



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

---

Union County Board of County Commissioners

15 Northeast 1<sup>st</sup> Street, Lake Butler, FL 32054 • Phone: 386-496-4241 • Fax: 386-496-4240

---

AGENDA  
PLANNING AND ZONING BOARD  
JANUARY 17, 2023  
5:45 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 Z22-03, an application by Gerry Dedenbach, of CHW Professional Consultants, as agent for the Ann Christoforidis Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AG 4 to Commercial General on the property described in the application.
5. Public Comments in Favor Of:
6. Public Comments Opposed To:
7. Resolution No. Z22-03
8. Action by the Board
9. Consideration of an application, CPA 22-04, by Gerry Dedenbach, of CHW Professional Consultants, as agent for the Ann Christoforidis Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from AG-4 (less than or equal to 5 dwelling units per acre, except as provided for in Policy 1.2.2) to COMMERCIAL on the property described in the application.
10. Public Comments in Favor Of:
11. Public Comments Opposed To:
12. Resolution No PZ/LPA CPA 22-04
13. Action by the Board
14. Adjournment

**BOARD MEMBERS:**

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

KELLIE HENDRICKS RHODES  
Clerk of Court/Comptroller

RUSSELL WADE  
County Attorney



**UNION**

Union County Building Department  
15 Northeast 1st Street, Lake Butler, FL 32054 • Phone: 386-496-2676 • Fax: 386-496-4240

---

Union County Building Department  
15 Northeast 1st Street, Lake Butler, FL 32054 • Phone: 386-496-2676 • Fax: 386-496-4240

---

**APPLICATION FOR AMENDMENT OF THE UNION COUNTY  
LAND DEVELOPMENT REGULATION**

Name of Applicant: Ann Christoforidis Trust  
Address: 2741 ABINGTON RD COLUMBUS, OH 43221-3066  
Telephone Number: Please Contact Agent  
Name of Agent (if Applicable): Gerry Dedenbach, CHW Professional Consultants  
Address: 11801 Research Drive, Alachua, FL 32615  
Telephone Number: 352-331-1976

Please complete the following for Proposed amendments of the Official Zoning Atlas: (for amendments to the text of Land Development Regulations, which do not require an Official Zoning Atlas amendment, please omit responses to Part 1 and Part 2 of this Application)

**Part 1**

Please attach Legal Description: Please See Attached

Total Acreage of Land to be considered under amendment: ±3.24 Acres

Zoning District: Agriculture (A-4)

Present: Agriculture (A-4)

Requested: Commercial General (CG)

---

**Application for Amendment of the Land Development Regulation**

**Part 2**

For amendment of the text of the Land Development Regulation, please provide on separate pages to be attached and made part herewith the text of the proposed amendment.

I hereby certify that all of the above statements and statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by agent, a letter of consent from the title holder(s) addressed to the Land Development Regulation Administrator must be attached

Gerry Dedenbach, CHW Professional Consultants

~~Applicant Name~~ (Print) Agent Name

Gerry Dedenbach  
Applicant Signature

12/15/00  
Date

Application for Amendment of the Land Development  
FOR OFFICE USE ONLY

Map Category:

- |           | Surrounding Existing | Zoning | Land Use |
|-----------|----------------------|--------|----------|
| (a) North |                      |        |          |
| (b) East  |                      |        |          |
| (c) South |                      |        |          |
| (d) West  |                      |        |          |

The property consider by this proposed amendment is \_\_\_ is NOT \_\_\_ directly related to a development of regional impact.

Date Filed: \_\_\_\_\_ Applicant No. \_\_\_\_\_  
Fee Amount: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date of Planning and Zoning Board/Local Planning Agency Public Hearing: \_\_\_\_\_  
Date of notice Published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date(s) Board of County Commissioners Public Hearing(s): (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date(s) of notice published: (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Date of notice of enactment of an ordinance publication: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Board of County Commissioner Decision: \_\_\_\_\_  
(Granted, Denied, Etc.)

RESOLUTION NO. Z 22-03

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 22-03, 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, GENERAL (CG) 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 Concurrence 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 22-03, by Gerry Dedenbach, of CHW Professional Consultants, as agent for the Ann Christoforidis Trust, 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, GENERAL (CG) on property described, as follows:

A parcel of land lying in Section 21, Township 6 South, Range 18 East, Union County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 21; thence North 03°04'00" West 1,326.46 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence South 87°39'47" West 50.00 feet to the West right-of-way line of Southwest County Road 241; thence North 03°04'00" West 749.50 feet, along the West right-of-way line of said Southwest County Road 241 to the Point of Beginning; thence South 87°39'47" West 367.50 feet; thence North 03°04'00" West 437.51 feet to the South right-of-way line of West County Road 18; thence South 76°00'20" East 384.39 feet, along the South right-of-way line of said West County Road 18 to the West right-of-way line of said Southwest County Road 241; thence South 03°04'00" East 329.42 feet, along the West right-of-way line of said Southwest County Road 241 to the Point of Beginning.

Containing 3.23 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 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 17th day of January 2023.

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

\_\_\_\_\_  
Ryan Perez, Chair

APPLICATION FOR AMENDMENT  
OF THE UNION COUNTY COMPREHENSIVE PLAN

Name of Applicant(s): Ann Christoforidis Trust

Address: 2741 ABINGTON RD COLUMBUS, OH 43221-3066

Telephone: Please Contact Agent

Name of Applicant's Agent (if applicable): Gerry Dedenbach, CHW Professional Consultants

Address: 11801 Research Drive, Alachua, FL 32615

Telephone: 352-331-1876

Please complete the following for proposed amendments to the Future Land Use Plan Map. For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use Plan amendment, please omit responses to Part I and only complete Part II of this Application.

**PART I**

Legal Description:

**See Attached**

Total Acreage of land to be considered under amendment: ±3.24 Acres

Future Land Use  
Plan Map Category:

Present: Agriculture

Requested: Commercial

Application for Amendment  
of the Comprehensive Plan

PART II

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

N/A

I hereby certify that all of the above statements and statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of designation from the title holder(s) addressed to the County Land Development Regulation Administrator must be attached.

Gerry Dadenbach, CHW Professional Consultants

~~Applicant Name~~ (Type or Print) Agent Name

Gerry Dadenbach  
Applicant Signature

12/15/20  
Date

RESOLUTION NO. PZ/LPA CPA 22-04

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 CHANGING THE LAND USE CLASSIFICATION OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE FUTURE LAND USE PLAN MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM AGRICULTURE-4 (LESS THAN OR EQUAL TO 5 DWELLING UNITS PER ACRE, EXCEPT AS PROVIDED FOR IN POLICY 1.2.2) TO COMMERCIAL 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, 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 Union County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Board of County Commissioners, 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 Comprehensive Plan, 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 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; 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. Pursuant to an application, CPA 22-04, by Gerry Dedenbach, of CHW Professional Consultants, as agent for the Ann Christoforidis Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan to change the future land use classification 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 land use classification be changed from AGRICULTURE-4 (less than or equal to 5 dwelling units per acre, except as provided for in Policy 1.2.2) to COMMERCIAL, on the property described, as follows:

A parcel of land lying in Section 21, Township 6 South, Range 18 East, Union County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 21; thence North 03°04'00" West 1,326.46 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence South 87°39'47" West 50.00 feet to the West right-of-way line of Southwest County Road 241; thence North 03°04'00" West 749.50 feet, along the West right-of-way line of said Southwest County Road 241 to the Point of Beginning; thence South 87°39'47" West 367.50 feet; thence North 03°04'00" West 437.51 feet to the South right-of-way line of West County Road 18; thence South 76°00'20" East 384.39 feet, along the South right-of-way line of said West County Road 18 to the West right-of-way line of said Southwest County Road 241; thence South 03°04'00" East 329.42 feet, along the West right-of-way line of said Southwest County Road 241 to the Point of Beginning.

Containing 3.23 acres, more or less.

Section 2. All resolutions or portions of 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 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 17th day of January 2023.

Attest:

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

Kellie Hendricks Rhoades, County Clerk

Ryan Perez, Chair