



SITE PLAN REVIEW COMMITTEE

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

Tuesday November 21st ,2023
9:30 AM

– MINUTES –

Attendance:

Todd Vandenberg-Planning Director

Shane Leblance-Public Works Director

John Bostic-Utilities Director

Ted Beason-Finance Director (filled in for building department)

Staff Present:

Rodney Corriveau-Senior Planner

Carlos Maldonado-Planning Support Specialist, Hunter Gearhart-Historic Preservation Specialist and community Planner, Tommy-Lee Hunt GIS Specialist and community planner.

1. Planning Items

1.1 SPR-0070-23 Premium Stone Gallery Warehouse & RV Storage-Review for the site plans submitted by Boggs Engineering LLC for address 4069 20th Street, Zephyrhills FL. Parcel#13-26-21-0070-12100-0010. The project size is 2.91 acres. Located on the NW Corner of 20th Street & Tucker Rd.

Discussion was Led by Todd Vandenberg; Background discussion mentioned the conditional use that had gone through In the past for the storage aspect of the plan case. Site plan was presented, and topics mentioned were the location by 20th Street and Tucker Rd, South of the water plant. Currently undeveloped property. The property is located on the West by the CSX Railroad. The proposed use is for Granite sales and an RV (Recreation Vehicle) parking on the west of the facility.

The Applicant representative was present; Josiah Williams with Boggs Engineering. He discussed the current plans, mentioned the RV storage to the West and granite business will be in the middle and

to the East. 3 driveways were proposed in total, 2 along 20th and 1 on Tucker Rd, after discussing with Pasco County the driveways were reduced to 0 on Tucker and 1 on 20th Street. Also adjusted the pond on the West corner. 2 trees were able to be saved without reducing the pond. The most updated landscape plan was reviewed, the proposed landscape buffer and screening was discussed along with the goal of saving as many trees as possible. Additional landscape matters will be discussed, a site visit will need to be completed by the Planning Department Director to review the possibility of a couple additional trees to be saved. Per John Bostic (Utility Director) everything for utilities was taken care of. Shane Leblanc Public Works Director inquired if they had a Pasco County right of way use permit? And was informed not at the moment and they are currently trying to obtain one. One condition is to have the Pasco County ROW (right of way) use permit. Additional comments made where the building size will be approximately 5,000 sqft, the material of the building mentioned was Stucco but it still pending and will need to be determined before permitting, and approximately 55 storage units are being proposed.

Recommendations: Noted conditions must have a Pasco County right of way use permit, SWFDM permit, FAA and FDEP (Florida Department of Environmental Protection) once they get obtained. All departments approve with noted conditions. Closing comments from Vandeberg were that they will work with the client on some remaining items then the next step will be submittal to the building department for permits.

Adjourn