

Live Local Act

2024

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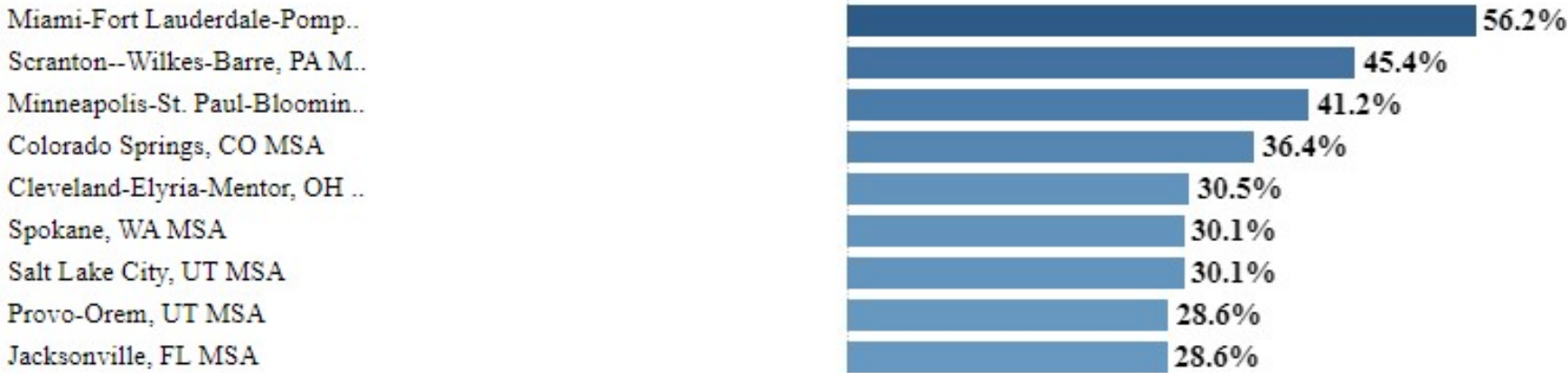
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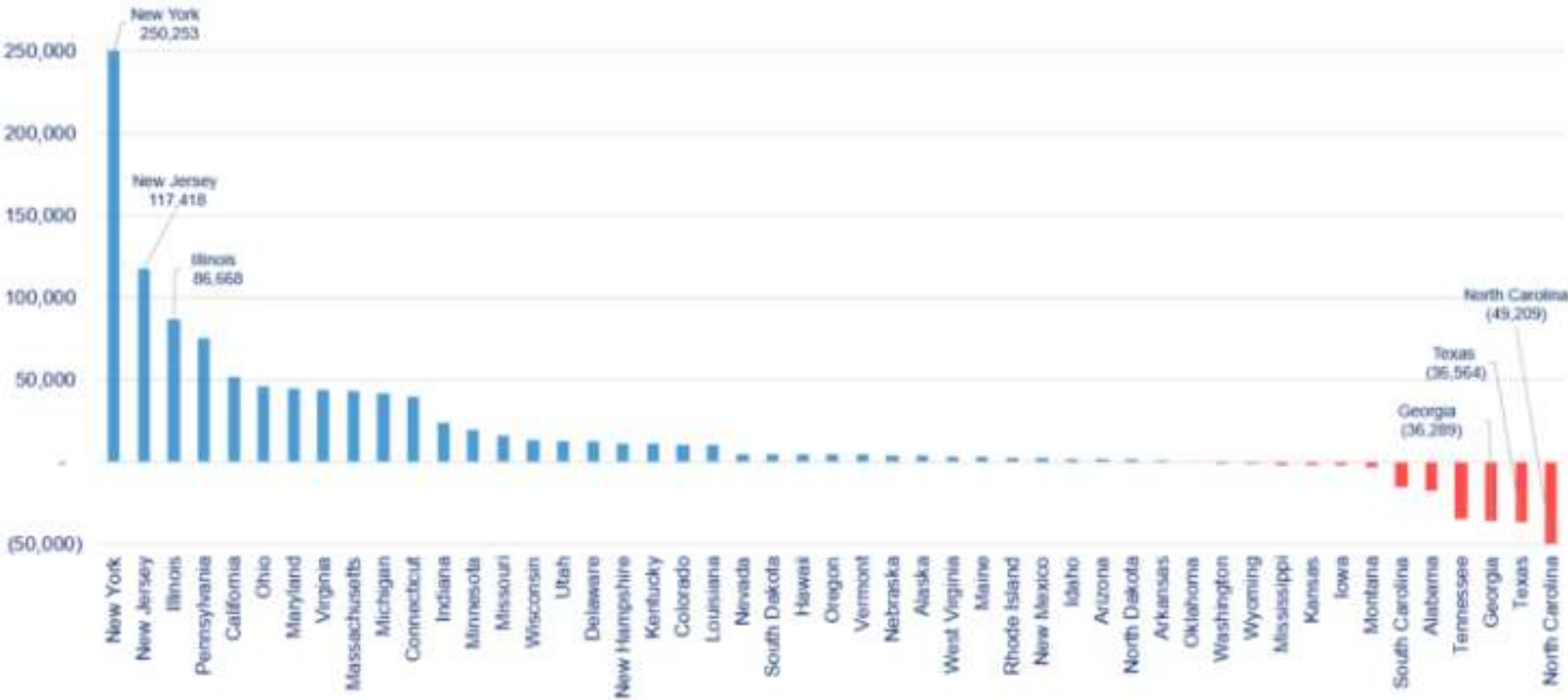


US CHANGE OF INBOUND MOVES (2019-22)

Areas are sorted by % change of inbound moves between 2019 and 2022 (high to low)



Florida Net Migration 2023



NEW YORK POST

New York falls behind Florida in jobs for first time in 40 years

By [Ariel Zilber](#)

February 3, 2023 | 1:16pm | Updated



GDP GROWTH 10%



15TH LARGEST ECONOMY IN WORLD



UNEMPLOY 3.3% (MIAMI-DADE 2.1%)



MIAMI-DADE MEDIAN INCOME +30% (2021-24)



140+ MILLION VISITORS (2023 RECORD)



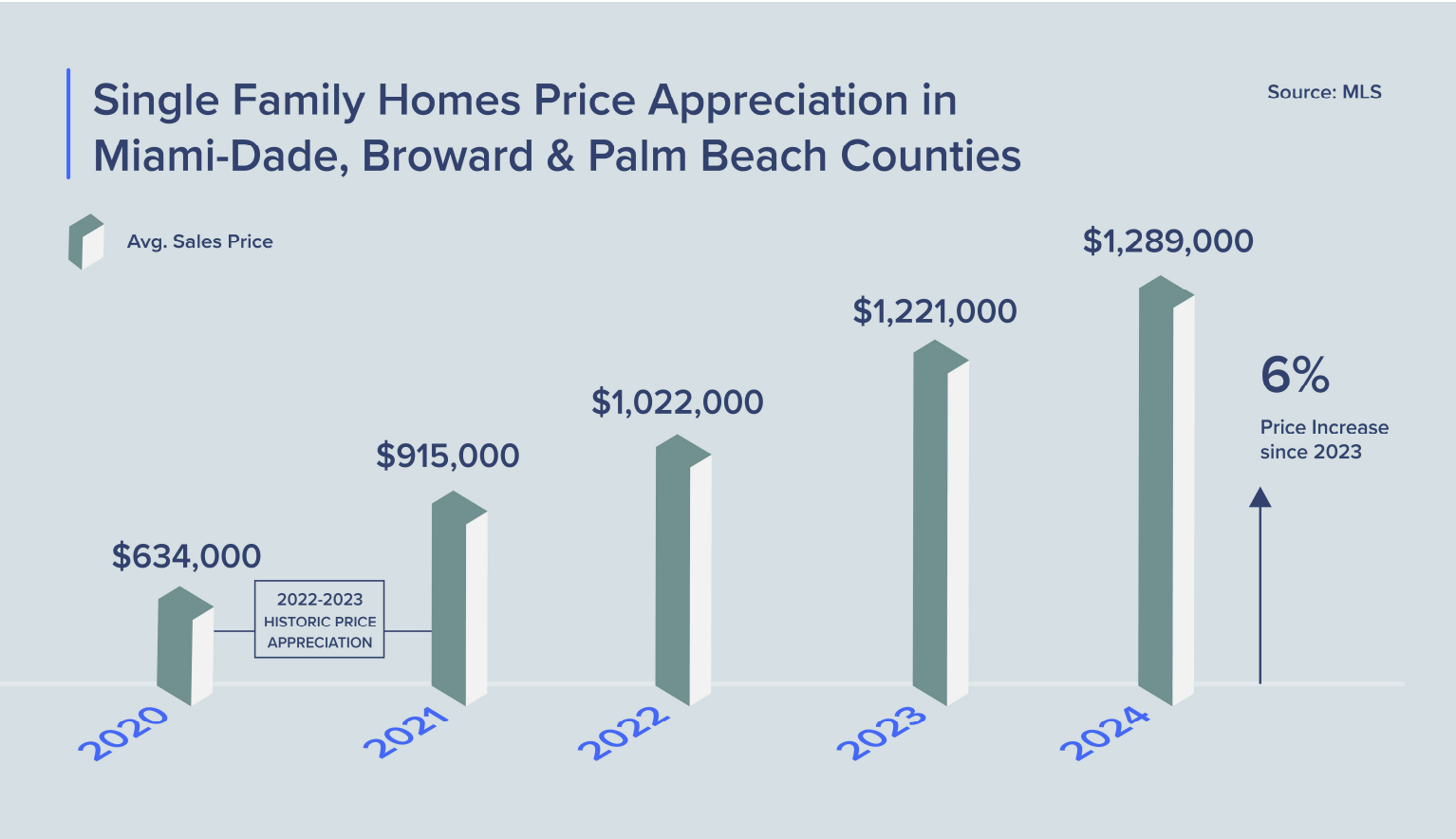
MORE FERRARIS IN MIAMI THAN ITALY



The New York Times

The least affordable was Miami, where the median-priced home costs \$598,000 and would require a monthly payment of \$3,183 to cover mortgage and taxes — more than 85 percent of the local median household income of \$44,581 (or \$3,715 a month). Los Angeles and New York followed — no surprise given their steep home prices.

103% PRICE INCREASE IN 4 YEARS



Achilles' heel

(uh-KIL-eez heel) *noun*

A seemingly small but critical weakness in an otherwise strong position.



Wordsmith.org

Live Local Workforce Housing Program	
No Residential Zoning	Not applicable to any T3
No Single Family Encroachment	Limited to allowed height, 3 stories or 150% of tallest adjacent building if adjacent to single family area on more than one side
Height Radius	1-mile limit in same city and must be zoned height not existing height
Grove Height	T3 limits height to mostly 8-12 stories
Grove Setbacks	T3 Setbacks
Lot Sizes	Grove lot sizes and dimensions are usually prohibative for development
Development Regulations	Must comply with all other development rules (setbacks, landscaping/trees, open space, etc.)
Workforce Restrictions	30 year workforce housing commitment

COCONUT GROVE ZONING MAP











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