



City of Zephyrhills Site Plan Review Committee

Tuesday, May 18, 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 (872) 240-3412
Access Code: 752-990-805
<https://global.gotomeeting.com/install/752990805>

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

1. PLAN ITEMS

1.I. SUB-007-21

Lot Split/Certified Parcel Subdivision - 04-26-21-0020-00000-00AA - Home Pro of Central|Southwest Florida - Request to subdivide approximately 0.37 acres of vacant land generally located at 6554 Brentwood Drive in Silver Oaks into 2 separate lots - Zoned PUD.

1.II. SPR-0022-21

Site Development/Construction Plan Submittal - Trotter's Crossing (27-25-21-0010-00300-0000 and 27-25-21-0030-04900-0000) - Wareco II, LLC - Site Development/Construction Plans submitted for Trotter's Crossing, generally located on the west side of US Hwy 301, north of Phelps Road.

1.III. ANX/FLU/RZ-0005-21

ANNEXATION; SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ZONING AMENDMENT (SIMULTANEOUS REVIEW) - Terrace at Pretty Pond - Michael Mann (Applicant) - Petition to Annex approximately 1.75 acres of Real Property generally located at the Southeast Corner of Pretty Pond Road and Wire Road (35-25-21-0010-06800-0010); Small-Scale Comprehensive Plan Amendment to the Future Land Use Map changing the designation from Pasco County RES-6 (Residential, 6 DU/GA) to City RU (Residential Urban, 20 DU/GA) for 1.75 acres of real property (35-25-21-0010-

06800-0010); Small-Scale Comprehensive Plan Amendment to the Future Land Use Map changing the designation from City RE (Residential Estate, 2 DU/GA) to City RU (Residential Urban, 20 DU/GA) of approximately 2.06 acres of Real Property located at 38510 Pretty Pond Road (35-25-21-0010-06800-0000); Rezoning request from County AR (Agricultural) to City R4 (Multi-Family Residential) for 1.75 acres of Real Property (35-25-21-0010-06800-0010); and Rezoning request from City ER (Estate Residential) to City R4 (Multi-Family Residential) for 2.06 acres of Real Property (35-25-21-0010-06800-0000) for the development of approximately 49 townhome units (~13 DU/Acre)

1.IV. SPR-0021-21

Site Development Plan Resubmittal - Zephyr Court (15-26-21-0030-01900-0010) - Zephyr Court, LLC - Site Development Plans resubmitted for Zephyr Court, generally located on the west side of Court Street - Zoned R4

1.V. FLU/RZ-0003-21

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT & ZONING AMENDMENT - Autumn Palm Villas - Autumn Palm Villas, LLC - A Small-Scale Comprehensive Plan Amendment to the Future Land Use Map from RS (Residential Suburban, 7.5 DU/GA) to RU (Residential Urban (20 DU/GA); and Rezoning Request from R3 (Medium-Density Residential) to R4 (Multi-Family Residential) on Approximately 9.82 acres of Real Property generally located at the Southwest Corner of Autumn Palm Drive and Vinson Avenue to allow the development of approximately 94 townhome dwelling units (9.57 DU/Acre).

Documents:

[RZFLU003-21_APPLICATION REPORT.PDF](#)

[RZFLU003-21_LAYOUT PLAN.PDF](#)

[RZFLU003-21_MAPS.PDF](#)