



UNIONCounty
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 BOARD OF ADJUSTMENTS
JULY 21, 2025
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 a Special Exception Petition, SE 25-01, Providing for a Special Exception to Permitted Uses Within a Residential, Rural (RR) Zoning District, by JR Davis Acquisitions, LLC.
5. Public Comments in Favor Of:
6. Public Comments Opposed To:
7. Board Discussion and Action
8. Adjournment

BOARD MEMBERS:

DONNA JACKSON, District 1 • CHANNING DOBBS, District 2 • MELISSA MCNEAL, 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

July 11, 2025

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

RE: Petition No. SE 25-01 (JR Davis Acquisitions, LLC)

Resolution
Concerning a Special Exception

Dear Dianne:

Please find enclosed the above referenced resolution.

The County Attorney should review the resolution as to legal form and sufficiency.

Subsequent to adoption of the resolution, please send a copy of the signed resolution 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
Honorable Kellie Hendricks Rhoades, County Clerk
Leslie C. Snyder, Deputy Clerk
Russell A. Wade III, County Attorney
James Williams, County Coordinator

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RESOLUTION NO. BA SE 25-01

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 A RESIDENTIAL, RURAL (RR) ZONING DISTRICT, AS PROVIDED WITHIN SECTION 4.6.5 OF THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO PERMIT A CREMATORY ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF UNION COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; 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 25-01, by JR Davis Acquisitions, LLC, to request a special exception be granted to permit a crematory as provided for in Section 4.6.5 of the Land Development Regulations within a RESIDENTIAL, RURAL (RR) zoning district in accordance with a petition dated February 11, 2025 and a site plan dated February 11, 2025, revised on March 25, 2025, revised on April 25, 2025, and revised on June 13, 2025, 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 28, Township 6 South, Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 28; thence South 89°14'30" East 223.27 feet, along the North line of said Section 28 to the Easterly right-of-way of the abandoned right-of-way of CSX Transportation, Inc.; thence continue South 89°14'30" East 1,403.87 feet, along the North line of said Section 28; thence South 01°04'30" West 420.00 feet; thence South 89°14'30" East 495.00 feet; thence South 01°04'30" West 177.77 feet to the Westerly right-of-way line of Southwest 119th Loop, said point lying on the arc of a curve concave Northwesterly; thence Southwesterly, along said Westerly right-of-way line of Southwest 119th Loop, 284.57 feet as measured along the arc of a curve concave Northwesterly and having a radius of 2,875.75 feet, said arc being subtended by a chord having a bearing of South 49°57'38" West and a distance of 284.45 feet, to the point of tangency; thence South 52°47'47" West 96.64 feet, continuing along said Westerly right-of-way line of Southwest 119th Loop, to the point of curvature of a curve to the left; thence Southeasterly, continuing along said Westerly right of way line of Southwest 119th Loop, 218.09 feet as measured along the arc of a curve concave Southeasterly and having a radius of 801.87 feet, said arc being subtended by a chord having a bearing of South 45°00'17" West and a distance of 217.42 feet, to the point of tangency; thence South 37°12'47" West 1,194.51 feet, continuing along said Westerly right-of-way line of Southwest 119th Loop; thence North 89°32'31" West 340.00 feet to the Point of Beginning; thence continue North 89°32'31" West 209.00 feet; thence North 00°27'29" East 209.00 feet; thence South 89°32'31" East 209.00 feet; thence South 00°27'29" West 209.00 feet to the Point of Beginning.

Containing 1.01 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 21st day of July 2025.

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