



Site Plan Review Committee Minutes December 17th, 2024 at 10:00 AM

Attendance:

Building Department-Kalvin Switzer, Public Works Director-Shane Leblanc, Utility Director-John Bostic, Planning Director-Todd Vandenberg

Staff Present:

Rodney Corriveau-Principal Planner, Hunter Gearhart-Historic Preservation and Community Planner, Tommy-Lee Hunt- GIS/Community Planner, Carlos Maldonado-Planning Support Specialist.

Call to Order-Todd Vandenberg

1.Planning Items

1.1 SPR-0089-24 Cigar Bar: Proposed cigar bar site plan review. The property is located at 37130 Eiland Blvd, Zephyrhills FL. Parcel#03-26-21-0010-12200-0020.

The discussion was led by Hunter Gearhart. The project had 2 representatives online Ahmed Ibrahim and Tim Bauer. In person representative was owner Omar Farooq. The discussion began with a brief history on the property, located on Eiland Blvd and Geiger Blvd, it's 1.59 acres zoned PUD, within the Silver Oaks development. Currently there are 2 existing structures on the property an old car wash and then an old building that was used as a gas station at one point. There are 2 entrances currently on the property, one off Geiger and Eiland being shared with neighboring business Sherwin Williams. For the old carwash building it will remain onsite as a storage unit, Mr. Gearhart mentions they will need to black out the windows or stucco. The updated site plan was reviewed, along with the landscape plan, no major comments or concerns were made. Omar Farooq spoke and made comments on some updates to the building such as painting and also mentioned the old carwash being used only for storage and agrees to stucco the building or black out the windows. The owner mentioned the old tanks for fuel have been removed and an environmental letter was submitted to the city, everything should be up to environmental standards. Comments from Public Works was he noticed an existing dumpster enclosure however he will require them to have the new one up to the city standards. The standards will be emailed to the project representatives. The Building Department commented that the storage will need to meet the fire requirements and might need sprinklers based on the



size of the building, it will be determined once the construction plans are submitted to the city's building department for permitting. Follow-up permits will be required. An environmental letter was submitted for the record. No utility comments or concerns were mentioned. An existing outside grease trap is on the site however it won't have any use considering it's a cigar bar and not a restaurant or food service location. No further comments from the owner or representative.

Recommendation: Approved with conditions by all departments. The dumpster enclosure will need to meet the city's specifications and will need to go through the building department for any subsequent permitting.