



City of Tampa

Jane Castor, Mayor

Development & Growth Management

Development Coordination

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MEMORANDUM

DATE: July 9, 2026

TO: Abbye Feeley, Administrator, Development and Economic Opportunity 

FROM: Eric Cotton, Zoning Administrator/Manager, Development Coordination^{EHC}

SUBJECT: Implementation of Live Local Act

Background

Senate Bill 102, also known as the "Live Local Act" ("LLA") and codified at Section 166.04151(7), Florida Statutes, went into effect on July 1, 2023, and precluded local governments' ability to apply their use, height, and density restrictions and hearing processes to certain multi-family and mixed-use affordable housing developments. LLA was amended on May 16, 2024, by Senate Bill 328; on July 1, 2025, by Senate Bill 1730; and, again on July 1, 2026, by House Bill 1389. Below please find a summary of LLA as amended by the 2026 legislation:

- LLA requires local governments to administratively approve¹ development projects:
 - ✓ Where at least forty percent (40%) of the residential units are rental units for a term of at least thirty (30) years and are affordable (as the term is defined in section 420.0004, Fl. St.);
 - ✓ If developed as a mixed-use project, at least sixty-five percent (65%) of the square footage is used for residential purposes (of which forty percent (40%) are affordable as defined in section 420.0004 Fl. St.) and provide at least ten percent (10%) non-residential; and,
 - ✓ Are located within commercial, industrial, or mixed-use zoning districts; within any portion of a planned development (PD) approved for commercial, industrial or mixed-use²; on property owned by a county, municipality, or school district; and, on property that is more than 3 acres in size and owned by a religious institution³ which has contained a house of public worship for at least 10 years before the proposed qualifying development.
- Local governments are required to allow projects to develop at the highest currently allowed density on any land within the local government where residential density is allowed under the local government's land development regulations.

¹ Administrative approval requires no further action by the governing body of the municipality or any quasi-judicial or administrative board or reviewing body.

² The terms 'commercial, industrial, mixed-use and planned unit development' are defined at Section 166.04151(7)(n), Florida Statutes. For mixed-use qualifying development, no more than 10 percent of the total square footage may be used for non-residential purposes. SB 962 and HB 1389 clarified that the foregoing terms do not include farms or farm operations or uses associated therewith, including the packaging and sale of products raised on the premises. This clarification applies retroactively to January 1, 2024.

³ As defined in s. 170.201(2), Fl. St.

- Local governments may not restrict floor area ratio (“FAR”) below 150 percent of the highest currently allowed FAR within the local government where development is allowed under the local government’s land development regulations.
- Local governments may not restrict height below the highest currently allowed for a commercial or residential building within the city limits and within one (1) mile of the qualifying development or three (3) stories, whichever is higher. Additional restrictions relative to height are included in the below discussion “Allowable Height”.
- Parking requirements are reduced or eliminated within certain areas. Please see below discussion “Parking”.
- LLA does not apply to:
 - A qualifying development located within ¼ mile of a military installation. Any such request requires an application for rezoning subject to approval by Tampa City Council.
 - Airport-impacted areas as provided in Section 333.03, Fl. St.
 - Property defined as recreational and commercial working waterfront in Section 342.201(2)(b) in any area zoned as industrial.
 - Areas subject to land development regulations, which are in existence before July 1, 2026, and are intended to retain the open character of land, including, but not limited to, open space districts, open space recreation districts, and park and open space districts.
 - Any portion of a property encumbered by a recorded conservation easement.
 - Any portion of a PD/PD-A designated on the approved site plan as open space, conservation or recreation shall not be eligible.
- Importantly, LLA doesn’t preempt other applicable local laws and regulations requiring projects to comply with all other land development regulations.

The purpose of this memorandum is to provide the City’s interpretation of LLA, as amended; identify the process for implementation; and, provide additional development standards which may apply to applications seeking administrative approval pursuant to LLA. For ease of reference and to avoid redundancy throughout this memorandum, a development seeking approval through LLA, as amended, will be referred to as “qualifying development or qualifying developments”.

Applicable Zoning Districts

Pursuant to the City of Tampa Land Development Code (“LDC”), the following zoning districts will be eligible for qualifying developments.

Residential Office (RO)	Neighborhood Mixed Use – 16 (NMU-16)
Residential Office – 1 (RO-1)	Neighborhood Mixed Use – 24 (NMU-24)
Office Professional (OP)	Neighborhood Mixed Use – 35 (NMU-35)
Office Professional – 1 (OP-1)	Ybor City – 1 (Central Commercial Core) (YC-1)
Commercial Neighborhood (CN)	Ybor City – 4 (Mixed Use Redevelopment) (YC-4)
Commercial General (CG)	Ybor City – 5 (General Commercial) (YC-5)
Commercial Intensive (CI)	Ybor City – 6 (Community Commercial) (YC-6)
Industrial General (IG)	Ybor City – 7 (Mixed Use) (YC-7)
Industrial Heavy (IH)	Ybor City – 9 (Planned Development)
Seminole Heights – Commercial General (SH-CG)	
Seminole Heights – Commercial Intensive (SH-CI)	Planned Development (PD)
Seminole Heights – Planned Development (SH-PD)	Planned Development Alternative (PD-A)

Property with a zoning district not included within the above list may be included within the scope of a qualifying development, as long as such property is contiguous to the qualifying development and provides stormwater retention and/or required landscape buffer in relation to the qualifying development. No other uses or and no structures are permitted on such contiguous property.

A qualifying development may include an assemblage of parcels under common ownership or control separated by no more than 15 feet of land and limited to public pedestrian access.⁴

Future Land Use, Density & Intensity

Density

The City's most intensive future land use category that allows residential density is the Regional Mixed Use – 100 (RMU-100) category, which allows up to 100 units to the acre by right. This will be the density permitted for qualifying developments. As clarified in SB 328, the term "highest currently allowed density" does not include the density of any building that met the requirements of LLA, as originally enacted, or the density of any building that has received any bonus, variance, or other special exception for density provided in the LDC as an incentive for development. The term "allowable density" does not include additional requirements to procure or transfer density units or development units from other properties.

Floor Area Ratio

The City's most intensive future land use category is the RMU-100 category, which allows up to 3.5 FAR by right. Accordingly, the permitted FAR for mixed-use qualifying developments is 5.25. And, a mixed-use qualifying development must provide, at a minimum, ten percent (10%) of the project as non-residential.

As clarified in SB 328, the term "highest currently allowed FAR" does not include the FAR of any building that met the requirements of LLA, as originally enacted, or the FAR of any building that has received any bonus, variance, or other special exception for FAR provided in the LDC as an incentive for development.

Allowable Height

Maximum height is based upon the height of an existing commercial or residential building within the City limits and within one (1) mile of the qualifying development, or three (3) stories, whichever is higher. Height does not include institutional uses such as schools, hospitals and places of religious assembly, nor does it include structures used for industrial purposes.

Notwithstanding the above restrictions, if a qualifying development is adjacent on two (2) or more sides to single-family homes which are zoned single-family residential and the adjacent development includes at least 25 contiguous homes, height is limited to 150% of the tallest building on any property adjacent to the qualifying development, the highest currently allowed height for the qualifying development provided in the LDC, or three (3) stories, whichever is higher, not to exceed 10 stories. The term 'adjacent to' does not include properties separated by a public road or body of water, including manmade lakes or ponds.

⁴ This clarification included in HB 1389 expires July 1, 2030.

Height may not be restricted below the height described herein through other dimensional means, such as establishing setbacks or stepbacks by height, or require setbacks or stepbacks that are more restrictive than the minimum permitted in the qualifying development.

The term “highest currently allowed height” does not include the height of any building that met the requirements of LLA, as originally enacted, or the height of any building that received a bonus, variance, or special exception for height provided in the City’s LDC as an incentive for development.

Please note, where applicable, Federal Aviation Authority (FAA), Hillsborough County Aviation Authority, etc. height restrictions shall apply.

Parking

LLA, as amended, requires the City to reduce parking, upon the request of the applicant, for a qualifying development within ¼ mile of a transit stop; within ½ mile of a major transportation hub; or, within 600 feet of available parking. Consistent with the City’s prior implementation of LLA, the City will continue to apply the parking standards allowed through design exceptions (DE) for other affordable housing projects permitted throughout the City and regardless of the qualifying development’s proximity to a transit stop, major transportation hub, or availability of parking. For qualifying developments, the City will utilize a parking ratio of 0.8 spaces per affordable housing unit (20% reduction). Market rate units within the qualifying development will be calculated in accordance with the LDC. Additional consideration may be given if an application for LLA approval contains further data and analysis to support an alternative ratio based on proximity to transit, multi-modal transportation options which may serve the property, or as otherwise may be legally permitted pursuant to the code.

The statutory elimination of parking for mixed-use qualifying developments located within a transit-oriented development or area does not apply within the City as such areas are not designated within the City.

Bonus for Density, Height or FAR

As clarified by SB 328, a qualifying development may apply for a bonus for density, height, or FAR if the qualifying development satisfies the conditions to receive the bonus except for any condition which conflicts with LLA. Such bonus may be processed administratively by staff.

Applicable Standards for Development

Multiple Family Residential Projects (Single Use)

For multiple family residential developments (single use), the City will utilize the Residential, Multiple Family 75 (RM-75) development standards.

Front Yard:	25'
Side Yard:	7'
Corner Yard:	7'
Rear Yard:	20'

Mixed-Use Residential Projects

"Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

For mixed-use residential projects, the city will utilize the Commercial General (CG) development standards.

Front Yard:	10'
Side Yard:	10'
Corner Yard:	10'
Rear Yard:	10'

Historic Districts/Properties

If a qualifying development is on a parcel with a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000, or is on a parcel with a structure or building individually listed in the National Register of Historic Places, the qualifying development shall follow the city's administrative application process for development in a historic district as codified in section 27-20, LDC. A qualifying development shall adhere to the design guidelines applicable to the district in which the property is located, except as to height, floor area ratio, and density. Applicants may request review of a qualifying development through the appropriate historic review board; however, a board review of the qualifying development is not required and administrative approval may be requested in accordance with Sections 27-95(b)(5) or 27-113(b)(5), LDC.

Alternative Standards

As noted above, LLA does not preempt other applicable local laws and regulations. However, after thoughtful consideration by the City, and in order to allow qualifying developments to be reviewed in the same manner as other permitted affordable housing developments, the following alternative standards may be used for qualifying developments and, if used, are intended to be applied through the application process described below. Separate administrative or public hearing approvals otherwise allowed by the LDC, including but not limited to design exceptions, variances, etc., shall not apply to qualifying developments for any reductions, including but not limited to, in setbacks, parking, landscaping, loading and greenspace, or increases in height. The proposed removal of trees shall be reviewed by the appropriate board prior to the issuance of a live local determination.

Loading

For multiple-family and mixed-use projects, one (1) loading berth (minimum) must be provided for a single use residential development and one (1) loading berth (minimum) must be provided for the non-residential aspect of a mixed use development.

Each loading space shall have a minimum width of 12 feet by 30 feet.

Greenspace and Landscape

Multiple Family (single-use) qualifying developments may provide a multi-family greenspace requirement of 100 SF of greenspace per unit or a minimum of 6,000 SF whichever is greater. If the greenspace is aggregated in a centralized location with amenities to serve the residents, the qualifying development may utilize a 75 SF per unit requirement or 5,000 SF whichever is greater. An 8' buffer with plantings shall be installed along the right-of-way. All qualifying developments seeking to utilize this alternative shall be subject to the fee in lieu for the square footage as required by LDC.

Mixed-Use qualifying developments with either surface parking or structured parking less than six stories may provide 20% greenspace and may count the required vehicle use area (if applicable) toward the total site greenspace. The twenty percent shall be calculated based on the entire property. For example, a one-acre property would require 8,712 SF of greenspace.

Vehicle Use Area

All qualifying developments with surface parking, whether developed for multiple-family or mixed-use, shall provide an 8' buffer adjacent to all rights-of-way with plantings.

Process for Approval

The approval process for a qualifying development located within an eligible zoning district, as outlined above, shall include payment of a fee (see below), an application, notice of filing application, site development plan, and an affidavit of commitment to City of Tampa Affordable Housing standards for income qualification, monitoring, and inspection.

Minimum Requirements

Application

Site Development Plan which includes the following:

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table*
4. Dimensioned location, size, height and use of all proposed structures.
5. Project units, number of affordable units per area median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street loading areas.
9. Method of stormwater retention.
10. Location, size and total amount of green space.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.

18. Commitment to complete a transportation study prior to issuance of the building permit.
19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.
20. Affidavit confirming a 30-year commitment to provide affordable housing (see below).
21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.

***Site Data Table shall include:**

Folio #:	Total Building Area:	VUA:
Property Address:	Max. number of proposed	VUA greenspace required:
Property Area SF:	dwelling units:	VUA greenspace provided:
Existing Zoning District:	<u>Percentage and number of</u>	Multi-family greenspace required:
Future Land Use:	<u>affordable units:</u>	Multi-family greenspace provided:
Proposed Use:	Building Setbacks: north,	Parking Required:
<u>Density/FAR:</u>	south, west, and east.	Parking Provided:
<u>Pervious/Impervious Ratio:</u>	Max. Building Height:	<u>Loading:</u>
		<u>Bicycle parking:</u>

Project Narrative – Application shall contain a narrative which demonstrates compliance with Section 166.04151(7)(a) – (g), Florida Statutes.

Notice of Filing Application – As directed by Tampa City Council on June 20, 2024, an applicant is required to post a sign(s) (provided by the City) on the property and provide written notice of filing an application to owners of property located within 300 feet of the qualifying development and to registered neighborhood organizations. The posting of the sign(s) and mailing of written notice must be completed and evidence of same uploaded to Accela before the application is distributed for review by the City's reviewing departments. Although notice of filing application is required, such notice does not create or result in a right by members of the public or recipients of such written notice to participate in the administrative process nor does it require a public hearing.

Affidavit of Commitment – Applicant must file an Affidavit of Commitment to record a Land Use Restriction Agreement (LURA) detailing the affordable housing restrictions, as approved by the city, and to comply with the monitoring and compliance requirements of the city. The city will provide the form LURA and monitoring and compliance forms upon submittal of the application. The LURA is required to be recorded prior to issuance of the first permit for vertical construction.

Agent Authorization – An affidavit with the property owner's notarized authorization. A qualifying development on property owned by a county, municipality, or school district must be within the geographic boundaries of the respective county, municipality, or school district, and the respective county, municipality or school district must be a party to the application. A qualifying development on property owned by a religious institution must be applied for by both the applicant and the religious institution, and the house of public worship must continue to operate on the property after the qualifying development is constructed.

Timeframe for Review and Issuance of Approval: Upon receipt of a complete application, the city will complete its review within sixty (60) days. The applicant may request an additional 30-day extension.

Appeal: An applicant, who receives an official ruling or order wherein the aforementioned standards are applied to a specific parcel(s), may file a request for review pursuant to Section 1-19 of the City of Tampa Code of Ordinances ("1-19 Review"). Please note, the ability to file a 1-19 Review does not extend to an individual or entity who is not the applicant. Also, an applicant may not file a 1-19 Review if the application did not include the property owner(s) authorization.

Fee: The fee for a qualifying development will be \$2,642.00 plus \$111/acre or portion thereof.

Duration of Approval: An approval received through this process shall be effective for twenty-four (24) months from the date of approval. The LLA application process shall begin anew if a building permit has not been issued by the city within twenty-four (24) months of LLA approval.

Modifications to an Approved LLA Development: If an approval received through this process is proposed to be amended there are only two options:

- Sign-off (SNO) application, which is limited to: reducing the building height, reducing the number of buildings, reducing unit count, increasing setbacks, increasing greenspace requirements, and scrivener's errors (that still meet requirements).
- Applying for a new LLA application would include: increasing the building height, increasing the number buildings, increasing unit count, decreasing setbacks, decreasing the number of parking spaces and decreasing greenspace requirements.

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