



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 24R-5543

File ID: 24R-5543

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 02/09/2024

File Name: Live Local Act Implementation

Final Action:

Title: RESOLUTION NO. 24R-02-29:A RESOLUTION OF THE CITY COMMISSION FO THE CITY OF LAUDERHILL, FLORIDA PROVIDING DIRECTION TO THE PUBLIC ON THE IMPLEMENTATION OF SENATE BILL 102 (SB 102), ALSO KNOWN AS "THE LIVE LOCAL ACT" CONTAINED IN FLORIDA STATUTES CHAPTER 166 MUNICIPALITIES; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Notes:

Sponsors:

Enactment Date:

Attachments: RES-24R-02-29-HB 102 Implementation.pdf,
Attachment A - DRR - SB102

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 24R-5543

RESOLUTION NO. 24R-02-29:A RESOLUTION OF THE CITY COMMISSION FO THE CITY OF LAUDERHILL, FLORIDA PROVIDING DIRECTION TO THE PUBLIC ON THE IMPLEMENTATION OF SENATE BILL 102 (SB 102), ALSO KNOWN AS "THE LIVE LOCAL ACT" CONTAINED IN FLORIDA STATUTES CHAPTER 166 MUNICIPALITIES; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Request Action:

Staff is requesting approval of a Resolution in order to provide direction to Staff, prospective developers and the public as it relates to the newly adopted "Live Local Act."

Need:

City staff is requesting a resolution to provide clarity to the public as to the administrative review for the Live Local Act. The State of Florida adopted changes to the Statutes last year known as the "Live Local Act," (the "Act") which among other things attempted to streamline and incentivize affordable housing within the state of Florida. The Act preempts certain use, density, and height regulations and imposes various obligations, including the requirement for a municipality to permit residential development as an allowable use in any area zoned for commercial, industrial, or mixed-use if at least forty percent (40%) of the residential units are affordable, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years. This report intends to clarify: the appropriate zoning districts applicable to the Act, only mixed-use developments would be permitted within the City under the Act, the applicable development standards for a potential developer, and the administrative procedure that an applicant must follow.

Summary Explanation/ Background:

Last year, the Governor of Florida signed into law SB 102 ("Live Local Act"). In an effort to incentivize the development of additional affordable housing the State mandated that municipalities must approve developments defined in 420.0004 on any parcel zoned for commercial or industrial, so long as at least 40 percent of the units included in the project are for housing that is affordable. Given the preemption of certain standards (use, height and density), City Staff has prepared this Resolution for review and consideration by the City Commission. The resolution simply outlines the applicable city regulations, standards and the process to provide clear direction to the developers and city staff on implementing this Act. This proposal does not include any new regulations or changes to the Land Development Regulations.

Attachments:

Attachment A - Development Review Report (Includes copy of SB102)

Cost Summary/ Fiscal Impact:

The Department finds the implementation of this Ordinance will not require a budget allocation or expenditure of City funds.

Estimated Time for Presentation: 10 Minutes (if necessary)

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- ☐ Increase mass transit ridership
- ☐ Reduce City energy consumption
- ☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- ☐ Crime in lower 50% in Broward
- ☐ Residents feel safe in neighborhood
- ☐ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- ☐ Increase participation in youth sports
- ☐ Add new park land and amenities
- ☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- ☐ Increase commercial tax base
- ☐ Increase employment in Lauderhill businesses

☐ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced

☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

☒ Improves City efficiency ☐ Increase use of Information Technology

☐ Increases residents perception of Lauderhill as an excellent place to live