

Narrative

The City's Land Development Code provides a process for awarding a density bonus to affordable housing developments; however, there are no development standards or reporting requirements in the code that would apply specifically to these projects. This new section and its accompanying definitions are proposed to help ensure that any affordable projects in Venice meet standards of equity for the residents in lower cost units and maintain their commitment to affordability, with provisions for enforcement if necessary.

Another purpose of this proposal is to address the new statute regarding affordable housing approvals (F.S. § 166.04151, introduced as Senate Bill 328 or the "Live Local Act"). The Live Local Act was adopted by the State in 2023 and amended in 2024, and it provides opportunities for administrative approvals of affordable projects in certain scenarios. The Act also details how municipalities should apply various development standards, including height and parking. The City has not yet received an application for a project using the provisions of this Act, but it would be prudent to define as much as possible about how an application would be handled, staying within the confines of the state law and using our own local context.

This new affordable housing subsection would be added to the "Special Considerations" section of Chapter 87. Relevant definitions would be added to Section 9. More opportunities for affordable housing tools and incentives can be added to this subsection in the future, but there is an immediate need to have these foundational regulations in place should the City receive application for a Live Local Act project or a density bonus request.

Comprehensive Plan Consistency

Intent HG 1.5 – Attainable Housing states that the City shall ensure housing alternative meet diverse community demands. Under this Intent, **Strategy HG 1.5.4 – Maintaining Attainable Housing** relates to this proposed text amendment, as the amendment provides regulations to ensure a long-term commitment for any affordable housing projects. **Strategy HG 1.5.3** lays out the density bonus incentive, which will need to be implemented through the Land Development Code. This proposal is intended to achieve that goal.