

HILLSBOROUGH COUNTY

Pickleball sparks lawsuit, debate in Hillsborough County

Hillsborough County commissioners weighed in on noise concerns related to pickleball, while neighbors in one community are taking their HOA to court.



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Published: **5:35 PM EDT August 20, 2025**

Updated: **5:35 PM EDT August 20, 2025**



HILLSBOROUGH COUNTY, Fla. — Pickleball may be one of the fastest-growing sports in the U.S., but in [Hillsborough County](#), it's also sparking a legal fight and concerns about noise.

In Apollo Beach, 10 homeowners are suing the Andalucía Master Association Board over plans to convert tennis courts into pickleball courts. The lawsuit claims the courts bring noise that doesn't belong in residential neighborhoods.

“Bottom line, pickleball does not belong in residential areas,” resident Lori Sessano said.

Another homeowner, Greg Jolly, said the situation has created stress for veterans living nearby.

“This toxic environment created by the HOA triggers PTSD in veterans like us who just wish to live peacefully,” Jolly told county commissioners.

Neighbors aren’t the only ones raising concerns. Commissioner Joshua Wostal said pickleball courts can exceed county noise limits.

“The decibel levels exceed even our own noise ordinances in certain cases, and that's because Pickleball is a hard racquet with a solid ball bouncing on solid asphalt,” he said.

On Tuesday, commissioners voted to study the growing number of lawsuits related to pickleball, along with the impact courts could have on property values. However, they stopped short of approving a temporary halt to new court construction.

“I just want to set expectations. I’ve always been under the impression we have very limited oversight, if any, over HOAs, and Senate Bill 180 is even more restrictive on what we can do,” Commissioner Ken Hagen said. “Explore it. If there’s something we can do to provide relief, I’m fully supportive of it.”

For now, new pickleball courts in Hillsborough County can move forward — even as the HOA lawsuit in Apollo Beach works its way through court.

In a statement to 10 Tampa Bay News, the Andalucía Master Association Board said:

“The Andalucía Master Association Board Affirms Fiduciary Commitment and Community Engagement in Racquet Court Conversion.

The Andalucía Master Association Board reaffirms its commitment to respecting and considering all residents’ opinions regarding the ongoing racquet court conversion project.

Over the past eighteen months, the Board has facilitated a series of town halls, resident surveys, and Board meetings to ensure that all perspectives were heard. With the benefit of this extensive community input, and with overwhelming support from residents — aside from a

small number of dissenting voices — the Board has moved forward with a decision grounded in both community interest and fiduciary responsibility.

The decision centers on the conversion of underused clay courts, which currently serve only about five percent of residents while incurring disproportionately high maintenance costs. By repurposing these courts, the Board is taking steps to ensure the long-term financial and recreational well-being of the community. In alignment with the Association's governing documents and Florida Statute Section 720, the Board has the discretion to make improvements to existing amenities.

As part of the project, the Board has also reviewed a series of noise abatement and quality-of-life measures. These include:

1. Restricted hours of play
2. Strategic landscaping
3. Use of quiet equipment
4. Additional sound mitigation steps

Together, these measures will ensure that noise levels remain within Hillsborough County ordinance limits, balancing the enjoyment of the new amenity with the peace and comfort of all residents. The Board remains committed to transparency, stewardship, and fostering a vibrant, engaged community.”

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