



UNION *County*
 LAKE BUTLER • WORTHINGTON SPRINGS • RAIFORD • PALESTINE • PROVIDENCE

Union County Board of County Commissioners
 15 Northeast 1st Street, Lake Butler, FL 32054 • Phone: 386-496-4241 • Fax: 386-496-4810

AGENDA
 BOARD OF COUNTY COMMISSIONERS
 SERVING AS THE PLANNING AND ZONING BOARD
 PUBLIC HEARING
 JUNE 02, 2025
 4:20 P.M.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this meeting or hearing, he or she will need a record for the proceedings and may need to ensure that a verbatim record is made

1. Meeting Called to Order
2. Invocation and Pledge.....Commissioner Dobbs
3. Public Comments
4. Consideration of an Application by the Board of County Commissioners, to Amend the Text of the Land Development Regulations (LDR) by Amending Section 4.15. 1, Entitled "ILW" Industrial, Light and Warehousing, Districts and Intent and Section 4.16.1, Entitled Industrial, Districts and Intent to Delete the Location Requirement That Such Districts be Located Within a Designated Urban Development Area and **Resolution No. LDR 25-01**
5. Public Comments In Favor Of:
6. Public Comments Opposed To:
7. Action by Board
8. Adjournment

BOARD MEMBERS:

DONNA JACKSON, District 1 • CHANNING DOBBS, District 2 • MELISSA McNEAL, District 3 • MAC JOHNS District 4 • WILLIE CROFT, District 5

KELLIE HENDRICKS RHOADES
 Clerk of Court/Comptroller

RUSSELL WADE
 County Attorney

RESOLUTION NO. LDR 25-01

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF UNION COUNTY, FLORIDA, AND THE LOCAL PLANNING AGENCY OF UNION COUNTY, FLORIDA; RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 25-01, BY THE BOARD OF COUNTY COMMISSIONERS, PROVIDING FOR AMENDING SECTION 4.15.1 ENTITLED "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING, DISTRICTS AND INTENT BY DELETING THE LOCATION REQUIREMENT THAT SUCH DISTRICTS BE LOCATED WITHIN A DESIGNATED URBAN DEVELOPMENT AREA; PROVIDING FOR AMENDING SECTION 4.16.1 ENTITLED "I" INDUSTRIAL, DISTRICTS AND INTENT BY DELETING THE LOCATION REQUIREMENT THAT SUCH DISTRICTS BE LOCATED WITHIN A DESIGNATED URBAN DEVELOPMENT AREA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Union County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Board of County Commissioners of Union County, Florida, serving as the Planning and Zoning Board of Union County, Florida, hereinafter referred to as the Board of County Commissioners, serving as the Planning and Zoning Board, to recommend to the Board of County Commissioners of Union County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the text of the Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, empowers the Board of County Commissioners of Union County, Florida, serving as the Local Planning Agency of Union County, Florida, hereinafter referred to as the Board of County Commissioners, serving as the Local Planning Agency, to recommend to the Board of County Commissioners, approval or denial of amendments to the text of the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Board of County Commissioners has been designated as the Planning and Zoning Board;

WHEREAS, the Board of County Commissioners has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, held the required public hearing, with public notice, on said application for amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the land development regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF UNION COUNTY, FLORIDA AND THE LOCAL PLANNING AGENCY, OF UNION COUNTY, FLORIDA, THAT:

Section 1. All text shown in ~~bold and strike through~~ is recommended for deletion. All text shown in **bold and underline** is recommended for adoption.

Section 2. Pursuant to an application, LDR 25-01, by the Board of County Commissioners, to amend the text of the Land Development Regulations, the Board of County Commissioners, serving as the Planning and Zoning Board and the Local Planning Agency, recommends to the Board of County Commissioners that Section 4.15.1 entitled "ILW" Industrial, Light and Warehousing, District and Intent be amended to read, as follows:

SECTION 4.15. "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

4.15.1 DISTRICTS AND INTENT

The "ILW" Industrial, Light and Warehousing category includes one (1) zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution ~~within the designated urban development areas defined within the County's Comprehensive Plan.~~ Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see Article 14).

Section 3. Pursuant to an application, LDR 25-01, by the Board of County Commissioners, to amend the text of the Land Development Regulations, the Board of County Commissioners, serving as the Planning and Zoning Board and the Local Planning Agency, recommends to the Board of County Commissioners that Section 4.16.1 entitled "I" Industrial, District and Intent be amended to read, as follows:

SECTION 4.16. "I" INDUSTRIAL

4.16.1 DISTRICTS AND INTENT

The "I" Industrial category includes one (1) zone district: "I". This district is intended primarily for manufacturing and closely related uses ~~within designated urban development areas as defined by the County's Comprehensive Plan~~. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

Section 4. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. This resolution shall become effective upon adoption by the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners, serving as the Planning and Zoning Board and the Local Planning Agency, this 2nd day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, FLORIDA
SERVING AS THE
PLANNING AND ZONING BOARD
OF UNION COUNTY, FLORIDA
AND THE LOCAL PLANNING AGENCY
OF UNION COUNTY, FLORIDA

Attest:

Kellie Hendricks Rhoades, County Clerk

Channing Dobbs, Chair



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

May 20, 2025

Ms. Dianne Hannon
Secretary to the
Board of County Commissioners
Union County
15 Northeast First Street
Lake Butler, FL 32054

TRANSMITTED VIA ELECTRONIC MAIL

RE: Application No. LDR 25-01 (Board of County Commissioners)

Resolution
Concerning an Amendment to the
Text of the Land Development Regulations

Dear Dianne:

Please find enclosed the above referenced resolution.

The County Attorney should review the resolution as to legal form and sufficiency.

Subsequent to adoption of the resolution, please send a copy of the signed resolution to me.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

SRK/cf

Enclosure

xc: Denise Clemons, Building Department Secretary
Kellie Hendricks Rhoades, County Clerk and Comptroller
Leslie C. Snyder, Deputy County Clerk
Russell A. Wade III, County Attorney
James Williams, County Coordinator

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