

TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2018-O07

AN ORDINANCE OF THE TOWN OF CALLAHAN TO AMEND THE CALLAHAN CODE BY ADOPTING LAND DEVELOPMENT REGULATIONS FOR LEGAL AND MEDICAL PROFESSIONAL OFFICES AS CONDITIONAL USES WITHIN THE RESIDENTIAL LOW DENSITY AND RESIDENTIAL MEDIUM DENSITY FUTURE LAND USE DISTRICTS; SPECIFYING THAT CONDITIONAL USES PERMITS APPLY ONLY TO THE APPLICANT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of the Town of Callahan does not currently allow any professional office uses within residential areas;

WHEREAS, the Town Council finds that adopting regulations for the development and location of legal and medical professional offices as conditional uses within the Residential Low Density and Residential Medium Density future land use districts will benefit the health, safety, and welfare of the residents of the Town of Callahan by providing for orderly land and economic development, provided that such uses are limited to parcels with vehicular access to state or federal highways;

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

Section 1. A new § 195-66(E) of the Code of the Town of Callahan is hereby adopted as follows:

E. Legal and medical professional offices, subject to the conditions and requirements that may be applied to conditional uses under Code §§ 195-23 and 195-24 and only on those parcels with vehicular access to state or federal highways.

Section 2. A new § 195-75(D) of the Code of the Town of Callahan is hereby adopted as follows:

D. Legal and medical professional offices, subject to the conditions and requirements that may be applied to conditional uses under Code §§ 195-23 and 195-24 and only on those parcels with vehicular access to state or federal highways.

Section 3. A new § 195-23(I) of the Code of the Town of Callahan is hereby adopted as follows:

Any permit or authorization to engage in a conditional use applies only to the applicant. Conditional use authorizations or permits cannot be transferred and do not transfer with the sale, lease, or other transfer of the property.

Section 4. 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 5. This Ordinance shall become effective upon its adoption.

ADOPTED THIS _____ DAY OF _____, 2019.

TOWN OF CALLAHAN, FLORIDA

Ken Bass, Town Council President

ATTEST:

APPROVED:

Stephanie Knagge, Town Clerk

Martin Fontes, Mayor

Date of First Reading:
Dates of Publication:
Date of Public Hearing
& Second Hearing:
Date of Final Passage: