

LDC TEXT AMENDMENT

25-1435

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

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LAND DEVELOPMENT CODE TEXT AMENDMENT STAFF REPORT

APPLICATION: LDC 25-1435

APPLICANT: Development Services

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

- **Intended Purpose of Proposed Amendment**

This proposed amendment to the Land Development Code (LDC) will regulate new Pickleball Courts in the County to mitigate noise impacts on residential uses. This Text Amendment has been directed by the Board of County Commissioners

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

At the Board of County Commissioners (“Board”) Regular Meeting on August 20, 2025, the Board moved to set public hearings for the consideration and adoption of amendments to the Land Development Code to regulate the development of pickleball courts near residential uses, including any recommendable distance separation or noise-mitigation requirements.

This Text Amendment will stipulate that new construction of Pickleball courts or conversion of an existing use into a Pickleball court will be required to maintain a distance separation of no less than 250 ft from the structure or building envelope of residential uses. The review of pickleball court facilities will require approval of a Conditional Use zoning permit in accordance with Part 10.01.00 of the LDC. The required separation will be measured from the pickleball court to the nearest structures or building envelopes of a platted lot for a residential use, along the shortest straight-line distance between them, without regard to the route of normal travel. Fully enclosed Pickleball facilities will not be required to meet these standards.

Existing pickleball courts in operation and legally established by September 17, 2025, that are not in conformance with the requirements of this new regulation will be deemed a Legal Nonconforming Use through the issuance of a Determination of Nonconformity certification.

Additionally, the Table of Allowable Uses will be modified to list Pickleball Courts as a new use. In districts where Recreational Use, Private Community, or Public Park and Recreation Facilities are permitted by right, Pickleball courts will be allowed only in connection with those uses.

- **Implications of Proposed Amendment**

New construction of Pickleball courts or conversion of an existing use into a Pickleball court will be prohibited 250 ft from residential uses and will require a zoning permit approval (Conditional Use).

- **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:	 p.p. Brian Grady, ACIPS
ATTACHMENTS: Draft Text Amendment	

LDC 25-1435
Pickleball Courts Locational Standards

INTENT STATEMENT

This proposed amendment to the Land Development Code (LDC) will regulate new Pickleball Courts in the County. In order to mitigate noise impacts to residential uses, new construction of Pickleball courts or conversion of an existing use into a Pickleball court will be required to maintain a distance separation of no less than 250 ft from the structure or building envelope of residential uses. The review of pickleball court facilities will require approval of a Conditional Use zoning permit in accordance with Part 10.01.00 of the LDC. This Text Amendment has been directed by the Board of County Commissioners.

LDC 25-1435	Division Director Sign-off	<i>J. Brian Grady</i>
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Sec. 6.11.137. Pickleball Courts Locational Standards**A. Applicability**

The provisions of this section shall be applicable in the unincorporated areas of Hillsborough County. Construction of new pickleball courts or conversion of existing courts into pickleball courts shall be subject to the regulations of this Section, except as otherwise provided herein."Existing pickleball courts in operation and legally established by September 17, 2025, that are not in conformance with the requirements of this Section may be deemed a Legal Nonconforming Use. This determination shall be made through submittal of a Determination of Nonconformity application by the property owner of the facility. Additionally, fully enclosed Pickleball facilities shall not be required to meet these standards.

B. Locational Requirements

New construction of Pickleball courts or conversion of existing uses into Pickleball courts shall be prohibited within 250 feet of residential uses. This requirement shall not be varied or waived. The review of pickleball court facilities shall be subject to the requirements of this Section and approval of a Conditional Use zoning permit in accordance with Part 10.01.00 of this Code.

The required separation shall be measured from the pickleball court to the nearest structures or building envelopes of a platted lot for a residential use, along the shortest straight-line distance between them, without regard to the route of normal travel.

Unless otherwise specified herein, the applicant shall furnish a certified survey from a Florida registered engineer or surveyor, performed within 30 days prior to application submittal, indicating the distance between the proposed pickleball court and any structure or building envelope of a vacant platted lot for a residential use within the applicable radius. In case of dispute, the measurement scaled by the Administrator shall govern. The Administrator may waive the requirement to provide a survey in circumstances where the Pickleball court is surrounded by non-residential uses covering a radius of more than 250 ft or where the location of the proposed Pickleball court clearly exceeds the 250 ft minimum distance requirement to the nearest residential use structure or envelop.

Pickleball Courts Locational Standards

Sec. 2.02.02 - Table of Allowable Uses in Zoning Districts

Table of Allowable Uses in Zoning Districts																																				
Key: P = Permitted. C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. S = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.05. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.																																				
				AS			RSC							RDC		RMC									SPI											
																											UC			AP						
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	1	2	3	1	2	3	4	5	V	
Business Services																					P	P	P	P	P	P	P	P				P	P	P		
Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services																					P	P	P	P	P	P	P	P								
Blood/Plasma Banks and Donation Centers																					P		P	P	P	P	P	P								
Employment Services																					P	P	P	P	P	P										
Temporary Labor Pool																							C	C	C											
Family Support Services																					P	P	P	P	P		P	P								
Freestanding Emergency Room																					C		C	P	P	P	P	P					C	C		
Government Office																					P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Health Practitioner's office																					P	P	P	P	P	P	P	P								
Hospital																							P	P	P	P	P									
Medical and Dental Laboratory																							P	P		P	P						P	P		
Medical Offices or Clinics with Scheduled or Emergency Services by Physicians																					P		P	P	P	P	P	P					P	P		
Personal Services																					A	A	P	P	P		A	A								
Professional Office																					P	P	P	P	P	P	P	P					P	P	P	
Professional Services																					P	P	P	P	P	P	P	P				P	P	P		
Rehabilitation Center																								P	P		P	P								
Outdoor, Passive and Recreational Uses																																				
Cemeteries (either Human or Pet) With or Without Mausoleums or Accessory Crematoriums	C	C	C	C	C	C	C	C	C	C														C	C											
Game Preserve	P	P	P	P	P	P	P	P																P	P											
Camps	C	C	C	C	C																															
Carnivals/Circuses																								S	C	C										
Drive-In Theaters																								C	C	C										
Golf Club/Country Club ¹⁶	REQUIRES PLANNED DEVELOPMENT DISTRICT APPROVAL																																			
Golf Driving Range	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	C	C	C	A		A				S	S			
Neighborhood Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	
Outdoor Paintball	S	S	S	S	S	S	S																C	C	C	S		S	S	S	S	S	S			
Pickleball Courts	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Public Parks & Recreation Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

17 Only in connection with a Recreational Use, Private Community, or with a Public Park and Recreation Facility

PART 12.01.00 - DEFINITIONS

Recreational Uses, General Indoor/Outdoor: For profit or non-profit recreational uses and facilities providing sports or recreation opportunities within an enclosed building and/or an outdoor area. Such uses shall include but not be limited to bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and playfields. This use shall not include recreational uses specifically listed in Section 2.02.02, Table of Allowable Uses in Zoning Districts, nor Private Community Recreational Uses, Regional Recreational Uses, or Public Parks and Recreation Facilities as defined in this Code. Outdoor Pickleball courts are subject to Section 6.11.137.

Recreational Uses, Private Community: The use of a structure, building, or parcel of land by members of a residential community, as opposed to the general public, for social, cultural or any General or Passive recreational use. Private Community Recreational Uses shall be owned and operated by a homeowners association or similar entity. Pickleball courts located within Private Community uses are subject to Section 6.11.137.

LDC 25-1435	Division Director Sign-off	 p.p. Brian Grady, AICP
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