



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
JUNE 04, 2024
3:35 P.M.
PUBLIC HEARING

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
3. Public Comments
4. Consideration of an Application, Z24-01, by Justin C. Howard, to amend the Official Zoning Atlas of the Land Development Regulations (LDR) by changing the zoning district from AGRICULTURAL-4 to COMMERCIAL, NEIGHBORHOOD (CN).
5. Public Comments in Favor Of:
6. Public Comments Opposed To:
7. Action by the Board
8. Adjournment

BOARD MEMBERS:

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

KELLIE HENDRICKS RHOADES
Clerk of Court/Comptroller

RUSSELL WADE
County Attorney



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

May 23, 2024

Ms. Dianne Hannon
Secretary to the
Board of County Commissioners
Union County
15 Northeast First Street
Lake Butler, FL 32054-1701

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 24-01 (Howard)

Resolution
Concerning an Amendment to the
Official Zoning Atlas 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 the 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

Enclosure

SRK/cf

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

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RESOLUTION NO. PZ/LPA Z 24-01

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, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS; REZONING FROM AGRICULTURAL-4 (A-4) TO COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF UNION COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Union County Land Development Regulations, hereinafter referred to as the Land Development Regulations, as amended, 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 Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3215, Florida Statutes, as amended, empowers the Board of County Commissioners, serving as the Local Planning Agency of Union County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners, approval or denial of amendments to 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 having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment 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 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; and

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board and the Local Planning Agency, has studied and considered the items enumerated in Section 16.2.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

- a. The proposed change will not be contrary to the Land Use Plan and would not have an adverse effect on the Comprehensive Plan;
- b. The proposed change is compatible with the existing land use pattern in the area;
- c. The proposed change will not create an isolated district unrelated to adjacent and nearby districts;

- d. The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;
- e. The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;
- f. The proposed change will not adversely influence living conditions in the neighborhood;
- g. The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- h. The proposed change will not create a drainage problem;
- i. The proposed change will not seriously reduce light and air to adjacent areas;
- j. The proposed change will not adversely affect property values in the adjacent area;
- k. The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
- l. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- m. The proposed change is not out of scale with the needs of the neighborhood or the County.

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. Pursuant to an application, Z 24-01, by Justin C. Howard, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, 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 the zoning district be changed from AGRICULTURAL-4 (A-4) to COMMERCIAL, NEIGHBORHOOD (CN) on property described, as follows:

A parcel of land lying in Section 16, Township 6 South, Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 16; thence North 00°08'51" West 1,310.83 feet, along the West line of said Section 16 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 16; thence North 89° 48'26" East 830.26 feet, along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 16 to the intersection with the West line of the East 508.86 feet of the Northwest 1/4 of the Southwest 1/4 of Section 16; thence North 00°13'30" West 1,077.28 feet, along the West line of the East 508.86 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 16; thence North 86°58'53 " West 73.13 feet to the Point of Beginning; thence South 89°50'38" West 156.85 feet; thence North 00°13'30" West 272.11 feet to the South right-of-way line of County Road 239-A; thence North 89°50'38" East 12.22 feet, along the South right-of-way line of said County Road 239-A; thence South 00°09'22" East 5.00 feet, along a jog in the South right-of-way line of said County Road 239-A; thence North 89°50'38" East 186.61 feet, continuing along the South right-of-way line of said County Road 239-A; thence South 33°13'05" West 63.88 feet; thence South 01°35'22" West 213.86 feet to the Point of Beginning.

Containing 1.01 acres, more or less.

Section 2. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in special 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 4th day of June 2024.

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