

TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2016-002

AN ORDINANCE OF THE TOWN OF CALLAHAN TO AMEND THE CALLAHAN CODE BY ADOPTING
PROCEDURES FOR THE RE-PLATTING OF LOTS AND PROPERTY FOR MINOR DEVELOPMENTS;
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of the Town of Callahan does not have a procedure for the combination or subdivision of existing lots to allow for developments that do not constitute subdivision under the Town's Code;

WHEREAS, the Town Council finds that adopting procedures for the minor re-platting of property will benefit the residents of the Town of Callahan by providing for more orderly development and improved enforcement of existing zoning regulations and Town codes;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN,
FLORIDA, AS FOLLOWS:

Section 1. A new § 195-15(B)(8) of the Code of the Town of Callahan is hereby adopted to reads as follows:

- (8) Review and approve or disapprove requests for Minor Re-plats.

Section 2. A new Article XVIII of the Code of the Town of Callahan entitled "Minor Re-plats" is hereby adopted to reads as follows:

§ 195-116 PROCEDURE FOR OBTAINING A MINOR RE-PLAT.

A. Review by the Planning Commission.

- (1) Generally. The Planning Commission may approve a Minor Re-plat that conforms to the requirements of this Article without requiring further approval from the Town Council.

- (2) Submittals. The Planning Commission may consider a proposed Minor Re-plat only after all of the following materials have been submitted.

- a. An application form provided by the town; accompanied by
- b. Five copies of the proposed Minor Re-plat; with
 1. A statement indicating whether water or sanitary sewer service is available to the property; and
 2. A survey prepared by a professional land surveyor registered in the State of Florida that, at a minimum, provides legal descriptions, acreage or square footage of the original and proposed lots, a scale, and the intended division or combination.

B. Review Procedure.

- (1) If the proposed Minor Re-plat meets the conditions of this section, does not pose a hazard to the orderly development of surrounding parcels, and otherwise complies with all applicable laws and ordinances, the Planning Commission shall hold a public hearing, after Due Public Notice has been completed.

C. Recordation.

- (1) Upon approval of the Minor Re-plat, the Town Clerk shall record the re-plat on the appropriate Town maps and documents and shall, at the developer's expense, record the re-plat in the Official Records of the Clerk of the Circuit Court of Nassau County.

§ 197-117 STANDARDS AND RESTRICTIONS.

A. Standards. All Minor Re-plats must conform to the following standards:

- (1) Each proposed lot must conform to the requirements of this Code.
- (2) All lots have a boundary that abuts a public or private street for the required minimum lot width.
- (3) If any lot abuts a street right-of-way that does not conform to the design specifications provided in this Code, the owner may be required to dedicate enough right-of-way width to meet the minimum design requirements.
- (4) Any number of lots may be combined as a Minor Re-plat if the existing use of all of the lots is an allowed use in the Future Land District in which the lots lie, and all of the lots to be combined are in the same Future Land Use District.

B. Restrictions.

- (1) No additional or subsequent division of lots created by a Minor Re-plat is permitted, unless a subdivision development plan is prepared and submitted in accordance with this Article.
- (2) Minor Re-plats are only allowed for the division of an existing lot or parcel when the division results in two lots. Divisions that result in three or more lots must comply with the Subdivision of Land Article.
- (3) Minor re-plats may only be done for lots in the same Future Land Use District, and minor re-plat shall not change the Future Land Use designation for any lot.

Section 3. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 4. This Ordinance shall become effective upon its adoption.


ADOPTED THIS 15th DAY OF AUGUST, 2016.

TOWN OF CALLAHAN, FLORIDA

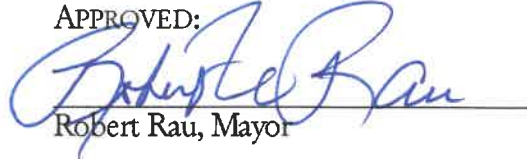


Ken Bass, Town Council President

ATTEST:


Stephanie Knagge, Town Clerk

APPROVED:


Robert Rau, Mayor

Date of First Reading: 7-18-2016
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