



**Site Plan Review Committee Meeting Minutes**  
**Tuesday, April 21<sup>st</sup>, 2026 at 10:30am**

**Call to Order**-Todd Vandeberg, Planning Director

**Attendance**-Planning Director-Todd Vandeberg, Nathan Coleman-Airport Manager, Shane Leblance-Public Works Director, Gail Hamilton CRA Director

**Staff Present**- Rodney Corriveau-Principal Planner, Carlos Maldonado-Planning Support Specialist, William McCaw-Historical & Community Planner.

## **1.Planning Items**

### **1.1 CU0012-26 Conditional Use Permit - Oversized Accessory Structure - 5114 16th Street**

The discussion was led by William McCaw, Historic Preservation Specialist & Planner. This was for approval for an applicant to get an oversized garage approved. This exceeds the 625 sf permissible size. The size will require a conditional use review. A map showing the site and where on the property the accessory will be placed was presented. Comments by William McCaw Historic Preservation Specialist & Planner were; the area in the back is heavily wooded and won't be visible by any neighbors. The original design of the garage was downsized. The new size will be 840 sf. It's going to be a metal frame structure with hardy sideboard cladding to match the CRA standards. It's 6 foot setbacks from the alley, which is the existing setback of the structure that's there, so that's planned to maintain the same, and then 15 foot setbacks on each side. There will be a rolling door at the rear. The construction plans were submitted and reviewed no concerning comments. The garage height is 1 ft smaller than the principle structure. Gail Hamilton CRA Director inquired if the structure will be visible if your on the road? and the answer was no and if there was a hurricane and trees fell the structure won't be visible. Shamar Gerald the applicant/Home Owner was present, He gave a brief overview of his project commented that the concrete apron won't touch the alley. He also mentioned this won't be for commercial purposes it's only for him to work on his cars and to use as personal storage. Staff recommend approval.



**Recommendation:** Approved with no conditions by all departments. CRA mentioned her conditions are the structure must comply with CRA design guidelines of having Hardy Siding and no commercial use will be permitted with this structure.

**1.2 SPR-0114-26 3900 Trump Place, Zephyrhills FL 33542.** Parcel#19-26-22-0010-00000- 0080: The applicant is proposing to construct 2 warehouses located within Park Place Industrial Park.

The discussion was led by Rodney Corriveau, Principal Planner; a brief description of the project was provided. The size of the location is 2 1/2 acres, there's going to be two 1,100 square foot buildings with three units each. It's an industrial flex development. The impervious surface is 44%. There's 44 spaces required and 45 provided. And there's two ADA spaces. It abuts a 60-foot drainage easement. And then toward the rear of the property, there was an understanding between Todd Vandenberg, Planning Director and the developer to have less landscape buffering because it abuts a wetland area. Those are the project highlights and it's in conformance. Staff is recommending approval. The discussion was opened up for comments and questions. Shane LeBlanc, Public Works Director made a comment for the record; he sees a double dumpster enclosure, and it must conform to the city's specification and size, the applicant was familiar with the standards and will comply. It's within the Airport area but no FAA concerns were mentioned by the Airport Manager Nathan Coleman. Closing comments from Todd Vandenberg, Planning Director were mentions of the new manufacturing coming within this region and recommended that Chancey Road to be pursued to become a 4 lane road. By Rodney Corriveau, Principal Planner all agency permits must be completed by the applicants.

**Recommendation:** All members approved with no conditions.



**1.3 SE0001-26 - By Warrant Use Review - 5243 Gall Boulevard**

Approval for use of a Medical Marijuana Doctor to be allowed within this location.

The discussion was led by William McCaw, Historic Preservation Specialist & Planner. This is a warrant use review, it falls within the City's Form Based Code T-5 zoning. This needs to get approved by site plan review committee in order for the use to be allowed. There is no proposed change to the structure or parking, no landscaping requirements. There will be 2 units in the building. There is not going to use the whole building. Only 1 physician on site, with approximately 4-5 patients per day. Only one parking spot is required. This will be Medical Marijuana Doctors office only not a dispensary. This won't affect the ongoing Medical Marijuana Moratorium that's in place. Staff recommends approval with no conditions.

**Recommendation:** All members approved with no conditions.