Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: January 12, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH NOVEMBER 30, 2025

B) ALACHUA COUNTY PROPERTY APPRAISER OVERVIEW

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES
(Presentations, other than the applicant, please limit to 3 Minutes)

V. AGENDA ITEMS

A) APPROVAL OF THE NOVEMBER 24, 2025, AND DECEMBER 8, 2025, CITY COMMISSION MEETING MINUTES

B) SENATE BILL 180 – UPDATE AND CITY COMMISSION DISCUSSION REGARDING ONGOING LITIGATION

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

Commission Agenda
Item

MEETING DATE: January 12, 2026
SUBJECT: Fiscal Analysis Report for FY 2025-2026 through November 30, 2025
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance & Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Fiscal Analysis Presentation 20251130
2. Fiscal Analysis Report 20251130

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2025-2026

THROUGH NOVEMBER 30, 2025

JANUARY 12, 2026

KEY TERMS

- **Fiscal year: period beginning October 1, 2025 and ending September 30, 2026.**

- **Amended budget: budget including all changes since the beginning of the fiscal year.**

- **Period benchmark: percentage of fiscal year that has transpired - 16.67%.**

- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 25/26 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	21,145,886	31.52%
SPECIAL REVENUE FUNDS	6,456,544	9.63%
DEBT SERVICE FUND	793,864	1.18%
CAPITAL PROJECTS FUNDS	1,494,326	2.23%
ENTERPRISE FUNDS	32,503,309	48.46%
INTERNAL SERVICE FUND	4,685,011	6.98%
	67,078,940	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Deputy City Clerk, Special Expense)
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
  - Human Resources
  - Community Planning & Development (Planning, Codes, Building Inspections)
  - Compliance & Risk Management
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

GENERAL FUND

- **Sources of Funding (25%) –**
  - Current Revenues: $ 1.7M (8%)
  - Budgeted Balances: $ 3.6M (17%)

- **Uses of Funding (28%) –**
  - Expenses: $ 2.5M (12%)
  - Encumbrances: $ 3.5M (16%)

SPECIAL REVENUE FUNDS

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Infrastructure Surtax
  - Wild Spaces Public Places
  - Children's Trust
  - Donation
  - Community Redevelopment Agency (CRA)

SPECIAL REVENUE FUNDS

- **Sources of Funding (61%) –**
  - Current Revenues: $ 116K (2%)
  - Budgeted Balances: $ 3.8M (59%)

- **Uses of Funding (10%) –**
  - Expenses: $ 277K (4%)
  - Encumbrances: $ 342K (5%)

DEBT SERVICE FUND

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

DEBT SERVICE FUND

- **Sources of Funding (-2%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ - 17K (- 2%)

- **Uses of Funding (79%) –**
  - Expenses: $ 630K (79%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - Heritage Oaks
  - CDBG – Economic Development

CAPITAL PROJECTS FUNDS

- **Sources of Funding (0%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ 4K (<1%)

- **Uses of Funding (6%) –**
  - Expenses: $ 0K (0%)
  - Encumbrances: $ 95K (6%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - Electric
  - Water
  - Waste Water
  - Mosquito

ENTERPRISE FUNDS

- **Sources of Funding (43%) –**
  - Current Revenues: $ 4.4M (14%)
  - Budgeted Balances: $ 9.5M (29%)

- **Uses of Funding (14%) –**
  - Expenses: $ 2.6M (8%)
  - Encumbrances: $ 2.0M (6%)

INTERNAL SERVICE FUND

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - Utility Operations
  - Utility Billing
  - Utility Administration
  - Warehouse Operations
  - Human Resources
  - Information & Technology
  - Water Distribution/Collection

INTERNAL SERVICE FUND

- **Sources of Funding (22%) –**
  - Current Revenues: $ 11K (0%)
  - Balances: $ 1.1M (22%)

- **Uses of Funding (19%) –**
  - Expenses: $ 798K (17%)
  - Encumbrances: $ 93K (2%)

All Funds Summary

- **Amended FY 25/26 Budget = $ 67,078,940**

- **Sources of Funding (36%) –**
  - Current Revenues: $ 6.3M (9%)
  - Budgeted Balances: $ 18.0M (27%)

- **Uses of Funding (19%) –**
  - Expenses: $ 8.9M (13%)
  - Encumbrances: $ 3.9M (6%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,814,803.12**
  - State Board of Administration (SBA) = $ 1.3M
  - Money Market Account = $ 523K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 27,140,083.29**
  - Operating Account = $ 24.1M
  - CRA Account = $ 478K
  - Customer Deposit Accounts = $ 2.3M
  - Series 2016 Repayment Account = $ 27K
  - SRF Money Market account = $ 79K
  - ARPA Account = $ 125K
  - Other Accounts = $ 25K

CONCLUSION

- **Revenues and Expenses**
- **Audit Wrapping Up**

City of ALACHUA the good life community

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2025-2026
THROUGH NOVEMBER 30, 2025

TABLE OF CONTENTS

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at the major fund types (General Fund, Enterprise Funds, etc.), and then looks at all City Funds. This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

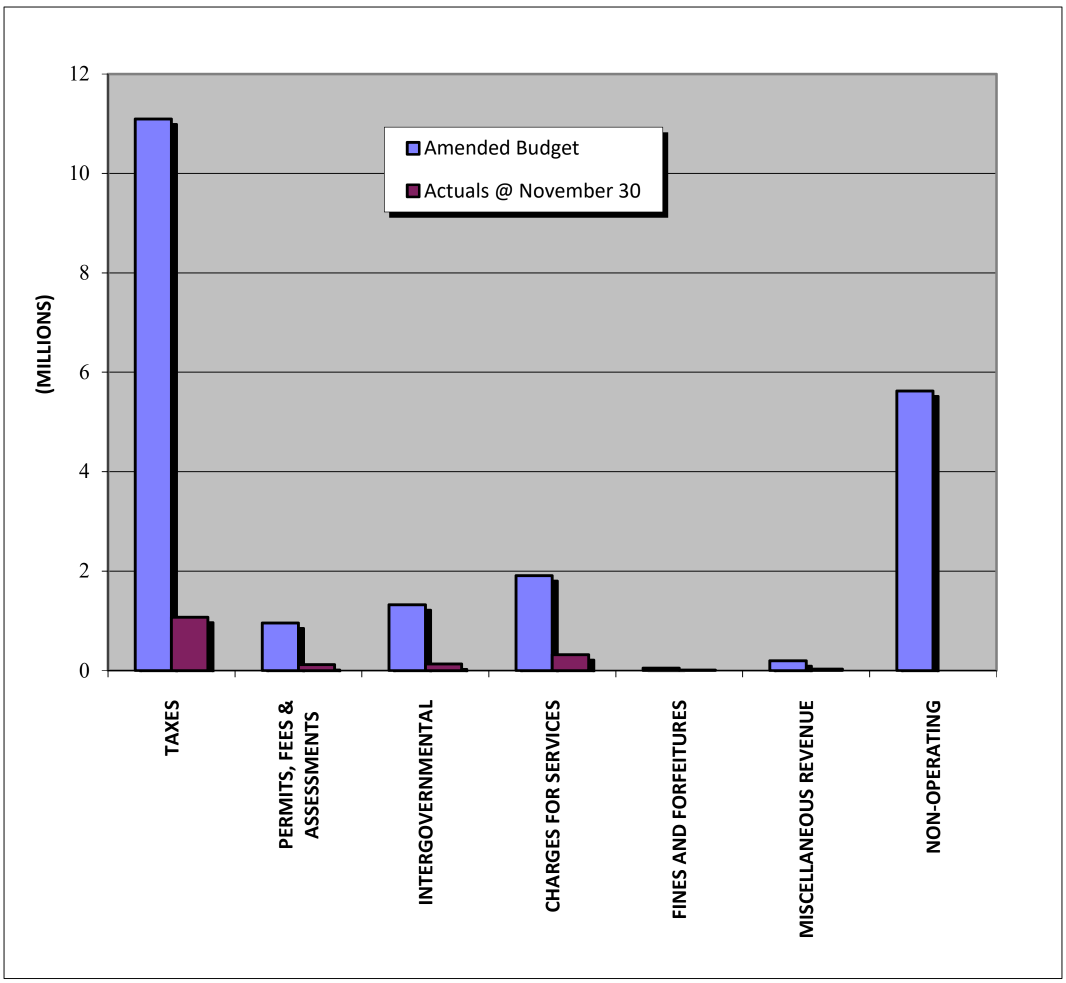
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,091,646	11,091,646	1,070,792	10%
PERMITS, FEES & ASSESSMENTS	955,000	955,000	119,995	13%
INTERGOVERNMENTAL	1,323,800	1,323,800	131,152	10%
CHARGES FOR SERVICES	1,905,770	1,905,770	316,653	17%
FINES AND FORFEITURES	50,000	50,000	10,806	22%
MISCELLANEOUS REVENUE	199,200	199,200	31,556	16%
NON-OPERATING	5,620,470	5,620,470	0	0%
	21,145,886	21,145,886	1,680,954	8%
EXPENSES:				
GENERAL GOVERNMENT	8,637,434	8,637,434	1,648,075	19%
PUBLIC SAFETY	6,971,248	6,971,248	1,900,609	27%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,280,304	1,280,304	1,299,894	102%
TRANSPORTATION	2,693,163	2,693,163	645,643	24%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,563,737	1,563,737	468,458	30%
	21,145,886	21,145,886	5,962,679	28%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	11,235,153	11,235,153	1,885,258	17%
OPERATING EXPENDITURES	5,640,326	5,640,326	2,841,118	50%
CAPITAL OUTLAY	2,556,949	2,556,949	1,234,303	48%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	2,000	2%
NON-OPERATING	1,629,458	1,629,458	0	0%
POWER COSTS	0	0	0	0%
	21,145,886	21,145,886	5,962,679	28%

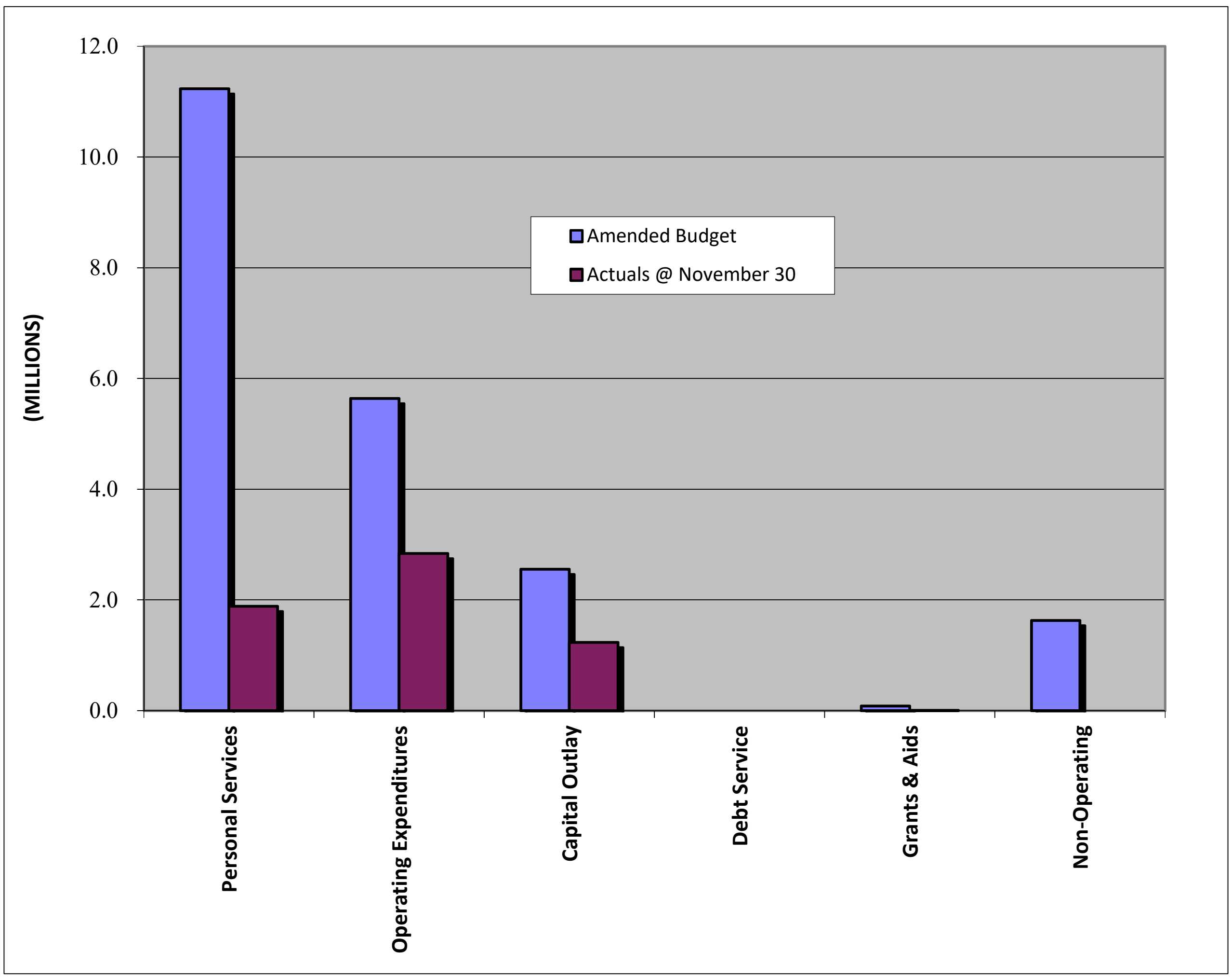
Revenues by Major Category
General Fund

As of November 30, 2025, the City of Alachua collected 8% of budgeted General Fund revenues. Tax collections are at 10%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. $11.1M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 13%. The Intergovernmental Revenues are at 10%. Charges for Services are at 17%, Fines & Forfeitures are at 22%, Miscellaneous Revenues are at 16% and Non-Operating Revenues are at 0%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 28%. Personal Services are at 17% with Operating Expenditures at 50%. The Capital Outlay category is at 48%, Grants & Aids are 2% and Non-Operating expenditures are at 0%. Encumbrances for legal and residential waste collection account for 21% of the expense line total ($1.2M).



CITY OF ALACHUA

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING NOVEMBER 30, 2025

GENERAL FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	8,779,646	8,779,646	682,274	8%
LOCAL OPTION FUEL TAXES	350,000	350,000	33,256	10%
UTILITY SERVICES TAXES	1,575,000	1,575,000	278,356	18%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	29,062	9%
LOCAL BUSINESS TAXES	50,000	50,000	47,844	96%
SUBTOTAL	**11,091,646**	**11,091,646**	**1,070,792**	**10%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	470,000	470,000	77,158	16%
FRANCHISE FEES	485,000	485,000	42,837	9%
SUBTOTAL	**955,000**	**955,000**	**119,995**	**13%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,323,800	1,323,800	131,152	10%
GRANTS	0	0	0	0%
SUBTOTAL	**1,323,800**	**1,323,800**	**131,152**	**10%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	77,250	77,250	19,126	25%
PUBLIC SAFETY	335,765	335,765	55,018	16%
PHYSICAL ENVIRONMENT	1,320,960	1,320,960	222,894	17%
TRANSPORTATION	53,545	53,545	0	0%
CULTURE & RECREATION	118,250	118,250	19,615	17%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,905,770**	**1,905,770**	**316,653**	**17%**
FINES & FORFEITURES				
FINES & FORFEITURES	50,000	50,000	10,806	22%
OTHER FINES & FORFEITURES	0	0	0	0%
SUBTOTAL	**50,000**	**50,000**	**10,806**	**22%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	162,000	162,000	21,665	13%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	37,200	37,200	9,891	27%
SUBTOTAL	**199,200**	**199,200**	**31,556**	**16%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	0	0%
OPERATING TRANSFERS IN	7,627	7,627	0	0%
FUND BALANCE & UNDER COLLECTION	3,612,843	3,612,843	0	0%
SUBTOTAL	**5,620,470**	**5,620,470**	**0**	**0%**
GENERAL FUND	**21,145,886**	**21,145,886**	**1,680,954**	**8%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	143,177	26,164	18%	0	0%	18%
OPERATING EXPENDITURES	32,502	7,226	22%	0	0%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**175,679**	**33,390**	**19%**	**0**	**0%**	**19%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	886,089	122,082	14%	0	0%	14%
OPERATING EXPENDITURES	69,692	16,727	24%	4,683	7%	31%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**955,781**	**138,809**	**15%**	**4,683**	**0%**	**15%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	185,873	35,220	19%	0	0%	19%
OPERATING EXPENDITURES	68,224	7,643	11%	37,481	55%	66%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**254,097**	**42,863**	**17%**	**37,481**	**15%**	**32%**
CITY ATTORNEY						
OPERATING EXPENDITURES	258,985	32,469	13%	66,902	26%	38%
TOTAL EXPENDITURES	**258,985**	**32,469**	**13%**	**66,902**	**26%**	**38%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	259,318	46,446	18%	0	0%	18%
OPERATING EXPENDITURES	529,548	64,985	12%	137,935	26%	38%
CAPITAL OUTLAY	155,000	0	0%	93,300	60%	60%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**943,866**	**111,431**	**12%**	**231,235**	**24%**	**36%**
FINANCE						
PERSONAL SERVICES	779,156	132,355	17%	0	0%	17%
OPERATING EXPENDITURES	85,416	8,431	10%	30,000	35%	45%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**864,572**	**140,786**	**16%**	**30,000**	**3%**	**20%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	394,755	72,431	18%	0	0%	18%
OPERATING EXPENDITURES	77,597	10,620	14%	4,150	5%	19%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**472,352**	**83,051**	**18%**	**4,150**	**1%**	**18%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	746,318	124,148	17%	0	0%	17%
OPERATING EXPENDITURES	267,082	42,133	16%	43,821	16%	32%
CAPITAL OUTLAY	378,779	0	0%	200,171	53%	53%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,392,179**	**166,281**	**12%**	**243,992**	**18%**	**29%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	65,215	0	0%	10,215	16%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**65,215**	**0**	**0%**	**10,215**	**16%**	**16%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	638,810	94,944	15%	0	0%	15%
OPERATING EXPENDITURES	128,525	8,268	6%	53,465	42%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**767,335**	**103,212**	**13%**	**53,465**	**7%**	**20%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	486,073	82,649	17%	0	0%	17%
OPERATING EXPENDITURES	54,918	6,583	12%	0	0%	12%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,991**	**89,232**	**16%**	**0**	**0%**	**16%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	37,000	1,170	3%	15,670	42%	46%
TOTAL EXPENDITURES	**37,000**	**1,170**	**3%**	**15,670**	**42%**	**46%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	23,074	1,500	7%	0	0%	7%
OPERATING EXPENDITURES	172,850	4,088	2%	0	0%	2%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	84,000	2,000	2%	0	0%	2%
NON-OPERATING	1,629,458	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,909,382**	**7,588**	**0%**	**0**	**0%**	**0%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,280,304	128,031	10%	1,171,863	92%	102%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,280,304**	**128,031**	**10%**	**1,171,863**	**92%**	**102%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	786,389	118,924	15%	0	0%	15%
OPERATING EXPENDITURES	506,898	22,461	4%	120,527	24%	28%
CAPITAL OUTLAY	1,399,876	5,087	0%	378,644	27%	27%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,693,163**	**146,472**	**5%**	**499,171**	**19%**	**24%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	455,240	19,645	4%	0	0%	4%
OPERATING EXPENDITURES	288,625	3,948	1%	90,230	31%	33%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**743,865**	**23,593**	**3%**	**90,230**	**12%**	**15%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	4,154,059	805,001	19%	0	0%	19%
OPERATING EXPENDITURES	888,740	99,912	11%	241,686	27%	38%
CAPITAL OUTLAY	623,294	0	0%	557,101	89%	89%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,666,093**	**904,913**	**16%**	**798,787**	**14%**	**30%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	484,804	75,068	15%	0	0%	15%
OPERATING EXPENDITURES	24,486	1,991	8%	0	0%	8%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**509,290**	**77,059**	**15%**	**0**	**0%**	**15%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	47,000	6,027	13%	0	0%	13%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**47,000**	**6,027**	**13%**	**0**	**0%**	**13%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	812,018	128,681	16%	0	0%	16%
OPERATING EXPENDITURES	751,719	131,714	18%	208,063	28%	45%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,563,737**	**260,395**	**17%**	**208,063**	**13%**	**30%**
GENERAL FUND	**21,145,886**	**2,496,772**	**12%**	**3,465,907**	**16%**	**28%**

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,512,956	1,512,956	100,761	7%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	39	0%
INTERGOVERNMENTAL REVENUE	741,383	741,383	1,912	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,200	4,200	894	21%
MISCELLANEOUS REVENUE	42,370	42,370	12,527	30%
NON-OPERATING	4,145,835	4,145,835	0	0%
	6,456,544	6,456,544	116,133	2%
EXPENSES:				
GENERAL GOVERNMENT	3,560,143	3,560,143	131,065	4%
PUBLIC SAFETY	13,000	13,000	1,493	11%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	456,011	39%
PHYSICAL ENVIRONMENT	24,000	24,000	10,652	44%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	7,627	7,627	0	0%
CULTURE & RECREATION	1,675,003	1,675,003	19,448	1%
	6,456,544	6,456,544	618,669	10%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	106,051	106,051	23,766	22%
OPERATING EXPENDITURES	885,250	885,250	265,772	30%
CAPITAL OUTLAY	5,360,616	5,360,616	329,131	6%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	70,000	70,000	0	0%
NON-OPERATING	34,627	34,627	0	0%
	6,456,544	6,456,544	618,669	10%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

SPECIAL REVENUE FUNDS REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,512,956	1,512,956	100,761	7%
SUBTOTAL	**1,512,956**	**1,512,956**	**100,761**	**7%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	0	0%
SPECIAL ASSESSMENTS	9,800	9,800	39	0%
SUBTOTAL	**9,800**	**9,800**	**39**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	1,912	1%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	408,050	408,050	0	0%
SUBTOTAL	**741,383**	**741,383**	**1,912**	**0%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	4,200	4,200	894	21%
SUBTOTAL	**4,200**	**4,200**	**894**	**21%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	22,370	22,370	9,077	41%
RENTALS AND LEASES	20,000	20,000	3,450	17%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**42,370**	**42,370**	**12,527**	**30%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	318,371	318,371	0	0%
USE OF FUND BALANCE/UNDERCOLLECTION	3,827,464	3,827,464	0	0%
SUBTOTAL	**4,145,835**	**4,145,835**	**0**	**0%**
SPECIAL REVENUE FUNDS	**6,456,544**	**6,456,544**	**116,133**	**2%**

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	6,000	1,493	25%	0	0%	25%
TOTAL EXPENDITURES	**6,000**	**1,493**	**25%**	**0**	**0%**	**25%**
TREE BANK FUND						
OPERATING EXPENDITURES	362,021	0	0%	9,050	2%	2%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**362,021**	**0**	**0%**	**9,050**	**2%**	**2%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	7,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	17,000	1,775	10%	8,877	52%	63%
NON OPERATING	7,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**24,000**	**1,775**	**7%**	**8,877**	**37%**	**44%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	3,198,122	77,779	2%	44,236	1%	4%
TOTAL EXPENDITURES	**3,198,122**	**77,779**	**2%**	**44,236**	**1%**	**4%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	51,500	7,112	14%	2,950	6%	20%
CAPITAL OUTLAY	1,622,018	0	0%	8,436	1%	1%
TOTAL EXPENDITURES	**1,673,518**	**7,112**	**0%**	**11,386**	**1%**	**1%**
CHILDREN'S TRUST FUND						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON OPERATING	7,627	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,627**	**0**	**0%**	**0**	**0%**	**0%**
DONATION FUND						
OPERATING EXPENDITURES	1,485	950	64%	0	0%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,485**	**950**	**64%**	**0**	**0%**	**64%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	106,051	23,766	22%	0	0%	22%
OPERATING EXPENDITURES	440,244	46,278	11%	187,287	43%	53%
CAPITAL OUTLAY	540,476	117,634	22%	81,046	15%	37%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	70,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,176,771**	**187,678**	**16%**	**268,333**	**23%**	**39%**
SPECIAL REVENUE FUNDS	**6,456,544**	**276,787**	**4%**	**341,882**	**5%**	**10%**

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	1	NA+
NON-OPERATING	793,864	793,864	0	0%
	793,864	793,864	1	0%
EXPENSES:				
GENERAL GOVERNMENT	793,864	793,864	629,671	79%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	793,864	793,864	629,671	79%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	793,864	793,864	629,671	79%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	793,864	793,864	629,671	79%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

DEBT SERVICE FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	1	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**1**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	811,087	811,087	0	0%
FUND BALANCE & UNDER COLLECTION	(17,223)	(17,223)	0	0%
SUBTOTAL	**793,864**	**793,864**	**0**	**0%**
DEBT SERVICE FUND	**793,864**	**793,864**	**1**	**0%**

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	1,000	0	0%	0	0%	0%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	792,864	629,671	79%	0	0%	79%
TOTAL EXPENDITURES	**792,864**	**629,671**	**79%**	**0**	**0%**	**79%**
DEBT SERVICE FUND	**793,864**	**629,671**	**79%**	**0**	**0%**	**79%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

CAPITAL PROJECTS FUNDS

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	1,490,000	1,490,000	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	4,326	4,326	0	0%
	1,494,326	1,494,326	0	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	1,490,000	1,490,000	95,000	6%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	1,494,326	1,494,326	95,000	6%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	99,326	99,326	95,000	96%
CAPITAL OUTLAY	1,395,000	1,395,000	0	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	1,494,326	1,494,326	95,000	6%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

CAPITAL PROJECTS FUNDS REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	1,490,000	1,490,000	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**1,490,000**	**1,490,000**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	4,326	4,326	0	0%
SUBTOTAL	**4,326**	**4,326**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**1,494,326**	**1,494,326**	**0**	**0%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

CAPITAL PROJECTS FUNDS EXPENDITURES
BY MAJOR CATEGORY

CAPITAL PROJECT	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	95,000	0	0%	95,000	100%	100%
CAPITAL OUTLAY	1,395,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,490,000**	**0**	**0%**	**95,000**	**6%**	**6%**
CAPITAL PROJECT FUNDS	**1,494,326**	**0**	**0%**	**95,000**	**6%**	**6%**

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	22,420,962	22,420,962	4,220,246	19%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	580,000	580,000	229,663	40%
NON-OPERATING	9,502,347	9,502,347	0	0%
	32,503,309	32,503,309	4,449,909	14%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	32,503,309	32,503,309	4,648,884	14%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	32,503,309	32,503,309	4,648,884	14%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,229,359	3,229,359	480,268	15%
OPERATING EXPENDITURES	3,230,219	3,230,219	1,194,600	37%
CAPITAL OUTLAY	10,326,257	10,326,257	1,824,707	18%
DEBT SERVICE	798,496	798,496	523,761	66%
GRANTS AND AIDS	0	0	4,427	0%
NON-OPERATING	6,138,978	6,138,978	0	0%
POWER COSTS	8,780,000	8,780,000	621,121	7%
	32,503,309	32,503,309	4,648,884	14%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	0	0	0	0%
FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,395,962	15,395,962	2,722,429	18%
PHYSICAL ENVIRONMENT-WATER	2,875,000	2,875,000	678,165	24%
PHYSICAL ENVIRONMENT-WASTEWATER	4,085,000	4,085,000	807,983	20%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	11,669	18%
SUBTOTAL	**22,420,962**	**22,420,962**	**4,220,246**	**19%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	113,200	113,200	33,305	29%
RENTS & ROYALTIES	32,500	32,500	0	0%
OTHER MISCELLANEOUS REVENUE	434,300	434,300	196,358	45%
SUBTOTAL	**580,000**	**580,000**	**229,663**	**40%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,502,347	9,502,347	0	0%
SUBTOTAL	**9,502,347**	**9,502,347**	**0**	**0%**
ENTERPRISE FUNDS	**32,503,309**	**32,503,309**	**4,449,909**	**14%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	2,024,032	304,495	15%	0	0%	15%
OPERATING EXPENDITURES	1,155,432	167,943	15%	402,544	35%	49%
CAPITAL OUTLAY	5,942,947	157,305	3%	442,307	7%	10%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	4,427	NA-	0	0%	NA-
NON-OPERATING	3,719,213	0	0%	0	0%	0%
POWER COSTS	8,780,000	621,121	7%	0	0%	7%
TOTAL EXPENDITURES	**21,621,624**	**1,255,291**	**6%**	**844,851**	**4%**	**10%**
WATER UTILITY						
PERSONAL SERVICES	353,616	51,424	15%	0	0%	15%
OPERATING EXPENDITURES	649,350	111,716	17%	64,045	10%	27%
CAPITAL OUTLAY	1,946,657	444,031	23%	683,233	35%	58%
DEBT SERVICE	170,576	147,545	86%	0	0%	86%
NON-OPERATING	1,395,165	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,515,364**	**754,716**	**17%**	**747,278**	**17%**	**33%**
WASTEWATER UTILITY						
PERSONAL SERVICES	835,892	123,282	15%	0	0%	15%
OPERATING EXPENDITURES	1,381,679	87,355	6%	360,281	26%	32%
CAPITAL OUTLAY	2,341,653	0	0%	58,027	2%	2%
DEBT SERVICE	627,920	376,216	60%	0	0%	60%
NON-OPERATING	951,600	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,138,744**	**586,853**	**10%**	**418,308**	**7%**	**16%**
MOSQUITO CONTROL						
PERSONAL SERVICES	15,819	1,067	7%	0	0%	7%
OPERATING EXPENDITURES	43,758	716	2%	0	0%	2%
CAPITAL OUTLAY	95,000	39,804	42%	0	0%	42%
NON-OPERATING	73,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**227,577**	**41,587**	**18%**	**0**	**0%**	**18%**
ENTERPRISE FUNDS	**32,503,309**	**2,638,447**	**8%**	**2,010,437**	**6%**	**14%**

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	110	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	601	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	20,000	20,000	10,103	51%
NON-OPERATING	4,665,011	4,665,011	0	0%
	4,685,011	4,685,011	10,814	0%
EXPENSES:				
GENERAL GOVERNMENT	3,552,760	3,552,760	750,364	21%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,132,251	1,132,251	140,791	12%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,685,011	4,685,011	891,155	19%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,027,813	3,027,813	480,824	16%
OPERATING EXPENDITURES	1,025,624	1,025,624	151,681	15%
CAPITAL OUTLAY	213,000	213,000	37,414	18%
DEBT SERVICE	278,574	278,574	221,236	79%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,685,011	4,685,011	891,155	19%

INTERNAL SERVICE FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	110	NA+
SUBTOTAL	**0**	**0**	**110**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	601	NA+
SUBTOTAL	**0**	**0**	**601**	**NA+**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	20,000	20,000	2,629	13%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	7,474	NA+
SUBTOTAL	**20,000**	**20,000**	**10,103**	**51%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,613,978	3,613,978	0	0%
FUND BALANCE & UNDER COLLECTION	1,051,033	1,051,033	0	0%
SUBTOTAL	**4,665,011**	**4,665,011**	**0**	**0%**
INTERNAL SERVICE FUND	**4,685,011**	**4,685,011**	**10,814**	**0%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	456,545	76,336	17%	0	0%	17%
OPERATING EXPENDITURES	88,922	8,268	9%	0	0%	9%
CAPITAL OUTLAY	50,000	0	0%	37,414	75%	75%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**595,467**	**84,604**	**14%**	**37,414**	**6%**	**20%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	449,164	75,638	17%	0	0%	17%
OPERATING EXPENDITURES	203,589	24,543	12%	45,678	22%	34%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**652,753**	**100,181**	**15%**	**45,678**	**7%**	**22%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,321,233	182,069	14%	0	0%	14%
OPERATING EXPENDITURES	261,191	25,586	10%	5,184	2%	12%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,582,424**	**207,655**	**13%**	**5,184**	**0%**	**13%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	156,519	29,241	19%	0	0%	19%
OPERATING EXPENDITURES	38,670	2,994	8%	0	0%	8%
CAPITAL OUTLAY	15,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**210,189**	**32,235**	**15%**	**0**	**0%**	**15%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	49,762	9,050	18%	0	0%	18%
OPERATING EXPENDITURES	777	192	25%	0	0%	25%
TOTAL EXPENDITURES	**50,539**	**9,242**	**18%**	**0**	**0%**	**18%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	38,814	6,935	18%	0	0%	18%
OPERATING EXPENDITURES	4,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**42,814**	**6,935**	**16%**	**0**	**0%**	**16%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	555,776	101,555	18%	0	0%	18%
OPERATING EXPENDITURES	428,475	34,722	8%	4,514	1%	9%
CAPITAL OUTLAY	148,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,132,251**	**136,277**	**12%**	**4,514**	**0%**	**12%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	278,574	221,236	79%	0	0%	79%
TOTAL EXPENDITURES	**278,574**	**221,236**	**79%**	**0**	**0%**	**79%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,685,011**	**798,365**	**17%**	**92,790**	**2%**	**19%**

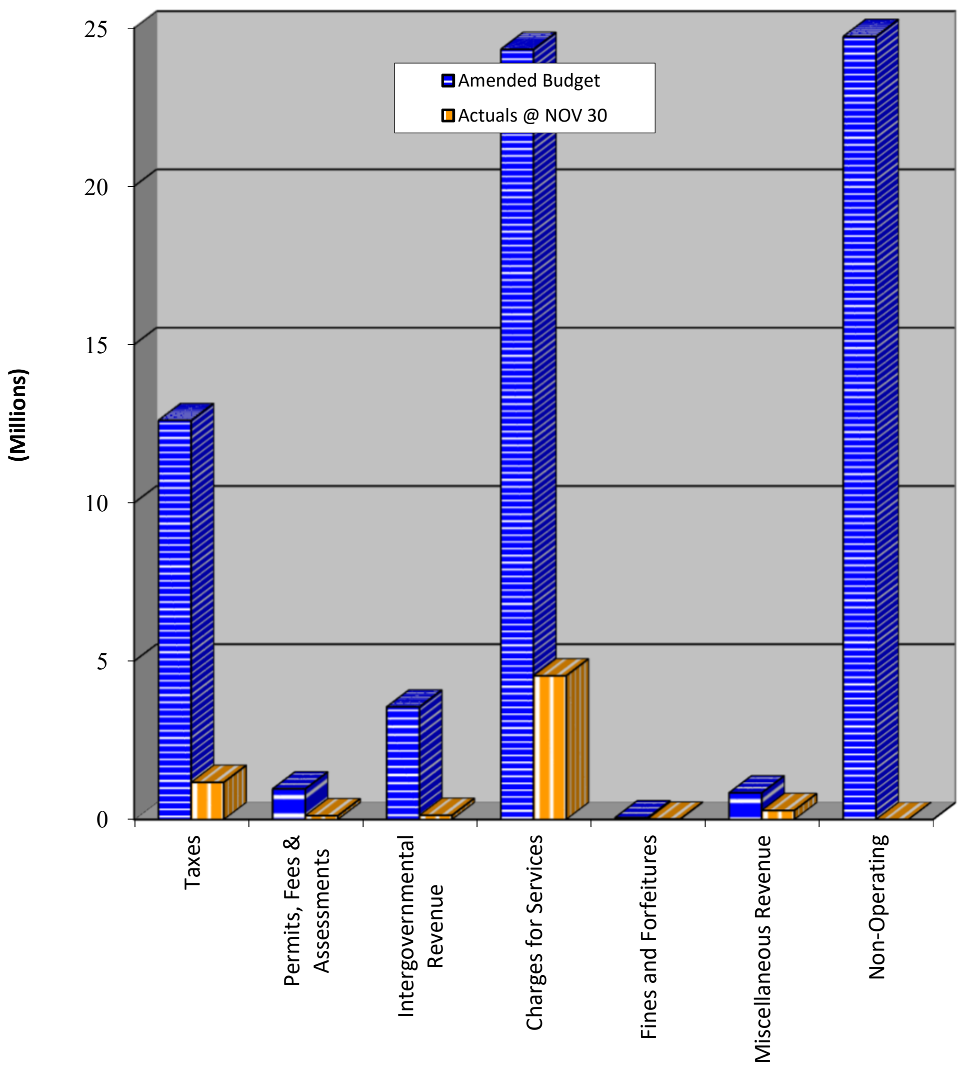
CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING NOVEMBER 30, 2025

ALL CITY FUNDS

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	12,604,602	12,604,602	1,171,553	9%
PERMITS, FEES & ASSESSMENTS	964,800	964,800	120,144	12%
INTERGOVERNMENTAL	3,555,183	3,555,183	133,064	4%
CHARGES FOR SERVICES	24,326,732	24,326,732	4,537,500	19%
FINES AND FORFEITURES	54,200	54,200	11,700	22%
MISCELLANEOUS REVENUE	841,570	841,570	283,850	34%
NON-OPERATING	24,731,853	24,731,853	0	0%
	67,078,940	67,078,940	6,257,811	9%
EXPENSES:				
GENERAL GOVERNMENT	16,544,201	16,544,201	3,159,175	27%
PUBLIC SAFETY	6,984,248	6,984,248	1,902,102	27%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	456,011	39%
PHYSICAL ENVIRONMENT	34,944,190	34,944,190	6,100,221	17%
TRANSPORTATION	4,183,163	4,183,163	740,643	18%
HUMAN SERVICES	7,627	7,627	0	0%
CULTURE & RECREATION	3,238,740	3,238,740	487,906	15%
	67,078,940	67,078,940	12,846,058	19%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	17,598,376	17,598,376	2,870,116	16%
OPERATING EXPENDITURES	10,880,745	10,880,745	4,548,171	42%
CAPITAL OUTLAY	19,851,822	19,851,822	3,425,555	17%
DEBT SERVICE	1,870,934	1,870,934	1,374,668	73%
GRANTS & AIDS	154,000	154,000	6,427	4%
NON-OPERATING	7,943,063	7,943,063	0	0%
POWER COSTS	8,780,000	8,780,000	621,121	7%
	67,078,940	67,078,940	12,846,058	19%

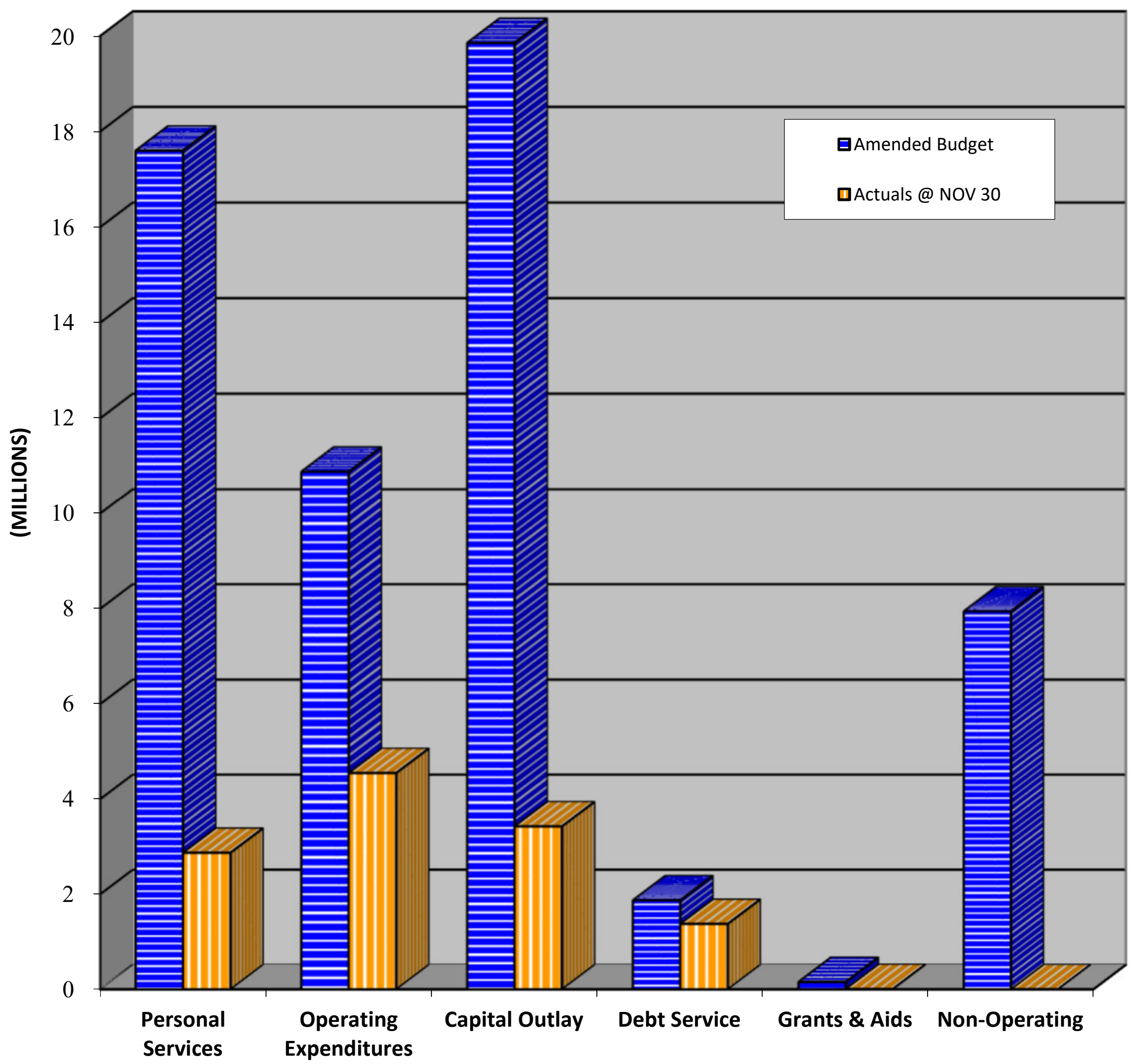
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 9% of budget for the fiscal year. Taxes are at 9% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (12%); Intergovernmental Revenue (4%); Charges for Services (19%); Fines and Forfeitures (22%); Miscellaneous Revenue (34%); and Non-Operating Revenue (0%).



Expenditures by Major Category
All City Funds

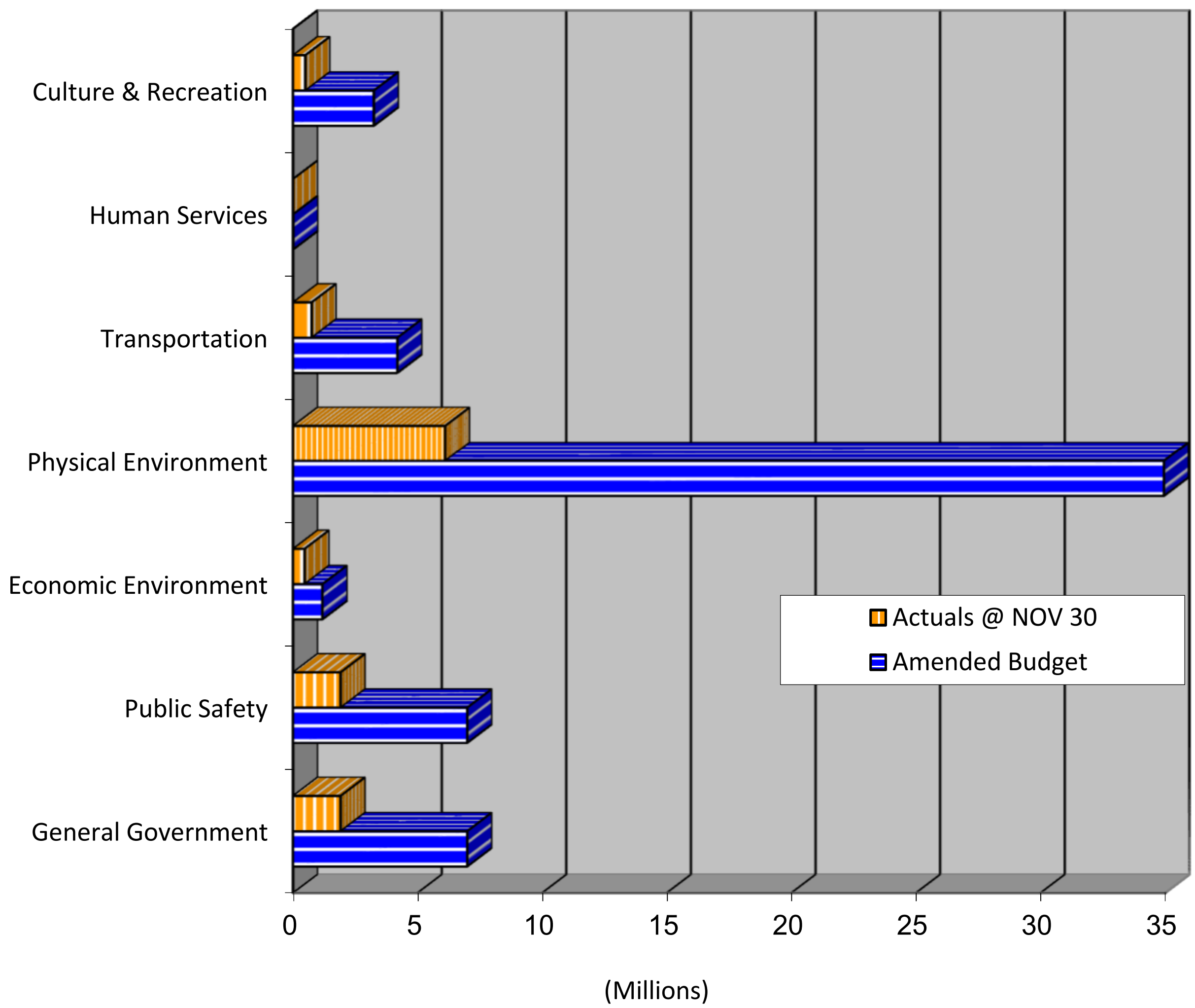
Overall, City expenditures and encumbrances are at 19% of budget for the period. The Personal Services category is at 16% of budget for the fiscal year. The Operating Expenditures category is at 42%, with encumbrances for legal and residential waste collection services of $1.2M. Capital Outlay is at 17%, Debt Service is 73%, Grants & Aids is 4% and Non-Operating Expenditures are at 0%. Encumbrances for future expenditures account for 5.8% (aprox. $3.9M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 19% of budget with General Government expenses at 27%, Public Safety at 27%, Economic Environment at 39%, Physical Environment at 17% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 18%, Human Services at 0%, and Culture & Recreation at 15%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

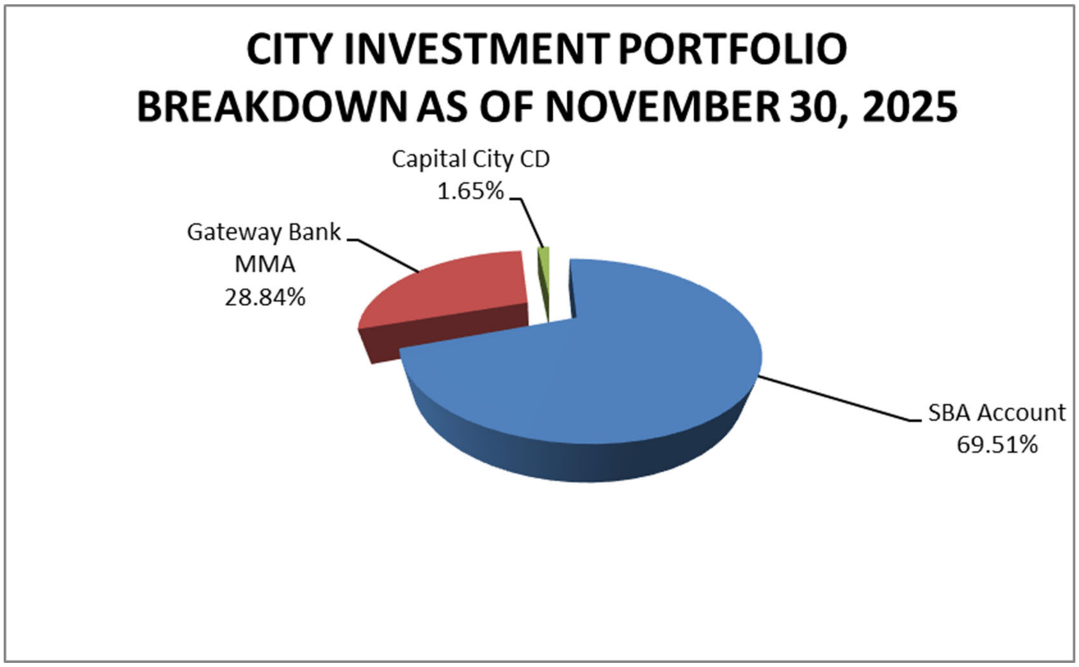
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

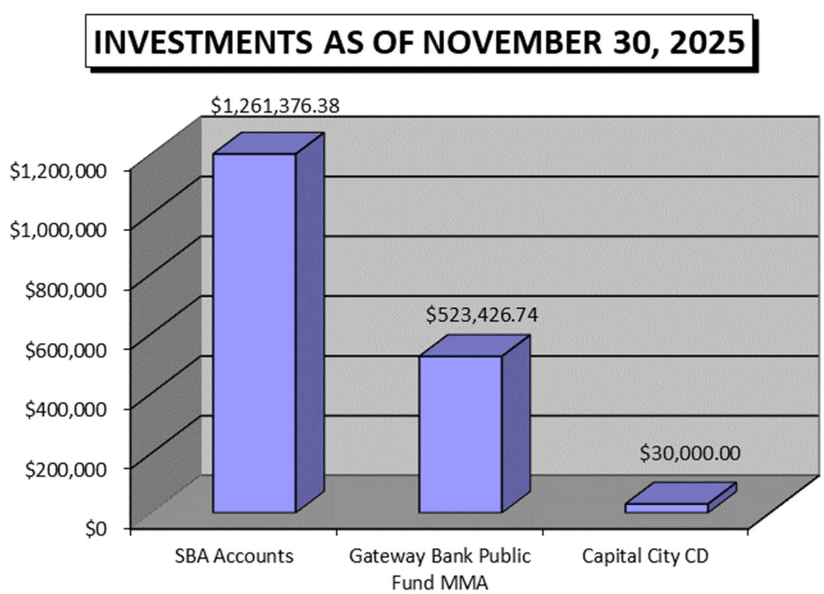
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of November 30, 2025, the City's investment portfolio totaled **$1,814,803.12.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of November 30, 2025, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$27,140,083.29.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.
- Tara Baywood Surety account: This account is for funds related to the completion of improvements related to Tara Baywood.

The bank account balances as of the end of the report period are as follows:

Bank Account	**November Balance**	**Percentage of Total**
Operating Account	$24,102,585.42	88.81%
Payroll Account	$7,861.99	0.03%
CRA Account	$478,188.63	1.76%
Police Forfeiture Account	$3,391.57	0.01%
Series 2016 Repayment Account	$26,918.38	0.10%
Deposit Account	$2,258,124.21	8.32%
Tara Baywood Surety Account	$45,003.82	0.17%
Explorer Account	$9,115.29	0.03%
Heritage Oaks Account	$4,325.46	0.02%
SRF Repayment Account	$79,709.49	0.29%
ARPA Account	$124,859.03	0.46%
TOTAL	**$27,140,083.29**	100.00%

Commission Agenda
Item

MEETING DATE: January 12, 2026
SUBJECT: **Alachua County Property Appraiser Overview**
PREPARED BY: David Wisener
RECOMMENDED ACTION:
Receive the presentation.

Summary

Alachua County Property Appraiser Ayesha Solomon is here this evening to provide a brief overview and reminder of the services offered at the Property Appraiser's City of Alachua satellite office, currently located in the Swick House.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: January 12, 2026

SUBJECT: Approval of the November 24, 2025, and December 8, 2025, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approved the November 24, 2025, and December 8, 2025, City Commission Meeting Minutes

Summary

Approval of the November 24, 2025, and December 8, 2025, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.11.24.M.CCM
2. 25.12.08.M.CCM

Regular City Commission Meeting Minutes
November 24, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Samantha King, James Curington, Connie Meyer, Michelle Lee, Elizabeth Woods, Tom Hubbard, Bill Smith, Julie Smith.
STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Bernadette Fisher, Jack Hansen, Janet Knapp, Brent Lanier, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Tyler Williams, David Wisener.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Shirley Green Brown, Vice Mayor

Walter Welch, Mayor - Absent

INVOCATION

A moment of silence was observed.

PLEDGE TO THE FLAG

Shirley Green Brown, Vice Mayor

APPROVAL OF THE AGENDA

Commissioner Dayna Williams moved to approve the agenda; seconded by Commissioner Jennifer Ringersen.

Citizens Commented:
Samantha King
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Jacob Fletcher.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) GROWING GREATNESS TO HELP CLOSE THE ACHIEVEMENT GAP IN ALACHUA COUNTY

James Lawerence, President/CEO, and Elizabeth Woods, Executive Director, Gainesville for All, Growing Greatness to Help Close the Achievement Gap. Filed.

B) ALACHUA TRAIL CORRIDOR STUDY

Laurie Hall, Landscape Architect, NV5, Alachua Trail Corridor Study. Filed.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Samantha King
Tom Hubbard

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) ORDINANCE 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1")

ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; FIRST READING).

Carson Crockett, Principal Planner, Ordinance 26-01 staff report. Filed.

Commissioner Fletcher moved that this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-01 upon first reading and (2) schedule second and final reading for December 8, 2025; Seconded by Commissioner Ringersen.

Citizens Commented:
Samantha King
Tamara Robbins

Passed 4-0 by roll call.

B) ORDINANCE 25-13, SECOND AND FINAL READING: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY OF RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY'S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE)
ECONOMIC DEVELOPMENT
QUALITY OF LIFE
COMMUNITY ENHANCEMENT

David Wisener, Economic Development Manager, Ordinance 25-13 staff report. Filed.

Commissioner Ringersen moved to approve Ordinance 25-13 on second and final reading; seconded by Commissioner Williams.

Citizens Commented:
Tamara Robbins

Passed 4-0 by roll call.

V. AGENDA ITEMS

A) DESIGN SERVICES FOR THE CLEATHER HATHCOCK CENTER FACILITY

Barnett Schinalt, President, Monarch Design Group, Design Services for the Cleather Hathcock Center report. Filed.

Commissioner Williams moved to accept the Change Order #1 Task 2 from Monarch Design Group for the City of Alachua Hathcock Community Center project, and authorize the City Manager to execute associated documents; seconded by Commissioner Ringersen.

Citizens Commented:
Glenn Anderson
Jim Curington
Samantha King
Tamara Robbins

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Samantha King
Michelle Lee
Tamara Robbins

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Fletcher.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE SEPTEMBER 08, 2025, CITY COMMISSION MEETING MINUTES.

B) APPROVAL OF THE OCTOBER 13, 2025, CITY COMMISSION MEETING MINUTES.

C) APPROVAL OF THE OCTOBER 27, 2025, CITY COMMISSION MEETING MINUTES.

D) APPROVAL OF THE NOVEMBER 10, 2025, CITY COMMISSION MEETING MINUTES.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor

Regular City Commission Meeting Minutes
December 8, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Connie Meyer, Jackson Youmas, Carol Richardson, Glen Anderson, Vailma Roca Fernandez, James Curington, Tanya Floyd, Samantha King, Collette Gardner, Michelle Lee.
STAFF ATTENDING: Carson Crockett, Janet Knapp, Tara Malone, Brent Lanier, Damon Messina, Jason Moses, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Shirley Green Brown, Vice Mayor

INVOCATION

Pastor Natron Curtis, The Well Church.

PLEDGE TO THE FLAG

Shirley Green Brown, Vice Mayor

APPROVAL OF THE AGENDA

Amendments to the agenda:
* Public Hearings and Ordinances Item A switched with Item B.
* November 24, 2025, City Commission Meeting Minutes removed from agenda, to be placed on January 12, 2026, City Commission Meetings, under Agenda Items.

Commissioner Jacob Fletcher moved to approve the amended agenda; seconded by Vice Mayor Shirley Green Brown.

Citizens Commented:
Tamara Robbins
Soorya Lindburg
Zoe King

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Dayna Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Fletcher.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY SCHOOL STUDENT PERFORMING ARTS APPRECIATION

LeAnne Williams, Deputy City Clerk, Alachua Elementary School Students Performing Arts Appreciation. Filed.

B) MATTHEW LEWEY PROCLAMATION

Janet Knapp, Assistant Deputy City Clerk, Matthew Lewey Proclamation presentation. Filed.

Carol Richardson, Alachua/Newnansville Subcommittee of the Alachua County Community Remembrance Project, received the proclamation.

C) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH SEPTEMBER 30, 2025

Tyler Williams, Accounting Manager, Fiscal Analysis Report for FY 2024-2025 through September 30, 2025. Filed.

Commissioner Fletcher moved to accept the report; no second.

Vice Mayor Brown announced the motion died for lack of a second.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Kelly Harris
Soorya Lindberg
Michelle Lee
Mitch Glaeser

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PLANNING AND ZONING BOARD (PZB)

Appointment to the Planning and Zoning Board provided by LeAnne Williams, Deputy City Clerk. Filed.

Commissioner Jennifer Ringersen moved to accept Bonnie Burgess's application for consideration for the Planning and Zoning Board; seconded by Commissioner Fletcher.

Citizens Commented:
Samantha King
Tamara Robbins
Soorya Lindberg
Julie Smith

Passed 3-2 by roll, with Commissioner Fletcher and Mayor Welch dissenting.

Commissioner Ringersen moved to appoint Jenny Highlander to fill a vacant appointment to end in 2026 and William Menadier to fill a vacant appointment to end in 2027 to the Planning & Zoning Board and adopt Resolution 26-02, to be finalized to include the name of the appointed members; seconded by Commissioner Williams.

Passed 5-0 by roll call,

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF FLETCHER DEVELOPMENT, LLC (PROPERTY OWNER) FOR AN AMENDMENT TO THE FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT PROPOSING REPHASING AND REDUCING THE

TOTAL NUMBER OF SINGLE-FAMILY ATTACHED LOTS FROM 128 TO 28 AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS FROM 344 TO 410, FOR A NET DECREASE OF 34 LOTS ON A ± 118.20-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 235 AND NORTH OF NW 110TH AVENUE (TAX PARCEL 03980-002-001); FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)(QUASI-JUDICIAL HEARING).

Carson Crockett, Principal Planner, provided the Amendment to Fletcher Trace Major Subdivision Preliminary Plat staff report – filed.

Commissioner Ringersen moved based upon the competent, substantial evidence, the presentation before this Commission, and Staff's recommendation, that this Commission find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the application for Fletcher Development, LLC, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report; Seconded by Commissioner Williams.

Citizens Commented:
Samantha King
Tamara Robbins
Soorya Lindberg

Passed 5-0 by roll call.

B) ORDINANCE 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; SECOND READING).

Carson Crockett, Principal Planner, provided the Ordinance 26-01 staff report – filed.

Commissioner Williams moved that this Commission find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-01 upon second and final reading; Seconded by Commissioner Ringersen.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call.

C) PSP25-0007 | WESTSIDE COMMONS INFRASTRUCTURE PLAN - A REQUEST BY ALAKAI ACQUISITIONS LLC (APPLICANT/AGENT) ON BEHALF OF BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR AN INFRASTRUCTURE PLAN WHICH PROPOSES THE INSTALLATION OF COMMON DRIVEWAYS, STORMWATER FACILITIES, UTILITIES, AND OTHER INFRASTRUCTURE FOR THREE COMMERCIAL LOTS ON A ± 5.07-ACRE SUBJECT PROPERTY; TAX PARCEL: 03044-001-002, 03044-002-000; FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (QUASI-JUDICIAL HEARING).

Carson Crockett, Principal Planner, provided the Westside Commons Infrastructure Plan staff report – filed.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report; Seconded by Commissioner Ringersen.

Citizen Comments:
Sorrya Lindberg
Samantha King
Tamara Robbins

Passed 5-0 by roll call.

V. AGENDA ITEMS

A) Discussion and Direction: Public Records Requests and Access to City Policies

Jacob Fletcher, Commissioner, provided the Public Records Request and Access to City Policies report – filed.

Commissioner Feltcher moved to schedule a workshop before January 31, 2026, to discuss public records policies and access; no second.

Vice Chair Brown announced the motion failed for lack of a second.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Samantha King
James Curington
Tamara Robbins
Soorya Lindberg

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn; seconded by Commissioner Ringersen.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) PURCHASE OF PRIMARY UG WIRE

B) APPROVAL OF NOVEMBER 24, 2025 MINUTES

ATTEST:	CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:
______________________________	______________________________
Rodolfo Valladares, City Manager/Clerk	Walter Welch, Mayor

Commission Agenda
Item

MEETING DATE: January 12, 2026
SUBJECT: Senate Bill 180 – Update and City Commission Discussion Regarding Ongoing Litigation
PREPARED BY: Rodolfo Valladares
RECOMMENDED ACTION:
City Commission discussion. Motion to authorize and direct the Mayor or other qualified individual to execute the attached Declaration in Support of Local Government's Expedited Motion for Preliminary Injunction, recommended by Weiss Serota Helman Cole + Bierman law firm retained to represent the City in the multi-City lawsuit related to SB180.

Summary

City Attorney will provide the City Commission with an update on Senate Bill 180, including a summary of the legislation, its current status, potential impacts on the City, a summary of the status of litigation, as well as a discussion regarding the Declaration in Support of Local Government's Expedited Motion for Preliminary Injunction drafted and recommended by Weiss Serota Helman Cole + Bierman law firm. The item is presented for Commission discussion, direction, and action authorizing and directing the appropriate individual to execute the Declaration, as deemed appropriate by the Commission.

Background:
Senate Bill 180 was adopted during the recent legislative session and includes provisions that may affect municipal authority, procedures, and regulatory responsibilities. The City Attorney will provide a summary of the key elements of the bill, outline the status and progress of the litigation regarding same as well as discuss the proposed Declaration.

<u>On August 11, 2025, the City Commission discussed the following:</u>
The City Attorney received an e-mail from attorney Jamie Cole, along with a proposed resolution in Attachment 1, regarding the "…sweeping attack on the home rule authority of every city and county in the State of Florida…" in the recent approval of Senate Bill 180. As more fully set forth in Attachment 1 and the sample ordinance, Senate Bill 180 will have an overwhelming impact on the City of Alachua, stifling its home rule authority in many situations. One of the many provisions includes prohibiting a city from passing "more restrictive or burdensome" land use regulations and permitting local governments that are located entirely or partially within 100 miles of the track of any future hurricane in a one-year period. In reality, this will apply to the entire State of Florida, given the propensity, depth, and breadth of

hurricanes impacting the State of Florida annually. It is also vague as it does not define “more restrictive or burdensome.”

The City Attorney discussed Senate Bill 180 with personnel from the League of Cities at the Municipal Attorneys Conference and was told that they were assured that this bill was being pulled. At the last minute, a decision was made not to pull it. However, the consensus of the attorneys at the Conference was that if Senate Bill 180 goes unchallenged, the next session will continue to irradicate municipal home rule, and that the courts should hear from as many cities as possible in challenging this law.

The Law Firm seeking cities and counties to join challenging Senate Bill 180 is the same firm that led the challenge of the legislation 2023 law that required local city commissioners to execute Form 6. They were successful in getting an injunction entered that prohibited the application of that law. The legislature did not appeal that ruling and, to date, it has not attempted to reintroduce it. A lawsuit challenging Senate Bill 180 would, in all likelihood, be filed in federal district court in the southern District of Florida, which is where the Form 6 challenge was successful. However, it may or may not be assigned to the same judge who heard the Form 6 case. However, the Lawsuit may be filed in state court or in both state and federal court.

On August 25, 2025, the City Commission continued its discussion and took action with the following motion.
Resolution 25-16: a resolution of the city of Alachua, Florida, authorizing participation in a lawsuit seeking, Among other things, to declare that senate bill 180's Imposition of a blanket statewide prohibition on the Exercise of home rule authority regulations over land use And zoning is unconstitutional and should be enjoined, and retaining Weiss Serota Helfman Cole + Bierman, PL to prosecute the lawsuit; and providing for an effective date.

Commissioner Fletcher moved to approve Resolution No. 25-16, and the motion was seconded by Commissioner Williams. The motion passed by roll call vote, 4–0.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Attachment 1

2. Attachment 2
3. Attachment 3

Attachment

1

Marian Rush

From:	Jamie Alan Cole <JCole@wsh-law.com>
Sent:	Tuesday, July 22, 2025 5:25 PM
To:	Jamie Alan Cole
Subject:	Potential Lawsuit Challenging SB 180
Attachments:	Form Resolution Authorizing Participation in Lawsuit Relating to SB 180.docx

In a sweeping attack on the home rule authority of every city and county in the state of Florida, the Florida Legislature has adopted, and the Governor signed, Senate Bill 180 (SB 180) with a last-minute amendment that **prohibits all local government initiated ordinances** that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders for the period **commencing August 1, 2024, through October 1, 2027.** SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe. Critically, the amended law applies retroactively, declaring such ordinances null and void ab initio.

Although the amendment appears to be limited in its impact and apply only to counties identified in Federal Disaster Declarations for Hurricanes Debby (DR-4806), Helene (DR-4828), and Milton (DR-4834), those declarations collectively cover **every county and municipality in Florida.**

Numerous municipalities and counties have contacted our Firm as to the potential filing of a lawsuit challenging SB 180. We have concluded that there are several good faith grounds for potential invalidation of SB 180. If your municipality or county is interested in participating in a group lawsuit to invalidate SB 180, your governing body should consider enacting a resolution in substantially the form attached hereto (conformed, of course, to your local government). If a sufficient number of municipalities and counties join in the action, we plan to file in early September (and can amend to add additional plaintiffs for those who desire to join later).

If you have any questions, feel free to contact me, Susan Trevarthen (strevarthen@wsh-law.com) or Chad S. Friedman (cfriedman@wsh-law.com).

Attachment

2

RESOLUTION 25-16

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT SENATE BILL 180'S IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY REGULATIONS OVER LAND USE AND ZONING IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED, AND RETAINING WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution provides that municipalities "shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services," and authorizes municipalities to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, pursuant to Section 2(b) of Article VIII of the Florida Constitution and Chapters 163 and 166, Florida Statutes, municipalities have broad authority to adopt comprehensive plans, enact land development regulations, issue development permits, and impose temporary moratoria in furtherance of local public health, safety, and welfare, including for purposes of orderly growth, environmental protection, disaster recovery, and community resiliency; and

WHEREAS, on June 26, 2025, Senate Bill 180 ("SB 180"), titled "Emergencies," was signed into law by Governor Ron DeSantis and became effective immediately as Chapter 2025-190, Florida Statutes; and

WHEREAS, among other things, Section 28 of SB 180 prohibits all local government-initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders (collectively, "Land Use and Zoning Regulations") for the period commencing retroactively from August 1, 2024, through October 1, 2027, even if such amendments, regulations or procedures are in no way related to any hurricane or other emergency and even if such amendments, regulations, or procedures were duly enacted prior to the enactment of SB 180; and

WHEREAS, Section 28 of SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe; and

WHEREAS, Section 18 of SB 180 further prohibits local governments that are located in counties that are entirely or partially within 100 miles of the track of any future hurricane from enacting "more restrictive or burdensome" Land Use and Zoning Regulations, and moratoria on construction, reconstruction, or redevelopment of any property, damaged or not, for a period of one year after the storm makes landfall; and

WHEREAS, SB 180 is unconstitutional and invalid because, among other things, it:

(a) embraces more than one subject and matter properly connected therewith in violation of Article III, Section 6 of the Florida Constitution;

(b) includes a defective title in violation of Article III, Section 6 of the Florida Constitution;

(c) requires municipalities and counties to spend in the aggregate an amount that exceeds an insignificant fiscal impact without including a finding that the law fulfills an important state interest as required by Article VII, Section 18 of the Florida Constitution;

(a) constitutes a sweeping intrusion on home-rule authority, threatening local ability to enact land use, zoning, flood-resiliency, and environmental protections, contrary to Article VIII, Section 2(b) of the Florida Constitution to a degree that renders the constitutional provision hollow; and

(b) contains provisions that classify political subdivisions on a basis that is not reasonably related to the subject of the law in violation of Art. III, Section 11(b) of the Florida Constitution; and

WHEREAS, for example, despite SB 180 being titled "Emergencies," SB 180 contains various matters that are not connected and/or are unrelated to emergencies, including Section 18 and 28's total ban on any "more restrictive or burdensome" Land Use and Zoning Regulations, and Section 18's prohibition on moratoria on construction, reconstruction, and redevelopment of property, even if the property is intact and was not damaged by a hurricane or other emergency event; and

WHEREAS, the provisions of SB 180 also impose expenditure obligations upon municipalities and counties that, as conceded in the Florida Legislature's own staff analysis, exceed the threshold amount for an unfunded mandate, despite the lack of any finding in SB180 that the law fulfills an important state interest; and

WHEREAS, Section 18 of SB 180 infringes upon municipal home rule authority by prohibiting municipalities from enacting Zoning and Land Use Regulations if they are located within a county that is entirely or partially within 100 miles of the track of a hurricane for one year in a completely indiscriminate manner that disregards the size, intensity, or impact of a hurricane on the municipality, whether a proposed Zoning and Land Use Regulation has even a *de minimis* impact on hurricane recovery efforts, or even if the Zoning and Land Use Regulations are necessary to protect the public health, safety, and welfare from the effects of a hurricane; and

WHEREAS, Section 18 of SB 180 further usurps the municipal home rule authority guaranteed by the citizens of Florida in the Florida Constitution by imposing blanket prohibitions on any moratoria on construction, reconstruction, or redevelopment of property for one year whenever a future hurricane falls within 100 miles of the county where the municipality is located, regardless of the necessity or impetus behind such moratoria; and

WHEREAS, Section 28 of SB 180 similarly prohibits municipalities from enacting Zoning and Land Use Regulations for the entire state of Florida retroactively from August 1, 2024, through October 1, 2027, without any rational justification; and

WHEREAS, SB 180's vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are "more restrictive or burdensome," and other ambiguous provisions render SB 180 incomprehensible, create uncertainty, chill local governance, and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of home rule authority; and

WHEREAS, the City Commission of the City of Alachua desires to authorize the participation of the Weiss Serota Helfman Cole & Bierman, PL (the "Firm") in a lawsuit seeking declaratory, injunctive, and other appropriate relief from the provisions of SB 180, which impose a blanket statewide prohibition on the exercise of home rule authority relating to Land Use and Zoning Regulations, based upon the any appropriate legal theories, including, without limitation, those set forth herein, subject to the participation of at least ten local governments (the "Lawsuit"); and

WHEREAS, it is in the best interest of the health safety and welfare of the citizens of the City of Alachua to join in and participate in the Lawsuit as plaintiffs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are hereby adopted, confirmed, and incorporated into this Resolution by reference.

Section 2. Authorization to Participate in Lawsuit. The City Commission of the City of Alachua hereby authorizes the participation of the City of Alachua as Plaintiffs in the Lawsuit, subject to participation of at least ten local governments joining in the Lawsuit.

Section 3. Legal Representation and Fee Structure. Weiss Serota Helfinan Cole + Bierman, PL (the "Firm") is retained to represent the City of Alachua in the Lawsuit, at both the trial and appellate levels. The Firm will charge a flat fee, inclusive of attorneys' fees and costs, of $10,000 to represent the City of Alachua in the Lawsuit in the trial court, which shall be payable within ten days of the effective date of this Resolution. The City of Alachua shall also pay $5,000 to the Firm to represent it in any appeal related to the Lawsuit that is filed at the District Court of Appeal within 30 days of the filing of such appeal, and $5,000 to the Firm to represent it in any appeal that is filed at the Florida Supreme Court within 30 days of the filing of such appeal. The City of Alachua acknowledges that the Firm will be representing other local governments in the Lawsuit and waives any conflicts related to such representation. The City of Alachua also acknowledges that the Firm may represent other entities, private or public, at the City of Alachua and that the representation of the City of Alachua in this Lawsuit alone, because it is part of a coalition, will not constitute a conflict of interest and, to the extent it does, waives such conflict of interest.

Section 4. Implementation. The City Manager of the City of Alachua is authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution. The City Attorney of the City of Alachua, Marian Rush shall be the contact person regarding the City of Alachua's participation in the Lawsuit.

Section 5. Effective Date. This Resolution shall take effect immediately upon the adoption hereof.

DULY ADOPTED in regular session, this 25th day of August, 2025.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Walter Welch

Walter Welch, Mayor

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM:

Marian B. Rush

Marian B. Rush, City Attorney

Attachment

3

CHAPTER 2025-190

Committee Substitute for
Committee Substitute for Senate Bill No. 180

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms "cumulative substantial improvement period" and "local government"; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; revising the square footage limitations for certain changes, additions, and improvements to damaged property; amending s. 215.559, F.S.; removing a reference to a certain report; revising public hurricane shelter funding prioritization requirements for the Division of Emergency Management; amending s. 250.375, F.S.; authorizing certain servicemembers to provide medical care in specified circumstances; amending s. 252.35, F.S.; revising requirements for the state comprehensive emergency management plan; requiring such plan to include an update on the status of certain emergency management capabilities; requiring the division to collaborate with the Department of Health; revising responsibilities of the division; requiring the division to develop a certain template; revising the purpose of certain training programs; requiring the division to set the minimum number of training hours that specified individuals must complete biennially; authorizing such training to be provided by certain entities; requiring the division to conduct an annual hurricane readiness session in each region designated by the division for a specified purpose; requiring all county emergency management directors, and authorizing other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans' Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified date; amending s. 252.3655, F.S.; creating the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a specified purpose; requiring the division to use certain federal funds to implement such requirements; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to develop a poststorm permitting plan; providing requirements for such plan; requiring counties and municipalities to update such plan by a specified date annually; requiring counties and municipalities to publish on their websites a specified storm recovery guide by a specified date annually; providing requirements for such guide; requiring certain counties and municipalities to publish on their websites updates to such guide as soon as practicable following a storm; prohibiting certain counties and municipalities from increasing building permit or inspection fees within a specified timeframe; requiring counties and municipalities to allow individuals to receive certain letters electronically on or before a specified date; requiring certain counties and municipalities to use their best efforts to open a permitting office for a minimum number of hours per week; amending s. 252.385, F.S.; revising reporting requirements for the division; revising requirements for a specified list; requiring the Department of Health and the Agency for Persons with Disabilities to assist the division with certain determinations; creating s. 252.422, F.S.; defining the term "impacted local government"; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local government actions after hurricanes; specifying requirements for the study and legislative recommendations; requiring the office to submit a report to the Legislature by a specified date; creating s. 252.505, F.S.; requiring that certain contracts include a specified provision; defining the term "emergency recovery period"; amending s. 373.423, F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to compile information for the report; providing specifications for the report; requiring the owner of certain infrastructure to submit certain information to the department; requiring the department to review and update the report biannually; requiring the department to submit an updated report to the division by a specified date; amending s. 380.0552, F.S.; revising the maximum evacuation clearance time for permanent residents of the Florida Keys Area, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; requiring the Department of Commerce to conduct baseline modeling scenarios and gather data to determine the number of building permit allocations for distribution in the Florida Keys Area; requiring that such allocations be distributed in a specified manner and over a specified timeframe; prohibiting such allocations from exceeding a specified number; requiring that permits be issued for certain parcels and the distribution of such permits prioritize specified allocations; amending s. 400.063, F.S.; conforming a cross-reference; amending s. 403.7071, F.S.; providing that local governments are authorized and encouraged to add certain addendums to certain contracts and agreements; requiring counties and municipalities to apply to the department for authorization to designate at least one debris management site; authorizing municipalities to apply jointly with a county or adjacent municipality for authorization of a debris management site if such entities approve a memorandum of understanding; providing requirements for such memorandum; creating s. 489.1132, F.S.; providing definitions; requiring a hurricane preparedness plan to be available for inspection at certain worksites; requiring certain equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin; providing penalties; requiring the Florida Building Commission to establish specified best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term "renovated building"; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void;

providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired:~~,~~

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created to read:

163.31795 Participation in the National Flood Insurance Program.—

(1) For purposes of this section, the term:

(a) "Cumulative substantial improvement period" means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) "Local government" has the same meaning as in s. 163.2514.

(2) A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraph (b) of subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property's assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

2. The homestead property's assessed value must be increased by the just value of that portion of the changed or improved homestead property which is in excess of 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction or of that portion exceeding 2,000 ~~1,500~~ square feet.

3. Homestead property damaged or destroyed by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the homestead property's total square footage before the damage or destruction shall be assessed pursuant to subsection (5).

4. Changes, additions, or improvements assessed pursuant to this paragraph must be reassessed pursuant to subsection (1) in subsequent years. This paragraph applies to changes, additions, or improvements commenced within 5 years after the January 1 following the damage or destruction of the homestead.

Section 5. Paragraph (b) of subsection (1) of section 215.559, Florida Statutes, is amended to read:

215.559 Hurricane Loss Mitigation Program.—A Hurricane Loss Mitigation Program is established in the Division of Emergency Management.

(1) The Legislature shall annually appropriate $10 million of the moneys authorized for appropriation under s. 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the division for the purposes set forth in this section. Of the amount:

(b) Three million dollars in funds shall be used to construct or retrofit facilities used as public hurricane shelters. Each year the division shall prioritize the use of these funds for projects included in the annual report ~~of the Shelter Development Report~~ prepared in accordance with s. 252.385(3). The division shall ~~must~~ give funding priority to projects located in counties ~~regional planning council regions~~ that have shelter deficits, projects that are publicly owned, other than schools, and ~~to~~ projects that maximize the use of state funds.

Section 6. Section 250.375, Florida Statutes, is amended to read:

250.375 Medical officer authorization.—A servicemember trained to provide medical care who is serving under the direction of the Florida National Guard State Surgeon and is assigned to a military duty position and authorized by the Florida National Guard to provide medical care within the scope of the servicemember's professional licensure by virtue of such duty position may provide such medical care to military personnel and civilians within this state ~~physician who holds an active license to practice medicine in any state, a United States territory, or the District of Columbia,~~ while serving ~~as a medical officer~~ with or in support of the Florida National Guard, pursuant to federal or state orders, ~~may practice medicine on military personnel or civilians~~ during an emergency or declared disaster ~~or during federal military training~~.

Section 7. Paragraphs (y) through (dd) of subsection (2) of section 252.35, Florida Statutes, are redesignated as paragraphs (x) through (cc), respectively, paragraphs (a), (c), and (n) and present paragraph (x) of that subsection are amended, and a new paragraph (dd) is added to that subsection, to read:

252.35 Emergency management powers; Division of Emergency Management.—

(2) The division is responsible for carrying out the provisions of ss. 252.31-252.90. In performing its duties, the division shall:

(a) Prepare a state comprehensive emergency management plan, which must ~~shall~~ be integrated into and coordinated with the emergency management plans and programs of the Federal Government. The division shall adopt the plan as a rule in accordance with chapter 120. The plan must be implemented by a continuous, integrated comprehensive emergency management program. The plan must contain provisions to ensure that the state is prepared for emergencies and minor, major, and catastrophic disasters, and the division shall work closely with local governments and agencies and organizations with emergency management responsibilities in preparing and maintaining the plan. The state comprehensive emergency management plan must be operations oriented and:

1. Include an evacuation component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of evacuation activities. This component must, at a minimum: contain guidelines for lifting tolls on state highways; ensure coordination pertaining to evacuees crossing county lines; set forth procedures for directing people caught on evacuation routes to safe shelter; establish strategies for ensuring sufficient, reasonably priced fueling locations along evacuation routes; and establish policies and strategies for emergency medical evacuations.

2. Include a shelter component that includes specific regional and interregional planning provisions and promotes coordination of shelter activities between the public, private, and nonprofit sectors. This component must, at a minimum: contain strategies to ensure the availability of adequate public shelter space in each county ~~region of the state~~; establish strategies for refuge-of-last-resort programs; provide strategies to assist local emergency management efforts to ensure that adequate staffing plans exist for all shelters, including medical and security personnel; provide for a postdisaster communications system for public shelters; establish model shelter guidelines for operations, registration, inventory, power generation capability, information management, and staffing; and set forth policy guidance for sheltering people with special needs.

3. Include a postdisaster response and recovery component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of postdisaster response and recovery activities. This component must provide for postdisaster response and recovery strategies according to whether a disaster is minor, major, or catastrophic. The postdisaster response and recovery component must, at a minimum: establish the structure of the state's postdisaster response and

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

recovery organization; establish procedures for activating the state's plan; set forth policies used to guide postdisaster response and recovery activities; describe the chain of command during the postdisaster response and recovery period; describe initial and continuous postdisaster response and recovery actions; identify the roles and responsibilities of each involved agency and organization; provide for a comprehensive communications plan; establish procedures for coordinating and monitoring statewide mutual aid agreements reimbursable under federal public disaster assistance programs; provide for rapid impact assessment teams; ensure the availability of an effective statewide urban search and rescue program coordinated with the fire services; ensure the existence of a comprehensive statewide medical care and relief plan administered by the Department of Health; and establish systems for coordinating volunteers and accepting and distributing donated funds and goods.

4. Include additional provisions addressing aspects of preparedness, response, recovery, and mitigation as determined necessary by the division.

5. Address the need for coordinated and expeditious deployment of state resources, including the Florida National Guard. In the case of an imminent major disaster, procedures should address predeployment of the Florida National Guard, and, in the case of an imminent catastrophic disaster, procedures should address predeployment of the Florida National Guard and the United States Armed Forces.

6. Establish a system of communications and warning to ensure that the state's population and emergency management agencies are warned of developing emergency situations, including public health emergencies, and can communicate emergency response decisions.

7. Establish guidelines and schedules for annual exercises that evaluate the ability of the state and its political subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of

Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must ~~shall~~ include a continuous training program for agencies and individuals who ~~that~~ will be called on to perform key roles in state and local postdisaster response and recovery efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

252.355 Registry of persons with special needs; notice; registration program.—

(2) In order to ensure that all persons with special needs may register, the division shall develop and maintain a special needs shelter registration program. During a public health emergency in which physical distancing is necessary, as determined by the State Health Officer, the division must maintain information on special needs shelter options that mitigate the threat of the spread of infectious diseases.

(b) To assist in identifying persons with special needs, home health agencies, hospices, nurse registries, home medical equipment providers, <u>the Department of Veterans' Affairs,</u> the Department of Children and Families, the Department of Health, the Agency for Health Care Administration, the Department of Education, the Agency for Persons with Disabilities, the Department of Elderly Affairs, and memory disorder clinics shall, and any physician licensed under chapter 458 or chapter 459 and any pharmacy licensed under chapter 465 may, annually provide registration information to all of their special needs clients or their caregivers. <u>The Florida Housing Finance Corporation shall enter into memoranda of understanding with the Department of Elderly Affairs and with the Agency for Persons with Disabilities to ensure special needs registration information is provided to residents of low-income senior independent living properties and independent living properties for persons with intellectual or developmental disabilities funded by the Florida Housing Finance Corporation, respectively.</u> The division shall develop a brochure that provides information regarding special needs shelter registration procedures. The brochure must be easily accessible on the division's website. All appropriate agencies and community-based service providers, including aging and disability resource centers, memory disorder clinics, home health care providers, hospices, nurse registries, and home medical equipment providers, shall, and any physician licensed under chapter 458 or chapter 459 may, assist emergency management agencies by annually registering persons with special needs for special needs shelters, collecting registration information for persons with special needs as part of the program intake process, and establishing programs to educate clients about the registration process and disaster preparedness safety procedures. A client of a state-funded or federally funded service program who has a physical, mental, or cognitive impairment or sensory disability and who needs assistance in evacuating, or when in a shelter, must register as a person with special needs. The registration program shall give persons with special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their safety and welfare following disasters.

(4) The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, shall be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Effective January 1, 2026, subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) If ~~When~~ the duration of a declaration of a state of ~~an~~ emergency issued by the Governor exceeds 90 days:

(a)1. The Executive Office of the Governor or the appropriate agency, within 72 hours after ~~of~~ executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must ~~the Executive Office of the Governor or the appropriate agency shall~~ submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before a declared state of emergency to secure resources or services in advance or anticipation of an emergency, must be posted on the secure contract tracking system required under s. 215.985(14).

(b) The Executive Office of the Governor or the appropriate agency shall submit monthly reports to the Legislature of all state expenditures, revenues received, and funds transferred by an agency during the previous month to support the declared state of emergency.

(5) Annually, by January 15, the division shall report to the President of the Senate, the Speaker of the House of Representatives, and the chairs of the appropriations committee of each house of the Legislature on expenditures related to emergencies incurred over the year from November 1 of the previous year. The report must include:

(a) A separate summary of each emergency event, whether complete or ongoing, and key actions taken by the division.

(b) Details of expenditures, separated by emergency event and agency, for preparing for, responding to, or recovering from the event. The report must specify detailed expenditures for the entire report time period; specify total expenditures for the event; and indicate amounts that are being or are anticipated to be reimbursed by the Federal Emergency Management

Agency or other federal entity, amounts ineligible for reimbursement, and any amounts deobligated by the Federal Emergency Management Agency or other federal entity for reimbursement. The division shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased, separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.

2. The expiration of a building permit.

3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.

4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.

5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

7. The formal determination of the delineation of the extent of wetlands under s. 373.421.

Section 11. Subsection (4) of section 252.365, Florida Statutes, is amended to read:

252.365 Emergency coordination officers; disaster-preparedness plans.

(4) On or before May 1 of each year, the head of each agency shall notify the Governor and the division in writing of the person initially designated as the emergency coordination officer for such agency and her or his alternate and of any changes in persons so designated thereafter.

Section 12. Section 252.3655, Florida Statutes, is amended to read:

252.3655 Natural hazards risks and mitigation interagency coordinating group ~~workgroup~~.—

(1)(a) An interagency coordinating group ~~workgroup~~ is created for the purpose of sharing information on the current and potential risks and impacts of natural hazards throughout this ~~the~~ state, coordinating the ongoing efforts of state agencies in addressing and mitigating the risks and impacts of natural hazards, and collaborating on statewide initiatives to address and mitigate the risks and impacts of natural hazards. As used in this section, the term "natural hazards" includes, but is not limited to, extreme heat, drought, wildfire, sea-level change, high tides, storm surge, saltwater intrusion, stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.

2. Department of Agriculture and Consumer Services.

3. Department of Commerce.

4. Department of Environmental Protection.

5. Department of Financial Services.

6. Department of Law Enforcement.

7. Department of Highway Safety and Motor Vehicles.

8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

14. Each water management district ~~Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup~~.

(c) The director of the Division of Emergency Management, or his or her designee, shall serve as the administrator ~~liaison to and coordinator~~ of the coordinating group ~~workgroup~~.

(d) Each agency representative ~~liaison~~ shall provide information from his or her respective agency, including all relevant reports, on the current and potential risks and impacts of natural hazards to this state ~~to his or her agency~~, agency resources available, and efforts made by the agency to address and mitigate the risks and impacts of ~~against~~ natural hazards~~, and efforts made by the agency to address the impacts of natural hazards~~.

(e)1. The coordinating group ~~workgroup~~ shall meet in person or by means of communications media technology as provided in s. 120.54(5)(b)2. at least ~~teleconference on a~~ quarterly ~~basis~~ to share information, leverage agency resources, coordinate ongoing efforts, and provide information for inclusion in the annual progress report submitted pursuant to subsection (2). Agency heads for the agencies listed in paragraph (b) shall meet in person at least annually to collectively strategize and prioritize state efforts.

2. Information regarding the coordinating group, including meeting agendas and reports, must be posted in a conspicuous location on the division's website.

(2)(a) On behalf of the coordinating group ~~workgroup~~, the division ~~of Emergency Management~~ shall prepare an annual progress report on the implementation of the state's hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency's ~~the relevance, level, and significance of current agency~~ efforts to address and mitigate the risks and impacts of natural hazards; ~~and~~

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

(b) ~~Each liaison is responsible for ensuring that the workgroup's annual progress report is posted on his or her agency's website.~~

~~(c)~~ By January 1 of each year, ~~2019, and each year thereafter,~~ the division on behalf of the coordinating group ~~workgroup~~ shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs (d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management

agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 15. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

designated thereafter. For a county, the emergency contact must be the county emergency management director.

Section 16. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly accessible website:

(a) A frequently asked questions web page related to natural emergency response, emergency preparedness, and public relief for residents following an emergency. The web page must answer questions concerning resident evacuations; safety tips; generator, food and drinking water, and wastewater and stormwater safety; damage assessment; debris cleanup; accessing assistance through the Federal Emergency Management Agency and this state; building recovery; natural emergency guidance; applicable laws; and what to do before, during, and after an emergency.

(b) A disaster supply list and a list of emergency shelters.

(c) Links to information about flood zones.

(d) A checklist for residents explaining next steps to take during postdisaster recovery.

(e) Information specific to persons with disabilities, including, but not limited to, guidelines for special needs shelter registration; an explanation of how to register for special needs shelters and where to obtain assistance with that process; guidelines as to the level of care that is or is not provided at a special needs shelter as well as situations when either a general population shelter or hospital should be considered; and any other postdisaster assistance or resources available to affected persons with disabilities impacted by a disaster.

(2)(a) Each county and municipality shall develop a poststorm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures after a hurricane or tropical storm. The plan must, at a minimum:

1. Ensure sufficient personnel are prepared and available to expeditiously manage postdisaster building inspection, permitting, and enforcement tasks. The plan must anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements as authorized in s. 252.40, other arrangements, such as those with private sector contractors, or supplemental state or federal funding. The plan must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.

2. Account for multiple or alternate locations where building permit services may be offered in person to the public following a hurricane or tropical storm during regular business hours.

3. Specify a protocol to expedite permitting procedures and, if practicable, for the waiver or reduction of applicable fees in accordance with and in addition to the procedures and waivers provided for under s. 553.7922. The plan must identify the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no later than May 1 annually.

(3)(a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

(b) As soon as practicable following a hurricane or tropical storm, a county or municipality within the area for which a state of emergency pursuant to s. 252.36 for such hurricane or tropical storm is declared shall publish updates on its website to the information required under paragraph (a) which are specific to such storm, including any permitting fee waivers or reductions.

(4) For 180 days after a state of emergency is declared pursuant to s. 252.36 for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

(5) On or before May 1, 2026, each county and municipality must provide an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters. The county or municipality must allow

homeowners to provide an e-mail address where they can receive digital copies of such letters.

(6) As soon as reasonably practicable following the landfall and passage of a hurricane or tropical storm, each county and municipality that has experienced a direct impact from a natural emergency must use its best efforts to open a permitting office at which residents can access government services for at least 40 hours per week.

Section 17. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)~~(a)~~ The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes~~, and the Governor~~ a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties ~~regional planning council regions~~ with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for retrofitting using state funds. The owner or lessee of a public hurricane evacuation shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 18. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term "impacted local government" means a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party;

(b) The proposed comprehensive plan amendment was submitted to reviewing agencies pursuant to s. 163.3184 before landfall; or

(c) The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency pursuant to s. 380.05.

(4)(a) Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

(b) A county or municipality may request a determination by a court of competent jurisdiction as to whether such action violates this section. Upon such a request, the county or municipality may not enforce the action until the court has issued a preliminary or final judgment determining whether the action violates this section.

(c) Before a plaintiff may file suit, the plaintiff shall notify the impacted local government by setting forth the facts upon which the complaint or petition is based and the reasons the impacted local government's action violates this section. Upon receipt of the notice, the impacted local government shall have 14 days to withdraw or revoke the action at issue or otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, all parties are entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

(5) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall conduct a study on actions taken by local governments after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The study must focus on the impact that local governmental actions, including moratoriums, ordinances, and procedures, have had or may have on construction, reconstruction, or redevelopment of any property damaged by hurricanes. In its research, OPPAGA shall survey stakeholders that play integral parts in the rebuilding and recovery process. OPPAGA shall make recommendations for legislative options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes. OPPAGA shall submit the report to the President of the Senate and the Speaker of the House of Representatives by December 1, 2025.

Section 19. Effective January 1, 2026, section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—Each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages. As used in this section, the term "emergency recovery period" means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

Section 20. Subsection (4) is added to section 373.423, Florida Statutes, to read:

373.423 Inspection.—

(4)(a) By September 1, 2026, the department shall submit a Flood Inventory and Restoration Report to the Division of Emergency Management. The department must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report, which must:

1. Identify priority infrastructure needs within each water management district jurisdiction that may result in flooding or property damage or threaten human health if left unaddressed;

2. Identify locations that have both historic flooding occurrences, based on flood zones identified by the Federal Emergency Management Agency, and the potential to flood from future significant storm events, such as hurricanes and tropical storms;

3. For each location identified in subparagraph 1. or subparagraph 2., include an inspection and maintenance schedule and specific information on the age of the infrastructure, upstream impacts, and other factors that may lead to system failure if unaddressed; and

4. Include a list of facilities prioritized for funding to address flooding issues.

(b) The owner of any priority infrastructure identified in the report must submit an inspection and maintenance schedule to the department.

(c) The department must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies which led to flooding events. The department must submit an updated report to the Division of Emergency Management by September 1 of each year in which the report is due.

Section 21. Paragraph (a) of subsection (9) of section 380.0552, Florida Statutes, is amended to read:

380.0552 Florida Keys Area; protection and designation as area of critical state concern.—

(9) MODIFICATION TO PLANS AND REGULATIONS.—

(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:

1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(11) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.

2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24.5 ~~24~~ hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency. For purposes of hurricane evacuation clearance time:

a. Mobile home residents are not considered permanent residents.

b. The City of Key West Area of Critical State Concern established by chapter 28-36, Florida Administrative Code, shall be included in the hurricane evacuation study and is subject to the evacuation requirements of this subsection.

Section 22. The Department of Commerce shall conduct baseline modeling scenarios and gather data in order to determine a number of building permit allocations to be distributed in the Florida Keys Area based upon the hurricane evacuation clearance time provided in s. 380.0552(9)(a), Florida Statutes, as amended by this act. The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued for vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.

Section 23. Subsection (1) of section 400.063, Florida Statutes, is amended to read:

400.063 Resident protection.—

(1) The Health Care Trust Fund shall be used for the purpose of collecting and disbursing funds generated from the license fees and administrative fines as provided for in ss. 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds shall be for the sole purpose of paying for the appropriate alternate placement, care, and treatment of residents who are removed from a facility licensed under this part or a facility specified in s. 393.0678(1) in which the agency determines that existing conditions or practices constitute an immediate danger to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to s. 252.38(3)(b)5. ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

(1) As used in this section, the term:

(a) "Controlling entity" means the general contractor, prime contractor, or construction manager with overall responsibility for a construction project.

(b) "Hoisting equipment" means power-operated cranes, derricks, and hoists used in construction, demolition, or excavation work that are regulated by the Occupational Safety and Health Administration.

(c) "Mobile crane" means a type of hoisting equipment incorporating a cable-suspended latticed boom or hydraulic telescoping boom designed to be moved between operating locations by transport over a roadway. The term does not include a mobile crane with a boom length of less than 25 feet or a maximum rated load capacity of less than 15,000 pounds.

(d) "Tower crane" means a type of hoisting equipment using a vertical mast or tower to support a working boom in an elevated position if the working boom can rotate to move loads laterally either by rotating at the top of the mast or tower or by the rotation of the mast or tower itself, whether the mast or tower base is fixed in one location or ballasted and moveable between locations.

(2)(a) When a tower crane or mobile crane is located on a worksite, a hurricane preparedness plan for the crane must be available for inspection at the worksite.

(b) In preparation for a hurricane, the controlling entity must ensure that hoisting equipment is secured in the following manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.

4. Booms on hydraulic cranes must be retracted and stored.

5. The counterweights of any hoists must be locked below the top tie-in.

6. Tower cranes must be set in the weathervane position.

7. All rigging must be removed from hoist blocks.

8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) "Renovated building" means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

(2) Notwithstanding subsection (1), any comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by a county or municipality before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the county or municipality.

(b) The property that is the subject of the application is owned by the initiating private party.

(3)(a) A resident of or the owner of a business in a county or municipality may bring a civil action for declaratory and injunctive relief against the county or municipality for a violation of this section. Pending adjudication of the action and upon filing of a complaint showing a violation of this section, the resident or business owner is entitled to a preliminary injunction against the county or municipality preventing implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such civil action is successful, the resident or business owner is entitled to reasonable attorney fees and costs.

(b) Attorney fees and costs and damages may not be awarded pursuant to this subsection if:

1. The resident or business owner provides the governing body of the county or municipality written notice that a proposed or enacted moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of this section; and

2. The governing body of the county or municipality withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days; or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body of a county or municipality notices an intent to repeal within 14 days after receipt of the notice and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days thereafter.

(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase "the effective date of this act" wherever it occurs in this act with the date this act becomes a law.

Section 30. Except as otherwise provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor June 26, 2025.

Filed in Office Secretary of State June 26, 2025.