



**Hillsborough
County Florida**

A report presented to the


Board of County Commissioners

on August 12, 2025

from Development Services Department

regarding

Status of Live Local Act Projects

Sign-Off Approvals	
	8/5/2025
Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
County Attorney – Approved as to Legal Sufficiency	Date
Assistant County Administrator	Date

- ☐ Consent Section – Informational purposes only. (*No discussion anticipated*)
- ☐ Consent Section – Board requested report. (*No discussion anticipated*)
- ☐ Staff Reports Section

Insert File

Note: Staff reports scheduled for the Consent or Staff Report sections may not contain any recommendations.

Live Local Act Project Status Report

At the June 11, 2024, Land Use Meeting the Board directed staff to provide a report and presentation on the status of proposed Live Local Act (LLA) projects.

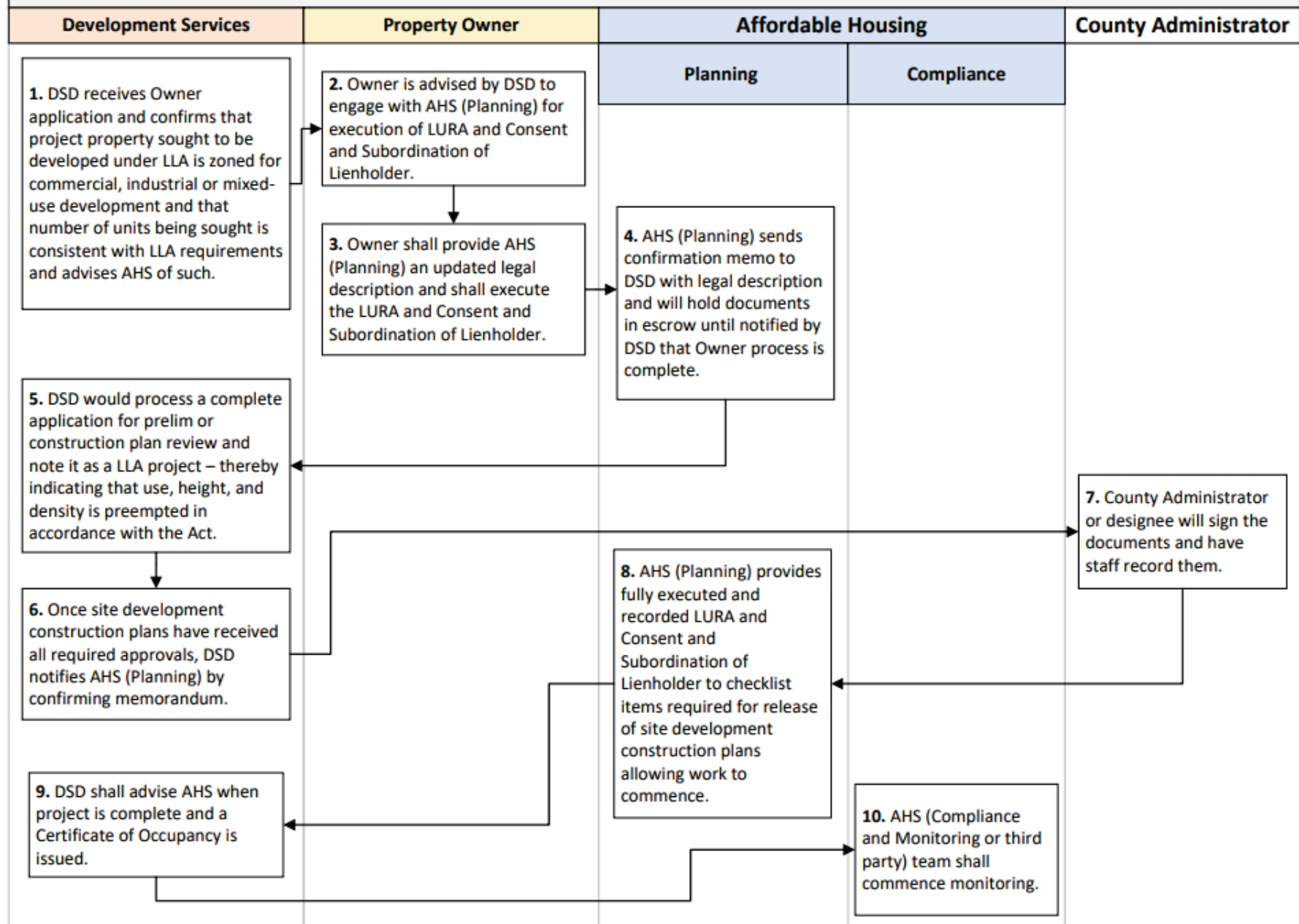
This report includes a LLA Project Status Tracking Table which identifies the status of projects that have submitted to the County for review under the LLA Administrative Approval and Land Use Restriction Agreement (LURA) Process as shown on the included flowchart. Also included is a map showing the location of each LLA project.

The LLA created Subsection 125.01055(7), Florida Statutes, which preempts the County's regulation of use, density, height and floor area ratio for certain affordable housing projects in areas zoned for commercial, industrial, or mixed-use. The LLA provides that proposed developments authorized under sec. 125.01055(7) must be administratively approved with no further action required by the Board of County Commissioners. The development must satisfy the County's land development regulations for multifamily development in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, zoning and floor area ratio.

The Table includes the LLA projects submitted by Applicants and currently under review by Development Services Department (DSD) and Affordable Housing Services (AHS) and follows the LLA Administrative Approval and LURA Process. The green shade color indicates where in the process each project is as they move along the review process until Certificates of Occupancies are issued. The map indicates their location within the County, showing major roads and the Urban Service Area boundaries.

Within the last 30 days, no new Zoning Verification letters have been issued. However, ZV 24-0556 was recently resubmitted by the applicant for review. A ZV letter was already issued for this site last year on April 24, 2024. The site is zoned PD and due to a recent LDC Text Amendment adopted by the BOCC in October 2024 restricting LLA projects in properties zoned PD, this project did not move forward through the LURA process and was removed from the LLA project report list. However, recent changes in State Statute effective July 1, 2025, which now allows these projects in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, this site is now eligible as a LLA project and may move forward through the LURA process with the County. The Table and Map have been updated to show the location of current projects in the process with their status. New future projects will be added to the table and map as they come in for review by DSD and AHS.

Live Local Act (LLA) Administrative Approval & Land Use Restriction Agreement (LURA) Process



HILLSBOROUGH COUNTY LIVE LOCAL ACT PROJECT STATUS TRACKING TABLE

APPL # OR PROJECT NAME	LOCATION	SITE SIZE (AC)	NUMBER OF UNITS	DENSITY	HEIGHT	ZONING	FLU	URBAN SERVICE AREA	ZV LETTER ISSUED (Step 1)	EXECUTED LURA and CONSENT AND SUBORDINATION OF LIENHOLDER w/ AHS (Steps 3-4)	PRELIMINARY OR CONSTRUCTION PLAN REVIEW APPLICATION SUBMITTED (Step 5)	SITE DEVELOPMENT CONSTRUCTION PLANS APPROVALS, NOTIFICATION TO AHS (Step 6)	FULLY EXECUTED AND RECORDED LURA AND CONSENT AND SUBORDINATION OF LIENHOLDER TO CHECKLIST ITEMS BY AHS (PLANNING) FOR RELEASE OF SITE DEVELOPMENT CONSTRUCTION PLANS (Step 8)	SITE CONSTCT. WORK COMMENCE	CERTIF. OF OCCPNY. ISSUED (Step 9)
(BDG VALRICO)	2207 E 60 Hwy Valrico, FL 33594	12.8	300	23.4 DU/AC	4 STORIES / 45 ft	PD 03-0644	R-9	YES	N/A	IN PROCESS Original LURA signed but not yet received by AHS. Pending receipt.	YES PI# 6989				
24-0471	9001 Corporate Lake Dr. Tampa FL 33634	7.94	218	27.9 DU/AC	63.5 ft	M	LI	YES	YES	YES Original LURA in hand.	YES PI# 7124				
24-1143	2124 S 75 th St Tampa 33619	2.79	97	35 DU/AC	4 STORIES	CN/BPO	R-9	YES	YES						
24-1146	1518 Se 27 St Ruskin	4.84	165	34 DU/AC	3 STORIES	CN	R-4	YES	YES						
24-1358	1010 Lithia Pinecrest Rd, 1111 Bell Shoals Rd, Brandon	1.01	35	35 DU/AC	3 STORIES	CN	R-4	YES	YES						
24-0556	9018 Symmes Rd. Gibsonton FL 33534	7.13	249	34.9 DU/AC	4 STORIES / 51 FT	PD 20-0287	R-6, R-9	YES	NO						
24-0841	Upper Creek Dr @ Cortaro Dr Sun City Center 33573	4.37	110	25.2 DU/AC	5 STORIES / 50 FT	PD 73-0186 PRS 24- 0064	CMU -12	YES	YES**						

** ZV Letter re-issued. Site is now eligible for LLA consideration based on changes to State Statute effective July 1, 2025.

HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

