



**City of Zephyrhills
Site Plan Review Committee**

Tuesday, May 19, 2020

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 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) 240-3212

Access Code: 575-844-301

*(*Mute your phone unless you wish to speak on a specific item)*

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1. PLAN ITEMS

1.I. 04-20-PLT_Silverado Phases 10B & 11C

Plat submitted by Dune FL Land I Sub LLC for Silverado, Phases 10B and 11C.

1.II. ANX 0001-20_Highwater Ranch LLC

Petition to Annex submitted by Highwater Ranch LLC for the following properties:

*PID No. 14-26-21-0030-00400-0260	4542 Gall Blvd
*PID No. 14-26-21-0030-00400-0310	38523 Charles Ave
*PID No. 14-26-21-0120-00100-0015	4444 Gall Blvd
*PID No. 14-26-21-0120-00100-0010	No Assigned Address
*PID No. 14-26-21-0030-00400-0150	4602 Gall Blvd & 38519 Charles Ave
*PID No. 14-26-21-0030-00400-0100	No Assigned Address
*PID No. 14-26-21-0120-00100-0060	4424 Gall Blvd

1.III. FLU 0001-20_Highwater Ranch LLC

Petition submitted by Highwater Ranch LLC for an amendment to the City of Zephyrhills Comprehensive Plan, Future Land Use Map, changing the Future Land Use of the following properties from **PASCO COUNTY ROR** (Retail/Office/Residential) to **CITY OF ZEPHYRHILLS MU** (Mixed Use).

*PID No. 14-26-21-0030-00400-0260	4542 Gall Blvd
*PID No. 14-26-21-0030-00400-0310	38523 Charles Ave
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*PID No. 14-26-21-0120-00100-0010	No Assigned Address
*PID No. 14-26-21-0030-00400-0150	4602 Gall Blvd & 38519 Charles Ave
*PID No. 14-26-21-0030-00400-0100	No Assigned Address
*PID No. 14-26-21-0120-00100-0060	4424 Gall Blvd

1.IV. RZ 0005-20_Highwater Ranch LLC

Petition to REZONE from **PASCO COUNTY C-2** to **CITY OF ZEPHYRHILLS C2** (Community Commercial) submitted by Highwater Ranch LLC for the following properties:

*PID No. 14-26-21-0030-00400-0260	4542 Gall Blvd
*PID No. 14-26-21-0030-00400-0310	38523 Charles Ave
*PID No. 14-26-21-0120-00100-0015	4444 Gall Blvd
*PID No. 14-26-21-0030-00400-0150	4602 Gall Blvd & 38519

Charles Ave

*PID No. 14-26-21-0030-00400-0100	No Assigned Address
*PID No. 14-26-21-0120-00100-0060	4424 Gall Blvd

Petition to REZONE from **PASCO COUNTY R-1MH** (Single-Family/Mobile Home) to **CITY OF ZEPHYRHILLS C2** (Community Commercial) submitted by Highwater Ranch LLC for the following properties:

*PID No. 14-26-21-0120-00100-0010	No Assigned Address
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1.V. USE 001-20_Kids Cove Child Care Center

CONDITIONAL USE Petition submitted by Highwater Ranch LLC for a Child Care Center at the following properties:

*PID No. 14-26-21-0120-00100-0015	4444 Gall Blvd
*PID No. 14-26-21-0120-00100-0060	4424 Gall Blvd
*PID No. 14-26-21-0120-00100-0010	No Assigned Address

Per LDC Table 2.02.01, Child Care Centers may be considered as a Conditional Use in C2 Zoning.

1.VI. SPR 0003-20_East Pasco Insurance

PRELIMINARY SITE DEVELOPMENT PLAN submitted by East Pasco Insurance for 5801 Gall Blvd (PID No. 11-26-21-0010-01200-0100).