

/ PLANNING DEPARTMENT

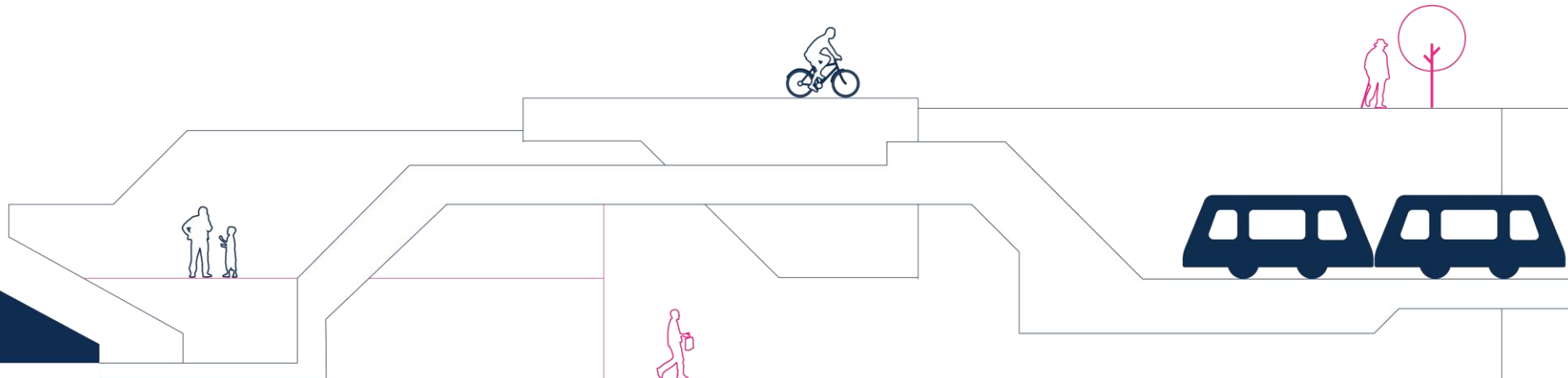
# LIVE LOCAL IMPACT - MIAMI

**CITIZENS' INDEPENDENT TRANSPORTATION TRUST  
ANNUAL MUNICIPAL WORKSHOP**

David Snow - Director

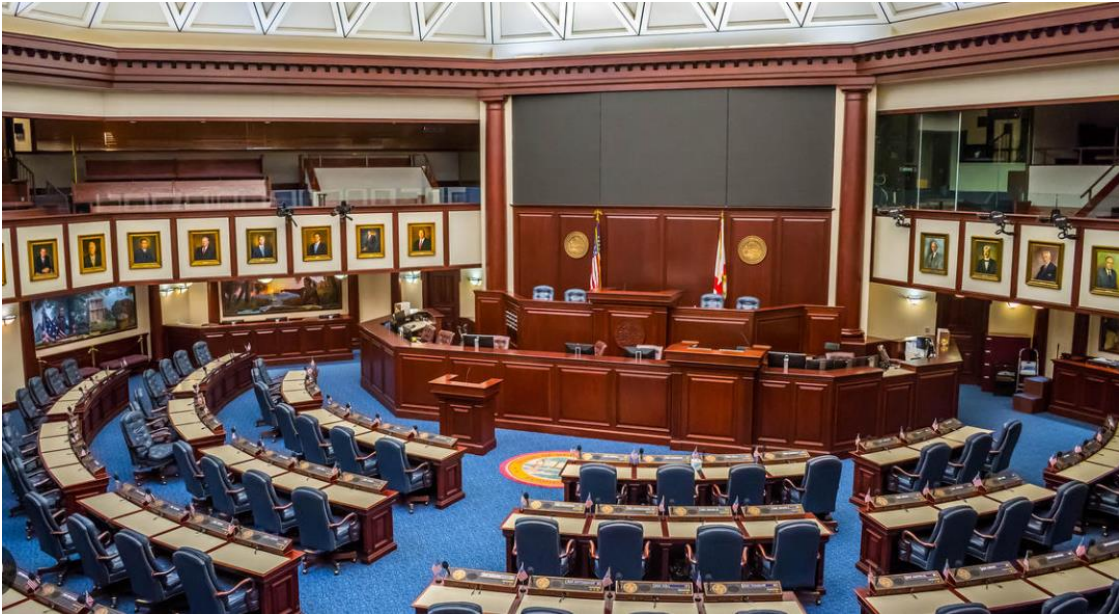
Planning Department

October 28, 2024



# BACKGROUND

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## **Senate Bill 102 - "Live Local Act"**

- March 23, 2023
- Establish various changes and additions to affordable housing related programs and policies at both the state and local levels.

## **Senate Bill 328 - "Glitch Bill"**

- May 16, 2024
- Provide additional enhancements to existing Live Local Act.



# BILL IMPACT

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## Local Government Impact - SB 102

- Preempts local governments' requirements regarding **zoning, density, and height** to allow for streamlined development of affordable multifamily rental housing in **commercial, industrial, and mixed-use zoned areas** under certain circumstances.
- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes provision in current law allowing local governments to impose rent control under certain emergency circumstances, **preempting rent control ordinances** entirely.
- Requires counties and cities to update and electronically publish the **inventory of publicly owned properties** which may be appropriate for affordable housing development.
- Authorizes the FHFC, through contract with the Florida Housing Coalition, to **provide technical assistance to local governments** to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining **procedures for expediting building permits** and development orders for affordable housing projects.



# BILL IMPACT

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## Local Government Impact - SB 328

- Preempt a local government's **floor area ratio** for qualifying developments.
- Specify that a local government must **reduce parking requirements** for qualifying developments by at least 20 percent if the development is located within one-half mile of certain transportation facilities and has available parking within 600 feet.
- **Modify the building height** entitlement to address situations where a qualifying development is **adjacent to single family parcels**.
- **Prohibit qualifying developments within one-quarter mile of a military installation** from being approved administratively.
- **Exempt certain airport-impacted areas** from the zoning and land use entitlements.
- Make clarifying changes pertaining to the **density, height, and floor area ratio entitlements** for qualifying developments.
- Require qualifying developments be treated as a **conforming use**.
- Require local governments to **publish procedures and expectations for the administrative approval** of qualifying developments.
- Clarify that **only the affordable units** in a qualifying development **must be rental units**.
- Impose **special qualifiers** for developments **within a transit-oriented development or area**.



# BILL IMPACT



## Qualifying

- Qualifying Developments
  - ✓ Is “in any area zoned for commercial, industrial, or mixed use”;
  - ✓ Provides at least 40% of residential units as affordable as defined in State law at 120% of area median income for 30 years or more;
  - ✓ Contains 65% or more residential use by square footage (if mixed use); and
  - ✓ The project is not designated as recreational and commercial working waterfront (“CWW”) in the jurisdiction’s comprehensive plan.
- Development Gets...
  - ✓ The highest density allowed in the jurisdiction, which is 1000 dwelling units per acre;
  - ✓ The height permitted within 1 mile “for a commercial or residential development”; and
  - ✓ If located in a zone without multifamily use, such use is permitted by right.



# CONTEXT MAP

ALLOWABLE HEIGHT WITHIN 1 MILE UNDER LIVE LOCAL ACT

 BENEFIT FROM T6-36

ALLOWABLE HEIGHT:  
36 STORIES  
WITH 24 STORIES BENEFIT

 BENEFIT FROM T6-60

ALLOWABLE HEIGHT:  
60 STORIES  
WITH UNLIMITED BENEFIT HEIGHT

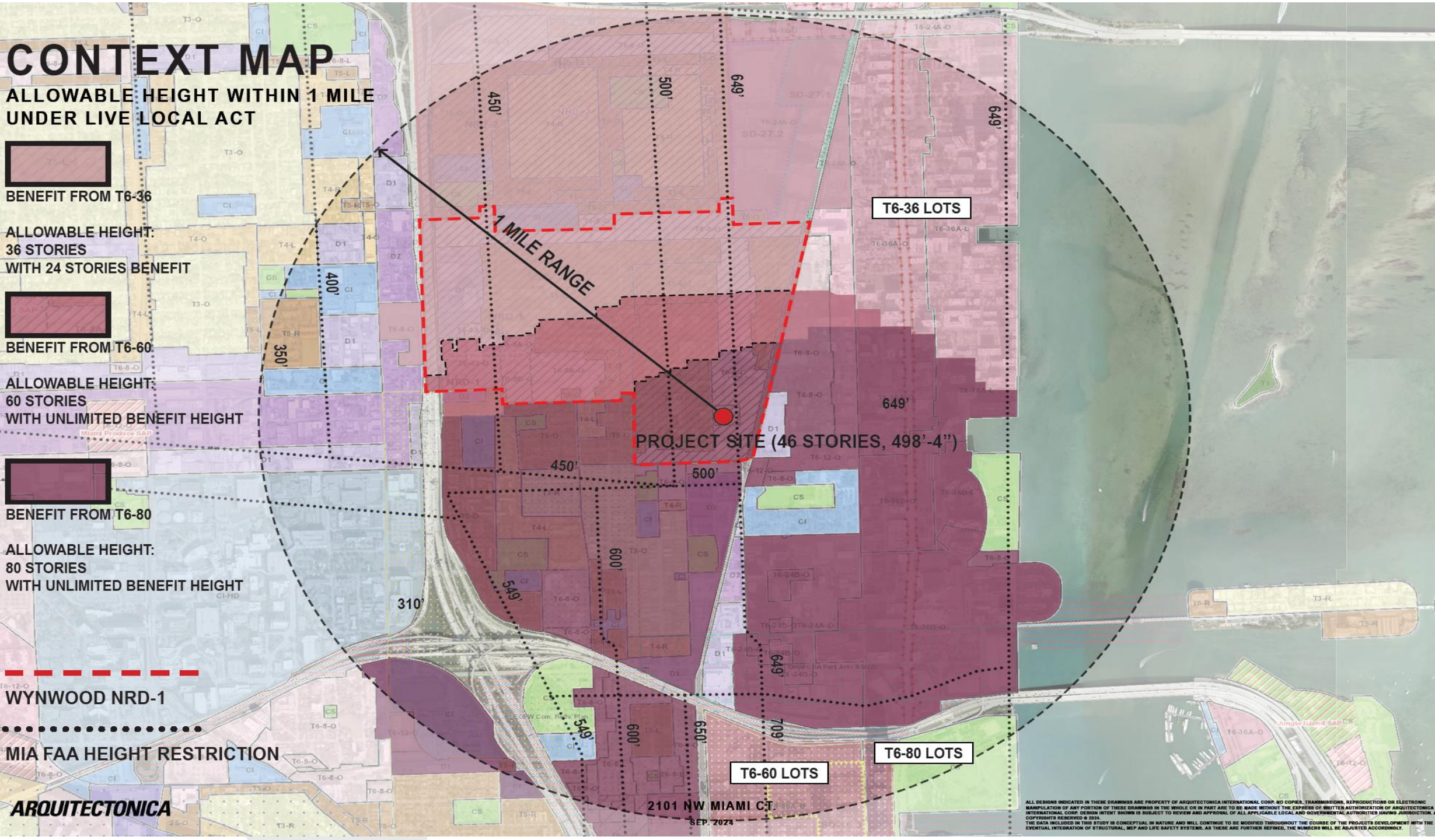
 BENEFIT FROM T6-80

ALLOWABLE HEIGHT:  
80 STORIES  
WITH UNLIMITED BENEFIT HEIGHT

 WYNWOOD NRD-1

 MIA FAA HEIGHT RESTRICTION

**ARQUITECTONICA**



PROJECT SITE (46 STORIES, 498'-4")

T6-36 LOTS

T6-60 LOTS

T6-80 LOTS

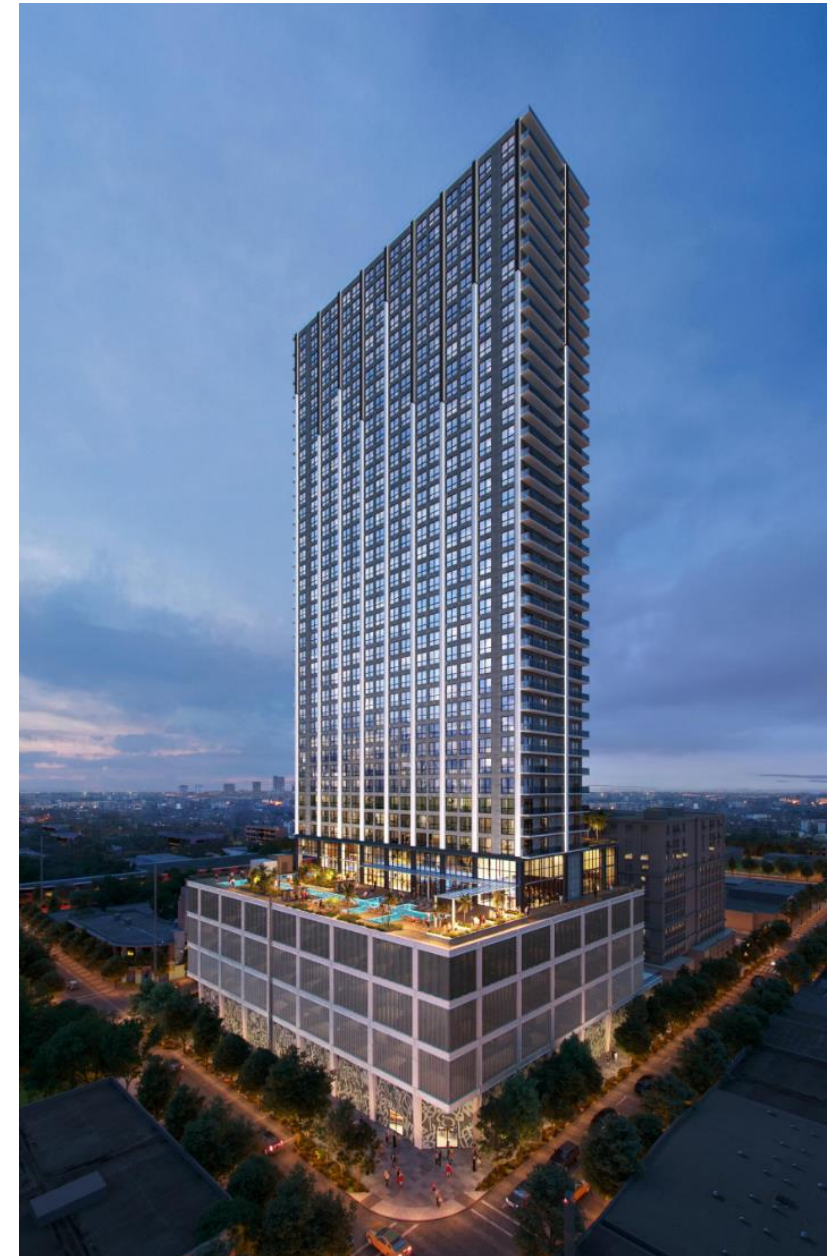
2101 NW MIAMI CT.

SEP. 2024

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THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

# 2110 N MIAMI AVE - WYNWOOD

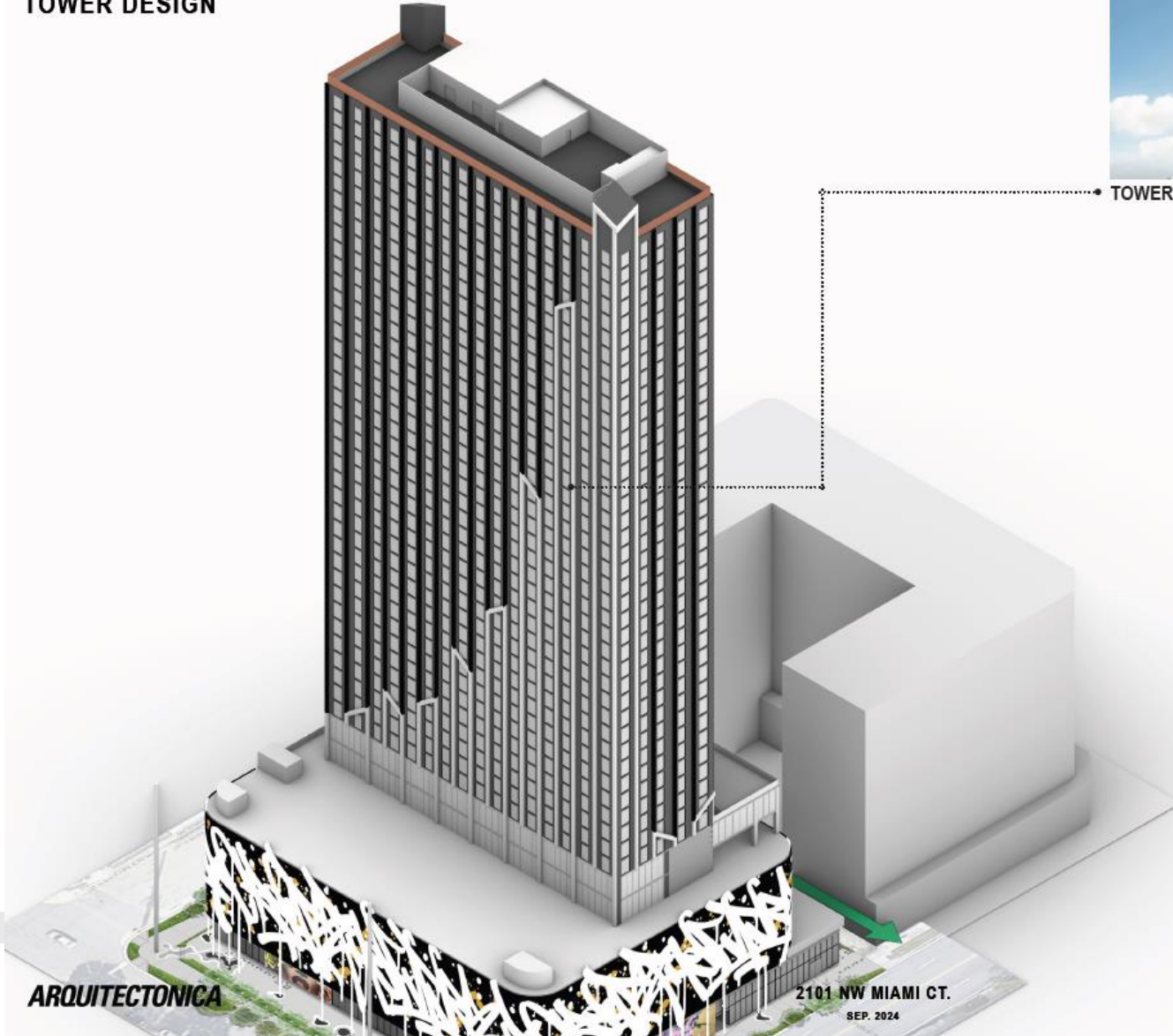
	NRD-1 (T6-8-O)	Live Local (T6-36-O)
Lot Size	40,000 SF max	65,842 SF
Height	12 Stories max	45 Stories max
FLR	579,153 SF	743,279 SF
Density	150 du/ac	1000 du/ac
Units Provided	225	560
Affordable Units	N/A	224 units @ 120% AMI
Parking	235	621 on-site



# 2110 N MIAMI AVE - WYNWOOD

## WYNWOOD COMPATIBILITY ANALYSIS

### TOWER DESIGN



PROPOSED DESIGN



TOWER FACADE PATTERN

WYNWOOD CONTEXT



GOLDMAN GARAGE



WYNWOOD 28

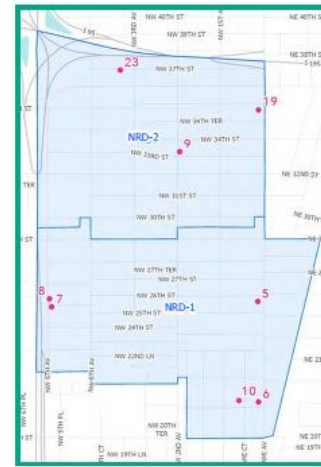


THE WYNWOOD BUILDING

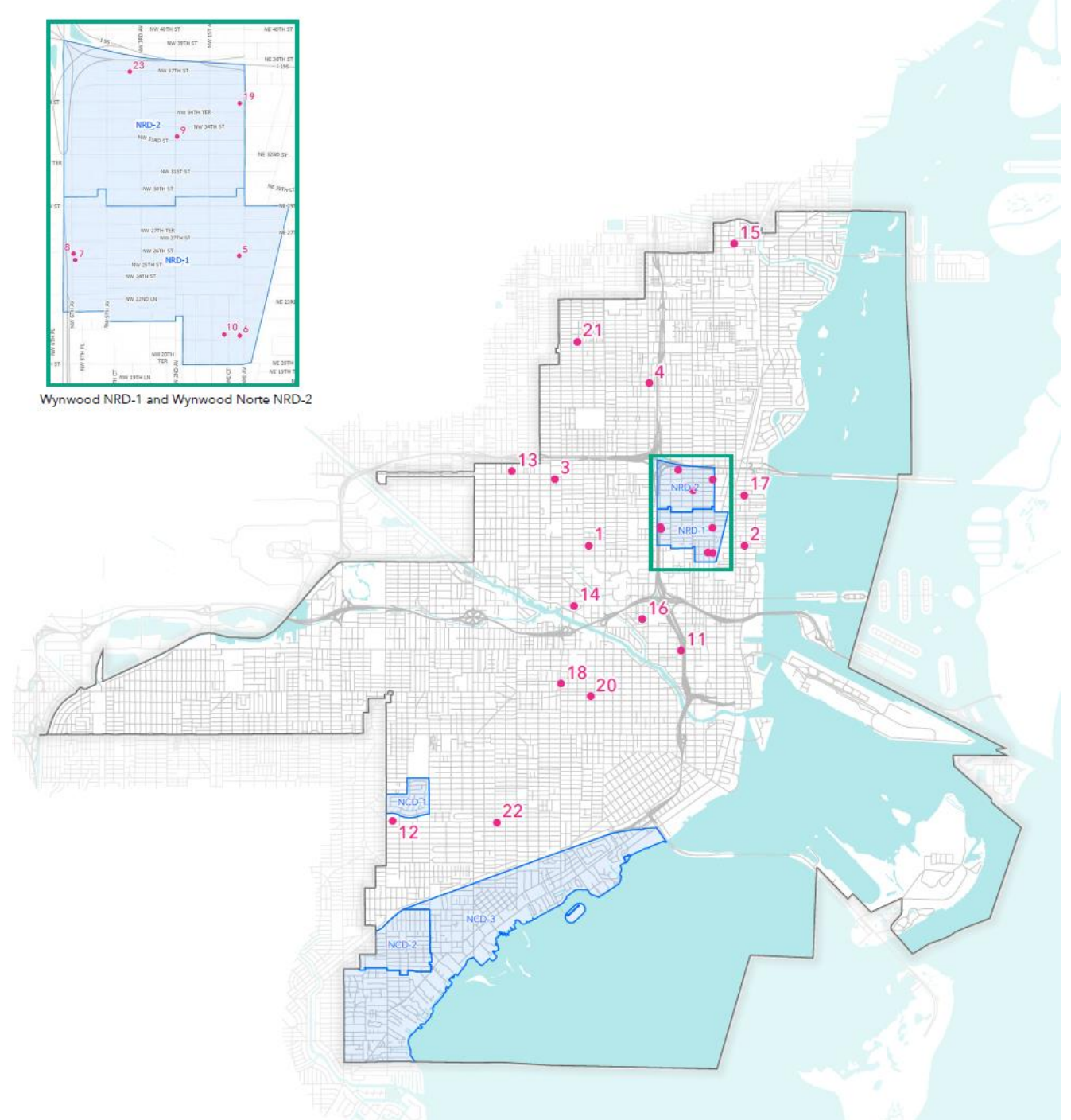


SOCIETY WYNWOOD





Wynwood NRD-1 and Wynwood Norte NRD-2



## Miami Live Local Development

- Project Total - **23**
- Building Height - **8 - 45 Stories**
- Dwelling Units Total - **8,723 Units**
- Parking Total - **9,669 Spaces**

