



City of Zephyrhills

Site Plan Review Committee

Tuesday, June 20, 2021
Council Chambers, City Hall
5335 8th Street, Zephyrhills, FL 33542

9:30 AM

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

Please Join the GoToMeeting:

+1 (872) 240-3212

Access Code:946-979-181

<https://global.gotomeeting.com/join/946979181>

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

1. PLAN ITEMS

1.I. SPR-0024-21_RADIANT CAR WASH

Site Development Plans submitted by Alliant Ybor Partners LLC for a 1,200 SF Car Wash generally located at the NW Corner of US Hwy 301 & Pretty Pond Road (Parcel/Tax ID # 34-25-21-0010-04900-0000)

Documents:

[SPR-0024-21_RADIANT CAR WASH_CIVIL SET.PDF](#)

1.II. SPR-0025-21_TYSON TOWNHOMES

Site Development Plans submitted by Acme Development Corporation for a 2-story, 134-unit townhome development on approximately 10.22 acres of real property located on the west side of 8th Street between North Avenue and Henry Drive (Parcel/Tax ID # 02-26-21-0080-00A00-0000)

Documents:

[SPR-0025-21_TYSON TOWNHOME CIVIL PLANS.PDF](#)

1.III. 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.IV. SPR-0023-21_ZEPHYR COMMONS APARTMENTS

Site Development Plans submitted by SF Zephyr Commons LP for 4-story apartments (5 buildings, +/-52 dwelling units each) on 12.508 acres of Real Property generally located within Zephyr Commons on the east side of US Hwy 301 between Kossick and Pretty Pond Roads (Parcel/Tax ID # 35-25-21-0010-00700-0000)

Documents:

[ZEPHYR COMMONS-MF_CIVIL_21-06-29.PDF](#)

1.V. ANX-0006-21_6419-6453 SIMONS ROAD

Application for **Simultaneous Review** of Annexation, Small-Scale Future Land Use Map Amendment & Rezoning submitted by SVB Housing LLC - Proposed Annexation of approximately 12.53 acres of Real Property, generally located on the west side of Simons Road, north of Althea Lane (Parcel/Tax ID 04-26-21-0000-00200-0000) - Small-Scale Future Land Use (FLU) map amendment, changing the FLU classification from Pasco County RES-6 to City of Zephyrhills RU (Residential Urban, 7.5-20 DU/GA) - Zoning change from Pasco County AC to City of Zephyrhills PUD (Planned Unit Development).