



**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

APRIL 15, 2024

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. Resolution No. PZ/LPA M 24-01 Extension
4. Public Comments in Favor Of:
5. Public Comments Opposed To:
6. Action by Board
7. Consideration of an application to adopt Ordinance 2024-03, declaring an extension on the moratorium, by the Board of County Commissioners of Union County, Florida, serving as the Planning and Zoning Board and the Local Planning Agency of Union County, Florida.
8. Public Comments In Favor Of:
9. Public Comments Opposed To:
10. First Reading of Ordinance NO. 2024-03
11. Action by Board
12. 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

RESOLUTION NO. PZ/LPA M 24-01 EXTENSION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, SERVING AS THE THE PLANNING AND ZONING BOARD OF UNION COUNTY, FLORIDA AND SERVING ALSO AS THE LOCAL PLANNING AGENCY OF UNION COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, APPROVAL OF AN EXTENSION OF THE EXISTING MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND PROCESSING OF SPECIAL EXCEPTION APPLICATIONS FOR TRAVEL TRAILER PARKS AND CAMPGROUNDS FOR A PERIOD OF ONE YEAR; 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 163.3248, 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, 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, a duly noticed public hearing was conducted by the Board of County Commissioners, serving as the Planning and Zoning Board and serving also as the Local Planning Agency, for the consideration of an extension of the travel trailer parks and campgrounds moratorium for a period of one year, and considered all comments received during said public hearing concerning said moratorium ordinance;

WHEREAS, the Board of County Commissioners, serving as the Planning and Zoning Board, and serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of an extension of the travel trailer parks and campgrounds moratorium for a period of one year;

WHEREAS, the Board of County Commissioners serving as the Planning and Zoning Board, and serving also as the Local Planning Agency desires to establish travel trailer parks and campgrounds provisions within the Land Development Regulations in order to determine procedures and methods to continue to preserve and protect the health, safety, and welfare of the citizens of the County;

WHEREAS, the Board of County Commissioners serving as the Planning and Zoning Board, and serving also as the Local Planning Agency, has determined and found that approval of an extension of the travel trailer parks and campgrounds moratorium for a period of one year, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners serving as the Planning and Zoning Board, and serving also as the Local Planning Agency, has determined and found that approval an extension of the travel trailer parks and campgrounds moratorium for a period of one year, 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 serving as the Planning and Zoning Board, and serving also as the Local Planning Agency, has determined and found that approval of the extension of said travel trailer parks and campgrounds moratorium 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 SERVING ALSO AS THE LOCAL PLANNING AGENCY OF UNION COUNTY, FLORIDA, THAT:

Section 1. The Board of County Commissioners serving as the Planning and Zoning Board and serving also as the Local Planning Agency, recommends to the Board of County Commissioners adoption of Ordinance No. 2024-03 extending an existing moratorium on the acceptance and processing of special exception applications for travel trailer parks and campgrounds for a period of one year from May 15, 2024 to May 14, 2025.

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 15th day of April 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:

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Kellie Hendricks Rhoades, County Clerk

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Channing Dobbs, Chair

ORDINANCE NO. 2024-03

AN ORDINANCE OF UNION COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2023-03 BY EXTENDING THE EXISTING MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND PROCESSING OF SPECIAL EXCEPTION APPLICATIONS FOR TRAVEL TRAILER PARKS AND CAMPGROUNDS FOR A PERIOD OF ONE YEAR; PROVIDING FOR PROHIBITION; PROVIDING FOR CONFLICTS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN EXPIRATION 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, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water to implement the Comprehensive Plan;

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, Ordinance No. 2023-03, adopted on July 17, 2023, declares a moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds for a period of one year from May 15, 2023 to May 14, 2024;

WHEREAS, Section 6 of Ordinance No. 2023-03, provides for an extension of the moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds;

WHEREAS, Ordinance No. 2024-03, amends Ordinance No. 2023-03, to extend the moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds, for an additional period of one year from May 15, 2024 to May 14, 2025;

WHEREAS, a duly noticed public hearing was held by the Board of County Commissioners, serving as the Local Planning Agency and also as the Planning and Zoning Board, to consider extending the moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds for an additional period of one year from May 15, 2024 to May 14, 2025, which resulted in a recommendation of approval; and

WHEREAS, two duly noticed Board of County Commissioners public hearings were held to consider extending the moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds, for an additional period of one year from May 15, 2024 to May 14, 2025.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, THAT:

Section 1. Findings. The Board of County Commissioners hereby extends the existing moratorium on the acceptance of applications and processing of special exception applications for travel trailer parks and campgrounds, for an additional period of one year from May 15, 2024 to May 14, 2025.

Section 2. Prohibition. As to any property located in the incorporated area of the County, there is hereby declared a moratorium upon the acceptance and processing of special exception applications for the travel trailer parks and campgrounds permits for a period of one year. No special exception applications for travel trailer parks and campgrounds shall be accepted or processed, and no travel trailer parks and campgrounds special exception permits shall be issued between May 15, 2023 and May 14, 2025.

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 suspended during the time period set forth in Section 2, to the extent of such conflict, hereby.

Section 5. 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 6. Expiration Date. This ordinance shall expire on May 14, 2025, unless earlier terminated or further extended by ordinance.

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 UPON FIRST READING on the 15th day of April 2024.

PASSED AND DULY ADOPTED, in special session, with a quorum present and voting, by the Board of County Commissioners this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Attest:

BOARD OF COUNTY COMMISSIONERS  
OF UNION COUNTY, FLORIDA

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Kellie Hendricks Rhoades, County Clerk

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Channing Dobbs, Chair