

**RESOLUTION NO. 816-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR A RECREATIONAL VEHICLE STORAGE FACILITY IN THE GENERAL COMMERCIAL (C3) ZONING DISTRICT ON PARCEL 13-26-21-0070-12100-0010; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application was filed by 4014 20<sup>th</sup> Street, LLC for a conditional use to establish a recreational vehicle storage facility to be located on 2.91 acres of real property generally located at 4069 20<sup>th</sup> Street, with the parcel ID No. 13-26-21-0070-12100-0010; and

**WHEREAS**, the subject property zoning is General Commercial (C3); and

**WHEREAS**, the City of Zephyrhills Land Development Code, Table 2.02.01 allows for recreational vehicle storage to be considered as a Conditional Use in C3 zoning districts; and

**WHEREAS**, the application for a conditional use for recreational vehicle storage has been found to be in compliance with the standards outlined in Part 11.10.00 of the City of Zephyrhills Land Development Code pertaining to conditional uses; and

**WHEREAS**, on February 27, 2023, City Council did approve Ordinance No. 1455-23 establishing a 12-month moratorium on indoor/outdoor storage uses, including recreational vehicle;

**WHEREAS**, Ordinance 1455-23 did provide an exemption where pre-applications are held prior to the effective date of the moratorium; and

**WHEREAS**, the applicants did hold a pre-application meeting with City staff on February 8, 2023 and submitted a complete application prior to the effective date of Ordinance No. 1455-23, and are therefore found to be exempt from the moratorium; and

**WHEREAS**, the granting of the conditional use shall be subject to the following:

1. The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in the manner specified in the written approval and conditions specified herein. Any substantial expansion, alteration, or change in the conditional use authorized by the written approval must be reviewed by the City Council in the same manner in which the original conditional use was reviewed.
2. An expansion, alteration or change of a conditional use shall be deemed to exist where a substantial modification of the standards provided for in number 1 above results from activity associated with the conditional use or a substantial change of circumstances or conditions arise.
3. The conditions and stipulations shall become part of the written approval and must be followed by the applicant and/or any successor in interest.
4. The conditional use shall run with the property.
5. The applicant and/or any successor in interest shall be permitted to establish a recreational vehicle storage facility on the subject property, subject to the following conditions:
  - a. The use of the property for recreational vehicle storage shall be ancillary only and shall be tied to the construction of a +/-5,000 square foot wholesale retail/warehouse building for the primary business (Premium Stone Gallery Warehouse). Storage or parking of recreational vehicles on the subject property shall not occur before a Certificate of Occupancy or Completion is issued by the City for said warehouse.
  - b. A 20-foot wide type C buffer with opaque fence or wall shall be required along 20<sup>th</sup> Street for the purpose of screening/buffering, and shall be maintained by the applicant and any successor in interests.
  - c. The applicant and/or any successor in interest shall obtain an approved site development plan and all necessary permits from the City of Zephyrhills and/or other necessary jurisdictional entities, and shall pay all related impact fees.
  - d. The applicant and/or any successor in interest shall obtain construct the ancillary recreational vehicle storage facility in accordance with the City of Zephyrhills Land


Development Code, Building code and any applicable codes, ordinances and policies adopted by the City.


**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA:**

- Section 1: The foregoing findings are incorporated herein by reference and made a part hereof.
- Section 2: The application to establish a recreational vehicle storage facility use on property having the Parcel ID No. 13-26-21-0070-12100-0010 is hereby approved.
- Section 3: The conditional use is approved for the benefit of the applicant and the applicant’s successors and/or assigns and for the use as specified within the application only, subject to the conditions stated herein. The character and benefit of this conditional use shall not change but must be transferred without City Council approval by resolution.
- Section 4: The City Council does hereby expressly find that the provisions of this resolution are in conformity with the Comprehensive Plan of the City of Zephyrhills, as amended.

This Resolution No. 816-23 shall run with the subject property and shall inure to the benefit of and be binding upon 4014 20<sup>th</sup> Street, LLC, and its successors and assigns. All references to “applicant” herein shall mean 4014 20<sup>th</sup> Street, LLC and its successors and assigns.

The foregoing Resolution No. 816-23 was read and passed, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida on this 22<sup>nd</sup> day of May, 2023.

Attest:   
Lori L. Hillman, City Clerk

  
Lance A. Smith, Council President

  
Melonie Bahr Monson, Mayor

Approved as to legal form and legal content  
for the sole reliance of the City of Zephyrhills

  
Matthew E. Maggard, City Attorney