



## Site Plan Review Committee Meeting Minutes March 17<sup>th</sup>, 2026 at 10:30 AM

**Call to Order**-Todd Vandeberg

**Attendance**-Planning Director-Todd Vandeberg, Building Director-Kalvin Switzer, Public Works Director-Shane Leblanc, Utility Director-John Bostic

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

### 1.Planning Items

#### 1.1 SPR-0112-26 Advent Health Parking Expansion:

Proposed expansion parking lot on parcels#35-25-21-0010-11800-00000,35-25-21-0010-11800-0010 & 35-25-21-0010-09100-0000, to serve the Advent Health Hospital and expansion Medical Office Building.

The discussion was led by William McCaw, with a brief history of this project. The 3.7 acre subject property was recently rezoned to C-3 on the east side of Dairy Road with a proposal for an expansion parking lot and associated retention pond that will serve the Advent Health Hospital and newly constructed medical office building. The parking requirements for the hospital and the medical office building would be 711 spaces. While the construction of the medical office building removes 85 existing spaces the plans also add 196 spaces bringing them well above the total required spaces, and any additional spaces provided by the proposed parking site would be further above that minimum. When reviewing the landscape plan sheet the Public Works Director, Shane Leblanc, addressed the proposed pedestrian crosswalks and associated flashing signals. He was unaware that 2 crosswalks were proposed and commented that the crosswalks will require right of way use permits. The 2 RFBB crosswalks and midblock crossings within close proximity of each other and shortly after an intersection were concerning. The applicant engineer on record Jeremy Fireline with Atwell Engineering was present and stated that the proposal was for 2 crossings, one to connect to the main hospital building at the north end of the parking lot and one to connect to the new medical office building on the south end. He continued, saying that the northern crossing was included in the MOB plans that are currently under construction. Per Shane he wants to make sure that everything is MUTCD



compliant prior to signing off on the plans and to make sure there will be proper signage and markings for the RFBB flashers, and that they are consistent with crosswalks in other locations. More coordination will be required with the applicant and Public Works Department. A suggestion to consolidate and just have one crossing was proposed due to slowing traffic at multiple midblock crossings which leads to more danger for pedestrians crossing. Jeremy agreed to work with Public Works directly and will consider making only one crosswalk. Having one crosswalk will reduce liability and placing a single crosswalk in the right area that makes more sense. Will resumed the discussion and commented on the pedestrian crossing concerns and mentioned that a traffic study will be completed following the completion of the Medical Office Building and Parking lot Projects. He continued talking about the landscaping plan and stated that this is the first project that gets reviewed with the updated tree preservation ordinance. The site has about 170 trees within the 3.5 acres with 51 of those trees being exempt from removal and replacement requirements for being either too small or of a species that was invasive. The applicant proposed to remove 89 trees, of which 15 were grand trees, while preserving 30 trees, including 7 grand trees. Because the preservation wouldn't completely offset the fee that would be associated with the project the applicant agreed to plant a total of 157 trees, including some offset on the main hospital site. Additionally, they agreed to increase the minimum size of trees to be planted both on the medical office building site and any new proposed plantings as part of this proposal from 3 inches to 5 inches. During a site visit ahead of the hearing, the Planning Department identified areas that were lacking vegetation or screening which the applicant agreed to plant 5-inch caliper trees and provide irrigation for them. Following an initial review of the site the applicant also reshaped the retention pond from its original design in order to maximize the number of trees that they would be preserving. The Planning Director, Todd Vandenberg, asked if the landscape plan was Florida Water Star compliant, to which William responded that he was uncertain. It was communicated to the applicant that SWMFMD will need to review the landscape plan to make sure it complies with the program. Comments from the City's Engineer on record regarding concerns over the perched water table and underlying soils were relayed to the applicant in the week leading up to the SPRC meeting and were addressed by the applicant. Closing comments the (6) trees close to the Utility Line will be given another option to move to another location on site. Staff recommends approval.

## City of Zephyrhills



**Recommendations:** All departments recommended approval with noted conditions: SWMFMD will need to review the landscape plans to ensure they comply with the Florida Water Star program, a traffic study must be completed within 2 months of construction finishing on the medical office building and proposed parking project, a right-of-way permit must be obtained for the proposed pedestrian crosswalk, and the 6 trees proposed along Dairy Road will be moved to along the walking trail on the main hospital site.

### **1.2 SPR-0043-22 Terrace at Pretty Pond Site Plan Changes:**

Located at 38510 Pretty Pond Rd, Zephyrhills Fl. Parcel#35-25-21-0010-06800-0000 & 35-25-21-0010-06800-0010. The applicants propose an increase in density from 48 dwellings units to 52 units.

The item was introduced by Todd Vandenberg a brief history on the project, this project's prior site plan was previously approved and is being brought back for a proposed density increase and some minor site tweaks due to a proposed roundabout. It's located on the Southeast corner of Pretty Pond Rd and Wire Road. This is a multi-family townhome / apartment project. A roundabout will be constructed at the Pretty Pond / Wire Rd intersection, so the plan was modified to eliminate the proposed sidewalk on Pretty Pond at the intersection at the roundabout. The applicant's engineer, on record Amy Nedringhaus was present. She presented a power point showing the changes for the site plan. The applicant wanted to get some additional density. The new design will change from 48 units to 52. Per Shane he verified that the project would have a traditional front-load dumpsters and comply with the City dumpster specifications. A Compactor was mentioned to possibly be installed on site and will be brought back to the applicant for consideration as a recommendation by Public Works. Per the applicant SWMFMD reviewed this project and no major concerns were mentioned. Based on the Plan that was displayed building 1 and 3 had the biggest changes. The changes made some width changes. The new width in the proposed scenario has 20 feet and 15 feet, which created enough space for 4 additional townhomes. A new building one and building eight that only have 2 units each. Additional overflow parking was included in the plan. Amy commented that they have the Water Star Approval for this project. Shane inquired about the portion of Pretty Pond Rd where the ingress and egress is and if Pasco County has signed off. Amy said originally, they had all approvals and will need to need to reapply because



the prior one expired. The existing SWMFMD Permit is good but will be updated for the proposed plan modifications. The DEP Permit for water and wastewater will be resubmitted and will get something in writing for Utility Department. Per Calvin Switzer he inquired if this was reviewed by Pasco County Fire Department to make sure it meets their emergency vehicle turn radius? Amy mentioned not yet, but it will be reviewed and had spoken to them prior and believes they meet their requirements. An Amended plan will be required prior to the development order to address the issues brought up at the meeting. Utilities mentioned the FDP Permit will be investigated again and revised engineering for the water and sewer services. This property will be rentals so no Plat process will be required.

**Recommendation:** This item was approved with conditions of updated permits from the County, FDEP, updated SWMFMD water star program review, compactor/dumpster location coordination through the Utility Department and the updated revised plan. The future resubmitted plan can be administratively approved by the Planning Dept.