

SUNDAY, OCTOBER 11, 2026

Live Local Zoning Crisis

October update: what has changed since February, and what to do before November 3



Eleven Live Local applications, drawn at one scale: 55 to 519 feet to the roof.

Daniel Ciraldo · with Guests Hillsborough Commissioner Joshua Wostal
and Richard Lamondin and Rob Piper

Since we met on February 4

What we said then

- Developers were suing cities to force approvals.
- The Legislature was in session, with bills to widen the law.
- Historic districts and barrier islands were the targets.

What has happened since

- **March** — the Legislature passed HB 1389, widening the law again. In force July 1.
- **March 6** — Hillsborough County sued the State, challenging the law as it applies to the county.
- **June** — 663 Alton Road, 204 feet, approved by signature. No vote.
- **June** — the City of Miami voted to explore its own challenge.
- **September** — the city released eleven applications; we built every one.
- **Sept. 24** — the planning director called 824 Alton Road, over 500 feet, "imminently going to be approved."

The law, in three sentences

- 1** Any lot zoned for business can become housing, as long as four in ten apartments are rented to people earning up to 120% of the area's median income.
- 2** The building can be as tall as the tallest building within a mile. On Alton Road, applicants cite Five Park, 519 feet.
- 3** Approval is administrative. The planning director signs. There is no hearing and no vote.

7401 Harding Ave
21 stories · 216 ft to the roof

7410 Collins Ave
11 stories · 107 ft to the roof deck

1575 Alton Rd
43 stories · 519 ft to the roof

1826 Collins Ave
15 stories · 200 ft to the roof

1501 Collins Ave
25 stories · 300 ft to the roof

1920 Alton Rd
20 stories · 297 ft to the roof

709 Alton Rd
37 stories · 421 ft to the roof

425 Ocean Dr
38 stories · 440 ft to the roof

42 Collins Ave
28 stories · 375 ft to the roof

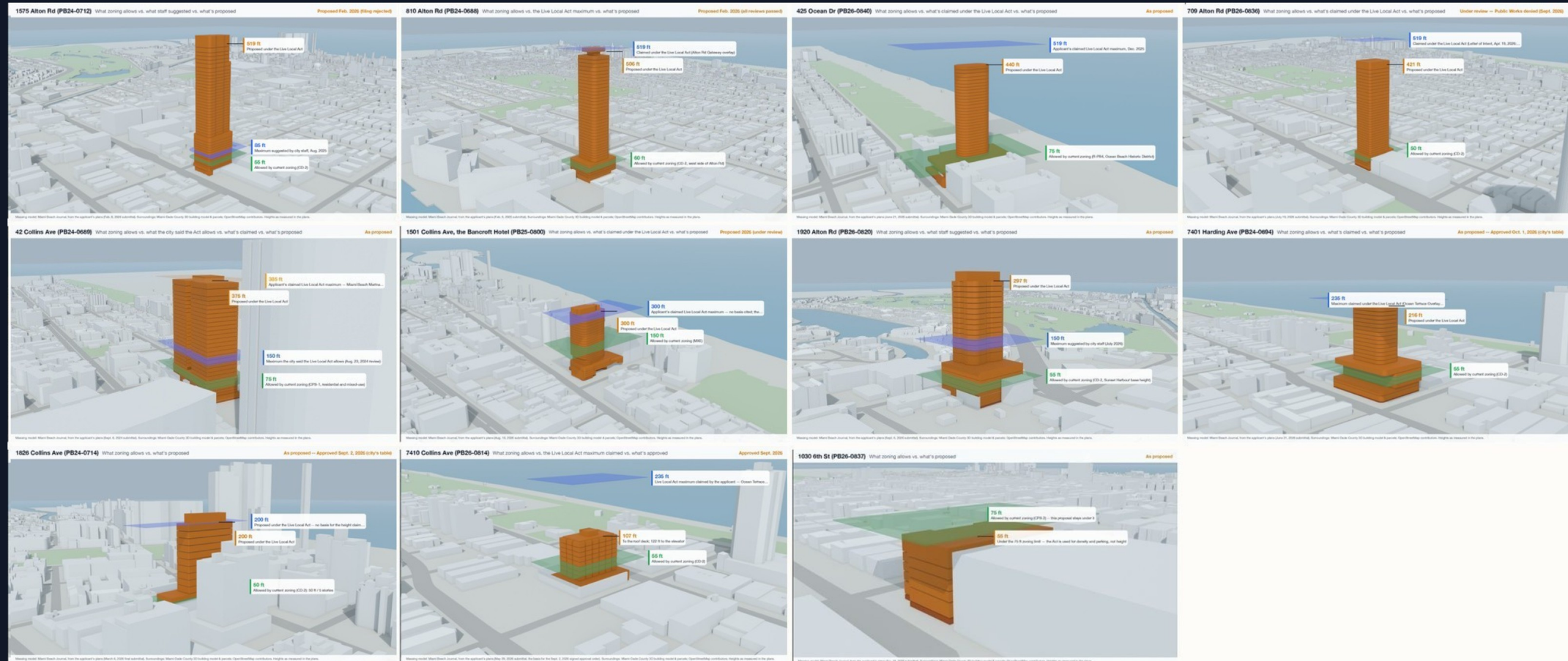
810–824 Alton Rd
40 levels · 506 ft to the roof

1030 6th St
5 stories · 55 ft to the roof

**Eleven applications. 1,256 homes.
570 of them workforce.**

Every amber block is traced from the developer's own plans and placed among the real buildings. Ten of the eleven are two to nine times taller than their lots allow.

The eleven at one scale, tallest first



Green is what zoning allows. Blue is the Act's maximum as city staff or the applicant read it. Amber is what was filed.

What the lot allows, what was filed

1575 Alton Road 55 → 519 ft 43 stories · stopped Feb. 17 as improperly filed	810–824 Alton Road 60 → 506 ft 40 levels · pending, approval called imminent	425 Ocean Drive, the Savoy 75 → 440 ft 38 stories · pending, under review	709 Alton Road 50 → 421 ft 37 stories · reviews failed Sept. 4, still pending
42 Collins Avenue 75 → 375 ft 28 stories · city said 150, applicant came back at 375	1501 Collins, the Bancroft 150 → 300 ft 25 stories · pending, applicant is suing the city	1920 Alton Road 55 → 297 ft 20 stories · 35 homes · pending, all reviews passed	7401 Harding Avenue 55 → 216 ft 21 stories · approved Oct. 1
1826 Collins Avenue 50 → 200 ft 15 stories · approved Sept. 2	7410 Collins Avenue 55 → 107 ft 11 stories · approved Sept. 2, no board vote	1030 6th Street 75 → 55 ft 5 stories · under its limit · city review failed May 28	How to read a card Green: what the lot allows today Amber: what was filed

Heights to the roof, as stated in each applicant's plans.

THE 1935 FIRESTONE BUILDING, ALTON ROAD AT 16TH STREET

1575 Alton Road

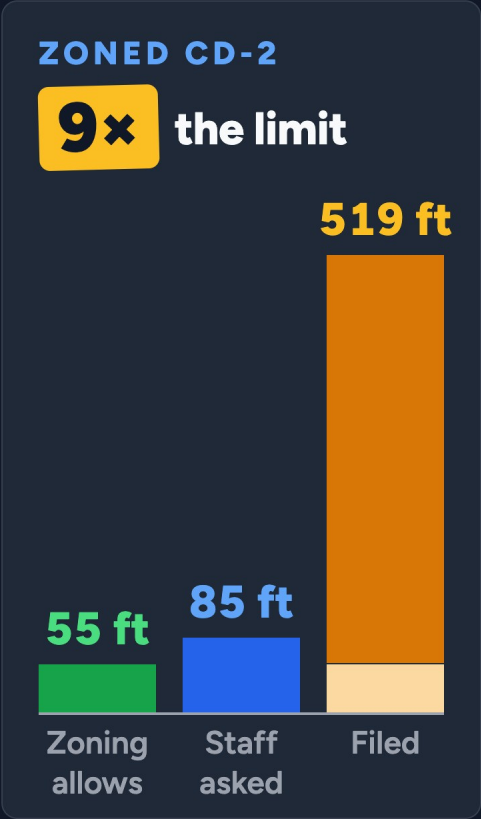
43 stories · 163 homes, 72 workforce · City stopped it Feb. 17, 2026 as improperly filed



Google Street View image in the plans
Sheet A-04 · Feb. 2026



Applicant's rendering
Sheet A-08 · Feb. 2026



Source: application PB24-0712, PRR-2026-3376. Zoning limit and heights as stated in the applicant's plans; 85 ft is the city's figure.

A SURFACE PARKING LOT ON ALTON ROAD, BESIDE THE MIAMI HOSTEL

810–824 Alton Road

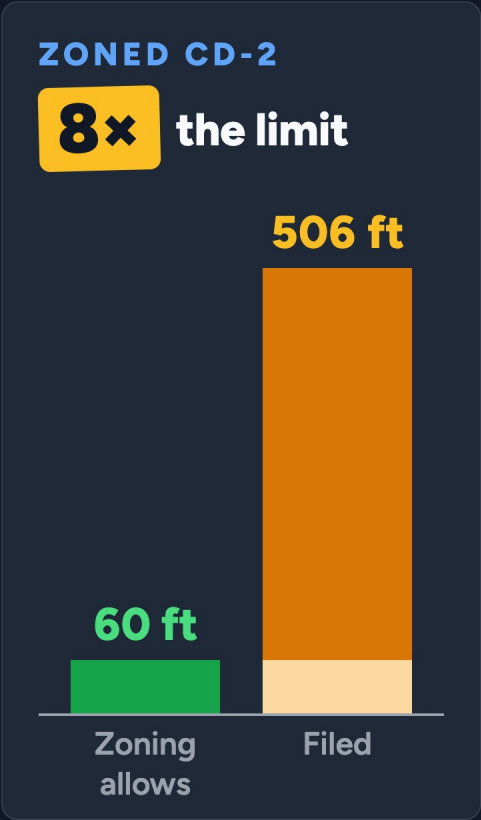
40 levels · 149 homes, 72 workforce · Pending: passed every city review in June, not yet approved



Aerial in the plans, site shaded by applicant
Sheet A-04 · Dec. 2025



Applicant's rendering
Sheet A-10 · Feb. 2026



Zoning: CD-2, west side of Alton Rd, mixed-use with parking, 60 ft (65 with a tall ground floor); the applicant's sheet lists 55. Source: PB24-0688.

SOUTH OF FIFTH, ON OCEAN DRIVE: THE 1935 SAVOY AND THE 1941 ARLINGTON

425 Ocean Drive, the Savoy

38 stories · 150 homes, 60 workforce, plus a 76-room hotel · Pending: failed planning review in July

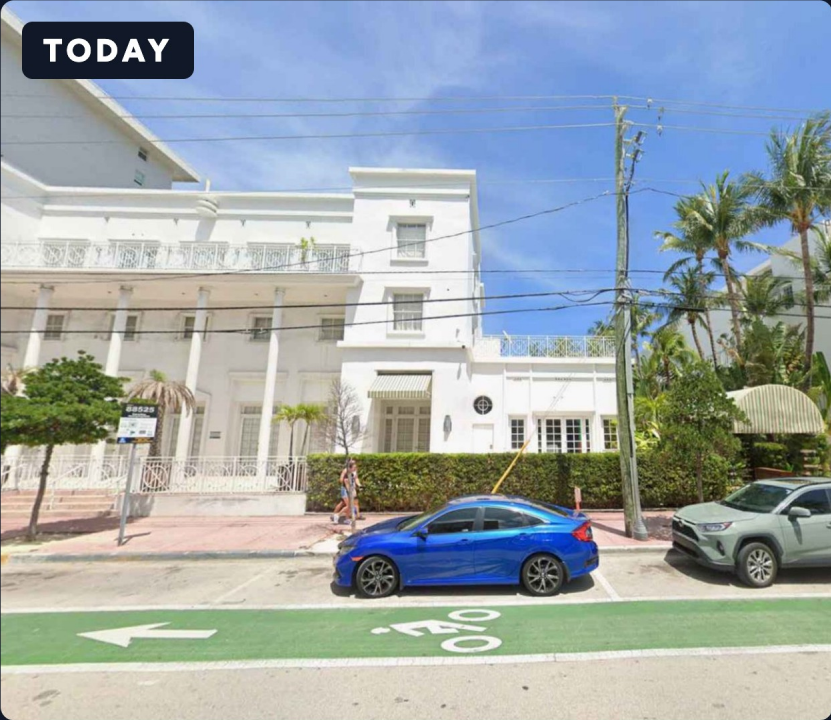
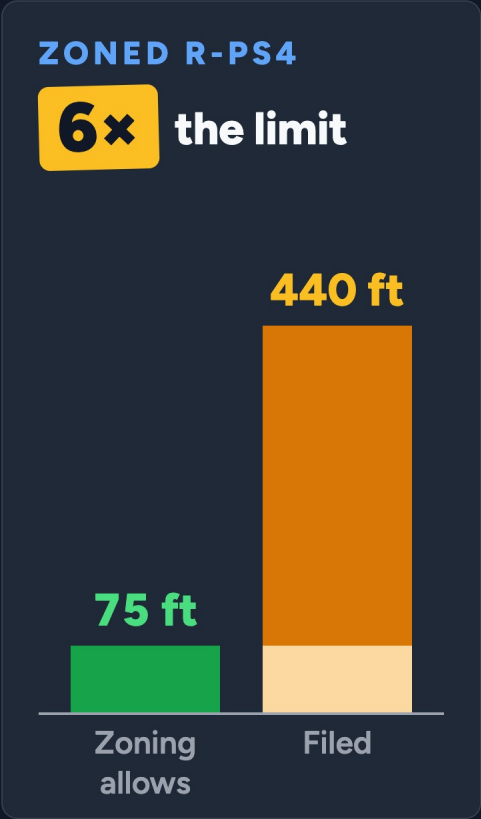


Photo in the plans
Sheet A-005a · June 2026



Applicant's rendering
Sheet A-403 · June 2026



R-PS4, Ocean Beach historic district: 35 ft for the first 60 ft of lot depth, 75 ft beyond. The filing never states this limit.

ALTON ROAD BETWEEN 7TH AND 8TH STREETS, BESIDE A MEDICAL OFFICE

709 Alton Road

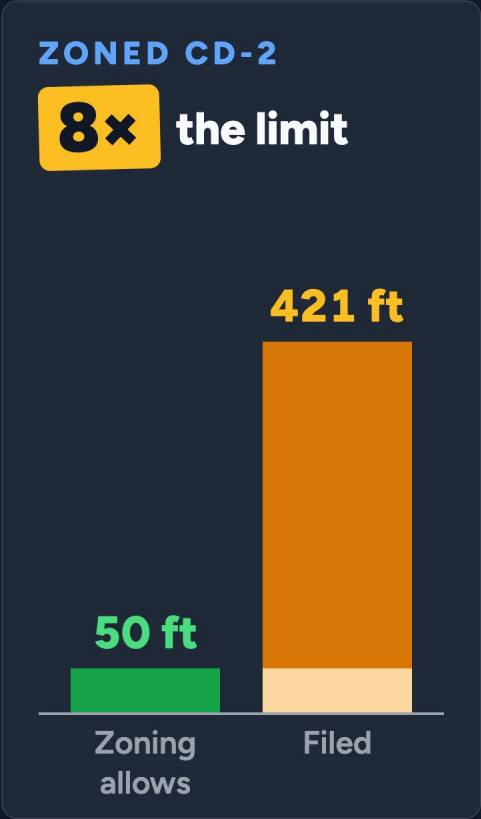
37 stories · 197 homes, 79 workforce · Pending: Planning and Public Works reviews failed in September



Aerial in the plans, site outlined by applicant
Page 11 · July 2026



Applicant's rendering, same viewpoint
Page 31 · July 2026

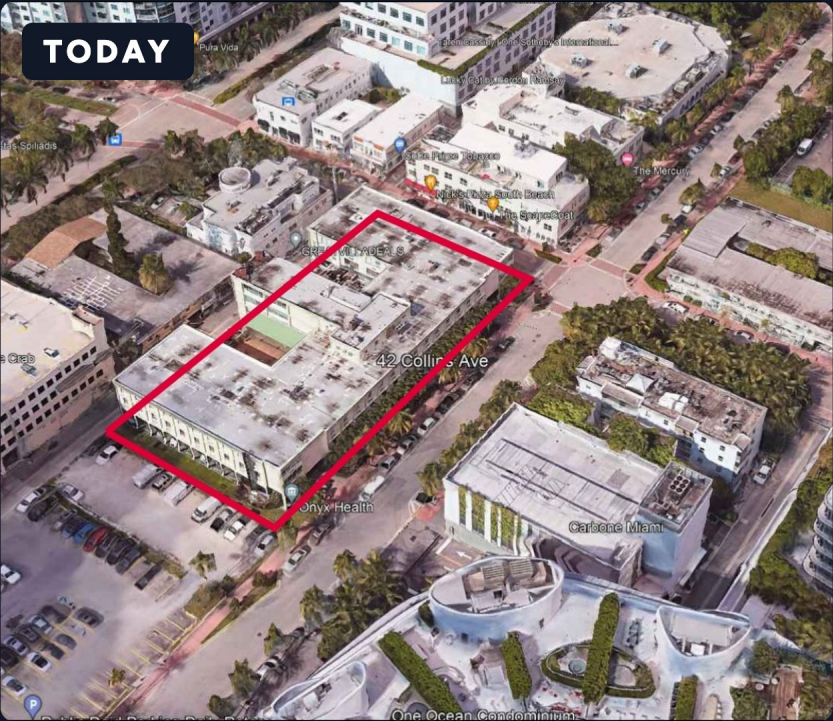


Source: application PB26-0836, PRR-2026-3376. Zoning limit and heights as stated in the applicant's plans.

SOUTH OF FIFTH: A FOUR-STORY NURSING HOME TODAY

42 Collins Avenue

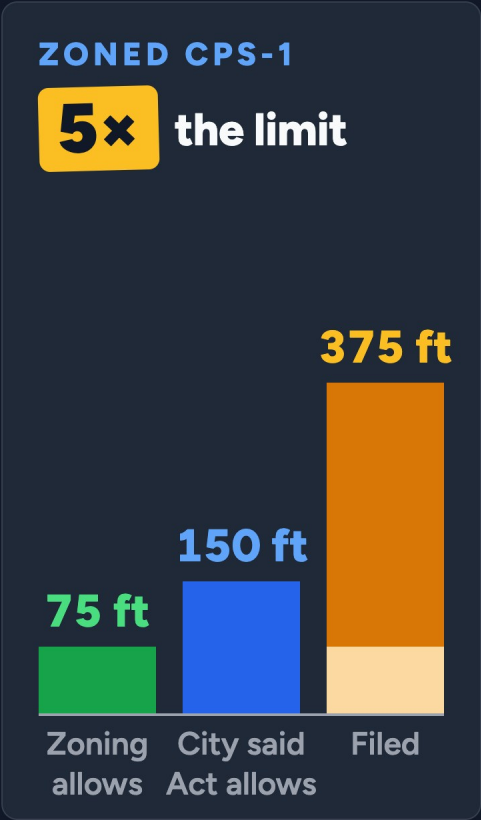
28 stories · 180 homes, 72 workforce · Pending: no filing since Sept. 2024; city’s Aug. 2024 review failed



Today: a 230-bed nursing home, per Medicare
The filing says 94 assisted-living beds.
Aerial in the plans, page 10 · Sept. 2024



Applicant’s rendering
Page 21 · Sept. 2024



Zoning: CPS-1 allows 75 ft for residential buildings; the applicant’s sheet lists 40, the limit for other uses. Source: PB24-0689.

IN THE ART DECO DISTRICT: THE 1939 BANCROFT HOTEL

1501 Collins Avenue, the Bancroft

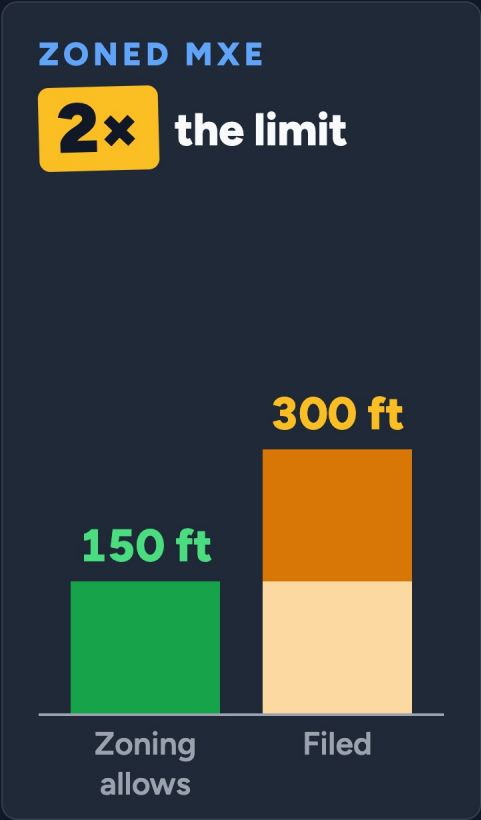
25 stories · 124 homes, 50 workforce, plus 42 hotel suites · Pending: developer sued the city Dec. 2025



Photo in the applicant’s historic report
Taken 2020 · filed May 2026



Applicant’s rendering, same corner
Aug. 2026 submittal



The filing shows no one-mile comparison for 300 ft; the city asked for one. Zoning limit as on the applicant’s sheet (PB25-0800).

OUR GUEST • COMMISSIONER JOSHUA WOSTAL • HILLSBOROUGH COUNTY, DISTRICT 7



Hillsborough County sued the State

WHAT THE COUNTY SAYS

- The Act and the state's own planning law conflict, and the county cannot obey both.
- Apartments could be added to planned developments the county already approved: at least 386 of about 3,000 still have unbuilt commercial or industrial rights.
- Neighbors lose notice and a hearing.
- At 120% of median a two-bedroom rents for up to \$2,817; the county's median is \$1,561. The county says there is no shortage at that level.

WHAT THE STATE SAYS (APRIL 22)

- A county cannot sue the State over a state law.
- No injury yet: the county has not been sued or acted on its 17 applications.
- Local plans yield to state law; housing is a "statewide critical concern."
- No state official is named as the defendant.

One count, about the county's version of the Act. It asks how the law applies to the county; it would not repeal it. Miami Beach is under the city version, with the same wording.

The State moved to dismiss on April 22. Where the case stands now is our first question for the Commissioner.

OUR GUEST • CANDIDATE FOR FLORIDA SENATE, DISTRICT 38

Richard Lamondin



On the Live Local Act and local control.

HOW THIS WORKS

A few minutes from our guest, then your questions. Type them in the chat and we will read them aloud.

SUNSET HARBOUR: A TWO-STORY COMMERCIAL BUILDING TODAY

1920 Alton Road

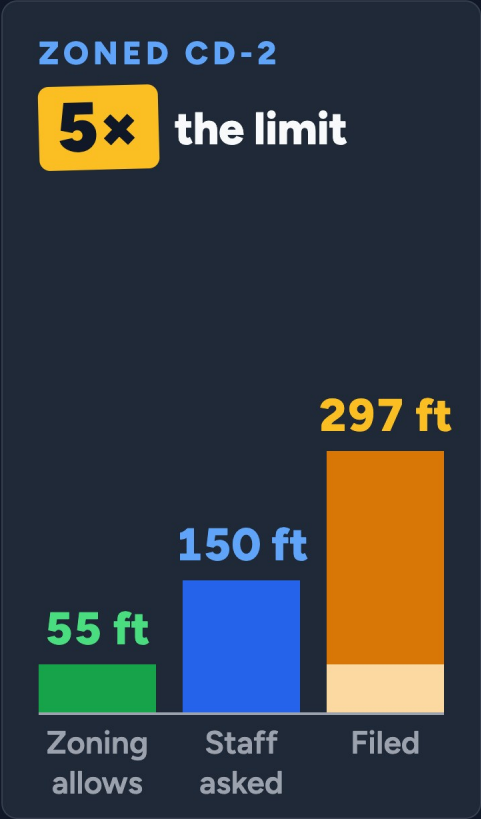
20 stories · 35 homes, 14 workforce · Pending: passed every city review (Sept. 18), not yet approved



Photo in the plans
Sheet A-012 · Sept. 2026



Applicant's rendering
Sheet A-901 · Sept. 2026



Zoning: 55 ft, the Sunset Harbour base height. The 65 ft on the applicant's sheet is for office-only buildings.

HARDING AVENUE AT 74TH STREET: A PARKING LOT TODAY

7401 Harding Avenue

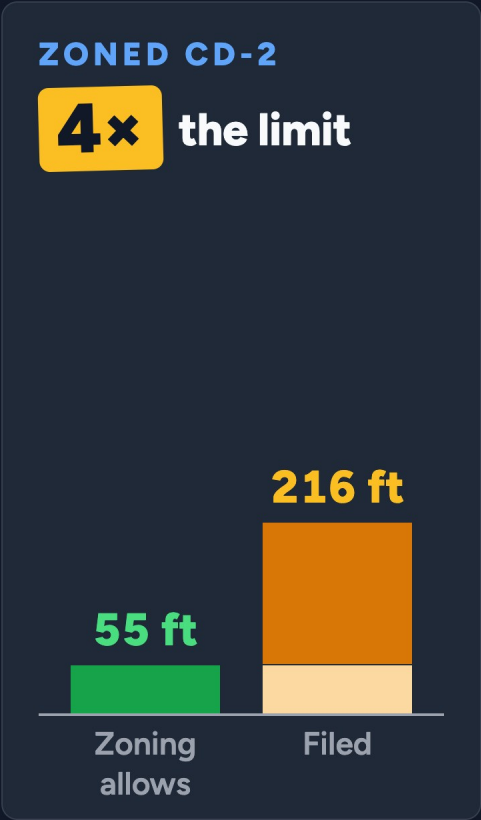
21 stories · 100 homes, 40 workforce · Approved Oct. 1



Photo in the plans
Sheet A-08 · June 2026



Applicant's rendering
Sheet A-29 · Feb. 2026 set



Source: PB24-0694, PRR-2026-3376. Approval: signed order, Oct. 1, 2026 (city website). Heights as stated in the plans.

COLLINS AVENUE AT 18TH STREET: A FOUR-STORY COMMERCIAL BUILDING TODAY

1826 Collins Avenue

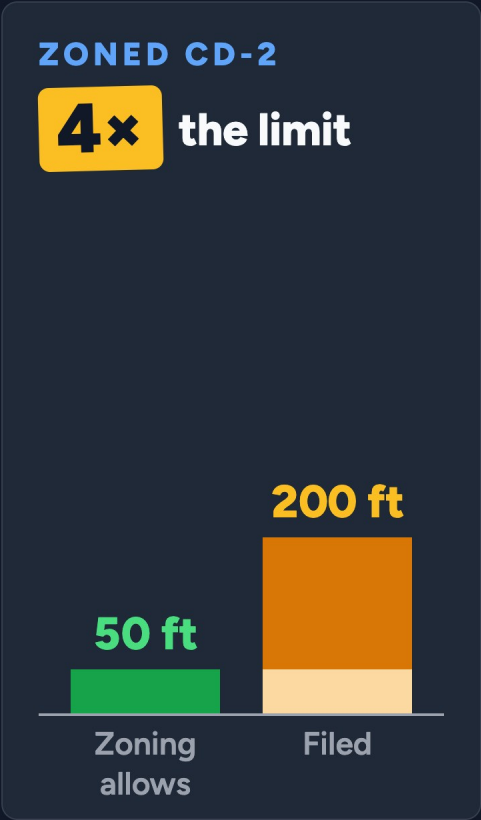
15 stories · 29 homes, 12 workforce · Approved Sept. 2 by the Planning Director (order on the city’s website)



Photo in the plans
March 2026 submittal



Applicant’s rendering
March 2026 submittal



Zoning: 50 ft, five stories (applicant’s sheet). Source: application PB24-0714 (plans and narrative only), PRR-2026-3376.

COLLINS AVENUE AT 74TH STREET: THE 1950 FOOD FAIR BUILDING, NOW A CVS

7410 Collins Avenue

11 stories · 50 homes, 20 workforce · Approved Sept. 2 by the Planning Director, no board vote



Photo in the plans
Sheet A-08 · May 2026



Applicant's rendering
Sheet A-38 · April 2026

ZONED CD-2

2x the limit

55 ft	107 ft
Zoning allows	Filed

Source: approved application PB26-0814 (order signed Sept. 2, 2026), PRR-2026-3376. CD-2 limit of 55 ft per the city's approval notice.

6TH STREET AT LENOX AVENUE: THREE 1938 APARTMENT BUILDINGS TODAY

1030 6th Street

5 stories · 79 homes, all workforce, for seniors · No parking · Pending: city review failed May 28



Photo in the plans
Sheet A-9.8 · April 2026



Applicant's rendering
Sheet A-19 · April 2026

ZONED CPS-2

Under the limit

75 ft	55 ft
Zoning allows	Filed

The Act is used here for density, floor area and parking, not height. CPS-2 allows 75 ft for residential buildings. Source: PB26-0837.

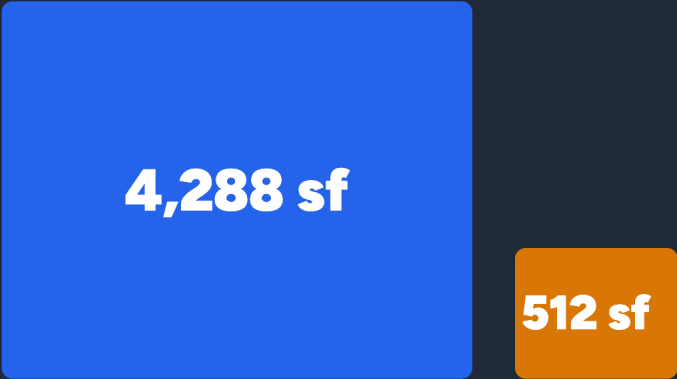
LIVE LOCAL HOMES AND CONDOS IN THE SAME TOWER

1920 Alton Road: who gets which homes

The law caps rents on 14 of the 35 homes at 120% of area median income. Here is where the plans put them.

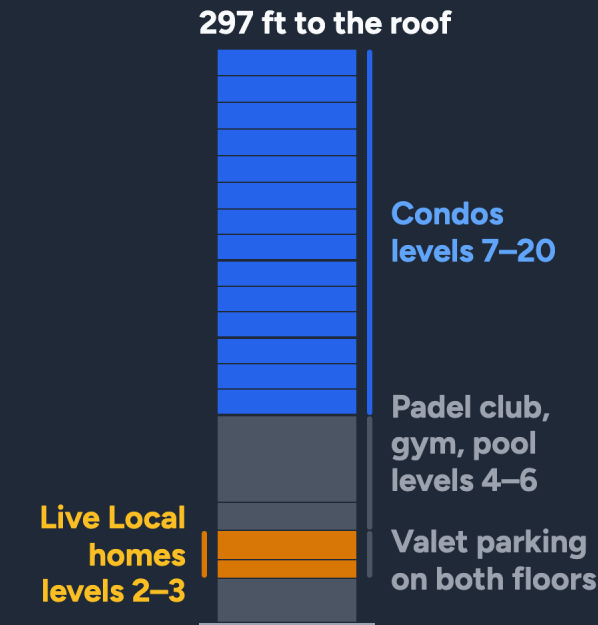
HOW BIG: THE AVERAGE HOME

- 512 sf** average Live Local home
14 homes · 408–751 sf
- 4,288 sf** average market-rate condo
21 homes · 3,305–11,125 sf



8.4x bigger on average. 40% of the homes, 7% of the living area.

WHICH FLOORS



Live Local floors: 23–48 ft up. First condo: 107 ft up.

WHAT THEY MAY RENT FOR

The most a landlord can charge at 120% of area median income (Miami-Dade, 2026)

- Studios · 8 homes**
408–414 sf
up to \$2,862 a month
- One-bedrooms · 6 homes**
508–751 sf
up to \$3,066 a month

At the cap, a 410-sf studio costs \$6.99 per square foot, every month.
Income limit: \$114,480 for one person, \$130,800 for two.

A ceiling, not a listing price. Utilities count toward the cap.

Source: applicant’s plans, Sept. 6, 2026 set (sheets A-003, A-102, A-206). Rent caps: Florida Housing Finance Corp., Miami-Dade, effective May 1, 2026.

One lot, three futures: 1920 Alton Road



TODAY

A two-story commercial building in Sunset Harbour.



APPROVED IN 2023

Five stories, 63 feet, by Gensler: offices, restaurants, 3 condos. Unanimously approved. Never built.

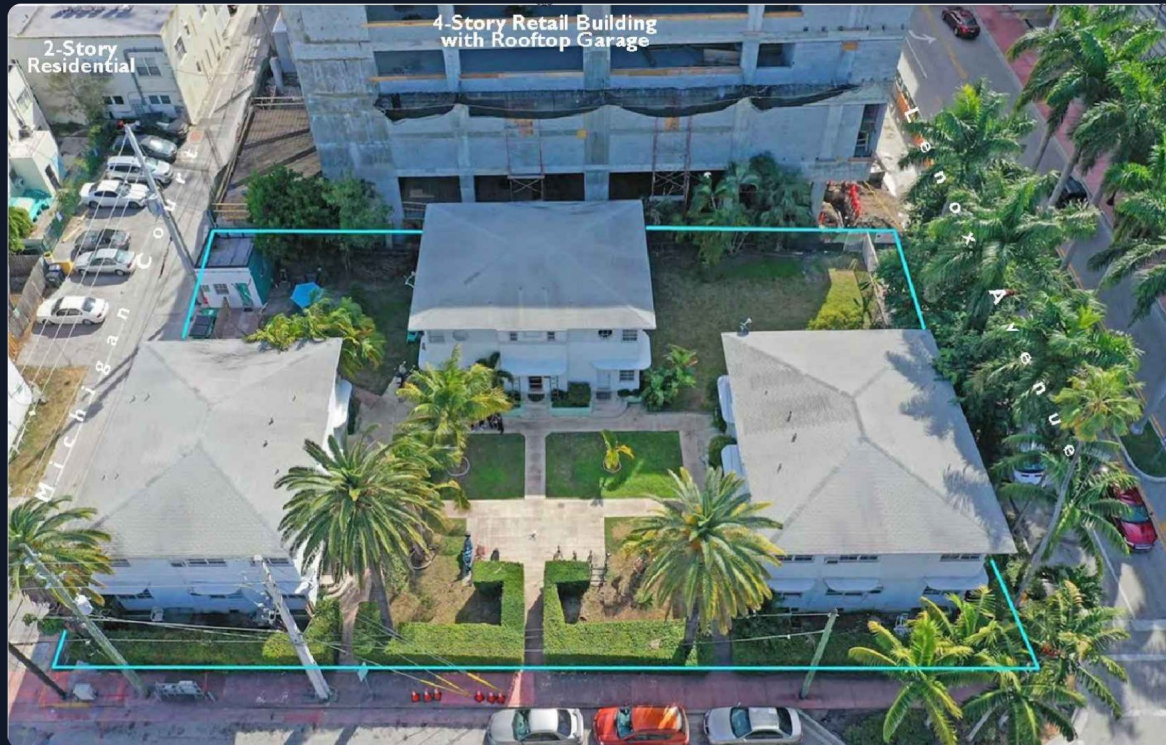


FILED IN 2026, SAME COMPANY

Twenty stories, 297 feet. 14 workforce homes averaging about 510 sq ft; 21 condos averaging 4,300 sq ft; five padel courts.

Photo and 2026 rendering: application PB26-0820 (Sept. 6, 2026). 2023 rendering: Gensler, DRB22-0873 staff presentation (April 4, 2023). Unit sizes per the plans and Floridian Development. Staff suggested 150 feet, then marked it "OK"; the plans did not change.

Two all-workforce projects



Today: three 1938 apartment buildings, 12 apartments, on the lot at 6th Street and Lenox Avenue. The applicant's aerial photo, sheet A-9.

1030 6th Street

Five stories, 55 feet, under the 75 the lot allows. 79 senior workforce apartments. But it would demolish three 1938 apartment buildings in a local historic district: 12 apartments today. Under review.

663 Alton Road

204 feet, nearly four times the zoned height. 79 apartments, all workforce. Approved in June 2026 by the planning director alone.



The architect's rendering of the approved tower, from Alton Road.

Sources: application PB26-0837 (aerial A-9, zoning sheet, demolition plan A-11); county property appraiser, folio 02-4203-009-7860 (12 units, built 1938); administrative order and approved plans for 663 Alton Road, June 10, 2026 (PB24-0683; rendering by RSP Architects).

OUR GUEST • CANDIDATE FOR MIAMI-DADE COUNTY COMMISSION, DISTRICT 5

Rob Piper



How the Live Local Act affects Miami Beach, and why local control matters.

HOW THIS WORKS

A few minutes from our guest, then your questions. Type them in the chat and we will read them aloud.

How the law was made, and widened three times

2023 · SB 102

Passed the Senate without a dissenting vote and the House 103 to 6. Housing on any commercial lot; 40% workforce; as tall as the tallest within a mile.

2024 · SB 328

The height rule tightened in one place and limits placed on what cities may do with floor area.

2025 · SB 1730

No board may review a qualifying project. Reached back to July 2023, so Miami Beach's 150-foot cap no longer lowers the height. For National Register historic districts, a city may measure height within three-quarters of a mile, not one, and require design rules such as facade replication. Final votes 37 to 0 and 105 to 0.

2026 · HB 1389

Reaches land owned by counties, cities and school districts, and large church sites; bars cities from cutting a project's height with setbacks or stepbacks. Final votes 98 to 4 and 35 to 0. In force July 1.

Of these eleven: five filed in 2024, one in 2025, five in 2026.

Florida Senate bill records. The 2025 House bills (HB 943, HB 923), filed by then-Rep. Vicki Lopez, died; SB 1730 became law. The Real Deal reported a Bilzin Sumberg lobbyist who helped craft the original law worked on them.

What a fix looks like

Exempt barrier islands and historic districts.

The current statute excludes neither. Since 2025 it has one narrow rule for National Register districts.

Let a city opt out with its own housing plan.

Local control: each city picks its own way to meet the housing goal. Not yet a bill.

Measure height within the district, not within a mile.

Suggested in the chat of our Feb. 4 Zoom by attorney Rafael Suarez-Rivas.

ALSO SUGGESTED BY PEOPLE WHO REGISTERED

Count the 40% by floor area, not just by homes.

At 1920 Alton the Live Local homes are 40% of the homes but about 7% of the living area.

Set minimum sizes for workforce homes.

One registrant's example: studio 620 sq ft, one-bedroom 820, two-bedroom 1,200. The 1920 Alton studios are about 410.

Every candidate on the November 3 ballot can answer yes or no to these.

Who to ask: your November 3 ballot

Every candidate in these races, in alphabetical order. Ask each one where they stand on Live Local and local control.

Florida House 106

All of Miami Beach



Lucia Baez-Geller
D



Fabián Basabe
R · incumbent

Florida Senate 36

Miami Beach south of 41st St



Ileana Garcia
R · incumbent



George Lavín
D

Florida Senate 34

Miami Beach north of 41st St · open seat



Ashley Gantt
D



Elizabeth Jeanty
R

Miami-Dade Commission 5

South Beach and the oceanfront to 55th St · nonpartisan runoff



Vicki Lopez
Incumbent



Rob Piper

Florida Senate 38

South Miami-Dade, not Miami Beach



Alexis Calatayud
R · incumbent



Richard Lamondin
D



Jeffrey "Doc" Solomon
NPA

Who wrote the law

Sen. Calatayud sponsored the Live Local Act in 2023 and the 2025 changes.

Rep. Mike Redondo (House 118) sponsored the 2026 changes.

Commissioner Lopez co-sponsored the 2023 House bill and sponsored the 2025 one.

Rep. Fabián Basabe (House 106) co-introduced the 2023 House bill.

CITY COMMISSION · WEDNESDAY, OCT. 14 · 8:30 A.M.

Ten Live Local items on Wednesday's agenda

Six of the seven members sponsor at least one. Residents can speak at the Citizens' Forum, in person or by Zoom.

FIGHT OR CHANGE THE LAW		
C7Y	Urge the Legislature to repeal or amend the law	
C7AP	Back the Mayor's push, with other mayors, to repeal or amend it	
R7AK	Explore a legal challenge, with the City of Miami	   
R7AY	Outside legal opinion on the law and height limits (Five Park)	 
TRANSPARENCY AND PUBLIC INPUT		
C7AF	Tell the Commission when an application is first filed	
C7AO	Endorse the 1575 Alton denial; post application updates online	
R9AF	Hold a community meeting on the applications	 
R9AJ	Call a special Commission meeting, with public comment	 
INFRASTRUCTURE		
C7AN	Review Sunset Harbour sewer capacity (1920 Alton)	
C7AQ	Report on utility capacity by neighborhood in 90 days	

WHO'S BEHIND THEM	
	Alex Fernandez Vice-Mayor · 4 items
	Steven Meiner Mayor · 3 items
	Tanya Bhatt 3 items
	Joseph Magazine 3 items
	Laura Dominguez 2 items
	David Suarez 1 item
	Monica Matteo-Salinas No Live Local item

THREE THINGS THIS WEEK

What you can do

1. **Write to the Mayor and Commission** about the Live Local items on Wednesday's agenda, starting with R7AK, the legal challenge. Name the item numbers below: one paragraph is enough, or speak for two minutes at the Citizens' Forum.
2. **Type in the chat now which of the eleven you live near**, so we can make a note of it.
3. **Share this with your neighbors**: forward the recording and slides we email you.

THE TEN LIVE LOCAL ITEMS, WED., OCT. 14 · C = CONSENT, R = REGULAR

FIGHT OR CHANGE THE LAW

- C7Y** Urge repeal or amendment
- C7AP** Back the Mayor's repeal push
- R7AK** Explore a legal challenge
- R7AY** Legal opinion on height limits

NOTICE AND PUBLIC INPUT

- C7AF** Tell us when a filing arrives
- C7AO** Endorse 1575 denial; post updates
- R9AF** Community meeting
- R9AJ** Special meeting with comment

SEWERS AND UTILITIES

- C7AN** Sunset Harbour sewer review
- C7AQ** Utility capacity report, 90 days

Your questions

Raise your hand or type in the chat. We will email the recording and slides to everyone who registered.

WITH THANKS TO OUR GUESTS

Joshua Wostal

Hillsborough County Commissioner
(District 7), on the county's case
against the Live Local Act.

Richard Lamondin

Candidate for Florida
Senate, District 38.

Rob Piper

Candidate for Miami-Dade County
Commission, District 5.