

A blurred image of a city skyline at dusk or dawn, with various building silhouettes against a blue and orange sky.

Live Local Act

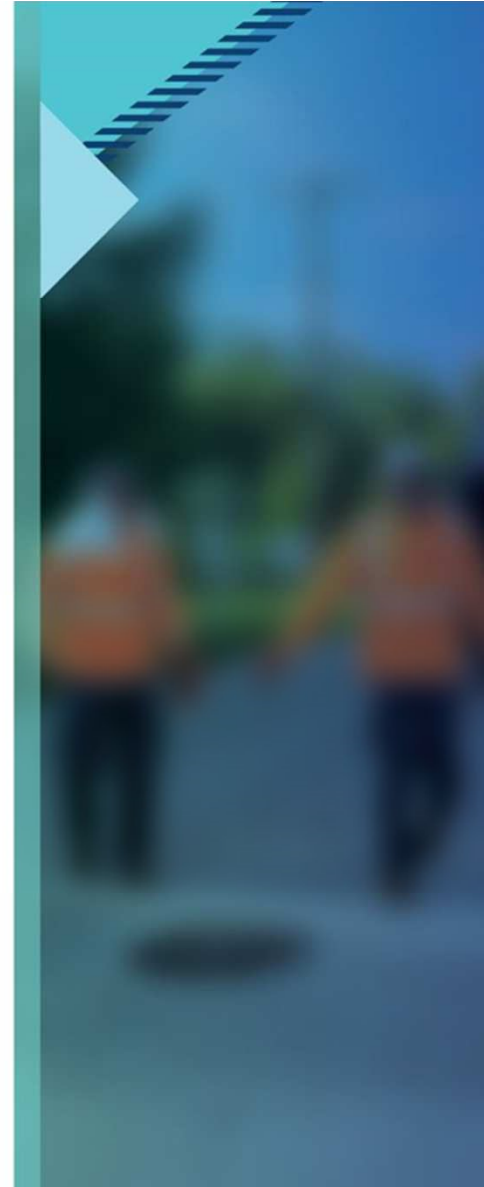
SB 102 (Ch. 2023-17, L.O.F.)

Presentation to City Council

July 13, 2023

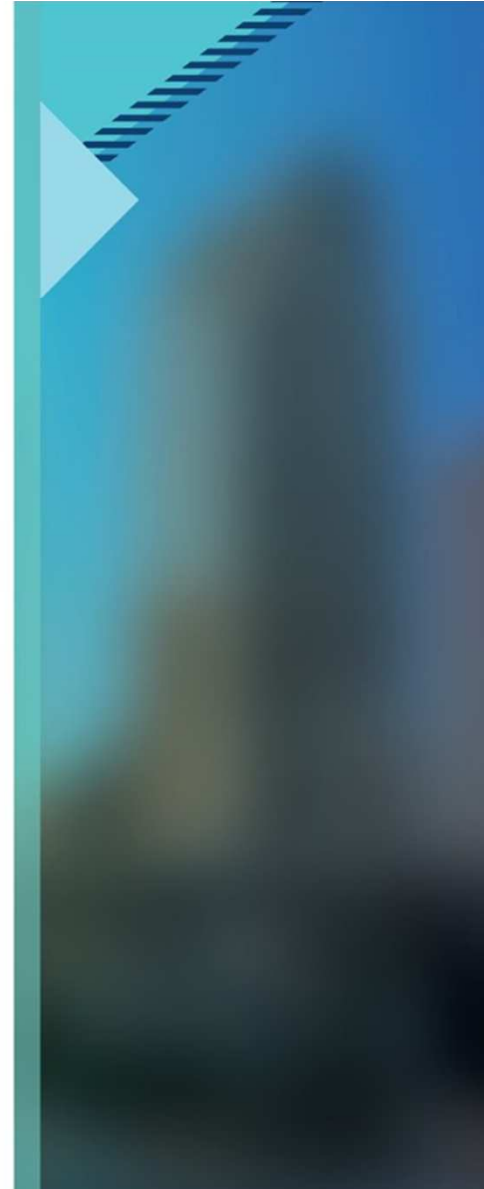
File No. CM23-81347

Motion: (Carlson-Maniscalco) That Staff be requested to provide a report on July 13, 2023 under Staff Report and Unfinished Business on the impact of Senate Bill 102 on the City of Tampa. Motion carried unanimously.



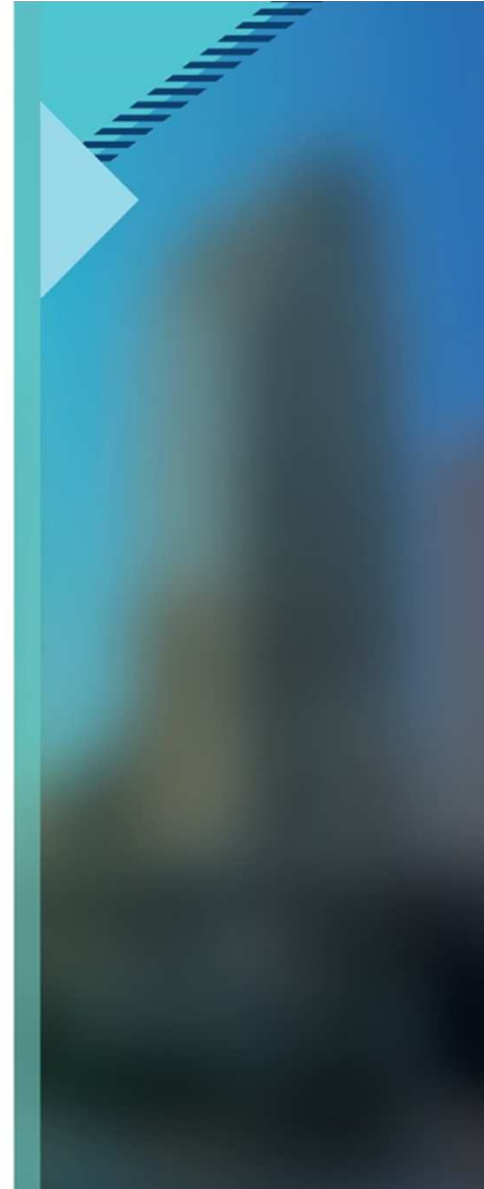
Order of Presentation

- SB 102 Overview
- SB 102 Implementation



SB 102 Overview

- Zoning and Land Use
- Surplus Land Statute
- Funding and Tax Incentives
- Other



Timeline

March 29, 2023

Approved by the Governor

May–July 2023

City staff weekly workgroup meetings

June 16, 2023

Potential Applicants/Stakeholders Meeting

June 23, 2023

Affordable Housing Advisory Committee

July 1, 2023

Effective Date





Zoning and Land Use

Allows Multifamily and Mixed-Use residential in commercial, industrial, or Mixed-Use zoning districts, where:

- **A minimum of 40% of units are affordable**
 - **120% Area Median Income**
- **Affordability Period of at least 30 years**
- **In Mixed-Use, 65% of total square footage must be used for residential (a minimum of 40% affordable, as above)**

Projects are not required to change land use or zoning

Approval required by administrative action

Zoning and Land Use

The Live Local Act *preempts* some local authority:

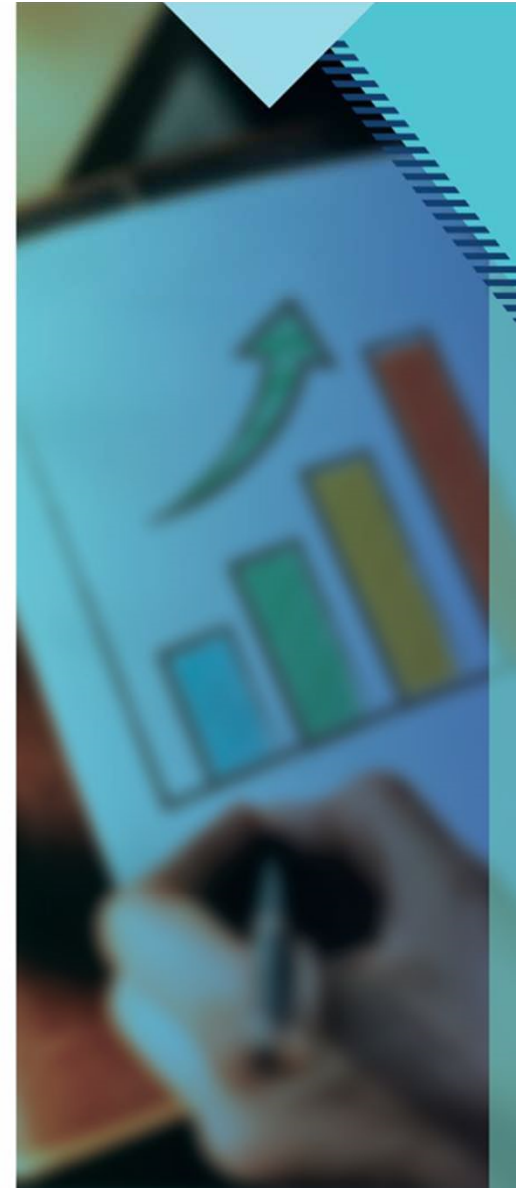
- Density
- Height
- Must consider reduced parking

Requires the City apply Land Development Regulations for multi-family zoning



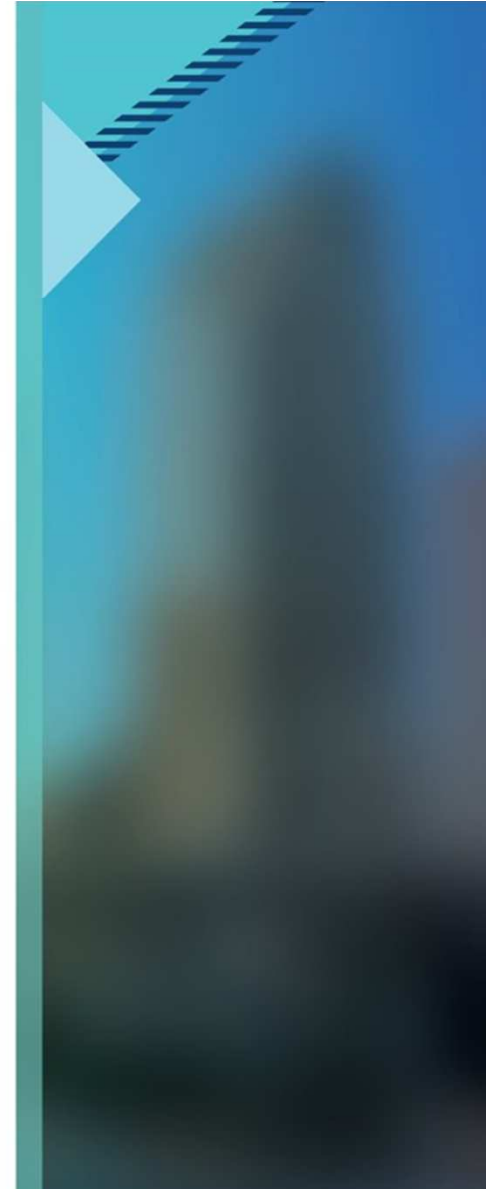
Surplus Land Statute

- Currently City prepares an inventory of City-owned property appropriate for affordable housing every 3 years
- LLA changes:
 - City must prepare a new list by October 1, 2023
 - Inventory must include property located in a dependent special district in the city
 - City must publish inventory list on the website
 - Land may be used for affordable housing through a long-term land lease
 - City is encouraged to adopt best practices for a surplus land program



Funding and Tax Incentives

- State budget -
 - \$252m - State Housing Initiatives Partnership (SHIP) program
 - \$259m - State Apartment Incentive Loan (SAIL) program
 - \$100m - Florida Hometown Hero Housing Program
 - \$100m - Inflation Loan Program for SAIL
- Creates a new tax credit donation program
- Provides property tax exemptions opportunities for affordable housing projects
- Allows sales tax exemption on some building materials used for affordable housing





Additional Items

- City is preempted from enacting rent control ordinance
- City must post expedited permitting procedures online
- LLA requires identification of conservation lands that should be transferred to City for MF rental housing
- Creates:
 - Live Local Program
 - Hometown Heroes Program
 - Affordable Housing Catalyst Program
- Rewrites Florida Housing Strategy



SB 102 Implementation



Zoning and Land Use

Requires the allowance of Multi-family and Mixed-Use residential in commercial, industrial, or mixed-use zoning districts, where:

- A minimum of 40% of units are affordable
 - 120% Area Median Income
- Affordability Period of at least 30 years
- In Mixed-Use, 65% of total square footage must be used for residential (a minimum of 40% affordable, as above)

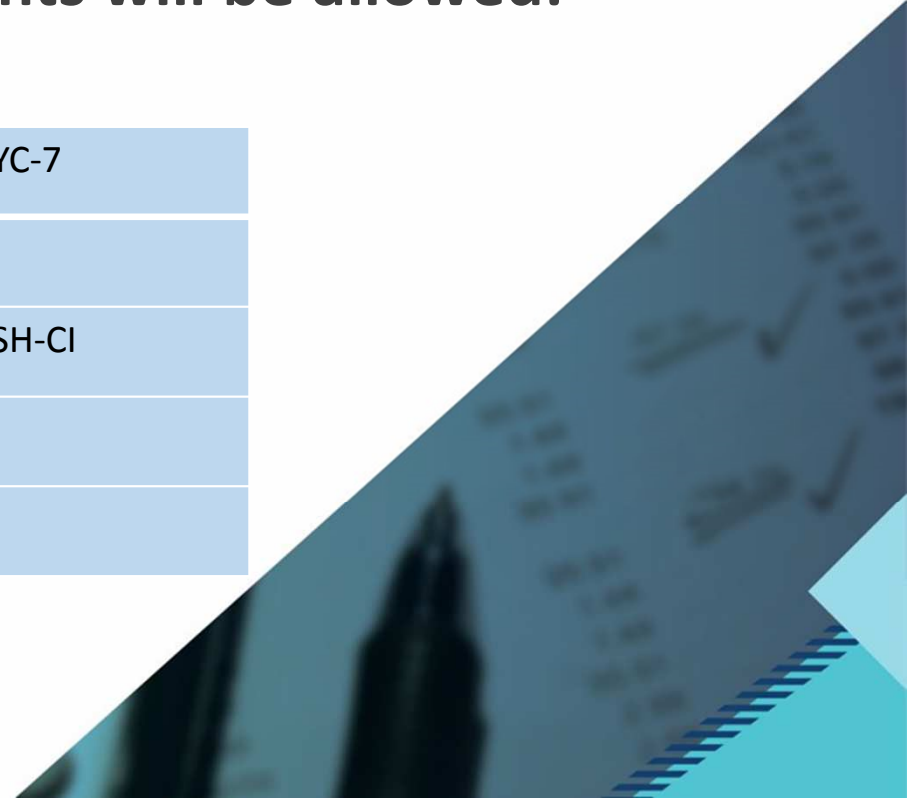
Projects are not required to change land use or zoning

Approval required by administrative action

Zoning and Land Use

Commercial, Industrial, and Mixed-Use zoning districts where Live Local Qualifying Developments will be allowed:

YC-1	YC-4	YC-5	YC-6	YC-7
RO-1	RO	OP-1	OP	
CG	CN	CI	SH-CG	SH-CI
IG	IH			
NMU-16	NMU-24	NMU-35		



Zoning and Land Use

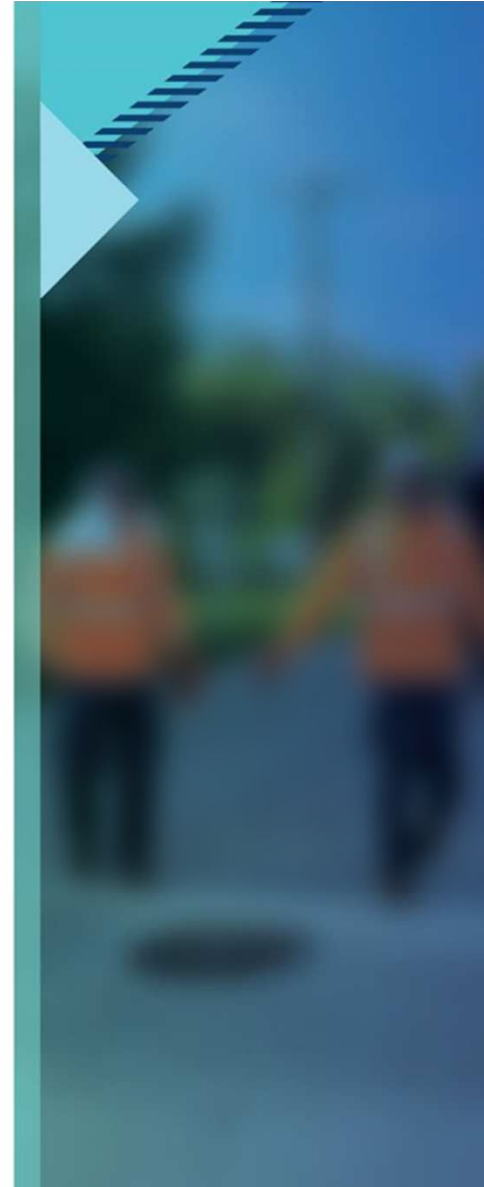
LLA *preempts* some local authority:

City cannot restrict density below highest density allowed for residential

- Regional Mixed Use - 100 Land Use/100 units to the acre
- 2.5 minimum FAR for mixed use qualifying developments

City cannot restrict height below the highest commercial or residential structure within 1 mile of a proposed qualifying development site or up to 3 stories

- FAA, Hillsborough County Aviation Authority, and other similar restrictions will control



Zoning and Land Use

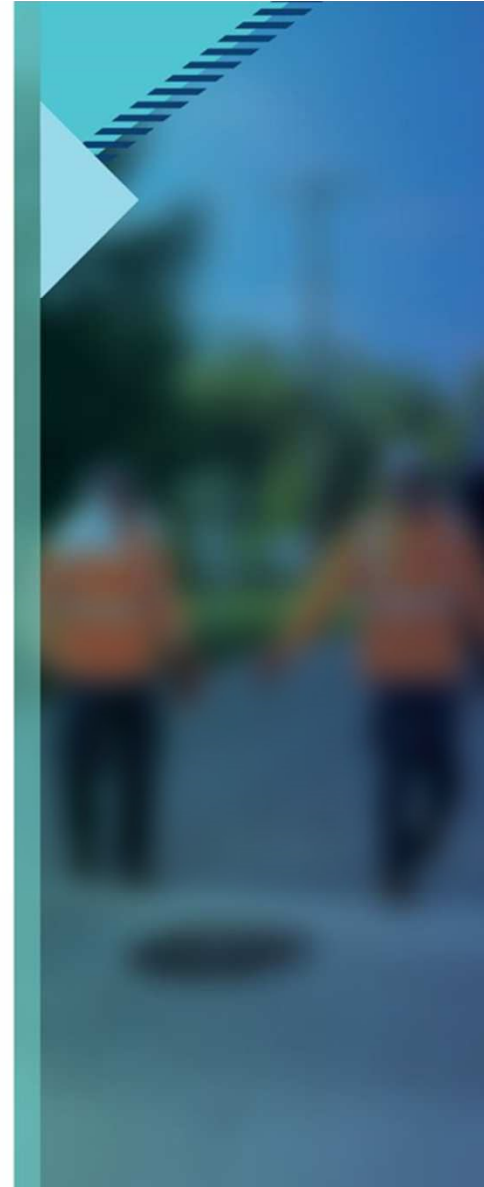
LLA requires the following:

City to consider reducing parking under certain circumstances

- City will use .8 standard for affordable housing units
- One loading space, minimum

City to use multiple family development standards

- City will use RM-75, setbacks the same in all RM districts, RM-75 affords a 4 to 1 “step back”





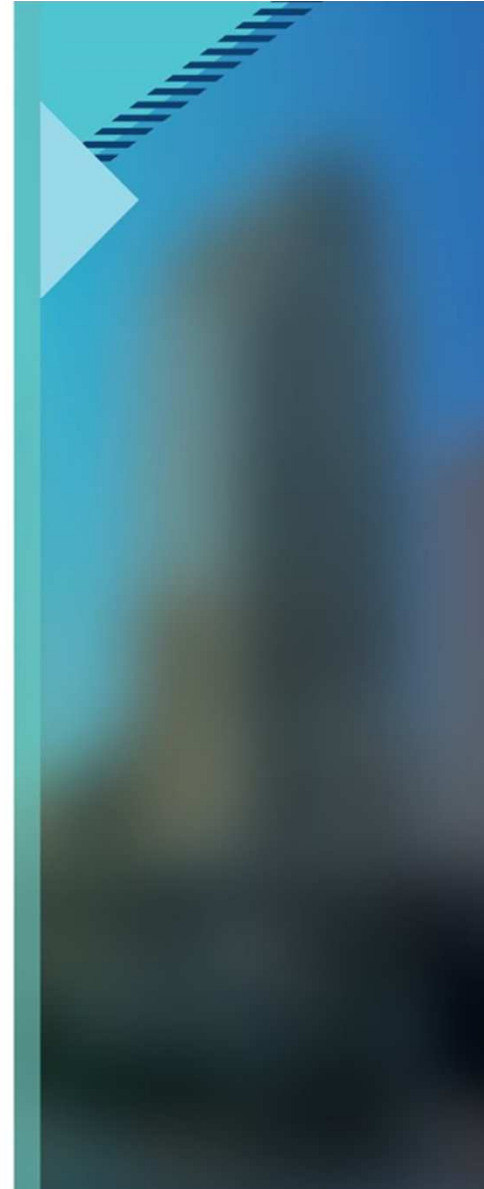
Zoning and Land Use

For Mixed Use Projects, City will use Commercial General (CG) standards as this zoning district allows mixed use by right and the standards would be consistent.

Zoning and Land Use

What is *not* preempted?

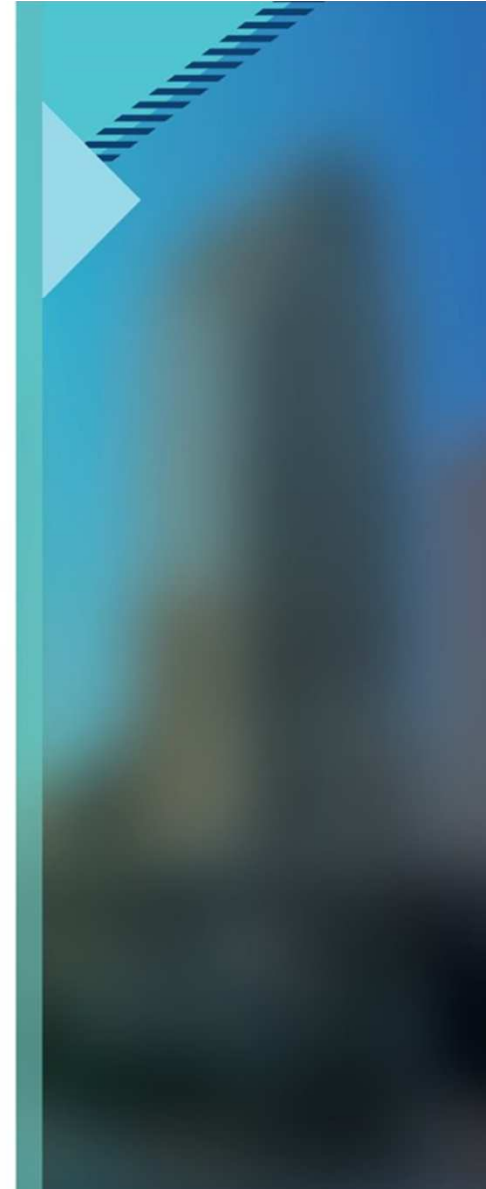
- Tree retention
No change to standards in Code
- Stormwater Management
No change to standards in Code
- Floodplain Management
No change to standards in Code



Zoning and Land Use

Utilize alternative design standards to encourage better site development

- Buffering
 - 8' buffer with plantings adjacent to rights of way
- Landscape
 - Reduce to 100 sf or 6000 sf for site plan
 - Reduce to 75 sf or 5000 sf with aggregated landscape plan





Zoning and Land Use

Implementation

- Interpretation memorandum issued by the Zoning Administrator
- Applicant must –
 - Submit application, site development plan, project narrative
 - Provide a commitment to complete transportation study to determine mitigation prior to building permit (standard for projects that go directly to permitting/do not require rezoning)
 - Provide an affidavit of 30-year affordable housing commitment (Deed restriction ensuring affordability must be recorded prior to certificate of occupancy)
 - **Apply City standards for income and monitoring**



Zoning and Land Use

- Fees for submittal (same as site plan review fee)
\$2642.00 plus \$111/acre
- 60-day staff review period
Applicant may request one 30-day extension
- Review/appeal of official ruling is per 1-19 of the Code
To Zoning Administrator's supervisor

A blurred background image of a city skyline at dusk or dawn, with several tall buildings visible against a blue and orange sky. The image is out of focus, creating a bokeh effect.

Q & A

THANK YOU