

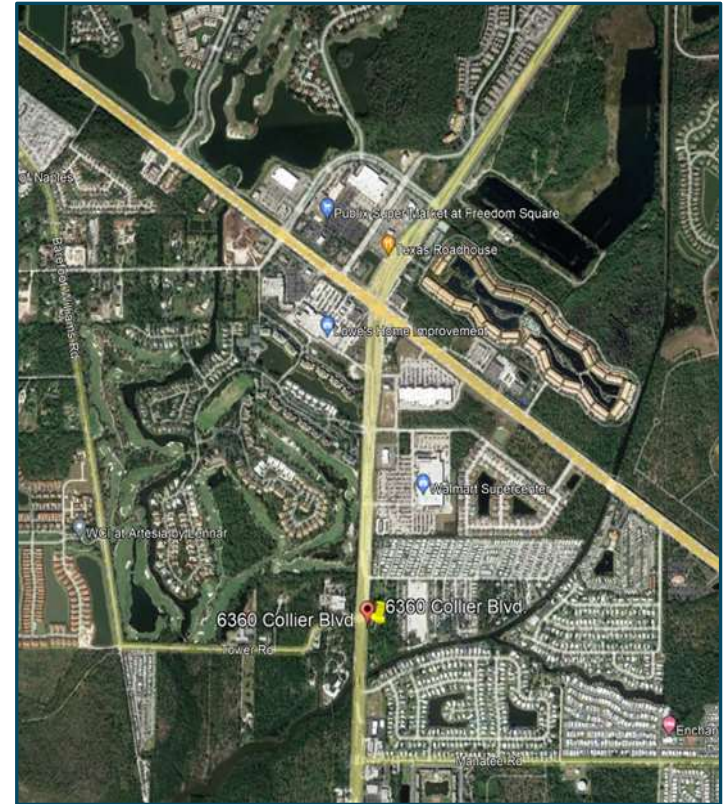
Live Local An Affordable Housing Developer's Perspective



Current Live Local Projects

Ekos on Collier – Collier County, 160 Units, Family

- 7 Acre (5 AC Commercial , 2 Ac Mobile Home)
- FHFC Award of Live Local SAIL Funding
- Live Local Preemption:
- C-3 to Bayshore/Gateway Triangle PUD
 - Max Height – 75' (7 Stories)
 - Max Density - 92 du/ac
 - No FAR in Collier
 - Subject to RM-25 for zoning guidelines not subject to Live Local



Challenges: RM-25 Zoning for Lower Density MF

- Parking
- Open Space
- Setbacks
- Adopted Ordinance, No PUDs, limiting to 25du/ac

Current Live Local Projects

Ekos Pembroke Park – Pembroke Park, Broward County, 150

Units, Elderly

- 1.8 Ac B-1 Zoned (Infill)
- FHFC Award of Live Local SAIL Funding
- Live Local Preemption:
- B-1 to MXE (Mixed Use Entertainment)
 - Max Height - 10 Stories (B-1)
 - Max Density - 100 du/ac (MXE)
 - No FAR in Pembroke Park



Challenges:

- Pembroke Park Initially **Applied RM-25** because B-1 Zoning Only Permits MF as Conditional Use
- Parking – 2 spaces per unit, requires variance
- Open Space – 30% Pervious Cover (None in MXE)
- Setbacks - Substantial in comparison to MXE

Current Live Local Projects

Ekos Arbor Park II– Northport, Sarasota County, 66 Units with 8K SF Commercial, Family

- 4 Ac Zoned Planned Development in Regional Activity Center
- 9% LIHTC
- Live Local Preemption:
- PD to RMF (Density Allocation Only)
 - Max Height - 5 Stories
 - Max Density - 16 du/ac
 - **Added Commercial Requirement**



Challenges:

- No RAC Allocation of Units – Apply Live Local
- 20% Rule -Live Local Not Applicable??
 - **Added Requirement for Commercial Space**
- *A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use **must** authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.*

Live Local Challenges & Improvements

- Crafty Jurisdiction Work Arounds
 - Recording Moratoriums, Deed Restrictions on Zonings, etc.
 - Utilizing AG Opinions (not legally binding and can only be requested by a local government)
 - Varying Inclusion of Planned Developments (PDs):
 - Orange County, Collier, and recently Hillsborough - PDs not allowed to benefit from Live Local regardless of underlying PD Permitted Uses allowing for commercial, industrial, or mixed-use
- Parking
 - Require jurisdiction to consider parking reductions if ¼ mile from a transit stop
 - 20% reduction required if ½ mile from a “Major Transportation Hub” (Undefined)
 - FAR Incentivized but Open Space requirements (inverse) aren’t qualified
- Underlying Zoning guidelines for parking, open space, setbacks, etc.
 - *Must be administratively approved **if** the development satisfies the city/county land development regs for multifamily developments **in areas zoned for such use** and is otherwise consistent with the comprehensive plan*
- Lack of Defined/Published Administrative Site Plan Approval Process. **Slow processing persists!**
- Confusion and inconsistency on Zoning Classifications that are similar to Commercial, Industrial, and Mixed-Use are being excluded (office, residential office, civic, and community facilities)

THANK YOU!

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