THE FLORIDA LEGISLATURE

OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH

RECEIVED
2025 JUN 23 PM 1:39
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE SECRETARY

BEN ALBRITTON
President of the Senate

DANIEL PEREZ
Speaker of the House of Representatives

June 23, 2025

J. Alex Kelly, Secretary
Florida Department of Commerce
Caldwell Building
107 E. Madison Street
Tallahassee, FL 32399-4120

Dear Secretary Kelly:

As required by s. 380.0651 (3)(a), Florida Statutes, the enclosed report displays the list of jurisdictions that meet the population and density criteria related to exemptions for dense urban land areas. Please note that this listing does not address the urban service area criteria.

This year, the Florida Legislature, Office of Economic and Demographic Research calculated the population and density criteria using 2024 land area data from the U.S. Department of Commerce, U.S. Census Bureau, and the latest available population estimates (April 1, 2024) determined pursuant to s. 186.901, F.S. In addition, our office included reported annexations or contractions in order to determine the population density using new jurisdictional boundaries as recorded in accordance with s. 171.091, F.S.

As compared to last year's report for Criteria A, one jurisdiction has been added to the list for the first time and one jurisdiction was removed from the list. There were no jurisdictional changes for Criteria B, C, or D.

Action	Criteria			
	A	B	C	D
Added	Westlake	No Change	No Change	No Change
Removed	Kenneth City	No Change	No Change	No Change

Please let us know if you have any questions regarding the attached report.

Sincerely,

Amy J. Baker
Coordinator

cc: Ben Albritton, President, Florida Senate
Daniel Perez, Speaker, Florida House of Representatives

Room 574, Claude Pepper Building, 111 W. Madison Street, Tallahassee, FL 32399-6588 Telephone (850) 487-1402 FAX (850) 922-6436

Website: EDR.STATE.FLUS

Jurisdictions that Meet the Population and Density Criteria
Related to Exemptions for Dense Urban Land Areas as per s. 380.0651 (3)(a), F.S.

A - Municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000	B - County, including the municipalities located in the county, that has an average of at least 1,000 people per square mile of land area	C- County, including the municipalities located therein, which has a population of at least 900,000, that has an average of at least 1,000 people per square mile of land area	D - County, including the municipalities located therein, which has a population of at least 1 million
Altamonte Springs	**Broward County**	**Broward County**	**Broward County**
Apopka	Coconut Creek	Coconut Creek	Coconut Creek
Arcadia	Cooper City	Cooper City	Cooper City
Atlantic Beach	Coral Springs	Coral Springs	Coral Springs
Auburndale	Dania Beach	Dania Beach	Dania Beach
Aventura	Davie	Davie	Davie
Bay Harbor Islands	Deerfield Beach	Deerfield Beach	Deerfield Beach
Belle Glade	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale
Belle Isle	Hallandale Beach	Hallandale Beach	Hallandale Beach
Belleview	Hillsboro Beach	Hillsboro Beach	Hillsboro Beach
Boca Raton	Hollywood	Hollywood	Hollywood
Bonita Springs	Lauderdale-by-the-Sea	Lauderdale-by-the-Sea	Lauderdale-by-the-Sea
Boynton Beach	Lauderdale Lakes	Lauderdale Lakes	Lauderdale Lakes
Bradenton	Lauderhill	Lauderhill	Lauderhill
Callaway	Lazy Lake	Lazy Lake	Lazy Lake
Cape Canaveral	Lighthouse Point	Lighthouse Point	Lighthouse Point
Cape Coral	Margate	Margate	Margate
Casselberry	Miramar	Miramar	Miramar
Clearwater	North Lauderdale	North Lauderdale	North Lauderdale
Clermont	Oakland Park	Oakland Park	Oakland Park
Clewiston	Parkland	Parkland	Parkland
Cocoa	Pembroke Park	Pembroke Park	Pembroke Park
Cocoa Beach	Pembroke Pines	Pembroke Pines	Pembroke Pines
Coconut Creek	Plantation	Plantation	Plantation
Cooper City	Pompano Beach	Pompano Beach	Pompano Beach
Coral Gables	Sea Ranch Lakes	Sea Ranch Lakes	Sea Ranch Lakes
Coral Springs	Southwest Ranches	Southwest Ranches	Southwest Ranches
Crestview	Sunrise	Sunrise	Sunrise
Cutler Bay	Tamarac	Tamarac	Tamarac
Dade City	Weston	Weston	Weston
Dania Beach	West Park	West Park	West Park
Davenport	Wilton Manors	Wilton Manors	Wilton Manors
Davie	**Duval County**	**Duval County**	**Duval County**
Daytona Beach	Atlantic Beach	Atlantic Beach	Atlantic Beach
Daytona Beach Shores	Baldwin	Baldwin	Baldwin
DeBary	Jacksonville	Jacksonville	Jacksonville
Deerfield Beach	Jacksonville Beach	Jacksonville Beach	Jacksonville Beach
DeLand	Neptune Beach	Neptune Beach	Neptune Beach
Delray Beach	**Hillsborough County**	**Hillsborough County**	**Hillsborough County**
Deltona	Plant City	Plant City	Plant City
Destin	Tampa	Tampa	Tampa
Doral	Temple Terrace	Temple Terrace	Temple Terrace
Dunedin	**Lee County**	**Miami-Dade County**	**Miami-Dade County**
Estero	Bonita Springs	Aventura	Aventura
Eustis	Cape Coral	Bal Harbour	Bal Harbour
Fernandina Beach	Estero	Bay Harbor Islands	Bay Harbor Islands
Flagler Beach (total)	Fort Myers	Biscayne Park	Biscayne Park
Florida City	Sanibel	Coral Gables	Coral Gables
Fort Lauderdale	**Miami-Dade County**	Cutler Bay	Cutler Bay
Fort Myers	Aventura	Doral	Doral
Fort Pierce	Bal Harbour	El Portal	El Portal
Fort Walton Beach	Bay Harbor Islands	Florida City	Florida City
Fruitland Park	Biscayne Park	Golden Beach	Golden Beach
Gainesville	Coral Gables	Hialeah	Hialeah
Green Cove Springs	Cutler Bay	Hialeah Gardens	Hialeah Gardens
Greenacres	Doral	Homestead	Homestead
Groveland	El Portal	Indian Creek	Indian Creek
Gulf Breeze	Florida City	Key Biscayne	Key Biscayne
Gulfport	Golden Beach	Medley	Medley
Haines City	Hialeah	Miami	Miami
Hallandale Beach	Hialeah Gardens	Miami Beach	Miami Beach
Hialeah	Homestead	Miami Gardens	Miami Gardens
Hialeah Gardens	Indian Creek	Miami Lakes	Miami Lakes
Holly Hill	Key Biscayne	Miami Shores	Miami Shores
Hollywood	Medley	Miami Springs	Miami Springs
Homestead	Miami	North Bay Village	North Bay Village
Indian Harbour Beach	Miami Beach	North Miami	North Miami
Islamorada, Village of Islands	Miami Gardens	North Miami Beach	North Miami Beach
Jacksonville	Miami Lakes	Opa-locka	Opa-locka
Jacksonville Beach	Miami Shores	Palmetto Bay	Palmetto Bay

Jurisdictions that Meet the Population and Density Criteria
Related to Exemptions for Dense Urban Land Areas as per s. 380.0651 (3)(a), F.S.

A - Municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000
Jupiter
Key Biscayne
Key West
Kissimmee
Lady Lake
Lake Mary
Lake Park
Lake Worth Beach
Lakeland
Lantana
Largo
Lauderdale-by-the-Sea
Lauderdale Lakes
Lauderhill
Lighthouse Point
Longboat Key (total)
Longwood
Lynn Haven
Macclenny
Maitland
Marathon
Marco Island
Margate
Melbourne
Miami
Miami Beach
Miami Gardens
Miami Lakes
Miami Shores
Miami Springs
Milton
Minneola
Miramar
Mount Dora
Naples
Neptune Beach
New Port Richey
Niceville
North Bay Village
North Lauderdale
North Miami
North Miami Beach
North Palm Beach
Oakland
Oakland Park
Ocala
Ocoee
Okeechobee
Oldsmar
Opa-locka
Orange City
Orange Park
Orlando
Ormond Beach
Oviedo
Pahokee
Palatka
Palm Bay
Palm Beach
Palm Beach Gardens
Palm Coast
Palm Springs
Palmetto
Palmetto Bay
Panama City
Panama City Beach
Parkland
Pembroke Park
Pembroke Pines
Pensacola

B - County, including the municipalities located in the county, that has an average of at least 1,000 people per square mile of land area
Miami Springs
North Bay Village
North Miami
North Miami Beach
Opa-locka
Palmetto Bay
Pinecrest
South Miami
Sunny Isles Beach
Surfside
Sweetwater
Virginia Gardens
West Miami
Orange County
Apopka
Bay Lake
Belle Isle
Eatonville
Edgewood
Lake Buena Vista
Maitland
Oakland
Ocoee
Orlando
Windermere
Winter Garden
Winter Park
Pinellas County
Belleair
Belleair Beach
Belleair Bluffs
Belleair Shore
Clearwater
Dunedin
Gulfport
Indian Rocks Beach
Indian Shores
Kenneth City
Largo
Madeira Beach
North Redington Beach
Oldsmar
Pinellas Park
Redington Beach
Redington Shores
Safety Harbor
St. Pete Beach
St. Petersburg
Seminole
South Pasadena
Tarpon Springs
Treasure Island
Seminole County
Altamonte Springs
Casselberry
Lake Mary
Longwood
Oviedo
Sanford
Winter Springs

Criterion B:
Added in the 2024 Report
N/A

Last Year Meeting the Criteria
N/A

C- County, including the municipalities located therein, which has a population of at least 900,000, that has an average of at least 1,000 people per square mile of land area
Pinecrest
South Miami
Sunny Isles Beach
Surfside
Sweetwater
Virginia Gardens
West Miami
Orange County
Apopka
Bay Lake
Belle Isle
Eatonville
Edgewood
Lake Buena Vista
Maitland
Oakland
Ocoee
Orlando
Windermere
Winter Garden
Winter Park
Pinellas County
Belleair
Belleair Beach
Belleair Bluffs
Belleair Shore
Clearwater
Dunedin
Gulfport
Indian Rocks Beach
Indian Shores
Kenneth City
Largo
Madeira Beach
North Redington Beach
Oldsmar
Pinellas Park
Redington Beach
Redington Shores
Safety Harbor
St. Pete Beach
St. Petersburg
Seminole
South Pasadena
Tarpon Springs
Treasure Island

Criterion C:
Added in the 2024 Report
N/A

Last Year Meeting the Criteria
N/A

D - County, including the municipalities located therein, which has a population of at least 1 million
Pinecrest
South Miami
Sunny Isles Beach
Surfside
Sweetwater
Virginia Gardens
West Miami
Orange County
Apopka
Bay Lake
Belle Isle
Eatonville
Edgewood
Lake Buena Vista
Maitland
Oakland
Ocoee
Orlando
Windermere
Winter Garden
Winter Park
Palm Beach County
Atlantis
Belle Glade
Boca Raton
Boynton Beach
Briny Breezes
Cloud Lake
Delray Beach
Glen Ridge
Golf
Greenacres
Gulf Stream
Haverhill
Highland Beach
Hypoluxo
Juno Beach
Jupiter
Jupiter Inlet Colony
Lake Clarke Shores
Lake Park
Lake Worth
Lantana
Loxahatchee Groves
Manalapan
Mangonia Park
North Palm Beach
Ocean Ridge
Pahokee
Palm Beach
Palm Beach Gardens
Palm Beach Shores
Palm Springs
Riviera Beach
Royal Palm Beach
South Palm Beach
Tequesta
Wellington
Westlake
West Palm Beach

Criterion D:
Added in the 2024 Report
N/A

Last Year Meeting the Criteria
N/A

Jurisdictions that Meet the Population and Density Criteria
Related to Exemptions for Dense Urban Land Areas as per s. 380.0651 (3)(a), F.S.

A - Municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000
Pinecrest
Pinellas Park
Plant City
Plantation
Pompano Beach
Port Orange
Port St. Lucie
Punta Gorda
Riviera Beach
Rockledge
Royal Palm Beach
Safety Harbor
St. Augustine
St. Augustine Beach
St. Cloud
St. Pete Beach
St. Petersburg
Sanford
Sarasota
Satellite Beach
Sebastian
Sebring
Seminole
South Daytona
South Miami
South Pasadena
Springfield
Stuart
Sunny Isles Beach
Sunrise
Surfside
Sweetwater
Tallahassee
Tamarac
Tampa
Tarpon Springs
Tavares
Temple Terrace
Tequesta
Titusville
Treasure Island
Venice
Vero Beach
Wellington
West Melbourne
West Miami
West Palm Beach
West Park
Westlake
Weston
Wilton Manors
Winter Garden
Winter Haven
Winter Park
Winter Springs
Zephyrhills

Criterion A:

Municipalities Added in the 2024 Report

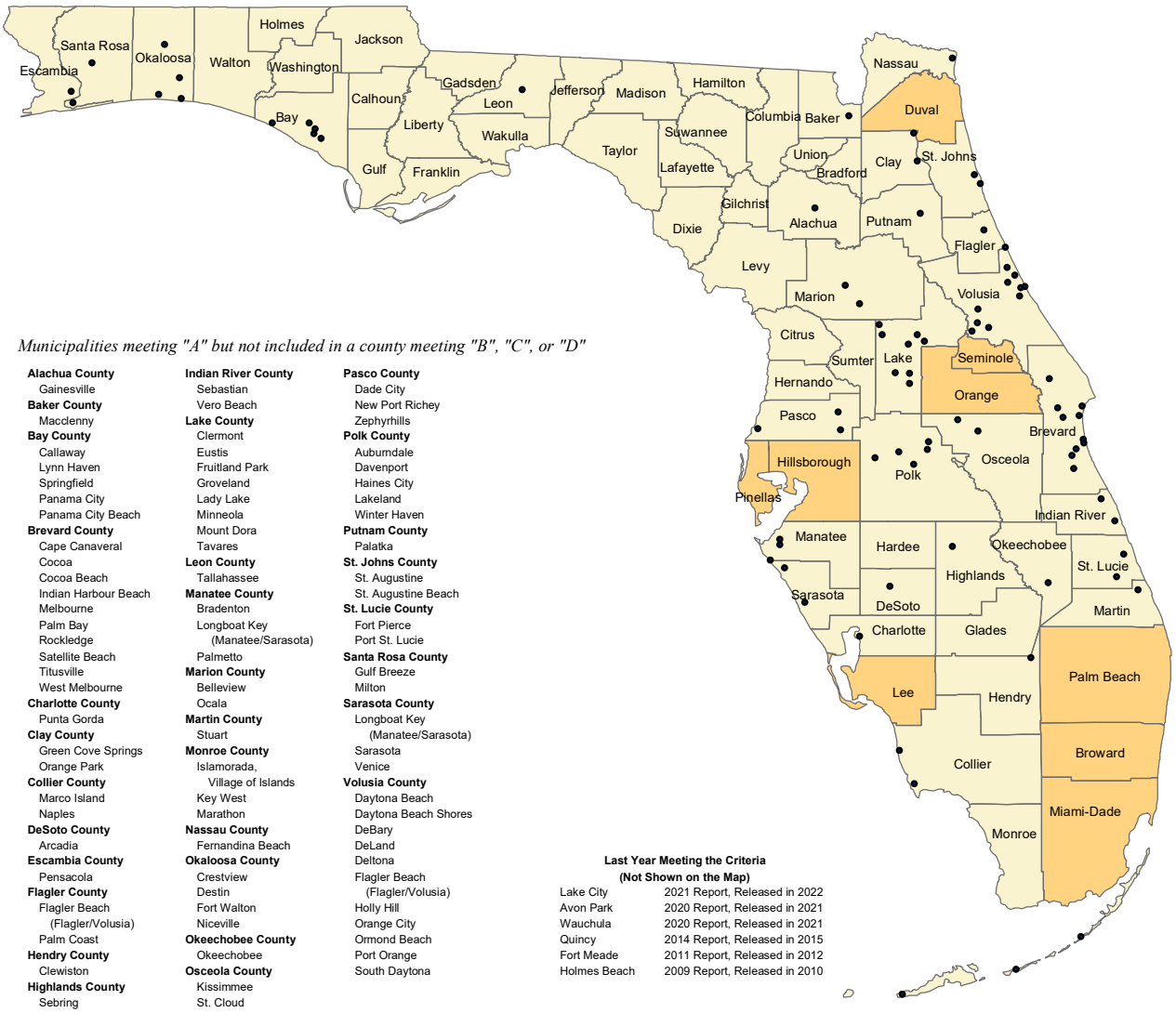
Westlake

Last Year Meeting Criteria A

Kenneth City	2023 Report, Released in 2024
Fort Myers Beach	2022 Report, Released in 2023
South Bay	2022 Report, Released in 2023
Lake City	2021 Report, Released in 2022
Avon Park	2020 Report, Released in 2021
Wauchula	2020 Report, Released in 2021
Quincy	2014 Report, Released in 2015
Fort Meade	2011 Report, Released in 2012
Holmes Beach	2009 Report, Released in 2010

Note: Only municipalities that were incorporated as of April 1, 2024 are included in the table above.
Prepared by Florida Legislative Office of Economic and Demographic Research, June 23, 2025.

Jurisdictions that Meet the Population and Density Criteria Related to Exemptions for Dense Urban Land Areas as per s. 380.0651 (3)(a), F.S.



Municipalities meeting "A" but not included in a county meeting "B", "C", or "D"

Alachua County
- Gainesville

Baker County
- Macclenny

Bay County
- Callaway
- Lynn Haven
- Springfield
- Panama City
- Panama City Beach

Brevard County
- Cape Canaveral
- Cocoa
- Cocoa Beach
- Indian Harbour Beach
- Melbourne
- Palm Bay
- Rockledge
- Satellite Beach
- Titusville
- West Melbourne

Charlotte County
- Punta Gorda

Clay County
- Green Cove Springs
- Orange Park

Collier County
- Marco Island
- Naples

DeSoto County
- Arcadia

Escambia County
- Pensacola

Flagler County
- Flagler Beach (Flagler/Volusia)
- Palm Coast

Hendry County
- Clewiston

Highlands County
- Sebring

Indian River County
- Sebastian
- Vero Beach

Lake County
- Clermont
- Eustis
- Fruitland Park
- Groveland
- Lady Lake
- Minneola
- Mount Dora
- Tavares

Leon County
- Tallahassee

Manatee County
- Bradenton
- Longboat Key (Manatee/Sarasota)
- Palmetto

Marion County
- Belleview
- Ocala

Martin County
- Stuart

Monroe County
- Islamorada, Village of Islands
- Key West
- Marathon

Nassau County
- Fernandina Beach

Okaloosa County
- Crestview
- Destin
- Fort Walton
- Niceville

Okeechobee County
- Okeechobee

Osceola County
- Kissimmee
- St. Cloud

Pasco County
- Dade City
- New Port Richey
- Zephyrhills

Polk County
- Auburndale
- Davenport
- Haines City
- Lakeland
- Winter Haven

Putnam County
- Palatka

St. Johns County
- St. Augustine
- St. Augustine Beach

St. Lucie County
- Fort Pierce
- Port St. Lucie

Santa Rosa County
- Gulf Breeze
- Milton

Sarasota County
- Longboat Key (Manatee/Sarasota)
- Sarasota
- Venice

Volusia County
- Daytona Beach
- Daytona Beach Shores
- DeBary
- DeLand
- Deltona
- Flagler Beach (Flagler/Volusia)
- Holly Hill
- Orange City
- Ormond Beach
- Port Orange
- South Daytona

Last Year Meeting the Criteria (Not Shown on the Map)

Lake City	2021 Report, Released in 2022
Avon Park	2020 Report, Released in 2021
Wauchula	2020 Report, Released in 2021
Quincy	2014 Report, Released in 2015
Fort Meade	2011 Report, Released in 2012
Holmes Beach	2009 Report, Released in 2010

Based on 2024 population estimates

"A" - Municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000

"B" - County, including the municipalities located in the county, that has an average of at least 1,000 people per square mile of land area

"C" - County, including the municipalities located therein, which has a population of at least 900,000, that has an average of at least 1,000 people per square mile of land area

"D" - County, including the municipalities located therein, which has a population of at least 1 million

Florida Legislative Office of
Economic & Demographic Research
111 W. Madison St., Rm. 574
Tallahassee, FL 32399-1400
Phone: 850.487.1402
http://edr.state.fl.us
June 23, 2025

25 12.5 0 25 50 75 100 Miles

Legend

- Municipalities meeting "A" but not included in a county meeting "B", "C", or "D"
- Counties meeting "B", "C", or "D"