



LAND DEVELOPMENT CODE AMENDMENTS AGENDA - FINAL

6:00 P.M. THURSDAY, October 16, 2025

County Center, 2nd Floor

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. This is the first of two required public hearings to consider text amendments to the Land Development Code. A vote will only be required at the second public hearing.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

*Anyone who wishes to speak at the public hearing will be able to do so by completing the online Public Comment Signup Form found at: <https://HillsboroughCounty.org/SpeakUp> You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio- conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes are allowed for each speaker. Signups for the October 16, 2025, public hearing will not be accepted after 5:30 PM on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Frontier Ch. 22 and Spectrum Ch. 637



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

6:00 P.M.

- 1) CALL TO ORDER BY THE CHAIRMAN
- 2) APPROVE CHANGES TO THE AGENDA
- 3) STAFF INTRODUCTIONS OF AMENDMENTS

A. First Public Hearing (One of Two)**A.1. LDC 25-1224, Administrative Plat Approval**

This proposed amendment to the Land Development Code (LDC) will modify the process to receive, review, process and approve plats in accordance with Section 177.071, Florida Statutes. Prior to July 1, 2025, Florida law required plats to be approved by the jurisdiction's governing body. Section 177.071, Florida Statutes, was recently amended to provide that plats or replats must be administratively approved and no further action or approval of a county's governing body is required if the plat or replat complies with the requirements of Section 177.091, Florida Statutes. This LDC text amendment will designate an administrative County official with the authority to approve plats.

Attachments: [25-1224 10-16-25](#)

A.2. LDC 25-1225, Live Local Act Project Criteria and Zoning Requirements Update

This proposed amendment to the Land Development Code (LDC) will update the Live Local Act (LLA) provisions recently adopted in the LDC. The intent of this amendment is to modify the Live Local Act requirements and standards for projects to qualify under the LLA in the County, specifically, updating the zoning requirements due to recent changes to Section 125.01055, Florida Statutes, (LLA Statue). Land to be developed under the LLA is limited to parcels with the following standard zoning districts: BPO, OR, CN, CG, CI or M. This LDC Amendment will specify that any other zoning district that is deemed eligible by the LLA Statue will also qualify for Live Local Act projects.

Attachments: [25-1225 10-16-25](#)

A.3. LDC 25-1435 - Pickleball Courts Distance Separation Requirements from Residential Uses.

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 Pickleball Courts will be required to maintain a distance separation of no less than 250 ft from the building envelope of residential uses. This Text Amendment has been directed by the Board of County Commissioners.

Attachments: [25-1435 10-16-25](#)

ADJOURNMENT