



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

**Tuesday, September 20, 2022  
9:30 AM**

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

Please join the GoToMeeting  
from your computer, tablet or smartphone:  
<https://meet.goto.com/624371933>  
or dial in using your phone:

+1 (786) 535-3211 - Access Code: 624-371-933

(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills  
City Hall**

**Council  
Chambers**

**1. BUSINESS ITEM(S)**

**1.1 SUB-0025-22\_Zephyr Lakes Phase 3 Final Plat**

Final Plat submitted by DUNE FL LAND I SUB LLC for Phase 3 of the Zephyr Lakes (Abbott Park) project, consisting of approximately 18.46 acres MOL.

**1.2 SPR-0048-22\_Heyl Trucking Expansion, 43110 Free Fall Ave (Phase I)**

Site Development Plans submitted by Alan Heyl for expansion onto approximately 5.00 acres to the north of the existing site for parking-related purposes.

**1.3 SPR-0050-22\_6923 Gall Blvd, Zephyrhills Storage**

PRELIMINARY Site Development Plans submitted by Zephyrhills Storage, LLC for a +/-29,888 square foot self storage facility to be located at 6923 Gall Blvd.

**1.4 SPR-0053-22\_Summit Apartments**

Site Development Plans submitted by Real Source (Steven Moreira) for approximately 316,000 square feet of multi-family apartments (240 dwelling units), generally located at the NW corner of Pretty Pond and Wire Roads.

**1.5 RZ-0014-22\_Agape Baptist - Rezone to C3**

Application, submitted to rezone approximately 10.00 acres of real property, generally located at 39735 Chancey Road, from OP (Office Professional) to C3 (General Commercial).

1. ChanceyRdExhibits\_20220310
2. Final CRAS Chancey Property Pasco Co (1)
3. JUSTIFICATION REPORT (2)
4. Topo and Boundary Sruvey

**1.6 ANX/FLU/RZ-0014-22\_Blue Triton Annexation, Rezoning and Future Land Use Amendment Petition**

Application for simultaneous review of the following petitions submitted by the Whiting-Turner Contracting Company, Inc. concerning +/-8.43 acres of real property generally located at 4210-4211 Breezewood Drive, 4210-4211 Camphorwood Lane, and 39040-39119 Woodland Drive:

- Petition to annex;
  - Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU Classification of the Subject Property from Pasco County RES-3 to City IN;
  - Petition to rezone, changing the zoning designation from Pasco County R-1 to City LI.
- \*NOTE: This project is a follow-up to a previously reviewed site plan pending approval of these petitions.*

1. Nestle Zephyrhills Plant Boundary Survey
2. Nestle Zephyrhills Plant Sketch
3. BLUE TRITON JUSTIFICATION REPORT FINAL 8-25-2022
4. BLUE TRITON APPENDIX A EXHIBITS 1-11 (1)
5. 55\_5177 Nestle Zephyrhills Expansion Ecological Due Diligence Report
6. 06 - Traffic Study - email (1)

**1.7 ANX0012-22 Acme Development Corporation**

Simultaneous review of the following applications submitted by Acme Development Corporation for 120.3 acres located north and east of the intersection of Chancey Rd & SR 39.

1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills - Parcels: 23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010.
2. Large-scale future land use map amendment (FLUMA) changing the FLU classification of 120.3 acres from City IN (Industrial) to City MU (Mixed Use); and
3. Application to rezone , changing the zoning category of the subject property from City

IN (Industrial) to City PUD (Planned Unit Development)

1. Zhills Hwy 39 PUD Master Plan REV .2022.08.08
2. Acme Dev Anex- FLU & Zoning staff report

**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.**