



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, April 19, 2022
9:30 AM**

This meeting is available in person & virtually. To join the meeting virtually:

<https://meet.goto.com/446594605>

or

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 446-594-605

**Zephyrhills
City Hall**

**Council
Chambers**

1. BUSINESS ITEMS

1.1 SUB0022-22_Final Plat - Abbott Square 1A

Final Plats submitted by Lennar Homes, LLC for Phase 1B of the Abbott Square Planned Unit Development, generally located on the west side of Simons Road, between Althea & Paddock Lanes.

1.2 SUB0022-23_Final Plat - Abbott Square 1B

Final Plats submitted by Lennar Homes, LLC for Phase 1B of the Abbott Square Planned Unit Development, generally located on the west side of Simons Road, between Althea & Paddock Lanes.

1.3 RZ-0012-22_Application to Rezone

Application submitted by North American Development Group (NADG) to rezone approximately 0.73 acres of real property generally located +/-238 feet east of the intersection of Kossick Rd. and US Hwy 301 on the north side of Kossick (Parcel/Tax ID No. 26.25.21.0130.00000.0130) from City PUD to City C2 (Community Commercial).

1.4 ANX-0008-22_Heyl Trucking Annexation

Application submitted by Heyl Truck Lines, Inc. for simultaneous review of a request for annexation, future land use map amendment, and rezoning of approximately 12.92 acres or

real property, generally located at 4904 Kitty Hawk Dr. (Parcel/Tax ID No. 18.26.21.0010.01100.0000).

- Annex 12.92 acres of real property generally located at 4904 Kitty Hawk Dr. into the municipal boundaries of the city;
- Small-Scale Future Land Use Map amendment: Pasco County Industrial-Light to City IN (Industrial)
- Rezoning: Pasco County L1 to City LI (Light Industrial)

1.5 SPR-0041-22_Enterprise Vehicle Prep Area Improvements

Site Plan submitted by Enterprise Leasing Company of Florida, LLC for improvements to the vehicle prep area, removing the existing 16.8' x 20.8' foot canopy and replacing it with a 28' x 23' covered canopy.

1.6 SPR-0043-22_Terrace @ Pretty Pond

Site Development/Construction Plans submitted by LG & MLM, LLC for a 51-unit multi-family/townhome development generally located at 38510 Pretty Pond Road (Parcel/Tax ID Nos. 35.25.21.0010.06800.0000 & 35.25.21.0010.06800.0010).

1.7 SPR-0036-21 Gagne Site Development/Construction Plan

Site Development/Construction Plans submitted by Meritage Homes for a 218 unit mixed single-family detached & townhome development, generally located at 39216 Chancey Rd.

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**