

TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2019-O06

AN ORDINANCE OF THE TOWN OF CALLAHAN, FLORIDA, RELATING TO THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTY IDENTIFIED AS NASSAU COUNTY PARCEL 1-2N-25-0000-0062-0000 PURSUANT TO THE APPLICATION OF THE OWNER FROM THE FUTURE LAND USE DESIGNATION OF MIXED USE TO DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) FOR A RESIDENTIAL DEVELOPMENT ALLOWING CLUSTERING OF DUPLEX HOMES; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the owners of the real property described below have applied for a reclassification of the future land use designation of that property from the Town's Mixed Use designation to Planned Unit Development (PUD);

WHEREAS the Planning Commission has recommended that the future land use designation of the property be changed to the designation of PUD;

WHEREAS the Town Council finds that such designation is consistent with the Town's Comprehensive Plan, furthers the goals, objectives, and policies of the 2025 Comprehensive Plan, and is not in conflict with any portion of the City's land use regulations;

WHEREAS the Council finds that the proposed designation does not adversely affect the orderly development of the City; will not adversely affect the health and safety of the residents in the area; and will not be detrimental to the natural environment or the use or development of the adjacent properties in the general neighborhood;

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

Section 1. That all the property identified as Nassau County Parcel 1-2N-25-0000-0062-0000 have its current future land use designation be changed from Mixed Use to Planned Unit Development (PUD), according to the limitation prescribed herein.

Section 2. In the PUD, all requirements of the Mixed Use future land use designation shall apply, except for the following alterations to the requirements of that designation:

- A. The side walls of all buildings must be separated by at least 10 feet.
- B. No part of any building other than accessory structures shall be closer than 10 feet to any property that is not shared.
- C. Front yard setbacks shall be reduced from 25 feet to 20 feet for the buildings shown as units 1-10 and 65-66 on the concept plan entitled "Callahan Project" submitted by the applicant in its application for rezoning.
- D. Minimum lot width shall be reduced from 50 feet to 30 feet.
- E. Minimum lot area shall be reduced from 7,500 square feet to 2,600 square feet.
- F. HVAC equipment shall not be required to meet setbacks if it is in the rear of a building and located within 3 feet of the building.
- G. Accessory structures may be located within 6 feet of a building's rear and within two feet of the

rear property line.

Section 3. The PUD future land use designation is contingent upon:

- A. The proposed development having two entry and exit ways.
- B. The development being constructed according to the site plans, elevations, and application submitted to the Town for approval by the Planning Commission and Town Council.
- C. To the extent individual parcels or units will be sold, the approval of a plan for a subdivision in compliance with the Town's Code.
- D. Compliance with all Town site planning and building permitting requirements.

Section 4. The Town Zoning Administrator be and hereby is authorized and directed to change the Future Land Use Map for the Town of Callahan, Florida, to reflect the designation of the above described land.

Section 5. 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 6. All ordinances or parts of ordinances in conflict hereby are hereby repealed.

Section 7. This ordinance shall take effect upon final approval of any necessary amendments to the Town's Comprehensive plan as provided by law or upon final passage, whichever is later.

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:

