



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Gib Coerper
City of Alachua
15100 NW 142nd Terrace
PO Box 9
Alachua, FL 32616

Dear Mayor Coerper:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

At the public hearing, the Board will be considering that Alachua County has a surplus of affordable and available units for households that meet income criteria for the 80-120% AMI, based upon the Shimberg Center for Housing Studies 2023 Annual Report. The proposed Resolution will have no impact on the property tax exemption that is available for multifamily projects that house person or families whose annual household income is below 80% AMI.

If the Board approves the Resolution to opt-out of the certain tax exemption, it will be applicable for the ad valorem taxes levied by Alachua County and for certain properties that are located in unincorporated Alachua County. You are receiving this letter because you are with, or you represent a Taxing Authority in Alachua County. It appears from the

November 12, 2024

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Please let us know you have any questions. Thank you.

Sincerely,

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Michele Lieberman
County Manager

Cc: City Manager Mike DaRoza



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Iris Bailey
City of Archer
16870 SW 134th Ave
P O Box 39
Archer, FL 32618

Dear Mayor Bailey:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: Interim City Manager Deanna Alltop



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Cynthia Chestnut
City of Gainesville
200 East University Ave
PO Box 490, Station 19
Gainesville, FL 32627

Dear Mayor Pro-Tem Chestnut:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Manager Cynthia Curry



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Harvey Ward
City of Gainesville
200 East University Ave
PO Box 490, Station 19
Gainesville, FL 32627

Dear Mayor Ward:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Manager Cynthia Curry



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Jackie Randall
City of Hawthorne
6875 SE 221st Street
PO Box 1270
Hawthorne, FL 32640

Dear Mayor Randall:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Manager John Martin



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Katherine Weitz
City of High Springs
23718 West US Highway 27
High Springs, FL 32642

Dear Mayor Weitz:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Clerk LaKesha McGruder



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Jordan Marlowe
City of Newberry
25440 W Newberry Road
Newberry, FL 32669

Dear Mayor Marlowe:

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Michele Lieberman
County Manager

Cc: City Manager Mike New



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Louie Davis
City of Waldo
14450 NE 148th Avenue
PO Drawer B
Waldo, FL 32694

Dear Mayor Davis:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Manager Kim Worley



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

Mayor Dianne Dubberly
Town of LaCrosse
20613 N. SR 121

LaCrosse, FL 32615

Dear Mayor Dubberly:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: City Clerk Crystal Phillips



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Jiana Williams
Town of Micanopy
706 NE Chokolka Blvd.
PO Box 137
Micanopy, FL 32667

Dear Mayor Williams:

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Michele Lieberman
County Manager

Cc: Town Administrator Sara Owen



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Diyonne McGraw
Alachua County School Board
620 East University Ave
Gainesville, FL 32601

Dear Chair McGraw:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: Acting Superintendent Kamela Patton



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Marihelen Wheeler
Alachua County Library District
401 East University Avenue
Gainesville, FL 32601

Dear Chair Wheeler:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: Library Director Shaney Livingston



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Lee Pinkoson
Children's Trust
4010 NW 25th Place
Gainesville, FL 32606

Dear Chair Pinkoson:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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Michele Lieberman
County Manager

Cc: Executive Director Marsha Kiner



Alachua County

Board of County Commissioners

Michele Lieberman
County Manager

November 15, 2024

The Honorable Virginia Johns
Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Dear Chair Johns:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

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may elect to adopt their own ordinance or resolution to opt out this tax exemption. The law requires that the Taxing Authority must make certain findings and that the ordinance or resolution be adopted by a 2/3 vote of the governing body.

Please let us know you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Lieberman". The signature is fluid and cursive, with the first name being more prominent.

Michele Lieberman
County Manager

Cc: Executive Director Thomas Hugh



Alachua County Board of County Commissioners

**Michele Lieberman
County Manager**

November 15, 2024

The Honorable Rob Bradley
St Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

Dear Chair Bradley:

This letter is to inform you that the Board of County Commissioners of Alachua County, Florida ("Board") will be holding a public hearing on December 10, 2024, during their regular Board meeting, to consider a Resolution which would 'opt-out' of the availability of a certain property tax exemption provided under the Live Local Act. Pursuant to 196.1978(3)(o)(1), Florida Statutes (as amended by HB 7073), beginning with the 2025 tax roll, a taxing authority may elect to opt out of the tax exemption (75% tax exemption) for those multifamily projects located in the county that are used to house natural persons or families who annual household income is greater than 80% but not more than 120% of the median annual adjusted gross income (AMI) within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

At the public hearing, the Board will be considering that Alachua County has a surplus of affordable and available units for households that meet income criteria for the 80-120% AMI, based upon the Shimberg Center for Housing Studies 2023 Annual Report. The proposed Resolution will have no impact on the property tax exemption that is available for multifamily projects that house person or families whose annual household income is below 80% AMI.

If the Board approves the Resolution to opt-out of the certain tax exemption, it will be applicable for the ad valorem taxes levied by Alachua County and for certain properties that are located in unincorporated Alachua County. You are receiving this letter because you are with, or you represent a Taxing Authority in Alachua County. It appears from the law that each Taxing Authority that levies ad valorem property taxes in Alachua County

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may elect to adopt their own ordinance or resolution to opt out this tax exemption. The law requires that the Taxing Authority must make certain findings and that the ordinance or resolution be adopted by a 2/3 vote of the governing body.

Please let us know you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Lieberman". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Michele Lieberman
County Manager

Cc: Executive Director Michael Register