

# **LDC TEXT AMENDMENT**

## **25-1225**

- **STAFF REPORT**
- **INTENT STATEMENT**
- **PROPOSED TEXT CHANGE**

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## LAND DEVELOPMENT CODE TEXT AMENDMENT STAFF REPORT

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**APPLICATION:** LDC 25-1225**APPLICANT:** Development Services

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**BOCC PUBLIC HEARING DATES:** October 16, 2025 and November 13, 2025

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- **Intended Purpose of Proposed Amendment**

This proposed amendment to the Land Development Code (LDC) will update the zoning requirements of the Live Local Act (LLA) provisions recently adopted in the LDC due to recent changes to Section 125.01055, Florida Statutes, (LLA Statue).

- **Summary of Proposed Changes to Current Regulations**

This amendment will specify that any other zoning district that is deemed eligible by the LLA Statue will also qualify for Live Local Act projects, in addition to the BPO, OR, CN, CG, CI or M standard zoning districts. LDC Section 6.03.16.C.1 will be amended expanding the districts where LLA projects are allowed.

- **Implications of Proposed Amendment**

LLA projects would potentially be permitted on lands that are not located within the standard zoning districts listed above and could qualify under the LLA criteria set forth by State Statue and in the LDC regulations. They will be still subject to the LURA approval by the County Administration. This Amendment would increase the number of sites in the County that would qualify for LLA projects.

- **Anticipated Cost to Development**

The amendment poses no additional costs to development.

- **Anticipated Staff Resource Cost**


The amendment poses no additional costs for staff resources.

Staff Recommendation:	Approval
Division Director Sign-off:	<i>J. Brian Grady</i>
<b>ATTACHMENTS:</b> Draft Text Amendment	

**LDC 25-1225**  
**Live Local Act (LLA) Project Criteria and Zoning Requirements**

**INTENT STATEMENT**

This proposed amendment to the Land Development Code (LDC) will update the Live Local Act (LLA) provisions recently adopted in the LDC. The intent of this amendment is to modify the Live Local Act requirements and standards for projects to qualify under the LLA in the County, specifically, updating the zoning requirements due to recent changes to Section 125.01055, Florida Statutes, (LLA Statue). Land to be developed under the LLA is limited to parcels with the following standard zoning districts: BPO, OR, CN, CG, CI or M. This LDC Amendment will specify that any other zoning district that is deemed eligible by the LLA Statue will also qualify for Live Local Act projects.

<b>LDC 25-1225</b>	Division Director  Sign-off	
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## Live Local Act (LLA) Projects Criteria and Requirements

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### Sec. 6.03.16. Live Local Act (LLA) Requirements and Standards

A. Intent.

The Live Local Act (LLA) created Subsection (7) in Section 125.01055, Florida Statutes (LLA Statute) which requires authorization of certain multifamily and mixed-use projects that meet the criteria of the LLA Statute. The purpose of this Section is to establish land development regulations for LLA projects consistent with Florida law.

B. Applicability.

The provisions of this Section shall be applicable in the unincorporated areas of Hillsborough County to projects seeking to develop pursuant to the LLA. This Section shall only be construed to allow LLA projects that meet the criteria set forth in this Section and the LLA Statute, as may be amended, subject to the execution by the property owner of a Land Use Restriction Agreement (LURA). Projects must comply with this Code and the Comprehensive Plan with the exception of provisions establishing allowable densities, floor area ratios, height, and land uses.

C. Zoning districts where LLA projects are allowed.

1. Land currently zoned BPO, OR, CN, CG, CL, ~~or M~~ or any other zoning district deemed eligible by the LLA Statute.

D. Zoning Requirements.


1. Projects shall be subject to the Land Development Code regulations for multifamily developments in areas zoned for such use.
2. Off-street parking requirements shall be pursuant to the Land Development Code Part 6.05.00. Projects may seek approvals for a determination for alternative parking standards in accordance with Part 6.05.00, unless otherwise provided in the LLA Statute, as may be amended.

E. Occupancy.

Unless otherwise provided by the LLA Statute, at least 40 percent of the Residential units shall be designated as affordable housing, as defined in Florida Statutes, for a period of at least 30 years subject to a Land Use Restriction Agreement (LURA) with the County.

F. Procedure.

All LLA project applications must follow the submittal and review procedure set forth in LDC Section 10.01.07 of this Code.

<b>LDC 25-1225</b>	Division Director Sign-off	
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