



**SITE PLAN REVIEW COMMITTEE MEETING
ZEPHYRHILLS, FLORIDA**

**Tuesday, August 16, 2022
9:30 AM**

The City of Zephyrhills will maintain a quorum at the dials and host a GoToMeeting to allow the public to attend remotely.

Please Join the Meeting Remotely from your computer, tablet or smartphone:

<https://meet.goto.com/515260389>

or dial in using your phone:

+1 (872) 240-3212

Access Code: 515-260-389

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –

1. BUSINESS ITEMS

1.1 USE-0007-22_Zephyr Storage LLC

Conditional Use Petition submitted by Zephyrhills Storage, LLC requesting to exceed the height limitations of the C2 Zoning District at 6923 Gall Boulevard (Parcel/Tax ID # 03-26-21-0010-00100-0020)

1. Conditional Use Petition (bw signed)
2. Zephyrhills Storage
3. Statement of Compliance
4. Zephyrhills Storage - Plan-18 (REV-3)-A6.1
5. Zephyrhills Fence Layout perspective views

6. ZEPHYRHILLS Storage_Office Bldg_A1
7. A-6
8. Zephyrhills Storage - Plan-18 (REV-3)-A6
9. Fleming Storage Landcape Plan Revisions Questions copy

1.2 USE-0008-22_Park Place Boat & RV Storage

Conditional Use application submitted by Chancey Partners LLC to construct an 80,700 SF Boat & RV Storage facility on approximately 7.42 acre of real property generally located at 4001 & 3971 Trump Place, Zephyrhills. *Parcle/Tax ID 19-26-22-0010-0000-0110 & 19-26-22-0010-00000-0120*

1. SDP_ParkPlace_B&RStorage

1.3 SPR-0052-22_Zephyr Commons Lot 4 Medical Office

Site Development Plans submitted by North American Development Group (NADG) for a 7000 SF Medical Office building on lot 4 of the Zephyr Commons Shopping Center (Parcel/Tax ID # 35-25-21-0130-00000-0040)

1. SDP_ZC4_Med Office

1.4 ANX/FLU/RZ-0011-22_Eiland Mixed Use

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000;*
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

1. Concept Plan_Eiland MU
2. Map Series_Eiland MU
3. JUSTIFICATION REPORT -AMENDED (2) (1)
4. EXHIBIT A F.S. 163 Analysis (1) (1)
5. EXHIBT B Premature Development; Urban Spraw Analysis (1) (1)

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.**