



**HILLSBOROUGH COUNTY  
BOCC LAND USE MEETING AGENDA  
April 9, 2024  
CHANGES/CORRECTIONS/ADDITIONS**

1. **Agenda Page 10, Item-B-11-Simmons Village North aka Spencer Glen North PI#5644**  
A revised report has been added to correct the “Performance Bond for Placement of Lot Corners” amount from \$28,080 to \$28,070.
2. **Agenda Page 11, Item-C-01- MVCA, LLC and Falkenburg Capital, LLC**  
Staff is requesting a continuance to the May 07, 2024, Board of County Commissioners Land Use Meeting.
3. **Agenda Page 6, Item -B-3- JOHNSON POPE/ MARK BENTLEY, ESQ, B.C.S, AICP**  
Staff is requesting a continuance to the May 07, 2024, Board of County Commissioners Land Use Meeting.
4. **Agenda Page 12, Item-E-02-PRS-24-0279- TAMPA ELECTRIC COMPANY**  
Additional Party of Records have been added to the backup.
5. **Agenda Page 13, Item-F-02-RZ-PD-23-0776- DR. MONICA LAKE**  
A revision to Condition 2 is being proposed as follows:
  - In addition to the uses described in condition 1, small farm animals shall be housed within the barn and allowed on the property for therapy purposes, only in association with a licensed and certified psychologist providing on-site treatment. The animals shall be limited to the following maximum number of animals:
    - 9 chickens
    - 1 turkey
    - 2 pigs (maximum 50 lb. per pig)
    - 2 rabbits
    - 2 turtles

**TIME CERTAIN**

1. None

**COMMISSIONERS' ITEMS**

1. None

**OFF-THE-AGENDA ITEM**

1. None

**From:** [Boccrec](#)  
**To:** [Bennett, Leslie](#); [Green, Yorlanda](#); [Harless, Joseph](#); [Medrano, Maricela](#); [Sekouri, Michelle](#); [Sweet, Sharon](#); [VanArsdall, Rick - CLERK](#); [Vazquez, Bianca](#); [Williams, Charlene](#); [Wise, Bonnie](#); [Almand, Sherrie](#); [Burgos, Glorivee](#); [Castillo, Maria](#); [Cury, Della](#); [Hoyt, Melonie](#); [Lawson, Laura](#); [Manresa, Lidia](#); [Marion, Casaundra](#); [Pike, Isabella](#); [Smith, Rabiah \(Robbi\)](#); [Reidy, Richard](#); [Valdez, Raquel - BOCC](#); [West, Wanda](#); [Cohen, Harry](#); [Cameron Cepeda, Donna](#); [Myers, Gwendolyn](#); [Hagan, Ken](#); [Wostal, Joshua](#); [Owen, Michael](#)  
**Subject:** FW: TECO PRS 24-0279 - Agenda Item E2  
**Date:** Monday, April 8, 2024 8:06:26 AM

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**From:** R&D Sandow <[rsandow3@gmail.com](mailto:rsandow3@gmail.com)>  
**Sent:** Thursday, April 4, 2024 2:14 PM  
**To:** Boccrec <[boccrec@hillsclerk.com](mailto:boccrec@hillsclerk.com)>  
**Cc:** [rsandow3@gmail.com](mailto:rsandow3@gmail.com)  
**Subject:** [EXTERNAL] TECO PRS 24-0279 - Agenda Item E2

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I reside at 1003 Center Lake Burrell Drive in Lutz. TECO has proposed a roundabout at Sinclair Hills Road and West Lake Burrell Drive (see Agenda Item E2). Constructing a roundabout as proposed by TECO needs to take into consideration that traffic from West Lake Burrell Drive must be able to turn left onto Sinclair Hills Road in order to travel up to Livingston Road. TECO conducted a community meeting on March 26. This was the first time the community was made aware of the proposed roundabout. While most would not object to a roundabout, the roundabout must provide a left turn from West Lake Burrell onto Sinclair.

I would appreciate this comment being considered at the meeting scheduled for 4/9/2024.

Thank you.

Diane Sandow  
1003 Center Lake Burrell Drive  
Lutz, Florida 33549  
[rsandow3@gmail.com](mailto:rsandow3@gmail.com)  
813 416 5884

## Rome, Ashley

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**From:** Vazquez, Bianca  
**Sent:** Monday, April 8, 2024 1:23 PM  
**To:** Rome, Ashley  
**Subject:** FW: [EXTERNAL] Agenda Item # PRS 24-0279

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**From:** Boccrec <boccrec@hillsclerk.com>  
**Sent:** Monday, April 8, 2024 1:08 PM  
**To:** Bennett, Leslie <BennettL@hcfl.gov>; Green, Yorlanda <GreenY@hcfl.gov>; Harless, Joseph <joseph.harless@hillsclerk.com>; Medrano, Maricela <MedranoM@hcfl.gov>; Sekouri, Michelle <SekouriM@hcfl.gov>; Sweet, Sharon <SweetS@hillsclerk.com>; VanArsdall, Rick - CLERK <VanArsda@hillsclerk.com>; Vazquez, Bianca <VazquezB@hcfl.gov>; Williams, Charlene <WilliamsCR@hcfl.gov>; Wise, Bonnie <WiseB@hcfl.gov>; Cohen, Harry <CohenH@hcfl.gov>; Cameron Cepeda, Donna <CameronD@hcfl.gov>; Myers, Gwendolyn <MyersG@hcfl.gov>; Hagan, Ken <HaganK@hcfl.gov>; Wostal, Joshua <WostalJ@hcfl.gov>; Owen, Michael <OwenM@hcfl.gov>; Almand, Sherrie <AlmandS@hcfl.gov>; Burgos, Glorivee <BurgosG@hcfl.gov>; Castillo, Maria <CastilloM@hcfl.gov>; Cury, Della <CuryD@hcfl.gov>; Hoyt, Melonie <HoytM@hcfl.gov>; Lawson, Laura <LawsonL@hcfl.gov>; Manresa, Lidia <ManresaL@hcfl.gov>; Marion, Casaundra <MarionC@hcfl.gov>; Pike, Isabella <Pikel@hcfl.gov>; Smith, Rabiah (Robbi) <SmithRa@hcfl.gov>; Reidy, Richard <ReidyR@hcfl.gov>; Valdez, Raquel - BOCC <ValdezRa@hcfl.gov>; West, Wanda <WestW@hcfl.gov>  
**Subject:** FW: [EXTERNAL] Agenda Item # PRS 24-0279

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**From:** [pscalise@tampabay.rr.com](mailto:pscalise@tampabay.rr.com) <[pscalise@tampabay.rr.com](mailto:pscalise@tampabay.rr.com)>  
**Sent:** Monday, April 8, 2024 12:43 PM  
**To:** Boccrec <[boccrec@hillsclerk.com](mailto:boccrec@hillsclerk.com)>  
**Subject:** [EXTERNAL] Agenda Item # PRS 24-0279

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April 8, 2024

**Re: Agenda Item: #PRS 24-0279**

I am writing to express my opposition to the proposed roundabout on the agenda for April 9, 2024. I have lived in this neighborhood since 1997, and the traffic has increased significantly on Sinclair Hills Road since that time.

The Walmart caused a major increase of traffic in the area, not to mention numerous accidents at the intersection of Sinclair Hills and Nebraska Avenue. To even consider building a roundabout near that

intersection is not feasible. Sinclair Hills needs to be widened and sidewalks installed all the way down from Nebraska Avenue to Livingston Avenue.

I understand TECO wants to build a pavilion on the north side of Sinclair Hills across from their new building. However, there must be a safer solution to solve the problem of employees trying to cross the road near that area. Possibly, a walkover bridge or installing a flashing crosswalk there would be a safer option.

Please do not approve this roundabout on Sinclair Hills Avenue and find a safer solution to this issue.

Sincerely,

Patricia Scalise

1407 E 162<sup>nd</sup> Avenue

Lutz, FL 33549

[pscalise@tampabay.rr.com](mailto:pscalise@tampabay.rr.com)

**From:** [Boccrec](#)  
**To:** [Cohen, Harry](#); [Cameron Cepeda, Donna](#); [Myers, Gwendolyn](#); [Hagan, Ken](#); [Wostal, Joshua](#); [Owen, Michael](#); [Bennett, Leslie](#); [Green, Yorlanda](#); [Harless, Joseph](#); [Medrano, Maricela](#); [Sekouri, Michelle](#); [Sweet, Sharon](#); [VanArsdall, Rick - CLERK](#); [Vazquez, Bianca](#); [Williams, Charlene](#); [Wise, Bonnie](#); [Almand, Sherrie](#); [Burgos, Glorivee](#); [Castillo, Maria](#); [Cury, Della](#); [Hoyt, Melonie](#); [Lawson, Laura](#); [Manresa, Lidia](#); [Marion, Casaundra](#); [Pike, Isabella](#); [Smith, Rabiah \(Robbi\)](#); [Reidy, Richard](#); [Valdez, Raquel - BOCC](#); [West, Wanda](#)  
**Subject:** FW: [EXTERNAL] Agenda item # PRS 24-0279  
**Date:** Monday, April 8, 2024 4:31:22 PM

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**From:** switzerdav@aol.com <switzerdav@aol.com>  
**Sent:** Monday, April 8, 2024 3:27 PM  
**To:** Boccrec <boccrec@hillsclerk.com>  
**Subject:** [EXTERNAL] Agenda item # PRS 24-0279

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David Switzer

1005 Center Lake Burrell Drive

Lutz, FL 33549

Agenda item # PRS 24-0279

To whom it may concern,

I am strongly opposed to the construction of a roundabout at Sinclair Hills and West Lake Burrell for the following reasons:

- 1.) West Lake Burrell is not included in the roundabout, with the current design the roundabout will end and then we will have the intersection of West lake Burrell which will cause more of a hardship for people on West Lake Burrell to go East on Sinclair Hills.
- 2.) If a roundabout is installed you will create a traffic hazard for US41. At this time traffic going East on Sinclair hills has no obstruction, if you create a roundabout during rush hour traffic you will create an obstruction. You will create this obstruction by traffic being backed up going Westbound by the light (which currently traffic backs up past the S curve) which means traffic is being backed up through the roundabout. If three or more cars decide to use the roundabout during this time they will be blocking West bound traffic and create a backup all the way to US41. Emergency vehicles would not be able to get through this area during anytime the traffic is

backed up through the roundabout.

3.) During the Construction of the roundabout traffic will be diverted to East Lake Burrel / West Lake Burrel. These roads are not designed for said traffic. They are not wide enough to handle two lane traffic.

For the above reasons I'm strongly oppose the construction of the roundabout.

David Switzer  
All Around Equipment, Inc  
J. Switzer & Sons Equipment, Inc  
Office: 813-971-4608  
Fax: 813-971-3738

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**To:** [Cohen, Harry](#); [Cameron Cepeda, Donna](#); [Myers, Gwendolyn](#); [Hagan, Ken](#); [Wostal, Joshua](#); [Owen, Michael](#); [Bennett, Leslie](#); [Green, Yorlanda](#); [Harless, Joseph](#); [Medrano, Maricela](#); [Sekouri, Michelle](#); [Sweet, Sharon](#); [VanArsdall, Rick - CLERK](#); [Vazquez, Bianca](#); [Williams, Charlene](#); [Wise, Bonnie](#); [Almand, Sherrie](#); [Burgos, Glorivee](#); [Castillo, Maria](#); [Cury, Della](#); [Hoyt, Melonie](#); [Lawson, Laura](#); [Manresa, Lidia](#); [Marion, Casaundra](#); [Pike, Isabella](#); [Smith, Rabiah \(Robbi\)](#); [Reidy, Richard](#); [Valdez, Raquel - BOCC](#); [West, Wanda](#)  
**Subject:** FW: [EXTERNAL] agenda item # PRS 24-0279  
**Date:** Monday, April 8, 2024 4:31:50 PM

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-----Original Message-----

From: switzerjohnsr <switzerjohnsr@aol.com>  
Sent: Monday, April 8, 2024 3:40 PM  
To: Boccrec <boccrec@hillsclerk.com>  
Subject: [EXTERNAL] agenda item # PRS 24-0279

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John Switzer  
1012 Center Lake Burrell Drive  
Lutz, FL 33549

My wife and I are strongly against the idea of a roundabout being installed on Sinclair Hills Road. There will be too much of a hardship to make a left onto Sinclair Hills off of West Lake Burrell.

Best regards,  
John and Loretta

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2024.

1. The project shall be developed in general conformance with the January 29, 2024, site plan and be limited to the following uses.
  - a. Professional Services
  - b. Health Practitioner's Office
  - c. Clinic
  - d. Health Services excluding animal hospitals, veterinarian clinics, hospitals, medical and dental labs, nursing homes and sanitarium/mental institutions.
  
2. In addition to the uses described in condition 1, small farm animals shall be housed within the barn and allowed on the property for therapy purposes, only in association with a licensed and certified psychologist providing on-site treatment. The animals shall be limited to the following maximum number of animals:
  - 9 chickens
  - 1 turkey
  - 2 pigs (maximum 50 lb. per pig)
  - 2 rabbits
  - 2 turtles
  
3. The development shall comply with the standards shown on the January 29, 2024, site plan and the following development standards.
  - a. Maximum Barn Height: 15 feet
  - b. Maximum Building Height (Primary Office): 20 feet
  - c. Maximum Barn Square Feet: 600 SF
  - d. Maximum One-Story Building Square Feet: 1,784 SF (Heated Area)
  - e. North Setback (McMullen Loop): 25 feet
  - f. West Setback (Balm Riverview Drive): 25 feet
  - g. The barn shall meet the following requirements.
    - The barn shall have a roof.
    - Where the animals are housed, the barn shall be enclosed.
      - A barn door(s) shall be located on the fourth side of the barn.
    - Pens will be constructed on the interior to accommodate the animals.
    - Shall provide measures to ensure temperature is appropriate for animals.
  
4. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
  - a. The existing pool and deck may remain and encroach into the 20-foot landscape buffer. A 6-foot opaque fence will be provided.
  
5. The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
  
6. If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was



found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project's Balm Riverview Rd. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code 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.
8. A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
9. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
12. 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.
13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C