



**Site Plan Review Committee Minutes
May 20th, 2025, at 10:00 AM**

Attendance:

Building Department Director-Kalvin Switzer, Airport Manager-Nathan Coleman, Planning Director-Todd Vandeberg, Public Works Director-Shane Leblanc.

Staff Present:

Rodney Corriveau-Principal Planner, GIS/Community Planner-Tommy-Lee Hunt, Carlos Maldonado-Planning Support Specialist.

1.Planning Items

1.1 SPR-0091-25 Wendy's Drive-Thru: Proposed new +/-2,200 SF Drive-thru fast-food restaurant on an outparcel of Zephyr Commons with previous improvements. The project is located at 7988 Gall Blvd, Parcel # 35-25-21-0130-00000-0021.

The discussion was led by Tommy-Lee. A brief history of the project was given. This project was brought back from last month's SPRC meeting. The client was asked to make a few changes to the plan, such as correcting the zoning that was listed incorrectly, including the proposed buffer zone's locations, the dumpster enclosure meeting the city's standards and having the correct setbacks. The stormwater and the traffic were initially reviewed as a part of the overall Zephyr Commons Master subdivision and then since our last meeting, the applicant did acknowledge and revise some of the comments and concerns Commission that we have. The applicant was online; Dustin Colburn with Colburn Engineering. Dustin is the Engineer on record for the project. The few comments that were made from staff are ready to be met via the re-submittal. No comments or concerns were mentioned by Dustin. No additional comments were made by the department heads. Closing comments from Tommy-Lee were; client must make the corrections mentioned via this meeting and for Public Works Director to confirm the dumpster enclosure meets the city's standards. The water star ordinance has met all requirements and has been reviewed by the SWFWMD.

Recommendations: Approved by all departments with noted conditions.



1.2 SPR-0099-25 Academy Cove Expansion: Proposed expansion of 4600 sqft addition. Project is located at 37737 C Ave, Zephyrhills FL 33541. Parcel #15-26-21-0030- 03100-0000.

The discussion was led by Todd Vandenberg; This project is a proposal to expand the existing daycare. Wade Thomas: The applicant was present in person. Davy Johnson Engineer on record was online. The applicant mentioned he wants to expand the property and give the new expansion an L shape to the new building. This location has 20 employees; The expansion will allow for more employees on this property. The building sits on an existing parking lot, so no impervious lots exist. A buffer zone with hedging could be a possibility surrounding the expansion. The retention pond that's existing will require improvement. No flooding was reported for that existing pond. The building has sufficient parking spaces. The properties landscape and buffer met the 10ft setbacks. Comments from Public Works Shane Leblanc were no dumpster enclosure was required due to grandfather status on the property. The client offered to install a dumpster and will include it via the site plan; the dumpster will benefit the city from any illegal dumping. Comments from Davy Johnson where the dumpster will be installed after it gets field located. The city's dumpster enclosure standards will be met. John Bostic-Utility Director wasn't present but left a comment inquiring: "if there will be additional spaces and fixtures?". "Additional capacity fees may need to be paid, please verify with the building department". Building Department Director Calvin Switzer stated that there could be sprinkler requirements due to updated building NFPA codes. However further review will be required; the existing daycare could still be under grandfathered status regarding sprinkler system requirements. Per the Planning Director were going to recommend approval of the Academy Cove expansion as discussed with the potential amendments to look at the dumpster enclosure and confirm the sprinkler requirements.

Recommendation: Approval was recommended by all departments with the noted conditions.