



**Hillsborough  
County Florida**

A report presented to the

Board of County Commissioners

on August 13, 2024

from Development Services Department

regarding

Status of Live Local Act Projects

| Sign-Off Approvals                                                                  |          |
|-------------------------------------------------------------------------------------|----------|
|  | 8/6/2024 |
| 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.

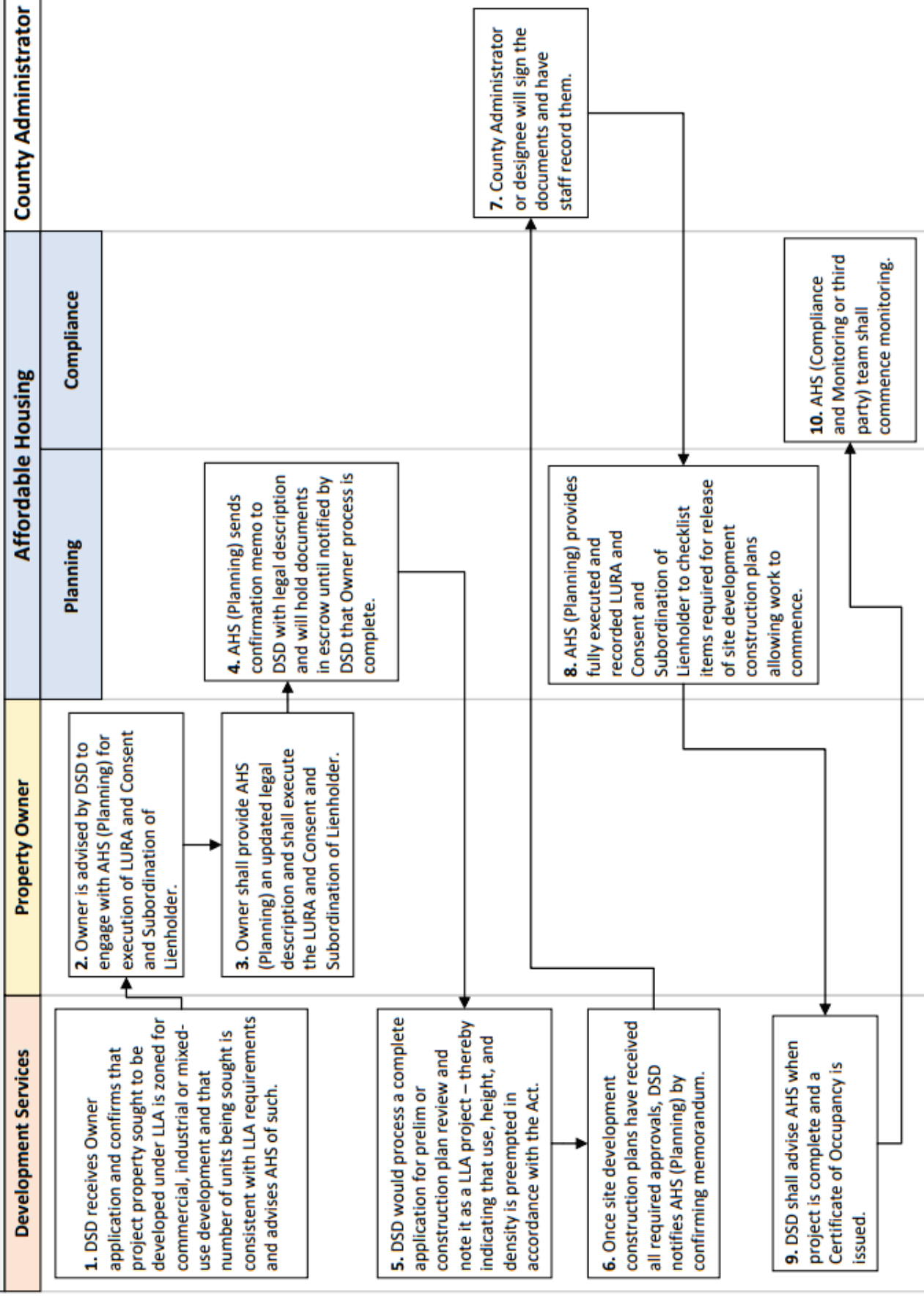
This report includes a LLA Project Status Tracking Table which identifies the status of projects that have submitted to the County for review under the LLA Administrative Approval and Land Use Restriction Agreement (LURA) Process as shown on the included flowchart. Also included is a map showing the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

The table and map have been updated and include three additional projects received this month. No changes in the progress status have been documented for the other projects already on the list. New 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>OF UNITS<br>(AC) | NUMBER<br>OF UNITS | DENSITY       | HEIGHT<br>REQUESTED  | ZONING                    | FLU             | 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<br>AND RECORDED<br>LURA AND CONSENT<br>OF LIENHOLDER TO<br>CHECKLIST ITEMS BY<br>AHS (PLANNING FOR<br>RELEASE OF SITE<br>DEVELOPMENT<br>CONSTRUCTION<br>PLANS<br>(Step 8) | SITE<br>CONSTRUCTION<br>WORK<br>COMMENCE | CERTIFICATE<br>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          | 4 STORIES /<br>45 ft | PD 03-0644                | R-9             | N/A                                | IN PROCESS<br>Original LURA<br>signed but not yet<br>received by AHS.<br>Pending receipt. | YES<br>PI# 6989                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0458                         | Delaney Creek<br>Blvd. Tampa FL<br>33619                                                        | 5.27                             | 170                | 32 DU/AC      | 4 STORIES            | PD 97-0259<br>MM 17-0483  | UMU-20          | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0471                         | 9001<br>Corporate<br>Lake Dr.<br>Tampa FL<br>33634                                              | 7.94                             | 218                | 27.9<br>DU/AC | 63.5 ft              | M                         | LI              | YES                                | YES<br>Original LURA in<br>hand.                                                          | YES<br>PI# 7124                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0556                         | 9018 Symmes<br>Rd. Gibsonton<br>FL 33534                                                        | 7.13                             | 249                | 34.9<br>DU/AC | 4 STORIES /<br>51 FT | PD 20-0287                | R-6, R-9        | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0602                         | 6720 Van Dyke<br>Rd. Odessa FL<br>33556                                                         | 12.96                            | 336                | 25.9<br>DU/AC | 4 STORIES /<br>60 FT | PD 86-0132<br>PRS 91-0018 | R-1             | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0841                         | Upper Creek<br>Dr @ Cortaro<br>Dr Sun City<br>Center 33573                                      | 4.37                             | 110                | 25.2<br>DU/AC | 5 STORIES /<br>50 FT | PD 73-0186<br>PRS 24-0064 | CMU-12          | YES                                |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0926                         | 16370 N<br>Nebraska Ave.<br>Lutz 33549                                                          | 4.59                             | 120                | 26 DU/AC      | 4 STORIES /<br>40 FT | BPO; CG                   | R-4             | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-0927                         | 11102 N 301<br>Hwy<br>Thonotosassa,<br>FL 33592                                                 | 4.62                             | 120                | 25.9<br>DU/AC | 4 STORIES /<br>40 FT | PD 12-0032                | SMU-6           | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-1045                         | E of I-75, N of<br>Sun City Center<br>Blvd, W of<br>Cypress Village<br>Blvd.<br>Ruskin, FL 3573 | 45.9                             | 584                | 16.1<br>DU/AC | 4 STORIES /<br>60 FT | PD 73-0186<br>PRS 24-0064 | SMU-6<br>UMU-12 | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-1143                         | 2124 S 75 <sup>th</sup> St<br>Tampa 33619                                                       | 2.79                             | 97                 | 35 DU/AC      | 4 STORIES            | CN/BPO                    | R-9             | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-1144                         | Woodberry Rd<br>Between N<br>Falkenburg Rd<br>and Hobbs St.<br>Tampa                            | 2.1                              | 74                 | 35 DU/AC      | 3 STORIES            | M                         | UMU-20          | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |
| 24-1146                         | 1518 Se 27 St<br>Ruskin                                                                         | 4.84                             | 165                | 34 DU/AC      | 3 STORIES            | CN                        | R-4             | NO                                 |                                                                                           |                                                                                       |                                                                                                  |                                                                                                                                                                                          |                                          |                                                      |

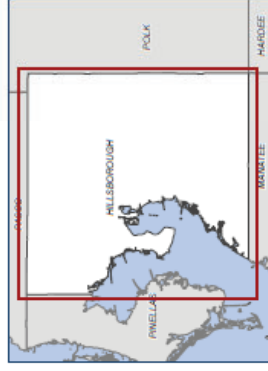
# HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

## Hillsborough County Live Local Act (LLA) Projects

### 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
- At-large 6 Kemp
- At-large 7 Wostal

### Location



### Terms

Hillsborough County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose other than informational purposes. Hillsborough County and its Board of County Commissioners make no representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.



Development Services Department

601 E. Kennedy Blvd  
Tampa, FL 33602

DATE: 06/05/2024 FILE: C:\COM\GIS\DATA\HILLSBOROUGH\HILLSBOROUGH.LLA

