

PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

May 21, 2024
6:00PM
City Hall Lake Butler
200SW 1st Street
Lake Butler, Florida 32054

AGENDA

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. Public Hearing for Z 24-01 (Tomahawk Land II LLC Rezoning)

- A. Motion to open the public hearing for Z 24-01
- B. Motion to close the public hearing for Z 24-01

3. Public Hearing for CPA 24-01 (Tomahawk Land II LLC Rezoning)

- A. Motion to open the public hearing for CPA 24-01
- B. Motion to close the public hearing for CPA 24-01

4. Resolution No. 2024-06 for Z 24-01 (Tomahawk Land II LLC Rezoning)

- A. Motion to adopt Resolution No. 2024-06 for Z 24-01 (Tomahawk Land II LLC Rezoning) and for the resolution to be read by title only.

5. Resolution No. 2024-05 for CPA 24-01 (Tomahawk Land II LLC Rezoning)

- A. Motion to adopt Resolution No. 2024-05 for CPA 24-01 (Tomahawk Land II LLC Rezoning) and for the resolution to be read by title only.

6. Adjournment

AGENDA ITEM INFORMATION SHEET

DATE: May 21, 2024

AGENDA ITEM: Resolution 2024-06 for Z 24-01 Concerning an Amendment to the Official Zoning Atlas of the Land Development Regulations (#4)

DEPARTMENT: City of Lake Butler

MOTION/ACTION: Motion to adopt Resolution No. 2024-06 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 TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE BUTLER LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) TO COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

To be read by title only.

ASSOCIATED COST(S): N/A

RESOLUTION NO. 2024-06

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 TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE BUTLER LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) TO COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND 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 24-01, by Tomahawk Land II, LLC, 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 RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) to COMMERCIAL, INTENSIVE (CI) on the property described, as follows:

A parcel of land lying in Section 29, Township 5 South, Range 20 East, Union County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of said Section 29; thence South 85°49'47" West 1,058.92 feet, along the North line of the South 1/2 of said Section 29 to the Westerly right-of-way line of State Road 121; thence South 37°14'02" West 34.68 feet, along the Westerly right-of-way line of said State Road 121, to the South right-of-way line of Northeast 107th Terrace and the Point of Beginning; thence South 37°14'02" West 1,555.64 feet, along the Westerly right-of-way line of said State Road 121; thence South 36°44'02" West 621.31 feet, continuing along the Westerly right-of-way line of said State Road 121 to a Point of Non Tangent Curve to the right; thence Southwesterly continuing, along the Westerly right-of-way line of said State Road 121, a distance of 555.06 feet as measured along the arc of a curve concave Northwesterly and having a radius of 1,876.86 feet, said arc being subtended by a chord having a bearing of South 54°56'12" West, and a distance of 553.04 feet, to a Point of Tangency; thence South 63°24'32" West 173.42 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence North 26°35'28" West 17.00 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence South 63°24'32" West 86.04 feet, continuing, along the Westerly right-of-way line of said State Road 121, to a Point of Curvature to the right; thence Southwesterly, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 216.40 feet as measured along the arc of a curve concave Northwesterly and having a radius of 553.11 feet, said arc being subtended by a chord having a bearing of South 74°37'02" West and a distance of 215.02 feet to a Point of Tangency; thence South 85°49'32" West, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 136.35 feet to a Point of Non Tangent Curve to the left and the North right-of-way line of State Road 100; thence Westerly, along the North right-of-way line of said State Road 100, a distance of 241.93 feet as measured along the arc of a curve concave Southerly and having a radius of 2,924.79 feet, said arc being subtended by a chord having a bearing of South 88°11'43" West and a distance of 241.86 feet to a Point of Tangency; thence South

85°49'32" West 75.41 feet, continuing, along the North right-of-way line of said State Road 100; thence North 02°22'16" West 202.29 feet to the South right-of-way line of Northeast 1st Street; thence North 85°36'47" East 459.70 feet, along the South right-of-way line of said Northeast 1st Street; thence North 02°24'28" West 1,858.41 feet to the North line of the South 1/2 of said Section 29; thence North 85°49'47" East 1,639.35 feet, along the North line of the South 1/2 of said Section 29 to the South right-of-way line of said Northeast 107th Terrace; thence South 78°43'43" East 80.43 feet, along the South right-of-way line of said Northeast 107th Terrace; thence North 85°52'39" East 529.66 feet, along the South right-of-way line of said Northeast 107th Terrace; thence South 89°31'41" East 51.36 feet, along the South right-of-way line of said Northeast 107th Terrace to the Point of Beginning.

Containing 68.86 acres, 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 City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, this 21st day of May 2024.

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

David Stegall, Chair

AGENDA ITEM INFORMATION SHEET

DATE: May 21, 2024

AGENDA ITEM: Resolution 2024-05 for CPA 24-01 Concerning an Amendment to the Future Land Use Plan Map of the Comprehensive Plan (#5)

DEPARTMENT: City of Lake Butler

MOTION/ACTION: Motion to adopt Resolution No. 2024-05 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 MORE THAN 50 ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE BUTLER COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01, 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 RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

To be read by title only.

ASSOCIATED COST(S): N/A

RESOLUTION NO. 2024-05

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 MORE THAN 50 ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE BUTLER COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01, 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 RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE BUTLER, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND 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 Concurrency 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 24-01, by Tomahawk Land II, LLC, 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 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 29, Township 5 South, Range 20 East, Union County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of said Section 29; thence South 85°49'47" West 1,058.92 feet, along the North line of the South 1/2 of said Section 29 to the Westerly right-of-way line of State Road 121; thence South 37°14'02" West 34.68 feet, along the Westerly right-of-way line of said State Road 121, to the South right-of-way line of Northeast 107th Terrace and the Point of Beginning; thence South 37°14'02" West 1,555.64 feet, along the Westerly right-of-way line of said State Road 121; thence South 36°44'02" West 621.31 feet, continuing along the Westerly right-of-way line of said State Road 121 to a Point of Non Tangent Curve to the right; thence Southwesterly continuing, along the Westerly right-of-way line of said State Road 121, a distance of 555.06 feet as measured along the arc of a curve concave Northwesterly and having a radius of 1,876.86 feet, said arc being subtended by a chord having a bearing of South 54°56'12" West, and a distance of 553.04 feet, to a Point of Tangency; thence South 63°24'32" West 173.42 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence North 26°35'28" West 17.00 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence South 63°24'32" West 86.04 feet, continuing, along the Westerly right-of-way line of said State Road 121, to a Point of Curvature to the right; thence Southwesterly, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 216.40 feet as measured along the arc of a curve concave Northwesterly and having a radius of 553.11 feet, said arc being subtended by a chord having a bearing of South 74°37'02" West and a distance of 215.02 feet to a Point of Tangency; thence South 85°49'32" West, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 136.35 feet to a Point of Non Tangent Curve to the left and the North right-of-way line of State Road 100; thence Westerly, along the North right-of-way line of said State Road 100, a distance of 241.93 feet as measured along the arc of a curve concave Southerly and having a radius of 2,924.79 feet, said arc being subtended by a chord having a bearing of South 88°11'43" West and a distance of 241.86 feet to a Point of Tangency; thence South 85°49'32" West 75.41 feet, continuing, along the North right-of-way line of said State Road 100; thence North 02°22'16" West 202.29 feet to the South right-of-way line of Northeast 1st Street; thence North 85°36'47" East 459.70 feet, along the South right-of-way line of said Northeast 1st Street; thence North 02°24'28" West 1,858.41 feet to the North line of the South 1/2 of said Section 29; thence North 85°49'47" East 1,639.35 feet, along the North line of the South 1/2 of said Section 29 to the South right-of-way line of said Northeast 107th Terrace; thence South 78°43'43" East 80.43 feet, along the South right-of-way line of said Northeast 107th Terrace; thence North 85°52'39" East 529.66 feet, along the South right-of-way line of said Northeast 107th Terrace; thence South 89°31'41" East 51.36 feet, along the South right-of-way line of said Northeast 107th Terrace to the Point of Beginning.

Containing 68.86 acres, 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 City Commission, serving as the Planning and Zoning Board, and the Local Planning Agency, this 21st day of May 2024.

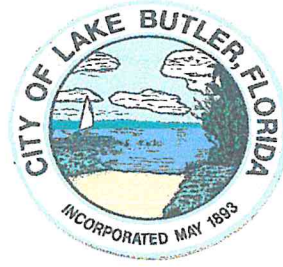
CITY COMMISSION OF THE
CITY OF LAKE BUTLER, FLORIDA,
SERVING AS THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE BUTLER, FLORIDA,
AND THE LOCAL PLANNING AGENCY OF THE
CITY OF LAKE BUTLER, FLORIDA

Attest:

Kimberly Hayes, City Clerk

David Stegall, Chair

David B. Stegall
Mayor
dstegall@cityoflakebutler.com



Kimberly Hayes
City Manager
khayes@cityoflakebutler.com

May 21, 2024

Ms. Barbara Powell, Deputy Bureau Chief
FloridaCommerce
Division of Community Development
107 East Madison Street
Caldwell Building, First Floor
Tallahassee, FL 32399-4120

SUBMITTED VIA ELECTRONIC PORTAL
<https://fldco.my.salesforce-sites.com/cp/>

RE: Application No. CPA 24-01 (Tomahawk Land II, LLC)

Expedited State Review of Proposed Amendment to the Future Land Use Plan Map of the Comprehensive Plan

Dear Ms. Powell:

Please find enclosed the proposed amendment package for the above noted amendment, in accordance with Section 163.3184(3), Florida Statutes, as amended.

The Local Planning Agency held a public hearing concerning the amendment on May 21, 2024, after public notice, as required. The City Commission held the transmittal public hearing concerning the amendment on May 21, 2024, after public notice, as required. At the transmittal public hearing, the City Commission approved transmittal of the amendment to the FloridaCommerce.

CPA 24-01, an application by Tomahawk Land II, LLC, 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 for 68.86 acres.

Please find enclosed:

- a. The proposed future land use map designation of the subject property, with the boundary of the subject property and the location in relation to the surrounding streets and thoroughfare network, submitted in color format;
- b. The present future land use map designation of the subject property and abutting properties adjoining the subject areas, submitted in color format;
- c. The existing land use of the subject property and abutting properties and the size of the subject property in acres or fractions thereof, submitted in color format; and
- d. The data and analysis supporting the amendment.

No recommendations were made by City staff concerning the amendment. The Local Planning Agency recommended approval of the amendment.

Ms. Barbara Powell
May 21, 2024
Page 2

The amendment is not subject to an area of critical state concern.

The City hereby certifies that copies of the complete adopted Comprehensive Plan with all support documents, which include data and analysis, have been transmitted to the appropriate review agencies.

The City found the amendment to be compatible with the land use element objectives and policies, and those of other affected elements of the Comprehensive Plan.

The amendment is scheduled to be considered for adoption in July 2024.

Kimberly Hayes, City Manager, is the person who is familiar with the amendment and can be contacted by telephone: 386.496.3401 or via email: khayes@cityoflakebutler.com.

Sincerely,

David Stegall
Mayor

Enclosure

xc: Florida Department of Transportation
Florida Department of Environmental Protection
Florida Department of State
County Local Planning Agency
North Central Florida Regional Planning Council
Suwannee River Water Management District

CITY OF LAKE BUTLER

NOTICE

LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 24-01, an application by Tomahawk Land II, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district on certain lands from RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) to COMMERCIAL, INTENSIVE (CI) for the property described, as follows:

A parcel of land lying in Section 29, Township 5 South, Range 20 East, Union County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of said Section 29; thence South 85°49'47" West 1,058.92 feet, along the North line of the South 1/2 of said Section 29 to the Westerly right-of-way line of State Road 121; thence South 37°14'02" West 34.68 feet, along the Westerly right-of-way line of said State Road 121, to the South right-of-way line of Northeast 107th Terrace and the Point of Beginning; thence South 37°14'02" West 1,555.64 feet, along the Westerly right-of-way line of said State Road 121; thence South 36°44'02" West 621.31 feet, continuing along the Westerly right-of-way line of said State Road 121 to a Point of Non Tangent Curve to the right; thence Southwesterly continuing, along the Westerly right-of-way line of said State Road 121, a distance of 555.06 feet as measured along the arc of a curve concave Northwesterly and having a radius of 1,876.86 feet, said arc being subtended by a chord having a bearing of South 54°56'12" West, and a distance of 553.04 feet, to a Point of Tangency; thence South 63°24'32" West 173.42 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence North 26°35'28" West 17.00 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence South 63°24'32" West 86.04 feet, continuing, along the Westerly right-of-way line of said State Road 121, to a Point of Curvature to the right; thence Southwesterly, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 216.40 feet as measured along the arc of a curve concave Northwesterly and having a radius of 553.11 feet, said arc being subtended by a chord having a bearing of South 74°37'02" West and a distance of 215.02 feet to a Point of Tangency; thence South 85°49'32" West, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 136.35 feet to a Point of Non Tangent Curve to the left and the North right-of-way line of State Road 100; thence Westerly, along the North right-of-way line of said State Road 100, a distance of 241.93 feet as measured along the arc of a curve concave Southerly and having a radius of 2,924.79 feet, said arc being subtended by a chord having a bearing of South 88°11'43" West and a distance of 241.86 feet to a Point of Tangency; thence South 85°49'32" West 75.41 feet, continuing, along the North right-of-way line of said State Road 100; thence North 02°22'16" West 202.29 feet to the South right-of-way line of Northeast 1st Street; thence North 85°36'47" East 459.70 feet, along the South right-of-way line of said Northeast 1st Street; thence North 02°24'28" West 1,858.41 feet to the North line of the South 1/2 of said Section 29; thence North 85°49'47" East 1,639.35 feet, along the North line of the South 1/2 of said Section 29 to the South right-of-way line of said Northeast 107th Terrace; thence South 78°43'43" East 80.43 feet, along the South right-of-way line of said Northeast 107th Terrace; thence North 85°52'39" East 529.66 feet, along the South right-of-way line of said Northeast 107th Terrace; thence South 89°31'41" East 51.36 feet, along the South right-of-way line of said Northeast 107th Terrace to the Point of Beginning.

Containing 68.86 acres, more or less.

WHEN: May 21, 2024
6:00 p.m.

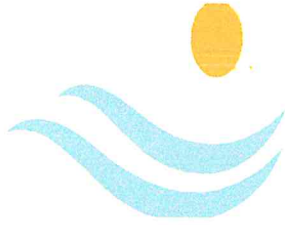
WHERE: City Commission Meeting Room
City Hall
200 Southwest First Street
Lake Butler, Florida

Copies of the amendment are available for public inspection at the Office of the City Manager located in City Hall, 200 Southwest First Street, Lake Butler, Florida, during regular business hours.

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

FOR MORE INFORMATION CONTACT
HAYDEN PAGE, ACCOUNTS PAYABLE CLERK
AT 386.496.3401





LAKE BUTLER
FLORIDA

Scenery, serenity and YOU!

May 2, 2024

TO: Union County Times - Legals
FROM: Kimberly Hayes, City Manager
SUBJECT: Application No. Z 24-01 (Tomahawk Land II, LLC)

Notice of a Public Hearing
Before the City Commission
Serving as the Planning and Zoning Board and also as the
Local Planning Agency
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Please find attached the above referenced public notice to be published in the legal text ad of the Union County Times on May 9, 2024.

**PLEASE INVOICE: CITY OF LAKE BUTLER
200 SOUTHWEST 1ST STREET
LAKE BUTLER, FL 32054-2016**

Subsequent to the publication of this notice, please send affidavits of proof of publications to:

KIMBERLY HAYES
CITY MANAGER
CITY OF LAKE BUTLER
200 SOUTHWEST 1ST STREET
LAKE BUTLER, FL 32054-2016

SCOTT R. KOONS, AICP
EXECUTIVE DIRECTOR
NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL
2009 NW 67TH PLACE
GAINESVILLE, FL 32653-1603

Attachment

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE
CITY OF LAKE BUTLER LAND DEVELOPMENT REGULATIONS

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, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, comments, objections and recommendations concerning the amendment, as described below, will be heard 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 Lake Butler, Florida, at a public hearing on May 21, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Commission Meeting Room, City Hall at 200 Southwest First Street, Lake Butler, Florida.

Z 24-01, an application by Tomahawk Land II, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district on certain lands from RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) to COMMERCIAL, INTENSIVE (CI) for the property described, as follows:

A parcel of land lying in Section 29, Township 5 South, Range 20 East, Union County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of said Section 29; thence South 85°49'47" West 1,058.92 feet, along the North line of the South 1/2 of said Section 29 to the Westerly right-of-way line of State Road 121; thence South 37°14'02" West 34.68 feet, along the Westerly right-of-way line of said State Road 121, to the South right-of-way line of Northeast 107th Terrace and the Point of Beginning; thence South 37°14'02" West 1,555.64 feet, along the Westerly right-of-way line of said State Road 121; thence South 36°44'02" West 621.31 feet, continuing along the Westerly right-of-way line of said State Road 121 to a Point of Non Tangent Curve to the right; thence Southwesterly continuing, along the Westerly right-of-way line of said State Road 121, a distance of 555.06 feet as measured along the arc of a curve concave Northwesterly and having a radius of 1,876.86 feet, said arc being subtended by a chord having a bearing of South 54°56'12" West, and a distance of 553.04 feet, to a Point of Tangency; thence South 63°24'32" West 173.42 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence North 26°35'28" West 17.00 feet, continuing, along the Westerly right-of-way line of said State Road 121; thence South 63°24'32" West 86.04 feet, continuing, along the Westerly right-of-way line of said State Road 121, to a Point of Curvature to the right; thence Southwesterly, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 216.40 feet as measured along the arc of a curve concave Northwesterly and having a radius of 553.11 feet, said arc being subtended by a chord having a bearing of South 74°37'02" West and a distance of 215.02 feet to a Point of Tangency; thence South 85°49'32" West, continuing, along the Westerly right-of-way line of said State Road 121, a distance of 136.35 feet to a Point of Non Tangent Curve to the left and the North right-of-way line of State Road 100; thence Westerly, along the North right-of-way line of said State Road 100, a distance of 241.93 feet as measured along the arc of a curve concave Southerly and having a radius of 2,924.79 feet, said arc being subtended by a chord having a bearing of South 88°11'43" West and a distance of 241.86 feet to a Point of Tangency; thence South 85°49'32" West 75.41 feet, continuing, along the North right-of-way line of said State Road 100; thence North 02°22'16" West 202.29 feet to the South right-of-way line of Northeast 1st Street; thence North 85°36'47" East 459.70 feet, along the South right-of-way line of said Northeast 1st Street; thence North 02°24'28" West 1,858.41 feet to the North line of the South 1/2 of said Section 29; thence North

85°49'47" East 1,639.35 feet, along the North line of the South 1/2 of said Section 29 to the South right-of-way line of said Northeast 107th Terrace; thence South 78°43'43" East 80.43 feet, along the South right-of-way line of said Northeast 107th Terrace; thence North 85°52'39" East 529.66 feet, along the South right-of-way line of said Northeast 107th Terrace; thence South 89°31'41" East 51.36 feet, along the South right-of-way line of said Northeast 107th Terrace to the Point of Beginning.

Containing 68.86 acres, more or less.

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 City Manager, City Hall located at 200 Southwest 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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may contact the Office of the City Manager at 386.496.3401 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1.800.955.8770 (voice) or 1.800.955.8771 (TTY).