

TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2020-O02

AN ORDINANCE OF THE TOWN OF CALLAHAN ADOPTING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN OF THE TOWN OF CALLAHAN BY DESIGNATING THE FUTURE LAND USE OF CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.91 ACRES PERTAINING TO THE REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN AS THE TOWN'S COMMERCIAL HIGHWAY FUTURE LAND USE DISTRICT; 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 the owners of the land described herein 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 from its current designation as Mixed Use future land use; and

WHEREAS the Town of Callahan Planning Commission held a duly noticed public hearing on February 10, 2020, regarding the small-scale 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 §§ 163.3184(11) and 166.041, 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 designating the following described real property as the Town of Callahan's Commercial Highway future land use:

The easternmost 1.91 acres of the parcel identified by Nassau County property identification number 29-2N-25-0000-0010-0000 that are currently designated as future land use of Mixed Use that about the lands currently designated as Commercial Highway.

Said lands for which the future land use designation will be changed are fully depicted on the survey attached hereto and identified thereon as 1.91 acres of cleared and vacant land.

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.

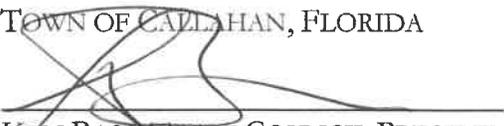
Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity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

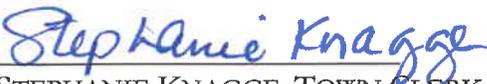
Section 6. This Ordinance shall become effective 31 days after the final passage of this Ordinance pursuant to Fla. Stat. s. 163.3187(5)(c).

ADOPTED THIS 20th DAY OF April, 2020.

TOWN OF CALLAHAN, FLORIDA


KEN BASS, TOWN COUNCIL PRESIDENT

ATTEST:


STEPHANIE KNAGGE, TOWN CLERK

APPROVED:


MARTIN FONTES, MAYOR

Public Hearing
Date of First ~~Reading~~ *Reading*:
Dates of Publication: *March 25th 2020 / April 15th 2020*
Dates of Public Hearings: *April 6th 2020*
Date of Second Hearing: *April 20th 2020*
Date of Final Passage: *April 20th 2020*