinellas	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Putnam	73,673	73,321	74,364	70,423	0.5	-1.4	5.6
St. Johns	285,533	273,425	190,039	123,135	4.4	43.9	54.3
St. Lucie	340,060	329,226	277,789	192,695	3.3	18.5	44.2
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Sarasota	441,508	434,006	379,448	325,961	1.7	14.4	16.4
Seminole	477,455	470,856	422,718	365,199	1.4	11.4	15.8
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Suwannee	43,676	43,474	41,551	34,844	0.5	4.6	19.2
Taylor	20,957	21,796	22,570	19,256	-3.8	-3.4	17.2
Union	15,799	16,147	15,535	13,442	-2.2	3.9	15.6
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Washington	24,995	25,318	24,896	20,973	-1.3	1.7	18.7

**Table 4. Population and Population Change for Metropolitan Statistical Areas in Florida,
2000 to 2021**

Metropolitan Statistical Area* and County	Population				Percent Change		
	2021	2020	2010	2000	2020	2010	2000
					to 2021	to 2020	to 2010
ALL MSAs	21,216,265	20,854,370	18,119,272	15,357,198	1.7	15.1	18.0
Cape Coral-Fort Myers	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Lee	782,579	760,822	618,754	440,888	2.9	23.0	40.3
Crestview-Fort Walton							
Beach-Destin	291,145	286,973	235,865	211,099	1.5	21.7	11.7
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Deltona-Daytona Beach-							
Ormond Beach	683,020	668,921	590,289	493,175	2.1	13.3	19.7
Flagler	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Gainesville	346,310	339,247	305,076	266,842	2.1	11.2	14.3
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Homosassa Springs	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Citrus	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Jacksonville	1,645,486	1,605,848	1,345,596	1,122,750	2.5	19.3	19.8
Baker	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Clay	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Duval	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Nassau	93,012	90,352	73,314	57,663	2.9	23.2	27.1
St. Johns	285,533	273,425	190,039	123,135	4.4	43.9	54.3
Lakeland-Winter Haven	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
Miami-Fort Lauderdale-							
Pompano Beach	6,189,809	6,138,333	5,564,657	5,007,988	0.8	10.3	11.1
Broward	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
Naples-Marco Island	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Collier	382,680	375,752	321,520	251,377	1.8	16.9	27.9
North Port-Sarasota-							
Bradenton	852,717	833,716	702,281	589,963	2.3	18.7	19.0
Manatee	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Sarasota	441,508	434,006	379,448	325,961	1.7	14.4	16.4

**Table 4. Population and Population Change for Metropolitan Statistical Areas in Florida,
2000 to 2021** (Continued)

Metropolitan Statistical Area* and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
Ocala	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Orlando-Kissimmee-Sanford	2,741,997	2,673,376	2,134,406	1,644,563	2.6	25.3	29.8
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Seminole	477,455	470,856	422,718	365,199`	1.4	11.4	15.8
Palm Bay-Melbourne- Titusville	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Panama City	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Pensacola-Ferry Pass-Brent	516,369	509,905	448,991	412,153	1.3	13.6	8.9
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Port St. Lucie	499,113	487,657	424,107	319,426	2.3	15.0	32.8
Martin	159,053	158,431	146,318	126,731	0.4	8.3	15.5
St. Lucie	340,060	329,226	277,789	192,695	3.3	18.5	44.2
Punta Gorda	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Charlotte	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Sebastian-Vero Beach	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Indian River	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Sebring-Avon Park	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Tallahassee	388,635	384,298	367,413	320,304	1.1	4.6	14.7
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Tampa-St. Petersburg- Clearwater	3,227,295	3,175,275	2,783,243	2,396,013	1.6	14.1	16.2
Hernando	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Hillsborough	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Pasco	575,891	561,891	464,697	344,768	2.5	20.9	34.8
Pinellas	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
The Villages	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1

* Based on the March 6, 2020 US Office of Management and Budget MSA definitions, (OMB Bulletin No. 20-01).

Table 5. Population and Population Change for Regional Planning Councils in Florida, 2000 to 2021

State, Regional Planning Council and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	1.7	14.6	17.6
Apalachee	484,168	479,882	467,561	411,486	0.9	2.6	13.6
Calhoun	13,683	13,648	14,625	13,017	0.3	-6.7	12.4
Franklin	12,364	12,451	11,549	9,829	-0.7	7.8	17.5
Gadsden	43,813	43,826	46,389	45,087	0.0	-5.5	2.9
Gulf	14,824	14,192	15,863	14,560	4.5	-10.5	8.9
Jackson	47,198	47,319	49,746	46,755	-0.3	-4.9	6.4
Jefferson	14,590	14,510	14,761	12,902	0.6	-1.7	14.4
Leon	295,921	292,198	275,487	239,452	1.3	6.1	15.0
Liberty	7,464	7,974	8,365	7,021	-6.4	-4.7	19.1
Wakulla	34,311	33,764	30,776	22,863	1.6	9.7	34.6
Central Florida	948,878	925,228	803,470	666,347	2.6	15.2	20.6
DeSoto	34,031	33,976	34,862	32,209	0.2	-2.5	8.2
Hardee	25,269	25,327	27,731	26,938	-0.2	-8.7	2.9
Highlands	102,065	101,235	98,786	87,366	0.8	2.5	13.1
Okeechobee	39,148	39,644	39,996	35,910	-1.3	-0.9	11.4
Polk	748,365	725,046	602,095	483,924	3.2	20.4	24.4
East Central Florida	4,437,866	4,339,191	3,597,098	2,876,397	2.3	20.6	25.1
Brevard	616,742	606,612	543,376	476,230	1.7	11.6	14.1
Lake	400,142	383,956	297,047	210,527	4.2	29.3	41.1
Marion	381,176	375,908	331,303	258,916	1.4	13.5	28.0
Orange	1,457,940	1,429,908	1,145,956	896,344	2.0	24.8	27.8
Osceola	406,460	388,656	268,685	172,493	4.6	44.7	55.8
Seminole	477,455	470,856	422,718	365,199	1.4	11.4	15.8
Sumter	134,593	129,752	93,420	53,345	3.7	38.9	75.1
Volusia	563,358	553,543	494,593	443,343	1.8	11.9	11.6
Emerald Coast	1,030,456	1,017,065	898,531	811,006	1.3	13.2	10.8
Bay	178,282	175,216	168,852	148,217	1.7	3.8	13.9
Escambia	324,458	321,905	297,619	294,410	0.8	8.2	1.1
Holmes	19,665	19,653	19,927	18,564	0.1	-1.4	7.3
Okaloosa	213,204	211,668	180,822	170,498	0.7	17.1	6.1
Santa Rosa	191,911	188,000	151,372	117,743	2.1	24.2	28.6
Walton	77,941	75,305	55,043	40,601	3.5	36.8	35.6
Washington	24,995	25,318	24,896	20,973	-1.3	1.7	18.7
North Central Florida	580,595	575,622	540,098	469,894	0.9	6.6	14.9
Alachua	284,607	278,468	247,336	217,955	2.2	12.6	13.5
Bradford	27,955	28,303	28,520	26,088	-1.2	-0.8	9.3
Columbia	69,809	69,698	67,531	56,513	0.2	3.2	19.5
Dixie	16,804	16,759	16,422	13,827	0.3	2.1	18.8
Gilchrist	18,126	17,864	16,939	14,437	1.5	5.5	17.3

**Table 5. Population and Population Change for Regional Planning Councils in Florida,
2000 to 2021** (Continued)

State, Regional Planning Council and County	Population				Percent Change		
	2021	2020	2010	2000	2020 to 2021	2010 to 2020	2000 to 2010
North Central Florida (Continued)							
Hamilton	13,226	14,004	14,799	13,327	-5.6	-5.4	11.0
Lafayette	7,937	8,226	8,870	7,022	-3.5	-7.3	26.3
Levy	43,577	42,915	40,801	34,450	1.5	5.2	18.4
Madison	18,122	17,968	19,224	18,733	0.9	-6.5	2.6
Suwannee	43,676	43,474	41,551	34,844	0.5	4.6	19.2
Taylor	20,957	21,796	22,570	19,256	-3.8	-3.4	17.2
Union	15,799	16,147	15,535	13,442	-2.2	3.9	15.6
Northeast Florida							
Baker	1,838,821	1,794,547	1,515,656	1,243,005	2.5	18.4	21.9
Clay	28,692	28,259	27,115	22,259	1.5	4.2	21.8
Duval	221,440	218,245	190,865	140,814	1.5	14.3	35.5
Flagler	1,016,809	995,567	864,263	778,879	2.1	15.2	11.0
Nassau	119,662	115,378	95,696	49,832	3.7	20.6	92.0
Putnam	93,012	90,352	73,314	57,663	2.9	23.2	27.1
St. Johns	73,673	73,321	74,364	70,423	0.5	-1.4	5.6
	285,533	273,425	190,039	123,135	4.4	43.9	54.3
South Florida							
Broward	4,770,725	4,729,016	4,317,613	3,956,386	0.9	9.5	9.1
Miami-Dade	1,955,375	1,944,375	1,748,066	1,623,018	0.6	11.2	7.7
Monroe	2,731,939	2,701,767	2,496,457	2,253,779	1.1	8.2	10.8
	83,411	82,874	73,090	79,589	0.6	13.4	-8.2
Southwest Florida							
Charlotte	1,850,007	1,809,172	1,531,724	1,206,639	2.3	18.1	26.9
Collier	190,570	186,847	159,978	141,627	2.0	16.8	13.0
Glades	382,680	375,752	321,520	251,377	1.8	16.9	27.9
Hendry	12,130	12,126	12,884	10,576	0.0	-5.9	21.8
Lee	40,540	39,619	39,140	36,210	2.3	1.2	8.1
Sarasota	782,579	760,822	618,754	440,888	2.9	23.0	40.3
	441,508	434,006	379,448	325,961	1.7	14.4	16.4
Tampa Bay							
Citrus	3,794,119	3,728,828	3,247,312	2,778,100	1.8	14.8	16.9
Hernando	155,615	153,843	141,236	118,085	1.2	8.9	19.6
Hillsborough	196,540	194,515	172,778	130,802	1.0	12.6	32.1
Manatee	1,490,374	1,459,762	1,229,226	998,948	2.1	18.8	23.1
Pasco	411,209	399,710	322,833	264,002	2.9	23.8	22.3
Pinellas	575,891	561,891	464,697	344,768	2.5	20.9	34.8
	964,490	959,107	916,542	921,495	0.6	4.6	-0.5
Treasure Coast							
Indian River	2,163,310	2,139,636	1,882,269	1,563,564	1.1	13.7	20.4
Martin	161,702	159,788	138,028	112,947	1.2	15.8	22.2
Palm Beach	159,053	158,431	146,318	126,731	0.4	8.3	15.5
St. Lucie	1,502,495	1,492,191	1,320,134	1,131,191	0.7	13.0	16.7
	340,060	329,226	277,789	192,695	3.3	18.5	44.2

Table 6. Rank of Florida Counties by Population Size in 2021 and Population Distribution, 2000 to 2021

Rank	State and County	Population				Percent of State Population			
		2021	2020	2010	2000	2021	2020	2010	2000
	FLORIDA	21,898,945	21,538,187	18,801,332	15,982,824	100.00	100.00	100.00	100.00
1	Miami-Dade	2,731,939	2,701,767	2,496,457	2,253,779	12.48	12.54	13.28	14.10
2	Broward	1,955,375	1,944,375	1,748,066	1,623,018	8.93	9.03	9.30	10.15
3	Palm Beach	1,502,495	1,492,191	1,320,134	1,131,191	6.86	6.93	7.02	7.08
4	Hillsborough	1,490,374	1,459,762	1,229,226	998,948	6.81	6.78	6.54	6.25
5	Orange	1,457,940	1,429,908	1,145,956	896,344	6.66	6.64	6.10	5.61
6	Duval	1,016,809	995,567	864,263	778,879	4.64	4.62	4.60	4.87
7	Pinellas	964,490	959,107	916,542	921,495	4.40	4.45	4.87	5.77
8	Lee	782,579	760,822	618,754	440,888	3.57	3.53	3.29	2.76
9	Polk	748,365	725,046	602,095	483,924	3.42	3.37	3.20	3.03
10	Brevard	616,742	606,612	543,376	476,230	2.82	2.82	2.89	2.98
11	Pasco	575,891	561,891	464,697	344,768	2.63	2.61	2.47	2.16
12	Volusia	563,358	553,543	494,593	443,343	2.57	2.57	2.63	2.77
13	Seminole	477,455	470,856	422,718	365,199	2.18	2.19	2.25	2.28
14	Sarasota	441,508	434,006	379,448	325,961	2.02	2.02	2.02	2.04
15	Manatee	411,209	399,710	322,833	264,002	1.88	1.86	1.72	1.65
16	Osceola	406,460	388,656	268,685	172,493	1.86	1.80	1.43	1.08
17	Lake	400,142	383,956	297,047	210,527	1.83	1.78	1.58	1.32
18	Collier	382,680	375,752	321,520	251,377	1.75	1.74	1.71	1.57
19	Marion	381,176	375,908	331,303	258,916	1.74	1.75	1.76	1.62
20	St. Lucie	340,060	329,226	277,789	192,695	1.55	1.53	1.48	1.21
21	Escambia	324,458	321,905	297,619	294,410	1.48	1.49	1.58	1.84
22	Leon	295,921	292,198	275,487	239,452	1.35	1.36	1.47	1.50
23	St. Johns	285,533	273,425	190,039	123,135	1.30	1.27	1.01	0.77
24	Alachua	284,607	278,468	247,336	217,955	1.30	1.29	1.32	1.36
25	Clay	221,440	218,245	190,865	140,814	1.01	1.01	1.02	0.88
26	Okaloosa	213,204	211,668	180,822	170,498	0.97	0.98	0.96	1.07
27	Hernando	196,540	194,515	172,778	130,802	0.90	0.90	0.92	0.82
28	Santa Rosa	191,911	188,000	151,372	117,743	0.88	0.87	0.81	0.74
29	Charlotte	190,570	186,847	159,978	141,627	0.87	0.87	0.85	0.89
30	Bay	178,282	175,216	168,852	148,217	0.81	0.81	0.90	0.93
31	Indian River	161,702	159,788	138,028	112,947	0.74	0.74	0.73	0.71
32	Martin	159,053	158,431	146,318	126,731	0.73	0.74	0.78	0.79
33	Citrus	155,615	153,843	141,236	118,085	0.71	0.71	0.75	0.74

Table 6. Rank of Florida Counties by Population Size in 2021 and Population Distribution, 2000 to 2021 (Continued)

Rank	State and County	Population				Percent of State Population			
		2021	2020	2010	2000	2021	2020	2010	2000
34	Sumter	134,593	129,752	93,420	53,345	0.61	0.60	0.50	0.33
35	Flagler	119,662	115,378	95,696	49,832	0.55	0.54	0.51	0.31
36	Highlands	102,065	101,235	98,786	87,366	0.47	0.47	0.53	0.55
37	Nassau	93,012	90,352	73,314	57,663	0.42	0.42	0.39	0.36
38	Monroe	83,411	82,874	73,090	79,589	0.38	0.38	0.39	0.50
39	Walton	77,941	75,305	55,043	40,601	0.36	0.35	0.29	0.25
40	Putnam	73,673	73,321	74,364	70,423	0.34	0.34	0.40	0.44
41	Columbia	69,809	69,698	67,531	56,513	0.32	0.32	0.36	0.35
42	Jackson	47,198	47,319	49,746	46,755	0.22	0.22	0.26	0.29
43	Gadsden	43,813	43,826	46,389	45,087	0.20	0.20	0.25	0.28
44	Suwannee	43,676	43,474	41,551	34,844	0.20	0.20	0.22	0.22
45	Levy	43,577	42,915	40,801	34,450	0.20	0.20	0.22	0.22
46	Hendry	40,540	39,619	39,140	36,210	0.19	0.18	0.21	0.23
47	Okeechobee	39,148	39,644	39,996	35,910	0.18	0.18	0.21	0.22
48	Wakulla	34,311	33,764	30,776	22,863	0.16	0.16	0.16	0.14
49	DeSoto	34,031	33,976	34,862	32,209	0.16	0.16	0.19	0.20
50	Baker	28,692	28,259	27,115	22,259	0.13	0.13	0.14	0.14
51	Bradford	27,955	28,303	28,520	26,088	0.13	0.13	0.15	0.16
52	Hardee	25,269	25,327	27,731	26,938	0.12	0.12	0.15	0.17
53	Washington	24,995	25,318	24,896	20,973	0.11	0.12	0.13	0.13
54	Taylor	20,957	21,796	22,570	19,256	0.10	0.10	0.12	0.12
55	Holmes	19,665	19,653	19,927	18,564	0.09	0.09	0.11	0.12
56	Gilchrist	18,126	17,864	16,939	14,437	0.08	0.08	0.09	0.09
57	Madison	18,122	17,968	19,224	18,733	0.08	0.08	0.10	0.12
58	Dixie	16,804	16,759	16,422	13,827	0.08	0.08	0.09	0.09
59	Union	15,799	16,147	15,535	13,442	0.07	0.07	0.08	0.08
60	Gulf	14,824	14,192	15,863	14,560	0.07	0.07	0.08	0.09
61	Jefferson	14,590	14,510	14,761	12,902	0.07	0.07	0.08	0.08
62	Calhoun	13,683	13,648	14,625	13,017	0.06	0.06	0.08	0.08
63	Hamilton	13,226	14,004	14,799	13,327	0.06	0.07	0.08	0.08
64	Franklin	12,364	12,451	11,549	9,829	0.06	0.06	0.06	0.06
65	Glades	12,130	12,126	12,884	10,576	0.06	0.06	0.07	0.07
66	Lafayette	7,937	8,226	8,870	7,022	0.04	0.04	0.05	0.04
67	Liberty	7,464	7,974	8,365	7,021	0.03	0.04	0.04	0.04

Table 7. Rank of Florida Counties by Percent Change in Population, 2020 to 2021

Rank	State and County	Percent Change	Population		Rank	State and County	Percent Change	Population	
			2021	2020				2021	2020
	FLORIDA	1.7	21,898,945	21,538,187	34	Indian River	1.2	161,702	159,788
1	Osceola	4.6	406,460	388,656	35	Citrus	1.2	155,615	153,843
2	Gulf	4.5	14,824	14,192	36	Miami-Dade	1.1	2,731,939	2,701,767
3	St. Johns	4.4	285,533	273,425	37	Hernando	1.0	196,540	194,515
4	Lake	4.2	400,142	383,956	38	Madison	0.9	18,122	17,968
5	Sumter	3.7	134,593	129,752	39	Highlands	0.8	102,065	101,235
6	Lake	3.7	119,662	115,378	40	Escambia	0.8	324,458	321,905
7	Walton	3.5	77,941	75,305	41	Okaloosa	0.7	213,204	211,668
8	St. Lucie	3.3	340,060	329,226	42	Palm Beach	0.7	1,502,495	1,492,191
9	Polk	3.2	748,365	725,046	43	Monroe	0.6	83,411	82,874
10	Nassau	2.9	93,012	90,352	44	Broward	0.6	1,955,375	1,944,375
11	Manatee	2.9	411,209	399,710	45	Pinellas	0.6	964,490	959,107
12	Lee	2.9	782,579	760,822	46	Jefferson	0.6	14,590	14,510
13	Pasco	2.5	575,891	561,891	47	Putnam	0.5	73,673	73,321
14	Hendry	2.3	40,540	39,619	48	Suwannee	0.5	43,676	43,474
15	Alachua	2.2	284,607	278,468	49	Martin	0.4	159,053	158,431
16	Duval	2.1	1,016,809	995,567	50	Dixie	0.3	16,804	16,759
17	Hillsborough	2.1	1,490,374	1,459,762	51	Calhoun	0.3	13,683	13,648
18	Santa Rosa	2.1	191,911	188,000	52	DeSoto	0.2	34,031	33,976
19	Charlotte	2.0	190,570	186,847	53	Columbia	0.2	69,809	69,698
20	Orange	2.0	1,457,940	1,429,908	54	Holmes	0.1	19,665	19,653
21	Collier	1.8	382,680	375,752	55	Glades	0.0	12,130	12,126
22	Volusia	1.8	563,358	553,543	56	Gadsden	0.0	43,813	43,826
23	Bay	1.7	178,282	175,216	57	Hardee	-0.2	25,269	25,327
24	Sarasota	1.7	441,508	434,006	58	Jackson	-0.3	47,198	47,319
25	Brevard	1.7	616,742	606,612	59	Franklin	-0.7	12,364	12,451
26	Wakulla	1.6	34,311	33,764	60	Bradford	-1.2	27,955	28,303
27	Levy	1.5	43,577	42,915	61	Okeechobee	-1.3	39,148	39,644
28	Marion	1.5	28,692	28,259	62	Washington	-1.3	24,995	25,318
29	Gilchrist	1.5	18,126	17,864	63	Union	-2.2	15,799	16,147
30	Clay	1.5	221,440	218,245	64	Lafayette	-3.5	7,937	8,226
31	Seminole	1.4	477,455	470,856	65	Taylor	-3.8	20,957	21,796
32	Marion	1.4	381,176	375,908	66	Hamilton	-5.6	13,226	14,004
33	Leon	1.3	295,921	292,198	67	Liberty	-6.4	7,464	7,974

Figure 1. Percent Change in Population, 2020 to 2021

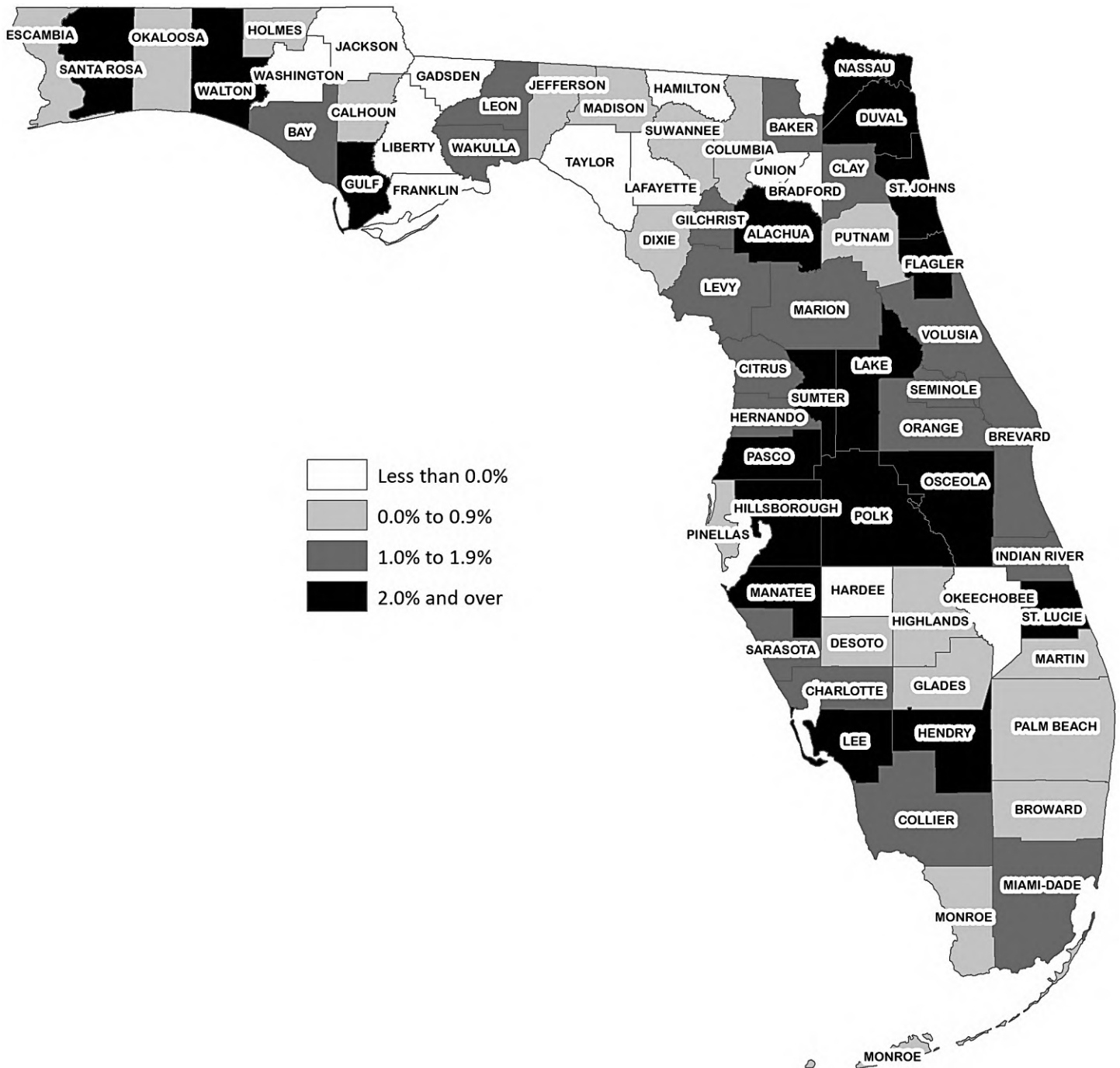


Table 8. Rank of Florida Counties by Population Change, 2020 to 2021

Rank	State and County	Change	Population		Rank	State and County	Change	Population	
			2021	2020				2021	2020
	FLORIDA	360,758	21,898,945	21,538,187	34	Indian River	1,914	161,702	159,788
1	Hillsborough	30,612	1,490,374	1,459,762	35	Citrus	1,772	155,615	153,843
2	Miami-Dade	30,172	2,731,939	2,701,767	36	Okaloosa	1,536	213,204	211,668
3	Orange	28,032	1,457,940	1,429,908	37	Hendry	921	40,540	39,619
4	Polk	23,319	748,365	725,046	38	Highlands	830	102,065	101,235
5	Lee	21,757	782,579	760,822	39	Levy	662	43,577	42,915
6	Duval	21,242	1,016,809	995,567	40	Gulf	632	14,824	14,192
7	Osceola	17,804	406,460	388,656	41	Martin	622	159,053	158,431
8	Lake	16,186	400,142	383,956	42	Wakulla	547	34,311	33,764
9	Pasco	14,000	575,891	561,891	43	Monroe	537	83,411	82,874
10	St. Johns	12,108	285,533	273,425	44	Baker	433	28,692	28,259
11	Manatee	11,499	411,209	399,710	45	Putnam	352	73,673	73,321
12	Broward	11,000	1,955,375	1,944,375	46	Gilchrist	262	18,126	17,864
13	St. Lucie	10,834	340,060	329,226	47	Suwannee	202	43,676	43,474
14	Palm Beach	10,304	1,502,495	1,492,191	48	Madison	154	18,122	17,968
15	Brevard	10,130	616,742	606,612	49	Columbia	111	69,809	69,698
16	Volusia	9,815	563,358	553,543	50	Jefferson	80	14,590	14,510
17	Sarasota	7,502	441,508	434,006	51	DeSoto	55	34,031	33,976
18	Collier	6,928	382,680	375,752	52	Dixie	45	16,804	16,759
19	Seminole	6,599	477,455	470,856	53	Calhoun	35	13,683	13,648
20	Alachua	6,139	284,607	278,468	54	Holmes	12	19,665	19,653
21	Pinellas	5,383	964,490	959,107	55	Glades	4	12,130	12,126
22	Marion	5,268	381,176	375,908	56	Gadsden	-13	43,813	43,826
23	Sumter	4,841	134,593	129,752	57	Hardee	-58	25,269	25,327
24	Flagler	4,284	119,662	115,378	58	Franklin	-87	12,364	12,451
25	Santa Rosa	3,911	191,911	188,000	59	Jackson	-121	47,198	47,319
26	Charlotte	3,723	190,570	186,847	60	Lafayette	-289	7,937	8,226
27	Leon	3,723	295,921	292,198	61	Washington	-323	24,995	25,318
28	Clay	3,195	221,440	218,245	62	Bradford	-348	27,955	28,303
29	Bay	3,066	178,282	175,216	63	Union	-348	15,799	16,147
30	Nassau	2,660	93,012	90,352	64	Okeechobee	-496	39,148	39,644
31	Walton	2,636	77,941	75,305	65	Liberty	-510	7,464	7,974
32	Escambia	2,553	324,458	321,905	66	Hamilton	-778	13,226	14,004
33	Hernando	2,025	196,540	194,515	67	Taylor	-839	20,957	21,796

Figure 2. Population Change, 2020 to 2021

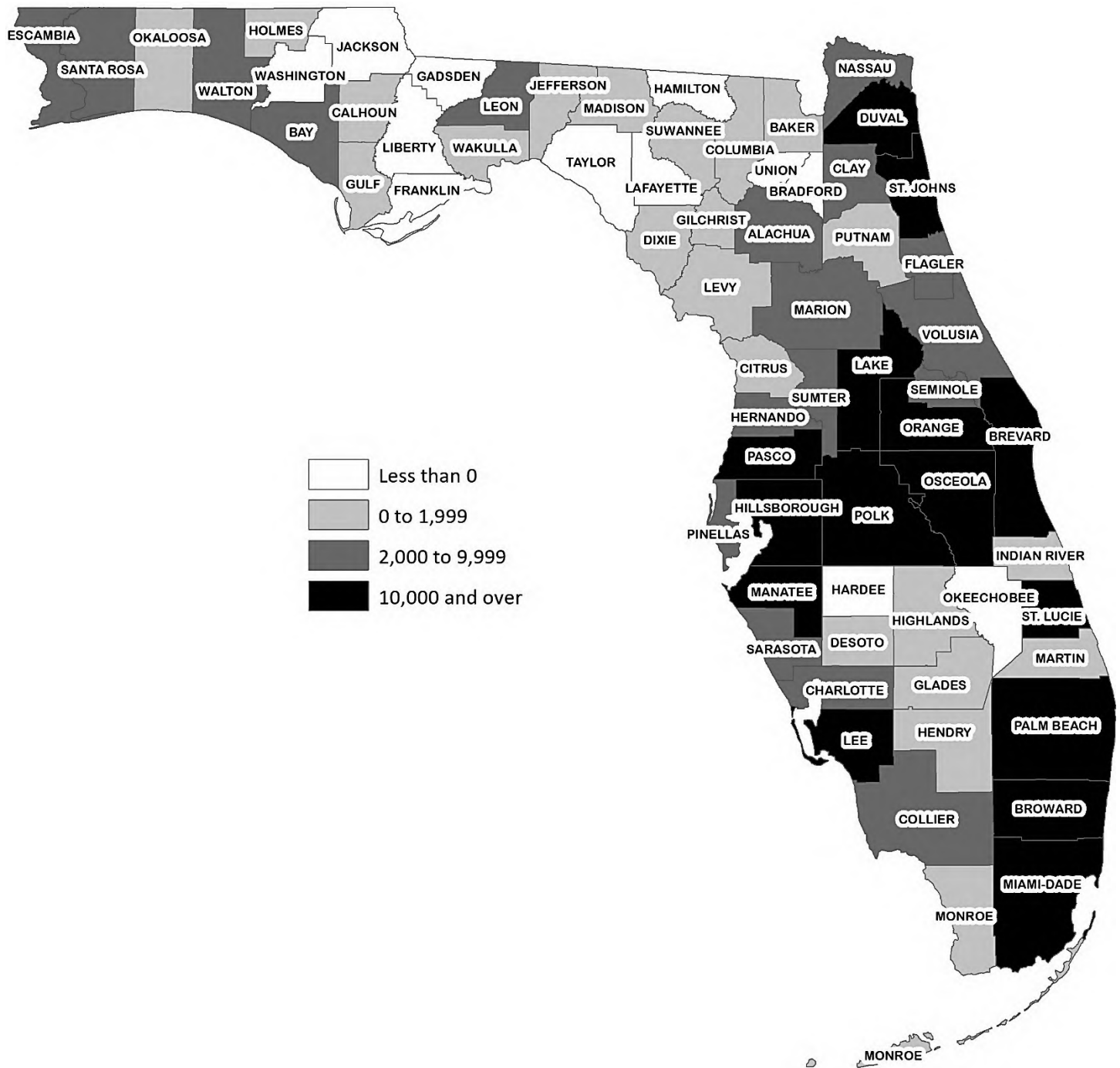


Table 9. Rank of Top 100 Cities in Florida by Population Size, 2010 to 2021

City	Population			Rank			Percent Change	
	2021	2020	2010	2021	2020	2010	2020 to 2021	2010 to 2020
Jacksonville	970,562	949,611	821,784	1	1	1	2.2	15.6
Miami	449,747	442,241	399,508	2	2	2	1.7	10.7
Tampa	391,800	384,959	335,709	3	3	3	1.8	14.7
Orlando	314,506	307,573	238,300	4	4	5	2.3	29.1
St. Petersburg	260,778	258,308	244,769	5	5	4	1.0	5.5
Hialeah	225,493	223,109	224,667	6	6	6	1.1	-0.7
Port St. Lucie	214,514	204,851	164,603	7	7	9	4.7	24.5
Cape Coral	201,554	194,016	154,305	8	9	10	3.9	25.7
Tallahassee	198,371	196,169	181,376	9	8	7	1.1	8.2
Fort Lauderdale	186,076	182,760	165,521	10	10	8	1.8	10.4
Pembroke Pines	170,857	171,178	154,019	11	11	11	-0.2	11.1
Hollywood	153,854	153,067	140,768	12	12	12	0.5	8.7
Gainesville	143,835	141,085	124,476	13	13	13	1.9	13.3
Miramar	136,007	134,721	122,041	14	14	14	1.0	10.4
Coral Springs	134,558	134,394	121,096	15	15	15	0.1	11.0
Palm Bay	122,765	119,760	103,190	16	16	18	2.5	16.1
West Palm Beach	119,255	117,415	100,343	17	17	19	1.6	17.0
Clearwater	117,800	117,292	107,685	18	18	16	0.4	8.9
Lakeland	116,421	112,641	97,422	19	19	21	3.4	15.6
Pompano Beach	113,144	112,046	99,845	20	20	20	1.0	12.2
Miami Gardens	112,508	111,640	107,166	21	21	17	0.8	4.2
Davie	106,199	105,691	91,992	22	22	22	0.5	14.9
Boca Raton	98,046	97,422	84,392	23	23	27	0.6	15.4
Sunrise	97,359	97,335	84,439	24	24	26	0.0	15.3
Deltona	94,953	93,692	85,182	25	25	24	1.3	10.0
Palm Coast	92,866	89,258	75,180	26	27	30	4.0	18.7
Plantation	92,628	91,750	84,955	27	26	25	1.0	8.0
Fort Myers	91,544	86,395	62,298	28	29	35	6.0	38.7
Deerfield Beach	87,106	86,859	75,018	29	28	31	0.3	15.8
Melbourne	85,800	84,678	76,205	30	30	29	1.3	11.1
Largo	83,071	82,485	77,648	31	32	28	0.7	6.2
Miami Beach	82,785	82,890	87,778	32	31	23	-0.1	-5.6
Homestead	81,110	80,737	60,509	33	33	38	0.5	33.4
Boynton Beach	81,011	80,380	68,217	34	34	32	0.8	17.8
Kissimmee	80,999	79,226	59,682	35	35	40	2.2	32.7
Doral	80,703	75,874	45,709	36	36	56	6.4	66.0
North Port	78,129	74,793	57,357	37	37	42	4.5	30.4
Lauderhill	74,538	74,482	66,887	38	38	33	0.1	11.4
Daytona Beach	74,113	71,488	61,005	39	40	36	3.7	17.2
Tamarac	72,509	71,897	60,427	40	39	39	0.9	19.0
Weston	68,305	68,107	65,333	41	41	34	0.3	4.2
Delray Beach	66,948	66,846	60,522	42	42	37	0.2	10.4
Ocala	64,243	63,591	56,315	43	43	44	1.0	12.9
Port Orange	63,275	62,596	56,048	44	44	45	1.1	11.7
Sanford	62,045	61,051	53,570	45	46	47	1.6	14.0
Wellington	61,768	61,637	56,508	46	45	43	0.2	9.1
Jupiter	61,121	61,047	55,156	47	47	46	0.1	10.7
St. Cloud	61,033	58,964	35,183	48	50	73	3.5	67.6
North Miami	60,175	60,191	58,912	49	48	41	0.0	2.2
Palm Beach Gardens	59,755	59,182	48,440	50	49	54	1.0	22.2
Margate	58,714	58,712	53,284	51	51	48	0.0	10.2

Table 9. Rank of Top 100 Cities in Florida by Population Size, 2010 to 2021

(Continued)

City	Population			Rank			Percent Change	
	2021	2020	2010	2021	2020	2010	2020 to 2021	2010 to 2020
Coconut Creek	57,871	57,833	52,909	52	52	49	0.1	9.3
Apopka	56,727	54,873	41,542	53	54	60	3.4	32.1
Bradenton	56,442	55,698	49,546	54	53	52	1.3	12.4
Sarasota	55,386	54,842	51,917	55	55	51	1.0	5.6
Bonita Springs	54,746	53,644	43,857	56	57	57	2.1	22.3
Pensacola	54,490	54,312	51,923	57	56	50	0.3	4.6
Pinellas Park	54,239	53,093	49,079	58	58	53	2.2	8.2
Winter Haven	51,126	49,219	33,874	59	60	78	3.9	45.3
Coral Gables	50,193	49,248	46,776	60	59	55	1.9	5.3
Titusville	49,085	48,789	43,761	61	61	58	0.6	11.5
Ocoee	48,202	47,295	35,579	62	63	70	1.9	32.9
Fort Pierce	48,038	47,297	41,590	63	62	59	1.6	13.7
Winter Garden	47,475	46,964	34,568	64	64	76	1.1	35.9
Altamonte	46,735	46,231	41,496	65	65	62	1.1	11.4
Cutler Bay	45,478	45,425	40,286	66	66	65	0.1	12.8
North Lauderdale	44,855	44,794	41,023	67	67	64	0.1	9.2
Clermont	44,687	43,021	28,742	68	72	85	3.9	49.7
Greenacres	44,549	43,990	37,573	69	69	67	1.3	17.1
Oakland Park	44,296	44,229	41,363	70	68	63	0.2	6.9
Ormond Beach	44,046	43,080	38,137	71	71	66	2.2	13.0
North Miami	43,749	43,676	41,523	72	70	61	0.2	5.2
Lake Worth	42,572	42,219	34,910	73	73	74	0.8	20.9
Hallandale Beach	41,157	41,217	37,113	74	74	68	-0.1	11.1
Aventura	40,371	40,242	35,762	75	75	69	0.3	12.5
Plant City	40,183	39,764	34,721	76	77	75	1.1	14.5
Oviedo	40,073	40,059	33,342	77	76	79	0.0	20.1
Royal Palm Beach	39,144	38,932	34,140	78	78	77	0.5	14.0
Winter Springs	38,767	38,342	33,282	79	79	80	1.1	15.2
DeLand	38,342	37,351	27,031	80	81	88	2.7	38.2
Riviera Beach	38,125	37,604	32,488	81	80	82	1.4	15.7
Estero	37,213	36,939	(X)	82	82	(X)	0.7	(X)
Lauderdale Lakes	36,647	35,954	32,593	83	84	81	1.9	10.3
Dunedin	36,116	36,068	35,321	84	83	72	0.1	2.1
Parkland	35,440	34,670	23,962	85	85	93	2.2	44.7
Panama City	34,698	32,939	35,505	86	87	71	5.3	-7.2
Cooper City	34,397	34,401	28,547	87	86	86	0.0	20.5
Dania Beach	31,837	31,723	29,639	88	88	83	0.4	7.0
New Smyrna	30,962	30,142	22,464	89	90	96	2.7	34.2
Miami Lakes	30,857	30,467	29,361	90	89	84	1.3	3.8
Winter Park	30,019	29,795	27,852	91	91	87	0.8	7.0
Casselberry	29,571	28,794	26,241	92	92	89	2.7	9.7
Haines City	29,179	26,669	20,560	93	98	104	9.4	29.7
Leesburg	28,234	27,000	20,117	94	95	105	4.6	34.2
West Melbourne	28,127	25,924	18,355	95	100	112	8.5	41.2
Rockledge	27,824	27,678	24,926	96	93	90	0.5	11.0
Crestview	27,366	27,134	20,978	97	94	100	0.9	29.3
Temple Terrace	27,005	26,690	24,541	98	97	92	1.2	8.8
Palm Springs	26,904	26,890	18,928	99	96	109	0.1	42.1
Key West	26,687	26,444	24,649	100	99	91	0.9	7.3

(X) Not incorporated at that time.

Table 10. Rank of Top 100 Cities in Florida by Percent Change in Population, 2020 to 2021

Rank	City	Percent Change	Population		Rank	City	Percent Change	Population	
			2021	2020				2021	2020
1	Westlake	93.9	1,757	906	51	St. Cloud	3.5	61,033	58,964
2	Wildwood	32.9	20,909	15,730	52	Zephyrhills	3.5	17,788	17,194
3	Freeport	24.9	7,320	5,861	53	DeBary	3.4	23,014	22,260
4	Davenport	16.7	10,552	9,043	54	Apopka	3.4	56,727	54,873
5	Mexico Beach	13.2	1,037	916	55	Lakeland	3.4	116,421	112,641
6	Oakland	10.8	3,895	3,516	56	Bellevue	3.3	5,591	5,413
7	Mascotte	10.8	7,321	6,609	57	Vernon	3.3	756	732
8	Haines City	9.4	29,179	26,669	58	Cocoa	3.2	19,653	19,041
9	Groveland	9.1	20,197	18,505	59	Tavares	3.1	19,600	19,003
10	Minneola	8.6	15,038	13,843	60	Everglades	3.1	363	352
11	West Melbourne	8.5	28,127	25,924	61	Raiford	3.1	231	224
12	Ocean Breeze	8.0	325	301	62	Brooksville	3.1	9,165	8,890
13	Worthington Springs	7.1	405	378	63	Fanning Springs	3.0	1,218	1,182
14	Polk City	7.0	2,902	2,713	64	Lake Alfred	3.0	6,568	6,374
15	Laurel Hill	6.8	624	584	65	Sweetwater	3.0	19,941	19,363
16	Bushnell	6.8	3,253	3,047	66	Macclenny	3.0	7,522	7,304
17	Orange City	6.7	13,483	12,632	67	White Springs	3.0	762	740
18	Bunnell	6.7	3,495	3,276	68	Astatula	3.0	1,945	1,889
19	Doral	6.4	80,703	75,874	69	Inverness	2.9	7,765	7,543
20	Eagle Lake	6.1	3,191	3,008	70	St. Marks	2.9	282	274
21	Dundee	6.0	5,551	5,235	71	Glen St. Mary	2.8	476	463
22	Fort Myers	6.0	91,544	86,395	72	New Smyrna Beach	2.7	30,962	30,142
23	Auburndale	5.9	16,539	15,616	73	Umatilla	2.7	3,785	3,685
24	Florida City	5.9	13,857	13,085	74	Longwood	2.7	15,496	15,087
25	Noma	5.8	220	208	75	Casselberry	2.7	29,571	28,794
26	Port St. Joe	5.7	3,547	3,357	76	Hilliard	2.7	3,047	2,967
27	Callahan	5.4	1,609	1,526	77	Reddick	2.7	461	449
28	Westville	5.4	275	261	78	Lee	2.7	385	375
29	Panama City	5.3	34,698	32,939	79	DeLand	2.7	38,342	37,351
30	Marianna	4.9	6,549	6,245	80	Venice	2.5	26,103	25,463
31	Port St. Lucie	4.7	214,514	204,851	81	Palm Bay	2.5	122,765	119,760
32	Newberry	4.7	7,684	7,342	82	Lake Helen	2.5	2,913	2,842
33	Leesburg	4.6	28,234	27,000	83	Trenton	2.5	2,065	2,015
34	High Springs	4.5	6,496	6,215	84	Hillcrest Heights	2.5	249	243
35	St. Augustine	4.5	14,976	14,329	85	Wewahitchka	2.4	2,124	2,074
36	North Port	4.5	78,129	74,793	86	Marathon	2.3	9,915	9,689
37	Jay	4.4	547	524	87	Frostproof	2.3	2,944	2,877
38	Port Richey	4.4	3,185	3,052	88	Montverde	2.3	1,693	1,655
39	Fruitland Park	4.2	8,675	8,325	89	Grant-Valkaria	2.3	4,612	4,509
40	Palm Coast	4.0	92,866	89,258	90	Midway	2.3	3,617	3,537
41	Bristol	3.9	954	918	91	Orlando	2.3	314,506	307,573
42	Lake Wales	3.9	17,001	16,361	92	Howey-in-the-Hills	2.3	1,680	1,643
43	Cape Coral	3.9	201,554	194,016	93	Ormond Beach	2.2	44,046	43,080
44	Winter Haven	3.9	51,126	49,219	94	Kissimmee	2.2	80,999	79,226
45	Clermont	3.9	44,687	43,021	95	Madison	2.2	2,977	2,912
46	Panama City Beach	3.8	18,783	18,094	96	Greenwood	2.2	551	539
47	Wausau	3.8	385	371	97	Parkland	2.2	35,440	34,670
48	Daytona Beach	3.7	74,113	71,488	98	Jacksonville	2.2	970,562	949,611
49	Dade City	3.7	7,541	7,275	99	Williston	2.2	3,041	2,976
50	Shalimar	3.5	763	737	100	Greensboro	2.2	471	461

Table 11. Rank of Top 100 Cities in Florida by Population Change, 2020 to 2021

Rank	City	Change	Population		Rank	City	Change	Population	
			2021	2020				2021	2020
1	Jacksonville	20,951	970,562	949,611	51	Hollywood	787	153,854	153,067
2	Port St. Lucie	9,663	214,514	204,851	52	Casselberry	777	29,571	28,794
3	Cape Coral	7,538	201,554	194,016	53	Florida City	772	13,857	13,085
4	Miami	7,506	449,747	442,241	54	Parkland	770	35,440	34,670
5	Orlando	6,933	314,506	307,573	55	DeBary	754	23,014	22,260
6	Tampa	6,841	391,800	384,959	56	Bradenton	744	56,442	55,698
7	Wildwood	5,179	20,909	15,730	57	Fort Pierce	741	48,038	47,297
8	Fort Myers	5,149	91,544	86,395	58	Mascotte	712	7,321	6,609
9	Doral	4,829	80,703	75,874	59	Lauderdale Lakes	693	36,647	35,954
10	Lakeland	3,780	116,421	112,641	60	Panama City Beach	689	18,783	18,094
11	Palm Coast	3,608	92,866	89,258	61	Port Orange	679	63,275	62,596
12	North Port	3,336	78,129	74,793	62	Ocala	652	64,243	63,591
13	Fort Lauderdale	3,316	186,076	182,760	63	St. Augustine	647	14,976	14,329
14	Palm Bay	3,005	122,765	119,760	64	Lake Wales	640	17,001	16,361
15	Gainesville	2,750	143,835	141,085	65	Venice	640	26,103	25,463
16	Daytona Beach	2,625	74,113	71,488	66	Boynton Beach	631	81,011	80,380
17	Haines City	2,510	29,179	26,669	67	Boca Raton	624	98,046	97,422
18	St. Petersburg	2,470	260,778	258,308	68	Cocoa	612	19,653	19,041
19	Hialeah	2,384	225,493	223,109	69	Tamarac	612	72,509	71,897
20	West Melbourne	2,203	28,127	25,924	70	Tavares	597	19,600	19,003
21	Tallahassee	2,202	198,371	196,169	71	Zephyrhills	594	17,788	17,194
22	St. Cloud	2,069	61,033	58,964	72	Largo	586	83,071	82,485
23	Winter Haven	1,907	51,126	49,219	73	Sweetwater	578	19,941	19,363
24	Apopka	1,854	56,727	54,873	74	Palm Beach Gardens	573	59,755	59,182
25	West Palm Beach	1,840	119,255	117,415	75	Greenacres	559	44,549	43,990
26	Kissimmee	1,773	80,999	79,226	76	Sarasota	544	55,386	54,842
27	Panama City	1,759	34,698	32,939	77	Riviera Beach	521	38,125	37,604
28	Groveland	1,692	20,197	18,505	78	Winter Garden	511	47,475	46,964
29	Clermont	1,666	44,687	43,021	79	Davie	508	106,199	105,691
30	Davenport	1,509	10,552	9,043	80	Clearwater	508	117,800	117,292
31	Freeport	1,459	7,320	5,861	81	Altamonte Springs	504	46,735	46,231
32	Miramar	1,286	136,007	134,721	82	Winter Springs	425	38,767	38,342
33	Deltona	1,261	94,953	93,692	83	Plant City	419	40,183	39,764
34	Leesburg	1,234	28,234	27,000	84	Longwood	409	15,496	15,087
35	Minneola	1,195	15,038	13,843	85	Sebastian	400	25,454	25,054
36	Pinellas Park	1,146	54,239	53,093	86	Miami Lakes	390	30,857	30,467
37	Melbourne	1,122	85,800	84,678	87	Oakland	379	3,895	3,516
38	Bonita Springs	1,102	54,746	53,644	88	Homestead	373	81,110	80,737
39	Pompano Beach	1,098	113,144	112,046	89	Lake Worth Beach	353	42,572	42,219
40	Sanford	994	62,045	61,051	90	Fruitland Park	350	8,675	8,325
41	DeLand	991	38,342	37,351	91	Mount Dora	347	16,688	16,341
42	Ormond Beach	966	44,046	43,080	92	Newberry	342	7,684	7,342
43	Coral Gables	945	50,193	49,248	93	Marco Island	326	16,086	15,760
44	Auburndale	923	16,539	15,616	94	Dundee	316	5,551	5,235
45	Ocoee	907	48,202	47,295	95	Temple Terrace	315	27,005	26,690
46	Plantation	878	92,628	91,750	96	Sunny Isles Beach	313	22,655	22,342
47	Miami Gardens	868	112,508	111,640	97	Marianna	304	6,549	6,245
48	Westlake	851	1,757	906	98	Titusville	296	49,085	48,789
49	Orange City	851	13,483	12,632	99	Destin	286	14,217	13,931
50	New Smyrna Beach	820	30,962	30,142	100	High Springs	281	6,496	6,215

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020

State and County		Percent of Population				State and County		Percent of Population			
		2020	2010	2000	1990			2020	2010	2000	1990
FLORIDA	0-17	19.5	21.3	22.8	22.3	Citrus	0-17	14.5	15.9	17.2	17.7
	18-44	—	34.4	36.9	39.8		18-44	—	21.9	23.7	26.8
	45-64	—	27.0	22.7	19.7		45-64	—	30.3	26.9	24.3
	65+	—	17.3	17.6	18.2		65+	—	31.9	32.2	31.2
Alachua	0-17	18.2	17.9	20.2	21.9	Clay	0-17	23.9	26.3	28.0	28.9
	18-44	—	48.4	50.9	54.3		18-44	—	34.2	38.2	43.7
	45-64	—	22.9	19.3	14.5		45-64	—	27.8	24.0	18.9
	65+	—	10.8	9.6	9.2		65+	—	11.7	9.8	8.4
Baker	0-17	23.4	26.0	27.5	30.7	Collier	0-17	16.7	19.5	19.9	20.1
	18-44	—	36.7	40.6	44.1		18-44	—	28.0	31.2	35.3
	45-64	—	26.4	22.7	17.4		45-64	—	26.1	24.5	21.9
	65+	—	10.9	9.2	7.8		65+	—	26.4	24.5	22.7
Bay	0-17	20.3	22.0	24.0	25.6	Columbia	0-17	21.4	22.5	25.4	28.1
	18-44	—	35.4	38.8	42.3		18-44	—	33.9	36.7	38.5
	45-64	—	28.1	23.7	20.2		45-64	—	28.2	24.0	20.2
	65+	—	14.5	13.4	11.9		65+	—	15.4	14.0	13.2
Bradford	0-17	18.8	19.8	21.9	24.1	DeSoto	0-17	20.5	22.5	22.7	24.0
	18-44	—	37.6	41.6	44.2		18-44	—	35.8	37.9	36.9
	45-64	—	28.2	23.5	19.6		45-64	—	23.8	20.5	19.8
	65+	—	14.4	12.9	12.1		65+	—	17.9	19.0	19.2
Brevard	0-17	18.1	19.8	22.0	22.0	Dixie	0-17	18.1	19.1	22.1	24.6
	18-44	—	29.4	33.9	39.9		18-44	—	30.3	34.6	36.7
	45-64	—	30.4	24.3	21.5		45-64	—	31.2	26.2	24.2
	65+	—	20.4	19.9	16.6		65+	—	19.3	17.1	14.5
Broward	0-17	20.5	22.4	23.6	20.6	Duval	0-17	21.5	23.5	26.3	26.0
	18-44	—	35.6	38.6	40.2		18-44	—	38.9	42.0	46.0
	45-64	—	27.7	21.7	18.6		45-64	—	26.4	21.2	17.4
	65+	—	14.3	16.1	20.7		65+	—	11.1	10.5	10.6
Calhoun	0-17	20.0	21.4	23.2	26.2	Escambia	0-17	19.8	21.6	23.5	25.4
	18-44	—	36.0	40.5	39.9		18-44	—	37.2	41.1	43.3
	45-64	—	27.2	22.3	19.5		45-64	—	26.8	22.0	19.5
	65+	—	15.4	14.0	14.5		65+	—	14.4	13.3	11.9
Charlotte	0-17	12.1	14.3	15.7	15.7	Flagler	0-17	16.5	19.9	17.9	19.2
	18-44	—	21.2	23.3	26.9		18-44	—	26.9	25.1	29.6
	45-64	—	30.4	26.4	23.8		45-64	—	28.7	28.3	25.8
	65+	—	34.1	34.7	33.6		65+	—	24.5	28.6	25.4

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population				State and County		Percent of Population			
		2020	2010	2000	1990			2020	2010	2000	1990
Franklin	0-17	15.2	17.1	20.2	24.1	Highlands	0-17	17.5	18.2	19.2	18.9
	18-44	—	36.2	32.6	33.6		18-44	—	24.3	25.6	26.0
	45-64	—	29.3	29.5	24.6		45-64	—	25.3	22.2	21.9
	65+	—	17.4	17.7	17.7		65+	—	32.2	33.0	33.2
Gadsden	0-17	21.0	24.2	26.4	29.8	Hillsborough	0-17	22.0	23.9	25.3	24.4
	18-44	—	33.6	38.4	39.5		18-44	—	38.8	41.0	44.8
	45-64	—	28.6	23.0	18.1		45-64	—	25.4	21.7	18.6
	65+	—	13.6	12.2	12.5		65+	—	11.8	12.0	12.2
Gilchrist	0-17	20.7	21.4	24.4	25.2	Holmes	0-17	20.6	21.5	23.1	25.0
	18-44	—	33.9	39.1	40.4		18-44	—	33.6	38.1	38.1
	45-64	—	27.8	22.9	20.8		45-64	—	27.7	24.0	21.2
	65+	—	16.9	13.6	13.6		65+	—	17.2	14.8	15.7
Glades	0-17	16.8	18.8	22.1	24.6	Indian River	0-17	15.9	18.8	19.2	19.5
	18-44	—	33.7	34.6	31.2		18-44	—	25.9	28.3	31.8
	45-64	—	26.0	24.5	24.8		45-64	—	28.1	23.3	21.6
	65+	—	21.5	18.8	19.3		65+	—	27.2	29.2	27.1
Gulf	0-17	16.7	16.2	19.9	24.8	Jackson	0-17	19.1	19.9	22.3	25.0
	18-44	—	37.4	39.8	37.2		18-44	—	36.2	39.3	40.5
	45-64	—	30.0	25.4	22.9		45-64	—	28.2	23.8	19.7
	65+	—	16.3	14.9	15.2		65+	—	15.7	14.6	14.9
Hamilton	0-17	19.1	19.7	23.5	29.0	Jefferson	0-17	16.9	18.6	22.7	29.1
	18-44	—	39.4	42.5	42.3		18-44	—	32.6	37.1	37.2
	45-64	—	27.8	22.8	17.3		45-64	—	32.3	25.7	19.0
	65+	—	13.1	11.2	11.4		65+	—	16.5	14.5	14.8
Hardee	0-17	25.6	27.7	27.6	29.4	Lafayette	0-17	17.1	20.1	21.7	24.9
	18-44	—	37.4	39.3	36.5		18-44	—	43.4	44.7	45.2
	45-64	—	22.0	19.2	19.0		45-64	—	24.3	21.3	18.9
	65+	—	12.9	13.9	15.1		65+	—	12.2	12.4	11.0
Hendry	0-17	25.7	27.8	30.0	31.7	Lake	0-17	18.6	20.8	20.3	20.0
	18-44	—	38.6	41.6	39.0		18-44	—	28.3	29.5	30.5
	45-64	—	22.1	18.3	18.5		45-64	—	26.7	23.8	22.1
	65+	—	11.5	10.1	10.9		65+	—	24.2	26.4	27.4
Hernando	0-14	18.4	19.8	18.9	18.5	Lee	0-17	17.4	19.5	19.6	19.7
	15-44	—	26.6	25.8	27.3		18-44	—	29.7	30.1	34.0
	45-64	—	27.9	24.4	23.6		45-64	—	27.3	24.8	21.7
	65+	—	25.8	30.9	30.6		65+	—	23.5	25.4	24.6

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population			
		2020	2010	2000	1990
Leon	0-17	19.0	19.6	21.3	22.6
	18-44	—	48.0	50.4	54.2
	45-64	—	23.0	20.0	15.1
	65+	—	9.4	8.3	8.2
Levy	0-17	20.1	21.1	23.6	24.4
	18-44	—	28.8	31.9	34.2
	45-64	—	30.6	26.6	22.6
	65+	—	19.4	17.9	18.8
Liberty	0-17	18.4	21.2	21.8	24.3
	18-44	—	41.1	47.0	46.0
	45-64	—	27.1	21.0	18.5
	65+	—	10.6	10.2	11.2
Madison	0-17	19.9	21.8	25.3	27.7
	18-44	—	34.2	37.5	39.7
	45-64	—	28.2	22.7	18.6
	65+	—	15.8	14.6	14.0
Manatee	0-17	18.3	20.5	20.7	19.3
	18-44	—	28.6	31.2	33.0
	45-64	—	27.6	23.3	19.8
	65+	—	23.3	24.9	28.0
Marion	0-17	18.0	19.4	21.4	22.3
	18-44	—	27.6	30.2	34.0
	45-64	—	27.3	23.9	21.7
	65+	—	25.8	24.5	22.0
Martin	0-17	16.5	17.6	18.6	17.7
	18-44	—	25.4	28.2	33.2
	45-64	—	29.7	24.9	21.8
	65+	—	27.3	28.2	27.3
Miami-Dade	0-17	19.4	21.9	24.8	24.3
	18-44	—	38.5	40.1	41.5
	45-64	—	25.6	21.7	20.3
	65+	—	14.1	13.3	13.9
Monroe	0-17	14.8	15.1	17.1	17.5
	18-44	—	32.5	37.4	43.0
	45-64	—	35.4	30.9	23.7
	65+	—	17.1	14.6	15.8
Nassau	0-17	20.1	21.7	25.0	27.2
	18-44	—	31.1	36.0	41.5
	45-64	—	30.9	26.3	21.2
	65+	—	16.2	12.6	10.1
Okaloosa	0-17	22.3	22.3	24.7	26.0
	18-44	—	36.0	40.7	45.4
	45-64	—	27.7	22.4	19.4
	65+	—	13.9	12.1	9.2
Okeechobee	0-17	22.0	24.0	25.2	27.4
	18-44	—	34.2	36.5	36.3
	45-64	—	24.9	21.9	20.3
	65+	—	17.0	16.3	16.0
Orange	0-17	22.0	23.6	25.3	24.0
	18-44	—	42.6	44.7	48.1
	45-64	—	24.1	20.0	17.3
	65+	—	9.7	10.0	10.6
Osceola	0-17	23.4	26.2	26.8	25.3
	18-44	—	37.6	40.2	41.8
	45-64	—	25.2	21.6	19.0
	65+	—	11.0	11.4	13.8
Palm Beach	0-17	19.0	20.4	21.3	19.8
	18-44	—	31.6	33.5	37.0
	45-64	—	26.4	22.0	19.0
	65+	—	21.6	23.2	24.2
Pasco	0-17	20.3	21.2	20.2	18.0
	18-44	—	30.7	30.0	29.4
	45-64	—	27.4	23.1	20.4
	65+	—	20.7	26.8	32.2
Pinellas	0-17	15.5	17.8	19.3	17.9
	18-44	—	30.3	33.8	36.0
	45-64	—	30.8	24.5	20.2
	65+	—	21.2	22.5	25.9
Polk	0-17	21.9	23.5	24.4	24.3
	18-44	—	32.8	34.7	37.0
	45-64	—	25.6	22.5	20.3
	65+	—	18.0	18.3	18.4

Table 12. Age Distribution (Percentage) of the Population of Florida and Its Counties, 1990 to 2020 (Continued)

State and County		Percent of Population			
		2020	2010	2000	1990
Putnam	0-17	20.6	22.6	24.6	25.6
	18-44	—	29.3	31.9	34.6
	45-64	—	29.2	25.1	22.0
	65+	—	18.9	18.5	17.8
St. Johns	0-17	23.0	23.1	23.1	22.5
	18-44	—	31.0	34.6	40.0
	45-64	—	30.2	26.4	21.2
	65+	—	15.7	15.9	16.3
St. Lucie	0-17	19.9	22.3	22.6	23.2
	18-44	—	31.0	31.7	35.7
	45-64	—	26.7	23.0	20.2
	65+	—	19.9	22.7	20.8
Santa Rosa	0-17	22.8	23.9	26.6	27.2
	18-44	—	34.5	38.3	42.9
	45-64	—	28.7	24.1	20.4
	65+	—	12.9	11.0	9.5
Sarasota	0-17	13.7	15.7	16.2	15.8
	18-44	—	24.1	26.7	30.3
	45-64	—	29.0	25.6	21.8
	65+	—	31.2	31.5	32.1
Seminole	0-17	21.3	23.0	25.4	25.5
	18-44	—	37.0	40.4	45.3
	45-64	—	28.0	23.6	19.0
	65+	—	12.0	10.6	10.3
Sumter	0-17	7.0	9.1	16.1	22.4
	18-44	—	18.6	29.2	33.2
	45-64	—	28.9	27.3	22.2
	65+	—	43.4	27.4	22.3
Suwannee	0-17	21.2	22.7	24.0	26.6
	18-44	—	30.7	33.6	34.8
	45-64	—	27.7	25.4	21.8
	65+	—	18.9	16.9	16.8
Taylor	0-17	19.8	19.7	24.6	28.3
	18-44	—	35.5	36.6	37.7
	45-64	—	29.2	24.8	20.7
	65+	—	15.6	14.1	13.3
Union	0-17	18.9	19.4	21.8	25.7
	18-44	—	38.8	48.5	50.4
	45-64	—	31.9	22.2	16.5
	65+	—	10.0	7.5	7.5
Volusia	0-17	17.2	18.9	20.3	19.8
	18-44	—	30.8	33.5	37.3
	45-64	—	29.3	24.2	20.2
	65+	—	21.1	22.1	22.7
Wakulla	0-17	20.5	22.5	25.6	28.3
	18-44	—	37.4	39.3	39.6
	45-64	—	29.3	24.7	20.5
	65+	—	10.8	10.3	11.5
Walton	0-17	20.4	20.6	21.7	23.9
	18-44	—	33.1	35.6	35.7
	45-64	—	30.1	26.9	24.1
	65+	—	16.2	15.8	16.4
Washington	0-17	20.3	21.2	23.4	25.4
	18-44	—	35.5	36.3	35.0
	45-64	—	27.9	24.7	22.1
	65+	—	15.4	15.7	17.6

Notes:

Percentages may not add to 100 percent due to rounding.

The currently available Census 2020 data only include a breakdown for ages 0–17 and ages 18 and over. Data for other age groups will be included in future Census 2020 releases.

Table 13. Rank of Florida Counties by Percent of Population Aged 17 and Younger, 2020

Rank	State and County	Aged 17 and Younger		Rank	State and County	Aged 17 and Younger	
		Percent	Number			Percent	Number
	FLORIDA	19.5	4,198,955	34	Taylor	19.8	4,314
1	Hendry	25.7	10,175	35	Miami-Dade	19.4	523,147
2	Hardee	25.6	6,487	36	Jackson	19.1	9,048
3	Clay	23.9	52,106	37	Hamilton	19.1	2,675
4	Baker	23.4	6,621	38	Leon	19.0	55,607
5	Osceola	23.4	90,840	39	Palm Beach	19.0	283,567
6	St. Johns	23.0	62,824	40	Union	18.9	3,054
7	Santa Rosa	22.8	42,806	41	Bradford	18.8	5,311
8	Okaloosa	22.3	47,213	42	Lake	18.6	71,512
9	Okeechobee	22.0	8,712	43	Hernando	18.4	35,851
10	Hillsborough	22.0	320,731	44	Liberty	18.4	1,467
11	Orange	22.0	314,110	45	Manatee	18.3	73,077
12	Polk	21.9	158,610	46	Alachua	18.2	50,563
13	Duval	21.5	213,964	47	Dixie	18.1	3,029
14	Columbia	21.4	14,885	48	Brevard	18.1	109,517
15	Seminole	21.3	100,074	49	Marion	18.0	67,551
16	Suwannee	21.2	9,195	50	Highlands	17.5	17,711
17	Gadsden	21.0	9,209	51	Lee	17.4	132,497
18	Gilchrist	20.7	3,690	52	Volusia	17.2	95,420
19	Putnam	20.6	15,137	53	Lafayette	17.1	1,407
20	Holmes	20.6	4,055	54	Jefferson	16.9	2,455
21	DeSoto	20.5	6,968	55	Glades	16.8	2,038
22	Broward	20.5	398,337	56	Gulf	16.7	2,371
23	Wakulla	20.5	6,910	57	Collier	16.7	62,583
24	Walton	20.4	15,350	58	Martin	16.5	26,176
25	Washington	20.3	5,144	59	Flagler	16.5	18,992
26	Bay	20.3	35,557	60	Indian River	15.9	25,402
27	Pasco	20.3	113,865	61	Pinellas	15.5	148,986
28	Nassau	20.1	18,166	62	Franklin	15.2	1,896
29	Levy	20.1	8,622	63	Monroe	14.8	12,257
30	Calhoun	20.0	2,725	64	Citrus	14.5	22,356
31	Madison	19.9	3,580	65	Sarasota	13.7	59,542
32	St. Lucie	19.9	65,485	66	Charlotte	12.1	22,607
33	Escambia	19.8	63,760	67	Sumter	7.0	9,056

Figure 3. Percent of Population Aged 17 and Younger, 2020

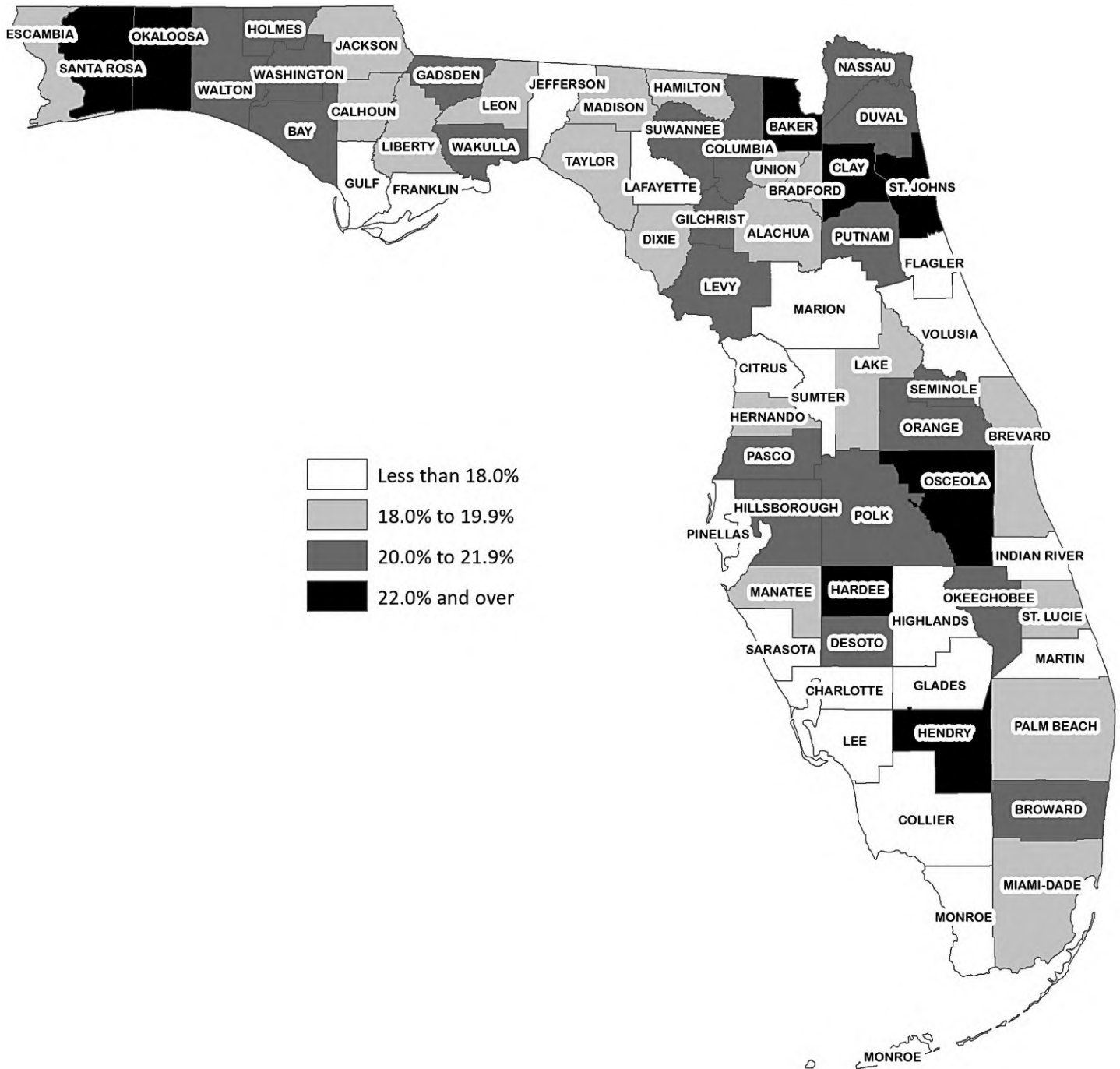


Table 14. Rank of Florida Counties by Percent of Population Aged 18 and Older, 2020

Rank	State and County	Aged 18 and Older		Rank	State and County	Aged 18 and Older	
		Percent	Number			Percent	Number
	FLORIDA	80.5	17,339,232	34	Taylor	80.2	17,482
1	Sumter	93.0	120,696	35	Escambia	80.2	258,145
2	Charlotte	87.9	164,240	36	St. Lucie	80.1	263,741
3	Sarasota	86.3	374,464	37	Madison	80.1	14,388
4	Citrus	85.5	131,487	38	Calhoun	80.0	10,923
5	Monroe	85.2	70,617	39	Levy	79.9	34,293
6	Franklin	84.8	10,555	40	Nassau	79.9	72,186
7	Pinellas	84.5	810,121	41	Pasco	79.7	448,026
8	Indian River	84.1	134,386	42	Bay	79.7	139,659
9	Flagler	83.5	96,386	43	Washington	79.7	20,174
10	Martin	83.5	132,255	44	Walton	79.6	59,955
11	Collier	83.3	313,169	45	Wakulla	79.5	26,854
12	Gulf	83.3	11,821	46	Broward	79.5	1,546,038
13	Glades	83.2	10,088	47	DeSoto	79.5	27,008
14	Jefferson	83.1	12,055	48	Holmes	79.4	15,598
15	Lafayette	82.9	6,819	49	Putnam	79.4	58,184
16	Volusia	82.8	458,123	50	Gilchrist	79.3	14,174
17	Lee	82.6	628,325	51	Gadsden	79.0	34,617
18	Highlands	82.5	83,524	52	Suwannee	78.8	34,279
19	Marion	82.0	308,357	53	Seminole	78.7	370,782
20	Brevard	81.9	497,095	54	Columbia	78.6	54,813
21	Dixie	81.9	13,730	55	Duval	78.5	781,603
22	Alachua	81.8	227,905	56	Polk	78.1	566,436
23	Manatee	81.7	326,633	57	Orange	78.0	1,115,798
24	Liberty	81.6	6,507	58	Hillsborough	78.0	1,139,031
25	Hernando	81.6	158,664	59	Okeechobee	78.0	30,932
26	Lake	81.4	312,444	60	Okaloosa	77.7	164,455
27	Bradford	81.2	22,992	61	Santa Rosa	77.2	145,194
28	Union	81.1	13,093	62	St. Johns	77.0	210,601
29	Palm Beach	81.0	1,208,624	63	Osceola	76.6	297,816
30	Leon	81.0	236,591	64	Baker	76.6	21,638
31	Hamilton	80.9	11,329	65	Clay	76.1	166,139
32	Jackson	80.9	38,271	66	Hardee	74.4	18,840
33	Miami-Dade	80.6	2,178,620	67	Hendry	74.3	29,444

Figure 4. Percent of Population Aged 18 and Older, 2020

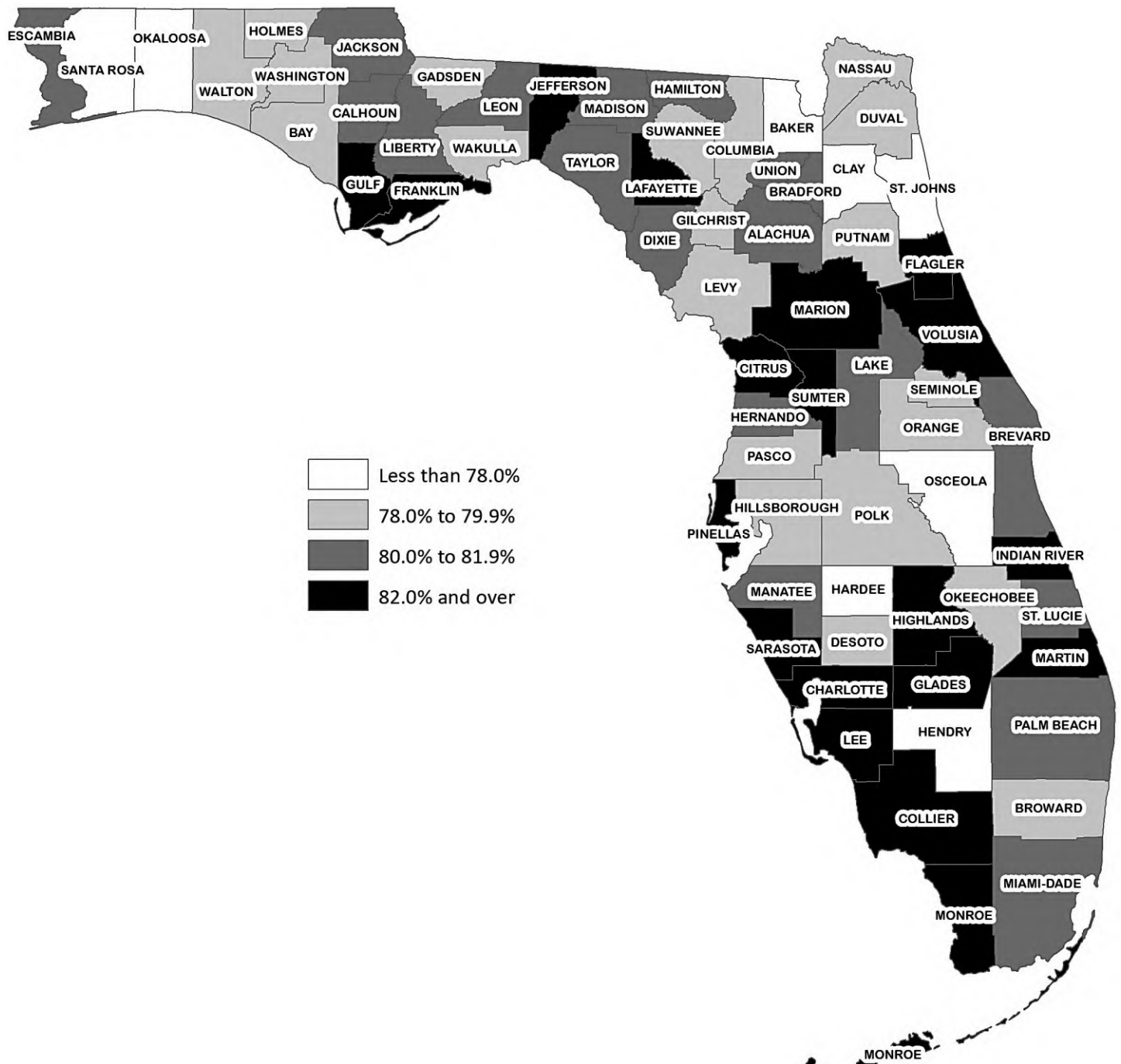


Table 15. Rank of Florida Counties by Percent of Black Alone Population, 2020

Rank	State and County	Black Alone Population		Rank	State and County	Black Alone Population	
		Percent	Number			Percent	Number
	FLORIDA	15.1	3,246,381	34	Franklin	11.4	1,422
1	Gadsden	53.5	23,435	35	Seminole	11.4	53,509
2	Madison	35.1	6,310	36	Hendry	11.0	4,357
3	Hamilton	32.0	4,477	37	Osceola	10.5	40,775
4	Jefferson	31.8	4,621	38	Volusia	10.4	57,789
5	Leon	30.4	88,862	39	Lake	10.3	39,544
6	Duval	29.4	292,337	40	Bay	10.2	17,856
7	Broward	27.4	531,910	41	Pinellas	9.8	94,154
8	Jackson	25.7	12,150	42	Highlands	9.8	9,891
9	Escambia	21.4	68,978	43	Brevard	9.7	58,692
10	St. Lucie	20.2	66,407	44	Flagler	9.5	10,935
11	Union	20.0	3,233	45	Dixie	9.4	1,571
12	Orange	19.4	277,027	46	Okaloosa	9.3	19,660
13	Bradford	19.4	5,478	47	Hardee	8.6	2,179
14	Taylor	19.3	4,209	48	Levy	8.6	3,690
15	Alachua	18.7	52,156	49	Okeechobee	8.6	3,405
16	Palm Beach	17.6	262,422	50	Indian River	8.4	13,367
17	Liberty	17.0	1,357	51	Manatee	8.0	32,121
18	Columbia	16.6	11,593	52	Lee	7.7	58,916
19	Hillsborough	16.3	237,434	53	Sumter	6.6	8,593
20	Putnam	15.6	11,444	54	Holmes	6.3	1,237
21	Miami-Dade	14.8	400,002	55	Collier	6.2	23,349
22	Polk	14.6	105,533	56	Pasco	6.1	34,004
23	Baker	13.6	3,847	57	Santa Rosa	5.9	11,035
24	Washington	13.0	3,283	58	Monroe	5.8	4,807
25	Lafayette	12.7	1,045	59	Nassau	5.6	5,035
26	Wakulla	12.6	4,250	60	Hernando	5.3	10,263
27	DeSoto	12.6	4,270	61	Charlotte	5.0	9,268
28	Calhoun	12.3	1,682	62	St. Johns	4.9	13,363
29	Clay	12.2	26,624	63	Martin	4.8	7,582
30	Glades	12.1	1,469	64	Gilchrist	4.5	801
31	Gulf	12.0	1,703	65	Walton	4.4	3,339
32	Marion	11.8	44,411	66	Sarasota	3.9	16,781
33	Suwannee	11.5	5,010	67	Citrus	2.7	4,122

Note: This table shows Census 2020 data for the Black alone population. These data are not directly comparable to the data for the Black population shown in prior years, which were based on the NCHS bridged-race classification.

Figure 5. Black Alone Population as Percent of Total Population, 2020

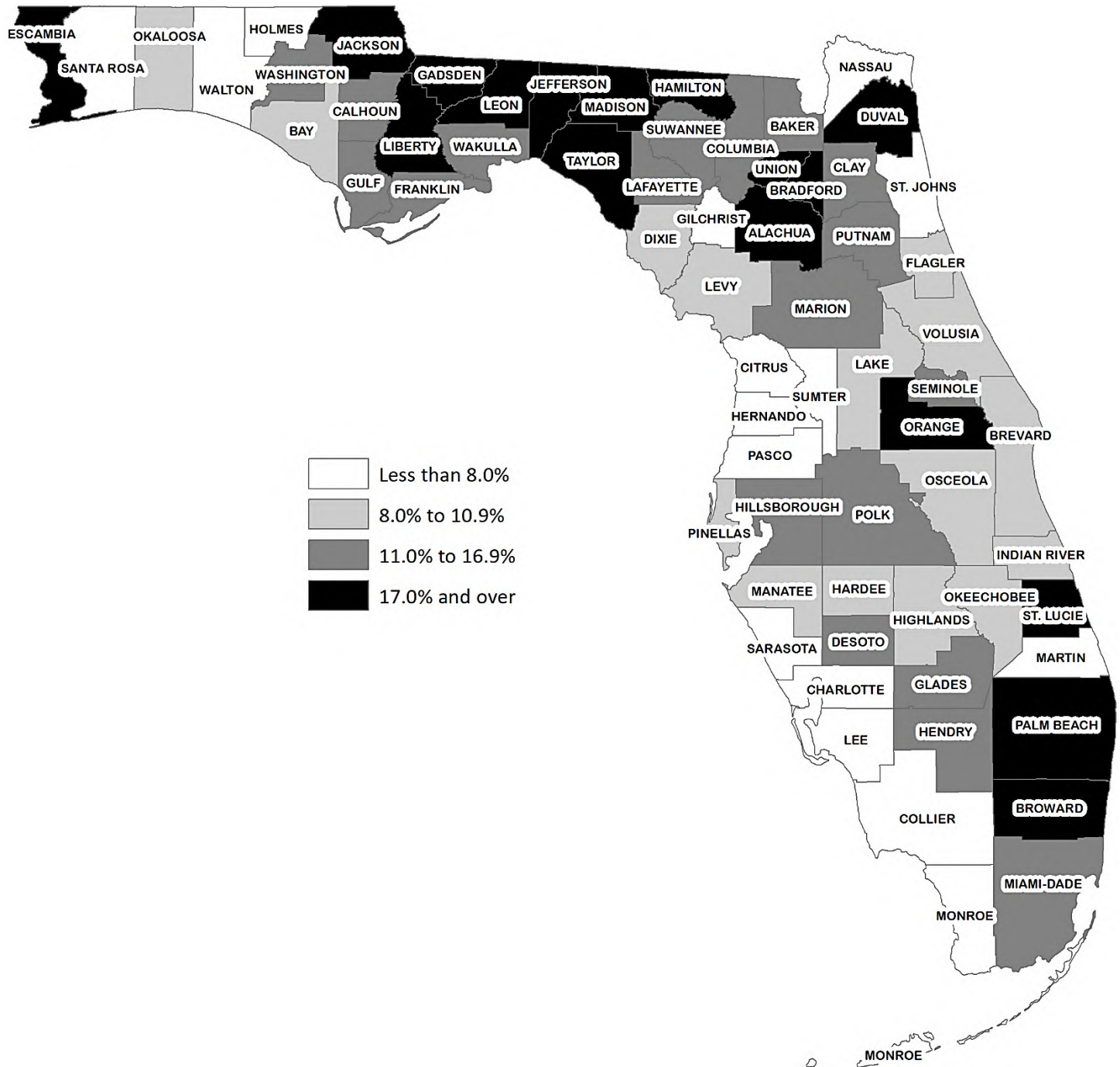


Table 16. Rank of Florida Counties by Percent of Hispanic Population, 2020

Rank	State and County	Hispanic Population		Rank	State and County	Hispanic Population	
		Percent	Number			Percent	Number
	FLORIDA	26.5	5,697,240	34	Okaloosa	10.7	22,578
1	Miami-Dade	68.7	1,856,938	35	Putnam	10.7	7,816
2	Hendry	55.8	22,112	36	Flagler	10.7	12,299
3	Osceola	54.3	211,089	37	Clay	10.6	23,134
4	Hardee	41.9	10,604	38	Hamilton	10.4	1,455
5	Orange	33.1	473,025	39	Sarasota	10.0	43,236
6	Broward	31.3	608,703	40	Levy	9.5	4,080
7	DeSoto	29.5	10,011	41	St. Johns	8.3	22,607
8	Hillsborough	29.3	427,381	42	Walton	8.2	6,187
9	Collier	27.2	102,249	43	Bay	7.9	13,846
10	Polk	25.9	187,695	44	Leon	7.8	22,914
11	Glades	25.2	3,050	45	Gilchrist	7.5	1,348
12	Okeechobee	24.9	9,857	46	Charlotte	7.5	14,079
13	Palm Beach	23.5	349,933	47	Columbia	7.3	5,063
14	Monroe	23.4	19,432	48	Liberty	7.0	562
15	Lee	22.8	173,161	49	Escambia	6.5	20,793
16	Seminole	22.6	106,539	50	Santa Rosa	6.3	11,890
17	Highlands	20.7	20,943	51	Citrus	6.0	9,241
18	St. Lucie	20.1	66,320	52	Sumter	5.8	7,583
19	Manatee	17.8	70,979	53	Franklin	5.4	675
20	Lake	17.0	65,375	54	Nassau	4.9	4,449
21	Pasco	16.6	93,157	55	Madison	4.9	881
22	Martin	15.3	24,187	56	Bradford	4.8	1,350
23	Hernando	14.9	29,045	57	Union	4.7	764
24	Volusia	14.9	82,652	58	Jackson	4.7	2,215
25	Marion	14.9	55,910	59	Wakulla	4.7	1,577
26	Indian River	13.0	20,832	60	Calhoun	4.6	622
27	Alachua	12.1	33,614	61	Jefferson	4.5	658
28	Gadsden	11.6	5,093	62	Dixie	4.1	688
29	Lafayette	11.4	938	63	Taylor	4.0	866
30	Duval	11.3	112,689	64	Gulf	3.9	555
31	Brevard	11.2	67,907	65	Washington	3.6	924
32	Suwannee	11.0	4,785	66	Holmes	3.5	688
33	Pinellas	10.7	102,439	67	Baker	3.4	973

Figure 6. Hispanic Population as Percent of Total Population, 2020

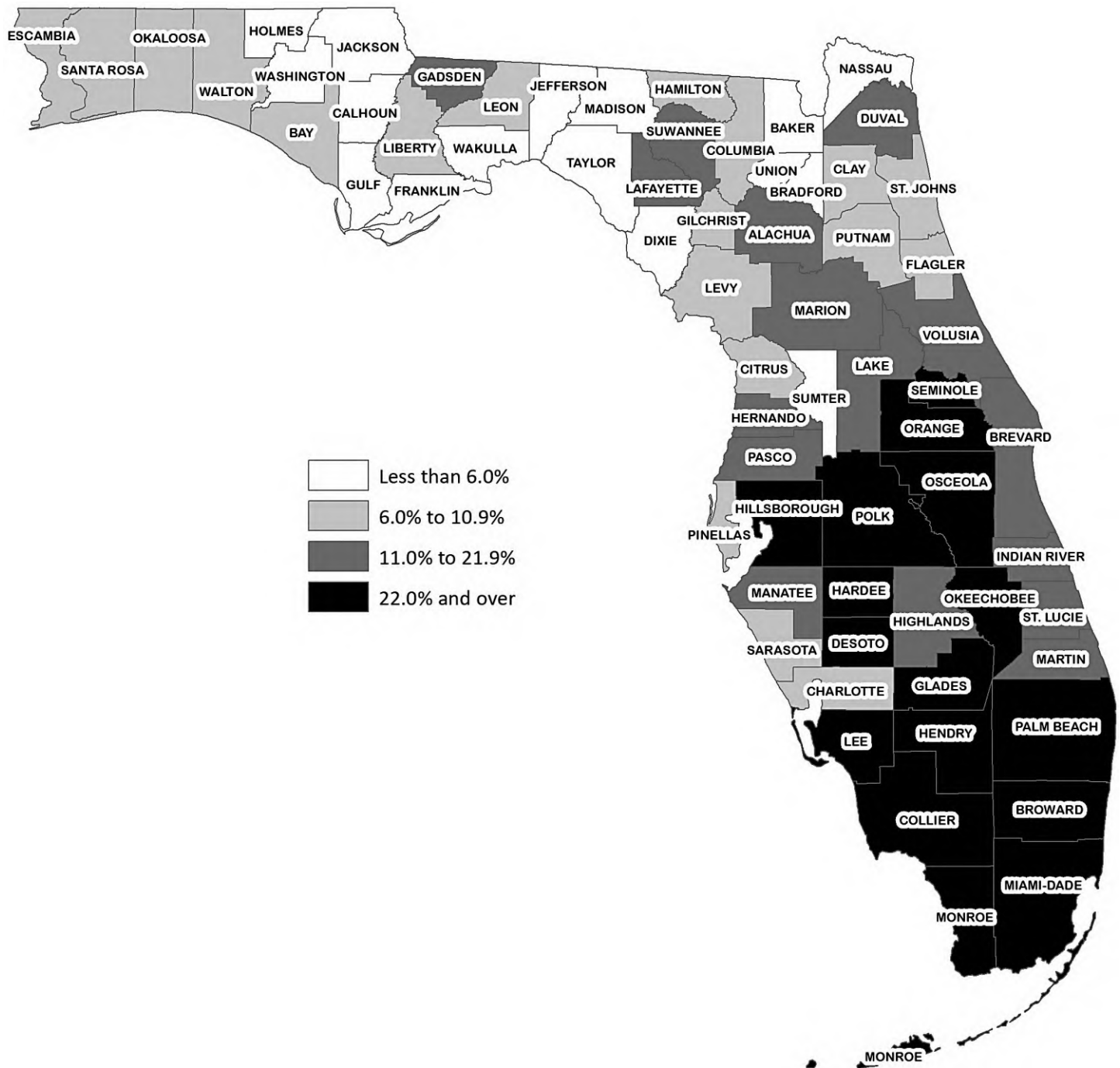


Table 17. Population Per Square Mile for Florida Counties, 2000 to 2021

State and County	Land Area in 2020 (sq. miles)	Population Per Square Mile *				County Ranking			
		2021	2020	2010	2000	2021	2020	2010	2000
FLORIDA	53,652	408	401	350	298	(X)	(X)	(X)	(X)
Pinellas	274	3,524	3,504	3,349	3,367	1	1	1	1
Broward	1,203	1,626	1,617	1,453	1,349	2	2	2	2
Orange	902	1,616	1,585	1,270	994	3	3	5	6
Seminole	309	1,543	1,522	1,366	1,180	4	4	3	4
Hillsborough	1,022	1,458	1,428	1,203	978	5	5	6	7
Miami-Dade	1,900	1,438	1,422	1,314	1,186	6	6	4	3
Duval	763	1,333	1,305	1,133	1,021	7	7	7	5
Lee	781	1,002	974	792	565	8	8	8	10
Sarasota	556	794	781	682	586	9	9	9	8
Pasco	747	771	753	622	462	10	11	11	12
Palm Beach	1,964	765	760	672	576	11	10	10	9
Brevard	1,015	608	598	535	469	12	12	12	11
St. Lucie	572	595	576	486	337	13	13	13	17
Manatee	743	554	538	435	355	14	14	16	16
Volusia	1,101	512	503	449	403	15	15	15	14
Escambia	657	494	490	453	448	16	16	14	13
St. Johns	601	475	455	316	205	17	17	20	26
Leon	668	443	437	412	358	18	18	17	15
Lake	952	421	404	312	221	19	20	22	24
Polk	1,798	416	403	335	269	20	21	19	19
Hernando	473	416	411	365	277	21	19	18	18
Clay	605	366	361	316	233	22	22	21	22
Alachua	876	325	318	282	249	23	23	23	20
Indian River	503	322	318	275	225	24	24	24	23
Osceola	1,328	306	293	202	130	25	25	30	31
Martin	544	292	291	269	233	26	26	25	21
Charlotte	681	280	274	235	208	27	27	27	25
Citrus	582	267	264	243	203	28	28	26	27
Flagler	486	246	237	197	102	29	29	31	34
Sumter	557	242	233	168	96	30	31	33	36
Marion	1,588	240	237	209	163	31	30	29	30
Bay	759	235	231	223	195	32	32	28	28
Okaloosa	930	229	228	194	183	33	33	32	29

Table 17. Population Per Square Mile for Florida Counties, 2000 to 2021

(Continued)

State and County	Land Area in 2020 (sq. miles)	Population Per Square Mile *				County Ranking			
		2021	2020	2010	2000	2021	2020	2010	2000
Collier	1,997	192	188	161	126	34	34	34	32
Santa Rosa	1,012	190	186	150	116	35	35	35	33
Nassau	649	143	139	113	89	36	36	36	37
Putnam	728	101	101	102	97	37	37	37	35
Highlands	1,018	100	99	97	86	38	38	38	40
Bradford	294	95	96	97	89	39	39	39	38
Columbia	798	88	87	85	71	40	40	41	42
Monroe	983	85	84	74	81	41	42	42	41
Gadsden	516	85	85	90	87	42	41	40	39
Walton	1,038	75	73	53	39	43	43	47	50
Union	244	65	66	64	55	44	44	43	43
Suwannee	689	63	63	60	51	45	45	44	45
Wakulla	606	57	56	51	38	46	46	49	53
DeSoto	637	53	53	55	51	47	47	45	46
Gilchrist	350	52	51	48	41	48	50	50	49
Jackson	918	51	52	54	51	49	49	46	44
Okeechobee	769	51	52	52	47	50	48	48	47
Baker	585	49	48	46	38	51	51	51	52
Washington	585	43	43	43	36	52	52	53	54
Holmes	479	41	41	42	39	53	53	54	51
Hardee	638	40	40	43	42	54	54	52	48
Levy	1,118	39	38	36	31	55	55	55	56
Hendry	1,156	35	34	34	31	56	56	56	55
Gulf	553	27	26	29	26	57	59	58	58
Madison	697	26	26	28	27	58	58	59	57
Hamilton	514	26	27	29	26	59	57	57	59
Jefferson	598	24	24	25	22	60	60	61	61
Calhoun	567	24	24	26	23	61	61	60	60
Dixie	705	24	24	23	20	62	62	62	62
Franklin	545	23	23	21	18	63	63	64	64
Taylor	1,043	20	21	22	18	64	64	63	63
Glades	807	15	15	16	13	65	66	66	65
Lafayette	543	15	15	16	13	66	65	65	66
Liberty	836	9	10	10	8	67	67	67	67

* The population per square mile values were calculated prior to rounding the land area to the nearest square mile.

Figure 7. Population Per Square Mile, 2021

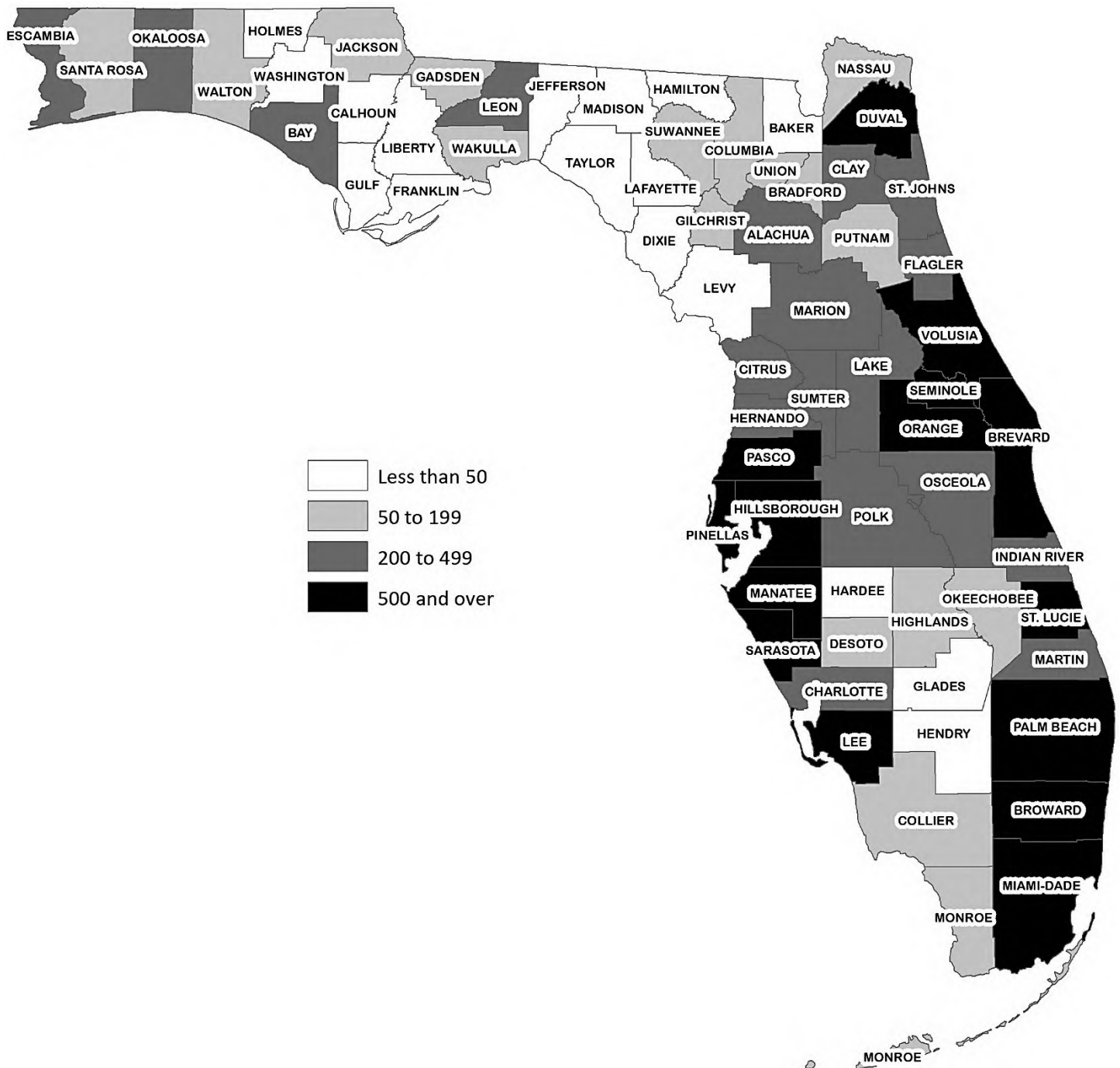


Table 18. Location of Florida Cities

City	County	City	County
Alachua	Alachua	Bunnell	Flagler
Alford	Jackson	Bushnell	Sumter
Altamonte Springs	Seminole	Callahan	Nassau
Altha	Calhoun	Callaway	Bay
Anna Maria	Manatee	Campbellton	Jackson
Apalachicola	Franklin	Cape Canaveral	Brevard
Apopka	Orange	Cape Coral	Lee
Arcadia	DeSoto	Carrabelle	Franklin
Archer	Alachua	Caryville	Washington
Astatula	Lake	Casselberry	Seminole
Atlantic Beach	Duval	Cedar Key	Levy
Atlantis	Palm Beach	Center Hill	Sumter
Auburndale	Polk	Century	Escambia
Aventura	Miami-Dade	Chattahoochee	Gadsden
Avon Park	Highlands	Chiefland	Levy
Bal Harbour	Miami-Dade	ChIPLEY	Washington
Baldwin	Duval	Cinco Bayou	Okaloosa
Bartow	Polk	Clearwater	Pinellas
Bascom	Jackson	Clermont	Lake
Bay Harbor Islands	Miami-Dade	Clewiston	Hendry
Bay Lake	Orange	Cloud Lake	Palm Beach
Bell	Gilchrist	Cocoa	Brevard
Belle Glade	Palm Beach	Cocoa Beach	Brevard
Belle Isle	Orange	Coconut Creek	Broward
Belleair	Pinellas	Coleman	Sumter
Belleair Beach	Pinellas	Cooper City	Broward
Belleair Bluffs	Pinellas	Coral Gables	Miami-Dade
Belleair Shore	Pinellas	Coral Springs	Broward
Bellevue	Marion	Cottdale	Jackson
Beverly Beach	Flagler	Crescent City	Putnam
Biscayne Park	Miami-Dade	Crestview	Okaloosa
Blountstown	Calhoun	Cross City	Dixie
Boca Raton	Palm Beach	Crystal River	Citrus
Bonifay	Holmes	Cutler Bay	Miami-Dade
Bonita Springs	Lee	Dade City	Pasco
Bowling Green	Hardee	Dania Beach	Broward
Boynton Beach	Palm Beach	Davenport	Polk
Bradenton	Manatee	Davie	Broward
Bradenton Beach	Manatee	Daytona Beach	Volusia
Branford	Suwannee	Daytona Beach Shores	Volusia
Briny Breezes	Palm Beach	DeBary	Volusia
Bristol	Liberty	Deerfield Beach	Broward
Bronson	Levy	DeFuniak Springs	Walton
Brooker	Bradford	DeLand	Volusia
Brooksville	Hernando	Delray Beach	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County	City	County
Deltona	Volusia	Groveland	Lake
Destin	Okaloosa	Gulf Breeze	Santa Rosa
Doral	Miami-Dade	Gulf Stream	Palm Beach
Dundee	Polk	Gulfport	Pinellas
Dunedin	Pinellas	Haines City	Polk
Dunnellon	Marion	Hallandale Beach	Broward
Eagle Lake	Polk	Hampton	Bradford
Eatonville	Orange	Havana	Gadsden
Ebro	Washington	Haverhill	Palm Beach
Edgewater	Volusia	Hawthorne	Alachua
Edgewood	Orange	Hialeah	Miami-Dade
El Portal	Miami-Dade	Hialeah Gardens	Miami-Dade
Estero	Lee	High Springs	Alachua
Esto	Holmes	Highland Beach	Palm Beach
Eustis	Lake	Highland Park	Polk
Everglades	Collier	Hillcrest Heights	Polk
Fanning Springs	Gilchrist/Levy	Hilliard	Nassau
Fellsmere	Indian River	Hillsboro Beach	Broward
Fernandina Beach	Nassau	Holly Hill	Volusia
Flagler Beach	Flagler/Volusia	Hollywood	Broward
Florida City	Miami-Dade	Holmes Beach	Manatee
Fort Lauderdale	Broward	Homestead	Miami-Dade
Fort Meade	Polk	Horseshoe Beach	Dixie
Fort Myers	Lee	Howey-in-the-Hills	Lake
Fort Myers Beach	Lee	Hypoluxo	Palm Beach
Fort Pierce	St. Lucie	Indianalantic	Brevard
Fort Walton Beach	Okaloosa	Indian Creek	Miami-Dade
Fort White	Columbia	Indian Harbour Beach	Brevard
Freeport	Walton	Indian River Shores	Indian River
Frostproof	Polk	Indian Rocks Beach	Pinellas
Fruitland Park	Lake	Indian Shores	Pinellas
Gainesville	Alachua	Indiantown	Martin
Glen Ridge	Palm Beach	Inglis	Levy
Glen St. Mary	Baker	Interlachen	Putnam
Golden Beach	Miami-Dade	Inverness	Citrus
Golf	Palm Beach	Islamorada, Village of Islands	Monroe
Graceville	Jackson	Jacksonville	Duval
Grand Ridge	Jackson	Jacksonville Beach	Duval
Grant-Valkaria	Brevard	Jacob City	Jackson
Green Cove Springs	Clay	Jasper	Hamilton
Greenacres	Palm Beach	Jay	Santa Rosa
Greensboro	Gadsden	Jennings	Hamilton
Greenville	Madison	Juno Beach	Palm Beach
Greenwood	Jackson	Jupiter	Palm Beach
Gretna	Gadsden	Jupiter Inlet Colony	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County	City	County
Jupiter Island	Martin	Malone	Jackson
Kenneth City	Pinellas	Manalapan	Palm Beach
Key Biscayne	Miami-Dade	Mangonia Park	Palm Beach
Key Colony Beach	Monroe	Marathon	Monroe
Key West	Monroe	Marco Island	Collier
Keystone Heights	Clay	Margate	Broward
Kissimmee	Osceola	Marianna	Jackson
La Crosse	Alachua	Marineland	Flagler/St. Johns
LaBelle	Hendry	Mary Esther	Okaloosa
Lady Lake	Lake	Mascotte	Lake
Lake Alfred	Polk	Mayo	Lafayette
Lake Buena Vista	Orange	McIntosh	Marion
Lake Butler	Union	Medley	Miami-Dade
Lake City	Columbia	Melbourne	Brevard
Lake Clarke Shores	Palm Beach	Melbourne Beach	Brevard
Lake Hamilton	Polk	Melbourne Village	Brevard
Lake Helen	Volusia	Mexico Beach	Bay
Lakeland	Polk	Miami	Miami-Dade
Lake Mary	Seminole	Miami Beach	Miami-Dade
Lake Park	Palm Beach	Miami Gardens	Miami-Dade
Lake Placid	Highlands	Miami Lakes	Miami-Dade
Lake Wales	Polk	Miami Shores	Miami-Dade
Lake Worth Beach	Palm Beach	Miami Springs	Miami-Dade
Lantana	Palm Beach	Micanopy	Alachua
Largo	Pinellas	Midway	Gadsden
Lauderdale-By-The-Sea	Broward	Milton	Santa Rosa
Lauderdale Lakes	Broward	Minneola	Lake
Lauderhill	Broward	Miramar	Broward
Laurel Hill	Okaloosa	Monticello	Jefferson
Lawtey	Bradford	Montverde	Lake
Layton	Monroe	Moore Haven	Glades
Lazy Lake	Broward	Mount Dora	Lake
Lee	Madison	Mulberry	Polk
Leesburg	Lake	Naples	Collier
Lighthouse Point	Broward	Neptune Beach	Duval
Live Oak	Suwannee	New Port Richey	Pasco
Longboat Key	Manatee/Sara-	New Smyrna Beach	Volusia
Longwood	Seminole	Newberry	Alachua
Loxahatchee Groves	Palm Beach	Niceville	Okaloosa
Lynn Haven	Bay	Noma	Holmes
Macclenny	Baker	North Bay Village	Miami-Dade
Madeira Beach	Pinellas	North Lauderdale	Broward
Madison	Madison	North Miami	Miami-Dade
Maitland	Orange	North Miami Beach	Miami-Dade
Malabar	Brevard	North Palm Beach	Palm Beach

Table 18. Location of Florida Cities

(Continued)

City	County	City	County
North Port	Sarasota	Polk City	Polk
North Redington Beach	Pinellas	Pomona Park	Putnam
Oak Hill	Volusia	Pompano Beach	Broward
Oakland	Orange	Ponce de Leon	Holmes
Oakland Park	Broward	Ponce Inlet	Volusia
Ocala	Marion	Port Orange	Volusia
Ocean Breeze	Martin	Port Richey	Pasco
Ocean Ridge	Palm Beach	Port St. Joe	Gulf
Ocoee	Orange	Port St. Lucie	St. Lucie
Okeechobee	Okeechobee	Punta Gorda	Charlotte
Oldsmar	Pinellas	Quincy	Gadsden
Opa-locka	Miami-Dade	Raiford	Union
Orange City	Volusia	Reddick	Marion
Orange Park	Clay	Redington Beach	Pinellas
Orchid	Indian River	Redington Shores	Pinellas
Orlando	Orange	Riviera Beach	Palm Beach
Ormond Beach	Volusia	Rockledge	Brevard
Otter Creek	Levy	Royal Palm Beach	Palm Beach
Oviedo	Seminole	Safety Harbor	Pinellas
Pahokee	Palm Beach	St. Augustine	St. Johns
Palatka	Putnam	St. Augustine Beach	St. Johns
Palm Bay	Brevard	St. Cloud	Osceola
Palm Beach	Palm Beach	St. Leo	Pasco
Palm Beach Gardens	Palm Beach	St. Lucie Village	St. Lucie
Palm Beach Shores	Palm Beach	St. Marks	Wakulla
Palm Coast	Flagler	St. Pete Beach	Pinellas
Palm Shores	Brevard	St. Petersburg	Pinellas
Palm Springs	Palm Beach	San Antonio	Pasco
Palmetto	Manatee	Sanford	Seminole
Palmetto Bay	Miami-Dade	Sanibel	Lee
Panama City	Bay	Sarasota	Sarasota
Panama City Beach	Bay	Satellite Beach	Brevard
Parker	Bay	Sea Ranch Lakes	Broward
Parkland	Broward	Sebastian	Indian River
Paxton	Walton	Sebring	Highlands
Pembroke Park	Broward	Seminole	Pinellas
Pembroke Pines	Broward	Sewall's Point	Martin
Penney Farms	Clay	Shalimar	Okaloosa
Pensacola	Escambia	Sneads	Jackson
Perry	Taylor	Sopchoppy	Wakulla
Pierson	Volusia	South Bay	Palm Beach
Pinecrest	Miami-Dade	South Daytona	Volusia
Pinellas Park	Pinellas	South Miami	Miami-Dade
Plant City	Hillsborough	South Palm Beach	Palm Beach
Plantation	Broward	South Pasadena	Pinellas

Table 18. Location of Florida Cities

(Continued)

City	County	City	County
Southwest Ranches	Broward	Webster	Sumter
Springfield	Bay	Weeki Wachee *	Hernando
Starke	Bradford	Welaka	Putnam
Stuart	Martin	Wellington	Palm Beach
Sunny Isles Beach	Miami-Dade	Westlake	Palm Beach
Sunrise	Broward	West Melbourne	Brevard
Surfside	Miami-Dade	West Miami	Miami-Dade
Sweetwater	Miami-Dade	West Palm Beach	Palm Beach
Tallahassee	Leon	Weston	Broward
Tamarac	Broward	West Park	Broward
Tampa	Hillsborough	Westville	Holmes
Tarpon Springs	Pinellas	Wewahitchka	Gulf
Tavares	Lake	White Springs	Hamilton
Temple Terrace	Hillsborough	Wildwood	Sumter
Tequesta	Palm Beach	Williston	Levy
Titusville	Brevard	Wilton Manors	Broward
Treasure Island	Pinellas	Windermere	Orange
Trenton	Gilchrist	Winter Garden	Orange
Umatilla	Lake	Winter Haven	Polk
Valparaiso	Okaloosa	Winter Park	Orange
Venice	Sarasota	Winter Springs	Seminole
Vernon	Washington	Worthington Springs	Union
Vero Beach	Indian River	Yankeetown	Levy
Virginia Gardens	Miami-Dade	Zephyrhills	Pasco
Waldo	Alachua	Zolfo Springs	Hardee
Wauchula	Hardee		
Wausau	Washington		

* The City of Weeki Wachee was disincorporated on June 9, 2020.

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BEBR

City of Fernandina Beach Small-Area Population Estimates and Projections

Prepared For



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February 14, 2020

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INTRODUCTION

The University of Florida's Bureau of Economic and Business Research (BEBR) produces the official population estimates and projections for the State of Florida through a contract with the Florida Legislature. That contract funds the development of estimates at the state, county and city levels, and projections at the state and county levels. Because this data is often required at much smaller levels of geography for many planning activities and other purposes, BEBR also develops estimates and projections for smaller geographic units.

The City of Fernandina Beach requires small-area population estimates and projections in support of planning and decision support. This project generated those data using a GIS-based model which develops forecasts based on historical growth by census tract, constrains and directs population change using property parcel-level build-out analysis, and controls population totals at the county level to BEBR's 2019 official county forecast. The purpose of this document is to describe the methods used by BEBR to develop small-area population estimates and projections for City of Fernandina Beach.

GEOSPATIAL SMALL-AREA POPULATION ESTIMATION AND FORECASTING MODEL OVERVIEW

The Geospatial Small-Area Population Estimation and Forecasting Model ("Model") developed by GIS Associates, Inc., was used to estimate and project permanent residential population at the parcel level, and then normalize those projections to BEBR's latest county level population estimates and forecasts. First, a Build-out Submodel was developed to estimate the maximum residential development potential at the parcel level. Current permanent population was estimated, and then build-out values were forecasted with the Build-out Submodel. Areas which cannot physically or lawfully allow residential development (built-out areas, water bodies, public lands, commercial areas, etc.) were excluded from the Build-out Submodel. Conversely, the Growth Drivers Submodel identified areas where growth is more likely to occur based on proximity to certain spatial features (e.g., roads) that tend to drive growth to certain areas.

Growth was projected based on a combination of historic growth trends (using an approach similar to what BEBR uses for its county level forecasts), and spatial constraints and influences, which both restrict and direct growth. Population growth calculations were controlled to BEBR's 2019 medium projections (BEBR's latest population forecasts), which were available in five-year increments to the year 2045. The source of this data is the BEBR publication *Projections of Florida Population by County, 2020-2045, with Estimates for 2018*. (Florida Population Studies, Bulletin 183, April 2019).

BUILD-OUT SUBMODEL

The Build-out Submodel was developed using county property appraiser's GIS parcel database, including the associated tax roll information. Existing housing units were identified using data provided by the property appraiser which was vetted by city planners. BEBR applied average unit occupancy and average household size from the 2010 decennial census tract data to convert housing units to population. BEBR then controlled the city population total to BEBR's 2018 official population estimate, resulting in a slightly upward adjustment of 2.6%. This is likely attributable to an increase in unit occupancy since the 2010 Census.

GROWTH DRIVERS SUBMODEL

The Growth Drivers Submodel is a raster (cell-based) GIS model representing development potential. The submodel is a continuous surface of 10-meter cells containing values of 0-100, with '100' having the highest development potential and '0' having the lowest development potential. (See Figure 2). It influences the Model by factoring in the attraction of certain spatial features, or growth drivers on development. These drivers were identified from transportation and land use/land cover data. They include the following:

1. Proximity to roads and interchanges prioritized by level of use (with each road type modeled separately)
2. Proximity to existing residential development
3. Proximity to existing commercial development (based on parcels with commercial land use codes deemed attractors to residential growth)
4. Proximity to coastal and inland waters
5. Proximity to large planned developments



Figure 1. Parcels shaded by projected housing unit density (yellow is low, tan is medium, and brown is high)

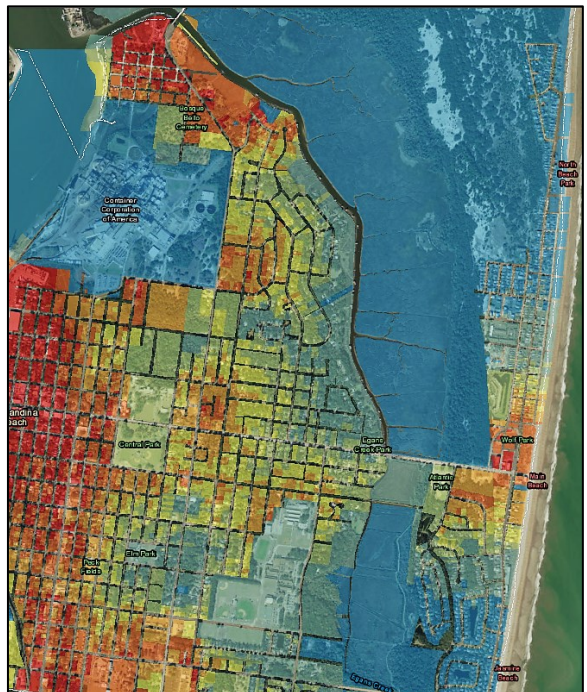


Figure 2. Parcels shaded by growth driver values (high development potential in red, moderate in yellow and low in blue)

Data used for generating the Growth Drivers Submodel and their sources are listed in Table 1 below.

Table 1. GIS datasets used in the Growth Drivers Submodel

Growth Driver	Data Source
Roads and Limited Access Road Interchanges	Florida Department of Transportation (FDOT) Major Roads: Functional Classification (FUNCLASS), and FDOT Limited Access Road Interchanges
Existing Residential Land Uses	County Property Appraiser Parcel Data
Selected Existing Commercial Land Uses	County Property Appraiser Parcel Data
Coastal and Inland Waters	Land Cover Data, and Florida Geographic Data Library (FGDL) Coastline Data
Large Planned Developments	Multiple sources, including the city and county, the North-east Florida Regional Council, GIS Associates and BEBR

Each of the drivers listed in Table 1 were used as independent variables in a logistic regression equation. Dependent variables included existing residential units built during or after 1995 as the measure of “presence”, and large undeveloped vacant parcels outside of large planned developments were used to measure “absence”. The resulting equation could then be applied back to each of the regional grids resulting in a single regional grid with values 0 through 100, for which a value of 0 represented the lowest relative likelihood of development, and a value of 100 represented the highest relative likelihood of development.

This submodel encompasses the City of Fernandina Beach and its surrounding areas to account for the presence or absence of growth drivers outside the city that could influence growth within it. This submodel was used by the Model to rank undeveloped parcels based on their development potential, which is explained in the Growth Calculation Methodology section. Note that growth can still occur in areas assigned relatively low values from this submodel based on the historical growth trends.

GEOSPATIAL SMALL-AREA POPULATION ESTIMATION AND FORECASTING MODEL

The Geospatial Small-Area Population Estimation and Forecasting Model (“Model”) integrates the Build-out Submodel and the Growth Drivers Submodel with the Population Projection Engine™, which makes the projection calculations using a combination of those submodel values, historic growth trends, and growth controls from BEBR’s county-level forecasts.

Historic Growth Trends

The historic growth trends were derived from historic census population counts for 1990, 2000, and 2010, and parcel-based population estimates for 2018. For 1990 and 2000, census block population estimates were summarized at the 2010 tract level and combined with the 2010 tract

population estimates. For 2018, population was estimated by applying average unit occupancy and persons per household (from tract-level data from the 2010 Census) to parcel-based housing unit counts by census tract, and then adding population in group quarters. These estimates were used to produce up to twelve tract level projections using five different demographic extrapolation methods.

The five demographic extrapolation methods for projecting housing units and population utilized by the model were Linear, Exponential, Constant Share, Share-of-Growth and Shift-Share. The Linear and Exponential techniques employ a bottom-up approach, extrapolating the historic housing units for each census tract with no consideration for the county's overall growth. The Constant Share, Share-of-Growth and Shift-Share techniques employ a ratio allocation, or top-down approach, allocating a portion of the total projected county population or growth to each census tract based on that tract's percentage of county population or growth over the historical period. Each of the five methods is a good predictor of growth in different situations and growth patterns, so using a combination was the best way to avoid the largest possible errors resulting from the least appropriate techniques for each census tract (Sipe and Hopkins 1984). This approach is similar to the one BEBR uses for its county population forecasts.

The launch year was 2018, which we estimated using parcel-level data and controlled to the 2018 BEBR estimate. The projections were made for 2020, 2025, 2030, 2035, 2040 and 2045. Note that for the 2018-2020 iteration, the typical five-year growth was reduced to reflect only a two-year change. The methods and base periods used were the following:

1. **Linear Projection Method:** The Linear Projection Method assumes that the future change in the number of persons for each census tract will be the same as during the base period (Rayer and Wang, 2019). For the 2020-2030 projections, one linear trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional linear trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).
2. **Exponential Projection Method:** The Exponential Projection Method assumes that population will continue to change at the same percentage rate as during the base period (Rayer and Wang, 2019). One calculation was made from 2000 through 2018 (18-year period).
3. **Constant Share Projection Method:** The Constant Share Projection Method assumes that each census tract's future percentage of the county's total population will be the same as over the base period (Rayer, 2015). Two Constant Share (CS) calculations were made, one based on the 2010 shares and one based on 2018 shares.
4. **Share-of-Growth Projection Method:** The Share-of-Growth Projection Method assumes that each census tract's future percentage of the county's total growth will be the same as over the base period (Smith and Rayer, 2013). However, if population change is negative at the tract level and positive at the county level (or vice versa), higher county-level

projections would result in larger declines in tract projections. This is counterintuitive, so the “Plus-minus” variant of the Share-of-Growth Method was used (Smith, Tayman and Swanson, 2001). For the 2020-2030 projections, one Share-of-Growth trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional Share-of-Growth trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).

5. **Shift-Share Projection Method:** The Shift-Share Projection Method assumes that each census tract’s future percentage of the county’s total annual growth will change by the same annual amount as over the base period (Smith and Rayer, 2013). For the 2020-2030 projections, one Shift-Share trend from 2010 through 2018 (8-year period) was used. For the 2035-2045 projections, two additional Shift-Share trends were used, one from 1990 through 2018 (28-year period) and one from 2000 through 2018 (18-year period).
6. **Average of the Projection Extrapolations:** For the 2020-2030 projections, six calculations were made using base periods of 8 and 18 years; the highest and lowest were excluded, and the remaining four were averaged. For the 2035-2045 projections, twelve calculations were made using base periods of 8, 18, and 28 years; the highest four and lowest 4 were excluded, and the remaining four were averaged.

Growth Calculation Methodology

After the development of the Build-out Submodel, the Growth Drivers Submodel, and the historical growth trends, GIS Associates’ Population Projection Engine™ tool was used to make the growth calculations. The methodology for calculating growth for each projection increment included the following steps:

1. Applying projected tract-level population growth to parcels within each tract.
2. Checking growth projections against build-out population and reducing any projections exceeding build-out to the build-out numbers.
3. Summarizing the resulting population growth and comparing it against BEBR’s county-wide population growth.
 - a. If the sum of the model’s small-area projections exceeded the BEBR county projection, projected growth for all tracts was reduced proportionally.
 - b. If the model’s projections were less than the BEBR projections (which tends to be more common), the Growth Drivers Sub-model would be repeatedly applied until the BEBR projected growth for each five-year increment was reached. This process involved raising the populations of parcels in which growth driver values in the highest decile had available capacity for growth.

The final population projections were delivered in GIS format (Esri file geodatabase), with a single feature class containing parcel-level results. This format is useful for quality assuring the results and inputs, for maintaining the projection inputs over time, and for graphically depicting projected patterns of future population growth (See Figure 3). The projection summary for the City of Fernandina Beach is in Table 2. These projections are of permanent residents and do not include seasonal residents or tourists.

Year	Population
2018	12,761
2020	13,523
2025	14,357
2030	15,085
2035	15,480
2040	15,658
2045	15,816



Figure 3. Parcels shaded by 2045 population per acre (yellow is low, tan is medium, and brown is high)

Small area estimates and projections of population provide an essential foundation for planning and decision making. BEBR implemented GIS Associates' Geospatial Small-Area Population Estimation and Forecasting Model because it was the ideal tool for this purpose. Controlling to BEBR's own official estimates and projections provided consistency with other estimates and projections, while at the same time providing the spatial precision needed for a wide range of planning and other purposes.

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