

Agenda Item: 2.a
Meeting Date: January 6, 2026

MEMORANDUM

To: City Commission

Through:

From: Kathy Gademer

Date: 2025-12-12

Subject: Presentation to the City Commission on the Live Local Act

Presenter(s): Nicole Neugebauer MacInnes, Esq.

Staff Recommendation: Discussion and informational item only.

Strategic Themes: Infrastructure Planning and Growth

Boards & Committees: N/A

Budget Impact: N/A

Past Action: N/A

Next Action: N/A

Attachments: [A. 2026 0106 Live Local Act Presentation.pdf](#)

Background: The Live Local Act, effective July 1, 2023, states that local governments are required to allow affordable housing developments in commercial, industrial and mixed-use zoning districts.

Affordable housing is currently defined by Florida law as:

1. Being restricted to households that do not make more than the specified percentage of the area median income (AMI).
2. Costing no more than 30% of the tenant's monthly income (to pay rent, including utilities).
3. 60% of housing must be affordable for it to be considered affordable housing.

Sites that are currently zoned commercial, industrial and/or mixed-use can be developed alongside a multi-family development with an affordable housing component. This can be done without requiring zoning or land use changes, special

exceptions, conditional use approvals, variances or comprehensive plan amendments—they can jump straight into permitting as long as the development:

1. Meets all standards of land development regulations for multi-family development zoning districts.
2. Is consistent with the comprehensive plan.

Nicole Neugebauer MacInnes, Esq. is a key contributor to legislative updates to the Live Local Act. Ms. MacInnes' Live Local Act professional experience includes being the lead land use counsel for a 408-unit project in the City of Tampa, member of counsel team advocating for the 376-unit project in the City of Largo, and lead land use counsel for a 224-unit project in Indian River County. Her web address is:
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