

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2022-006**

**AN ORDINANCE OF THE TOWN OF CALLAHAN AMENDING THE
COMPREHENSIVE PLAN OF THE TOWN OF CALLAHAN BY
REDESIGNATING THE CURRENT ZONING AND THE FUTURE LAND USE OF
CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.49 ACRES
PERTAINING TO THE REAL ESTATE PARCELS DESCRIBED
PARTICULARITY HEREIN FROM MIXED USE ZONING FUTURE LAND USE
BY REDESIGNATING RESIDENTIAL LOW DENSITY; FINDING THE 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 163.3194, Florida Statutes, the owners, or their duly appointed representatives, of certain real property located in The Town of Callahan, Florida, have petitioned the Town Council of the Town of Callahan, Florida to rezone approximately 1.49 acres of the real property described with particularity herein;

WHEREAS, 1.49 acres of the land is currently redesignated as Town of Callahan, Florida's mixed use zoning; and

WHEREAS, in connection with the rezoning 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 redesignating the future land use of said land to the Town of Callahan's Residential Low Density (RLD) future land use;

WHEREAS, the Town of Callahan Planning Commission held a duly noticed public hearing on November 14, 2022, 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 163.3194, 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 rezoned land; and

WHEREAS, the Town of Callahan Town Council is desirous of designating said real property's future land use as Residential Low Density (RLD).

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 hereby is amended by, upon rezoning into the Town limits, designating the following described real property as the Town of Callahan's Residential Low Density (RLD) future land use:

PARCEL 1

Said parcel containing approximately 1.49 acres more or less and being further identified by Nassau County property identification number 30-2N-25-400A-0001-0031

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 3rd DAY OF January, 2022.


TOWN OF CALLAHAN, FLORIDA


KEN BASS
TOWN COUNCIL PRESIDENT

ATTEST:


Shawna Gugliuzza
TOWN CLERK

APPROVED:


Randy Knagge
MAYOR

Date of First Reading: December 05, 2022

Dates of Publication: November 23rd & 30th December 21st & 28th

Dates of Public Hearings: December 05, 2022

Date of Second Hearing: JANUARY 03, 2023

Date of Final Passage: JANUARY 03, 2023