

Summary of Live Local Legislation

“Live Local” is a State law pertaining to affordable housing (Florida Statute §166.04151)

- Cities and counties must authorize multifamily and mixed use residential as an allowable use on property zoned commercial, industrial, or mixed use (State preempts local zoning)
- 40% of rental units must be affordable for at least 30 years (household income up to 120% of area median, median is \$92,500)
- Density is the highest currently allowed density in the Village (21 units per acre)
- Height is defined as the highest currently allowed height for a commercial or residential building within 1 mile radius or three stories, whichever is higher
- In Estero, a Live Local project must be mixed use with 10% of the total square footage for non-residential use
- All other Land Development Code requirements apply (stormwater, open space, landscape, etc.)
- No rezoning is needed
- Approval is administrative process (staff review only)
- No Planning Zoning and Design Board or Council review allowed

Village staff have recently received inquiries for several properties (see attached map)

1. Property on northwest corner of US 41 and Pelican Sound Boulevard
2. Hertz vacant parcel on Williams Road adjacent to Via Coconut and roundabout
3. Downtown Estero property at US 41 and Broadway East
4. Property at southwest corner of Estero Parkway and Three Oaks Parkway
5. Other properties may also be eligible to qualify for Live Local