



Zephyrhills

Planning Commission Meeting Minutes July 15th, 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 Vanter (Absent), Clyde Bracknell, Ellen Taylor, David Armstrong, Beth Aker, Tracy Sullivan(Absent), Dr. Christa Remington.

III. Invocation-Beth Aker

IV. Pledge of Allegiance-Mayor Monson

1. Consent items

1.1 Planning Commission Meeting Minutes Approval for June 24th, 2025.

The minutes were motioned for approval by all members.

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.

The item was introduced by City Planner William McCaw. He gave a brief background on the project and it's location being North of Daughtery Road and East of Dairy Road. The goal is to rezone to C-3 (General Commercial) for the purpose of medical support uses for Advent Health Hospital. No official site plans have been submitted. The site is approximately 23 acres. This item was approved at last month's site plan review committee meeting. The site's primary goal could be parking related and possible used for expansion in the future. Mentions of the site plan relating to Advent Health for an expansion to a medical office building was approved this morning at site plan review committee. City roads within the project were mentioned also briefly discussed the possible improvements that could be made will be addressed in future meetings. An inquiry from the Board asked about the uses that will be allowed

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via C-3 zoning? And the response was the Hospital is the only property in the city with that zoning, so the use will be primary support medical uses. The applicants' representative Rhea Hunter with RVI Planning was present and presented a power point. The power point covered the general topics of the expansion across the street on the hospital property, the parcels size and goal to convert it for medical support uses but only for parking related uses at the moment. Jeremy Fireline the Project Manager took over the discussion. He mentioned 3 main issues discussed at the site plan review committee meeting this morning such as stormwater, the projects located in the basin of special concern and Mobility aspect such as a trail that will remain. All the requirements for the site have been reviewed and will meet the city's land development code standards and comprehensive plan. Inquiry from the board was regarding the Enhancement of life power point slide mentioned significant employment opportunities? And how will the rezoning contributes to that? The applicant representative Rhea answered with requesting to rezone to C-3 to have Hospital Support uses for future medical related opportunities, if the hospital chooses to use the site to expand it could create employment opportunities. The tree ordinance that is currently being updated was mentioned to the client to make them aware of their future site plan submittal. The staff recommended approval.

Recommendation: Motioned approval by all board members.