



UNION *County*

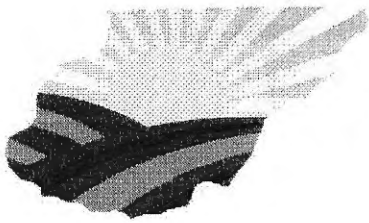
LAKE BUTLER • WORTHINGTON SPRINGS • RAIFORD • PALESTINE • PROVIDENCE

UNION COUNTY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS SERVING AS THE BOARD OF ADJUSTMENTS

AGENDA
FEBRUARY 19, 2024
SPECIAL MEETING
5:50 P.M.

1. MEETING CALLED TO ORDER
2. PLEDGE AND INVOCATION
3. CONSIDERATION OF AN APPLICATION AND **RESOLUTION BA SE 24-01** FOR A SPECIAL EXCEPTION 24-01SE, JEFF & DAWN MCCARTHY, 12460 NE 216TH PLACE, RAIFORD, FLORIDA
4. PUBLIC COMMENTS IN FAVOR OF:
5. PUBLIC COMMENTS OPPOSED TO:
6. CLOSED TO PUBLIC COMMENTS
7. ACTION BY THE BOARD
8. ADJOURNMENT



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

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

APPLICATION FOR SPECIAL EXCEPTION TO BOARD OF ADJUSTMENTS

SECTION TO BE COMPLETED BY APPLICANT INFORMATION CONCERNING TITLE HOLDER(S) AND AGENT

Name of the Title Holder(s): Jeff and Dawn McCarthy

Address: 12460 NE 216th Place Raiford, Florida Zip: 32083

Telephone Number: 904-606-7663 Office or 904-803-3283 Cell

Does any other person have any ownership in interest in subject property? Yes ☐ No ☒

If Yes, list such person: _____

Title Holder(s) Representative (Agent), if applicable: N/A

Address: _____ Zip: _____

Telephone Number: _____

A Special Exception is requested in conformity with the powers vested in the Board of Adjustments by the Comprehensive Plan to permit a conference center on the property described below, and in conformity with the site plan dated December 12, 2023

LOCATION AND USE: Conference Center
Parcel #'s 13-05-20-00-000-0060-0

Legal Description: (PLEASE ATTACH)

Size of Property in Acres or fractions thereof: 80 Acres

Present Use: Agricultural
(commercial, industrial, residential, agricultural, etc.)

Future Land Use Plan Map Category: Agricultural

Application for Special Exception to Board of Adjustment

ACTION BY APPLICANT ON PROPERTY

A previous Special Exception Application:

_____ was made with respect to these premises, Application No. _____

☒ was not made with respect to these premises.

I (we) hereby certify that all of the above statements and the statements contained in any documents or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

If title holder(s) are represented by an agent, a letter of consent from the title holder(s) addressed to the County Building Official must be attached.

Dawn McCarthy and Jeff McCarthy

Applicant Name (Type or Print)

Dawn McCarthy Jeff McCarthy

Applicant Signature

December 12, 2023
Date

FOR OFFICE USE ONLY

Date Filed: 12/13/23

Special Exception Application # SE 24-01

Fee Amount: 550.00 Receipt No: 9763576

Date of Board of Adjustments Public Hearing: 2/19/24

Dates Notice Published (1) 2/8/2024 (2) _____

Newspaper: UC Times

Board of Adjustment Decision: _____
(Granted, Denied, Ect.)

1325.42 ft

2663 ft

TABLE TO SCALE: 1" = 40'

CONFERENCE CENTER 4951 SQ FT

PARKING LOT HARD GRASS 67,000 SQ FT

HANDICAPPED PARKING 14,104 SQ FT

WELL 4'X2'X500"

REFUSE & SERVICE

SEPTIC 6'5" X 10' DRAINING TANK 5' X 6'

BUFFER ACREAGE: 91 ACRES

PROPOSED 3' LANDSCAPE BUFFER OF EXISTING NATIVE TREES, SHRUBS, GRASS, VEGETATION, WILD FLOWERS, ETC.

2663 ft

713 ft

80 ACRE PARCEL
#13-05-20-00-000-0060-0

PROPOSED 3X5 SIGN W/ LED LANDSCAPE LIGHTS
*NOWHERE NEAR ROAD FRONTAGE

3800ft Street Lights
12,000 Lumens Light

EXISTING POLE BARN 36'X60'
EXISTING CHAIN-LINK 56' FT

INGRESS / EGRESS VIA PRIVATE ROAD
NE 216 FT PLACE OUT TO NE SR 122

EXISTING POND

12 ACRE PARCEL
#24-05-20-00-000-0112-0

1325.42 ft

UNION COUNTY

SPECIAL EXCEPTION SITE PLAN REVIEW

Date: February 2, 2024

Application No.: SE 24-01 (McCarthy)

According to Section 12.2.1 of the Land Development Regulations, the following are required to be submitted along with the Petition for a Special Exception to address the required findings of the Board of Adjustment.

- | | |
|------------|--|
| <u>✓</u> | Site plan at an appropriate scale showing proposed placement of structures on the property; |
| <u>✓</u> | Ingress and egress; |
| <u>✓</u> | Offstreet parking (establishes a specific area for offstreet parking; fully dimension parking spaces including handicapped parking spaces; indicate type of wearing surface proposed for offstreet parking area) |
| <u>N/A</u> | Off-street loading areas; |
| <u>✓</u> | Refuse and service areas; |
| <u>N/A</u> | Other open spaces; |
| <u>✓</u> | Proposed locations for utility hook-ups; |
| <u>✓</u> | Plans for screening and buffering with reference as to type, dimensions and character; |
| <u>✓</u> | Proposed landscaping (at a minimum landscaping for area within the off-street parking area); |
| <u>✓</u> | Proposed signs and lighting, including type, dimensions and character; |
| <u>✓</u> | Dimensions of all buildings and structures; and |
| <u>✓</u> | Dimensions of lot lines. |

RESOLUTION NO. BA SE 24-01

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF UNION COUNTY, FLORIDA, GRANTING WITH APPROPRIATE CONDITIONS AND SAFEGUARDS A SPECIAL EXCEPTION AS AUTHORIZED UNDER SECTION 3.2 OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A SPECIAL EXCEPTION TO THE PERMITTED USES WITHIN AN AGRICULTURAL-4 (A-4) ZONING DISTRICT, AS PROVIDED WITHIN SECTION 4.5.5 OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO PERMIT A CONFERENCE CENTER ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF UNION COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; 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 Board of Adjustment of Union County, Florida, hereinafter referred to as the Board of County Commissioners, serving as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of County Commissioners, serving as the Board of Adjustment, held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing;

WHEREAS, the Board of County Commissioners, serving as the Board of Adjustment, has determined and found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or deny a special exception, as described below;

WHEREAS, the Board of County Commissioners, serving as the Board of Adjustment, has determined and found that the granting with appropriate conditions and safeguards of the petition for a special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of County Commissioners, serving as the Board of Adjustment, has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of County Commissioners, serving as the Board of Adjustment, has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed change will not create a drainage problem;
- (g) The proposed change will not seriously reduce light and air to adjacent areas;
- (h) The proposed change will not adversely affect property values in the adjacent areas;

- (i) The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF UNION COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition, SE 24-01, by Dawn McCarthy and Jeffrey McCarthy, to request a special exception be granted to permit a conference center as provided for in Section 4.5.5 of the Land Development Regulations within an AGRICULTURAL-4 (A-4) zoning district in accordance with a petition dated December 12, 2023 and a site plan dated December 22, 2023, revised on January 2, 2024, the Board of County Commissioners, serving as Board of Adjustment hereby grants a special exception, as described above, subject to the appropriate conditions and safeguards herein specified, to be located on property described, as follows:

A parcel of land lying in Section 13, Township 5 South, Range 20 East, Union County, Florida, more particularly described, as follows: The South 1/2 of the Southwest 1/4 of said Section 13.

Containing 80.00 acres, more or less.

Section 2. A site plan, as described above, is herewith made a part of this resolution by reference and shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations. In addition, any activities to be conducted within the area described within this application shall meet any additional requirements of the County, regional agencies, the State of Florida and the United States of America.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

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

Section 5. 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 Board of Adjustment, this 19th day of February 2024.

Attest:

BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, FLORIDA
SERVING AS THE BOARD OF ADJUSTMENT
OF UNION COUNTY, FLORIDA

Kellie Hendricks Rhoades, County Clerk

Channing Dobbs, Chair