



**Hillsborough
County Florida**

A report presented to the

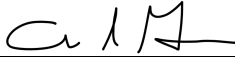
Board of County Commissioners

on January 13, 2026

from Development Services Department

regarding

Status of Live Local Act Projects

Sign-Off Approvals	
	1/2/2026
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.

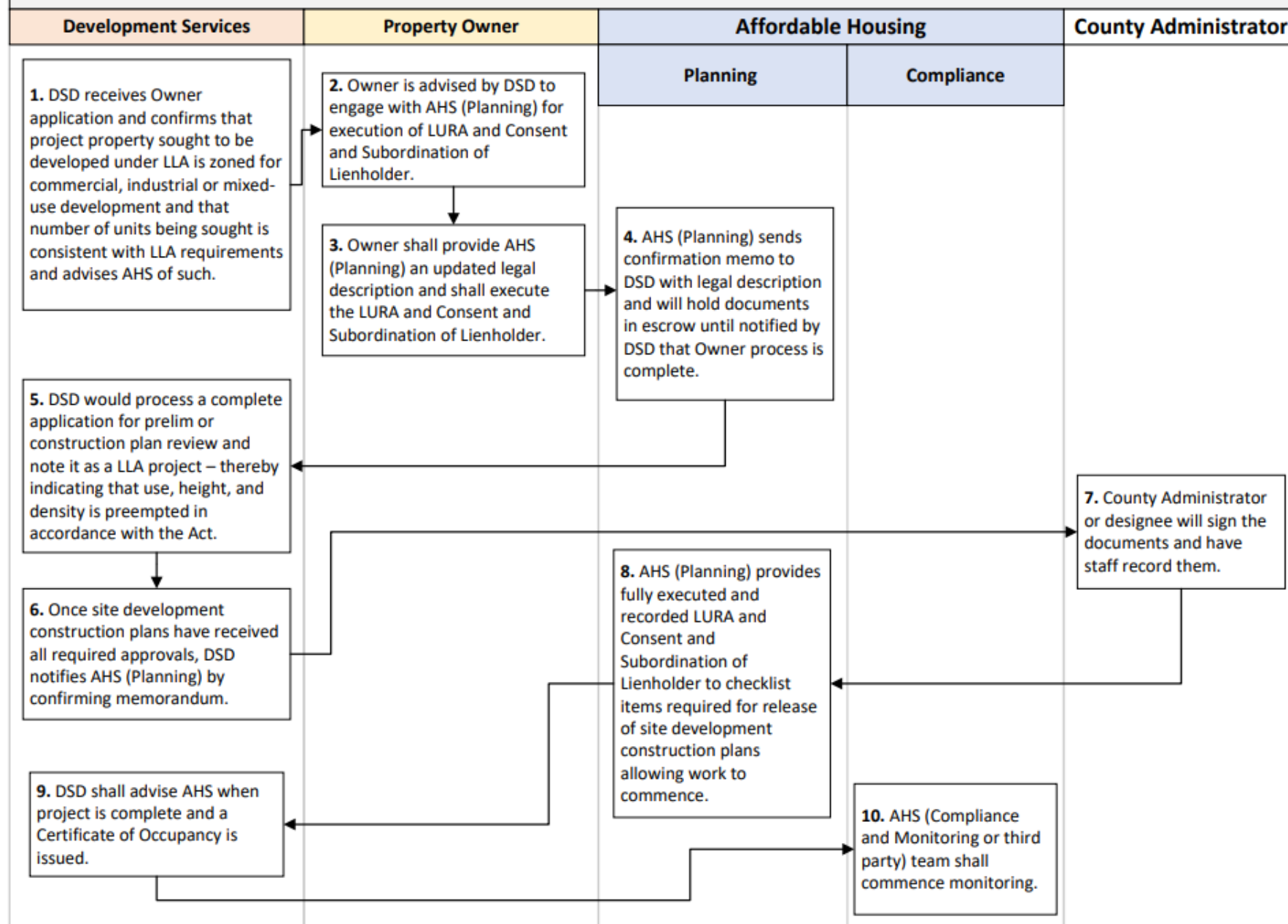
The Table includes the LLA projects submitted by Applicants and currently under review by Development Services Department (DSD) and Affordable Housing Services (AHS) and follows the LLA Administrative Approval and LURA Process. The green shade color indicates where in the process each project is as they 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, two new Zoning Verification applications have been received. While these two sites have been submitted as a Live Local Act Zoning Verification application, they have been requested by the applicants to be verified as an Affordable Housing project under a different provision of the FL Statue (125.01055(6)), which is different from the LLA Statue. Therefore, these two applications are not eligible under the LLA FS criteria.

FL Statue 125.01055(6) states that *Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable. The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.*

The Table and Map have been updated to show the new locations highlighted in red, and projects in the process that are currently active 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 # 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 OCCPNY. 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	M	LI	YES	YES	YES Original LURA in hand.	YES PI# 7124	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						
24-0556	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	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.					

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

Continue on next page

HILLSBOROUGH COUNTY LIVE LOCAL ACT PROJECT STATUS TRACKING TABLE

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25-1219	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	220 Ellsberry Rd Apollo Beach	8.73	236	27 DU/AC	4 STORIES	PD 77-0123	OC-20	YES	YES						
25-1286	Hwy. 41 and Paseo Al Mar Dr 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	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	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	9333 & 9335 E Fowler Ave Thonotosassa	4.05	104	25 DU/AC	3 STORIES	CI & PD 69-0056	SMU-6	YES	YES						
26-0020	W Hillsborough Ave/Race Track Rd	4.5	159	35 DU/AC	62 ft	PD 03-0672	LI	YES	YES						
26-0211	13901 Sheldon Rd Tampa	12.5	296	23.5 DU/AC	55 ft	CPV-G-8; CPV-C (PD 96-0252)	CPV	YES	NO						
26-0246	4041 Williams Rd Tampa	15.7	278	17.7 DU/AC***	4 STORIES	PD 18-1051	UMU-20	YES	NO						
26-0336##	2506 S Parsons Ave. Seffner	7.55	85	11.2 DU/AC	4 STORIES	ASC-1	R-4	YES	NO						
26-0337##	11525 Big Bend Rd Riverview	9.7	28	2.8 DU/AC	2 STORIES	PD 81-0339	R-4	YES	NO						

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

*** Utilizing Wetland Credits

Not eligible under the LLA FS. Seeking Affordable Housing approval under a different provision in the FS.

HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS

