



**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)*

**?**

**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                  |
| *PID No. 14-26-21-0120-00100-0015 | 4444 Gall Blvd                     |
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| *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 |
|-----------------------------------|---------------------|

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).