

A report presented to the

Board of County Commissioners

on May 13, 2025

from Development Services Department

regarding

Status of Live Local Act Projects

	Sign-Off Approvals		
	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	
L	Consent Section – Informationa	1 nurnos	s only. (<i>No discussion anticipated)</i>
	Consent Section – Board reques Staff Reports Section		- 1
ln	sert 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.

No new additional Zoning Verifications have been submitted in the last 30 days; therefore, the Table and Map show the projects in the process that are currently active with their status. 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 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	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						

HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

