



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

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Union County Board of County Commissioners  
15 Northeast 1<sup>st</sup> Street, Lake Butler, FL 32054 · Phone: 386-496-4241 · Fax: 386-496-4810

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AGENDA  
BOARD OF COUNTY COMMISSIONERS  
SERVING AS THE PLANNING AND ZONING BOARD  
JUNE 04, 2024  
3:30 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)

Ordinance  
Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

Dear Dianne:

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  
Leslie C. Snyder, Deputy Clerk  
Russell A. Wade III, County Attorney  
James Williams, County Coordinator

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ORDINANCE NO. 2024-05

AN ORDINANCE OF UNION COUNTY, FLORIDA, AMENDING ORDINANCE NO. 95-4, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNERS OF SAID ACREAGE, TO AMEND THE OFFICIAL ZONING ATLAS OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM AGRICULTURAL-4 (A-4) TO COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF UNION COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND 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 to 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 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 Board of County Commissioners, serving 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 Board of County Commissioners, serving as the Local Planning Agency;

WHEREAS, pursuant to the Section 163.3174, Florida Statutes, as amended, and the 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 and the Concurrency Management Assessment 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 125.66, 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, and the Concurrency Management Assessment concerning said application for an amendment, as described below; 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, Z 24-01, by Justin C. Howard, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district on certain lands, the zoning district is hereby 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. 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 3. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. 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 5. 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 special session, with a quorum present and voting, by the Board of County Commissioners this 4th day of June 2024.

Attest:

BOARD OF COUNTY COMMISSIONERS  
OF UNION COUNTY, FLORIDA

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Kellie Hendricks Connell, County Clerk

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Channing Dobbs, Chair