

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2019-003**

AN ORDINANCE OF THE TOWN OF CALLAHAN AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF CALLAHAN BY DESIGNATING THE CURRENT ZONING AND THE FUTURE LAND USE OF CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY .95 ACRES PERTAINING TO THE REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN AS THE TOWN'S COMMERCIAL HIGHWAY FUTURE LAND USE DISTRICT FROM NASSAU COUNTY'S COMMERCIAL ZONING UPON THE INCORPORATION OF SUCH LAND INTO THE TOWN LIMITS; FINDING THE COMMERCIAL HIGHWAY FUTURE LAND USE CONSISTENT WITH THE GOALS, POLICIES, AND OBJECTIVES OF THE TOWN OF CALLAHAN'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS pursuant to Section 171.044, Florida Statutes, the owners, or their duly appointed representatives, of certain real property located in unincorporated Nassau County, Florida, have petitioned the Town Council of the Town of Callahan, Florida to annex approximately 3.68 acres of the real property described with particularity herein into the corporate limits of the Town of Callahan, Florida; and

WHEREAS, .95 acres of the land is currently designated as Nassau County, Florida's commercial zoning; and

WHEREAS, in connection with the annexation of the land, the owners or their duly appointed representatives have petitioned the Town of Callahan to amend the Town of Callahan's Comprehensive Plan by designating the future land use of said land as the Town of Callahan's Commercial Highway future land use upon the incorporation of said land into the Town limits; and

WHEREAS, the Town of Callahan Planning Commission held a duly noticed public hearing on _____, regarding the Comprehensive Plan amendment and land use designation of the land, resulting in a recommendation of adoption; and,

WHEREAS, notice of the proposed Comprehensive Plan amendment and land use designation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes; and

WHEREAS, the Town of Callahan Town Council has the authority to amend its Comprehensive Plan by designating the future land use of this newly annexed land; and

WHEREAS, the Town of Callahan Town Council is desirous of designating said real property's future land use as Commercial Highway.

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

Section 1. The above recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein.

Section 2. The Town of Callahan's Comprehensive Plan be and hereby is amended by, upon annexation into the Town limits, designating the following described real property as the Town of Callahan's Commercial Highway future land use:

PARCEL 1

Said parcel containing approximately .37 acres more or less and being further identified by Nassau County property identification number 51-2N-25-0000-0019-0000.

PARCEL 2

Said parcel containing approximately .58 acres more or less, and being further identified by Nassau County property identification number 51-2N-25-0000-0020-0000.

Section 3. The Town Clerk is hereby authorized and directed to update and revise the Town Land Use Maps and to proceed with any related Comprehensive Plan Map Amendments.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 5. Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 6. This Ordinance shall become effective upon the final passage of this Ordinance.

ADOPTED THIS ____ DAY OF _____, 2019.

TOWN OF CALLAHAN, FLORIDA

KEN BASS
TOWN COUNCIL PRESIDENT

ATTEST:

STEPHANIE KNAGGE
TOWN CLERK

APPROVED:

MARTIN FONTES
MAYOR

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