



**MEETING AGENDA
SESSION OF THE AFFORDABLE HOUSING ADVISORY
COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, AUGUST 20, 2026 AT 10:00 AM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of AHAC Minutes from June 18, 2026 Meeting
- 4. PUBLIC HEARINGS**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - 6.A City of Kissimmee Local Surplus Land Inventory
 - 6.B Affordable Housing Fee Deferment Program
- 7. DISCUSSION**
 - 7.A Staff Comments and Updates
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

In accordance with Florida Statutes §286.105, any person wishing to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida Statutes §286.26, any person needing assistance to participate in any of these proceedings should contact the Office of the City Clerk in writing at least 48 hours prior to the meeting at cityclerkemail@kissimmee.gov or by telephone at (407) 518-2308.

ITEM 3.A

Approval of AHAC Minutes from June 18, 2026 Meeting

Item Details

Approval of the June 18,2026, commission meeting minutes.

Explanation

Minutes of the AHAC meeting held on June 18, 2026 are attached for approval.

Recommendation

Staff recommends AHAC approval.

REQUESTED BOARD ACTION:

Approve

Attachment(s):

1. 6.18.26 AHAC MINUTES e



MEETING MINUTES
SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, JUNE 18, 2026 AT 10:00 AM

1. MEETING CALLED TO ORDER Members Present:

Chair Robert Bussiere; Co-Chair Lucie Ghioto; Board Member Will Cooper; Board Member Sue Ring; Commissioner Noel Ortiz; Board Member Bryant Coleman; Board Member Traci Blue; Board Member Steve Auger

Staff Present:

City Attorney Kalanit Odet; Housing Manager Frances De Jesus; Board Clerk Eugenio Morales

Members Absent:

Board Member Linda Goodwin

Co-Chair Ghioto called the meeting to order at 10:03 AM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE. After a Moment of Silence, Co-Chair Ghioto led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of AHAC Minutes from May 21, 2026 Meeting

Request approval of AHAC Minutes from May 21, 2026, Meeting.

Member Cooper moved to approve the May 21, 2026, minutes. Member Ring seconded the motion.

AYE: Co-Chair Ghioto; Member Ring; Commissioner Ortiz; Member Auger; Member Coleman; Member Cooper

NAY: None

Motion Passed 6–0.

4. PUBLIC HEARINGS

5. OLD BUSINESS

5.A Follow Up to AHAC Support Initiative

Housing Manager De Jesus introduced guest speaker Ali Ankudowich of the Florida Housing Coalition, who provided follow-up information regarding the AHAC Support Initiative.

Attendance Changes

Member Traci Blue arrived at 10:06 a.m.
 Chair Robert Bussiere arrived at 10:18 a.m.
 Member Will Cooper departed at 10:48 a.m.

Discussion

The Committee discussed opportunities to increase affordable housing development through the use of vacant land and additional development incentives.

The Committee discussed the availability of vacant land within the City for affordable housing purposes, development regulations and ordinances that may limit development opportunities, and potential ordinance amendments.

The Committee also discussed potential partnerships with organizations experienced in property development and potential outreach to local churches and other property owners to identify development opportunities.

Member Blue proposed identifying potential properties and stakeholders for further evaluation.

Following the discussion, Housing Manager De Jesus suggested scheduling an additional meeting in September. However, due to scheduling conflicts, the Committee decided to proceed with the meeting as scheduled and continue discussions regarding vacant land opportunities, potential partnerships, and affordable housing development strategies.

Action Taken

By consensus, the Committee agreed to proceed with the meeting as scheduled to continue discussion of vacant land and affordable housing development opportunities.

6. NEW BUSINESS

7. DISCUSSION

7.A Staff Comments and Updates

The Committee discussed housing quality, density incentives, and open-space requirements.

The Committee discussed the relationship between housing quality and affordable housing development and the potential for further consideration of housing quality during a future Committee discussion.

The Committee also discussed density incentives used by the City of Sarasota to encourage higher-density development and the potential benefits of increased density and more efficient use of land resources.

The Committee discussed the importance of incorporating green space into future development plans and the potential for green-space requirements to be considered as part of future housing development strategies.

8. HEAR CHAIRMAN AND BOARD MEMBERS. Housing Manager De Jesus congratulated the members who participated in the review and scoring of housing drawings.

Commissioner Ortiz requested an opportunity to meet with Housing Manager De Jesus before future AHAC meetings to discuss agenda items and affordable housing matters. City Attorney Oded provided clarification regarding the respective roles and responsibilities of AHAC members and elected officials serving on the Committee.

Commissioner Ortiz expressed interest in receiving briefings on agenda items in advance of future AHAC meetings. Staff acknowledged the request and agreed to explore options for providing advance briefings.

9. **ADJOURNMENT.** There being no further business to come before the AHAC Board, Chair Bussiere adjourned the meeting at 11:35 AM.

Board Chair

ATTEST:

Board Clerk

ITEM 6.A

City of Kissimmee Local Surplus Land Inventory

Item Details

Discuss project status and make recommendations, if needed.

Explanation

In 2006, the Florida Legislature passed House Bill 1363 to address the growing need for affordable housing throughout Florida. Among other requirements, the legislation directed each county and municipality to prepare and adopt, through a public process, an inventory of government-owned properties that are suitable for affordable housing. Municipalities are required to update this inventory every three years and present it for review at a public hearing. The legislation also established several options that local governments may use when disposing of properties identified as suitable for affordable housing. This requirement is now found in Section 166.0451, Florida Statutes, titled "Disposition of municipal property for affordable housing."

The current statute has evolved from the original 2006 legislation. In addition to requiring municipalities to maintain the inventory, the statute now requires the inventory to be made publicly available on the municipality's official website. The statute also provides municipalities with greater flexibility in how inventoried properties may be used or disposed of to support affordable housing. Permitted options include entering into a long-term land lease that requires the development and maintenance of affordable housing, selling property subject to affordability restrictions, donating property to a nonprofit organization, and entering into other arrangements that facilitate the production and preservation of permanent affordable housing.

To meet these requirements and further the City's commitment to expanding affordable housing opportunities, the City of Kissimmee has established the City-Owned Lots for Affordable Housing Development Program. The program provides a framework for identifying and making City-owned properties available for affordable housing development. The description of the program and its procedures are included in this report.

As requested by several members of the Affordable Housing Advisory Committee (AHAC), staff has prepared an initial inventory of City-owned lots. This initial list includes all vacant City-owned land before any properties are evaluated or removed from consideration based on their suitability for affordable housing development. Staff will present and review the list with the committee at the meeting.

Recommendation

Discuss project status and make recommendations, if needed.

REQUESTED BOARD ACTION:

Approve

Attachment(s):

1. VacantParcels_selectedZoningDis_rev. city owned
2. Surplus of Land for Aff Hsg Policy Document_V.4 2026
3. City Owned Lots for Aff Hsg Program (Procedures)

Dsp_strap	SubName	StreetNumb	StreetPfx	StreetName
33-25-29-1866-0001-0F20	OSCEOLA VILLAGE CENTER	0		SPOKANE
33-25-29-00U0-0015-0000		0		HACIENDA
35-25-28-1611-0001-0R21	KNIGHTSBRIDGE PH 1	0		GOLDEN KNIGHT
07-25-29-00U0-0015-0000		0		MAPLE RIDGE
07-25-29-2166-0001-00G0	SONOMA RESORT AT TAPEST	0		CALISTOGA
08-25-29-1987-0001-00A0	PRESERVE AT TAPESTRY PH 2	0	W	CARROLL
08-25-29-1281-TRAC-00S0	CYPRESS RESERVE PH 1	0		FLORA
09-25-29-1437-0001-00A0	FIRST LOOP LOGISTICS PARK	0		FLORA
09-25-29-1535-0001-00P0	JOHN YOUNG BUSINESS PARK	0		REGATTA BAY
09-25-29-00U0-0173-0000		0		THACKER
09-25-29-1084-0001-00C0	BERMUDA BAY	0	N	JOHN YOUNG
09-25-29-1437-0001-00B0	FIRST LOOP LOGISTICS PARK	0		FLORA
09-25-29-00U0-0281-0000		0		AMBERWOOD
11-25-29-1829-0001-00B0	OAK RUN UNIT 8	0		LUND
11-25-29-1825-0001-00B0	OAK HOLLOW PH 4	0		WOODCREST
11-25-29-1828-0001-00C0	OAK RUN UNIT 7	0		KENDALL
11-25-29-1824-0001-00A0	OAKS AT MILL RUN THE	0		THERESA
11-25-29-1825-0001-00A0	OAK HOLLOW PH 4	0		COLONY
11-25-29-1825-0001-00E0	OAK HOLLOW PH 4	0		WYMAN
11-25-29-1827-0001-00A0	OAK RUN UNIT 6	0		WOODCREST
11-25-29-1828-0001-00B0	OAK RUN UNIT 7	0		FOREST VIEW
11-25-29-2357-0001-00A0	WESTWOOD FOREST	0		OAKTREE
11-25-29-1716-0001-00D0	MILL RUN UNIT 5	0		DIXIE
11-25-29-1811-0001-00A0	OAK RUN UNIT 3	0		OAK BREEZE
11-25-29-1717-0001-00B0	MILL RUN UNIT 6	0		LIZ
11-25-29-1716-0001-00A0	MILL RUN UNIT 5	0		MILL RUN
11-25-29-1811-0001-00B0	OAK RUN UNIT 3	0		OAK RUN
11-25-29-1717-0001-00C0	MILL RUN UNIT 6	0		WOODCREST
11-25-29-1713-0001-00A0	MILL RUN UNIT 3	0		CHRISTINE
11-25-29-1715-0001-00B0	MILL RUN UNIT 4	0		MASSA
12-25-29-2002-0001-00C0	QUAIL HOLLOW PH 1	0		QUAIL RIDGE
12-25-29-2006-0001-00A0	QUAIL HOLLOW PH 2	0		MILL SLOUGH
12-25-29-2002-0001-00A0	QUAIL HOLLOW PH 1	0		QUAIL RUN
12-25-29-2002-0001-00B0	QUAIL HOLLOW PH 1	0		QUAIL RUN
13-25-29-1806-0001-00A0	OAKBROOK ESTATES	0		OAK MILL
14-25-29-1826-0001-00A0	VLG OF OAK RUN	0		DENN JOHN
14-25-29-1947-0001-00C0	PEBBLE CREEK ADD	0		SAND RUN
14-25-29-1097-0001-00A0	ASTON SQUARE	0	E	VINE
14-25-29-1947-0001-0MS0	PEBBLE CREEK ADD	0		SAND RUN
14-25-29-2161-0001-00A0	SIERRA	0		SIERRA
14-25-29-1817-0001-00A0	OAK HOLLOW PH 1	0		MASSA
14-25-29-1947-0001-00B0	PEBBLE CREEK ADD	0		SAND RUN
14-25-29-2161-0001-00C0	SIERRA	0		SIERRA
14-25-29-1814-0001-00B0	OAK RUN UNIT 2	0		BENJAMIN
14-25-29-00U0-0065-0000		0		BOULDER

14-25-29-00U0-0308-0000		0	E	IRLO BRONSON MI
14-25-29-1483-0001-0240	HEATHER OAKS UNIT 2	0		AGATE
14-25-29-1817-0001-00B0	OAK HOLLOW PH 1	0		DENN JOHN
14-25-29-1817-0001-00C0	OAK HOLLOW PH 1	0		OAK HOLLOW
14-25-29-1826-0001-00B0	VLG OF OAK RUN	0		DENN JOHN
14-25-29-1946-0001-00A0	PEBBLE CREEK	0		BOULDER
14-25-29-1711-0001-00A0	MILL RUN	1451		MILL SLOUGH
14-25-29-2145-0001-00A0	SHENANDOAH	0		BROOKSIDE
14-25-29-1813-0001-00A0	OAK RUN	0		FREEMAN
14-25-29-2362-0001-0MS0	WHISPER WOODS	0		MILL SLOUGH
14-25-29-1712-0001-00B1	MILL RUN UNIT 2	0		MILL SLOUGH
14-25-29-1712-0001-00C0	MILL RUN UNIT 2	0		MILL SLOUGH
15-25-29-00U0-0111-0000		0	N	MAIN
15-25-29-1249-0001-00A0	COUNTRY WALK	0		VAN LIEU
15-25-29-2016-0001-00B0	RIVERS EDGE	0		MCLAREN
15-25-29-00U0-0074-0000		0	W	CYPRESS
15-25-29-2014-0001-00A0	RACETRAC OF KISSIMMEE	0	E	VINE
15-25-29-1110-000B-0150	WILLIAM BOSWELLS SUBD/LC	0		MCLAREN
15-25-29-1290-000A-0190	DELLWOOD PARK	0		POINCIANA
15-25-29-1290-000A-0SE0	DELLWOOD PARK	0		POINCIANA
15-25-29-1940-0001-0150	PAYNE AND PAYNES	2025		MCLAREN
15-25-29-2016-0001-00A0	RIVERS EDGE	0		MCLAREN
15-25-29-1290-000A-ES10	DELLWOOD PARK	0		POINCIANA
15-25-29-1290-000A-ES20	DELLWOOD PARK	0		POINCIANA
15-25-29-1515-0001-0CD0	JOHNSONS INDUSTRIAL CENT	0		DAMON
15-25-29-1545-0001-00B0	KELLEY INDUSTRIAL CENTER	0		KELLEY
15-25-29-1940-0001-0140	PAYNE AND PAYNES	0		MCLAREN
16-25-29-00U0-0020-0000		1960	N	JOHN YOUNG
16-25-29-00U0-0128-0000		0		CENTRAL
16-25-29-2970-000J-0090	DELMOS PARK	0		3RD
16-25-29-00U0-0136-0000		0		BERMUDA LAKES
17-25-29-00U0-0015-0000		0	W	VINE
17-25-29-00U0-0013-0000		0		DYER
16-25-29-1300-000I-0040	DELMOS PARK	0	N	THACKER
16-25-29-1876-0001-0190	ORCHID CREEK CONDO	0		CLAUDIA
17-25-29-2135-0001-0480	SHADOW BAY UNIT 1	0		ST CROIX
16-25-29-00U0-0018-0000		0	N	CENTRAL
16-25-29-00U0-0090-0000		0	W	COLUMBIA
17-25-29-2135-0001-0490	SHADOW BAY UNIT 1	0		ST CROIX
17-25-29-2135-0001-00A0	SHADOW BAY UNIT 1	0		WINDSONG
17-25-29-2135-0001-0500	SHADOW BAY UNIT 1	0		ST CROIX
17-25-29-2137-0001-00A0	SHADOW BAY UNIT 3	0		SHADOW BAY
17-25-29-2137-0001-00B0	SHADOW BAY UNIT 3	0		WINDSONG
17-25-29-2009-0001-0010	RACETRAC THACKER	0	N	THACKER
16-25-29-1068-0001-00A0	BRONSON HOMESTEAD	0	W	COLUMBIA
18-25-29-00U0-0034-0000		0	N	HOAGLAND

18-25-29-00U0-0050-0000	1575		YATES
18-25-29-00U0-0170-0000	0		YATES
18-25-30-2142-0001-00A0	SHEFFIELD AT LAKESIDE ESTA 0		STONEHEDGE
19-25-29-00U0-0185-0000	0	W	VINE
20-25-29-1341-0001-0020	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-0001-0010	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-0001-0040	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-TRAC-0040	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1830-0001-0PK1	ORANGE GARDENS SEC 1 0	W	ORANGE
20-25-29-1830-0001-0PK2	ORANGE GARDENS SEC 1 0	W	ORANGE
20-25-29-1830-000F-0280	ORANGE GARDENS SEC 1 0	W	OAK
20-25-29-1830-000E-0100	ORANGE GARDENS SEC 1 0		GEORGE
20-25-29-1341-0001-0050	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-0001-0070	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-TRAC-0050	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-TRAC-0060	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1341-TRAC-0RW0	DYER-THACKER COMMERCE I 0		MARTIN LUTHER K
20-25-29-1840-000H-0080	ORANGE GARDENS SEC 2 0	W	ORANGE
21-25-29-1067-TRAC-0070	BEAUMONT COMPLEX REPLA 0		BEAUMONT
21-25-29-1402-0001-0010	EMORY OAKS 0	N	EMORY
21-25-29-1690-000C-0020	MATHEWS ADD RESUB 880		MARTIN LUTHER K
21-25-29-1420-0001-0241	FLORIDA LAND AND IMPROV I 0		OAK
21-25-29-1420-0001-0655	FLORIDA LAND AND IMPROV I		FLORIDA
21-25-29-1420-0001-A257	FLORIDA LAND AND IMPROV I 0	W	OAK
21-25-29-1010-0001-0200	ALMA PLAZA 0		ALMA
21-25-29-1010-0001-0210	ALMA PLAZA 0		ALMA
21-25-29-1067-0001-0020	BEAUMONT COMPLEX REPLA 0		AULTMAN
21-25-29-1067-TRAC-0010	BEAUMONT COMPLEX REPLA 0		ROSE
21-25-29-1067-TRAC-0080	BEAUMONT COMPLEX REPLA 0		ROSE
21-25-29-1797-0001-RW10	OAK STREET/PERSON STREET 0	W	OAK
21-25-29-1880-000C-0020	ONEAL AND OSBORNS ADD	N	CENTRAL
21-25-29-2235-0001-0017	TOWN CORRAL 0	W	OAK
21-25-29-2361-0001-00A0	WILLOW CREEK 0	S	PALM
21-25-29-1880-000C-0015	ONEAL AND OSBORNS ADD 0		SUMNER
21-25-29-1880-000C-0040	ONEAL AND OSBORNS ADD		NEW YORK
21-25-29-1880-000C-0045	ONEAL AND OSBORNS ADD	N	CENTRAL
21-25-29-1880-000C-0070	ONEAL AND OSBORNS ADD	N	CENTRAL
21-25-29-2235-0001-0016	TOWN CORRAL 0	W	OAK
21-25-29-2090-000B-0090	W RUSH 0		BRYAN
21-25-29-1880-000C-0055	ONEAL AND OSBORNS ADD		NEW YORK
21-25-29-1880-000C-0060	ONEAL AND OSBORNS ADD 0		NEW YORK
21-25-29-2380-000D-0010	WOODALL AND DOYLES 0	N	EMORY
21-25-29-1010-0001-0040	ALMA PLAZA 501		ALMA
21-25-29-1067-TRAC-0020	BEAUMONT COMPLEX REPLA 0		BEAUMONT
21-25-29-1760-0001-0210	H W MORROWS 0		MARTIN LUTHER K
21-25-29-1010-0001-0010	ALMA PLAZA		ALMA

21-25-29-1067-TRAC-0060	BEAUMONT COMPLEX REPLA 0		ROSE
21-25-29-1067-TRAC-0100	BEAUMONT COMPLEX REPLA 0		AULTMAN
21-25-29-1067-TRAC-ORW0	BEAUMONT COMPLEX REPLA 0		ROSE
21-25-29-1960-0001-0011	PINECREST 0	N	LAVON
21-25-29-1880-000C-0050	ONEAL AND OSBORNS ADD	N	CENTRAL
21-25-29-1420-0001-0242	FLORIDA LAND AND IMPROV 0		OAK
22-25-29-1180-0001-0210	CAPE BREEZE 121	E	DRURY
22-25-29-00U0-0029-0000		W	OAK
21-25-29-2090-000B-0110	W RUSH 0		PATRICK
22-25-29-1228-TRAC-ORW0	CENTRAL AVENUE MEDICAL (0	N	CENTRAL
22-25-29-2170-0014-0010	SOUTH FLORIDA RAILROAD C 322		CHURCH
22-25-29-2170-0014-0085	SOUTH FLORIDA RAILROAD C	W	NEPTUNE
22-25-29-2257-0001-00A0	TOHO SQUARE 0		PLEASANT
22-25-29-2170-0002-0020	SOUTH FLORIDA RAILROAD C 0	W	DAKIN
22-25-29-2257-0001-0020	TOHO SQUARE 0		PLEASANT
22-25-29-2257-0001-00D0	TOHO SQUARE 0		PLEASANT
22-25-29-1477-0001-0010	HERITAGE PARK 0		OAK
21-25-29-1435-0001-0061	FOXLEIGH MANOR PH 1 0		EMMETT
22-25-29-2010-0010-0030	S A ROBINSONS 0		HAND
22-25-29-2264-0001-RW10	UCP OSCEOLA 0	W	VINE
22-25-29-2351-0001-00B1	WATERFRONT SQUARE 0	E	MONUMENT
22-25-29-1496-0001-0DR0	HERITAGE SQUARE 0	E	OAK
22-25-29-1990-0019-0110	POINSETTIA PARK 0		PALMWAY
22-25-29-1180-0001-0200	CAPE BREEZE 105	E	DRURY
22-25-29-2170-0004-0070	SOUTH FLORIDA RAILROAD C 0		MITCHELL
22-25-29-2257-0001-00B0	TOHO SQUARE 0		PLEASANT
22-25-29-1990-0019-0050	POINSETTIA PARK 1004		BRACK
24-25-28-1572-0001-00A0	KISSIMMEE WAL MART NO 8 0		
28-25-29-1132-0001-00C0	BRUCES SUNSHINE HOMES P 0		PATRICK
28-25-29-1599-0001-00C0	LAKEFRONT PARK 0		
28-25-29-1630-0001-0390	E L LESLEYS 0		HENRY
28-25-29-1630-0001-0590	E L LESLEYS 0		CLAY
28-25-29-1920-0020-0046	W A PATRICKS ADD 0	S	CLYDE
29-25-29-1468-0001-00B0	GOLFSIDE UNIT 1 0		GOLFSIDE
28-25-29-1577-0054-0010	LAKE SHORE ADD 0		HACIENDA
28-25-29-1630-0001-0360	E L LESLEYS 0		KORY
28-25-29-1920-0024-0061	W A PATRICKS ADD 0		DILLINGHAM
28-25-29-2042-0001-00E0	ROSEWOOD 0		ERNEST
28-25-29-2042-0001-CNLO	ROSEWOOD 0		ERNEST
28-25-29-2043-0001-00A0	ROSEWOOD UNIT 2 0		
28-25-29-1630-0001-0580	E L LESLEYS 0		CLAY
28-25-29-2258-0001-0030	TOHO VISTA 0	S	CLYDE
28-25-29-2258-0001-0010	TOHO VISTA 0	S	CLYDE
28-25-29-1387-0001-00B0	ESTANCIA 0		HACIENDA
28-25-29-1512-0001-00A6	HUNTINGTON 0	S	JOHN YOUNG PKW
28-25-29-1577-0006-0010	LAKE SHORE ADD 0		

02-25-29-1722-0001-00A0	MILL RUN PARK UNIT 2	0		MILL RUN
02-25-29-1722-0001-00B0	MILL RUN PARK UNIT 2	0		MILL RUN
02-25-29-1722-0001-00C0	MILL RUN PARK UNIT 2	0		MILL RUN
05-25-29-1363-0001-00F0	EAGLES RESERVE	0		EAGLES RESERVE
05-25-29-1363-0001-00R0	EAGLES RESERVE	0		HERONS LANDING
05-25-29-00U0-0015-0000		0		DYER
05-25-29-1363-0001-00Q0	EAGLES RESERVE	0	W	OSCEOLA
05-25-29-1363-0001-00C0	EAGLES RESERVE	0		HAWKS NEST
05-25-29-2374-0001-00E3	WESTON RESERVE	0		BENT WOOD
05-25-29-2374-0001-00E1	WESTON RESERVE	0		BENT WOOD
05-25-29-2374-0001-00E2	WESTON RESERVE	0		BENT WOOD
05-25-29-2374-0001-00E4	WESTON RESERVE	0		BENT WOOD
05-25-29-2374-0001-00G0	WESTON RESERVE	0		FOREST RIDGE
06-25-29-1704-0001-0010	McKOY LAND COMPANY THE 0		E	OSCEOLA

StreetSfx	LocCity	LocZip	Owner1	Owner2	DORDesc
PT	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
CIR	KISSIMMEE	34746	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34746	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
LOOP	KISSIMMEE	34746	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE	34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34741	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
PKWY	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
CIR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
LN	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
LN	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
LN	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
LOOP	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
RD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
LN	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
RD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
RD	KISSIMMEE	34744-	CITY OF KISSIMMEE		MUNICIPAL-VAC
CIR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
RD	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
CIR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC
DR	KISSIMMEE	34744	CITY OF KISSIMMEE		MUNICIPAL-VAC

HWY	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
LN	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
LN	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
RD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
RD	KISSIMMEE 34744-	CITY OF KISSIMMEE	MUNICIPAL-VAC
RD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
RD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34744-	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
PKWY	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
LN	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	VACANT COMMERCIAL
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
LN	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741-	CITY OF KISSIMMEE	VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC

RD	KISSIMMEE 34746	CITY OF KISSIMMEE	OSCEOLA COUNTY	MUNICIPAL-VAC
RD	KISSIMMEE 34746	CITY OF KISSIMMEE	OSCEOLA COUNTY	MUNICIPAL-VAC
LOOP	KISSIMMEE 34743	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34746	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741-	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741-	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT COMMERCIAL
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741-	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741-	CITY OF KISSIMMEE		RIGHT OF WAY-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT COMMERCIAL
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE		VACANT
ST	KISSIMMEE 34741	CITY OF KISSIMMEE		MUNICIPAL-VAC

AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	VACANT COMMERCIAL
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741-	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
AVE	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
RD	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	VACANT COMMERCIAL
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744-	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	VACANT COMMERCIAL
ST	KISSIMMEE 34744	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
	KISSIMMEE 34746	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
	KISSIMMEE 34741	CITY OF KISSIMMEE	MULTI-FAMILY-VAC 10 u
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
CT	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	RIGHT OF WAY-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
ST	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
AVE	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
CIR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
	KISSIMMEE 34741-	CITY OF KISSIMMEE	MUNICIPAL-VAC
	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC

BLVD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
BLVD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
BLVD	KISSIMMEE 34744	CITY OF KISSIMMEE	MUNICIPAL-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
BLVD	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
PKWY	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
DR	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
LN	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC
PKWY	KISSIMMEE 34741	CITY OF KISSIMMEE	MUNICIPAL-VAC

TotalAcres	ORBkPg	SaleDate	SalePrice	NAL	NALCode	Q_U
0.96			0			
11.584	5236-2318	2017-11-08 0:00:00	0	CD/QC/TX/ 11		U
4.86	6747-0970	2025-02-21 0:00:00	100	CD/QC/TX/ 11		U
5.93	3351-1337	2006-01-20 0:00:00	0	QUAL @ TII 03		U
2.168			0			
0.55	4634-2659	2014-04-24 0:00:00	100	CD/QC/TX/ 11		U
0.143	2096-2388	2002-08-14 0:00:00	4968000	QUAL@TIV 05		U
3.1			0			
1.596			0			
1.06	5796-0772	2020-09-01 0:00:00	100	CD/QC/TX/ 11		U
1.11			0			
4.26			0			
0.225	0888-2461	1988-06-01 0:00:00	0	CD/QC/TX/ 11		U
0.072			0			
3.764			0			
0.14			0			
3.931	0922-0179	1989-05-09 0:00:00	0	CD/QC/TX/ 11		U
4.246			0			
0.084			0			
7.444			0			
2.234			0			
2.572			0			
4.846	0862-2811	1987-12-01 0:00:00	0	QUAL@TIV 05		U
1.202			0			
4.043			0			
2.688	0862-2811	1987-12-01 0:00:00	0	QUAL@TIV 05		U
7.505			0			
3.424			0			
2.329			0			
2.03			0			
3.057			0			
2.126	0910-2339	1989-02-01 0:00:00	1600000	QUAL@TIV 05		U
0.289			0			
3.158			0			
2.163			0			
0.112			0			
0.273			0			
2.29			0			
2.27			0			
2.775			0			
3.688	1567-0259	1998-10-29 0:00:00	0	QUAL@TIV 05		U
0.452			0			
0.108			0			
0.648			0			
0.782	0257-0434	1973-01-12 0:00:00	0	CD/QC/TX/ 11		U

6.273	1507-1044	1998-06-05 0:00:00	125400 DEEDS TO C 18	U
6.481			0	
0.919	1567-0259	1998-10-29 0:00:00	0 QUAL@TIM 05	U
0.161	1567-0259	1998-10-29 0:00:00	0 QUAL@TIM 05	U
0.093			0	
2.246			0	
2.495	0898-2364	1988-10-27 0:00:00	90000 CD/QC/TX/ 11	U
0.615	0418-0054	1979-01-01 0:00:00	1 SALE QUAL 01	Q
2.321			0	
2.93			0	
0.017	2166-0906	2002-10-22 0:00:00	800 CD/QC/TX/ 11	U
1.319			0	
0.069	0138-0347	1965-10-01 0:00:00	0 CD/QC/TX/ 11	U
2.375	1125-2540	1993-05-17 0:00:00	420000 SALE QUAL 01	Q
0.085			0	
0.376	1527-1049	1998-07-28 0:00:00	0 DEEDS TO C 18	U
0.391			0	
0.021	1504-1318	1998-04-17 0:00:00	6600 SALE QUAL 01	Q
0.157			0	
0.03			0	
0.239	3684-0820	2008-05-05 0:00:00	100 DEEDS TO C 18	U
0.11			0	
0.02			0	
0.03			0	
0.1			0	
0.03			0	
0.18			0	
2.43	1175-0301	1993-12-30 0:00:00	0 CD/QC/TX/ 11	U
1.62	4446-0371	2013-05-16 0:00:00	0 DEEDS TO C 18	U
0.333	5108-0570	2017-02-15 0:00:00	100 CD/QC/TX/ 11	U
0.3	1098-1863	1992-11-19 0:00:00	0 CD/QC/TX/ 11	U
6.591	6689-2239	2024-10-30 0:00:00	13000000 QUAL@TIM 05	U
0.62	4913-0600	2016-02-10 0:00:00	0 DEEDS TO C 18	U
0.883	1175-0294	1993-12-30 0:00:00	0 DEEDS TO C 18	U
1.81	1217-0099	1994-08-19 0:00:00	0 DEEDS TO C 18	U
0.22			0	
1.689	0896-1732	1988-09-02 0:00:00	0 DEEDS TO C 18	U
2.84			0	
0.22			0	
0.492			0	
0.268			0	
1.93			0	
0.41			0	
1.88	6689-2437	2024-10-30 0:00:00	800000 DEEDS TO C 18	U
0.13			0	
1.481	1145-2843	1993-09-17 0:00:00	0 DEEDS TO C 18	U

11.7	3371-2063	2006-12-13 0:00:00	0 CD/QC/TX/ 11	U
4.747	3371-2063	2006-12-13 0:00:00	0 CD/QC/TX/ 11	U
0.105	1077-1108	1992-07-09 0:00:00	665800 SALE QUAL 01	Q
0.23	0806-1454	1986-05-16 0:00:00	100 CD/QC/TX/ 11	U
5.14			0	
5.28			0	
3.34			0	
0.14			0	
0.19			0	
0.15			0	
0.264			0	
0.237	5229-2092	2017-09-20 0:00:00	0 CD/QC/TX/ 11	U
6.7			0	
8.84			0	
0.59			0	
2.73			0	
11.24			0	
0.135			0	
0.03			0	
2.732	3989-0752	2010-05-24 0:00:00	294800 DEEDS TO C 18	U
0.441	6543-0150	2024-01-31 0:00:00	520000 DEEDS TO C 18	U
0.05	6011-2083	2021-07-26 0:00:00	0 CD/QC/TX/ 11	U
0.121			0	
0.21	5842-1433	2020-10-21 0:00:00	100 CD/QC/TX/ 11	U
0.072	3710-1235	2008-04-30 0:00:00	31300 DEEDS TO C 18	U
0.261	1379-1817	1997-01-25 0:00:00	55000 QUAL@TIV 05	U
4			0	
1.08			0	
0.03			0	
0.0418			0	
0.382	1487-0397	1998-04-09 0:00:00	0 DEEDS TO C 18	U
0.07	0000-0000	2022-03-23 0:00:00	0 CD/QC/TX/ 11	U
1.35			0	
0.142	1325-1543	1996-05-03 0:00:00	45000 SALE QUAL 01	Q
0.065	1390-2698	1997-03-27 0:00:00	46200 SALE QUAL 01	Q
0.065	1390-2697	1997-03-27 0:00:00	29700 SALE QUAL 01	Q
0.359	1523-0465	1998-08-06 0:00:00	0 DEEDS TO C 18	U
0.046	0000-0000	2022-03-23 0:00:00	0 CD/QC/TX/ 11	U
0.254	1273-1643	1995-07-28 0:00:00	12000 SALE QUAL 01	Q
0.061	1379-2468	1997-01-31 0:00:00	45500 SALE QUAL 01	Q
0.229	0744-0597	1984-05-01 0:00:00	15000 SALE QUAL 01	Q
0.09			0	
0.286	1646-1253	1999-08-11 0:00:00	88000 CD/QC/TX/ 11	U
1.97			0	
0.104	6683-1814	2024-10-18 0:00:00	125000 DEEDS TO C 18	U
0.452	1379-1817	1997-01-25 0:00:00	55000 QUAL@TIV 05	U

0.03			0	
0.25			0	
1.04			0	
0.016	2019-2375	2001-10-05 0:00:00	3800 DEEDS TO C 18	U
0.079	1375-0721	1996-11-26 0:00:00	36300 SALE QUAL@TIN 01	Q
0.06	6011-2048	2021-07-26 0:00:00	0 CD/QC/TX/ 11	U
0.033	0979-0005	1990-07-27 0:00:00	69500 QUAL@TIN 05	U
1.757	3722-0995	2008-08-04 0:00:00	935000 DEEDS TO C 18	U
0.084	0945-0630	1989-10-01 0:00:00	1300 SALE QUAL@TIN 01	Q
0.03			0	
0.244	1028-2189	1991-08-22 0:00:00	100000 DEEDS TO C 18	U
0.103	1051-2738	1992-02-11 0:00:00	77000 DEEDS TO C 18	U
0.47			0	
0.151	0133-0446	1965-06-15 0:00:00	0 QUAL@TIN 05	U
0.12			0	
0.47			0	
0.342	4197-1574	2011-10-26 0:00:00	42800 DEEDS TO C 18	U
0.102	5690-2699	2017-12-11 0:00:00	0 CD/QC/TX/ 11	U
0.017	0102-0011	1939-03-13 0:00:00	0 CD/QC/TX/ 11	U
0.35			0	
0.02	4010-2141	2010-07-19 0:00:00	12100 CD/QC/TX/ 11	U
0.83			0	
0.115	4065-1015	2010-11-19 0:00:00	0 DEEDS TO C 18	U
0.15	1161-1156	1993-12-14 0:00:00	38500 DEEDS TO C 18	U
0.088	1124-2075	1993-05-13 0:00:00	107600 DEEDS TO C 18	U
0.2			0	
0.11	3715-2205	2008-07-18 0:00:00	0 QUAL@TIN 05	U
11.662			0	
0.85	0136-0246	1965-08-24 0:00:00	100 CD/QC/TX/ 11	U
0.51	6801-0646	2025-05-27 0:00:00	100 CD/QC/TX/ 11	U
0.202	1302-1139	1996-01-05 0:00:00	26100 QUAL@TIN 05	U
0.152	0857-0965	1987-10-30 0:00:00	100 CD/QC/TX/ 11	U
0.01	0103-0041	1940-06-25 0:00:00	0 CD/QC/TX/ 11	U
2.28			0	
7.43	5198-1028	2017-08-21 0:00:00	100 CD/QC/TX/ 11	U
0.013	0135-0255	1965-07-01 0:00:00	0 CD/QC/TX/ 11	U
0.02	0051-0141	1924-09-23 0:00:00	0 CD/QC/TX/ 11	U
0.144			0	
1.51			0	
1.06			0	
0.163	4249-1179	2002-09-04 0:00:00	0 CD/QC/TX/ 11	U
1.82			0	
4.33			0	
0.057			0	
8.78	5241-1220	2017-11-17 0:00:00	100 CD/QC/TX/ 11	U
10.06			0	

6.526	0979-1776	1990-07-25 0:00:00	1074000 QUAL@TIV 05	U
2.835			0	
3.985	3839-0255	2009-05-21 0:00:00	100 CD/QC/TX/ 11	U
0.23			0	
5.02			0	
6.84	5001-1748	2016-07-28 0:00:00	100 DEEDS TO C 18	U
2.191			0	
1.978			0	
1.73	5462-0338	2018-12-26 0:00:00	200 DEEDS TO C 18	U
0.69	5462-0321	2018-12-26 0:00:00	76000 DEEDS TO C 18	U
1.91	5462-0321	2018-12-26 0:00:00	76000 DEEDS TO C 18	U
0.48	5462-0338	2018-12-26 0:00:00	200 DEEDS TO C 18	U
0.079			0	
64.63	3351-1337	2006-01-20 0:00:00	0 QUAL @ TII03	U

Grantor	Instrumen	Land1DORDe	Land1Unit	Land1FF	Land1Dep
		RURAL ACREAGE	0.96	0	0
TARPON IV LLC	WD	RURAL ACREAGE	11.58	0	0
SABETI PARISA CO-TR	QC	ROADWAY / PEDESTRIAN	4.86	0	0
KELLEY PROPERTIES	SW	RURAL ACREAGE	5.93	0	0
		RESIDENTIAL	2.18	0	0
BEAZER HOMES CORP	QC	ROADWAY / PEDESTRIAN	0.55	0	0
KELLEY PROPERTIES	SW	RURAL ACREAGE	0.14	0	0
		SUBMERGED LAND	3.1	0	0
		SUBMERGED LAND	1.6	0	0
KELLEY PROPERTIES	QC	ROADWAY / PEDESTRIAN	1.06	0	0
		SUBMERGED LAND	1.12	0	0
		SUBMERGED LAND	4.26	0	0
	WD	COMMERCIAL SF	10018.8	0	0
		RURAL SQUARE FOOTAGE	3136	30	105
		SUBMERGED LAND	3.76	0	0
		SUBMERGED LAND	0.14	58	122
SECRETARY OF STATE	NC	SUBMERGED LAND	3.93	0	0
		SUBMERGED LAND	4.25	0	0
		RURAL SQUARE FOOTAGE	3659	0	0
		SUBMERGED LAND	7.44	0	0
		SUBMERGED LAND	2.24	0	0
		SUBMERGED LAND	2.57	0	0
	WD	SUBMERGED LAND	4.84	0	0
		SUBMERGED LAND	1.2	0	0
		SUBMERGED LAND	4.04	0	0
	WD	SUBMERGED LAND	2.68	0	0
		SUBMERGED LAND	7.51	0	0
		SUBMERGED LAND	3.42	0	0
		SUBMERGED LAND	2.32	0	0
		SUBMERGED LAND	2.03	0	0
		SUBMERGED LAND	3.07	0	0
AVANTI N V	WD	SUBMERGED LAND	2.13	0	0
		SUBMERGED LAND	0.29	0	0
		SUBMERGED LAND	3.15	0	0
		RURAL ACREAGE	2.15	0	0
		SUBMERGED LAND	0.11	0	0
		RURAL ACREAGE	0.28	0	0
		COMMERCIAL SF	99752.4	0	0
		RURAL ACREAGE	2.27	0	0
		SUBMERGED LAND	2.77	0	0
APSB HOMES INC	QC	SUBMERGED LAND	3.68	0	0
		RURAL ACREAGE	0.45	0	0
		RURAL ACREAGE	0.108	0	0
		RESIDENTIAL	1	0	0
JOHNSTON PAT	WD	COMMERCIAL SF	34063.92	0	0

EASTON SAM TR	WD	SUBMERGED LAND	6.27	0	0
		RURAL ACREAGE	6.48	0	0
APSB HOMES INC	QC	SUBMERGED LAND	0.92	0	0
APSB HOMES INC	QC	SUBMERGED LAND	0.16	0	0
		RURAL SQUARE FOOTAGE	4051	0	0
		SUBMERGED LAND	2.25	0	0
TOMPKINS HERITAGE F	WD	COMMERCIAL SF	108302	0	0
	QC	RURAL ACREAGE	0.615	0	0
		SUBMERGED LAND	2.32	0	0
		RURAL ACREAGE	2.93	0	0
CLERK OF COURT	TX	COMMERCIAL SF	700	0	0
		SUBMERGED LAND	1	0	0
	QC	COMMERCIAL SF	3000	0	0
ORLANDO WORLD FIN	WD	SUBMERGED LAND	2.37	0	0
		RURAL SQUARE FOOTAGE	3702	0	0
CYPRESS CANAL PROPE	QC	SUBMERGED LAND	0.376	0	0
		SUBMERGED LAND	0.391	0	0
CASON VERNIECE C F	WD	RESIDENTIAL	1	10	90
		RESIDENTIAL	1	50	139
		RURAL SQUARE FOOTAGE	1306	0	0
HABITAT FOR HUMANI	SW	RESIDENTIAL	1	0	0
		SUBMERGED LAND	0.11	27	182
		RURAL SQUARE FOOTAGE	871	0	0
		RURAL SQUARE FOOTAGE	1306	0	0
		COMMERCIAL SF	4356	0	0
		INDUSTRIAL SQ FT	817.2	0	0
		RURAL ACREAGE	0.18	0	0
DYER INELLE KELLY	WD	COMMERCIAL SF	106722	0	0
KISSIMMEE INVESTORS	SW	ROADWAY / PEDESTRIAN	1.62	0	0
BARBER TIMOTHY M	SW	ACREAGE AC	0.33	0	0
BERMUDA AVE ASSOC	QC	RURAL ACREAGE	0.3	0	0
CAMACHO VENTURES I	SW	COMMERCIAL SF	76371	0	0
CARROLL STREET PROP	SW	ROADWAY / PEDESTRIAN	0.62	0	0
DYER INELLE KELLY	WD	SUBMERGED LAND	0.88	0	0
ROSE ROBERT E & AM	WD	COM ARA SF	78843	0	0
		SUBMERGED LAND	0.22	80	120
FOUNTAINHEAD PHASI	WD	SUBMERGED LAND	1.689	0	0
		COMMERCIAL AC	2.84	0	0
		SUBMERGED LAND	0.22	80	120
		SUBMERGED LAND	0.492	0	0
		SUBMERGED LAND	0.268	97	120
		SUBMERGED LAND	1.93	0	0
		SUBMERGED LAND	0.41	0	0
EIGHT & FIRST LLC	SW	COMMERCIAL SF	81892.8	0	0
		RURAL ACREAGE	0.13	0	0
KISSIMMEE OSCEOLA L	SW	COMMERCIAL AC	1.48	0	0

TRUST FOR PUBLIC LAN WD	COMMERCIAL AC	11.7	0	0
TRUST FOR PUBLIC LAN WD	COMMERCIAL AC	4.747	0	0
LAKESIDE VENTURE LTISW	RURAL ACREAGE	0.11	0	0
FREEMAN STEVE TR WD	PRIVATE ROAD RIGHT A WAYS	0.23	0	0
	COMMERCIAL AC	5.14	0	0
	COMMERCIAL AC	5.28	0	0
	COMMERCIAL AC	3.34	0	0
	ROADWAY / PEDESTRIAN	0.14	0	0
	RURAL ACREAGE	0.19	0	0
	RURAL ACREAGE	0.15	0	0
	RESIDENTIAL	1	88	115
BEAUCHAMP EDITH JO QC	RESIDENTIAL	1	110	106
	COMMERCIAL AC	6.7	0	0
	COMMERCIAL AC	8.84	0	0
	COMMERCIAL AC	0.59	0	0
	SUBMERGED LAND	2.73	0	0
	ROADWAY / PEDESTRIAN	11.24	0	0
	RESIDENTIAL	1	0	0
	PRIVATE ROAD RIGHT A WAYS	0.03	0	0
QUITTSCHEIBER FAMITD	MULTI FAMILY	2.73	378	315
OSCEOLA MENTAL HEA WD	COMMERCIAL SF	19166.4	0	0
KISSIMMEE FLORIST IN FJ	COMMERCIAL SF	2178	0	0
	COMMERCIAL SF	5270.76	0	0
BANK OF AMERICA COI WD	COMMERCIAL SF	9147.6	0	0
KONTZ PATRICIA WD	RESIDENTIAL	1	25	125
LITCHFIELD CATHERINE WD	RESIDENTIAL	1	90	125
	COMMERCIAL SF	174240	0	0
	SUBMERGED LAND	1.08	0	0
	PRIVATE ROAD RIGHT A WAYS	0.03	0	0
	COMMERCIAL SF	1742.4	0	0
CIRCUIT COURT JUDGE FJ	COMMERCIAL SF	16639.92	0	0
CIRCUIT JUDGE OR	COMMERCIAL SF	3049.2	0	0
	SUBMERGED LAND	1	0	0
KEHLMEIER ELIZABETH WD	COMMERCIAL SF	6185.52	0	0
LAWSON GERALDINE H WD	COMMERCIAL SF	2831.4	0	0
LAWSON GERALDINE H WD	COMMERCIAL SF	2831.4	0	0
CIRCUIT JUDGE FJ	COMMERCIAL SF	15638.04	0	0
CIRCUIT JUDGE FJ	COMMERCIAL SF	2003.76	0	0
MUNTZING W H TR WD	RESIDENTIAL	1	75	148
HONETOR JEROME D & WD	COMMERCIAL SF	2657.16	0	0
GANT GEORGE A WD	COMMERCIAL SF	9975.24	0	0
	RESIDENTIAL	1	31.5	0
GAINES LILLIAN M NKA WD	RESIDENTIAL	100	100	125
	SUBMERGED LAND	1.97	0	0
POMA HOMES LLC WD	RESIDENTIAL	1	34	0
LITCHFIELD CATHERINE WD	RESIDENTIAL	165	165	125

	PRIVATE ROAD RIGHT A WAYS	0.03	0	0
	PRIVATE ROAD RIGHT A WAYS	0.25	0	0
	COMMERCIAL SF	45302.4	0	0
ARNOLD ROBERT L (H) WD	RESIDENTIAL	1	10	70
LEDBETTER F S JR WD	COMMERCIAL SF	3441.24	0	0
MNA OAK STREET LLC FJ	COMMERCIAL SF	2613.6	0	0
CARPENTER LEATA WD	RESIDENTIAL	1	57	48
REICH JOHN C & REICH SW	COMMERCIAL SF	76534.92	0	0
BALDWIN ROY D WD	RESIDENTIAL	1	50	135
	PRIVATE ROAD RIGHT A WAYS	0.03	0	0
MOYSON E L WD	COMMERCIAL SF	10628.64	0	0
PRATHER WM H JR ET/ WD	COMMERCIAL SF	4486.68	0	0
	COM ARA SF	20473.2	0	0
BOARD OF PUBLIC INST WD	COMMERCIAL SF	6577.56	0	0
	COMMERCIAL SF	5227.2	0	0
	COMMERCIAL SF	20473.2	0	0
STEVENS PLANTATION WD	COMMERCIAL SF	14897.52	0	0
VIDAL MORALES JUAN QC	RESIDENTIAL	1	30	147
SPECIAL MASTER IN CH TX	RURAL SQUARE FOOTAGE	740.52	22	35
	ROADWAY / PEDESTRIAN	0.35	0	0
WATERFRONT SQUARE WD	COMMERCIAL SF	871.2	0	0
	SUBMERGED LAND	0.83	0	0
MATTHEWS, PHILIP F & WD	COMMERCIAL SF	5009.4	0	0
BEALER CANDACE M WD	RESIDENTIAL	1	75	90
YOUNG BRUCE W & WD	COMMERCIAL SF	3833.28	0	0
	COM ARA SF	8712	0	0
TARR BARBARA C (S) & WD	PRIVATE ROAD RIGHT A WAYS	0.11	0	0
	SUBMERGED LAND	11.662	0	0
PARTIN BRUCE A & FR/ QC	SUBMERGED LAND	0.85	0	0
MOSAIC AT LAKE TOHC WD	COMMERCIAL SF	21780	0	0
AGUILAR RAMON & AC WD	RESIDENTIAL	1	50	181
HALL KERRY RAE & MA WD	RESIDENTIAL	1	50	131
CLERK OF COURT TX	RURAL SQUARE FOOTAGE	370	5	74
	SUBMERGED LAND	2.28	0	0
DE LA GARZA PHILIP WD	RURAL ACREAGE	7.43	0	0
YATES RALPH & YATES QC	RESIDENTIAL	1	19	29
CLERK OF COURT TX	COMMERCIAL SF	871.2	0	0
	RESIDENTIAL	1	50	100
	SUBMERGED LAND	1.51	0	0
	SUBMERGED LAND	1.06	0	0
AGUILAR RAMON QC	RESIDENTIAL	1	119	132
	COMMERCIAL SF	79279.2	0	0
	COMMERCIAL SF	188614.8	0	0
	RURAL SQUARE FOOTAGE	2483	0	0
HUNTINGTON PROPER WD	SUBMERGED LAND	8.78	0	0
	INDUSTRIAL ACREAGE	10.06	0	0

NAT WEAVER ETAL	WD	SUBMERGED LAND	6.52	0	0
		SUBMERGED LAND	2.84	0	0
THACKER JO O TR	SW	SUBMERGED LAND	3.98	0	0
		RURAL ACREAGE	0.23	0	0
		SUBMERGED LAND	5.02	0	0
PULTE HOME CORPOR/SW		CONSERVATION	6.84	0	0
		SUBMERGED LAND	2.19	0	0
		SUBMERGED LAND	1.98	0	0
WESTON RESERVE HO/ WD		RURAL ACREAGE	1.73	0	0
WESTON RESERVE HO/ WD		RURAL ACREAGE	0.69	0	0
WESTON RESERVE HO/ WD		RURAL ACREAGE	1.91	0	0
WESTON RESERVE HO/ WD		RURAL ACREAGE	0.48	0	0
		RURAL SQUARE FOOTAGE	3441	0	0
KELLEY PROPERTIES	SW	ACREAGE AC	64.63	0	0

Land1Unit	Land1Uni_1	Land1UBPri
AC	ACREAGE	30000
AC	ACREAGE	16000
AC	ACREAGE	100
AC	ACREAGE	40000
AC	ACREAGE	60000
AC	ACREAGE	500
AC	ACREAGE	20000
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
SF	SQUARE FEET	10.8
SF	SQUARE FEET	0.5
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
SF	SQUARE FEET	0.5
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	18000
AC	ACREAGE	100
AC	ACREAGE	20000
SF	SQUARE FEET	10.8
AC	ACREAGE	20000
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	20000
AC	ACREAGE	21000
LT	LOT	57000
SF	SQUARE FEET	10.8

AC	ACREAGE	100
AC	ACREAGE	20000
AC	ACREAGE	100
AC	ACREAGE	500
SF	SQUARE FEET	0.5
AC	ACREAGE	100
SF	SQUARE FEET	10.8
AC	ACREAGE	20000
AC	ACREAGE	100
AC	ACREAGE	15000
SF	SQUARE FEET	10.8
LT	LOT	0
SF	SQUARE FEET	10.8
AC	ACREAGE	100
SF	SQUARE FEET	1
AC	ACREAGE	100
AC	ACREAGE	100
LT	LOT	45000
LT	LOT	55000
SF	SQUARE FEET	1
LT	LOT	20000
AC	ACREAGE	100
SF	SQUARE FEET	1
SF	SQUARE FEET	1
SF	SQUARE FEET	10.8
SF	SQUARE FEET	5.25
AC	ACREAGE	20000
SF	SQUARE FEET	10.8
AC	ACREAGE	500
AC	ACREAGE	28000
AC	ACREAGE	20000
SF	SQUARE FEET	17
AC	ACREAGE	100
AC	ACREAGE	100
SF	SQUARE FEET	0
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	84000
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
SF	SQUARE FEET	14.75
AC	ACREAGE	20000
AC	ACREAGE	84000

AC	ACREAGE	84000
AC	ACREAGE	84000
AC	ACREAGE	20000
AC	ACREAGE	5000
AC	ACREAGE	84000
AC	ACREAGE	84000
AC	ACREAGE	84000
AC	ACREAGE	500
AC	ACREAGE	18000
AC	ACREAGE	18000
LT	LOT	75000
LT	LOT	75000
AC	ACREAGE	84000
AC	ACREAGE	84000
AC	ACREAGE	84000
AC	ACREAGE	100
AC	ACREAGE	500
LT	LOT	75000
AC	ACREAGE	5000
AC	ACREAGE	96000
SF	SQUARE FEET	11.25
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
LT	LOT	35000
LT	LOT	35000
SF	SQUARE FEET	10.8
AC	ACREAGE	100
AC	ACREAGE	5000
SF	SQUARE FEET	11.75
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
AC	ACREAGE	100
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
LT	LOT	45000
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
LT	LOT	50000
FF	FRONT FEET	340
AC	ACREAGE	100
LT	LOT	50000
FF	FRONT FEET	340

AC	ACREAGE	5000
AC	ACREAGE	5000
SF	SQUARE FEET	10.8
LT	LOT	50000
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
LT	LOT	50000
SF	SQUARE FEET	10.8
LT	LOT	45000
AC	ACREAGE	5000
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	2
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
LT	LOT	45000
SF	SQUARE FEET	0.5
AC	ACREAGE	500
SF	SQUARE FEET	10.8
AC	ACREAGE	100
SF	SQUARE FEET	10.8
LT	LOT	50000
SF	SQUARE FEET	10.8
SF	SQUARE FEET	2
AC	ACREAGE	5000
AC	ACREAGE	100
AC	ACREAGE	100
SF	SQUARE FEET	10.8
LT	LOT	40000
LT	LOT	40000
SF	SQUARE FEET	0.41
AC	ACREAGE	100
AC	ACREAGE	16000
LT	LOT	40000
SF	SQUARE FEET	10.8
LT	LOT	55000
AC	ACREAGE	100
AC	ACREAGE	100
LT	LOT	40000
SF	SQUARE FEET	10.8
SF	SQUARE FEET	10.8
SF	SQUARE FEET	0.5
AC	ACREAGE	100
AC	ACREAGE	67500

AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	50000
AC	ACREAGE	100
AC	ACREAGE	500
AC	ACREAGE	100
AC	ACREAGE	100
AC	ACREAGE	40000
AC	ACREAGE	40000
AC	ACREAGE	40000
AC	ACREAGE	40000
SF	SQUARE FEET	0.82
AC	ACREAGE	30000

CITY OF KISSIMMEE SURPLUS LAND PROGRAM POLICY

Statutory Background

In 2006, the Florida Legislature passed House Bill 1363, addressing the issue of affordable housing in Florida. The law mandated that by July 1, 2007 and every three years thereafter, each County and municipality shall prepare an inventory list of real estate properties owned by the local government in fee simple title within its respective jurisdiction that are appropriate for use as affordable housing.

The mandate was substantially updated on July 1, 2023, and further expanded for school districts effective July 1, 2025.

Benefits:

Identifying surplus land that is appropriate for affordable housing and disposing of it for its development results in creating a permanent supply of affordable housing that is available to low- and moderate-income households.

How the City of Kissimmee obtains properties?

Properties become publicly owned in several typical pathways. These are:

- 1) Tax Lien Escheatment – Counties come into title of real property through tax lien escheatment after an owner fails to pay property taxes and the tax lien certificate and tax deed sale processes fail to procure a third-party purchaser.
- 2) Municipal Lien Foreclosure – Chapter 173, Florida statutes, provides an optional in rem process that municipalities may use to foreclose on the lien of any tax, tax certificate, or special assessment imposed by the municipality, other than ad valorem taxes collected by the county tax collector.
- 3) Code Enforcement Liens – The Local Code Enforcement Boards Act provides an optional process for counties and municipalities to impose administrative fines and other noncriminal penalties for local ordinance violations.
- 4) Direct Purchase – Local governments routinely acquire land for specific uses, such as parks and public buildings. On occasion, they find that the land is no longer needed for the original intended use.

Identification as appropriate for affordable housing:

Even though the statute does not provide a definition of what is “appropriate” for affordable housing, a good test is to determine if the property could be developed for residential purposes, including high-end housing, it can also be developed for affordable housing. All land that is developable for residential purposes and marketable is appropriate for affordable housing.

Types of properties that are not considered appropriate for affordable housing include the following:

- Slivers of land remaining from right of way work
- Properties that would be unsafe for human habitation due to proximity to toxic uses
- Submerged lands
- Properties near the airport
- Right of Ways
- Lots with no access
- Parks
- Parking lots
- Lakes

After the City of Kissimmee completes its review of existing surplus land inventory and prepares the list based on those that appear to be appropriate to use as affordable housing, the inventory list is adopted by resolution in a public hearing and published on the City’s website.

Every three years the City shall update the list.

Final Disposition:

The final goal is to dispose of the properties on the list in order to increase the supply of permanently affordable housing. There are several ways to dispose of the properties on the list that will allow for that. The disposition can follow any one of these paths:

- 1) The property may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for permanent affordable housing, or
- 2) The property may be sold with a restriction that requires the development of the property as permanent affordable housing, or
- 3) The property may be donated to a nonprofit housing organization for the construction of permanent affordable housing, or
- 4) City of Kissimmee may otherwise make the property available for use in the production and preservation of permanent affordable housing (for example, the

City may handle the construction of the property before donating it to a homeless housing provider to use in their program).

Income Levels

The designated income levels vary depending on whether the home is for sale or for rent.

Housing for Sale – Households must have an annual income of up to 120% of the area median income.

Rental Housing – Households must have an annual income of up to 80% of the area median income.

Additional points will be assigned to projects that target lower income households.

Application Process:

The applications will be available throughout the year. To submit a request, interested parties shall complete a City application with the required documentation.

The application must include the following documents:

- 1) Project Application
- 2) Detailed project description – Must include the following:
 - a. Proposed use for the site (i.e. for sale or for rent),
 - b. Proposed long term affordability
 - c. Is the proposed development speculative? Or, are there qualified buyers or tenants waiting for the housing unit to be built?
 - d. Income level of buyers or tenants
 - e. Energy efficiency methods to be utilized in the project
- 3) Resume of staff related to the project
- 4) Evidence of Business Tax Certificate (if applicable)
- 5) Article of Incorporation & By-Laws
- 6) 501(c) (3) IRS Tax Exemption letter (if applicable)
- 7) List of Board of directors
- 8) Organizational Charts
- 9) Financial Statement or most recent audit
- 10) Proposed Construction Schedule
- 11) Budget Form

The selection process shall be transparent. Applications shall be reviewed by a Committee made up of City staff and at least one (1) member of the AHAC based on a scoring system at a public meeting to ensure the selected recipient and proposed project meet the program objective including the goal of permanent affordability.

The applications will be scored and selected based on the applicant's experience, their organization financial capacity and the merits of the project. Projects addressing the lower income households will be given priority. All being equal, preference will be given to organizations that hire personnel from Welfare Transition Workforce, Development Initiatives, and other employment assistance programs.

At the City's discretion, the city owned lot(s) may be donated to an approved Community Land Trust to build homes for low and moderate income households.

Long Term Affordability:

These properties shall be required to meet long-term affordability.

For example, an approach to ensure long-term affordability is by using the community land trust model, in which a nonprofit organization owns the land and conveys the housing improvements subject to a 99-year ground lease. The ground lease includes resale provisions that require subsequent homebuyers to meet income eligibility requirements. The community land trust retains the right of first refusal to purchase the homes when the original buyer wishes to sell.

Other forms to ensure long-term affordability is the use of deed restrictions and/or liens, if financial assistance is provided.

Reversion Clause:

In the event the terms of the donation agreement are not met, the land shall revert to the City of Kissimmee.

A reversion clause shall also include a development timeline that allows for permitting, construction and marketing of homes. Successful applicants will be required to meet the following timelines, as applicable:

- 1) Schedule a meeting with the City's Development Review Committee (DRC) no later than six (6) months from the date of the donation agreement.
- 2) Start the construction process no later than eighteen (18) months from the date of the donation agreement.
- 3) Receive a Certificate of Occupancy (CO) no later than thirty-six (36) months from the date of the donation agreement.

Exceptions to these timelines shall be approved by the City Commission.

Recipients:

Affordable housing developers who might purchase or receive land as a donation may include: community land trusts, Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs), private developers and adjacent property owners).

Sale Proceeds

The City of Kissimmee shall keep track of the sale of surplus land to ensure that proceeds are deposited into the local government fund earmarked for affordable housing and used to further the City's affordable housing goals.

Outcomes

Housing and Community Development staff will administer the program. Staff will set up schedules and monitor the construction process to ensure that projects are completed in a timely manner. In addition, staff will determine the income eligibility of the buyer or tenant in order to ensure that the income requirements are met.

Leverage of Funds

Organizations that are awarded property through this program are encouraged to leverage funds from other federal and state grants including CDBG, HOME, and SHIP.

City of Kissimmee
City Owned Lots for Affordable Housing Program
Procedures

STEP 1: Identify surplus lands owned by the City of Kissimmee within its jurisdictional boundaries that are appropriate for affordable housing.

STEP 2: Once the City has ownership of a property the Housing and Community Development Division shall coordinate with other City Departments to ensure the remediation of that property and issues related to land use and zoning, size and dimensions, environmental issues, and title issues.

STEP 3: All new construction developments will be coordinated by the Housing and Community Development Division and will be built according to code with mitigation and energy efficient measures. All documentation will be maintained in the individual property file.

STEP 4: Disposition can be done through the sale of homes to qualified households or the sale or transfer of property to a developer of affordable housing, including single family and multi-family rental property. The property, including vacant land, can be sold for market value to create a funding source for affordable housing.

When awarding the city owned lot(s) to sponsor-developer:

- Project applications detailing the threshold criteria (minimum requirements for selection and other desired qualifications) will be available throughout the year.
- Sponsor-developers will be scored and selected based on their experience, their financial capacity and the merits of the project. Preference will be given to non-profit organizations that hire personnel from Welfare transition, Workforce Development initiatives and other employment assistance programs.
- Under the City's discretion, the city owned lot(s) may be donated to an approved Community Land Trust to build homes for low to moderate income families.
- Applications will be evaluated by a selection committee made up of City staff and/or AHAC members.
- The project will be certified as affordable housing and will be eligible to receive all regulatory incentives for affordable housing.
- An agreement will be prepared by the Housing and Community Development Division and the City Attorneys Office. The criterion in the RFP serves as the

basis for the scope of work to be included in the contract between the local government and the selected sponsor-developer.

- The request to donate the parcel of land to the sponsor-developer along with the draft agreement will be presented to the City Commission for approval at their meeting.
- Once an agreement has been executed and the transfer of the property is finalized, the property will be moved from the list of available city owned lots for affordable housing.

Leveraging of Funds

- Sponsor-developers that are awarded property through this program are encouraged to leverage funds from other federal and state grants including CDBG, HOME and SHIP.

Buyer's Qualification:

- Eligible homebuyers will be selected on a first ready, first qualified basis after submitting a completed application to the City of Kissimmee and providing all requested written documentation.
- On a case-by-case basis, the developer (if determined qualified by the City) may take on the responsibility to select the eligible homebuyers.

Sales Price:

- The proposed sales price of the newly constructed home shall not include the value of the land.
- The sales price of the home will be determined by the City of Kissimmee and will be based on the final appraised value of the home after construction has been completed.

ITEM 6.B

Affordable Housing Fee Deferrement Program

Item Details

Explanation

The City of Kissimmee is exploring ways to implement an Affordable Housing Fee Deferrement Program. Staff will provide the AHAC members with an update on this initiative.

Recommendation

REQUESTED BOARD ACTION:

No Action

Attachment(s):

None

ITEM 7.A

Staff Comments and Updates

Item Details

Explanation

Recommendation

REQUESTED BOARD ACTION:

Attachment(s):

None