



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

Council Chambers – City Hall | 5335 8th Street, Zephyrhills

Tuesday, October 18, 2022 | 9:30 AM

Minutes

Attendance: Todd Vande Berg-Planning Director

Shane Leblanc-Public Work Director

Bill Burgess- Building Official

John Bostic-Utilities Director

Rodney Corriveau-Senior Planner

Audrey McGuire-Historic Preservation Specialist & Community Planner

Kevin Kelley-GIS Specialist & Community Planner

Carlos Maldonado-Planning Support Specialist

1. BUSINESS ITEMS

1.1 USE-0009-22 RCE Investment Recreational Vehicle Storage Conditional Use request submitted by RCE Investment for recreational vehicle storage on +/-2.52 acres generally located on the east side of Trump Place, north of Correia Drive in the Park Place Industrial Park.

Discussion led by Audrey McGuire: The item discussed was regarding the conditional use for a Recreational vehicle storage facility in light industrial zoning. The land development code requires that recreational storage uses in the industrial area be considered as a Conditional Use. It was noted where the proposed project will go, that it is not anticipated to negatively affect the quality of life in the surrounding area and its consistency with the land usage of the surrounding area. Also mentioned was low traffic generation and available access from Trump Road and Chancy Blvd. The project does meet the zoning standards for size, and compatibility with the other businesses within the industrial area. Other comments made were the project suitable for drainage, the area would be open storage, the landscaping has to be irrigated, and the project won't be of high water usage.

Comment: Shane Leblanc recommended a commercial water account that would include a commercial dumpster to avoid illegal dumping.

Recommendation: Recommended approval by the staff.

Building department Bill Burgees approved with conditions, Public Works Shane Leblanc Approved, Planning Department Todd Vandenberg approves & Utility Director John Bostic approves.

1.2 SPR-0035-21 Park Place Boat & RV Storage Site Development Plans submitted by Park Place Boat & RV Storage, LLC for a +/- 83,600 square foot recreational vehicle storage facility at 3971 and 4001 Trump Place. **The item was tabled for another hearing.**

1.3 SUB 28-22 Market at Zephyrhills Final Plat Review of the Final Plat for Market at Zephyrhills, a commercial development at the corner of Gall Blvd and Pretty Pond Road.

Discussion led by Rodney Corriveau: Certain issues with the project were discussed, such as the need for updates to the easements that have not been received yet. Also, the updated plot was reviewed by the survey of record. John Bostic noted a mistake on page 4 with the public utility easement needing the acronym under the description. Additional information needed and corrections are that the letter of credit not executed by the lender, the bond is not signed by the surety company, city attorney still needs to review the plat items.

Comments made by Todd Vandenberg: Regarding the subject that all documents must be completed before it is sent to the city council.

All departments approved with noted conditions.