



**SITE PLAN REVIEW COMMITTEE  
ZEPHYRHILLS, FLORIDA**

**Tuesday, April 15, 2025  
10:00 AM**

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order-Todd Vandenberg

1. PLANNING ITEMS

- 1.1 **SUB-0016-21 Alston Ranch:** Site Development Plans & Preliminary Plat submitted by Skybird Properties Inc. for single-family units on 39 acres of real property generally located on the south side of Alston Avenue, west of Meadwood (Parcel/Tax ID 13-26-21-0040-00C00-0010, 13-26-21-0000-00200-0010; 13-26-21-0000-00200-0000)
  1. Alston Ranch Site Plans
- 1.2 **SPR-0091-25 Wendy's Drive-Thru:** Proposed new +/-2,200 SF Drive-thru fast food restaurant on an outparcel of Zephyr Commons with previous improvements. The project is located at 7988 Gall Blvd, Parcel # 35-25-21-0130-00000-0021.
  1. SPR-0091-25 Wendy's Plan Set
  2. Exterior Conceptual Renderings - 2025-02-25\_ Preferred
- 1.3 **Funk Street Renaming**
  1. Street Renaming Development Standards

**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.**