

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 | | | |
|--|------|--|--|
| CILM 8/5/2 | | | |
| 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 | | |
| | | | |

Insert File

☐ Staff Reports Section

<u>Note</u>: 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 Statue 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 **Affordable Housing County Administrator Development Services** Property Owner **Planning** Compliance 2. Owner is advised by DSD to 1. DSD receives Owner engage with AHS (Planning) for application and confirms that execution of LURA and Consent project property sought to be and Subordination of developed under LLA is zoned for Lienholder. commercial, industrial or mixeduse development and that number of units being sought is 4. AHS (Planning) sends 3. Owner shall provide AHS consistent with LLA requirements confirmation memo to (Planning) an updated legal and advises AHS of such. DSD with legal description description and shall execute and will hold documents the LURA and Consent and in escrow until notified by Subordination of Lienholder. DSD that Owner process is complete. 5. DSD would process a complete application for prelim or construction plan review and note it as a LLA project - thereby indicating that use, height, and 7. County Administrator density is preempted in or designee will sign the accordance with the Act. documents and have staff record them. 8. AHS (Planning) provides fully executed and 6. Once site development recorded LURA and construction plans have received Consent and all required approvals, DSD Subordination of notifies AHS (Planning) by Lienholder to checklist confirming memorandum. items required for release of site development construction plans allowing work to 9. DSD shall advise AHS when commence. project is complete and a 10. AHS (Compliance Certificate of Occupancy is and Monitoring or third issued. party) team shall commence monitoring.



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 OCCPNCY. 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 | М | Ц | 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 Statue effective July 1, 2025.

HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

