



THE FLORIDA LEGISLATURE

OFFICE OF

ECONOMIC AND DEMOGRAPHIC RESEARCH



BEN ALBRITTON
President of the Senate

DANIEL PEREZ
Speaker of the House of Representatives

RECEIVED
2026 JUN 24 AM 9:00
FLORIDA HOUSE OF REPRESENTATIVES
OFFICE OF THE SECRETARY

June 24, 2026

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

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 Office of Economic and Demographic Research calculated the population and density criteria using 2025 land area data from the U.S. Department of Commerce, U.S. Census Bureau, and the latest available population estimates (April 1, 2025) 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, two jurisdictions have been added to the list for the first time (Eagle Lake in Polk County and Edgewater in Volusia County). While one jurisdiction was removed from Criteria A (South Pasadena in Pinellas County), it continues to meet the criteria for B and C. In this regard, there were no jurisdictional changes for Criteria B, C, or D.

Table with 5 columns: Action, Criteria A, Criteria B, Criteria C, Criteria D. Rows include Added (Eagle Lake, Edgewater) and Removed (South Pasadena), all with 'No Change' status for B, C, and D.

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

Sincerely,

Amy J. Baker (handwritten signature)

Amy J. Baker
Coordinator

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

**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
Altamonte Springs
Apopka
Arcadia
Atlantic Beach
Auburndale
Aventura
Bay Harbor Islands
Belle Glade
Belle Isle
Bellevue
Boca Raton
Bonita Springs
Boynton Beach
Bradenton
Callaway
Cape Canaveral
Cape Coral
Casselberry
Clearwater
Clermont
Clewiston
Cocoa
Cocoa Beach
Coconut Creek
Cooper City
Coral Gables
Coral Springs
Crestview
Cutler Bay
Dade City
Dania Beach
Davenport
Davie
Daytona Beach
Daytona Beach Shores
DeBary
Deerfield Beach
DeLand
Delray Beach
Deltona
Destin
Doral
Dunedin
Eagle Lake
Edgewater
Estero
Eustis
Fernandina Beach
Flagler Beach (total)
Florida City
Fort Lauderdale
Fort Myers
Fort Pierce
Fort Walton Beach
Fruitland Park
Gainesville
Green Cove Springs
Greenacres
Groveland
Gulf Breeze
Gulfport
Haines City
Hallandale Beach
Hialeah
Hialeah Gardens
Holly Hill
Hollywood
Homestead
Indian Harbour Beach
Islamorada, Village of Islands

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
Broward County
Coconut Creek
Cooper City
Coral Springs
Dania Beach
Davie
Deerfield Beach
Fort Lauderdale
Hallandale Beach
Hillsboro Beach
Hollywood
Lauderdale-by-the-Sea
Lauderdale Lakes
Lauderhill
Lazy Lake
Lighthouse Point
Margate
Miramar
North Lauderdale
Oakland Park
Parkland
Pembroke Park
Pembroke Pines
Plantation
Pompano Beach
Sea Ranch Lakes
Southwest Ranches
Sunrise
Tamarac
Weston
West Park
Wilton Manors
Duval County
Atlantic Beach
Baldwin
Jacksonville
Jacksonville Beach
Neptune Beach
Hillsborough County
Plant City
Tampa
Temple Terrace
Lee County
Bonita Springs
Cape Coral
Estero
Fort Myers
Sanibel
Miami-Dade County
Aventura
Bal Harbour
Bay Harbor Islands
Biscayne Park
Coral Gables
Cutler Bay
Doral
El Portal
Florida City
Biscayne Park
Coral Gables
Cutler Bay
Doral
El Portal
Florida City
Golden Beach
Hialeah
Hialeah Gardens
Homestead
Indian Creek
Key Biscayne
Medley
Miami
Miami Beach
Miami Gardens
Miami Lakes
Miami Shores
Miami Springs
North Bay Village
North Miami
North Miami Beach
Opa-locka
Miami Lakes
Miami Shores

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
Broward County
Coconut Creek
Cooper City
Coral Springs
Dania Beach
Davie
Deerfield Beach
Fort Lauderdale
Hallandale Beach
Hillsboro Beach
Hollywood
Lauderdale-by-the-Sea
Lauderdale Lakes
Lauderhill
Lazy Lake
Lighthouse Point
Margate
Miramar
North Lauderdale
Oakland Park
Parkland
Pembroke Park
Pembroke Pines
Plantation
Pompano Beach
Sea Ranch Lakes
Southwest Ranches
Sunrise
Tamarac
Weston
West Park
Wilton Manors
Duval County
Atlantic Beach
Baldwin
Jacksonville
Jacksonville Beach
Neptune Beach
Hillsborough County
Plant City
Tampa
Temple Terrace
Miami-Dade County
Aventura
Bal Harbour
Bay Harbor Islands
Biscayne Park
Coral Gables
Cutler Bay
Doral
El Portal
Florida City
Golden Beach
Hialeah
Hialeah Gardens
Homestead
Indian Creek
Key Biscayne
Medley
Miami
Miami Beach
Miami Gardens
Miami Lakes
Miami Shores
Miami Springs
North Bay Village
North Miami
North Miami Beach
Opa-locka
Palmetto Bay

D - County, including the municipalities located therein, which has a population of at least 1 million
Broward County
Coconut Creek
Cooper City
Coral Springs
Dania Beach
Davie
Deerfield Beach
Fort Lauderdale
Hallandale Beach
Hillsboro Beach
Hollywood
Lauderdale-by-the-Sea
Lauderdale Lakes
Lauderhill
Lazy Lake
Lighthouse Point
Margate
Miramar
North Lauderdale
Oakland Park
Parkland
Pembroke Park
Pembroke Pines
Plantation
Pompano Beach
Sea Ranch Lakes
Southwest Ranches
Sunrise
Tamarac
Weston
West Park
Wilton Manors
Duval County
Atlantic Beach
Baldwin
Jacksonville
Jacksonville Beach
Neptune Beach
Hillsborough County
Plant City
Tampa
Temple Terrace
Miami-Dade County
Aventura
Bal Harbour
Bay Harbor Islands
Biscayne Park
Coral Gables
Cutler Bay
Doral
El Portal
Florida City
Golden Beach
Hialeah
Hialeah Gardens
Homestead
Indian Creek
Key Biscayne
Medley
Miami
Miami Beach
Miami Gardens
Miami Lakes
Miami Shores
Miami Springs
North Bay Village
North Miami
North Miami Beach
Opa-locka
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
Jacksonville
Jacksonville Beach
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
Maccleddy
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

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 2025 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 2025 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 2025 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.**

<p>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</p>
<ul style="list-style-type: none"> Pembroke Pines Pensacola Pincrest 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 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 2025 Report

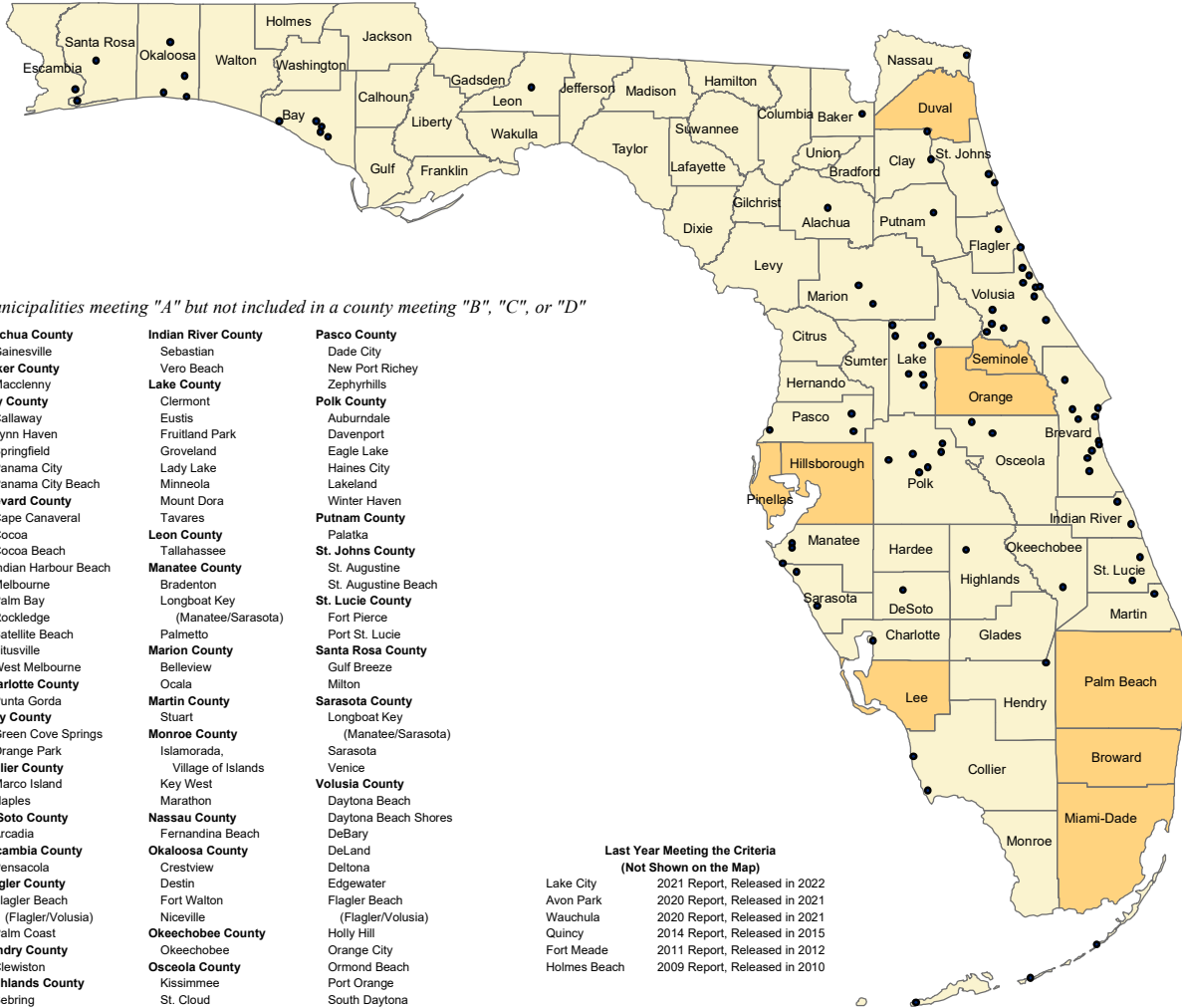
- Eagle Lake
- Edgewater

Last Year Meeting Criteria A

South Pasadena	2024 Report, Released in 2025
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, 2025 are included in the table above.
Prepared by Florida Legislative Office of Economic and Demographic Research, June 24, 2026.

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 | Indian River County
Sebastian | Pasco County
Dade City |
| Baker County
Maccoleeny | Lake County
Clermont | Polk County
Auburndale |
| Bay County
Callaway | Leon County
Tallahassee | Putnam County
Palatka |
| Brevard County
Cape Canaveral | Manatee County
Bradenton | St. Johns County
St. Augustine |
| Charlotte County
Punta Gorda | Marion County
Bellevue | St. Lucie County
Fort Pierce |
| Clay County
Green Cove Springs | Martin County
Stuart | Santa Rosa County
Gulf Breeze |
| Collier County
Marco Island | Monroe County
Islamorada | Sarasota County
Longboat Key |
| DeSoto County
Arcadia | Nassau County
Fernandina Beach | Volusia County
Daytona Beach |
| Escambia County
Pensacola | Okaloosa County
Crestview | Osceola County
Kissimmee |
| Flagler County
Flagler Beach | Okeechobee County
Okeechobee | St. Cloud |
| Hendry County
Clewiston | | |
| Highlands County
Sebring | | |

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 2025 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

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Economic & Demographic Research
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Tallahassee, FL 32399-1400
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<http://edr.state.fl.us>
June 24, 2026




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