



Zephyrhills

Site Plan Review Committee Minutes July 15th , 2025, at 10:00 AM

Attendance: Planning Director-Todd Vandeberg, Public Works Director-Shane Leblanc, Water Superintendent-CJ Funnell, Building Director-Kalvin Switzer

Staff Present: Rodney Corriveau-Principal Planner, Carlos Maldonado-Planning Support Specialist. William McCaw-Community Planner.

1.Planning Items

1.1 SPR-0090-25 Advent Health Medical Office Building: Proposing a new medical office building 34,000 sf. Located at 7050 Gall Blvd, Parcel#35-25-21-0010-10500-0000.

The discussion was led by Todd Vandeberg. The applicant representatives were present; Jeremy Fireline-Senior Project Manager and Hope Kouts-Project Manager. The discussion began with a brief description of this being a new addition building for Advent Health hospital; the expansion will be 34,000 sqft. This is located at the northwest corner of Daugherty Road and Dairy Road. Jeremy took over the discussion and stated; this is much needed for this facility, it will provide specialty care and really expands the level of service that the hospital is able to provide for the community of course along with this is an expansion of a parking lot. We're adding parking in various areas and of course an expansion of the existing stormwater management system to account for the increased runoff from the additional impervious areas. Going through the, you know iterations of submittals and conversations we've had, there's been a lot of conversation about maintaining mobility. The sidewalk connectivity from the hospital campus itself and the surrounding sidewalks on campus, you will notice we did preserve The existing trail along with a large green space by the pond #4. There's an existing trail that's popular both by Advent Health and the community. I understand there's a lot of interest in maintaining that connection. We are proposing that it remain in place and active. We're also adding two additional sidewalk connections, one at the southeast corner, that's an ADA compliant access to the new facility we are making up quite a bit of grade. There's a lot of elevation change on this site, but we're able to work with the landscape architect and the design team get new ADA access there. An FDOT pre-app meeting by the applicant was scheduled to further discuss sidewalks and updates to the streets within the area. The Stormwater management system does increase the capacity of the system and is within the basin of special concern. Pond improvements are being

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implemented and relocation will occur. Closing comments were on parking and so far the current parking number far exceeds the code minimum requirements. The hospital is in need for additional parking. Todd took over the discussion again and went over a site plan they submitted and mentioned a tree that they will preserving and pointed out the location of new parking's lots and talked briefly about the rezoning area that is happening across the street on parcels owned by the hospital . Craig Cornelison the engineer on record has completed his review and the comments were provided to the applicant. Further sidewalk connections will need to be further reviewed. Per Shane Leblanc he was pleased that they are going to do the mobility connection on Daughtery Road and put in a high emphasis crosswalk however for the record he wanted to note that FDOT minimum specifications for the city roads must be met on both Diary and Daughtery. Both roads are city owned. Reclaimed water inquiry was mentioned; however, it will need further conversation with the architect on the project. The water sewer and feeding for the water on this project was discussed. The water lines where they will be tapping in were already reviewed prior. The client is aware of the location to the hook up for sewer/utilities. A landscape plan was displayed and mentioned briefly such as buffering zones, island locations within the parking lots. All the landscaping will be in compliance with the city's land development code.

Recommendation: Recommended approval by Engineer site plan and landscape plan. All departments approved with the conditions of providing a copy of SWFWMD Permit, FDEP/Drainage permit, FDOT Permits, City ROW Permit-(Daughtery Rd), Engineer certification of completion and a future meeting with the City and Advent Health to meet and discuss the proposed sidewalk that leads to Starbucks.