



Zephyrhills

Site Plan Review Committee Minutes June 24th, 2025, at 10:00 AM

Attendance:

Planning Director-Todd Vandenberg, Public Works Director-Shane Leblanc, Utility Director-John Bostic, Administration-Kevin Weiss.

Staff Present:

Rodney Corriveau-Principal Planner, GIS/Community Planner-Tommy-Lee Hunt, Carlos Maldonado-Planning Support Specialist. William McCaw-Community Planner.

1.Planning Items

1.1 RZ0018-25: Rezone 4 parcels from OP (Office Professional) and R-4 (Multi-Family Residential) to C-3 (General Commercial) for hospital usage. Parcel's # 35-25-21-0010- 11800-0000,35-25-21-0010-11800-0010,35-25-21-0010-09100-0000,35-25-21-0010- 09100-0010.

The discussion was led by William McCaw, the item in discussion was regarding 4 parcels East from Advent Health proposing a rezoning from OP & R-4 to C-3 (same zoning as the hospital). The total acreage of the property is 22.72. The area is heavily wooded with a community garden. Its uses could possibly be hospital use purpose with a parking lot area. A traffic hot spot is within the area within Daughtery Road and Gall Blvd. No current site plans have been officially submitted. Once the site plans are submitted and the engineering aspects proposed, the hot spot will be looked at more thoroughly for traffic review. Roadway improvements will also need to be addressed later down the review process. Regarding the landscape area within the parcels, the city's currently updating the landscape ordinance, and updates will be given to the applicant prior to their submission. Rhea Hunter with RVI Planning a representative with the project was present. She made comments on the draft ordinance for the city's landscaping ordinance. She and her partners will be provided with a copy once the ordinance is completed. Existing Dairy Road right of way along the site will need to be expanded to meet the right of way preservation; this topic will be reviewed later within the project.

Recommendation: Recommended approval by all departments and will be brought to Planning Commission In July.