



**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: 386-496-4240

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AGENDA  
SEPTEMBER 19, 2022  
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 CPA 22-01, an application by the Board of County Commissioners, to amend the text and the Future Land Use Plan Map Series of the Comprehensive Plan, based upon an evaluation completed by the County, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended.
5. Public Comments In Favor Of:
6. Public Comments Opposed To:
7. Consideration of **Resolution NO. PZ/LP CPA 22-01**
8. Action by the Board
9. Adjournment

**BOARD MEMBERS:**

KAREN COSSEY, District 1 • CHANNING DOBBS, District 2 • JIMMY TALLMAN, District 3 • LACEY CANNON District 4 • WILLIE CROFT, District 5

KELLIE HENDRICKS CONNELL  
Clerk of Court/Comptroller

RUSSELL WADE  
County Attorney

RESOLUTION NO. PZ/LP CPA 22-01

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, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT AND FUTURE LAND USE PLAN MAP SERIES OF THE UNION COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 22-01, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE TEXT AND FUTURE LAND USE PLAN MAP SERIES OF THE COMPREHENSIVE PLAN, BASED UPON AN EVALUATION COMPLETED BY THE COUNTY, TO REFLECT CHANGES IN STATE REQUIREMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, AS AMENDED; 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 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 said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; 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 22-01 by the Board of County Commissioners, to amend the text and the Future Land Use Plan Map Series of the Comprehensive Plan based upon an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended, 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 amendments to the text of the Future Land Use Element, Transportation Element, Housing Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, Conservation Element, Recreation and Open Space Element, Intergovernmental Coordination Element, Capital Improvements Element, Public School Facilities Element, Property Rights Element and the Future Land Use Plan Map Series of the Comprehensive Plan entitled Comprehensive Plan Evaluation Amendments, dated September 19, 2022 and the Future Land Use Plan Map 2032 be incorporated by reference and adopted.

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 19th day of September 2022.

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

\_\_\_\_\_  
James A. Tallman, Chair



Serving Alachua  
Bradford • Columbia  
Dixie • Gilchrist • Hamilton  
Lafayette • Levy • Madison  
Suwannee • Taylor • Union Counties

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

August 29, 2022

Ms. Dianne Hannon  
Secretary to the  
Board of County Commissioners  
Union County  
15 Northeast First Street  
Lake Butler, FL 32054

COPY SENT VIA ELECTRONIC MAIL

RE: Application No. CPA 22-01 (Board of County Commissioners)

Resolution  
Concerning an Amendment to the  
Text and Future Land Use Plan Series of the Comprehensive Plan

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

SRK/cf

Enclosure

xc: Kellie Hendricks Rhoades, County Clerk  
Leslie C. Snyder, Deputy Clerk  
Russell A. Wade III, County Attorney  
James Williams, County Coordinator

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ORDINANCE NO. 22-04

AN ORDINANCE OF UNION COUNTY, FLORIDA, RELATING TO AN AMENDMENT TO THE TEXT OF THE UNION COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 22-01, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE TEXT AND THE FUTURE LAND USE PLAN MAP SERIES OF THE COMPREHENSIVE PLAN, BASED UPON AN EVALUATION COMPLETED BY THE COUNTY, TO REFLECT CHANGES IN STATE REQUIREMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment.

Copies of the amendment are available for public inspection, at the Office of the Board of County Commissioners, located at 15 Northeast First Street, Lake Butler, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact Dianne Hannon, Secretary to the Board of County Commissioners at 386.496.4241 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

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**Publish as a nonlegal display advertisement, at least two columns wide with the title - NOTICE OF LAND USE CHANGE - to be at least 18 point in size, in the Union County Times on September 8, 2022.**