



City of Coral Gables

Implementation Order of the City Manager

Implementing Order No.: 2026-002

Title: Amended Implementation of the Live Local Act (Florida Statute 166.04151) (Amending Implementation Order No.: 2024-001)

Ordered:

Effective: 7/1/25

AUTHORITY:

Chapter Laws 2023-17, 2024-188, and 2025-172 (amending and enacting various Florida Statutes related to affordable housing)

PURPOSE

The purpose of this policy is to establish a process for qualifying developments to seek review and approval for affordable housing projects consistent with recent changes to State Law.

APPLICABILITY

A property owner that seeks to develop an affordable housing project pursuant to Florida Statute 166.04151 (Live Local Act) must satisfy the following conditions:

- The property must be located in a Mixed-Use zoned district
- At least 40% of the units must be affordable for a minimum period of 30 years
- At least 65% of the total square footage must be residential

ENTITLEMENTS

Per Florida Statute 166.04151, the proposed project must satisfy the above conditions to be eligible for the following:

- The project may build to the highest density permitted in any part of the city where residential development is allowed provided it otherwise complies with the Zoning Code
- The project may build to the highest currently allowed height of any residential or commercial property within one mile of the project, or up to three stories whichever is greater. Mediterranean bonus is not factored into this calculation.
- The project shall not build beyond 150% of the highest currently allowed Floor Area Ratio (FAR) of MX zoning, excluding any bonus, variance, or other special exception

- If the proposed project is in the area of single-family residential as further outlined in Florida Statute 166.04151, the proposed project shall be in compliance with those provisions, including any applicable height restrictions
- The project may reduce the minimum parking requirements by 15% when: 1) within ½ mile of a major transportation hub, which are the MetroRail stations; 2) has available parking for use by residents of the proposed development within 600 feet; or 3) within ¼ mile of a transit stop
- The project may apply for the Coral Gables Mediterranean Design bonus per Section 5-200 of the Zoning Code
- The Zoning Code applies to all aspects of the project except for use, density, Floor Area Ratio (FAR), building height, and allowed parking reduction (if applicable). (e.g. minimum unit size, setbacks, open space, etc.)

APPLICATION PROCESS

1. A Preapplication Meeting is required with the Planning & Zoning Division prior to submitting an application for initial review of the overall project information and identify the necessary documentation to be filed with the application(s).
2. The following documentation shall be submitted to the Development Review Committee (DRC) for review:
 - The Supporting Information as required on the Development Review Committee (DRC) Application Form, accessible at: <https://www.coralgables.com/department/development-services/applications-forms-and-general-information>.
 - A specific purpose survey demonstrating the 1-mile distance, with a brief analysis of the comparator site (its zoning, availability for bonus height, if sought, etc.).
 - Easily visible notes on the zoning legend indicating that proposed Live Local Act project is per Florida Statute 166.04151, specifically where the proposed project deviates from the zoning's height, density, Floor Area Ratio (FAR), use, or parking.
 - A table, with a diagram, indicating the ratio of 65%+ residential to any other use
 - An Affordability Report with proposed or expected rental rates for proposed affordable residential units (40% of units must target households making up to 120% of the area median income. The cost (including utilities) for such a unit cannot exceed 30% of the tenant's income, and will vary based on household size.)
 - Affidavit confirming a 30-year commitment to provide affordable housing
3. After the applicant is able to address all the applicable DRC comments, the proposed building design shall be submitted to the Board of Architects (BOA) for design review and approval to satisfy the City's land development regulations (Official Zoning Code Section 14-202), as well as any other required Boards review and processes if applicable, such as in the case of requested variances or amendments to the Site Specific Zoning Regulations.
4. Pursuant to Florida Statute 166.04151, the proposed use, density, Floor Area Ratio (FAR), building height, and allowed parking reduction (if applicable) will not be considered in the review process.
5. To be granted the Coral Gables Mediterranean bonuses, the applicant shall submit the proposed design for Conceptual Mediterranean Review by the Board of Architects (BOA) prior to or

following the DRC review to satisfy the City’s land development regulations (Official Zoning Code Section 5-201).

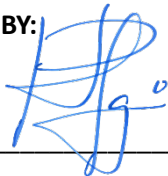
6. Upon the preliminary design review and approval by the Board of Architects, the City Manager may provide an update of the proposed Live Local Act application to the City Commission at the next available Commission meeting after the BOA approval.
7. In compliance with Resolution No. 2024-199, City Staff shall provide notice of any proposed, approved, or denied Live Local Act project within 1,000 feet of another local government’s perimeter.
8. The following documentation shall be submitted to the Development Services – Building Department to be administratively reviewed and approved as required in Section 14-202 of the Official Zoning Code:
 - Signed and notarized Building Permit application form, including a Cost of Work Amount.
 - Final electronic permit drawings, including complete Architectural, Structural (and Structural Calculations), Landscaping (plans to include Grading, Hardscape Irrigation & Planting), Mechanical, Electrical, Plumbing, Life Safety and any other required discipline.
 - General information such as Scope of Work Statement, FBC Code Edition & all other required Code References, Index of Drawings for all disciplines, Construction Types, Zoning Information, Life Safety, and any other relevant information.
 - A current digitally-signed Survey of the Property, which is less than five (5) years old, accurately reflecting the existing conditions of the Property, including: all Improvements, Site Elevations, Square Footage, Structures, Sidewalks, Crown of Road, and Existing Trees with Three Inch or Greater Caliper Trunks within the Property and adjacent Right-of-Way or a Statement by the Land Surveyor that there are no Trees on the Property.
 - A Tree Disposition Plan, which includes a Tree Protection Plan & Detail for all Trees on the Site and in the Public Right of Way
 - DERM, WASA, HRS, FDOT, MDX, FDEP, and other external reviewing agencies approval is required prior to issuance of Master Building Permit.
9. Prior to the Building Permit issuance, the affordable housing covenant shall be reviewed and approved by the City Attorney’s Office.
10. All applicable DRC, BOA, and other Board fees apply.

ONGOING COMPLIANCE REQUIREMENTS

After completion of the proposed project, the following shall be required:

- Annual affordability review / affidavit requirement
- Covenant for 40% affordable units reporting requirements (audited)

APPROVED BY:



Peter Iglesias
City Manager

____4/21/2026____

Date