



**Hillsborough
County Florida**

**HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
June 9, 2026
CHANGES/CORRECTIONS/ADDITIONS**

1. **Agenda Page 12, Item E-03-PRS 26-0752 APEX NORTHDALE ESTATES LLC- VINEET KUMAR**

Additional Party of Records have been added to the backup.

2. **Agenda Page 14, Item F-05-RZ-STD 26-0541 MARK BENTLEY**

Existing restriction is being modified to further clarify intent:

- The access shall be designed as a Shared Access Facilities with Folio 47174.0200 and Folio 47172.0000. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. None

OFF-THE-AGENDA ITEM

1. None

Rivas, Keshia

From: morganhil10@gmail.com
Sent: Thursday, June 4, 2026 10:43 AM
To: Hearings
Cc: vineet@innovyt.com
Subject: FW: APP # PRS 26-0752

You don't often get email from morganhil10@gmail.com. [Learn why this is important](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning,

My name is Morgan Hill and my family lives on the corner of East Course and Landscape Dr. across from the golf course. I am also a board member of the Northdale Civic Association. I will also unfortunately not be able to attend the meeting in person on the 9th since it is in the middle of the workday but would like to express my concerns regarding soft music and the new additions of golf simulators. Based on the description provided I imagined this would be something held entirely inside of a building, but it sounds like it is going to be something similar to Top golf and held outdoors with music constantly playing. While I do love the idea of them cleaning up the area that has been a bit of an eye sore on the community, I really don't want to hear music coming from the golf course while we are trying to enjoy our home.

I also want the golf course to be successful but just really want them to be mindful that they are in the middle of a neighborhood (across from an elementary school). Forcing neighbors to hear music and other noises from their customers should be mitigated as much as possible. We already have to deal with quite a bit of trash being thrown into our lawn from their customers and loud noises from their parking lot. I would really appreciate if they would reconsider the soft music being played or at a minimum ensure it cannot be heard at all beyond their parking lot. If they cannot guarantee that then I do not support this project.

Thank you,

Morgan Hill

From: Nancy Tabor <nancy32302@gmail.com>
Sent: Sunday, May 31, 2026 3:49 PM
To: hearings@hcfl.gov
Cc: vineet@northdalegolf.com
Subject: RE: APP # PRS 26-0752

Comments regarding application PRS 26-0752

Nancy Tabor nancy32302@gmail.com

[4603 Landscape Dr, Tampa, FL 33624](#)

813 712 0584

Good afternoon,

Please incorporate the comments below in the hearing for application PRS 26-0752 scheduled for June 9th at 9:00 am. I will not be able to attend in person. Please let me know if there is anything I am missing. Thanks!

Hi, my family lives in the second house on Landscape Drive, so we are very close to the golf course. Regarding the proposal, I was told by Keith at the golf course that there would be "soft music." I am not sure what his definition of "soft music" is, but we were impacted by the recent conversion of 2 tennis courts to 8 pickleball courts and the dinking noise from the pickleball courts is extremely annoying. I can no longer enjoy either my front or back yard without hearing the constant "dink" from the pickleball courts. Will the new golf course venue impact us the same way? I want the golf course to be successful, and I want to support them, but ask that they take steps to soundproof the areas and be a good neighbor. A fence would go a long way. It is one thing when music or "dinking" is temporary, but to hear it all hours during the day and evening is not a reasonable ask. I have addressed my concern with the golf course and so far no measures have been taken to address the noise. Please include noise abate measures for not only this project, but the pickleball courts. If they can't address the noise, I do not support this project.

Thank you,

Nancy Tabor