



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

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

**Zephyrhills
City Hall**

**Council
Chambers**

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/174145013>

You can also dial in using your phone:

United States: +1 (224) 501-3412

Access Code: 174-145-013

Call to Order –

1. PLANNING ITEMS

1.1 SUB-0024-22_Towns @ Autumm Palm Plat

Plat submitted by Lennar Homes, LLC for a 94 Unit townhome development, generally located at 38011 Fallstone Way, on the west side of Autumn Palm Drive between Lawanda Loop and Covered Bridge Blvd (Parcel ID No. 15-26-21-0030-08100-0010)

1. Plat-Townes at Autumn Palm_6-17-2022

1.2 SPR-0047-22_Zephyr Commons Apts (Resubmittal)

Resubmittal of Site Development Plans, submitted by NADG for drive aisle, roadway reconfiguration and landscape changes to the Approved Plans for Multi-Family Apartments (251 dwelling units) generally located within the Zephyr Commons center on the east side of US Hwy 301 between Kossick & Pretty Pond Roads (Parcel ID No. 35-25-21-0010-00700-0000)

1. ZC Apts_Resubmittal

1.3 SPR-0046-22_4538Sky Dive Lane

Plans submitted by B&H Construction of Central Florida for site improvements at 4538 Sky Dive Lane (Parcel ID No. 18-26-22-0020-00D00-0000).

1.4 SPR-51-22_Chancey Lay-Down Area

Plans submitted by Williams Realty & Investments, Inc. for materials storage/processing and lay-down yard to be located at 39473 Chancey Road (Parcel ID No. 24-26-21-0000-00100-0000)

1.5 ANX 13-22 Calumet Townhomes. Annexation, Rezoning and FLUMA

Application submitted by Quill115, LLC for simultaneous review of the following:

- Annexation of approximately 4.7 acres of real property generally located on CR 54, east of Wire Road (Parcel ID No. 02-26-21-0000-00200-0000);
- Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of the above-referenced property from County RES-9 to City RU;
- Rezoning the above-referenced property from County AR to City R-4

1. Location & Land Use Maps (Calumet Townhomes)

1.6 SUB-0026-22 - Abbott Square Final Plat (Phase 2)

Lennar has submitted a final plat (Phase 2) for property located in the Abbott Square development on the west side of Simons Rd.

1.7 7. ANX10-22 Zephyr Storage, LLC

Petition submitted by Zephyr Storage, LLC doe: Annexation, Future Land use Map Amendment & Rezoning

- Annexation of approximately 3.4 acres (03-26-21-0010-00100-0020)
- Small scale future land use map amendment from County ROR to City MU
- Rezoning from County C2 to City C2

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.**