

Get the Facts

What is the Live Local Act?

The Live Local Act (Ch. 2023-17, Laws of Fla., *codified at* §166.04151, Florida Statutes), is a comprehensive statewide workforce housing strategy, and provides Walden Lake, LLC a new path to move Walden Lake forward when it took effect July 1. The Act aims to empower hardworking Florida families by enhancing their access to housing options within the very communities they serve.

With the Plant City population projected to double by 2050, this plan presents an exciting opportunity for more families to become part of the Plant City community.

How does the Walden Lake property qualify under the Live Local Act?

The Walden Lake property qualifies for administrative approval under the Live Local Act which took effect in July 2023, since the land since is currently zoned for commercial development.

The existing Planned Development (PD) permits a mixed-use development approved for 4,558 residential units, 30.5 acres of commercial uses, 53.5 acres of industrial uses, 34 acres for school use, 290 acres of golf course, and 392.24 acres of open space. The former golf course and clubhouse area, which included a pro shop and restaurant, are clearly labeled on the Existing PD as “golf course” and “clubhouse.”

For profit golf courses qualify as commercial development under Florida law. Because the existing PD allows a for-profit golf course, the property is zoned for a commercial use qualifying it for mixed-income multifamily development under the Live Local Act.

What is the density of the proposed development?

Section 166.04151(7)(b), Florida Statutes, provides that a city may not restrict the density of a proposed development below the highest allowed density on any other municipal land in its jurisdiction. The highest density allowed in City of Plant City is 20 dwelling units per gross acre.

The property owned by the developer is approximately 319.26 acres, and zoned for a maximum unit count of 6,385 dwelling units. However, the developer is only proposing 1,530 multifamily units and 468 townhomes on the property. This aligns with what is allowed under the Live Local Act. Currently, the property has only 3,343 residential units.

What are the height restrictions?

Section 166.04151(7)(c), Florida Statutes, provides that qualifying multifamily developments may equal the height of any currently allowed height for commercial or residential

development in the City's jurisdiction and within one mile of the project, or three stories, whichever is higher. Here, the developer is proposing a three-story multifamily product.

What are the development standards?

The proposed project will comply with the development requirements of the City's land development code under the R-2 development standards for the Live Local Act.

Regarding parking, Section 166.04151(7)(e), Florida Statutes, allows municipalities to consider reducing parking requirements for a proposed development if the development is located within one-half mile of a major transit stop. Walden Lake, LLC has committed to providing 3 parking spaces per 2 dwelling units for studio and one-bedroom units and 2 parking spaces per dwelling unit for two-bedroom+ units in accordance with Plant City's Code Section 102-1421.

How would you define prospective residents?

The project will appeal to a broad range of incomes, with forty percent of the units available to those making up to 120% of the area median income, following state income guidelines for a minimum of 30 years. The majority of the units will be available at market rate.

The developer will follow state income guidelines and will work with the City of Plant City to provide an appropriate mechanism to restrict the units as provided in the Live Local Act. The other sixty percent (60%) of the units will be available as market rate rental.

How many units are being proposed?

The plan proposes 1,530 multifamily units and 468 townhome-style multifamily units, comprised of studio, one-, and two-bedroom+ units that are three stories high each.

What types of amenities are being proposed?

Future residents can expect well-appointed interiors and a full suite of community amenities comparable to what can be found in today's market-rate apartments.

What are the next steps?

Projects that qualify for the Live Local Act are not subject to a municipality's comprehensive plan and zoning regulations and can be approved administratively.

The City of Plant City is reviewing the preliminary plat submitted September 29, 2023 under the Live Local Act and the requirements of section 166.033, Florida Statutes, which provides that applications for a development permit or a development order must be processed within 120 days after the application is deemed complete.

