



Zephyrhills

Site Plan Review Committee Minutes

January 20th, 2026 10:30 AM

Call to order-Todd Vandeberg

Attendance-Planning Director-Todd Vandeberg, Airport Manager-Nathan Coleman, Building Director-Kalvin Switzer, Utility Director-John Bostic

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

1.1 SPR-0110-26 Latham Pools: Project Location 40119 County Rd 54, Parcel#06-26-22-0000-01500-0020. This project proposes the expansion of the Latham Pools manufacturing facility, including the expansion of the outdoor storage areas, drive aisles, loading areas and existing stormwater.

The item was introduced by Rodney Corriveau Principal Planner. The project is for Latham Pools. The primary improvements will be on the exterior with some storm water improvements. Improvements include outdoor areas, outdoor storage areas for the pools as they're either being made or finished. The city's engineer on record Craig Cornelison has reviewed this and has provided comments that the applicant is currently working on addressing those issues. Issues were minor. Another part of the review was the ERP modifications. The projects landscape plan was reviewed. The cypress trees along the front stormwater pond were mentioned and need to be adjusted to fit the site better by being clustered to give a more natural look. Staff is recommending approval with the engineer report being dated January 2nd. In addition, the ERP Modification submitted along with the tree/landscape issue corrected. The applicants representative David Fleeman the engineer on record was present. He mainly went over the aerial view of the project and pointed out the existing outdoor storage. The scope of the project is mainly to organize and improve the workflow of the area in question. Also they will be installing a concrete slab on the south of the large warehouse to facilitate the forklift or their crane they use regularly. No concerns were mentioned by the department heads.

Recommendations: All board members motioned approval with conditions. Conditions were pay the tree mitigation fee, have the engineer report dated January 2nd and ERP Modifications addressed.

City of Zephyrhills



1.2 SPR-0111-26 Funk Street Project- Parcel #14-26-21-0270-00000-00B0. Review for an updated site plan for a park model home community that had been previously reviewed.

The item was introduced by William McCaw; the project is for an undated site plan to the Funk Street Project. The previous site plan was approved via the SPRC for park models. Now the applicant is proposing a change in the type of unit and layout of the unit. No changes to the zoning or anything else. No increase in density is requested, the same number of units are still being proposed. The maximum is 31 units. The new design meets all zoning requirements for parking and setbacks. A prior plan without parking had been previously submitted. Per the M-3 zoning requirements 1.5 spaces per unit is required, the applicant is providing 47 spaces. A site plan of the project was displayed and items discussed were the proposed laundry facilities, swimming pool and dog park. These items will require an amendment site plan to be submitted. The location of the dumpster was mentioned, it's in the front by the entrance to Funk Street. Staff and Public Works discussed about having it relocated. The length and condition of the road make the dumpster relocation concerning. Also keeping it in the same location and moving it back at a 90 degree angle and setting it behind the proposed landscape buffer was an option. The applicant has a SWFWMD permit exemption for the roadway improvements. The engineer of record was spoken to as well as the applicant regarding SWFWMD exemption for the proposed units themselves and any additional construction such as the pervious pavers for the parking units and the dog park, the laundry, and the pool. The city's engineer of record had recommended the applicant apply for an additional SWFWMD ERP or an exemption, whichever SWFWMD allows for. This would be a condition of approval. Landscape plan requirements were going to be included as a condition of approval but that was an oversight. The submitted site plans also have two additional sheets, one of which shows a landscape plan, so that portion is done. Chad Pettinato, the developer, and Justin Hinton, the project's engineer on record had a power point presentation they displayed. The power point touched base on the existing plan with the park model designs and relevant park model RV information. They mentioned the material of the proposed updated homes will be designed for longevity and durability with mold, mildew, waterproof and fireproof interiors. The cargo containers are built of steel walls, roof and flooring. They are made to withstand a category 5 hurricane or 150 mph winds with a 50 year life span. The design should be complimentary to the surrounding neighboring properties. The container homes being stacked with 2 stories should not exceed the 30ft height limit and there were no plans



to develop the site higher than 2 stories at this time. The landscape plan was displayed and reviewed, the plan showed the existing trees live oak trees on the site as well as proposed tree planting within the proposed landscape buffers. The applicant plans to preserve the existing trees to the best of their ability. Some trees might need to come down that fall within the site plan. Buffering on the north, west and south side and frontage is being proposed. Staff is recommending approval with noted conditions.

Recommendation: All members recommended approval with the following conditions:

- A SWFWMD ERP permit for the proposed improvements or an exemption letter for the proposed improvements to be submitted prior to construction
- An amended site plan showing the location of the dumpster relocated behind the landscape buffer at a 90 degree angle from Funk Street and showing the location and configuration of the pool and laundry mat being proposed.