

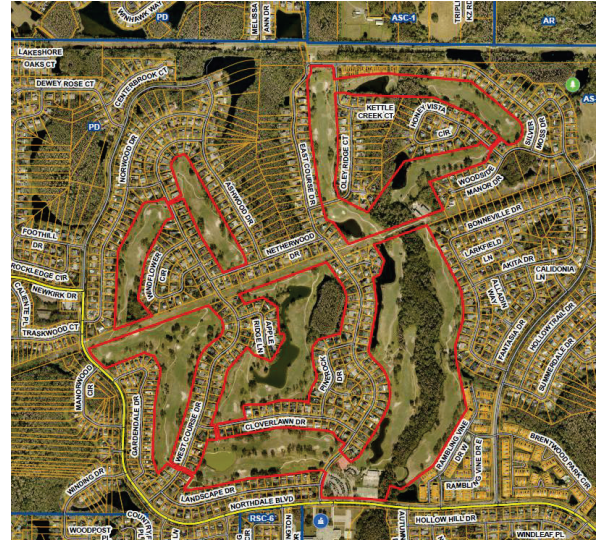
PD Modification Application: PRS 26-0752

BOCC Land Use Meeting Date:

June 9, 2026

1.0 APPLICATION SUMMARY

Applicant: APEX Northdale Estates LLC- Vineet Kumar
 FLU Category: RES-4
 Service Area: Urban
 Site Acreage: +/-174.24 (Folio 15932.0010)
 Community Plan Area: Apollo Beach, Southshore
 Overlay: None
 Request: Minor Modification to PD 76-0166



Existing Approvals:

The overall PD was zoned PD 76-0166 on 9/15/1981 to allow a multitude of uses, including multi-family, single-family, school, and commercial uses including a golf course. The site was most recently modified by MM 17-1330 which was a 2.86 acres site further east to allow two new buildings and multifamily.

Proposed PRS 26-0752

The Modification request is only for the +/-174.24 golf course located on folio #15932.0010. The specific area of modification is in the northeast quadrant of the East Course Drive and Northdale Blvd. t-intersection. The minor modification proposes replacing the tennis courts with a golf driving range. According to the applicant’s narrative the new golf driving range will be a technology-enabled golf practice facility utilizing the Toptracer Technology system consisting of approximately 12 – 15 covered hitting bays within the general location of the current tennis courts.

Existing Approval(s):	Proposed Modification(s):
(1) Tennis Courts per Site Plan	(1) Replace with Golf Driving Range.

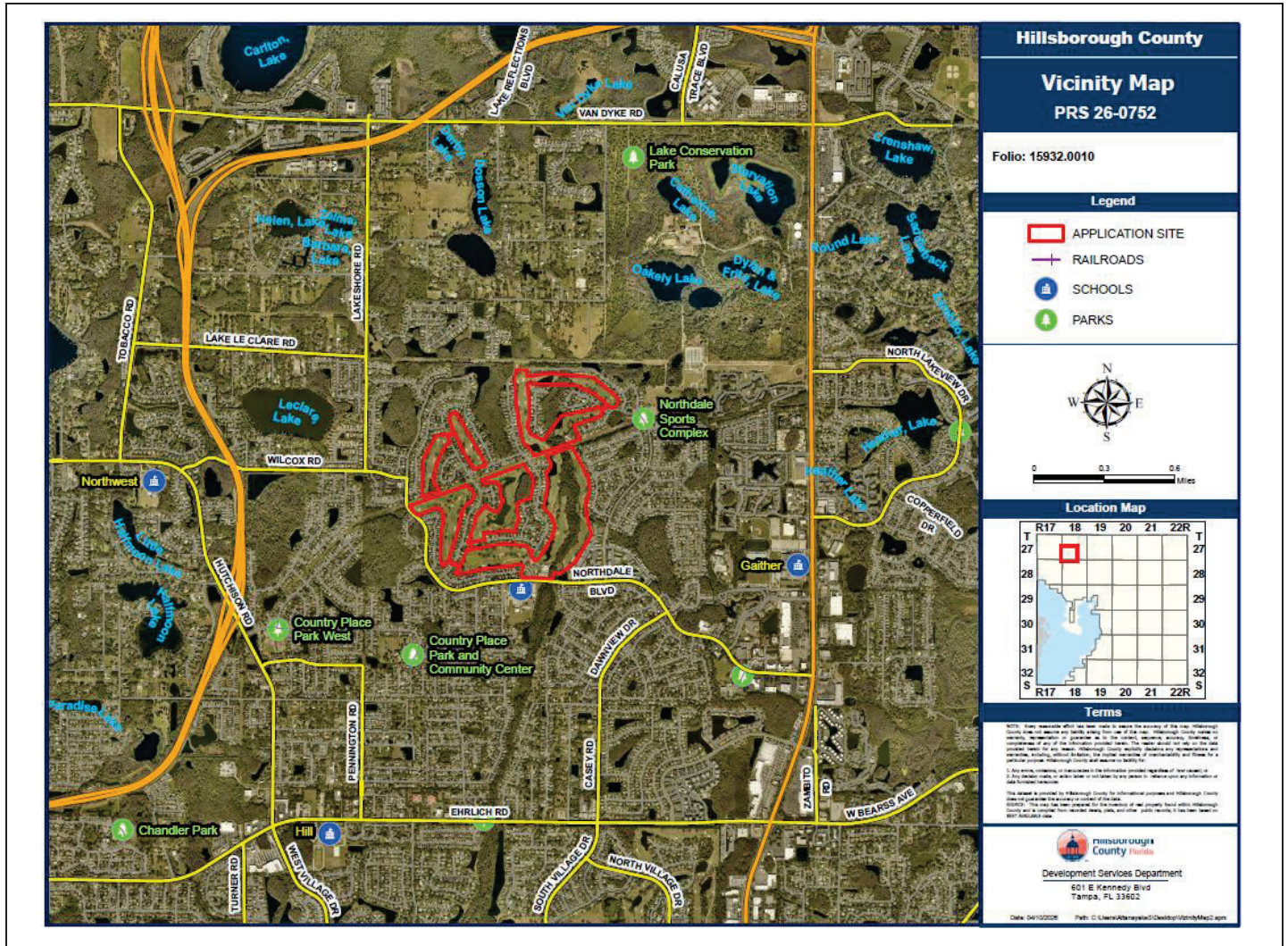
Additional Information:

PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	Waiver of LDC Sec. 6.11.45.A, 6.11.45.E, 6.11.45.E

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

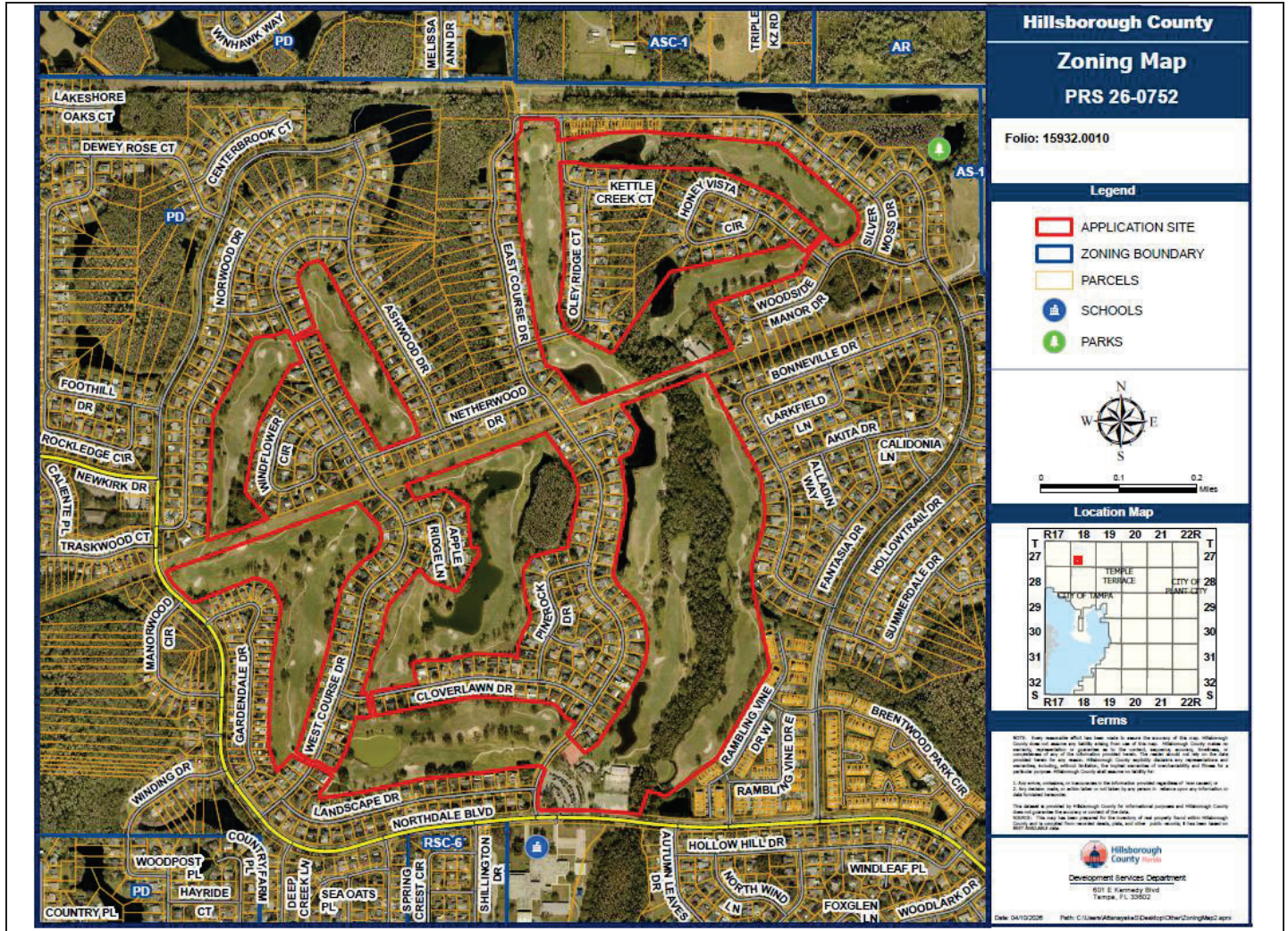


Context of Surrounding Area

The general area is essentially built out and also located within the Northdale PD. Nearby uses include a school, residential and commercial further east.

2.0 LAND USE MAP SET AND SUMMARY DATA

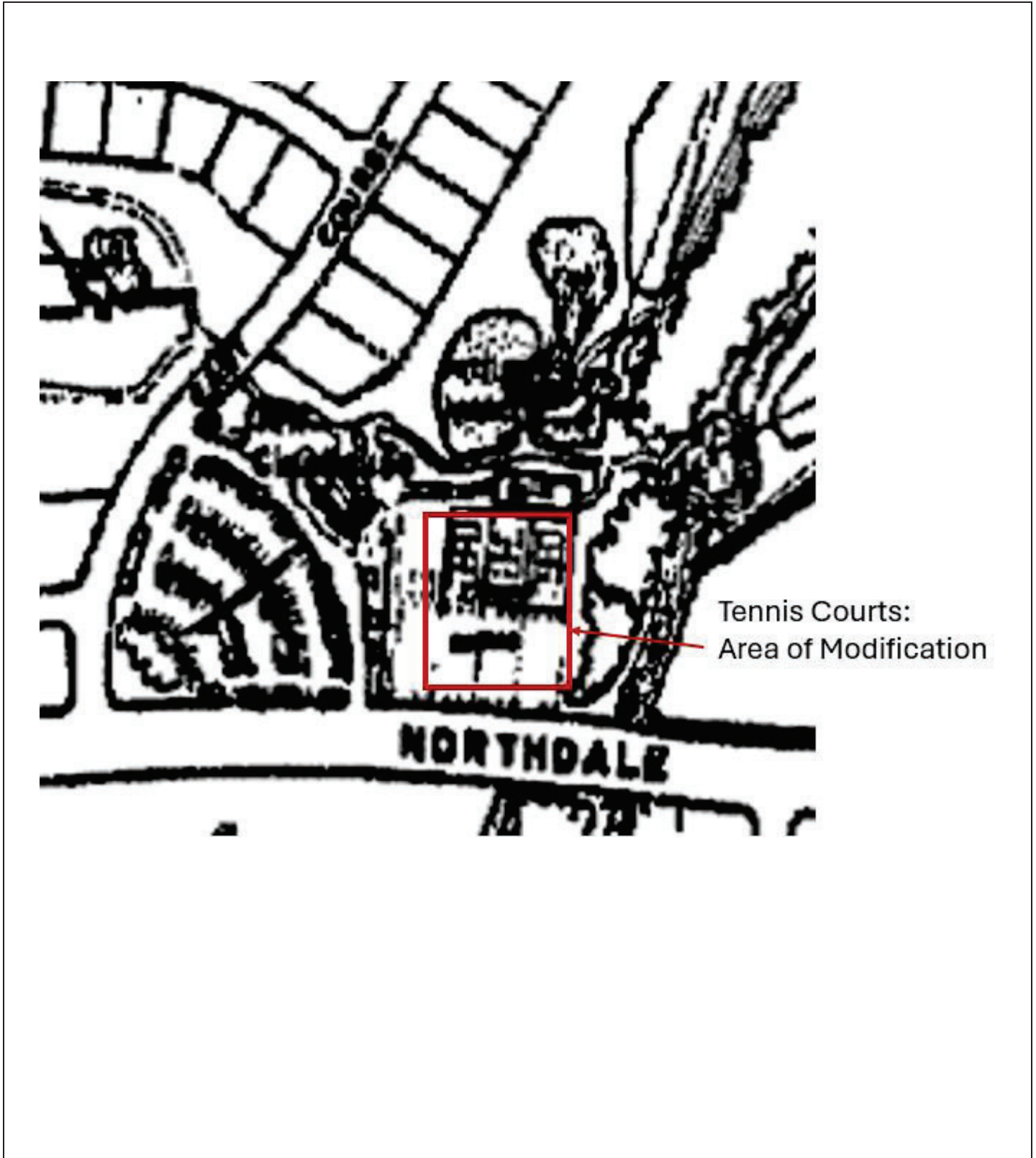
2.2 Immediate Area Map



Location:	Zoning:	Density/F.A.R.	Allowable Use:	Existing Use:
North	PD 76-0166	NA	Golf Course	Northdale Golf course
South	PD 76-0166	Max FAR: 0.25	Elementary School	Claywell Elementary School
East	PD 76-0166	Area ND-5: Max. 13.78 DU/AC (161 DU Max.)	Residential	SF Attached, Residential
West	PD 76-0166	Area D: Max. 1.6 DU/AC (228 DU Max.)	Residential	SF Detached, Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan (Partial)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Northdale Blvd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
East Course Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
West Course Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Clover lawn Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Pine rock Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Netherwood Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Oley Ridge Ct	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Kettle Creek Ct	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Honey Vista Cir.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	810	68	89
Proposed	803	44	78
Difference (+/-)	-7	-24	-11

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional	Cross Access	Finding

		Connectivity/Access		
North		Pedestrian	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		Pedestrian	None	Meets LDC
West		Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Report
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No comments.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The Planned Development is generally located on the north side of Northdale Boulevard. The area proposed for a golf driving range is located +/-600 feet east of the E. Course Drive and Northdale Blvd. intersection. The applicant seeks to modify PD 76-0166, as most recently modified by MM 17-1330, to change the accessory tennis courts to an accessory golf driving range.

The applicant is proposing to modify the approved site plan as it pertains to the development of the area to the east of the club house to place the golf driving range. The proposed golf driving range will consist of approximately 12 to 15 covered hitting bays, with integrated ball-tracking technology, safety netting designed to fully contain ball flight, covered tee structure, synthetic turf outfield area, and associated power and data infrastructure. The golf driving range Toptracer system is a ball-tracking and shot-analysis system that uses high-speed cameras and software to track the flight of a golf ball in real time and display data such as:

- Ball speed
- Launch angle
- Carry distance
- Shot shape/trajectory
- Accuracy and dispersion

Pursuant to Condition 28, development must comply with all applicable rules, regulations, and ordinances of Hillsborough County. Accordingly, the golf driving range is subject to the design standards for Golf Driving Range under LDC Section 6.11.45. The applicant requests the following waivers for the proposed development of LDC Sections 6.11.45.A, 6.11.45.D, and 6.11.45.E.

Section 6.11.45.A

Requires that "The site shall be of such configuration so as to permit a minimum driving distance of 300 yards from each proposed tee."

- Applicant requests a waiver to allow a minimum driving distance of 145 feet, as reflected on the site plan.

Section 6.11.45.D

Requires that "Minimum required yards on all sides of a golf driving range shall be 50 feet."

- Applicant requests a waiver to allow a minimum side yard of 0 feet, as reflected on the site plan.

Section 6.11.45.E

Requires that "Dimensional requirements of a golf driving range shall be as generally illustrated in Figure 2.1."

- Applicant requests a waiver to allow dimensions that differ from Figure 2.1, including the absence of a side rough-mowed area and due to the technological nature of the facility.

Justification was included in the applicant's submittal for the above waivers. Staff has reviewed the justification statements submitted by the applicant and finds the waivers supportable. Additional information regarding the rationale may be found in the applicant's narrative.

The Minor Modification request does not impact the site's compatibility with the surrounding area. The application does not request any variations to the Hillsborough County Land Development Code.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

Prior to site plan certification, the applicant shall complete the following:

Revise the site plan for the property to the east of the proposed Golf Driving Range from "Overgrown Vegetation" to "Wetland/other surface waters" (OSW) areas.

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted May 26, 2026.

The following applies to Parcel ND-2 under PRS 15-0157:

1. The parcel with tax folio 016353.0200 shall be permitted for CG (Commercial, General) uses except for Sexually Oriented Businesses and Domestic Vehicle Sales/Rentals.

The following applies to parcel with tax folio 015932.0100 labeled for modification under PRS 14-0724:

2. The area shall be permitted for a maximum of 25 single-family lots with the following development standards:

Minimum lot size:	10,000 square feet
Minimum lot width:	60 feet
Minimum front yard setback:	25 feet
Minimum rear yard setback:	25 feet
Minimum side yard setback:	5 feet
Maximum lot coverage:	40%
Maximum building height:	35 feet

3. The project may be permitted the above density and will be subject to formal delineation of onsite conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Land Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Land Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
4. A six foot high PVC fence shall be provided along the southern property line (exclusive of wetland areas).
5. A six foot high masonry wall shall be provided along the western property line.
6. The depicted internal road shall be provided where generally shown. However, the internal road location may be adjusted to avoid wetland impacts.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands or other surface waters, and does not grant any implied or vested right to environmental approvals.

8. Final design of buildings, stormwater ponds, and roadway network are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies. It may be necessary to reduce the scope of the development to conform with Chapter 1-11 of the EPC.
9. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters must be field delineated by EPC or SWFWMD staff and the line surveyed. The survey must then be submitted to EPC staff for approval thereafter and incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).

The following applies under modification 96-0050:

10. The developer/owner shall provide land with tax folio 016353.7500 to the county for the construction of an addition to an existing county park, Northdale Park.

The following applies under modification 82-0055:

11. The developer shall amend all C-C designated land area to C-1 on the detailed site plan.
12. All C-1 zoned property shall not "pyramid" to include any other land uses except those specified under the C-1 zoning district.
13. All proposed structures shall not exceed two stories in height.
14. All proposed structures shall not exceed a building coverage of 25% on any tract of land.
15. The developer shall construct a right turn lane on Mapledale Boulevard at the intersection of Dale Mabry Highway subject to approval by the Florida Department of Transportation.
16. All driveway entrances onto Mapledale Boulevard shall be approved by the Department of Engineering at the detailed site plan review stage.

The following applies to Parcel ND-6:

17. A private school for kindergarten through eighth grade students shall be permitted within the "Cultural and Ecumenical Center" development tract. The facility shall be limited to a maximum of 100 students and shall have a maximum of 8,000 square feet of floor space.
18. The building shall be located as generally shown on the site plan and building height shall not exceed 35 feet.
19. The applicant shall show the ability to provide cross access to adjacent parcels of like land uses. Cross access shall only be provided if mutually acceptable to effected landowners. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided.
20. An after school childcare program shall be permitted on the YMCA site. The site will be subject to The Child Care Center design standards of the LDC.

The following applies to Parcel ND-2:

21. The Office Center Parcel ND-2 is approved for Institutional- Professional (I-P) uses and shall also permit on parcel with tax folio 016354.0000 a maximum of 38,500 square feet of CN (Commercial Neighborhood) uses except for Free Standing Taverns, Bars, Lounge, Night Club, Dance Hall, Convenience Store, and Neighborhood Motor Vehicle Repair. Technical Schools (e.g. business and vocational schools) as defined by the LDC shall also be permitted with the exception that trade schools are not permitted.
22. The final location, number and type of access connections for the project, including cross access connections, shall be determined by Hillsborough County in accordance with the Access Management regulations in the Land Development Code during site development review/permitting. Therefore, approval of this application shall not be construed as approval, tacit or otherwise, of the location, number and type of access connections as shown on the general site plan. The location, number and type of access points, including cross access connections, may be modified by Hillsborough County in accordance with the Access Management regulations.

The following conditions apply to the parcel at the northwest corner of Northdale Boulevard and Premiere Drive (tax folio 16353.5050) pursuant to PRS 17-1330:

23. Development shall be limited to a maximum of 13,895 square feet of floor space for CN district uses and a maximum of 30 multi-family dwelling units as shown on the submitted site plan.
24. No buffering or screening shall be required internal to the project or along the parcel boundaries.
25. Notwithstanding anything shown on the PD site plan to the contrary, the developer will be required to comply with all site access, fire safety, and other applicable standards and regulations unless otherwise approved by the appropriate authority. The developer shall be permitted to make any modifications to the parking, internal site circulation, and vehicular use areas necessary to comply with such requirements.

The following applies to the entire Planned Development:

26. Sidewalks shall be provided in accordance with the applicable Land Development Code regulations.
27. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
28. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
29. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
30. Within 90 days of approval of PRS 17-1330 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.

- 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

- 32. The following conditions apply to folio 15932.0010 pursuant to PRS 26-0752.
 - a. Development of the project shall be in general conformance with the May 26, 2026, site plan and be limited to a golf course and accessory uses. Accessory uses may include a Clubhouse, tennis courts, and Golf Driving Range.
 - b. A Golf Driving Range shall be allowed. Golf Driving Range shall not have to comply with LDC Section 6.11.45. The minimum driving distance shall be 145 feet. Required side yard shall be 0 feet and the Golf Driving Range shall not provide additional side mowed area and shall not comply with Figure 2.2, Section of Tees for the Golf Driving Range.
 - c. An 8-foot wide landscape buffer with Type "A" screening shall be provided along the south boundary of the Golf Driving Range.
 - d. The following standards shall apply to the Golf Driving Range:
 - Maximum Height of Canopy Tee Structure: 12 feet
 - A perimeter safety net shall be provided around the entirety of the Golf Driving Range including the top.
 - Maximum Height of Netting: 36 feet
 - e. As Northdale Blvd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane enhanced roadway, the developer shall preserve between 16 feet and 22 feet of right-of-way along its Northdale Blvd. frontage for future improvements, such that a minimum right-of-way width of between 122ft and 134 feet when accounting for the existing right turn lane is preserved north of the existing Northdale Blvd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

Zoning Administrator Sign Off:



SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION

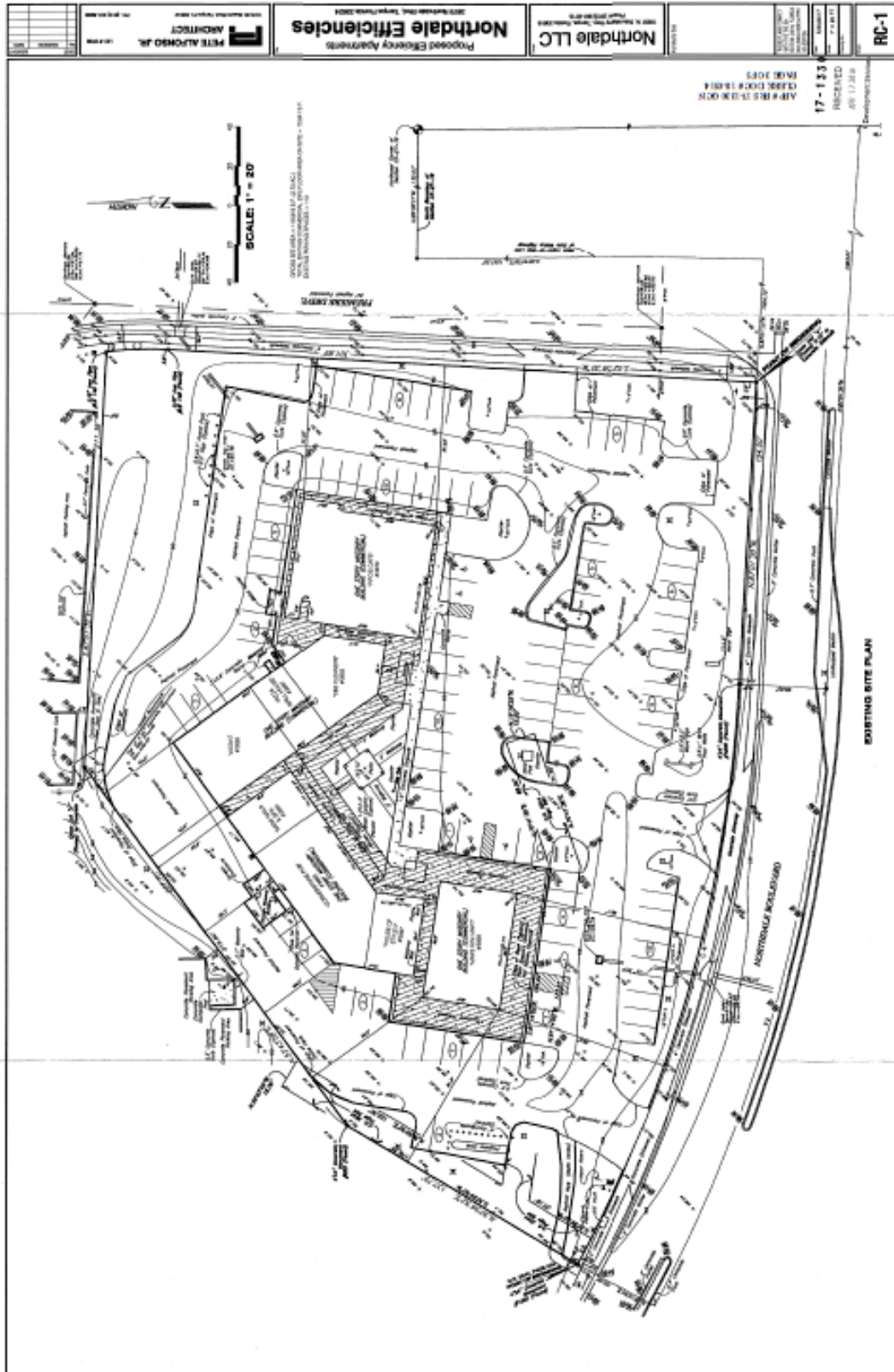
Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)		Complaint	No violation found

*past 12 months from intake date

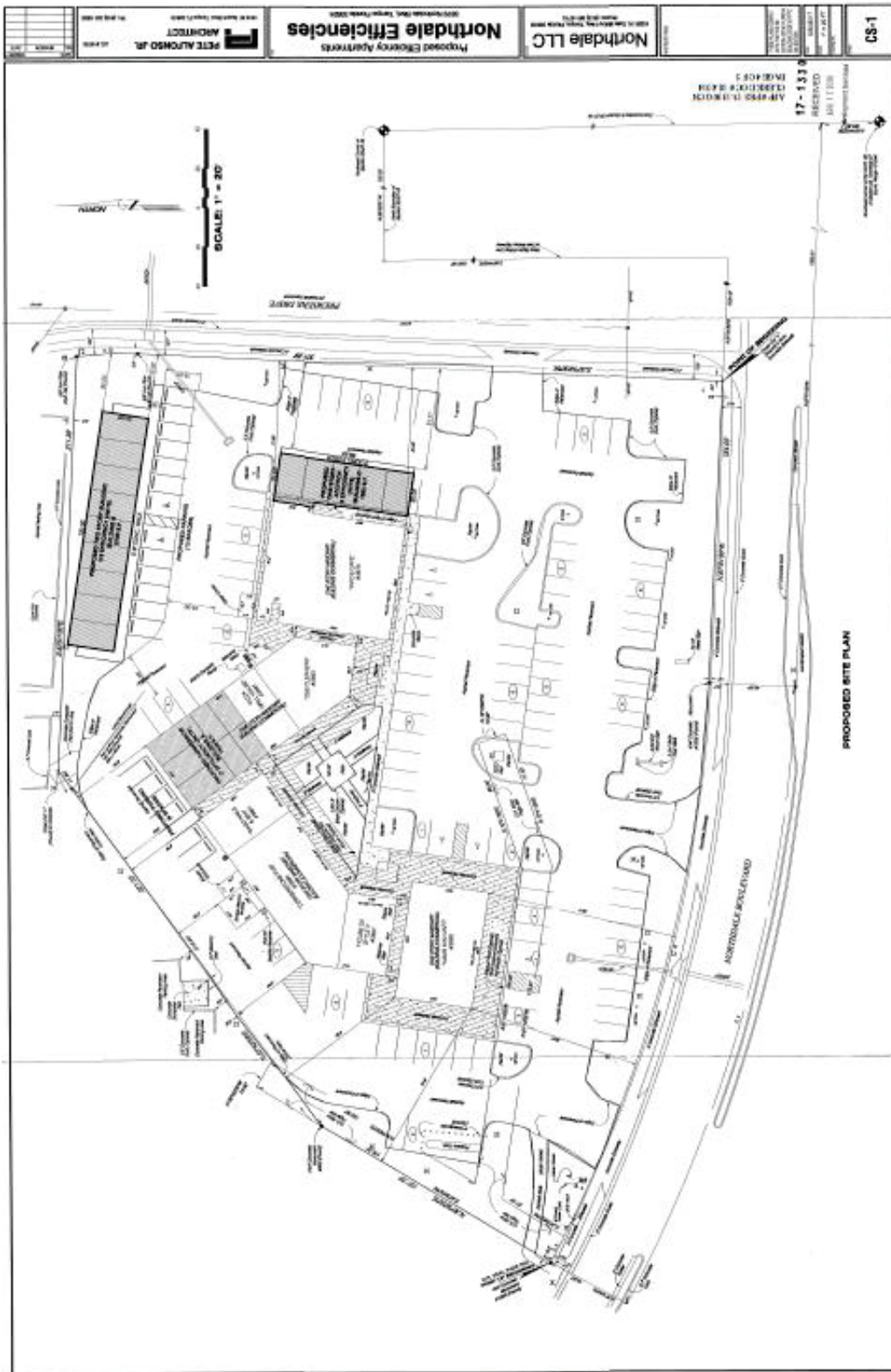
8.0 Site Plan

8.2 Approved Site Plan (Full): Page 3 of 4



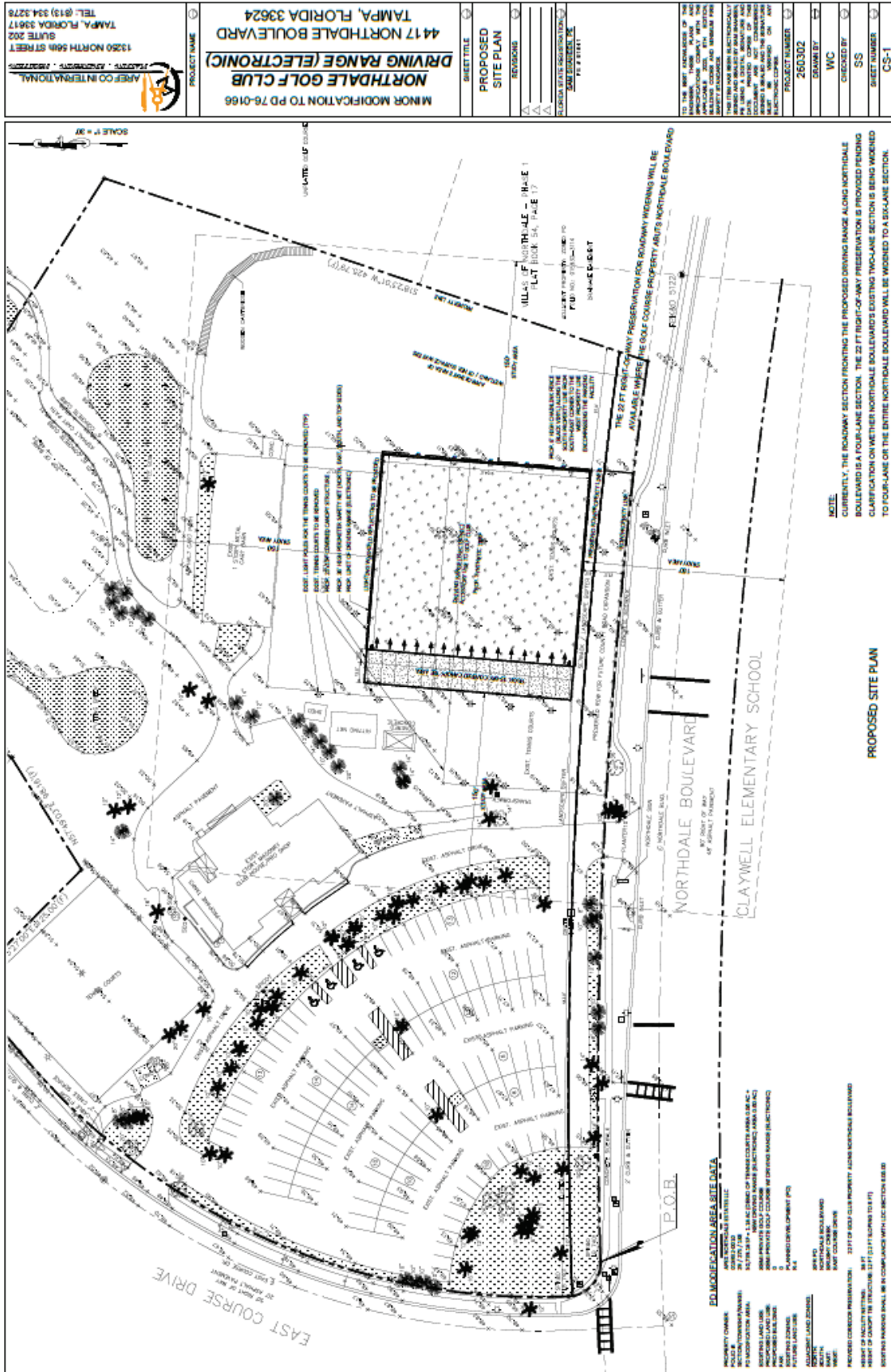
8.0 Site Plan

8.2 Approved Site Plan (Full): Page 4 of 4



8.0 Site Plan

8.4 Proposed Site Plan (Full): Page 4 of 4



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/26/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Carrollwood

PETITION NO: 26-0752

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions

- As Northdale Blvd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane enhanced roadway, the developer shall preserve between 16 feet and 22 feet of right-of-way along its Northdale Blvd. frontage for future improvements, such that a minimum right-of-way width of between 122ft and 134 feet when accounting for the existing right turn lane is preserved north of the existing Northdale Blvd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 76-0166, which was most recently modified by PRS 17-1330. The modification is currently approved for an 18-Hole Golf Course and nine (9) tennis courts. With this modification, the applicant is requesting the approval of up to 15 covered technology-enabled golf practice hitting bays which is to take the place of seven existing tennis courts. The modification area is located at the northeast quadrant of the intersection of East Course Dr. and Northdale Blvd. The future land use is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a traffic study and site access analysis. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Golf Course (ITE 430) 18-Holes	537	30	51
PD, Tennis Courts (ITE 490) 9 Courts	273	*38	38
Total	810	68	89

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide Am Peak HR counts for this use.

Proposed Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Golf Course (ITE 430) 18-Holes	537	30	51
PD, Tennis Courts (ITE 490) 2 Courts	61	*8	8
PD, Golf Driving Range (ITE 432) 15 Positions	205	6	19
Total	803	44	78

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide Am Peak HR counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-7	-24	-11

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Northdale Blvd., East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir.

Northdale Blvd. is a 4-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 90ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, Northdale Blvd has been designated for a future enhanced 4-laned improvement. As such, an additional 22ft of right-of-way must be preserved along both sides of the roadway.

East Course Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Clover Lawn Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Pine Rock Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Netherwood Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Oley Ridge Ct. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Kettle Creek Ct. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Honey Vista Cir. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. West Course Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way.

SITE ACCESS

The modification currently has access onto Northdale Blvd. via a single full access connection as well as pedestrian access onto East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir.

No modifications to the subject site’s existing access are proposed with this application.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Northdale Blvd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Northdale Blvd.	Wilcox Rd.	Claywell Elementary Blvd.	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**CURRENTLY
APPROVED**

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-1330 GCN
MEETING DATE: November 7, 2017
DATE TYPED: November 9, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 31, 2017.

The following applies to Parcel ND-2 under PRS 15-0157:

1. The parcel with tax folio 016353.0200 shall be permitted for CG (Commercial, General) uses except for Sexually Oriented Businesses and Domestic Vehicle Sales/Rentals.

The following applies to parcel with tax folio 015932.0100 labeled for modification under PRS 14-0724:

2. The area shall be permitted for a maximum of 25 single-family lots with the following development standards:

Minimum lot size:	10,000 square feet
Minimum lot width:	60 feet
Minimum front yard setback:	25 feet
Minimum rear yard setback:	25 feet
Minimum side yard setback:	5 feet
Maximum lot coverage:	40%
Maximum building height:	35 feet

3. The project may be permitted the above density and will be subject to formal delineation of onsite conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Land Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Land Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
4. A six foot high PVC fence shall be provided along the southern property line (exclusive of wetland areas).
5. A six foot high masonry wall shall be provided along the western property line.
6. The depicted internal road shall be provided where generally shown. However, the internal road location may be adjusted to avoid wetland impacts.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands or other surface waters, and does not grant any implied or vested right to environmental approvals.
8. Final design of buildings, stormwater ponds, and roadway network are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies. It may be necessary to reduce the scope of the development to conform with Chapter 1-11 of the EPC.

-
9. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters must be field delineated by EPC or SWFWMD staff and the line surveyed. The survey must then be submitted to EPC staff for approval thereafter and incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).

The following applies under modification 96-0050:

10. The developer/owner shall provide land with tax folio 016353.7500 to the county for the construction of an addition to an existing county park, Northdale Park.

The following applies under modification 82-0055:

11. The developer shall amend all C-C designated land area to C-1 on the detailed site plan.
12. All C-1 zoned property shall not "pyramid" to include any other land uses except those specified under the C-1 zoning district.
13. All proposed structures shall not exceed two stories in height.
14. All proposed structures shall not exceed a building coverage of 25% on any tract of land.
15. The developer shall construct a right turn lane on Mapledale Boulevard at the intersection of Dale Mabry Highway subject to approval by the Florida Department of Transportation.
16. All driveway entrances onto Mapledale Boulevard shall be approved by the Department of Engineering at the detailed site plan review stage.

The following applies to Parcel ND-6:

17. A private school for kindergarten through eighth grade students shall be permitted within the "Cultural and Ecumenical Center" development tract. The facility shall be limited to a maximum of 100 students and shall have a maximum of 8,000 square feet of floor space.
18. The building shall be located as generally shown on the site plan and building height shall not exceed 35 feet.
19. The applicant shall show the ability to provide cross access to adjacent parcels of like land uses. Cross access shall only be provided if mutually acceptable to effected landowners. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided.
20. An after school childcare program shall be permitted on the YMCA site. The site will be subject to The Child Care Center design standards of the LDC.

The following applies to Parcel ND-2:

21. The Office Center Parcel ND-2 is approved for Institutional- Professional (I-P) uses and shall also permit on parcel with tax folio 016354.0000 a maximum of 38,500 square feet of CN (Commercial Neighborhood) uses except for Free Standing Taverns, Bars, Lounge, Night Club, Dance Hall, Convenience Store, and Neighborhood Motor Vehicle Repair. Technical Schools (e.g. business and vocational schools) as defined by the LDC shall also be permitted with the exception that trade schools are not permitted.
22. The final location, number and type of access connections for the project, including cross access connections, shall be determined by Hillsborough County in accordance with the Access Management regulations in the Land Development Code during site development review/permitting. Therefore, approval of this application shall not be construed as approval, tacit or otherwise, of the location, number and type of access connections as shown on the general site plan. The location, number and type of access points, including cross access connections, may be modified by Hillsborough County in accordance with the Access Management regulations.

The following conditions apply to the parcel at the northwest corner of Northdale Boulevard and Premiere Drive (tax folio 16353.5050) pursuant to PRS 17-1330:

23. Development shall be limited to a maximum of 13,895 square feet of floor space for CN district uses and a maximum of 30 multi-family dwelling units as shown on the submitted site plan.
24. No buffering or screening shall be required internal to the project or along the parcel boundaries.
25. Notwithstanding anything shown on the PD site plan to the contrary, the developer will be required to comply with all site access, fire safety, and other applicable standards and regulations unless otherwise approved by the appropriate authority. The developer shall be permitted to make any modifications to the parking, internal site circulation, and vehicular use areas necessary to comply with such requirements.

The following applies to the entire Planned Development:

26. Sidewalks shall be provided in accordance with the applicable Land Development Code regulations.
27. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
28. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
29. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-1330 GCN
MEETING DATE: November 7, 2017
DATE TYPED: November 9, 2017

-
30. Within 90 days of approval of PRS 17-1330 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.

 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/26/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Carrollwood

PETITION NO: 26-0752

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions

- As Northdale Blvd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane enhanced roadway, the developer shall preserve between 16 feet and 22 feet of right-of-way along its Northdale Blvd. frontage for future improvements, such that a minimum right-of-way width of between 122ft and 134 feet when accounting for the existing right turn lane is preserved north of the existing Northdale Blvd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 76-0166, which was most recently modified by PRS 17-1330. The modification is currently approved for an 18-Hole Golf Course and nine (9) tennis courts. With this modification, the applicant is requesting the approval of up to 15 covered technology-enabled golf practice hitting bays which is to take the place of seven existing tennis courts. The modification area is located at the northeast quadrant of the intersection of East Course Dr. and Northdale Blvd. The future land use is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a traffic study and site access analysis. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Golf Course (ITE 430) 18-Holes	537	30	51
PD, Tennis Courts (ITE 490) 9 Courts	273	*38	38
Total	810	68	89

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide Am Peak HR counts for this use.

Proposed Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Golf Course (ITE 430) 18-Holes	537	30	51
PD, Tennis Courts (ITE 490) 2 Courts	61	*8	8
PD, Golf Driving Range (ITE 432) 15 Positions	205	6	19
Total	803	44	78

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide Am Peak HR counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-7	-24	-11

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Northdale Blvd., East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir.

Northdale Blvd. is a 4-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 90ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, Northdale Blvd has been designated for a future enhanced 4-laned improvement. As such, an additional 22ft of right-of-way must be preserved along both sides of the roadway.

East Course Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Clover Lawn Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Pine Rock Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Netherwood Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Oley Ridge Ct. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Kettle Creek Ct. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. Honey Vista Cir. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way. West Course Dr. is a 2-lane, undivided, standard county maintained, urban local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, +/- 2-foot-wide curb along both sides of the roadway, +/- 5-foot-wide sidewalks along both sides of the roadway, and within +/- 51ft of the right-of-way.

SITE ACCESS

The modification currently has access onto Northdale Blvd. via a single full access connection as well as pedestrian access onto East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir.

No modifications to the subject site’s existing access are proposed with this application.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

East Course Dr., West Course Dr., Clover lawn Dr., Pine rock Dr., Netherwood Dr., Oley Ridge Ct., Kettle Creek Ct., and Honey Vista Cir. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Northdale Blvd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Northdale Blvd.	Wilcox Rd.	Claywell Elementary Blvd.	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
 Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 6/9/2026</p> <p>PETITION NO.: 26-0752</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 5/5/2026</p> <p>PROPERTY ADDRESS: 4417 Northdale Blvd, Tampa, FL 33624</p> <p>FOLIO #: 0159320010</p> <p>STR: 29-27S-18E</p>
<p>REQUESTED ZONING: Minor modification</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>NA</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetlands adjacent to the East of existing tennis courts</p>
<p>RECOMMENDED ZONING RESUBMITTAL COMMENTS:</p> <p>1. The subject property contains wetland/other surface waters (OSW) areas, to the East of the existing tennis courts and are currently labeled as “Overgrown Vegetation”, please revise the labeling to reflect “Wetland/other surface waters”.</p>	
<p>INFORMATIONAL COMMENTS:</p> <ul style="list-style-type: none"> The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant’s inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts. Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted. The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface 	

Environmental Excellence in a Changing World

waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my /

ec: vineet@innovyt.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 4/6/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/20/2026
PROPERTY OWNER: Apex Northdale Estates, LLC **PID:** 26-0752
APPLICANT: Apex Northdale Estates, LLC
LOCATION: 4417 Northdale Blvd. Tampa, FL 33624
FOLIO NO.: 15932.0010

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 04-10-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Vineet Kumar

PETITION NO: 26-0752

LOCATION: 4417 Northdale Blvd.

FOLIO NO: 15932.0010

SEC: 18 TWN: 29 RNG: 27

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 26-0752

REVIEWED BY: Clay Walker, E.I. DATE: 4/7/2026

FOLIO NO.: 15932.0010

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The Water Resources Department has no comments or objections.



**PARTY OF
RECORD**

Rivas, Keshia

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

You don't often get email from nancy32302@gmail.com. [Learn why this is important](#)

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

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