



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, February 21, 2023 | 9:30 AM

– MINUTES –

1. PLANNING ITEMS

1.1 SPR-0058-22 Squirrel Storage (Airport Road) Site Development Plans submitted by Rizzo Self Storage of Zephyr Hills, LLC for a 54,550 sq. ft. self-storage facility on approximately 6.51 acres of real property generally located on the west side of Airport Road, north of Old Barracks Road and east of the

Discussion was lead by Audrey McGuire: item is for a new storage facility in airport road its one story so it doesn't require a conditional use in the LI zoning district. Utility and planning sent over some comments to the project manage. A revision letter was received by planning this morning. The new plans haven't been reviewed as of yet. No additional right of way is required there is over 60 feet of right of way by airport road. Right of way will not providing for 2 lanes it will be one way through and allows them to have their loading zone area that is provided by code.

Comments made by Shane Leblanc (Public Works Director) was that he made a comment in the plan case system that the site will require the dumpster to be on city services and a right of way use permit for Airport Road and Barracks Road is required.

Comments made by Bill Burges (Building Department Director) he asked a question about the fire sprinkler system regarding size and limitation -**Christopher Chin (Engineer of the project)** answered and stated ,we limited the size to less than 2500 sqft and 10 foot separation in-between each individual building. Providing a masonry wall in-between the buildings and using the back of the building as a screening. All area adjacent to the residential area of the project will have a continuous masonry wall. Building and storm water pond with buffering is being provided for the site. The wall will make it more appealing for neighboring properties. The goal was to preserve as much as possible and only removing trees from the property that were necessary, a tree mitigation report was provided with the plans along with an arborist report and also will be put towards the tree funds. Majority of the trees are on the western of the property.

John Bostic (utility director) commented: He received the same letter this morning that planning received regarding revisions. Wants it specified on plans that the city will install 2 inch water meter installation and do the wet tap and install the above ground meter and will leave an above ground female adaptor for them to tie into, and will require to pay installation fees first with the building department. Only one restroom is on the property so only one meter should be required.

Kevin Martin(Owner of the Project was online) commented: Asked if the 1inch meters are on the shelves/In stock and was notified that they won't need a 1 inch that the 3 quarter inch meter could handle 30 gallons a minute. Verification was given that 1inch water meter are in stock.

Audrey McGuire: requested for some revisions regarding the irrigation and lighting plans for safety purposes and will be required before the project could move forward.

Motion: Was approved by all departments with conditions.

1.2 SPR 59-23 Tractor Supply Site Modifications

Discussion was led by Rodney Corriveau: The property is proposing upgrades including Green House a canopy for outside shopping similar to Lowes and Home depot, reconfiguring the ADA parking, improving the landscaping and also adding a veterans parking section. Online representatives were Rebecca Jones, Michael Lintz.

Bill Burges asked if the open parking for trailers that existing will stay the same or expand for outdoor display, online representatives **Rebecca Jones and Michael Lints** stated they will remain the same and mulch will be put in to that section no expansions are planned. Existing in-cap Island will be mulched and added trees and redirect the ADA parking so it's closer to the front door. **John Bostic** asked about utility services and was answered with No additional water or sewer is being proposed by the online representatives.

Motion: All departments approved.

Adjourn.