

PLANNING & ZONING PUBLIC HEARING

January 6, 2026

6:00PM

City of Lake Butler

200 SW 1st Street

Lake Butler, Florida 32054

AGENDA – PLANNING AND ZONING BOARD PUBLIC HEARING

1. Call to order – Roll Call

a. Admin Content

If a person decides to appeal a decision made with respect to any matter at this meeting or hearing, he or she will need a record of the proceedings and may need to ensure that a verbatim record is made.

2. Approval of The Agenda Format.

- a. Motion to approve the agenda format.

3. Public Hearing for CPA 25-02 (Amendment to Comprehensive Plan) (SC Services, Inc.)

A. Motion to open the public hearing for CPA 25-02.

B. Motion to close the public hearing for CPA 25-02.

4. Public Hearing for Z 25-02 (Amendment to Official Zoning Atlas) (SC Services, Inc.)

A. Motion to open the public hearing for Z 25-02.

B. Motion to close the public hearing for Z 25-02.

5. Approval of Resolution No. 2026-01 for Application CPA 25-02 (SC Services, Inc.)

6. Approval of Resolution No. 2026-02 for Application Z 25-02 (SC Services, Inc.)

7. Adjournment

PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

AGENDA ITEM INFORMATION SHEET

DATE: January 6, 2026

AGENDA ITEM: Public Hearing for CPA 25-02 (Amendment to Comprehensive Plan)
(SC Services, Inc.)

MOTION/ACTION:

1. Motion to open the public hearing for CPA 25-02.
2. Motion to close the public hearing for CPA 25-02.

ASSOCIATED COST(S): N/A

NOTES:

This agenda item is for the Public Hearing for Application CPA 25-02 by SC Services Inc.

Mr. Bryan Simpson with SC Services Inc. proposes to amend the Future Land Use Classification of the Comprehensive Plan of the City of Lake Butler for Parcel #36-05-19-00-000-0190-0, the former Public Works property that is being sold by the City to SC Services Inc. The current Future Land Use Classification is COMMERCIAL. The proposed Future Land Use Classification is INDUSTRIAL.

Enclosed with this cover sheet is a copy of Application CPA 25-02 submitted by Bryan Simpson & SC Services Inc.

A motion is needed to open the public hearing for CPA 25-02, and a second motion is needed to close the public hearing for CPA 25-02.

**COMPREHENSIVE PLAN AMENDMENT
APPLICATION SCREENING FORM**

Community Name: CITY OF LAKE BUTLER **Application Number:** _____

Applicant Name: BRYAN A SIMPSON - SC SERVICES, INC.

If the application will result in an increase in residential density, has the School District reviewed and provided a determination letter?

Yes _____
No _____
N/A X

- X 1. Is the application signed (by both husband and wife if jointly owned)?
- X 2. Is the application dated?
- 3. Is there proof of ownership (deed)?
- 4. If an agent has been appointed, is there a signed letter of authorization?
- X 5. Is there legal description enclosed and has it been verified?
- X 6. Is the total acreage provided?
- X 7. Is the Parcel Identification Number provided?
- X 8. What is the current land use classification?
- X 9. Is the amendment request clear (From ____ To ____)?
- X 10. Is there a map enclosed?
- X 11. Is water and sewer available?

Notes:

CITY OF LAKE BUTLER
COMPREHENSIVE PLAN AMENDMENT
APPLICATION

Name of Applicant(s): BRYAN A SIMPSON- SC SERVICES, INC.

Address: 9422 SW STATE RD 121

City, State, Zip Code: LAKE BUTLER, FL 32054

Telephone: 619-820-0883

Name of Applicant's Agent (if applicable): N/A

Address: N/A

City, State, Zip Code: N/A

Telephone: _____

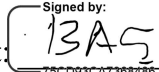
Please complete Part I for proposed amendments to the Future Land Use Plan Map.
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use
Plan Map amendment, please omit responses to Part I and only complete Part II of this
Application.

PART I

Legal Description:

PARCEL ID 3605190000001900

E 1/2 of E 1/2 of E 1/2 S of ST RD EXC S 15 CHS

Total Acreage of land to be considered under amendment:  Signed by: 75CD93CA7368486...

Future Land Use Plan Map Category: Present: COMMERCIAL

Requested: INDUSTRIAL

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

PART II

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

PROPERTY TO BE CHANGED FROM COMMERCIAL TO INDUSTRIAL FOR GENERAL CONSTRUCTION FACILITY(S) AND USE OF INDUSTRIAL EQUIPMENT ALONG WITH MATERIAL AND HEAVY EQUIPMENT STORAGE

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

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

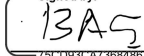
_____ was not made with respect to these premises.

I hereby certify that all of the above statements and 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.

Applicant/Agent Name (Type or Print Name)

Signed by:



Applicant/Agent Signature

12/10/2025

Date

FOR OFFICE USE ONLY

Date Filed: _____

Application No: _____

Fee Amount: _____

Receipt No. _____

Date of Planning and Zoning Board Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date of Local Planning Agency Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date(s) City Commission Public Hearing: (1) _____ (2) _____

Date notice published: (1) _____ (2) _____

Newspaper: _____

Date Notice of Enactment of an Ordinance published: _____

Newspaper: _____

City Commission decision: _____

(Granted/Denied)

Last Login: 12/29/2025

ACCOUNT INFO

Dashboard

Account Reporting

eStatements

MANAGE MONEY

Transfers

Loan Payments

OTHER

Manage Cards

Secure Messaging

Re-Order Checks

< Back

General Fund Checking (...5293)

General Fund Checking

(...5293)

Available Balance

\$523,235.99

Current Balance \$522,874.45

View details

Search Transactions

Y

POSTED



WIRE-SC SERVICES INC

12/10/2025

+ \$3,600.00 ^

\$568,486.21

DETAILS

Account #: (...5293)

Date: 12/10/2025

Type: Credit

Amount: \$3,600.00

Balance: \$568,486.21

RECEIPT IMAGE

Add Receipt Image

Confirmation



You submitted your wire on 12/10/2025 at 07:46 am Pacific Time.

[Print or save](#)

TO **CITY OF LAKE BUTLER**
United States

FROM **BUSINESS CHECKING ...5951**
[REDACTED]

AMOUNT **\$3,600.00**

WIRE TRANSFER **\$25.00**
FEE

TOTAL FROM **\$3,625.00**
ACCOUNT

SEND ON ⓘ **12/10/2025**

DELIVER BY ⓘ **12/10/2025**

MESSAGE TO **9422 SW STATE RD 121**
RECIPIENT'S
BANK

STATUS **PENDING**

PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

AGENDA ITEM INFORMATION SHEET

DATE: January 6, 2026

AGENDA ITEM: Public Hearing for Z 25-02 (Amendment to Official Zoning Atlas)
(SC Services, Inc.)

DEPARTMENT: Planning & Zoning

MOTION/ACTION:

1. Motion to open the public hearing for Z 25-02.
2. Motion to close the public hearing for Z 25-02.

ASSOCIATED COST(S): N/A

NOTES:

This agenda item is for the Public Hearing for Application Z 25-02 by SC Services Inc.

Mr. Bryan Simpson with SC Services Inc. proposes to amend the Official Zoning Atlas of the Land Development Regulations of the City of Lake Butler for Parcel #36-05-19-00-000-0190-0, the former Public Works property that is being sold by the City to SC Services Inc. The current zoning is COMMERCIAL GENERAL (CG). The proposed zoning district is INDUSTRIAL (I).

Enclosed with this cover sheet is a copy of Application Z 25-02 submitted by Bryan Simpson & SC Services Inc.

A motion is needed to open the public hearing for Z 25-02, and a second motion is needed to close the public hearing for Z 25-02.

LAND DEVELOPMENT REGULATION
APPLICATION SCREENING FORM

Community Name: CITY OF LAKE BUTLER Application Number: _____

Applicant Name: BRYAN SIMPSON - SC SERVICES, INC.

If the application will result in an increase in residential density, has the School District reviewed and provided a determination letter?

Yes _____
No _____
N/A X

- X 1. Is the application signed (by both husband and wife if jointly owned)?
- X 2. Is the application dated?
- _____ 3. Is there proof of ownership (deed)?
- _____ 4. If an agent has been appointed, is there a signed letter of authorization?
- X 5. Is there legal description enclosed and has it been verified?
- X 6. Is the total acreage provided?
- _____ 7. Is the Parcel Identification Number provided?
- X 8. What is the current land use classification and zoning district?
- X 9. Is the amendment request clear (From _____ To _____)?
- X 10. Does the zoning match the land use?
- _____ 11. Is there a map enclosed?
- _____ 12. Is water and sewer available?

Notes:

CITY OF LAKE BUTLER
LAND DEVELOPMENT REGULATIONS AMENDMENT
APPLICATION

Name of Applicant(s): BRYAN SIMPSON - SCS ERVICES, INC.
Address: 9422 SW STATE RD 121
City, State, Zip Code: LAKE BUTLER, FL 32054
Telephone: 619-820-0883
Name of Applicant=s Agent (if applicable): N/A
Address: N/A
City, State, Zip Code: N/A
Telephone: N/A

Please complete the following for proposed amendments to the Official Zoning Atlas.
For amendments to the text of the Land Development Regulations, which do not require an
Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this
application.

PART I

Legal Description:

PARCEL ID 3605190000001900
E 1/2 OF E 1/2 OF E 1/2 S OF ST RD EXC S 15 CHS

Total acreage of land to be considered under this amendment: 27
Present Use: COMMERCIAL
(commercial, industrial, residential, agricultural, vacant, etc.)
Zoning District: UNION
Present: COMMERCIAL- CG Requested: INDUSTRIAL- I
Future Land Use Plan Map Category: INDUSTRIAL

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

PROPERTY TO BE CHANGED FROM COMMERCIAL TO INDUSTRIALFOR GENERAL CONSTRUCTION FACILITY (S) AND USE OF INDUSTRIAL
HEAVY EQUIPMENT ALONG WITH MATERIAL AND HEAVY EQUIPMENT STORAGE.

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

A previous application for amendment to the Land Development Regulations:

_____ 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 statements contained in any documents or plans submitted herewith are true and accurate 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 Regulations Administrator must be attached.

BRYAN A SIMPSON - SC SERVICES, INC.

Applicant/Agent Name (Type or Print)

 75CD93CA7368486

Applicant/Agent Signature

12/10/25

Date

FOR OFFICE USE ONLY

Date Filed: _____

Application No: _____

Fee Amount: _____

Receipt No. _____

Date of Planning and Zoning Board Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date of Local Planning Agency Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date(s) of City Commission Public Hearing(s): (1) _____ (2) _____

Date(s) notice published: (1) _____ (2) _____

Newspaper: _____

Date Notice of Enactment of Ordinance published: _____

Newspaper: _____

City Commission decision: _____

(Granted/Denied)

Confirmation



You submitted your wire on 12/10/2025 at 07:46 am Pacific Time.

[Print or save](#)

TO **CITY OF LAKE BUTLER**
United States

FROM **BUSINESS CHECKING ...5951**
[REDACTED]

AMOUNT **\$3,600.00**

WIRE TRANSFER **\$25.00**
FEE

TOTAL FROM **\$3,625.00**
ACCOUNT

SEND ON ⓘ **12/10/2025**

DELIVER BY ⓘ **12/10/2025**

MESSAGE TO **9422 SW STATE RD 121**
RECIPIENT'S
BANK

STATUS **PENDING**

Last Login: 12/29/2025

ACCOUNT INFO

[Dashboard](#)

[Account Reporting](#)

[eStatements](#)

MANAGE MONEY

[Transfers](#)

[Loan Payments](#)

OTHER

[Manage Cards](#)

[Secure Messaging](#)

[Re-Order Checks](#)

[< Back](#)

General Fund Checking (...5293) ▾

General Fund Checking

(...5293)

Available Balance

\$523,235.99

Current Balance \$522,874.45

[View details](#)



POSTED



WIRE-SC SERVICES INC

12/10/2025

+ \$3,600.00 ^

\$568,486.21

DETAILS

Account #: (...5293)

Date: 12/10/2025

Type: Credit

Amount: \$3,600.00

Balance: \$568,486.21

RECEIPT IMAGE

Add Receipt Image

PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

AGENDA ITEM INFORMATION SHEET

DATE: January 6, 2026

AGENDA ITEM: Approval of Resolution No. 2026-01 for Application CPA 25-02
(SC Services Inc.)

DEPARTMENT: Planning & Zoning

MOTION/ACTION: Motion to adopt Resolution No. 2026-01 for Application CPA 25-02
(SC Services Inc.) to be read by title only.

ASSOCIATED COST(S): N/A

NOTES:

This agenda item is for the ADOPTION of Resolution No. 2026-01 for Application CPA 25-02.

This Resolution, once adopted, will provide the City Commission with the Planning & Zoning Board's approval of the proposed amendment to the Future Land Use Classification of the Comprehensive Plan of the City of Lake Butler for Parcel #36-05-19-00-000-0190-0, the former Public Works property that is being sold by the City to SC Services Inc.

If the Board is in agreement, a motion is needed to adopt Resolution No. 2026-01 for Application CPA 25-02 (SC Services Inc.) to be read by title only.

RESOLUTION NO. 2026-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE BUTLER, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE BUTLER, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE BUTLER COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 25-02, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COMMERCIAL TO INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake Butler Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake Butler, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the City of Lake Butler Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, to the City Commission of the City of Lake Butler, Florida, hereinafter referred to as the City Commission, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake Butler, Florida, hereinafter referred to as the Local Planning Agency, to recommend approval or denial of amendments to the Comprehensive Plan, to the City Commission, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the city;

WHEREAS, the City Commission has been designated as the Planning and Zoning Board;

WHEREAS, the City Commission has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the City Commission, 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 Report concerning said application for an amendment, as described below;

WHEREAS, the City Commission, 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 City Commission, 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 CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE BUTLER, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE BUTLER, FLORIDA, THAT:

Section 1. Pursuant to an application, CPA 25-02, by CS Services, Inc., as agent for the City Commission of the City of Lake Butler, Florida, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the City Commission that the land use classification be changed from COMMERCIAL to INDUSTRIAL on the property described, as follows:

A parcel of land lying in Section 36, Township 5 South, Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at Southeast corner of said Section 36; thence North 01°24'13'' West 984.65 feet, along the East line of said Section 36 to the Point of Beginning; thence South 88°45'17'' West 666.69 feet; thence North 01°24'49'' West 1,458.59 feet to the Southerly right-of-way line of State Road 121; thence North 42°46'14'' East 957.10 feet, along the Southerly right-of-way line of said State Road 121 to the East line of Section 36; thence South 01°24'13'' East 2,146.89 feet, along the East line of said Section 36 to the Point of Beginning.

Containing 27.60 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 City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, this 6th day of January 2026.

CITY COMMISSION OF THE
CITY OF LAKE BUTLER, FLORIDA,
SERVING AS THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE BUTLER, FLORIDA,
AND THE LOCAL PLANNING AGENCY OF THE
CITY OF LAKE BUTLER, FLORIDA

Attest:

Kimberly Hayes, City Clerk

Melissa Hendrix, Chair

PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

AGENDA ITEM INFORMATION SHEET

DATE: January 6, 2026

AGENDA ITEM: Approval of Resolution No. 2026-02 for Application Z 25-02
(SC Services Inc.)

DEPARTMENT: Planning & Zoning

MOTION/ACTION: Motion to adopt Resolution No. 2026-02 for Application Z 25-02
(SC Services Inc.) to be read by title only.

ASSOCIATED COST(S): N/A

NOTES:

This agenda item is for the **ADOPTION** of Resolution No. 2026-02 for Application Z 25-02.

This Resolution, once adopted, will provide the City Commission with the Planning & Zoning Board's approval of the proposed amendment of the Official Zoning Atlas of the Land Development Regulations of the City of Lake Butler for Parcel #36-05-19-00-000-0190-0, the former Public Works property that is being sold by the City to SC Services Inc.

If the Board is in agreement, a motion is needed to adopt Resolution No. 2026-02 for Application Z 25-02 (SC Services Inc.) to be read by title only.

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE BUTLER, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE BUTLER, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE BUTLER LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, Z 25-02, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL, GENERAL (CG) TO INDUSTRIAL (I) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake Butler Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake Butler, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the City Commission of the City of Lake Butler, Florida, hereinafter referred to as the City Commission, approval or denial of amendments to the Official Zoning Atlas of the Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake Butler, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Commission approval or denial of amendments to the Official Zoning Atlas of the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the city;

WHEREAS, the City Commission has been designated as the Planning and Zoning Board;

WHEREAS, the City Commission has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the City Commission, 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 Concurrence Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the City Commission, 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 City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, has studied and considered the items enumerated in Section 16.2 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 City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE BUTLER, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE BUTLER, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE BUTLER, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 25-02, by SC Services, Inc., as agent for the City Commission of the City of Lake Butler, Florida, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district on certain lands, the City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the City Commission that the zoning district be changed from COMMERCIAL, GENERAL (CG) to INDUSTRIAL (I) on the property described, as follows:

A parcel of land lying in Section 36, Township 5 South, Range 19 East, Union County, Florida. Being more particularly described as follows: Commence at Southeast corner of said Section 36; thence North 01°24'13" West 984.65 feet, along the East line of said Section 36 to the Point of Beginning; thence South 88°45'17" West 666.69 feet; thence North 01°24'49" West 1,458.59 feet to the Southerly right-of-way line of State Road 121; thence North 42°46'14" East 957.10 feet, along the Southerly right-of-way line of said State Road 121 to the East line of Section 36; thence South 01°24'13" East 2,146.89 feet, along the East line of said Section 36 to the Point of Beginning.

Containing 27.60 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 City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, this 6th day of January 2026.

CITY COMMISSION OF THE
CITY OF LAKE BUTLER, FLORIDA,
SERVING AS THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE BUTLER, FLORIDA,
AND THE LOCAL PLANNING AGENCY OF THE
CITY OF LAKE BUTLER, FLORIDA

Attest:

Kimberly Hayes, City Clerk

Melissa Hendrix, Chair