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, CI, ~~or~~ M or any other zoning district deemed eligible by the LLA Statue.

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.

LDC 25-1225	Division Director Sign-off	J. Brian Grady