



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
Serving as the Planning and Zoning Board

APRIL 17, 2023

5:55 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, CPA-23-01, by Jimmy Matthew, 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 INDUSTRIAL.
5. Public Comments In Favor Of:
6. Public Comments Opposed To:
7. Resolution No. PZ/LPA CPA 23-01
8. Action by Board
9. Consideration of an application, Z23-01, by Jimmy Matthew to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AG-4 (A-4) to INDUSTRIAL, LIGHT AND WAREHOUSING (ILW)
10. Public Comments in Favor Of:
11. Public Comments Opposed To:
12. Resolution No. Z 23-01
13. Action by 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 RHOADES
Clerk of Court/Comptroller

RUSSELL WADE
County Attorney

RESOLUTION NO. PZ/LPA CPA 23-01

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 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 INDUSTRIAL 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 Concurrence 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 23-01, by Jimmy Matthew, 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 INDUSTRIAL, on the property described, as follows:

A parcel of land lying in Section 1, Township 6 South Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at the Southeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 1; thence South 88°46'20" West 2,080.10 feet for the Point of Beginning; thence North 42°43'50" East 230.84 feet; thence South 88°46'20" West 210.00 feet to the Easterly right-of-way line of State Road 121; thence South 42°43'50" West, along the Easterly right-of-way of said State Road 121, a distance of 230.84; thence North 88°46'20" East 210.00 feet to the Point of Beginning.

Containing 0.81 acre, 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 April 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

RESOLUTION NO. PZ/LPA Z 23-01

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 23-01, 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 INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) 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 23-01, by Jimmy Matthew, 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 INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

A parcel of land lying in Section 1, Township 6 South Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at the Southeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 1; thence South 88°46'20" West 2,080.10 feet for the Point of Beginning; thence North 42°43'50" East 230.84 feet; thence South 88°46'20" West 210.00 feet to the Easterly right-of-way line of State Road 121; thence South 42°43'50" West, along the Easterly right-of-way of said State Road 121, a distance of 230.84; thence North 88°46'20" East 210.00 feet to the Point of Beginning.

Containing 0.81 acre, 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 April 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

UNION COUNTY
SITE AND DEVELOPMENT PLAN APPROVAL
APPLICATION

Name of Applicant(s): Jimmy Matthew

Address: 8704 SW 52 1/2 Lake Butler FL 32054

Telephone: 904-966-2545

City, State, Zip Code: Lake Butler, FL 32054

Name of Applicant's Agent (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Site and Development Plan Approval is requested in conformity with the Land Development Regulations to permit (check as appropriate):

- ☐ Alteration of a site -
square footage of gross floor area of alteration: _____
- ☐ New construction on a site -
square footage of gross floor area of new construction: _____
- ☐ Relocation of a structure -
square footage of gross floor area of structure: _____

on the property described below, and in conformity with a site plan dated 1-12-23

Legal Description: please see attachments

Total acreage of land to be considered under this application: .81 acre

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

Future Land Use Plan Map Category: ILW

Zoning District: Industrial, light warehousing (ILW)

APPLICATION FOR
SITE AND DEVELOPMENT PLAN APPROVAL

A previous site and development plan application:

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

☒ was not made with respect to these premises.

I 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 knowledge and belief.

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

Jimmy Matthew
Applicant/Agent Name (Type or Print Name)


Applicant/Agent Signature

1-12-23
Date

FOR OFFICE USE ONLY

Date Filed: _____

Site and Development Plan Application No. _____

Fee Amount: _____

Receipt No.: _____

Date of Planning and Zoning Board Meeting: _____

Planning and Zoning Board Decision: _____

(Granted, Denied, etc.)

TO: UNION COUNTY BUILDING DEPARTMENT

FROM: JIMMY MATTHEW

DATE: JAN. 12, 2023

SUBJECT: SIT AND DEVELOPMENT PLAN APPROVAL APPLICATION

I Jimmy Matthew am submitting this Site and Development Plan Approval Application to start a Boat/Travel Trailer storage lot. Please see attachments for Legal Description and site plan. There will be a fence installed around the property to secure the lot.

Jimmy Matthew



LEGAL DESCRIPTION: (PARCEL "A") (AS FURNISHED)

(From Official Records Book 433, Pages 621-623, Public Records of Union County, Florida)

Commence at a concrete monument at the Southeast corner of West 1/2 of Northwest 1/4 of Northeast 1/4 of Section 1, Township 6 South, Range 19 East and run thence South 88 degrees, 46 minutes and 20 seconds West, a distance of 2,080.1 feet to a concrete monument 210 feet Easterly of the Easterly boundary of right of way of State Road 23 for a Point of Beginning; run thence North 42 degrees, 43 minutes and 50 seconds East and parallel to aforesaid Easterly boundary a distance of 230.84 feet to a concrete monument; run thence South 88 degrees, 46 minutes and 20 seconds West a distance of 210 feet to concrete monument on aforesaid Easterly boundary; run thence South 42 degrees, 43 minutes 50 seconds West along the Easterly boundary of State Road 23, a distance of 230.84 feet to a concrete monument; run thence North 88 degrees 46 minutes and 20 seconds East, a distance of 210 feet to a concrete monument and the Point of Beginning; and lying and being in North 1/2 of Northwest 1/4 of Section 1, Township 6 South, Range 19 East.

Return To/Prepared By:

Jimmy Matthew
15073 SW 150th Loop
Lake Butler, FL 32054

Inst 20220003295 Date: 12/15/2022 3:37 PM

Page 1 of 2 8 437 P.502

Kelle Hendricks Rhoades, Clerk of the Circuit Court,

Union County, By SNYDER, Deputy Clerk

Rec \$18.50 Deed Doc. \$0.70

WARRANTY DEED

THIS DEED made on this 6th day of December, 2022, by and between Jimmy Matthew, whose mailing address is 15073 SW 150th Loop, Lake Butler, FL 32054, as Grantor, and Jimmy Matthew, whose mailing address 15073 SW 150th Loop, Lake Butler, FL 32054, as Grantee,

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (10.00), receipt whereof is hereby acknowledged, hereby grants, bargains, conveys and sells to Grantee, the real property located in the County of Union, State of Florida, to-wit:

As described on Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except Easements and Restrictions of Record and Taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Leslie C. Snyder
Signature of 1st Witness
Leslie C. Snyder
Printed Name of 1st Witness
Gwyn McDaniel
Signature of 2nd Witness
Gwyn McDaniel
Printed Name of 2nd Witness

Jimmy Matthew
Jimmy Matthew

STATE OF FLORIDA
COUNTY OF UNION

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared, Jimmy Matthew, who is personally known to me and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, 2022.

(Notarial Seal)



Leslie C. Snyder
Notary Public, State of Florida
My Commission Expires: 6/5/25

210.99'

State Road Number 121 ~ R/W

Ingress/Egress
Grass Drive

S42°43'50"W(D)
N42°45'45"E

230.84'(D)
231.39'

231.69'
N42°52'45"E
230.84'(P)(D)
N42°43'50"E(P)(D)

Privacy fence =
Gate =

210'(D)
210.45'

S88°46'04"W
N88°46'20"E(D)

Southwest corner of Lot 20
Not Labeled

South line Lot 20

165.69'

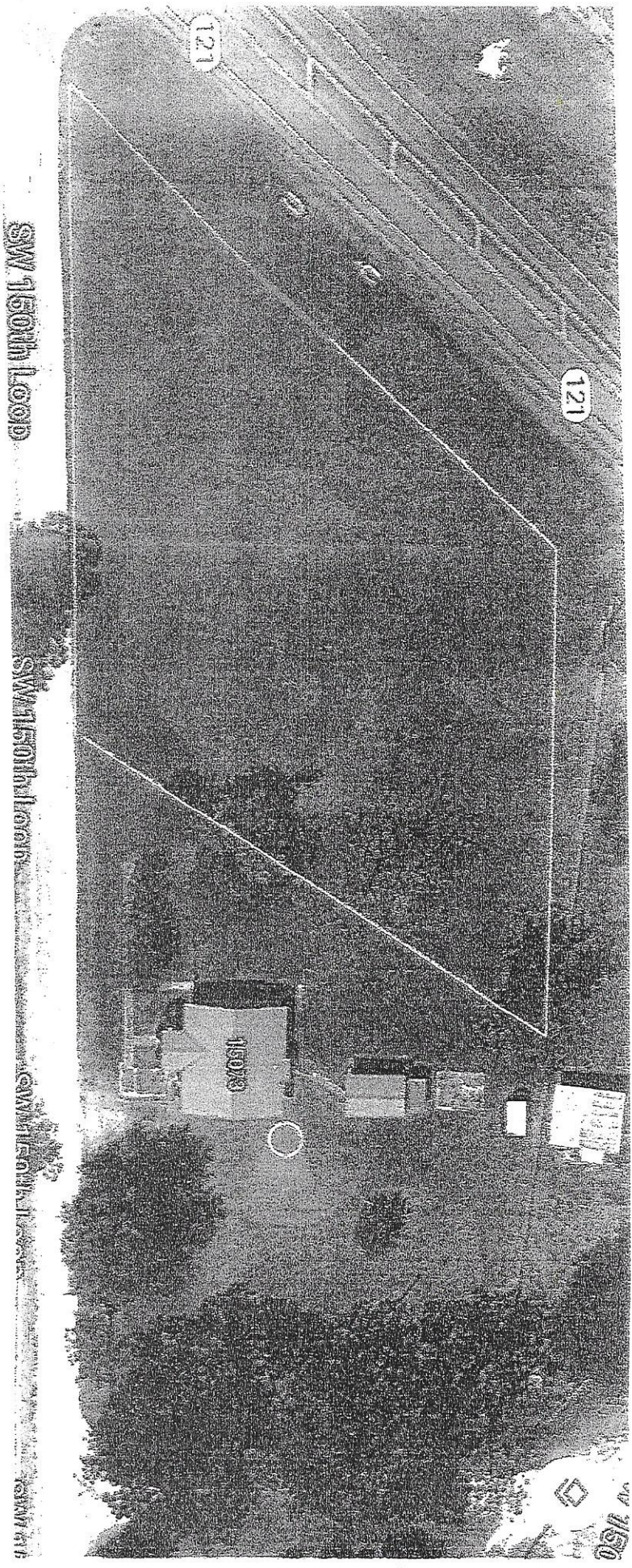
S88°46'04"W
S88°46'20"W(P)

Not Labeled

County Maintained Gravel Road ~ SW 160th Loop ~ R/W Width Y

1-12-23

[Handwritten signature]



SW 150th Loop

SW 150th Loop

SW 150th Loop

SW 150th Loop

Gate
Privacy Fence

1-12-23
[Signature]
N