



## City of Zephyrhills Site Plan Review Committee

**Tuesday, April 20, 2021**

Council Chambers, City Hall  
5335 8th Street, Zephyrhills, FL 33542  
9:30 AM

**Pursuant to Executive Order No. 20-69 by the Office of Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(b)2, Florida Statutes.**

The City of Zephyrhills will hold hybrid in-person and communications media technology public meetings using GoToMeeting to allow Council Members, Board/Committee Members, Mayor, City Staff, and the public to attend remotely.

**Please Join the GoToMeeting:**

+1 (571) 317-3122  
Access Code: 744-243-437  
<https://global.gotomeeting.com/install/744243437>

*Please mute your phone/computer unless you wish to speak to specific item.*

### 1. PLAN ITEMS

#### 1.I. USE-0002-21\_ZEPHYR COMMONS APARTMENTS

**Conditional Use Petition** submitted by North American Development Group (on behalf of SF Zephyr Commons Outparcel LP) to exceed zoning district height limitations, for property zoned R4 within the Zephyr Commons Shopping Center, in accordance with the mid-rise structures provisions of LDC Subsection 7.01.01.04. *Parcel/Tax ID # 35-25-21-0010-00700-0000*

#### 1.II. SPR-0020-21\_CULVERS (Amendment)

**Amendment to Site Development Plans** submitted by S&L Properties Zephyrhills, LLC to add an additional drive-thru lane at 6386 Gall Boulevard. *Parcel/Tax ID #: 02-26-21-0000-00100-0041*

#### 1.III. SPR-0019-21\_15TH AVENUE TOWNHOMES

**Site Development Plans** submitted by Butterfield Investments Inc for the construction of 10 townhome units at 5827 7th Street, generally located on the east side of 7th Street between 15th Avenue and 14th Avenue. *Parcel/Tax ID # 11-26-21-0010-01300-0010*

#### 1.IV. SPR-0013-20\_ABBOTT SQUARE

**Site Construction Plans** submitted by CBD Real Estate Investment, LLC for **Abbott Square**, a +/- 173 acre residential development generally located on the west side of

Simons Road, north of Eiland Boulevard.