



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, November 15, 2022 | 9:30 AM

– MINUTES –

ATTENDANCE: Todd Vande Berg – Planning Director
Shane LeBlanc – Public Works Director
John Bostic – Utilities Director
Bill Burgess – Building Official
Audrey McGuire-Historical Preservation Specialist
Rodney Corriveau – Senior Planner
Kevin Kelly – GIS Specialist & Community Planner
Carlos Maldonado-Planning Support Specialist

BUSINESS ITEMS

Call to Order:

- 1. Business Items 1.1 SPR-0035-21 Park Place Boat & RV Storage** Site Development Plans submitted by Park Place Boat & RV Storage, LLC for +/- 83,000 square feet of improvements related to recreational vehicle storage at 4001 & 3971 Trump Place

Audrey McGuire: The item being discussed was a new boat and RV storage location. A typo was fixed on the description from 40,000 to 83,000 sqft of building space. As far as the site layout there are no issues just some amendments, the issues with the location of the fence. Our code does require an improved dustless surface in terms of dry isles, proposing 57 rocks. Also mentioned was the extension of the landscaping around the building, there was a discrepancy in the landscape plans and site plans. Adding shrubs to the landscape buffer on the western side of the property. The Swift mud and drainage application have been finalized. A chain-link fence will be installed and is allowed in an industrial-zoned area. Lighting was questioned and mentioned that the lighting will be on the building and pointing down, and must be pointing down per Nathan airport management so the incoming airplanes aren't thrown off by the light.

Paul Correia(owner): Commented on adding security measures such as game cameras to prevent any further theft, they had metal sheet materials stolen a few nights ago . Also, the fence is up a by ditch area where people could walk up. Hold up on putting the fence on the Westside until

the building is completed. An issue that was brought up was a separation on a building via the plans, reason for this was regarding the fire sprinkler installation, certain square feet won't require for fire sprinklers although the building is an exterior design fire sprinklers are still required. One goal was to bring something into the city that will not require much water usage only garage usage will be a primary requirement. One restroom will be installed via a Conex container and suggested passcode access might be included.

Comments made by Shane Leblanc: commented on if a dumpster that's onsite will be built to the city specification and was answered by yes and will be on the outside of the property so you don't need gate access to service it.

Paul Correia: Also mentioned was the concrete gate being built with lightweight aluminum gates with wheels and will meet the required dimension and specifications.

Comments made by Audrey McGuire: asked about him bringing something in for the location of the restroom he stated was on the second building down on the green space via the plans, comments were to have it located on the plans. The restroom area could also have a storage section within the same building for business storage purposes.(the item that was not on the plans should be corrected). And key code access was suggested by William Burgess official. Additional comments were by John Bostic regarding no RV waste dump facilities within the region, there might be one in the county. No lift station will be installed.

Suggestion: Changes will need to be made to the plans

Approved by: Building Department, Planning approves with conditions, Utility approves with noted conditions, Police department approved.