



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, July 15, 2025
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Pledge of Allegiance-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval for June 24th, 2025.
1. Planning Commission Meeting Minutes 6-24-25 (1)

2. BUSINESS ITEMS

- 2.1 **RZ0018-25 (Advent Health):** 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.
1. Aerial Map

3. OTHER ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to**

participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.



Zephyrhills

Planning Commission Meeting Minutes June 24th, 2025, at 6:00 PM

I. **Call to Order**-Mayor Monson

II. **Roll Call**-Carlos Maldonado

Commission members present: Mayor Monson, Dr. Randy Stovall, Thomas Vanater, Clyde Bracknell, Ellen Taylor (Missed Roll Call-arrived at 6:09pm), David Armstrong, Beth Aker, Dr. Christa Remington, Tracy Sullivan.

III. **Invocation**-Beth Aker

IV. **Pledge of Allegiance**-Mayor Monson

1. Consent Items

1.1 Planning Commission Meeting Minutes Approval for May 20, 2025

Motioned for approval by all board members.

2. Business Items

No business items were featured in this meeting.

3. Other Items

3.1 Comprehensive Plan Update-Recreational Open Space Element.

Todd Vandeberg introduced the topic; he gave a brief history on the importance of the recreation of open space element being updated. Per Mr. Vandeberg, the city's plan is mandated by state law for various updates. The importance for this update is to guide the city approach to provision and location for current and future residents for recreational open space. It's a quality of life that is very important as the city continues to grow. Item that could be included will be new fields, open spaces, trails etc. The city's planning for a 20-year horizon from 2025-2045 and will comply with Florida statues requirements. The current plan should comply with the city's current needs. The discussion was led by Tammy Vrana with Vrana Consulting. She discussed the draft she created regarding the proposal to update the city's comprehensive recreational plan. A power point of the update was presented. Main topics were locations for new parks, updating the current parks with new equipment and improvements. The purpose is to recognize the city's needs for



parcs and recreation for current and future generations. Goals, objectives, and policies were discussed. Parks and recreation systems include bike paths that connect and could connect via multi-use trails. A recreational system map was presented showing the current bike paths, existing multi use trails, city parks, city recreation centers, roadways and city limits. Recreational Open Space goals stated our community is committed to providing a safe, clean, and connected systems of parks, recreation facilities, open spaces, and leisure activities that promotes health, equity, and environmental sustainability, with the goal that every resident lives within a 10-minute walk of a safe, welcoming, and well-maintained public park. Safety being mentioned in the goals was discussed more thoroughly, such as better lighting and more visibility at night for the guests. The proposed objectives were level of service standards, balanced investment in parks, user experience and comfort, environmental stewardship, connected parks, recreation facilities and programming, parks and recreation operations and public awareness and engagements. 5 Key issues and Strategies were discussed and priorities for responding to current and future needs mentioned. 5 topics were parkland acquisition, connectivity and access, equitable park distribution and facility reinvestment, recreation programming operational capacity and communications and outreach. Parkland acquisition level of service standards; population-based parkland acreage relates to the city level that was 4 acres per 1 thousand population which will be maintained going forward. Park distribution and facility reinvestment states the distance to a neighborhood serving park will be 10-min walk and 10-min drive standard. Both 10-min walk and driveshed had maps for the presentation displaying the locations for future and current parks. Site equity standards were discussed, the key points mentioned were: To provide baseline expectations or all parks and distribution of recreational opportunities through the city, 2nd point: minimum size, geographic distribution and amenities of "close-to-home" parks (existing and new) 3rd point: for infill parks, land availability may limit size compliance but should aim to incorporate park elements. General requirements for size would be minimum 2 acres, geographic LOS ½ mile (10-minute walk). Elements would be standard Zephyrhills Park signage, walking loop/trails with canopy shade and seating, minimum 0.25 acre unprogrammed open space, play area, sports court or sports field type determined based on parcel size and site-specific public engagement needs, picnic pavilion(s) and tables, area lighting, crosswalks from surrounding residential areas, bike rack



and designated ADA parking accessibilities. Community center and recreational programs were discussed with possible ideas of having the community gather and make suggestions on group activities within the parks and recreational centers. Implementation tools were discussed such as identifying programs projects, leverage partnerships, coordinating with private developments, impose impact fees and user fees and monitor changing needs. The next steps for the comprehensive implementation update will be; incorporate initial feedback into the draft element, host “how shall we grow: public workshops, prepare documentation for other plan elements and schedule adoption open house and public hearings. The next step will be bringing the official updates back to public hearing for the approval process. Comments from the board were mentions of the county parks being approved by SR56 and one by Handcart Road. These could possibly be included via the city’s tables for parks within the region for the next 5 years. Comments on dog parks were inquired about possibly having more dog parks being built, per the mayor she mentioned there could possibly be a new one being built within the next couple of years. The current dog park could be having updates do to the parks master plan update. After the presentation the majority discussion was mainly park/recreational related matters with mentions of future grants to improve the existing and future recreational locations. No further comments were made. All board members approved moving the item forward for the next meeting.

Recommendation: The item will be brought back for official review and approval process.

Staff Report Memorandum

To: Planning Commission
From: William McCaw – Community Planner
RE: 0018-25 – Rezoning
Date: July 9th, 2025

I. BACKGROUND & INFORMATION

A. History | Application Summary

A Rezoning Petition was presented to the City by Ross Einsteder of RVi Planning & Landscape Architecture, on behalf of the property owner Adventist Health System, for a 23-acre parcel at Dairy Road and Daugherty Road, approximately 1,500 feet east Gall Boulevard Drive. Please see Figure 1 and Figure 2 for subject property location. The petition is for a zoning designation change from **OP** and **R4** to **C-3**.

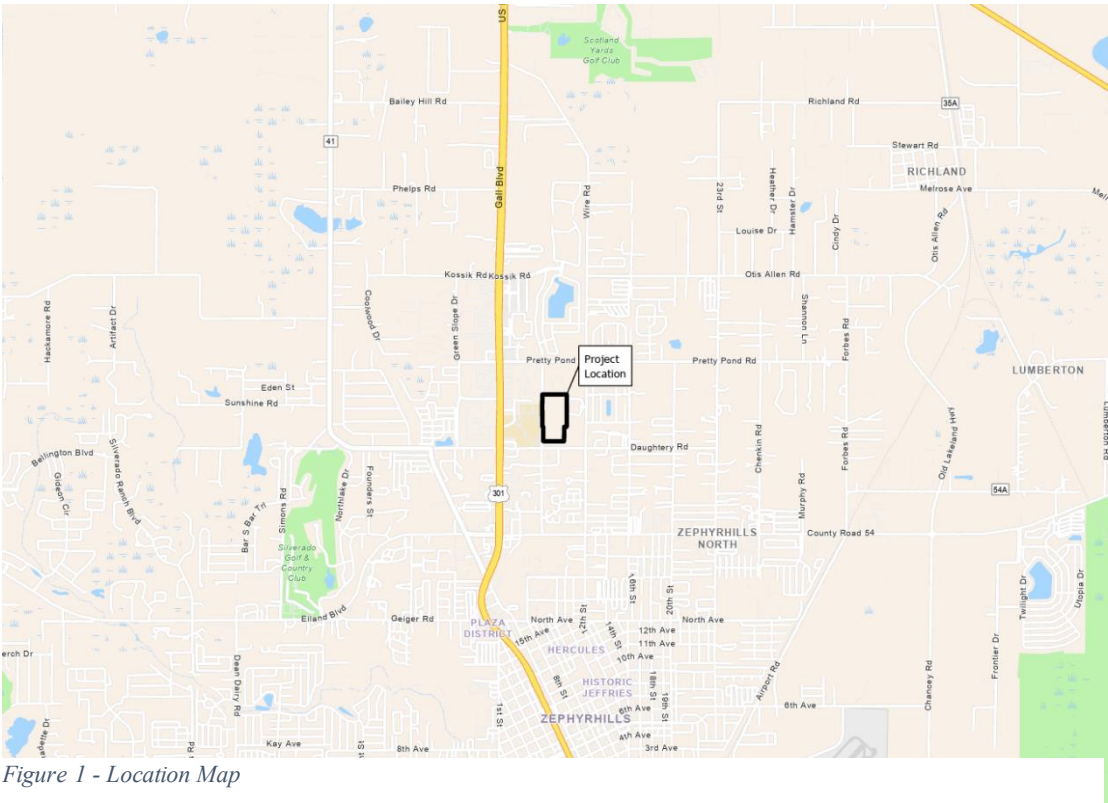


Figure 1 - Location Map

B. Site Information

Applicant | Owner: Adventist Health System / Sunbelt Inc. / Florida Hospital Zephyrhills Inc.

Location: 250 feet north from the intersection of Dairy Road and Daughtery Road.

Parcel ID Number(s): 35-25-21-0010-11800-0000 – 4.85 acres
35-25-21-0010-11800-0010 – 1.70 acres
35-25-21-0010-09100-0000 – 14.47 acres
35-25-21-0010-09100-0010 – 1.70 acres

Acreage: 22.72 Acres, MOL

Existing Land Use: Vacant land, vehicle parking, and a community garden

Existing Future Land Use: MU – Mixed Use
P/SP – Public/Semi-Public

Proposed Future Land Use: Not Applicable

Existing Zoning: PUD – Planned Unit Development
R-4 – Multi-Family Residential

Proposed Zoning: C-3 – General Commercial

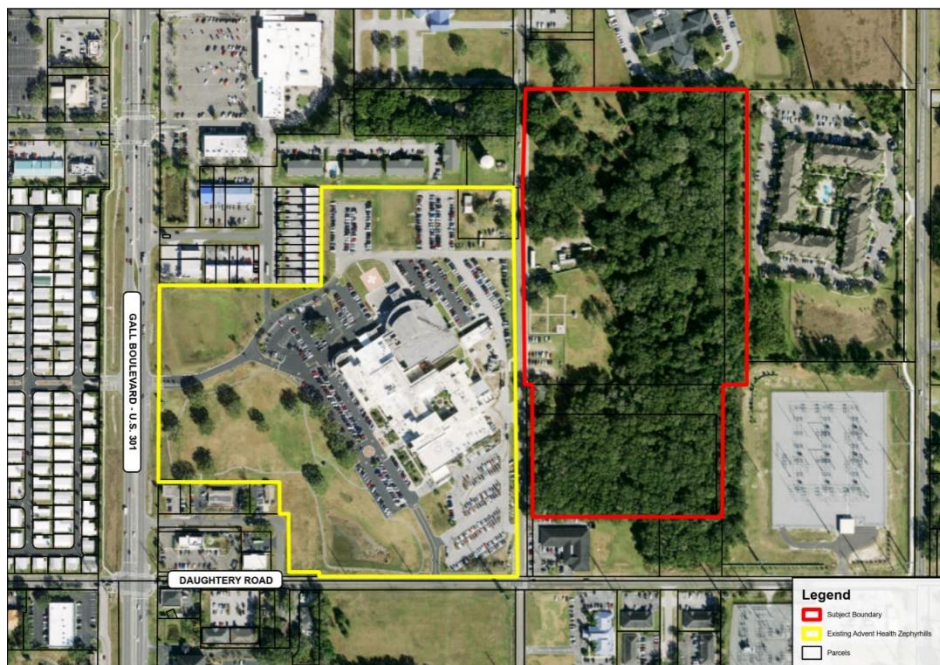


Figure 2 - Aerial Project Location Courtesy of RVi

II. DATA & ANALYSIS REVIEW

Character Analysis

The subject property is located along Dairy Road approximately 250 feet from Daughtery Road just east of the Advent Health Medical Center on Gall Boulevard. The area has a variety of uses including multi-family apartments, single-family residential, commercial uses, and a Duke Energy substation. The property is bordered to the west by the Advent Health Medical Center, to the east is the Grand Reserve Apartment complex, to the south is the medical offices, and to the north is the Solaris Healthcare Complex. The subject property consists of just under 23 acres. See Photo 1 below.



Photo 1 - Subject Property Viewed From Dairy Rd. - Google Imagery June 13

The anticipated use of the property will be, according to the applicant in the application, “hospital support uses”.

North – Solaris Healthcare Zephyrhills (FKA Zephyrhills Health and Rehab Center)

West – Advent Health Medical Center

East – Grand reserve Apartment Complex

South – Advent Health Wellness Center Zephyrhills

A. Compatibility Analysis

1. Rezoning

- (a) The request is to change the subject property’s zoning classification from PUD and R-4 to C-3;
- (b) The requested zoning designation could potentially be consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are (please refer to Figure 3 – Existing Zoning Map below):
 - i. OP and PUD to the north
 - ii. R-4 to the east

- iii. OP to the south
- iv. C-3 to the west;

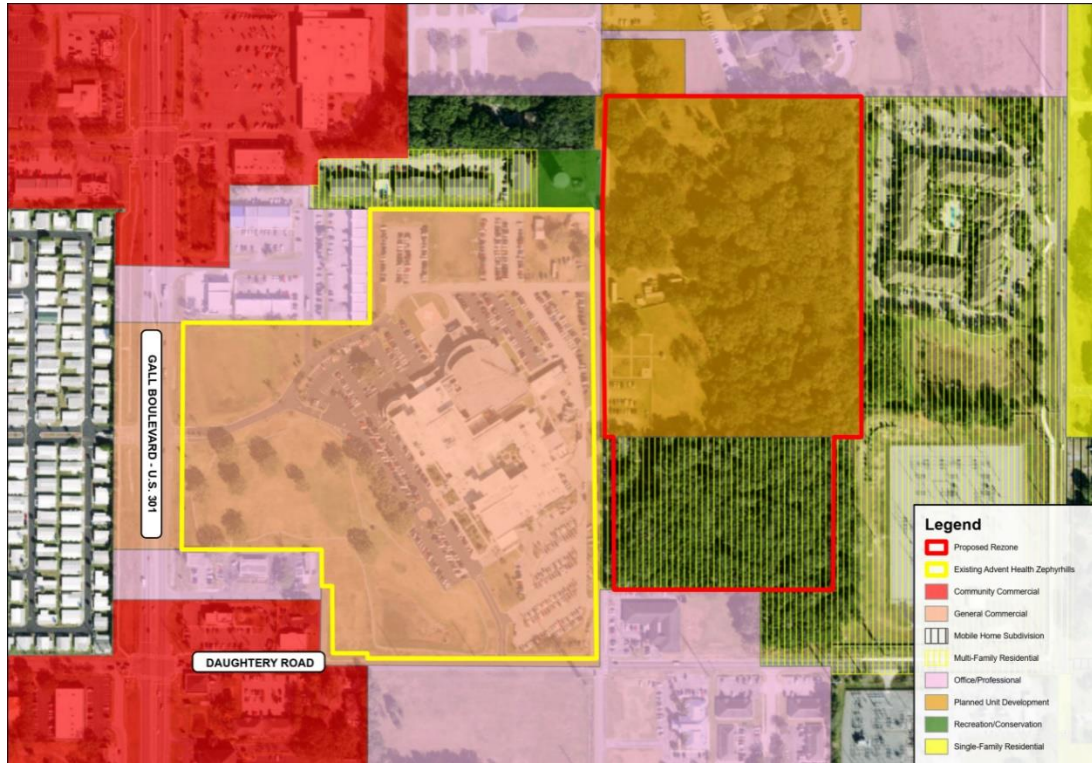


Figure 3 - Existing Zoning Map Courtesy of RVi

- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability, especially considering this is an anticipated redevelopment.

The proposed zoning change is potentially compatible/consistent with the growth and development trends of the area – if developed in a ‘sympathetic’ manner under the C-3 zoning designation to the adjacent medical facility, see Figure 4 – Proposed Zoning Map below.

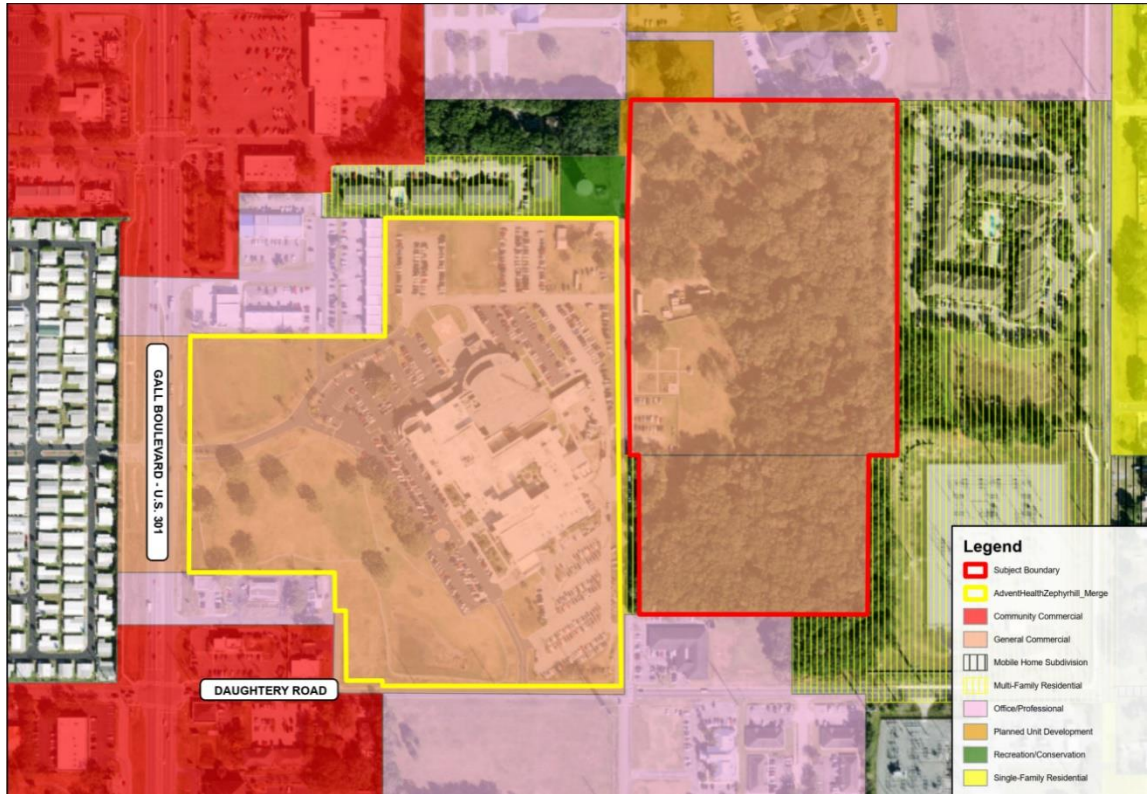


Figure 4 - Proposed Zoning Map Courtesy of RVi

The assigned Mixed Use Future Land Use (FLU) category purpose is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices at a wide variety of uses, adding to the vitality of the area. The FLU is not proposed to change. See Figure 5 – Existing Future Land Use map, below.

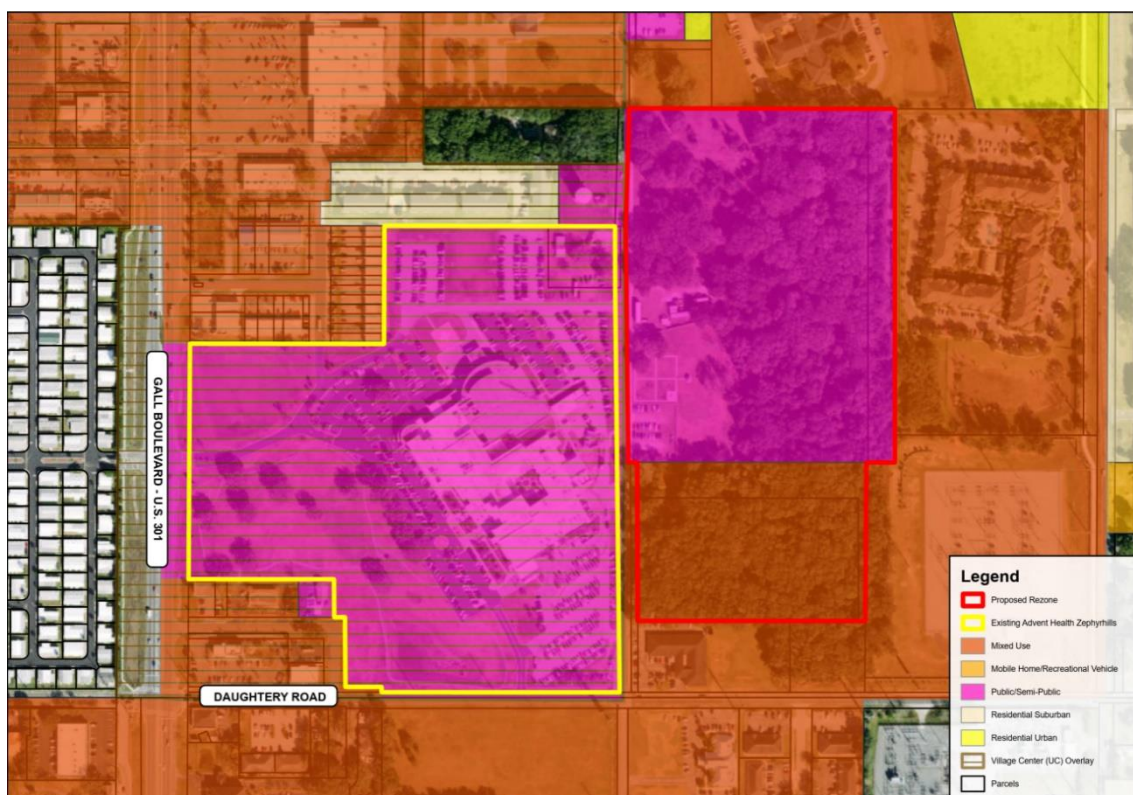


Figure 5 - Existing Future Land Use Map Courtesy of RVI

The subject site shall be in conformance with all applicable LDCs at the time of development. Actual square footage of structures may vary at the time of site plan review. Only the maximum potential square footage allowable under the LDC shall be permitted given the constraints of the site and bulk regulations under the LDC, including, but not limited to height, setbacks, FAR, etc.

B. Natural & Historic Resources Analysis

The following site characteristics are provided:

1. Soil Types – The site currently exhibits Kendrick Fine Sand at 0 to 5 % slopes and both Arredondo Fine Sand and Kendrick Fine Sand at 5 to 8 % slopes. Please see accompanying soils report for specifics on location and development appropriateness.
2. Flood Plain – The subject property is located in Flood Zone “X” and is outside the 100-year flood zone. There is no identified apparent flood related threat.
3. Wetlands | Water Bodies – There are no wetlands or bodies of water located on the subject property.
4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. The applicant provided a Cultural Resource Assessment Survey performed by Archaeological Consultants, Inc in 2025. In the 18 shovel tests on the subject property no archaeological sites were identified.

5. Natural Resources – A General Wildlife Survey produced by Monarch Ecology Group performed in the second quarter of 2025 has been submitted by the applicant. A Gopher Tortoise burrow was observed on the subject property during a preliminary gopher tortoise survey. There appears to be no Southeastern Kestrel, no sand sink, or burrowing owls on-site with the survey showing the probability of occurrence of the species on site as “Very Low.” Proper permits shall be obtained prior to construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City if in fact species are found to exist on the site. As discussed in the recommendations of the Monarch Ecology Group, (and Staff agrees), an updated species-specific survey for gopher tortoises **shall be** conducted prior to construction and relocation permits will be obtained to relocate tortoises offsite prior to construction.

C. Public Services Suitability Analysis | Impact

POLICE	Projected general police service demand is within the City’s existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County’s existing service capabilities. The City is currently coordinating with the County.
WATER	Water service is available to the subject property along Dairy Road. Any future development of the property will require connection. According to the Utilities Department, the City has adequate capacity for projected water service. (Specific questions/concerns should be directed to the Utilities Department.)
SEWER	Sewer services are available along Dairy Road, within proximity of subject property. According to the Utilities Department, the City has adequate capacity for projected wastewater service. (Specific questions/concerns should be directed to the Utilities Department.)
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	While the property is nearby the traffic hot spot intersection of US 301 and Daughtery Road and lies partially within the Hot Zone as identified in Section 7.03.01 Map 1 of the Land Development Code the planning director and transportation engineer advised the applicant on May 7, 2025 that a future traffic study “shall be required when the subject property’s specific use has been confirmed and an engineered site plan is submitted” and will not be required during the rezoning application. Dairy Road is recorded as a collector road requiring 80 feet of Right-of-Way at full build out. As such the applicant will be required to provide 40 feet from the centerline of current Dairy Road to allow for future expansion.
SCHOOL	Not Applicable for this type of development.

D. Comp Plan and LDC Analysis and Response

Goal LU-1 - To achieve an economically and diversified tax base that ensures:

- a. That the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;

Response: The proposed rezoning is consistent with the goal of maintaining and protecting the residential and family-oriented character of surrounding neighborhoods, as the project site is not adjacent to any single-family residential development. Additionally, the project is expected to generate economic benefits for the City through an expanded tax base, consistent with the goals and objectives of the Future Land Use Element of the City of Zephyrhills Comprehensive Plan

Objective LU 1-2 - The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

Response: The proposed project is not located adjacent to any single-family residential development. It is intended to provide essential hospital support services, thereby enhancing access to healthcare and contributing to the overall quality of life for the surrounding community.

Policy LU 1-2-2 – Existing residential areas shall be protected from incompatible activities. Other land uses shall also be protected from the encroachment of incompatible residential activities.

Response: The Property is not adjacent to any single-family residential development and is located just north of two (2) Urban Collector roadways. As noted above, the proposed hospital support uses are identified as permitted uses within the MU and P/SP land use categories.

Objective LU 1-4 – The City will develop mechanisms to ensure the protection of archaeological and historical resources.

Response: A CRAS Report has been done that concluded that there are no archaeological and historical resources on this site. It is included in the application materials for this rezoning.

Objective LU-1-7 – All development activities shall ensure the protection of natural resources and potable well fields.

Response: An Environmental Report has been done that concluded that there are no protected natural resources or well fields on the site.

Goal ECO-1 – To provide diverse economic base which affords the City of Zephyrhills and its residents a maximum amount of economic opportunity.

Response: The proposed rezoning supports the City of Zephyrhills’ objective to foster a diverse economic base by facilitating the development of hospital support services. This project will expand employment opportunities, attract complementary medical and professional services, and contribute to long-term economic growth, thereby maximizing economic opportunities for both the City and its residents.

Policy ECO-1-1-1 – Develop and maintain programs which assist existing companies in expansion efforts in order to create annually, a number of jobs in new industries, that exceeds the average annual growth in employment over the past five years.

Response: The proposed hospital expansion is anticipated to generate a significant number of employment opportunities for both current residents and those relocating to the area, while also contributing to an overall improvement in the community’s quality of life.

Objective Eco-1-4 – The City shall ensure that land is allocated for future commercial, industrial and conservation/open space land uses to allow for a viable economy.

Response: The proposed project is consistent with the land use designations established in the City of Zephyrhills Comprehensive Plan for areas intended to support commercial development. The subject parcels are designated MU and P/SP on the Future Land Use Map, where hospital support services are identified as allowable uses.

Policy TRA-1-7-2 – The Land Development Code shall require parking lots to be functionally landscaped to provide maximum shading, beauty, and stormwater drainage.

Response: The proposed project will be designed in compliance with all applicable Code requirements for parking lot landscaping and stormwater drainage.

Local Development Pattern:

Response: The Property is adjacent to existing healthcare uses and multifamily development. The AdventHealth Zephyrhills hospital is to the west. This hospital has created a major employment node at the intersection of Dairy Road and Daughtery Road. The hospital as well as other commercial and Office/Professional uses along these major roadways has triggered mixed-use growth in this area, as intended with the MU and P/SP future land use categories. The AdventHealth Sports Med and Wellness Center to the south and the Solaris Healthcare facility (FKA Zephyrhills Rehab Center, which is a nursing home, are examples of hospital support uses adjacent to the Property. The Property is adjacent to residential uses only to the east. The Grand Reserve project is a 3-story multi-family residential development that serves 55 and up residents. Overall proposed C-3 district, which will allow facilities to be built for hospital support uses, will be complementary to the existing healthcare uses to the north, west, and south, while remaining compatible with existing multi-family residential uses to the east. Additional healthcare and hospital support uses in the area will providing residents in the area as well as the City and its surrounds with healthcare facilities in closer proximity, enhancing quality of life.

Pre-Mature Development:

Response: The proposed zoning district will not create premature development. The subject property lies along Dairy Road where development is already present. Additionally, the parcels adjacent the subject property are already developed.

Further facilities analysis and capacity demands of the proposed development were provided with the petition by the applicant. The following standard condition of approval is anticipated to be included as well for this project addressing public facilities: The City shall provide water and/or wastewater service to the project. A utility service agreement may possibly be required. A master utility plan for the project will be required prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The site will be served by Pasco County Fire and City Police Services.

Residential Impact Statement:

Response: The property site is not going to include a residential aspect and is not adjacent to single-family residential uses. There are higher density senior living apartments to the east of the Property. Buffering will be provided along this boundary consistent with the LDC based on final uses on the Property. Thus, there will be no impact to residential uses from this proposal.

Consistency with LDC and City Ordinances:

Response: With this rezone, the Property will be developed in accordance with regulations of the C-3 zoning district in the LDC.

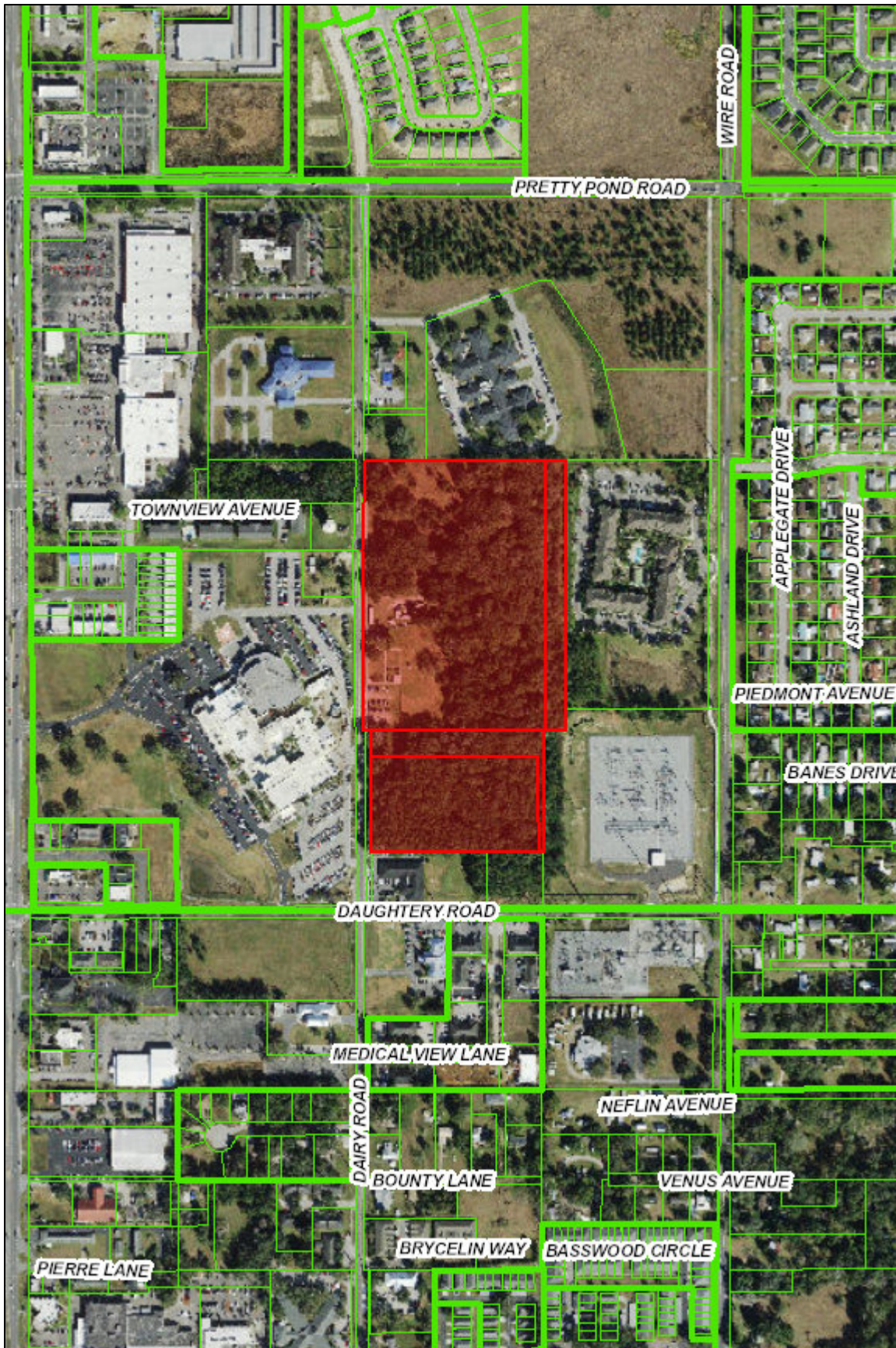
The requested re-zoning petition is consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan and adheres to the principles of rezoning for the City's zoning map.

A final review of an engineered site plan will be made at the time of site plan review to ensure full compliance of the development.

III. RECOMMENDATION

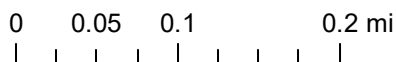
Concerns over the removal of trees while the tree preservation ordinance is under review and removal of the community garden are of particular concern.

Based upon the analysis contained herein, along with supporting documentation, **Staff recommends approval of this petition for a rezoning of the property to C-3.**



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Advent Health Rezone Parcels



6/27/2025, 1:33:07 PM