



Site Plan Review Committee Minutes November 18th, 2025, 10:30 AM

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

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-0108-25 39317 Air Park Road, Zephyrhills Fl: The applicant is proposing construction of a new Airport Hangar. Property information: Acres 4.44, Parcel#13-26-21- 0000-00100-0020.

This items was introduced by Todd Vandeberg. Nick Burgess the Applicants representative was present. He went over a brief overview of the project stating its going to be a 26,000 sqft hanger used to house the owners private jets. This will be for personal use only. The lease is with the city and the payments have began on a 30 year lease with intentions to keep leasing into the future. The site plan was displayed, a small retention pond is being proposed. Nathan Cole man the Airport Manager was present. He stated all the requirements have been meet with FAA and it's been through the Airport Board along with City Council review. Mr. Vandeberg inquired about the proposed landscaping; the applicant mentioned there isn't any proposed landscaping plans however, they are willing to comply with any suggestions the city may have. John Bostic Utility Director had a comment on the water connection and stated they would take care of the water service connections. The client will need to go to the Utility Department and pay the connection fees. The client mentioned they will take care of the fee today. The sewer connection also has been identified on the property. Per Kalvin Building Director the applicant is using a private provider for the inspections, he will require a report from them on all the inspections. Shane Leblanc inquired about the sanitation aspect and the client mentioned they don't expect to much solid waste for the property. So they agreed to a commercial hand pick-up dumpster.



Recommendations: All committee members recommended approval with conditions; Utility Fee gets paid, and Building Departments get the inspection reports from the private providers.

1.2 SPR-0104-25 Kossik Commercial: Proposed master infrastructure installment on roughly 7.50 acres. To include access roads, mass grading for commercial outparcels, a master stormwater system, and the installation of potable water and sanitary systems to serve future outparcel development. Parcel #s 27-25-21-0030-11300-0000, 27-25-21- 0030-12800-0010, 27-25-21-0030-12700-0000.

The discussion was led by Tommy-Lee Hunt. A site plan was presented. This is a returning project, regarding mass grading. They are proposing a commercial subdivision and want to be able to install their infrastructure. All previous comments have been resolved. A comment from the engineer was to add the location of the details in the concrete washout to their final plan sets, or have it addressed in their NPDS permit. A few corrections; minor amendments required; mostly on the landscaping needs to be addressed that way there is synergy between the landscape plan and overall site plan. The current landscape and irrigation plan was reviewed and approved by the Water Management District for Florida Water Star compliance. The tree mitigation was paid last year. A tree condition report of the current trees on site is being requested in order to compare before and after the storms from last year's hurricane. Per Shane he inquired if they have received a Pasco County Right of Way Use Permit and FDOT ingress egress permit? This hasn't been received but the client is aware and should be submitting it soon. At this time, staff is recommending approval with the condition that we receive that conditions report of the trees so we can sort out the tree mitigation issue.

Recommendations: All Committee Members recommend approval with the noted conditions on the applicant submitting the tree conditions report so the tree mitigation issue can be resolved. Also submittal of the FDOT ROW Permit and FDOT Ingress & Egress Permit.

1.3 SPR-0106-25 GoPasco Transfer Station: A proposed development of a bus transfer station on a 0.92 acre site located on the northeast corner of the intersection of Ft. King Road and 15th Avenue. Parcel #11-26-21-0010-00800-0250.



The discussion was led by Tommy-Lee Hunt. This is for a proposed bus transfer station located on Fort King and 15th Avenue. This has been to site plan review prior. Prior comments regarding the sidewalk widths have been resolved. Comments from the engineer on record have been resolved. A particular comment on the last meeting regarding the future sidewalk and crosswalk connections going west across Fort King and this was addressed with the City Manager. The crosswalks and sidewalks will be addressed in future meetings when future projects begin development. From the last meeting, the landscape buffers have been corrected. And regarding the landscaping of the perimeter of the stormwater ponds, the city manager also said that we may in the future, the city, install landscaping along the perimeter of those ponds if we decide to. A comment for the applicant was to have their landscape and irrigation plans reviewed and approved by the Water Management District for the Florida Water Star compliance. And other than that, I believe there are some outstanding utilities comments and issues that need to be addressed. The Site Plan was brought up to address the comment. John Bostic stated “ I see there was a six-inch line on the southern portion of the property that does not really need to be installed for any reason, from what I understand, since there's only one or two bathrooms in there, something along that line. So What we can do, we will tap the main at the roadway, run the line to their property line where we can talk about where they want the meter located and we can install it for them. They just need to pay the building department whatever fees are necessary”. Paul Manuel was present online He is with Coastal Design representing Pasco County. Paul was aware of all the requirements that were discussed and acknowledged that the requirements are being resolved and feel that they are in good shape moving forward. Staff recommends approval.

Recommendation: All committee members recommended approval with conditions noted. Utility issues need to be addressed along with meeting the Florida Water Star Requirements.