

HB 1389- Live Local Act Expansion

Expands and Strengthens the Live Local Act by increasing opportunities for administratively approved affordable housing developments.

Expands the types of properties eligible for Live Local Act development

HB 1389- Live Local Act with Expansion

- Effective July 1, 2026
- Expands types of properties to use Live Local Applications
 - Allows Church Properties over 3 acres in size to apply for the Live Local process regardless of underlying zoning
 - Property is larger than 3 acres
 - Property has contained a “house of public worship” for at least 10 years
 - Property will continue to operate as a “house of public worship” after development is constructed
 - At least 40% of the units are affordable for 30 years

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- Effective July 1, 2026
- Expands types of properties to use Live Local Applications
 - Allows properties owned by City, County or School Districts to apply for the Live Local process regardless of underlying zoning
 - Property has to be within the boundaries of the local jurisdiction
 - The local government must be a party to the development application
 - The School Board must be the applicant if the property is owned by the school district
 - At least 40% of the units are affordable for 30 years

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- Effective July 1, 2026
- Expands types of properties to use Live Local Applications
 - Farms or farm operators are not considered industrial or commercial development and cannot be used for Live Local Development.

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How Does Live Local Development Work in the City of Jacksonville?

- The affordability commitment, compliance, and monitoring processes shall be compliant with the requirements of the LLA. (40% of rental units “affordable” for 30 years)
- LLA only applies to rental developments.
- LLA developments are Permitted in the Following Zoning Districts: CO, CRO, CN, CCG-1, CCG-2, CRO-S, CN-S, CCG-S, CCG-2M, CCG-1M, CCBBD, RO, IBP, IL, and IH.
- LLA developments are Permitted on parcels owned by a religious institution more than 3 acres in size regardless of underlying zoning districts.
- LLA developments are permitted on properties owned by City, County or School Districts to apply for the Live Local process regardless of underlying zoning

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How Does Live Local Development Work in the City of Jacksonville?

- Allows for the highest currently allowed density on any land in the municipality where residential development is allowed under the city's land development regulations.
 - The maximum allowed density in Jacksonville is 60 DU/Acre. (HDR)
- Development density is limited pursuant to the Land Use Category Description density provisions for portions of the site located within the Coastal High Hazard Area (CHHA). Density may be clustered outside the CHHA.

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How Does Live Local Development Work in the City of Jacksonville?

- Live Local allows the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.
 - For Jacksonville, most sites will be located within 1 mile of either CCG or CCBD zoned land. The currently permitted maximum height in each of these zoning districts is as follows:
 - CGC = 60 feet
 - CCBD North Brookly District = 90 feet
 - CCBD Lavilla District = 75 feet
 - CCBD Cathedral District = 65 feet
- Development shall comply with airport height restrictions set forth in Section 656, Part 10, Ordinance Code.
- Development located in local historic districts or local landmarks sites are subject to review for compliance with the district guidelines.

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How Does Live Local Development Work in the City of Jacksonville?

- Live Local requires the local municipality to consider a parking reduction of 15% if the development:
 - Is located within ¼ mile from a transit stop and it is accessible from the development;
 - Is within ½ mile from a major transportation hub;
 - Has available parking within 600 ft of site (may be on street parking, parking lots or garages available for use.
- This criteria is evaluated on an individual application basis

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How Does Live Local Development Work in the City of Jacksonville?

- Live Local Development must continue to comply with all State and local laws and regulations.
- Additional zoning requirements that apply to LLA development include, but are not limited to, the following:
 - Active recreation shall comply with Section 656.420, Ordinance Code.
 - Buffering and landscape standards shall comply with Section 656.1216, Ordinance Code.
 - Chapter 656, Part 4, Ordinance Code requirements shall apply, as applicable to specific uses.
 - Chapter 307, Ordinance Code provisions for local historic districts and landmarks shall apply as applicable

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How Does Live Local Development Work in the City of Jacksonville?

- Live Local Development must continue to comply with all State and local laws and regulations.
- Applicable local laws and regulations include, but are not limited to the following:
 - Multi-family development must connect to JEA water and sewer.
 - Development within a local historic district or on a locally designated landmark shall be subject to compliance with Chapter 307, Ordinance Code.
 - Development located within a flood zone shall comply with Chapter 652, Ordinance Code, including no development within the Floodway plus a 25 ft buffer.
 - Development density is limited pursuant to the Land Use Category Description density provisions for portions of the site located within the Coastal High Hazard Area (CHHA). Density may be clustered outside the CHHA.
 - Development shall comply with the requirement of the Land Development Procedures Manual (LDPM).
 - Development within an airport environ shall comply with Chapter 656, Part 10, Ordinance Code.