



MEMORANDUM

To: Town Council
Date: January 28, 2026
Prepared By: Frank M. Davila, CFM, Director of Planning and Zoning
Item Title: Ordinance No. 793 – Live Local Act amendment (2nd reading)

BACKGROUND:

On March 29, 2023, the Governor signed into law Senate Bill 102, “Live Local Act”, codified by Chapter 2023-17, Laws of Florida, which is intended to streamline and incentivize affordable housing development with the state of Florida.

The Juno Beach Town Council adopted Ordinance No. 782 on April 24, 2024, to establish land development regulations to implement the Live Local Act and adopt regulations that are not expressly preempted by the Live Local Act. The adopted language was codified in Chapter 34 of the Town’s Code of Ordinance, Article IV, Division 18.

At the December 1, 2025, Planning and Zoning Board meeting, the Board reviewed and discussed the proposed ordinance and recommended continuing the item to the following month. This continuance allowed staff to make changes to the ordinance based on the comments received by the Board on the proposed language in the procedure section.

At the January 5, 2026, Planning and Zoning Board meeting, the Board reviewed and discussed proposed Ordinance No. 793, and unanimously recommended approval to the Town Council.

At the January 28, 2026, Town Council meeting, the Council reviewed and approved proposed Ordinance No. 793 on first reading. The updated ordinance incorporates the Council’s prior recommendation to further clarify that for *demolitions* only administrative approval is needed without **any** action by the governing body.

DISCUSSION:

During this year’s legislative session, the Governor signed into law Senate Bill 1730, codified by Chapter 2025-172, Laws of Florida, amending certain requirements of local governments related to the review and approval of affordable housing development.

To conform with SB 170, the Planning and Zoning Department is proposing to modify Article IV, Division 18, Live Local Act to (additional language is underlined and deleted language is ~~stricken through~~):

- Provide a definition for *allowable density*
- Provide a definition for *demolition*
- Further clarify the process for *Administrative Approval*, removing the review of the Development Review Committee.
- Add new language regarding buildings located within a historic district which were listed in the National Register of Historic Places prior to January 1, 2000.

RECOMMENDATION:

Staff recommends that the Town Council review proposed Ordinance No. 793 and approve it on second reading.

Attachment(s):

- Proposed Ordinance No. 793.