



Interoffice Memorandum

July 18, 2023

TO: Mayor Jerry L. Demings  
— AND —  
County Commissioners

FROM: Andres Salcedo, P.E., Acting Director  
Planning, Environmental, and Development  
Services Department

A handwritten signature in blue ink, appearing to read "Andres Salcedo", is written over the printed name and title of the sender.

Contact: **Alan Marshall, Assistant to Director  
Planning, Environmental, and Development  
Services Department**

SUBJECT: August 8, 2023 – Discussion Item  
Live Local Act (SB102) Implications and Implementation  
Relating to Orange County's Development Process

On March 29, 2023, Governor DeSantis signed Senate Bill 102, otherwise known as the Live Local Act (the "Act"). The Act took effect on July 1, 2023. Among other incentives related to affordable housing, the Act requires local governments to authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multi-family rental development are, for a period of at least 30 years, affordable as defined in Section 420.0004, Florida Statutes. A proposed multifamily development that satisfies the Act's criteria are not required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities, and such projects must be administratively approved.

On August 8, 2023, staff will provide an overview of the new legislation; summarize changes the Act requires for multifamily and mixed-use development on qualifying properties; outline items for Board discussion relating to process, standards, and development agreements; identify how other local governments are responding to this Act; and request a Board decision on process and standards for projects applying under this Act.

**ACTION REQUESTED: Approval and execution of Resolution of the Orange County Board of County Commissioners regarding adoption of Standard Operating Procedures to implement the requirements of the Live Local Act. All Districts**

ABM/js

Attachment