

**TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 2018-005**

**AN ORDINANCE OF THE TOWN OF CALLAHAN AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF CALLAHAN BY DESIGNATING THE FUTURE LAND USE OF CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.39 ACRES PERTAINING TO THE REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN AS THE TOWN'S COMMERCIAL HIGHWAY FUTURE LAND USE FROM NASSAU COUNTY'S RESIDENTIAL MIXED MEDIUM-DENSITY 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 2.39 acres of the real property described with particularity herein into the corporate limits of the Town of Callahan, Florida; and

**WHEREAS**, 2.39 acres of the land is currently designated as Nassau County, Florida's residential mixed medium density 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 district 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 11/14/2018, 11/21/2018, 12/14/2018 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 current zoning and future land use as CG Commercial General and Commercial.

**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:

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 AND RUN SOUTH 87 DEGREES 35 MINUTES 00 WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, 603.65 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 676 PAGE 923 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF SECTION 19, 179.86 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 268, PAGE 311, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 10 DEGREES 39 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 268, PAGE 311, 561.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MADISON LANE (A 50.00 FOOT RIGHT OF WAY); THENCE RUN NORTH 66 DEGREES 32 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 177.15 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 676, PAGE 923, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 11 DEGREES 08 MINUTES 17 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 676, PAGE 923, 626.89 FEET TO THE POINT OF BEGINNING. BEING THE SAME AS LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 70, PAGE 415, OFFICIAL RECORDS BOOK 299, PAGE 256, OFFICIAL RECORDS BOOK 635 PAGE 928, AND OFFICIAL RECORDS BOOK 50, PAGE 56, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Said parcel containing approximately 2.39 acres more or less and being further identified by Nassau County property identification number 19-2N-25-0000-0150-0000 and 19-2N-25-0000-0150-0010.

**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 17<sup>th</sup> DAY OF DECEMBER, 2018.

TOWN OF CALLAHAN, FLORIDA



KEN BASS  
TOWN COUNCIL PRESIDENT

ATTEST:



STEPHANIE KNAGGE  
TOWN CLERK

APPROVED:



MARTIN FONTES  
MAYOR

Date of First Reading: 12/3/2018

Dates of Publication: 11/14/2018, 11/21/2018, 12/14/2018

Dates of Public Hearings: 12/3/2018, 12/17/2018

Date of Second Reading: 12/17/2018

Date of Final Passage: 12/17/2018