

Committee Substitute for
Committee Substitute for Senate Bill No. 1730

An act relating to affordable housing; amending ss. 125.01055 and 166.04151, F.S.; authorizing the board of county commissioners and the governing board of a municipality, respectively, to approve the development of housing that is affordable, including mixed-use residential, on any parcel owned by religious institutions; requiring counties and municipalities to authorize multifamily and mixed-use residential as allowable uses in portions of flexibly zoned areas under certain circumstances; prohibiting counties and municipalities from imposing certain requirements on proposed multifamily developments; prohibiting counties and municipalities from requiring that more than a specified percentage of a mixed-use residential project be used for certain purposes; revising the density, floor area ratio, or height below which counties and municipalities may not restrict certain developments; defining the term "highest currently allowed, or allowed on July 1, 2023"; revising the definition of the term "floor area ratio"; authorizing counties and municipalities to restrict the height of proposed developments on certain parcels with structures or buildings listed in the National Register of Historic Places; requiring the administrative approval of certain proposed developments without further action by a quasi-judicial or administrative board or reviewing body under certain circumstances; defining the term "allowable density"; requiring the administrative approval of the demolition of an existing structure associated with a proposed development in certain circumstances; providing construction; authorizing counties and municipalities to administratively require that certain proposed developments comply with architectural design regulations under certain circumstances; requiring counties and municipalities to reduce parking requirements by a specified percentage for certain proposed developments under certain circumstances; authorizing counties and municipalities to allow adjacent parcels of land to be included within certain proposed developments; requiring a court to give priority to and render expeditious decisions in certain civil actions; requiring a court to award reasonable attorney fees and costs to a prevailing party in certain civil actions; providing that such attorney fees or costs may not exceed a specified dollar amount; prohibiting the prevailing party from recovering certain other fees or costs; defining terms; revising applicability; prohibiting counties and municipalities from enforcing certain building moratoriums; providing an exception, subject to certain requirements; requiring the court to assess and award reasonable attorney fees and costs to the prevailing party in certain civil actions; providing that such attorney fees or costs may not exceed a specified dollar amount; prohibiting the prevailing party from recovering certain other fees or costs; providing applicability; providing annual reporting requirements beginning on specified dates; authorizing applicants for certain proposed developments to notify the

Live Local Act

SENATE BILLS 102/328/1730

CITY COMMISSION
SEPTEMBER 10, 2025



LIVE LOCAL ACT

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ENROLLED
2023 Legislature

CS for SB 102, 1st Engrossed

2023102er

CHAPTER 2024-188

Committee Substitute for
Committee Substitute for Senate Bill No. 328

An act relating to affordable housing; amending ss. 125.01055 and

CHAPTER 2025-172

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

PREEMPTIVE BILL BY THE **FLORIDA SENATE**
AND SIGNED INTO LAW BY THE **GOVERNOR**
THAT IS INTENDED TO ADDRESS THE STATE OF
FLORIDA'S AFFORDABLE HOUSING CRISIS

- **LIVE LOCAL ACT**
SENATE BILL No. 102, CH 2023-17
SIGNED ON MARCH 23, 2023, AND
EFFECTIVE ON JULY 1, 2023
- **LIVE LOCAL ACT – 2024 “GLITCH BILL”**
SENATE BILL No. 328, CH 2024-188
EFFECTIVE ON MAY 16, 2024
- **LIVE LOCAL ACT – 2025**
SENATE BILL No. 1730, CH 2025-172
EFFECTIVE ON JULY 1, 2025

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WHAT IS A PREEMPTION?

A STATE BILL THAT RESTRICTS THE HOME RULE POWERS OF ALL CITIES AND COUNTIES IN THE STATE THROUGH PREEMPTION.

446	<u>(7) (a) A municipality must authorize multifamily and mixed-</u>		
447	<u>use residential as allowable uses in any area zoned for</u>		
448	<u>commercial, industrial, or mixed use if at least 40 percent of</u>		
449	<u>the residential units in a proposed multifamily rental</u>		
450	<u>develop</u>		
451	478	<u>(e) A municipality must consider reducing parking</u>	
452	479	<u>requirements for a proposed development authorized under this</u>	
453	480	<u>subsection</u>	
454	481	<u>a major</u>	
	482	<u>development</u>	
	483	<u>the deve</u>	
	484	<u>(f) A municipality that designates less than 20 percent of</u>	
	485	<u>the land area within its jurisdiction for commercial or</u>	
	486	<u>industrial use must authorize a proposed multifamily development</u>	
	487	<u>as provided in this subsection in areas zoned for commercial or</u>	
	488	<u>industrial use only if the proposed multifamily development is</u>	
	489	<u>mixed-use residential.</u>	

A PREEMPTION CONTROLS OVER LOCAL LAWS AND PRECLUDES *EVERY CITY AND COUNTY* FROM ADOPTING LAWS ON THE SAME SUBJECT.

LIVE LOCAL ACT - SUMMARY

Height

Highest currently
allowed height
within 1-mile of
proposed

Density

Highest density
allowed on any land
in the City

FAR

150% of the highest
currently allowed
Floor Area Ratio
(FAR)

Use

Mixed-use with multifamily
rental
and **10% max. of non-residential**
w/out a zoning or land use
change



Parking

15% reduction required w/in
¼-mile of transit stop;
w/in ½-mile of major
transportation hub; or
has available parking w/in 600'

Preemption of local zoning regulations regarding Height, Density, FAR, Use, and Parking

LIVE LOCAL ACT IN CORAL GABLES

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Live Local Act

The Florida Live Local Act (Act) is a state law designed to promote affordable and workforce housing by offering developers tax incentives and regulatory benefits. For qualifying projects, the Act preempts local zoning authority, allows multifamily housing in numerous areas without rezoning, and requires administrative approval without public hearings. While the law seeks to address housing shortages, it limits municipal control over land use, restricting cities' ability to manage growth and planning. For more information on the Act, please see the linked bills below:

- [Senate Bill 102](#) – 2023
- [Senate Bill 328](#) – 2024
- [Senate Bill 1730](#) – 2025

Further, the following implementation order issued by the city summarizes developers' entitlements under the Act:

[IO-2025-001, Amending IO-2024-01 – Implementation of the Live Local Act \(PDF\)](#)

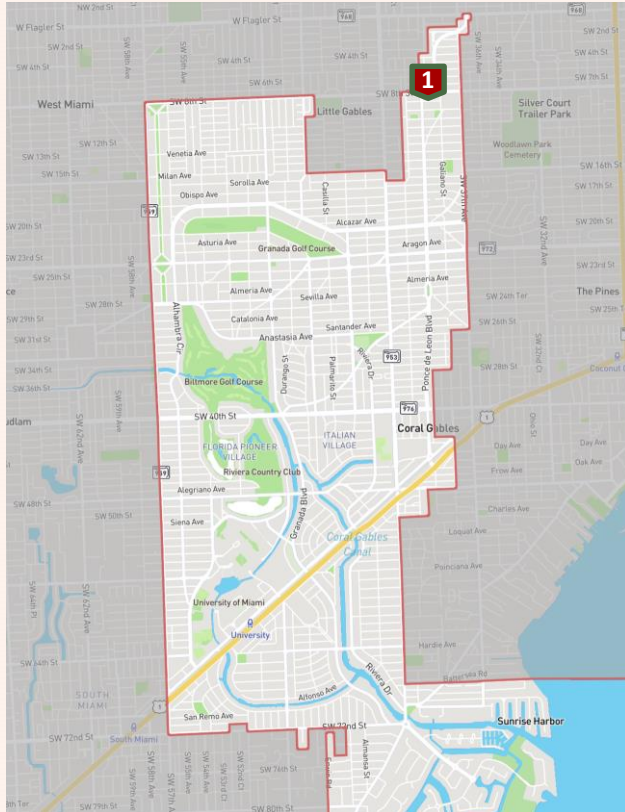
As of August 2025, the City of Coral Gables has only received one (1) Live Local project application, and currently has no built Live Local developments within the city.

Commission's Resolution

[Commission's resolution for upcoming inventory list of city-owned properties appropriate for use as affordable housing](#)

www.coralgables.com/departments/development-services/live-local-act

LIVE LOCAL ACT - APPLICATIONS



Current Live Local applications in Coral Gables:

- Applied: **1**
- Reviewed: *none*
- Approved: *none*
- Built: *none*

Live Local applications near Coral Gables:

- Sears project at Coral Way / Douglas Road

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