

### **SB 1730 Summary (2025 Legislative Session)**

SB 1730 is a bill relating to what is known as the “Live Local Act.” SB 1730 is seen as an expansion of the Live Local Act (LLA) to further include potential properties and zoning districts that were not previously included in the LLA regulations. The original intent of the Live Local Act was to increase the availability of affordable housing. This bill also sets up a specific judicial process for counties or municipalities that try to challenge or delay these types of qualifying projects from moving forward. Below is a summary of the changes this bill covers:

#### *Section 1:*

- **Any parcel, including any contiguous parcel connected thereto**, which is **owned by a religious institution** as defined in s. 170.201(2), **which contains a house of public worship**, regardless of the underlying zoning, is now eligible to be part of a Live Local project.
- **A county must authorize multifamily and mixed-use residential** as allowable uses in portions of **any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use**, if at least 40 percent of the residential units are rental units that are affordable for a period of 30 years.
- The county **may not require that more than 10 percent** of the total square footage of such mixed-use residential projects **be used for nonresidential purposes**.
- A county may not restrict the density, floor area ratio (FAR), or height of a proposed development authorized under this section below the highest currently allowed, or allowed on July 1, 2023, on any unincorporated land in the county where residential development is allowed under the county’s land development regulations.
- A proposed development authorized under this subsection **must be administratively approved without further action by the board of county commissioners** or any quasi-judicial or administrative board or reviewing body.
- The county must administratively approve the demolition of an existing structure associated with a proposed development without further action by the board of county commissioners or any quasi-judicial or administrative board or reviewing body, if the proposed demolition otherwise complies with all state and local regulations.
- A county must, upon request of the applicant, reduce parking requirements by 15 percent if the proposed development complies with certain distance requirements from transit stops or major transportation hubs.
- **A county may allow an adjacent parcel of land to be included within a proposed multifamily development authorized under this subsection.**

- **The court shall give any civil action filed against a county for violation of this subsection priority over other pending cases and render a preliminary or final decision as expeditiously as possible.**
- Reasonable attorney fees and costs shall be awarded to the prevailing party if a civil action is filed against a county for a violation of this subsection. **These reasonable attorney fees or costs may not exceed \$250,000.**
- Commercial use, industrial use, and mixed use are specifically defined as used in this subsection.
- A county may not enforce a building moratorium that has the effect of delaying the permitting or construction of a multifamily residential development authorized under this subsection.
- A county may, by ordinance, impose or enforce such a **building moratorium for no more than 90 days in any 3-year period.**
- Before the adoption of a building moratorium, the county shall prepare and publish an assessment of the county's need for affordable housing at the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004, including projections of such need for the next five years.
- Beginning November 1, 2026, each county must provide an annual report to the state land planning agency which includes a summary of litigation relating to subsection (7), and a list of all projects proposed or approved under subsection (7) during the previous fiscal year.
  - The information in these reports will be compiled by the state land planning agency and will be provided to the Governor, the President of the Senate, and the Speaker of the House of Representatives annually.

*Section 4:*

- It is the intent of the Legislature to establish a policy that supports the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities.

This act shall take effect July 1, 2025.

***IMPACT OF BILL:***

These new regulations now permit Planned Unit Development (PUD) zoned parcels to qualify as part of a Live Local project. Previously, the regulations only permitted commercial, industrial, and mixed-use zoning districts to be considered for Live Local projects. The addition of PUD zoning districts to qualify under these provisions open the potential for more properties in Martin County to be authorized to develop Live Local projects on them. The regulations also clearly state that the County cannot require more than ten percent of the total square footage of any mixed-use LLA project be used for nonresidential purposes. These Live Local projects must be

administratively approved through an expedited review process with no public hearings before any type of board or committee. At the same time SB 1730 answers questions about the Live Local act (the question of PUDs for example) it raises new questions.

Section 4 of this bill establishes the Legislature's intent to support the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities. While the language makes clear that the Legislature supports this type of housing for these specific employees, it does not provide further guidance on what that process entails. Staff is continuing to monitor and evaluate the progression of this bill.