



**SITE PLAN REVIEW COMMITTEE
ZEPHYRHILLS, FLORIDA**

**Tuesday, December 19, 2023
9:30 AM**

5335 8th Street, Zephyrhills FL 33542

**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

Dec 19, 2023, 9:30 – 11:30 AM (America/New_York)

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Call to Order –Todd Vandeberg

1. PLANNING ITEMS

- 1.1 SPR-0078-23 Mister Car Wash-Site Plan Review;** Site plan review for a proposed car wash located at 6353 Gall Blvd, Zephyrhills FL. Parcel #03-26-21-0020-00000-0090, 1.09 acres. Plans were submitted by Z Development Services.
 1. Site Plans
- 1.2 SPR-0043-22 Terrace at Pretty Pond-** Review Of Construction Plans for proposed townhomes: Property is located at 38510 Pretty Pond Road, Zephyrhills FL. Parcel #35-25-21-0010-06800-0000. Plans were submitted by Validues Engineering Group, LLC.

1. Plans

1.3 **SPR-0076-23 Longhorn Steakhouse at the Market at Zephyrhills**

A site plan for lot 5 at the recently re-platted Market at Zephyrhills commercial subdivision located at the corner of Pretty Pond and Gall Blvd. The building is proposed to be a 5,780 SF casual/sit-down restaurant.

***PLEASE NOTE: If the SPRC chooses to approve this project, it needs to be with the condition that the issues with re-plat that was approved by the City Council back on August 14th, 2023 are addressed. Specifically, Lot 1 of Market at Zephyrhills is owned by ESS-FLAGSHIP ZEPHYRHILLS FL SUB LLC and Lot 2 is owned by GENTANO QOF LLC. However, neither owner signed off on the plat for that approval. That needs to be done prior to approval of the subject project, or it can be approved with the condition that two owners listed above sign off, either through plat affidavit or other legal document. As of November 30th, 2023, the City of Zephyrhills is in receipt of the plat and is reviewing it. Another condition of approval will be the right of way along Pretty Pond Drive. ***

1. 4. Civil Plans 11-7-23_SS

2. 2023-11-07 - LH Zephyrhills Civil Plans ss

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.**