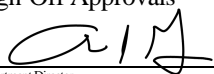




**Hillsborough
County Florida**

A report presented to the
Board of County Commissioners
on January 13, 2022
from Development Services Department
regarding
Golf Course Potential Redevelopment

Sign-Off Approvals	
	10/11/2021
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.

On August 18, 2021, the Board of County Commissioners requested a report about golf courses developed as part of residential communities and the status of any underlying development entitlements. The potential of and the process required for redevelopment of a golf course will depend on how the property on which it is located is zoned. Golf courses can be developed on land that is either zoned to a standard zoning district or on land that is part of a planned development zoning (PD).

Standard Zoning Districts

Development in standard zoning districts must be for a use permitted in the applicable zoning district and must comply with the dimensional standards for the district such as minimum lot size and width. Golf courses are currently permitted uses in most zoning districts and when they are developed on land with standard zoning the land retains entitlements to potentially redevelop with other uses permitted in the zoning district. Such redevelopment of an existing golf course on land with standard district zoning could occur without the need for approval by the Board of County Commissioners.

Planned Development Zoning Districts

Planned development zoning districts include conditions of approval and a site-specific general development plan that govern the permitted uses in the development as well as how the uses are arranged on the site. Golf courses approved as part of PD's can either be shown as a specific use in a specific area on a general site plan or listed as a permitted use in all or a portion of the PD without the specifying the location of the golf course.

When a golf course is designated as a specific use on a PD general site plan, any development or redevelopment of the land designated as a golf course would require approval by the Board of County Commissioners in the form of a modification to the PD zoning that would allow for a different use. PD zonings that have golf courses included as part of the development but do not specify the location of the golf course may potentially be redeveloped for other uses without Board approval depending on whether the PD permits alternative uses.

It should be noted that while there is past precedent for PD zonings being approved with the ability to develop as alternative uses, our current practice is to require a sufficient level of detail on PD general development plans to be able to assess the design of the development and provide predictability for future residents such that we would recommend that any future PD zonings provide definite locations for golf courses proposed to be part of a residential community.