



## City of Zephyrhills Site Plan Review Committee

**Tuesday, June 15, 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 (786) 535-3211

Access Code: 819-837-333

<https://global.gotomeeting.com/join/819837333>

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

### 1. PLAN ITEMS

#### 1.I. SUB-0014-21\_5529 24th STREET

##### **LOT SPLIT/CERTIFIED PARCEL SUBDIVISION - 5529 24th Street - Elinor Crowell (Applicant)**

Request to Subdivide 5529 24th Street (12-26-21-0070-00000-0070), generally located on the W side of 24th Street between 6th & 7th Aves, into 2 separate tax parcels - each measuring approximately 100' in width by 90' in depth - consistent with the existing plat for HAZEL HEIGHTS, Plat Book 6, Page 21.

#### 1.II. SUB-0013-21\_4802 PLUM STREET

##### **LOT SPLIT/CERTIFIED PARCEL SUBDIVISION - 4802 Plum St - Xiao Buschow, Hong Stafford (Applicants) - Zoned R3, Medium Density Residential.**

Request to Subdivide 4802 Plum St. (14-26-21-0010-03500-0110, Lots 10-15 of MOORE'S 1ST ADDITION TO THE TOWN OF ZEPHYRHILLS, Plat Book 1, Page 57), generally located on the East Side of Plum St. between B & C Avenues into 3 separate tax parcels: 1) Lots 10 & 11 measuring approximately 90.5' in width & 131.95' in depth; 2) Lot 12 & a portion of Lot 13, measuring approximately 80.8' in width & 132' in depth; and 3) Lots 14 & 15, & a portion of Lot 13 measuring approximately 119.2' in width & 132' in depth.

#### 1.III. SUB-0008-21\_ZEPHYR LAKES 4C PLAT

##### **PLAT - Zephyr Lakes Phase 4C (35-25-21-0010-00500-0000) - DUNE FL LAND I SUB LLC (Owner) - DR Horton (Applicants)**

Subdivision Plat submitted for Phase 4C (37 Lots) of the Zephyr Lakes (Abbott Park) PUD Master Plan, generally on the N side of Pretty Pond Rd, South of Kossick Rd .

#### 1.IV. PR-0023-21\_ZEPHYR COURT

##### **SITE DEVELOPMENT PLAN MODIFICATION - Zephyr Court (15-26-21-0030-01900-0010) - Robert Chalfin, Zephyr Court LLC (Applicant)**

Site Development Plans modified for Zephyr Court, generally located on the W side of Court Street between SR 54 and Silver Circle (15-26-21-0030-01900-0010).

- 1.V. SPR-0018-21\_MARKET @ ZEPHYRHILLS  
**SITE DEVELOPMENT PLANS - NW Corner of Pretty Pond Rd & US 301/Gall Blvd - WLN Zephyrhills, LLC (Applicants) - Zoned C2, Community Commercial**  
Site Development Plans submitted for Site Improvements on 8.56 acres of Real Property at the NW corner of Pretty Pond Rd & US Hwy 301/Gall Boulevard (34-25-21-0010-04900-0000, 34-25-21-0010-05000-0010, 34-25-21-0010-06300-0010, 34-25-21-0010-06400-0000).
- 1.VI. SPR-0015-21\_DOLLAR GENERAL STORE 23227  
**SITE DEVELOPMENT PLANS - 4766 Gall Boulevard - 10,640 SF Dollar General Store - Gateway Downtown Prop, LLC (Applicant) - Zoned FBC T3**  
Site Development Plans submitted for a 10,640 SF Dollar General Store on approximately 1.255 acres of Real Property at 4766 Gall Blvd (a portion of 14-26-21-0010-03200-0010), generally located at the NE corner of US Hwy 301/Gall Blvd & C Ave, zoned FBC T3.
- 1.VII. SUB-0015-21\_DOLLAR GENERAL STORE 23227 (GATEWAY OUTPARCELS)  
**LOT SPLIT/CERTIFIED PARCEL SUBDIVISION - 4766 Gall Blvd (14-26-21-0010-03200-0010) - Gateway Downtown Prop, LLC (Applicants) - Zoned FBC T3**  
Request to subdivide 2.19 acres of real property generally located at 4766 Gall Blvd (14-26-21-0010-03200-0010), SE corner of US Hwy 301/Gall Blvd & C Avenue into 2 separate tax parcels.