



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, July 18, 2023 | 9:30 AM

– MINUTES –

Attendance:

Todd Vandenberg-Planning Director

Shane Leblanc-Public Works Director

Bill Burgess-Building Department Director

John Bostic-Utilities Director

Staff Present: Rodney Corriveau-Senior Planner, Carlos Maldonado-Planning Support Specialist

1.Planning Items

1.1 PRE-MAP 00006-2023 De-Annexation Of Driveway

The items discussion was led by Todd Vandenberg, the topic was regarding the property/driveway the applicant hopes to have it De-annexed from the city. The location is Derbyshire Drive and Yorkshire Drive, Parcel#10-26-210010-03800-0010 abutting Wedgewood Manor. De-annexation will serve for a access to single-family residence in the South. McKenzie Brown the applicant's Realtor was present and is helping with the sale of the home. Subject property Lot 109 via the property-on-property appraiser is the egress and ingress currently, and what they need to do to sell is to de-annex the driveway so Pasco County can join it into one parcel. Per McKenzie; Once it's de-annexed the driveway will be usable and financeable. Numerous sources have denied them financing because if they sell the house the mortgage company denies financing because the lot is the egress and ingress because technically the driveway isn't joined and if foreclosed the property won't have legal egress and ingress. Once the de-annexed is approved they will need to go to Pasco County to join the properties and the City will need to complete the de-annexed ordinance paperwork.

Recommendation: Approval as presented by all departments.

The next step is to get it coordinated for the planning commission meeting on August 15th, 2023.

1.2 SPR-68-23 Re-Plat of the final plat for the Market at Zephyrhills

The discussion was led by Rodney Corriveau, the item is an ongoing project that has been ongoing for a couple years proposing a replat for the subject property. Last year the City Council approved the re-plat and was on the agenda for SPRC last year. 5 lots presented with 3 lots proposing changes. Lot 1 has an approved storage facility that's been approved, Lot 2 is proposing Radiant Carwash, Lot 3 will be an oil change business and was once 1 large lot, lot 4 is being proposed as a fast-food location and lot 5 is now only 1 lot when it once was proposed as 2 and is proposing a sit-down restaurant. Lots 1 & 2 will have no changes. Subject plat is 8.6 acres no changes in size. Applicants Phil Morrissey and Dustin Ballard were online. John Bostic asked if there is any changes to roadway dedication and easements as it relates to utilities and was informed that the other documents deed restrictions and covenants are currently being reviewed by the city attorney and if anything is found they will make the appropriate changes. Also, Bostic requested an update on the lift station equipment. Comments made by Todd Vandeberg, wanted to make sure that the perimeter landscaping is in good health and in place.

Recommendation: Approval by all departments.

Adjourn