



JOHN C. HERBST, CPA

FORT LAUDERDALE VICE MAYOR, DISTRICT 1



FACT SHEET: The Live Local Act and the Galleria Development

What is the Live Local Act?

- Adopted by the Florida Legislature in 2023, the *Live Local Act* is designed to encourage the development of workforce housing across Florida.
- It allows certain residential or mixed-use developments to bypass some local zoning and approval processes if they meet specific workforce housing requirements.

Key Requirements for a Qualifying Project

- **Workforce Housing Component:** At least **40% of units** must be designated as workforce housing for households earning up to 120% of area median income.
- **Long-Term Affordability:** Workforce housing units must remain affordable for at least **30 years**.
- **Height and Density:** Qualifying projects may be built up **to the tallest building and highest density allowed within one mile** of the site, even if local zoning is more restrictive.

What Can the City of Fort Lauderdale Do?

The City has limited authority to modify or deny projects under the Act, but can:

- **Review for Compliance:** Ensure the project meets all statutory requirements, including workforce housing percentage and affordability rules.
- **Enforce Local Safety and Technical Standards:** Apply building codes, fire, drainage, floodplain, and infrastructure requirements.
- **Reject Non-Compliant Projects:** Projects can only be rejected if they fail to meet legal, technical, or procedural standards.

What the City Cannot Do

- Deny a qualifying project based on **height, density, or general zoning restrictions**.
- Impose additional design, use, or discretionary conditions that would prevent the project from moving forward if it meets the Act's criteria.

Current Status of the Galleria Project

- The developer submitted an initial application that **did not meet all height and technical requirements**; staff rejected it.
- If revised and resubmitted, the City will continue to review the application carefully to ensure full compliance with the law and all enforceable local codes.
- If the revised project meets the statutory standards, **state law requires the City to approve it**.

What Residents Can Expect

- **Transparency:** The City will keep residents informed as the project moves through review.
- **Opportunities to Engage:** Informational updates and meetings may be held to allow residents to understand the project and its impacts.

Please contact District 1 Assistant **Melissa Whiddon**,
mwhiddon@fortlauderdale.gov or 954-828-5033, for any questions or to
schedule an appointment.

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