



**Hillsborough
County Florida**

A report presented to the

Board of County Commissioners

on July 21, 2026

from Development Services Department

regarding

Status of Live Local Act Projects

Sign-Off Approvals	
	7/14/2026
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.

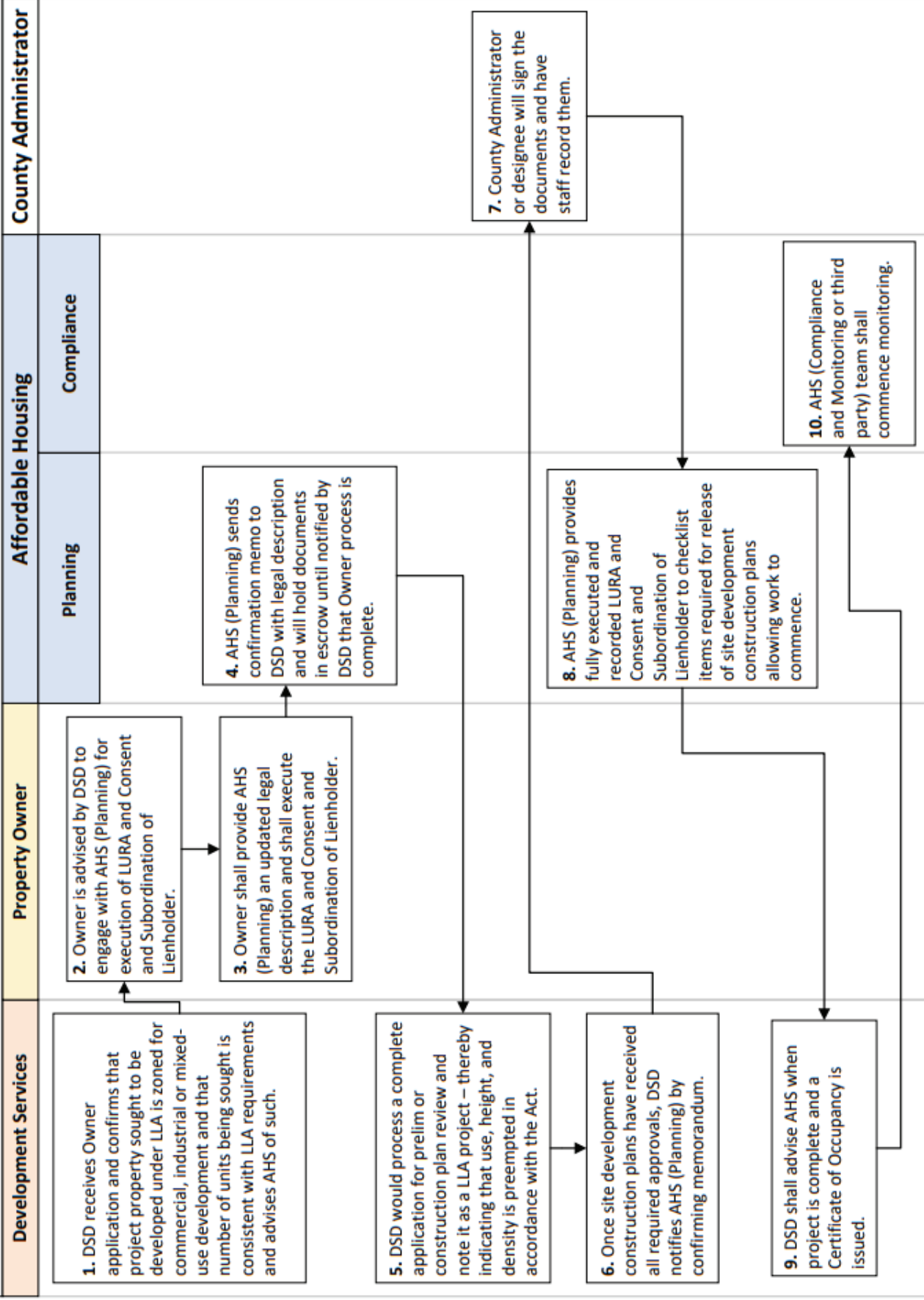
This report includes a LLA Project Status Tracking Table which identifies the status of projects that have submitted to the County for review under the LLA Administrative Approval and Land Use Restriction Agreement (LURA) Process as shown on the included flowchart. Also included is a map showing the 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, one new Zoning Verification letter has been received. The Table and Map show projects in the process that are currently active with their status. Additionally, the proposed project under ZV 26-0947 was withdrawn by the applicant and was removed from the Table. Projects that change their status in the table compared to the previous report are now highlighted with an outline in bold around the corresponding cell. 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 # 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 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)	86371.5000 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	Prel Plan not app'd New application rec'd for a FSR as HC-STRCON-26- 0000034*	*As a free-standing emergency room, there is currently no residential component associated with the project.		
24-0471	9001 Corporice Lake Dr. Tampa FL 33634	7.94	218	27.9 DU/AC	63.5 ft	M	LI	YES	YES	YES Original LURA in hand.	YES PI# 7124 Revision underway as HC-STRCON-26- 0000033	YES PI# 7124, Revision HC-STRCON-26- 0000033 Not yet app'd	YES		
24-1143	44609.0000 2124 S 75 th St Tampa 33619	2.79	97	35 DU/AC	4 STORIES	CN/BPO	R-9	YES	YES						
24-1146	55100.0100 1518 Se 27 St Ruskin	4.84	165	34 DU/AC	3 STORIES	CN	R-4	YES	YES						
24-1358	71130.0000 1010 Lithia Pinecrest Rd, 1111 Bell Shoals Rd, Brandon	1.01	35	35 DU/AC	3 STORIES	CN	R-4	YES	YES						
24-0556	50730.0000 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	YES**						
24-0841	56776.0980 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**	YES Original LURA in hand.	Yes HC-STRCON-26- 0000041 – In Review, comments due 2026-05-13				

** ZV Letter re-issued. The site is now eligible for LLA consideration based on changes to State Statute effective July 1, 2025.

☐ Highlighted cell: status changed, moved to the next step.

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HILLSBOROUGH COUNTY LIVE LOCAL ACT PROJECT STATUS TRACKING TABLE

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25-1219	10349.0000 4627 Town N Country Blvd Tampa, Multiple	7.46	261	35 DU/AC	4 STORIES	PD 15-1020 & CN	SMU-6	YES	YES						
25-1231	51583.1000 220 Elsberry Rd Apollo Beach	8.73	236	27 DU/AC	4 STORIES	PD 77-0123	OC-20	YES	YES						
25-1286	53967.0000 Hwy. 41 and Paseo Al Mar Apollo Beach	7.24	253	34.6 DU/AC	6 STORIES	PD 03-1417	SMU-6	YES	YES	YES Original LURA in hand.					
25-1303	16434.0002 14917 Zambito Rd, Tampa	5.75	200	34.7 DU/AC	4 STORIES / 50 FT	Pd 73-0599	R-6	YES	YES	YES Original LURA in hand.					
25-1370	71596.0000 607 S Kings Ave. Brandon	4.29	135	31.4 DU/AC	4 STORIES	PD 20-0106	R-12	YES	YES	YES Original LURA in hand.					
26-0009	61099.0000 & 61098.0000 9333 & 9335 E Fowler Ave Thonotosassa	4.05	104	25 DU/AC	3 STORIES	CI & PD 69-0056	SMU-6	YES	YES						
26-0020	4081.0000 W Hills. Ave/Race Track Rd	4.5	159	35 DU/AC	62 ft	PD 03-0672	LI	YES	YES	YES Original LURA in hand.					
26-0211	3143.5000 13901 Sheldon Rd Tampa	12.5	296	23.5 DU/AC	55 ft	CPV-G-8; CPV-C (PD 96- 0252)	CPV	YES	YES						
26-0246	64822.0000 4041 Williams Rd Tampa	15.7	278	17.7 DU/AC***	4 STORIES	PD 18-1051	UMU- 20	YES	YES						

*** Utilizing Wetland Credits

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26-0336##	66341.0000 2506 S Parsons Ave. Seffner	7.55	85	11.2 DU/AC	4 STORIES	ASC-1	R-4	YES	YES##						
26-0337##	77716.0050 11525 Big Bend Rd Riverview	9.7	28	2.8 DU/AC	2 STORIES	PD 81-0339	R-4	YES	YES##						
26-0452	54248.1700 NE Corner I- 75 @ Sun City Center Blvd, Ruskin, FL 33573	14	130	9.3 DU/AC	36 FT	PD 73-0186 PRS 24- 0064	CMU- 12	YES	YES		HC-STRCON-26- 0000063 application has been submitted but is "Not in Order to Proceed"				
26-0573	65951.0000 916 W Martin Luther King Blvd, Seffner	4.9	95	19.3 DU/AC	50 FT	CG	R-6	YES	YES	YES Original LURA in hand.					
26-0931	5759.0050 10231 Memorial Hwy Tampa	1	35	35 DU/AC	3 STORIES	PD 77-0245	CMU- 12	YES	YES						
26-1060	41160.0000 6525 E Hillsborough Ave Tampa	3.59	125	35 DU/AC	50 FT	CG	OC-20	YES	YES						
26-1238	43744.0000 5923 Palm River Rd Tampa	0.27	9	35 DU/AC	3 STORIES	CN	R-9	YES	NO						

Not eligible under the LLA FS. Seeking Affordable Housing approval under a different provision in the FS. ZV Letter issued as not eligible under the LLA FS.

☐ Highlighted cell: status changed, moved to the next step.

➔ New LLA Project Applications are highlighted in red in the Table and identified with a red circle on the Map

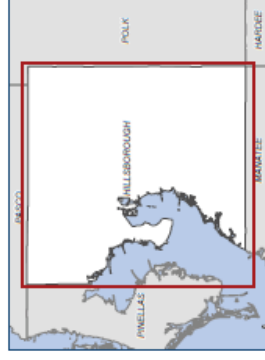
HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

Hillsborough County Live Local Act (LLA) Projects

Legend

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

Location



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Hillsborough County
Development Services Department
601 E Kennedy Blvd
Tampa, FL 33602

Date: 7/15/2025 File: C:\WORK\2025\Map_LLA_062425.aprx

