



Site Plan Review Committee Minutes October 21st, 2025 at 10:00 AM

Attendance: Planning Director-Todd Vandeberg, Public Works Director Shane Leblanc, Building Director-Kalvin Switzer, Utility Director-John Bostic.

Staff Present: Rodney Corriveau-Principal Planner, Carlos Maldonado Planning Support Specialist. William McCaw-Community Planner, Tommy-Lee Hunt GIS/Community Planner.

1.Planning Items

1.1 SPR-0105-25 Zephyrhills Public Works and Utility Campus: Proposing redevelopment of the city's current public works and utility maintenance facility. Includes the addition of buildings, landscaping, stormwater management, etc. Located at 39421 South Avenue, north of the Zephyrhills Municipal Airport. Parcel #12-26-21- 0000-04900-0000.

The discussion was led by Tommy-Lee Hunt. This item was being brought back from another previous SPRC meeting. This time the items being reviewed were just revisions that the client was asked to make changes on. The comments planning had on the previous submittal were for the parking calculations and configurations with the parking islands and those were resolved with this updated set of plans. The city's engineer of record, Craig Cornelison had comments on drainage, mostly the calculations. Comments were forwarded to the applicants prior to the meeting. And planning is awaiting the updated landscape plans for this project, but at this time we have no issues with issuing an approval conditionally once the drainage issues are resolved. Online Applicant Mathew D'Angelo spoke and touched base on one of the inquiry regarding drainage and stormwater. He is requesting to have the city's engineer on record comments forwarded again so he can touch base on. Also inquired about any comments coming from Public Works and Utility Departments. Comments from Shane Leblanc were that he was working on a few comments mainly fence lines but says so far they seem to be in good shape. John Bostic inquired if the applicant had any comments and they didn't have any at the moment. The items will be approved with conditions.

Recommendations: All departments approved with condition that the applicant addressing the comments from the City's Engineer on Record Craig Cornelius regarding the Drainage issues and Landscape Plans.

City of Zephyrhills



1.2 USE0015-25 Zephyrhills Public Works and Utility Campus Conditional

Use: petition to exceed the city's height maximum of 30ft. Located at 39421 South Avenue, north of the Zephyrhills Municipal Airport. Parcel #12-26-21-0000-04900-0000.

The discussion was led by Tommy-Lee Hunt. This item being reviewed is for approval for exceeding height for the new public works facility. Building G on the plans is proposing 35' which exceeds the city's height limit. An FAA notice was submitted. A new set of elevated plans is being forwarded for city's review. The City's Airport Manager is aware of this project and approves of it as well. The current increase in height is due to the building requiring vertical clearance for the fleet shop which will need clearance for the vehicles such as lifts, garbage trucks etc. All departments are approving at this time and will move this forward to the Planning Commission meeting.

Recommendations: All departments approved with conditions that they must submit the approval of the FAA report and must have updated renderings of the changes made to the building requiring the height clearance.