



**SITE PLAN REVIEW COMMITTEE
ZEPHYRHILLS, FLORIDA**

**Tuesday, June 18, 2024
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –Todd Vandenberg

1. PLANNING ITEMS

- 1.1 USE0014-24 Bauducco Foods Conditional Use;** Submittal is for approval for change in maximum allowable building height. The property is located on 6th Street and Chancey Rd. Parcel #07-26-22-0000-00100-0012. Size; 72.52 Acres.
 1. CUP_Application_EXECUTED (2)
 2. Bauducco Engineer review email
 3. Construction Plans
 4. Bauducco Foods Presentation
- 1.2 CU0010-24 Wire Ranch Hotel Conditional Use;** Submittal is to allow a higher maximum building height. Located northeast intersection of Gall Blvd and Poncan Cir. Parcel #26-25-21-0000-00700-0000. Size of the property; 8.5 acres.
 1. Aerial Map
 2. Conceptual Plan
 3. Wire Ranch Hotel - View from South (1)
- 1.3 FLU0005-24 Wire Ranch Hotel FLU (future land use) & Rezoning;** The purpose is to change the current land use so a hotel could be permitted. Rezone from R-4 (Multi-Family Residential) to C-1 (Neighborhood Commercial) and change FLU from RU (Residential Urban) to Commercial. Property. Located off Gall Blvd and Poncan Cir. Parcel# 26-25-21-0000-00700-0000.
 1. Hotel view from the South.
 2. Aerial Map
- 1.4 SUB-0048-24 Wire Ranch Townhomes -** This site plan review petition for the Wire

Ranch Townhomes residential subdivision was submitted by Newkirk Engineering, INC. The subject property is east of Gall Boulevard and is bordered by Zephyr Lakes Subdivision to the east. Parcel # 26-25-21-0060-00000-0011

1. WIRE RANCH TOWNHOME - SUBDIVISION PLANS - 5.31.24

- 1.5 **ANX000022-24 5L Property Annexation,FLU (future land use) & Rezoning;**The applicant is proposing to have the property annexed into the city with change in FLU from County IL to City IN, and Rezone from County AC to City LI(Light industrial).Parcel#18-26-22-0010-00500-0000, acres 12.92. Located on Chancey Rd, South of 6th Ave.

1. Staff Report 5L Properties

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.**