



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
PUBLIC HEARING
JUNE 02, 2025
4:25 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 **Ordinance No. 2025-03**
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

ORDINANCE NO. 2025-03

AN ORDINANCE OF UNION COUNTY, FLORIDA, AMENDING ORDINANCE NO. 95-04, AS AMENDED, ENTITLED THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 25-01, BY THE BOARD OF COUNTY COMMISSIONERS TO AMEND THE TEXT OF THE LAND DEVELOPMENT REGULATIONS, 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; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Union County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water to implement the Union County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

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 of Union County, Florida, hereinafter referred to as the Planning and Zoning Board;

WHEREAS, the Board of County Commissioners has been designated as the Local Planning Agency of Union County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and Land Development Regulations, 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 having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.01, Florida Statutes, as amended, the Board of County Commissioners held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, concerning said application for an amendment, as described below;

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

WHEREAS, the Board of County Commissioners 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 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 ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, LDR 25-01, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.15.1 entitled "ILW" Industrial, Light and Warehousing, District and Intent is hereby 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 2. Pursuant to an application, LDR 25-01, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.16.1 entitled "I" Industrial, District and Intent is hereby 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 3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

Section 6. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 7. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

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

Attest:

BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, FLORIDA

Kellie Hendricks Rhoades, County Clerk

Channing Dobbs, Chair



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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)

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

Dear Diane:

Please find enclosed the above referenced ordinance. **If any changes are made to this document, prior to adoption, please provide us with a copy of the revised document and identify the changes made to the document.**

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

Subsequent to adoption of the ordinance, please send a copy of the signed ordinance 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

Enclosure

SRK/cf

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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