



**Hillsborough  
County Florida**

A report presented to the

Board of County Commissioners

on July 22, 2025

from Development Services Department

regarding

Status of Live Local Act Projects

| Sign-Off Approvals                                                                  |          |
|-------------------------------------------------------------------------------------|----------|
|  | 7/2/2025 |
| 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.

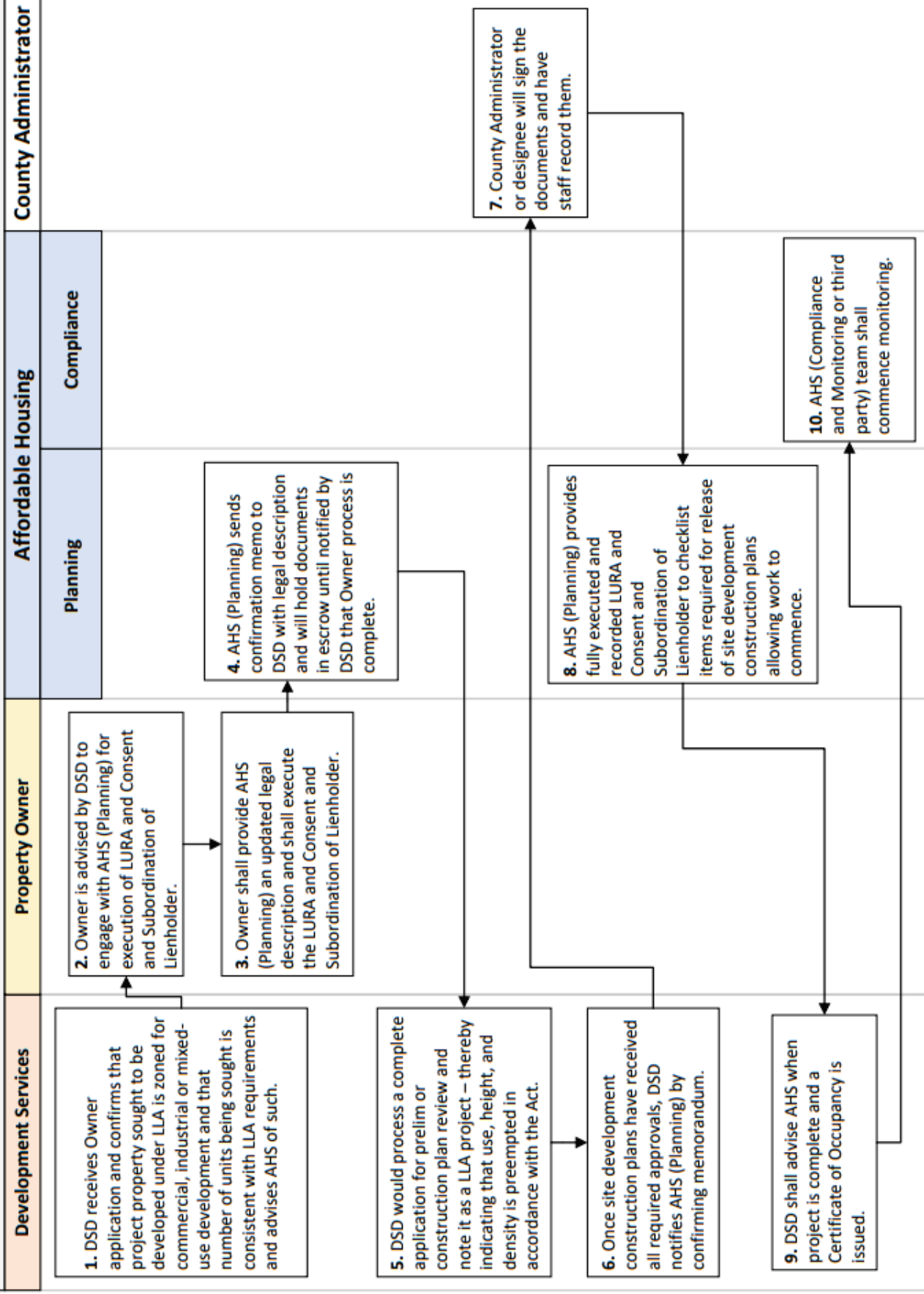
This report includes a LLA Project Status Tracking Table which identifies the status of projects that have submitted to the County for review under the LLA Administrative Approval and Land Use Restriction Agreement (LURA) Process as shown on the included flowchart. Also included is a map showing the 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, two Zoning Verification letters have been issued. 25-0890 was issued on June 23, 2025, but the site is not eligible for LLA consideration based on ASC-1 zoning and this site would not be moving forward through the LURA process. The other Zoning Verification letter issued is 24-0841. A ZV letter was already issued for this site last year on June 3, 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 #<br>OR<br>PROJECT<br>NAME | LOCATION                                                           | SITE<br>SIZE<br>(AC) | NUMBER<br>OF UNITS | DENSITY        | HEIGHT               | ZONING                        | FLU        | URBAN<br>SERVICE<br>AREA | ZV<br>LETTER<br>ISSUED<br>(Step 1) | EXECUTED LURA<br>and CONSENT<br>SUBORDINATION<br>OF LIENHOLDER<br>w/ AHS<br>(Steps 3-4)   | PRELIMINARY OR<br>CONSTRUCTION<br>PLAN REVIEW<br>APPLICATION<br>SUBMITTED<br>(Step 5) | SITE<br>DEVELOPMENT<br>CONSTRUCTION<br>PLANS<br>APPROVALS,<br>NOTIFICATION<br>TO AHS<br>(Step 6) | FULLY EXECUTED AND<br>RECORDED LURA AND<br>CONSENT AND<br>SUBORDINATION OF<br>LIENHOLDER TO<br>CHECKLIST ITEMS BY<br>AHS (PLANNING) FOR<br>RELEASE OF SITE<br>DEVELOPMENT<br>CONSTRUCTION PLANS<br>(Step 8) | SITE<br>CONSTCT.<br>WORK<br>COMMENCE | CERTIF. OF<br>OCCUPANCY<br>ISSUED<br>(Step 9) |
|---------------------------------|--------------------------------------------------------------------|----------------------|--------------------|----------------|----------------------|-------------------------------|------------|--------------------------|------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------|
| (BDG<br>VALRICO)                | 2207 E 60 Hwy<br>Valrico, FL<br>33594                              | 12.8                 | 300                | 23.4<br>DUJ/AC | 4 STORIES<br>/ 45 ft | PD 03-0644                    | R-9        | YES                      | N/A                                | IN PROCESS<br>Original LURA<br>signed but not yet<br>received by AHS.<br>Pending receipt. | YES<br>PI# 6989                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 24-0471                         | 9001<br>Corporate<br>Lake Dr.<br>Tampa FL<br>33634                 | 7.94                 | 218                | 27.9<br>DUJ/AC | 63.5 ft              | M                             | LI         | YES                      | YES                                | YES<br>Original LURA in<br>hand.                                                          | YES<br>PI# 7124                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 24-1143                         | 2124 S 75 <sup>th</sup> St<br>Tampa 33619                          | 2.79                 | 97                 | 35 DUJ/AC      | 4 STORIES            | CN/BPO                        | R-9        | YES                      | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 24-1146                         | 1518 Se 27 St<br>Ruskin                                            | 4.84                 | 165                | 34 DUJ/AC      | 3 STORIES            | CN                            | R-4        | YES                      | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 24-1358                         | 1010 Lithia<br>Pinecrest Rd,<br>1111 Bell<br>Shoals Rd,<br>Brandon | 1.01                 | 35                 | 35 DUJ/AC      | 3 STORIES            | CN                            | R-4        | YES                      | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 25-0890                         | 2403 S Parsons<br>Ave<br>Brandon, FL<br>33510                      | 9.16                 | 75                 | 8.2<br>DUJ/AC  | 3 STORIES            | ASC-1                         | R-4        | YES                      | YES*                               |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |
| 24-0841                         | Upper Creek<br>Dr @ Cortaro<br>Dr/Sun City<br>Center 33573         | 4.37                 | 110                | 25.2<br>DUJ/AC | 5 STORIES<br>/ 50 FT | PD 73-0186<br>PRS 24-<br>0064 | CMU<br>-12 | YES                      | YES**                              |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                                             |                                      |                                               |

\* Site is not eligible for LLA consideration based on ASC-1 zoning.

\*\* 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

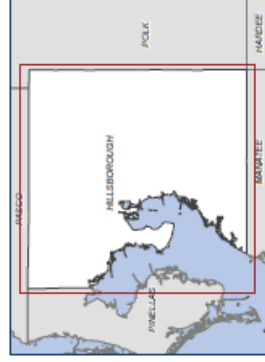
## Hillsborough County Live Local Act (LLA) Projects

### Development Services

#### Legend

- ★ Live Local Act Projects
- Urban Service Areas
- City Limits
- Roads
  - Highway
  - Major, Principal Arterial
  - Collector
- Hydrology
- Commissioner Districts
  - 1 Cohen
  - 2 Hagan
  - 3 Myers
  - 4 Miller
  - At-large 5 Cameron Cepeda
  - At-large 6 Boles
  - At-large 7 Wostal

#### Location



#### Terms

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2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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Tampa, FL 33602

Date: 05/05/2023 File: C:\G:\GIS\Hillsborough\LLA\LLA\_05\_05\_23.aprx

