



# Live Local Act Update

City Council  
Work Session  
July 29, 2024



**CLEARWATER**  
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# Live Local Act

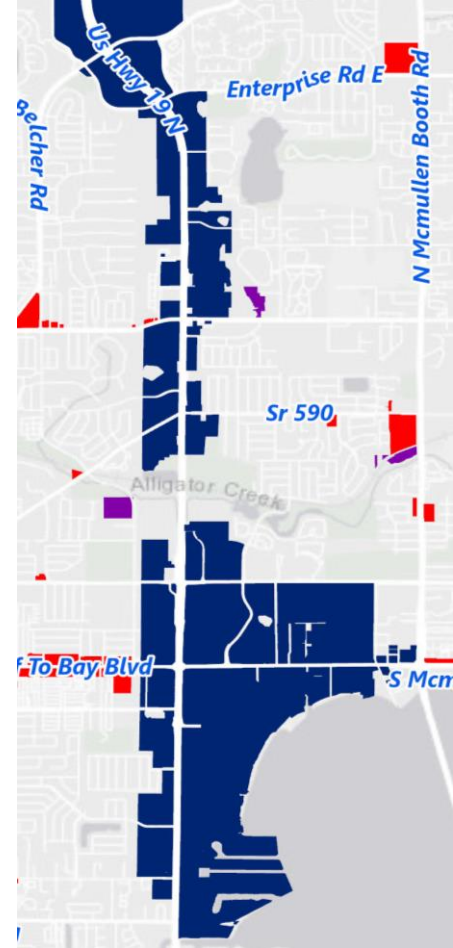
- Senate Bill 102 (2023)
- Signed Into Law July 1, 2023
- Refined Previous Bills Governing Affordable Housing Projects
- Preempted Local Government's Ability to Regulate Zoning, Density, and Height

# Senate Bill (SB) 328 Updates

- Preempts Intensity (Floor Area Ratio, or FAR)
- Height Restrictions
- Parking Reductions
- Other Density/Intensity Bonuses
- Minor Changes for Clarity

# FAR Preemption

- Must Permit at 150% of Highest Allowed Floor Area Ratio
- Applies only to US 19 District
- US 19 Regional Center Permits 2.5 FAR; 150% is 3.75 FAR



# Height Restriction

If Adjacent on Two Sides by a Single-Family Residential Development with 25 or More Contiguous Lots, Height can be Restricted to:

- 150% of the Tallest Adjacent Building; or
- Highest Currently Allowed Height in the Zoning District of Parcel; or
- Three Stories, Whichever is Higher

# Required Parking Reduction

Required Off-Street Parking must be Reduced by 20% if:

- Project Site is within ½ Mile of Major Transportation Hub; or
- Has Available Parking within 600 Feet of Proposed Project Site; or
- Is Within a Transit-Oriented Development Area

# Other Density/Intensity Bonuses

- Permits Live Local Projects to Apply for Other City Bonuses
- Other Density/Intensity Bonus Applications Must be Approved Administratively

# Minor Changes

- Clarifies “Highest Currently Allowed Density”
- Clarifies “Highest Currently Allowed Height”
- Revises Optional Parking Reduction to Projects Located within  $\frac{1}{4}$  Mile of Transit Stop



# SB 328 Became Law on May 16, 2024

- Provisions Now in Effect
- Updating Policy Memo to Reflect Updated Regulations
- Updating Live Local Webpage and FAQs on City's Website



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