



## BUILDING DEPARTMENT ADMINISTRATIVE POLICY

### Administrative Policies

Policy No. 24-001

**SUBJECT:** Live Local Act Review Process

**PURPOSE:** To establish an expedited Development Application Process and Building Permit review for Live Local Act projects in Boynton Beach.

**SCOPE:** March 29, 2023, Governor Ron DeSantis signed Senate Bill 102 into law as Chapter 2023-17, effective July 1, 2023, also known as the "Live Local Act", which provides special zoning and land use preemptions for projects which have at least 40% of its units set aside for workforce housing. The exemptions listed within the "Live Local Act" include preemptions on certain development regulations such as density and height, and also requires administrative approval for eligible projects. The "Live Local Act" also requires the city to maintain a list of all real property that it or the CRA owns that are appropriate for use as affordable housing. For information about the list of real property visit [Live Local Projects Act](#)

**POLICY:** Developers seeking to construct projects pursuant to the Live Local Act shall follow the following process:

- Developer/Owner shall schedule a Live Local pre-application meeting with Planning & Zoning Staff.
- Upon approval of the Pre-Application meeting, the applicant will submit application package for Development Application Review Team (DART) for approval.
- Planning & Zoning Administrator or designee will forward to City Commission for final review and approval during public hearings.
- The contractor, when filling out permit application will select "Live Local tab", this will alert Development Services Division Director and Development Services Supervisor to assign the Live Local project to a project coordinator to expedite the Building, Planning & Zoning, Fire, Engineering and Utilities reviews.

The City of Boynton Beach will expedite Live Local, site plans, building permit applications and plan review in accordance with this Live Local Act Review policy.