

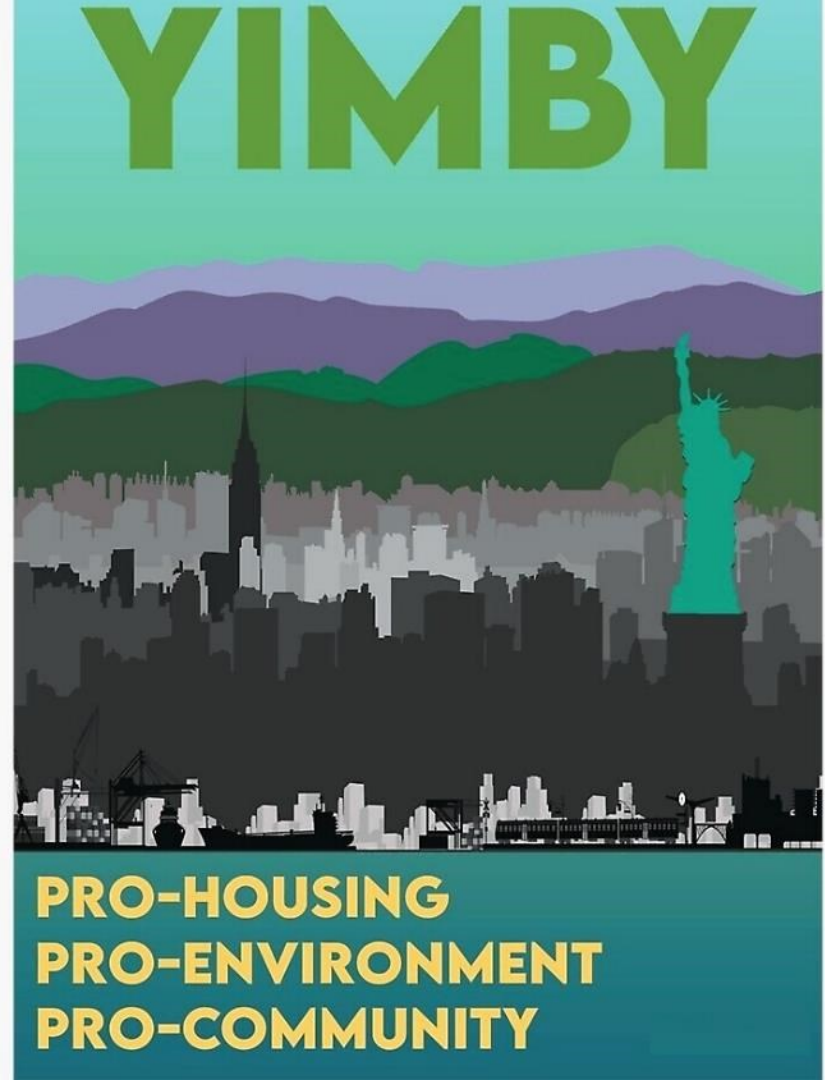
YIMBY comes to Tallahassee:

**Florida's "Live Local Act" and
state preemption of local zoning authority**

Jared Austin and Elizabeth Strom August 2024



Housing supply constraints and affordability



State preemption of local zoning

- HB 1339
 - Passed in 2020
 - Allowed residential development to be streamlined and bypass local zoning
- SB 962
 - Passed in 2021
 - Allowed **residential or mixed-use projects** to be streamlined but up to the local governments
- SB 102
 - Passed in 2022.
 - Much more preemptive in its aims
 - Overrides density, intensity and height standards
 - Explicitly a private sector driven supply side approach



Implementation across the state

- SB 102 passed with near-unanimous, bipartisan support
- Many local governments moved quickly to comply with law, figure out implementation details
- In some areas, quick response from developers
- Local government objections:
 - General concerns about preemption and override of local processes
 - Elected officials want to be part of development process
 - Pushback against height, and loss of commercial areas & Industrial areas



A new law is supposed to boost affordable housing. South Florida cities are furious

BY ANDRES VIGLUCCI AND RAISA HABERSHAM
UPDATED AUGUST 23, 2023 4:38 PM



Study Overview & Methods

- Study Overview:
 - Focus of the study includes three counties
 - Within Hillsborough and Pinellas just focusing on City of Tampa and City of St. Petersburg respectively
 - Today the focus will be on the cases at the extremes of the housing continuum
- Study Methods:
 - Conducting targeted interviews of key stakeholders
 - Analysis of local documents and news articles
 - Review and analysis of meeting minutes and recorded council meetings



Working Research Questions

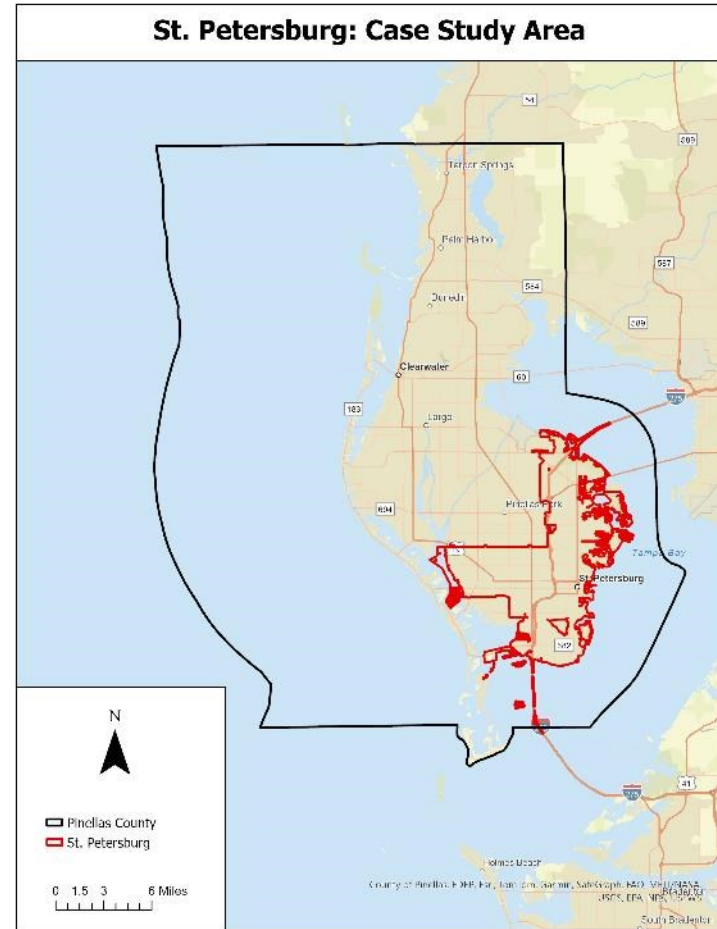
- What have been the political dynamics of local land use preemptions under Florida's LLA, and how have local governments responded?
- How have local planners and policy makers adapted to the new regulatory regime, and how do we understand the differences found in different local governments?
- In the first year of LLA implementation is there evidence that the law has led to increased affordable housing production?
- And finally, how does the Florida LLA experience shed light on land use and affordable housing debates in other states?

Tampa Bay Region (Hillsborough, Pinellas, & Pasco Counties)



Case study: City of St. Petersburg

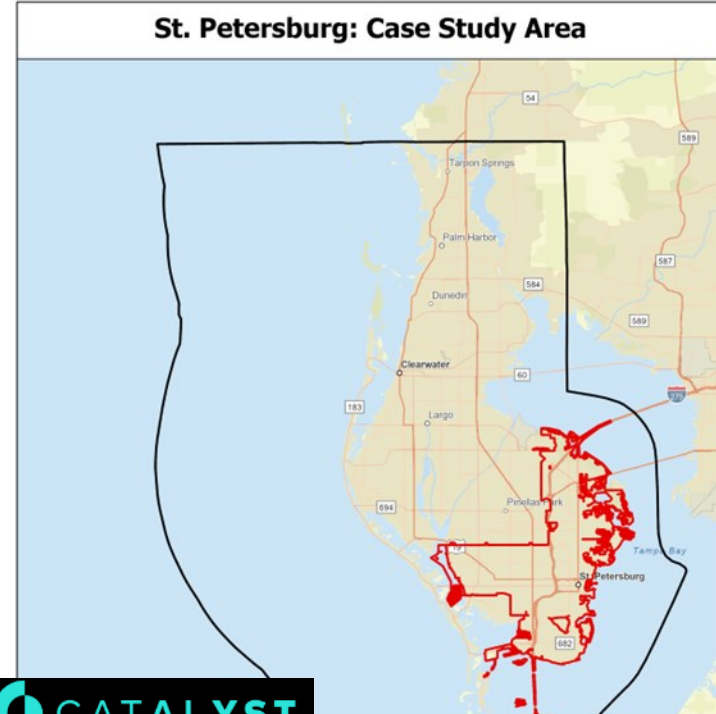
- Background:
 - Largest city in the most densely urbanized county (Pinellas County) in the State of Florida
 - Heavily urbanized with some suburban islands
- Policy Context:
 - Non-partisan elections for City Council and Mayor
 - Strong Mayor government
 - Very pro-affordable housing
 - Generally pro-planning/housing as a whole



Case study: City of St. Petersburg

- Approach to State Legislation:
 - First city in the State of Florida to take advantage of HB 1339 and SB 962
 - They had 3 developments come through their process from these pieces of legislation
- Reaction to the Live Local Act (SB 102):
 - Frustrated that it overruled their local process
 - Currently working to update their local process to compete with the Live Local Act
 - Have had no projects come through via the Live Local Act (yet)

St. Petersburg: Case Study Area



CATALYST

PLACE

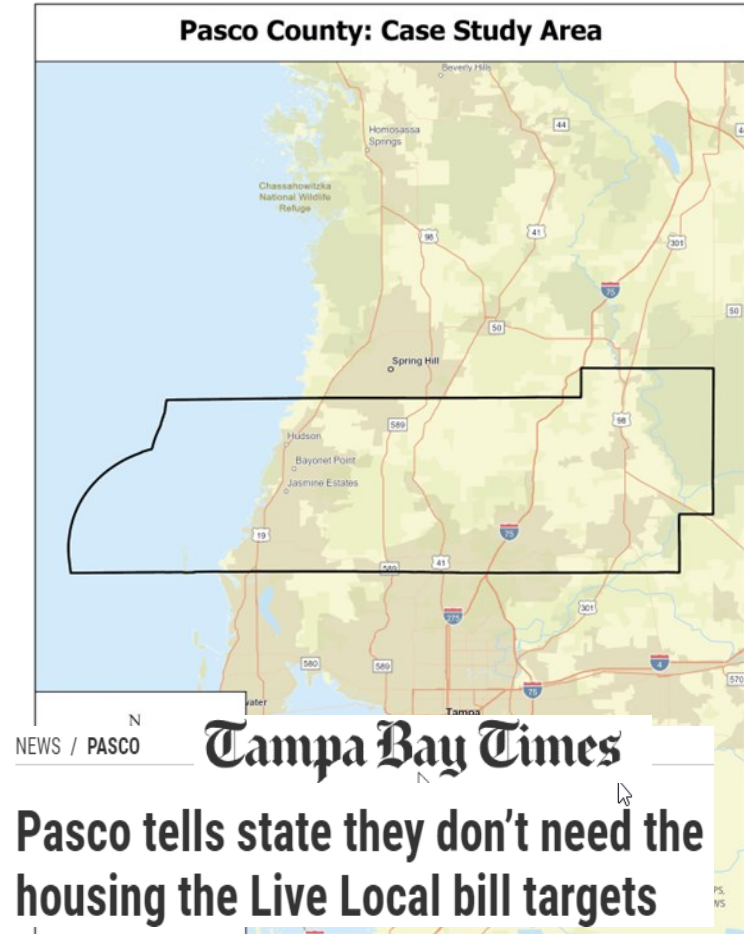
St. Pete identifies more industrial properties for affordable housing

Published 2 years ago on May 13, 2022
By Mark Parker

PH. FAO, METU/NASA
US, EPA, NPS, USFWS
South Bradenton

Case study: Pasco County

- Reaction to the Live Local Act (SB 102):
 - Strong objections:
 - Resent sacrificing land planned for commercial and industrial uses
 - Believe that state's "affordable" definition is too high
 - Resistance strategies:
 - Lobby state legislative delegation
 - Threaten to sue developers using Middle Market Tax credit
 - Strong arm developers
 - Considering other carrots/sticks to preserve commercial/industrial land



Research and policy implications

More States See Zoning as Lever to Lower Housing Costs

BY: SOPHIE QUINTON - JANUARY 30, 2020 12:00 AM



BUSINESS OF GOVERNMENT ECONOMY

In Shift, States Step in on Affordable Housing

BY: TERESA WILTZ - OCTOBER 15, 2018 12:00 AM



Tracking Live Local

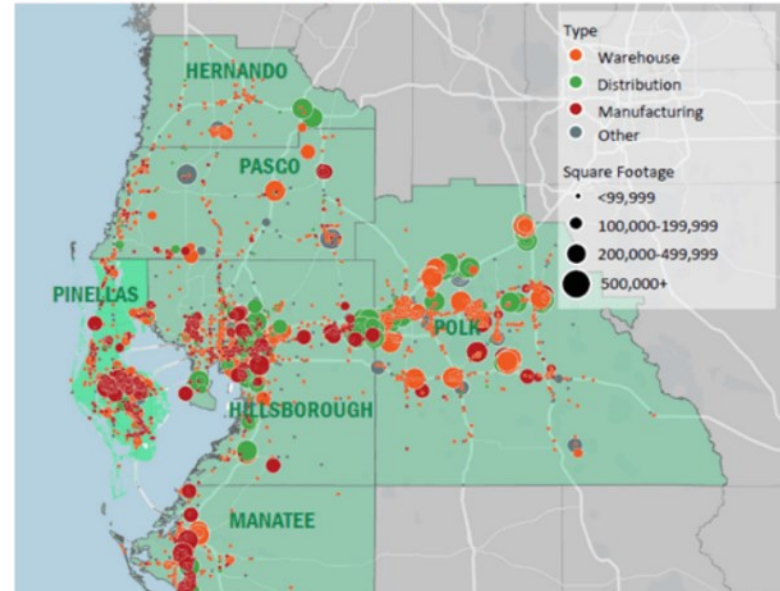
Background:

- Pinellas County is the 3rd Largest Manufacturing County in the State of Florida
- Pinellas provides a 1 to 1 ratio of housing to jobs for working age residents

Economic development challenges/opportunities:

- Loss of industrial lands/manufacturers can lead to a substantial economic impact
- The Pinellas County Target Employment and Industrial Lands Study (TEILS) sought to redefine restrictive industrial land policy
- Live Local presented an opportunity to track industrial land conversion

Industrial Inventory in the Tampa Bay Region



BUSINESS SERVICES



FINANCIAL SERVICES



MARKETING, DESIGN, & PUBLISHING



INFORMATION TECHNOLOGY



MEDICAL TECHNOLOGIES / LIFE & MARINE SCIENCES



MICRO-ELECTRONICS



AVIATION/AEROSPACE/DEFENSE



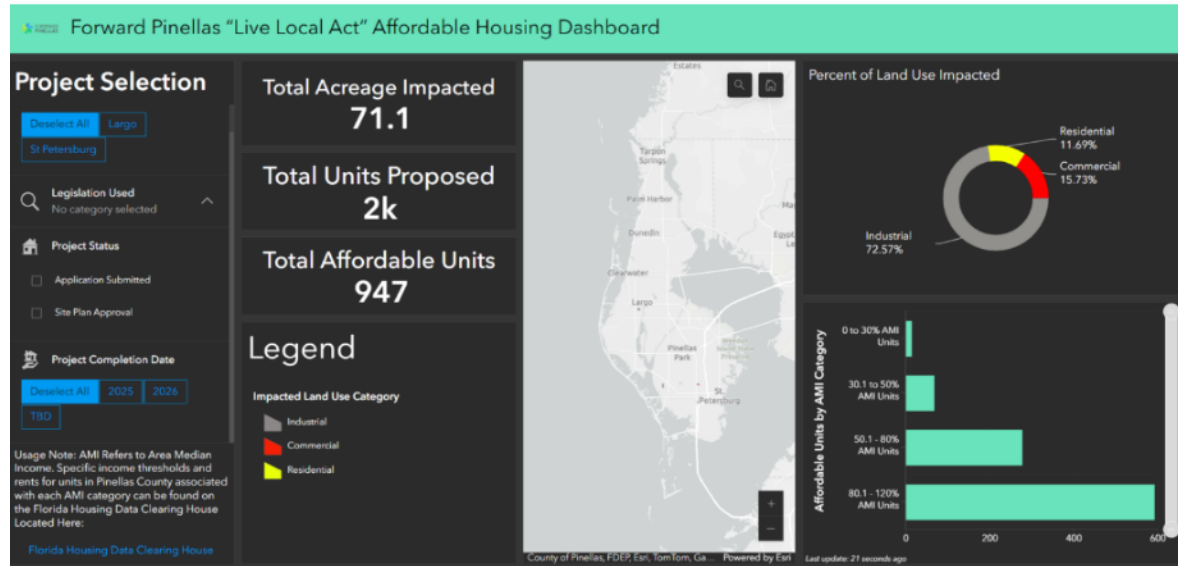
CLASS A OFFICE SPACE



INDUSTRIAL SPACE & HQ OFFICE SPACE

Tracking Live Local

- Result of the “TEILS” effort
- Updated monthly in coordination with our partner local governments
- Not seeing much Live Local Development activity yet
- Have seen an appreciation effect on industrial lands
- Very easy tool to replicate



Thank you

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