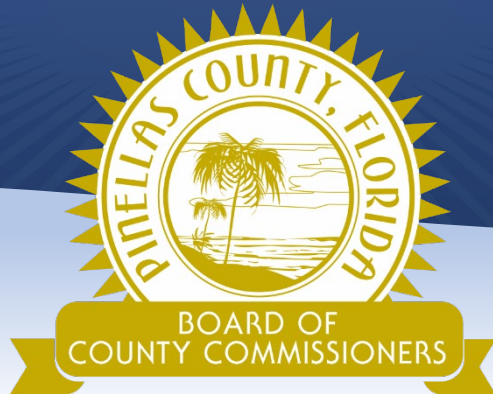


Live Local Act Updates

October 16, 2025



Our Vision:
To Be the Standard for
Public Service in America.

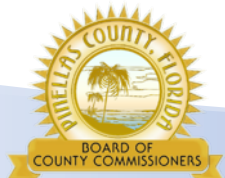
Live Local Act - Background



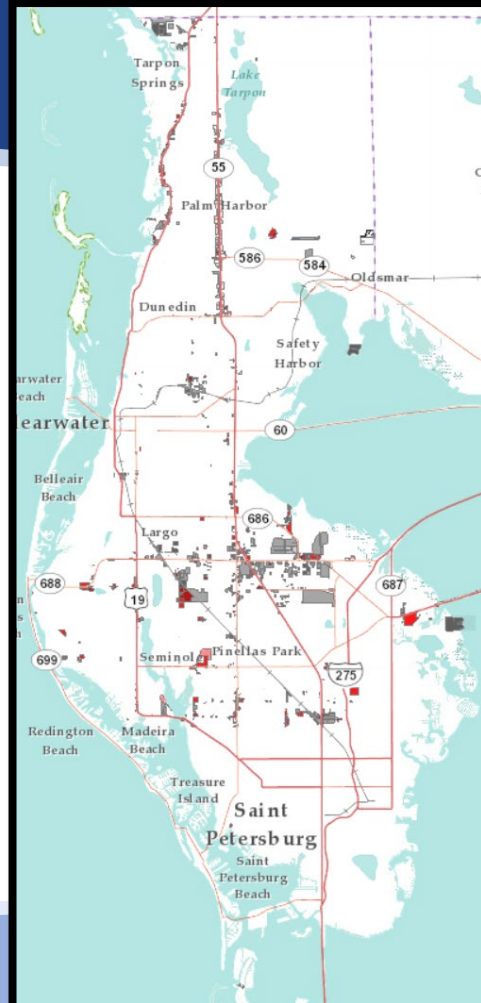
SB 102 - Effective July 1, 2023

A comprehensive state law designed to promote affordable housing development and provide tax relief for affordable housing projects across Florida

- **Preempts certain zoning requirements for projects under its provisions, allowing for development on commercial, industrial, or mixed-use parcels**
- **Multifamily or Mixed-Use Affordable Housing Developments with at least 40% of units being affordable at 120% AMI or below**
- **Provides an ad valorem (property tax) exemption for properties used to develop affordable housing**



Our Vision: To Be the Standard for Public Service in America

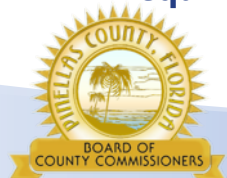


Live Local Act - Background

SB 328 - Effective May 16, 2024

Amends and expands upon the affordable housing framework established by the Live Local Act SB 102 in 2023.

- **Amended the preemption for unit density. Counties may not restrict unit density below the county's "highest currently allowed density" in the Comp Plan.**
- **Added a new preemption for floor area ratio ("FAR"), prohibiting the restriction of FAR below 150% of the "highest currently allowed floor area ratio."**
- **Clarified maximum building height preemption and added height protections for single-family neighborhoods.**
- **Clarifies that only the affordable units are required to be rental units.**



Our Vision: To Be the Standard for Public Service in America



Live Local Act - 2025

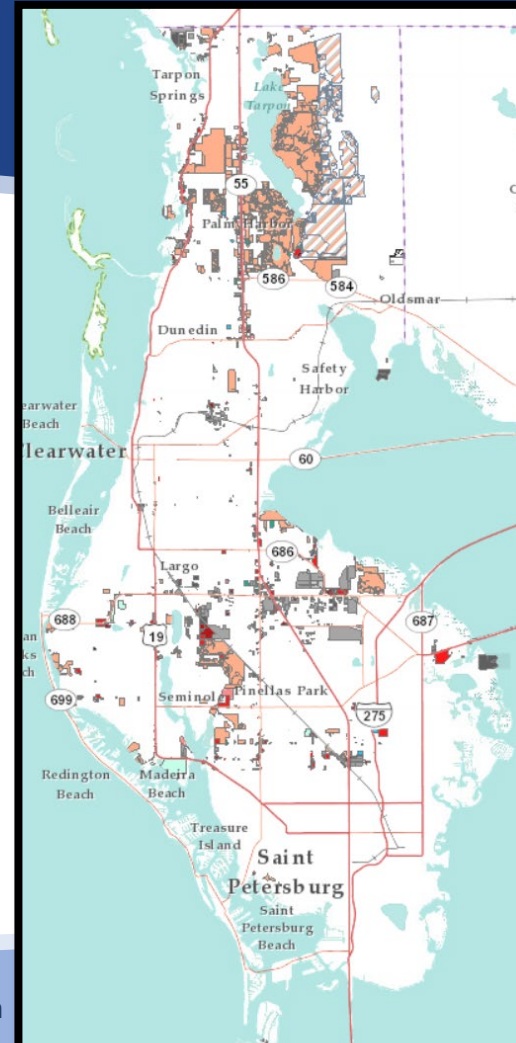
SB 1730 - Effective July 11, 2025

Amends and expands upon the affordable housing framework established by the Live Local Act SB 102 in 2023, and SB 328 in 2024.

- **Added language clarifying that LLA projects shall be administratively approved without “any quasi-judicial or administrative board of the reviewing body”.**
- **Added prescriptive definitions for “Commercial” “Industrial” “Mixed Use” “Allowable Density” & “FAR” to avoid inconsistent implementation.**
- **Added “flexibly zoned areas” are now eligible for LLA projects**
- **Clarified parking reduction requirements.**
- **Cannot require mixed-use LLA projects to include more than 10% of the total square footage as nonresidential.**



Our Vision: To Be the Standard for Public Service in America



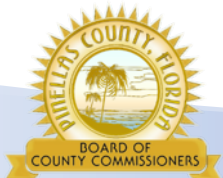
Live Local Act: Three Years Summary



Year / Bill	Effective Date	Key Takeaways
2023 – SB 102	July 1, 2023	Launched the Live Local Act : allowed affordable housing on commercial/industrial/mixed-use parcels, required 40% affordability at ≤120% AMI , and created property tax exemptions for affordable housing.
2024 – SB 328	May 16, 2024	Expanded framework: locked in highest density & FAR standards , added height protections near single-family neighborhoods, and clarified that only affordable units must be rentals .
2025 – SB 1730	July 11, 2025	Streamlined implementation: mandated administrative approval (no board reviews) , standardized definitions (density, FAR, uses), allowed flexibly zoned areas , clarified parking reductions , and capped nonresidential share at 10% in mixed-use projects.

Allowable Zoning Districts

- Office *added 2025
 - LO (Limited Office) and GO (General Office)
- Commercial
 - C-1 (Neighborhood Commercial), C-2 (General Commercial & Services), CP (Commercial Parkway) and, CR (Commercial Recreation)
- Industrial
 - E-1 (Employment-1), E-2 (Employment-2), I (Heavy Industry) &, IPD (Industrial Planned Development)
- Mixed Use
 - MXD (Mixed Use)
- Institutional *added 2025
 - LI (Limited Institutional) and GI (General Institutional)
- Flexible Zoning District *added 2025
 - RPD (Residential Planned Development)
*Policy Directive provided



The logo for Pinellas County, Florida, is located in the top right corner. It consists of the words "Pinellas" and "County" stacked vertically in a white, sans-serif font. To the right of the text is a stylized graphic of a sun with a yellow center and red rays, partially overlapping a blue wave.

LOCATION MAP

MASTER LAND USE PLAN

SUMMARY:

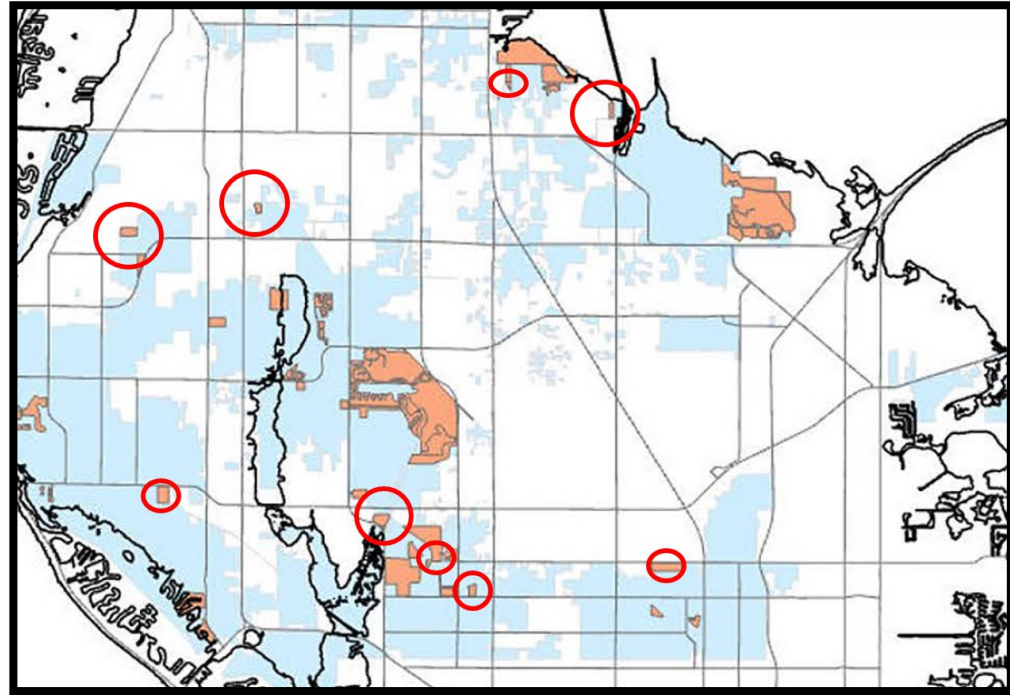
1982	TOTAL UNITS IN MASTER PLAN (2661.8 - 700)
1019	UNITS CURRENTLY ALLOCATED
943	UNITS NOT UTILIZED



RPD Zoning District

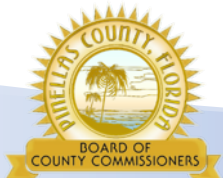
RPD Zoning District - Interpretation & Directive Provided

B. Parcel(s) in unincorporated Pinellas County in the RPD zoned properties that are not subject to an established DMP are eligible for development/redevelopment under the provisions of the 2025 update to the Live Local Act by right.



LLA Development Requirements

- **Maximum Density**
 - Up to 150 dwelling units per acre
- **Maximum Floor Area Ratio (FAR)**
 - Up to 7.5 (in accordance with 150% of the County's highest base FAR).
 - Now includes lot coverage
- **Maximum Height**
 - Based on highest allowed height for a building located in our jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.
 - The County may restrict the height of LLA developments when adjacent to, on two or more sides, a parcel designated for single family residential use which is within a single-family residential development with at least 25 contiguous single-family homes.
- **Parking**
 - Must reduce parking requirements for a LLA development by 15% if located within one-quarter mile of transit or
 - Has available parking within 600 feet of the proposed development available for use by the residents



LLA Development Example

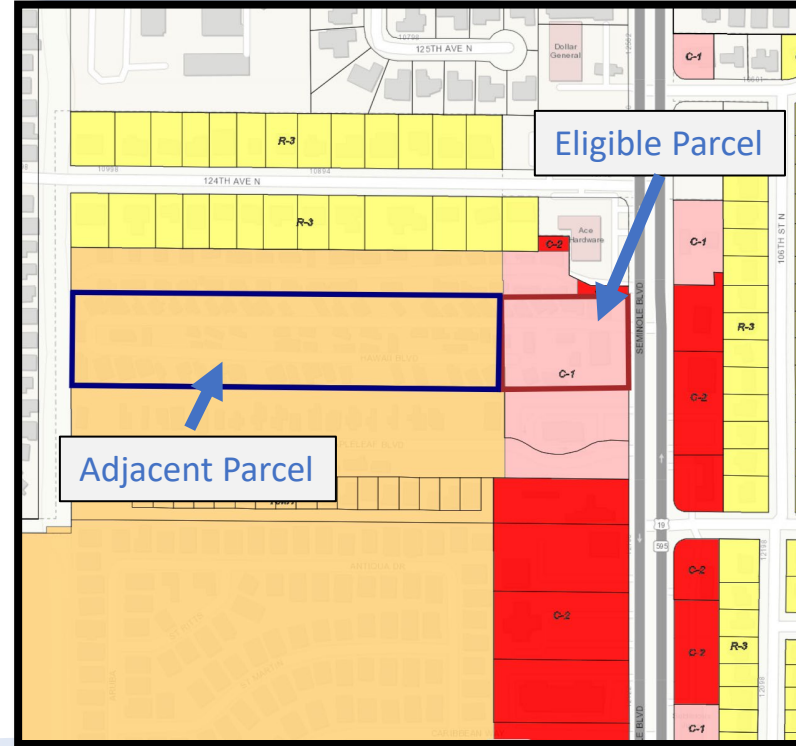
- Zoned C-2, 5.6 Acre property
- Max Density – 840 units (336 affordable)
- Max FAR – 1,829,520 square feet
- Maximum Height – 75 feet
- Parking – 1,071 spaces
- Stormwater, Flood, and Landscape/Habitat regulations would still be required.



Optional Provisions added 2025

*“Notwithstanding any other law or local ordinance or regulation to the contrary, a county **may allow an adjacent parcel of land** to be included within a proposed multifamily development authorized under this subsection.”*

- This opens up adjacent property, regardless of zoning, to be included as part of a LLA project.
- Could open residential zoning districts for LLA projects.
- Need policy direction.
- **Staff recommends not allowing this option.**



Optional Provisions added 2025

*“Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable,..., but not limited to, a mixed-use residential development, ... **or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution** which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable.*

- Religious Uses are located all throughout the County on various size parcels.
- Only requires 10% of units to be affordable. **90% can be market rate housing.**
- Need policy direction.

Staff recommends not allowing this option.



Thank you