



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, October 17, 2023
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public/applicants to attend virtually. Please use the following information to access the meeting.

Site Plan Review Committee

Oct 17, 2023, 9:30 AM – 12:30 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

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Call to Order –Todd Vandenberg

1. PLANNING ITEMS

- 1.1 SPR-57-22 Cottages at Abbott Station**-Construction plans for 178 Villas in Silver Oaks Village(near the YMCA). Location is 37110 Eiland Blvd, Parcel #03-26-21-0010-12200-0000.

1. Construction Plans Cottages at Abbott Station

- 1.2 PUD-0018-23 Healthier Stay PUD Minor Amendment**-Parcel #04-26-21-0000-00200-0000,petitioning for minor amendment for a future addition of a recreational sports center.

1. Healthier Stay Plans

- 1.3 SPR-0073-23 -Zephyr Commons lot 2** commercial project in the Zephyr Commons

shopping center development. Located at 7988 Gall Blvd, Parcel#35-25-21-0130-00000-0021.

1. ZEPHYR COMMONS LOT 2 PRELIMINARY PLANS

- 1.4 **SPR-63-23 Calumet Townhomes – CR 54 .3 miles east of 12th St.**-A review of a 4.7 acre parcel with 64 townhome units. The City recently annexed the parcel into the City with an R-4 zoning and RU FLU. The applicant has been working with Pasco County for ROW dedications and improvements over the past few months since this was last reviewed on May 23, 2023.

1. Calumet TH-Pasco Co FL-LP-2 _2023-09-28 sealed
2. Calumet TH-Pasco Co FL-LP-3 _2023-09-28 sealed
3. Civil Site Plans (9-29-2023)
4. CRL
5. Stormwater Report (9-27-2023)
6. Calumet TH-Pasco Co FL-LP-0 _2023-09-28 sealed
7. Calumet TH-Pasco Co FL-LP-1 _2023-09-28 sealed

- 1.5 **SPR-0072-23 - Professional Hair Lab** - Site plan review for Professional Hair Lab additional building in the existing Margolin Industrial Park. The proposed building will be built on the existing building pad that was constructed when the original building was constructed. The original site has all utilities run to the proposed or future building pad and all stormwater infrastructure was constructed at that time.

1. Site Plan Review Form _RCF Signed R1 9.29.2023
2. Stormwater Report 09-28-23 Hair Lab _SS
3. Arch Plans COVER B1 B2 B3 (8-23-23)
4. C - .0 Full Set of Civil Palns _SS
5. Dewberry Stormwater Report
6. Quit Claim Deed Hair Lab 2020

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.**