



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
SEPTEMBER 25, 2023
5:15 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-23-02, by Tom & Karen Jenkins, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL, CONTAINING 0.85 acre, more or less.
5. Public Comments In Favor Of:
6. Public Comments Opposed To:
7. Resolution No. PZ/LPA CPA 23-02
8. Action by Board
9. Consideration of an application, Z23-02, by Tom & Karen Jenkins to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) TO COMMERCIAL, GENERAL (CG) on property described, containing 0.85 acres, more or less
10. Public Comments in Favor Of:
11. Public Comments Opposed To:
12. Resolution No. Z 23-02
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 23-02

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 OWNERS 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 RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO COMMERCIAL 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 Concurrency 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 23-02, by Karen E. Jenkins and Thomas B. Jenkins, 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 RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL on the property described, as follows:

A parcel of land lying in Section 30, Township 5 South, Range 20 East, Union County, Florida. Being more particularly describes as follows: Lots 1 to 6 and Lots 19 to 24, less the South 35.00 feet of Lots 19 to 24, of Block 14, Unit A, Addition to Lake Butler, as recorded in the Public Records of Union County, Florida, and all that part of the Ohio Street right-of-way lying East of County Road 231 and lying Westerly of the Northerly projection of the Easterly line of Lots 6 and 19, Block 14 of Unit A, Addition to Lake Butler, as recorded in the Public Records of Union County, Florida.

Containing 0.85 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 special 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 25th day of September 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 23-02

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 23-02, BY THE PROPERTY OWNERS 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 RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) TO COMMERCIAL, GENERAL (CG) 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 Concurrency 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 23-02, by Karen E. Jenkins and Thomas B. Jenkins, 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 RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) to COMMERCIAL, GENERAL (CG) on property described, as follows:

A parcel of land lying in Section 30, Township 5 South, Range 20 East, Union County, Florida. Being more particularly describes as follows: Lots 1 to 6 and Lots 19 to 24, less the South 35.00 feet of Lots 19 to 24, of Block 14, Unit A, Addition to Lake Butler, as recorded in the Public Records of Union County, Florida, and all that part of the Ohio Street right-of-way lying East of County Road 231 and lying Westerly of the Northerly projection of the Easterly line of Lots 6 and 19, Block 14 of Unit A, Addition to Lake Butler, as recorded in the Public Records of Union County, Florida.

Containing 0.85 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 special 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 25th day of September 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