

COMMERCIAL LEASE

541879 US HWY 1, CALLAHAN, FL 32011

ACREAGE: 3 ACRES

LEASE: \$4,500

ZONING: COMMERCIAL GENERAL



Opportunities abound at this highly visible 3-acre site with two access points on the busiest road in Callahan. The property is available for land lease with **600 ft of frontage on HWY 1**. Septic and City Water on site with a fire hydrant. Zoned commercial general allows for a wide variety of uses, such as outdoor fruit/veggie market, food truck, travel trailer park, auto sales lot, etc. Tenants can install a building for a variety of businesses, such as retail (bakery, florist, gift) and services establishments (restaurant, salon, dry cleaning, QSR, office, childcare, etc.) Landlord will offer rent credits for site improvement costs.



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ARTICLE 16. " COMMERCIAL, GENERAL: CG

INTENT: THE PROVISIONS OF THIS DISTRICT ARE INTENDED TO DESIGNATE AREAS FOR GENERAL COMMERCIAL USES WHICH WILL MEET THE RETAIL SALES AND SERVICE NEEDS OF NASSAU COUNTY RESIDENTS. THIS DISTRICT IS INTENDED TO ENCOURAGE THE CONCENTRATION OF GENERAL COMMERCIAL USES AND NOT THE EXTENSIVE STRIP COMMERCIAL AREAS. THE AREAS DESIGNATED IN THIS DISTRICT SHALL ABUT A ROADWAY CLASSIFIED AS A COLLECTOR OR HIGHER FACILITY ON THE ADOPTED FUNCTIONAL HIGHWAY CLASSIFICATION MAP OF THE COUNTY COMPREHENSIVE PLAN.

NODAL DEVELOPMENT PATTERNS AT MAJOR INTERSECTIONS ARE PREFERRED. AN EXCEPTION TO THIS STANDARD MAY OCCUR IN AREAS OF COMMERCIAL INFILL WHERE SUCH INFILL WOULD CREATE A MORE COMPACT LAND USE PATTERN.

SECTION 16.01. " PERMITTED USES AND STRUCTURES.

(A) USES PERMITTED IN THE COMMERCIAL NEIGHBORHOOD DISTRICT.

(B) RETAIL OUTLETS FOR THE SALE OF FOOD AND PHARMACEUTICALS, MEDICAL MARIJUANA TREATMENT CENTERS, DISPENSING FACILITIES, WEARING APPAREL, TOYS, SUNDRIES AND NOTIONS, BOOKS AND STATIONERY, PERSONAL GOODS AND LUGGAGE, JEWELRY (INCLUDING WATCH REPAIR), ART, CAMERAS OR PHOTOGRAPHIC SUPPLIES (INCLUDING CAMERA REPAIR), SPORTING GOODS, HOME FURNISHINGS AND APPLIANCES (INCLUDING REFRIGERATORS INCIDENTAL TO SALES), OFFICE EQUIPMENT OR FURNITURE, USED MERCHANDISE, HARDWARE AND SIMILAR USES.

(C) HOBBY AND GIFT SHOPS, DELICATESSENS AND BAKERIES (NOT WHOLESALE BAKERY), FLORIST SHOPS, AND SIMILAR SHOPS, AND SIMILAR USES.

(D) SERVICE ESTABLISHMENTS SUCH AS HOME EQUIPMENT RENTALS, BARBER AND BEAUTY SHOPS, SHOE REPAIR SHOPS, REDUCING SALONS AND GYMNASIUMS, TAILORS AND DRESSMAKERS, RADIO AND TELEVISION REPAIR SHOPS, TRAVEL AGENCIES, LAUNDRY OR DRY CLEANING ESTABLISHMENTS, PICKUP STATIONS OR PACKAGING SHOPS IN COMPLETELY ENCLOSED BUILDINGS USING NONFLAMMABLE LIQUIDS SUCH AS PERCHLOROETHYLENE CLEANERS, ODOR, FUMES OR STEAM DETECTABLE TO NORMAL SENSES FROM OFF THE PREMISES, AND OTHER SIMILAR USES.

(E) FUNERAL HOMES.

(F) OUTDOOR FRUIT, VEGETABLE, POULTRY OR FISH MARKETS.

(G) HOTELS AND MOTELS AND COMMONLY ASSOCIATED FACILITIES.

(H) INDOOR COMMERCIAL RECREATION CENTERS, VIDEO GAMES, ARCADES, BILLIARD ROOM, BOWLING ALLEYS, SKATING RINKS AND SIMILAR USES.

(I) PRIVATE CLUBS, FRATERNAL ORGANIZATIONS AND LODGE HALLS.

(J) RESTAURANTS AND COMMONLY ASSOCIATED FACILITIES.

(K) GASOLINE DISPENSING FACILITY CONTAINING NOT MORE THAN ONE (1) PUMP ISLAND WITH NOT MORE THAN FOUR (4) GASOLINE AND/OR FUEL PUMPS; PROVIDED NO REPAIRS OR OTHER AUTOMOBILE SERVICES ARE PROVIDED.

- (L)TRAVEL TRAILER PARKS AND CAMPGROUNDS, SUBJECT TO THE STANDARDS AND ~~PROCEDURES OF SECTION~~
- (M)CHILD CARE FACILITIES.
- (N)ASSISTED LIVING FACILITIES.
- (O)ADULT DAY CARE CENTERS.

(ORD. NO. 2010-08, § 6, 7-26-10; ORD. NO. 2017-23, 9-28-17; ORD. NO. 2019-21, § 2C, 7-22-19)

SECTION 16.02. " PERMITTED ACCESSORY USES.

- (A) SEE ~~ARTICLE 98, SECTION 98.15.~~
- (B)ON THE SAME PREMISES AND IN CONNECTION WITH PERMITTED PRINCIPAL USES AND STRUCTURES, A SINGLE-FAMILY DWELLING UNIT, ONLY FOR OCCUPANCY BY AN OWNER OR EMPLOYEE THEREOF. SAID SINGLE-FAMILY DWELLING UNIT MUST BE ATTACHED TO THE PRINCIPAL PERMITTED STRUCTURE.

SECTION 16.03. " CONDITIONAL USES.

- (A)DRIVE-IN RESTAURANTS AND THEATERS.
- (B) AUTO SERVICE STATIONS AND REPAIR GARAGES.
- (C) AUTO SALES LOTS.
- (D)PRIVATE/NONPUBLIC SCHOOLS.
- (E)ESTABLISHMENTS OR FACILITIES SELLING ALCOHOLIC BEVERAGE FOR ON-SITE OR OFF-SITE CONSUMPTION.
- (F)ANY USE LISTED AS A PERMITTED USE IN THE COMMERCIAL INTENSIVE DISTRICT, SECTION 17.01, EXCEPT SEXUALLY ORIENTED BUSINESSES.
- (G)PLANT NURSERY.

(ORD. NO. 2005-38, 5-23-05; ORD. NO. 2019-21, § 2C, 7-22-19)

SECTION 16.04. " SPECIAL RESTRICTIONS.

- (A)THE DISTANCE RESTRICTION APPLICABLE FROM CHURCHES AND SCHOOLS FOR THE SALE OF ALCOHOLIC INTOXICATING BEVERAGES IS SET ~~FORTH IN SECTION 4-3~~ OF ORDINANCE NO. 2017-37.
- (B)IN AREAS DESIGNATED AS CONSERVATION (WETLANDS) ON THE FUTURE LAND USE MAP, ONLY PASSIVE RECREATION AND SILVICULTURE WILL BE PERMITTED.
- (C)DISTANCE RESTRICTIONS. MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES SHALL NOT BE LOCATED WITHIN FIVE HUNDRED (500) FEET IN AIRLINE DISTANCE OF THE REAL PROPERTY THAT COMES WITHIN FIVE HUNDRED (500) FEET OF A PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL.

(ORD. NO. 2017-23, 9-28-17; ORD. NO. 2017-38, 11-27-17)

SECTION 16.05. " MINIMUM LOT REQUIREMENTS.

(A)MINIMUM LOT AREA: TWENTY THOUSAND (20,000) SQUARE FEET.

(B)MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET.

SECTION 16.06. " MINIMUM YARD REQUIREMENTS.

(A)FRONT YARD: TWENTY-FIVE (25) FEET.

(B)REAR YARD: TWENTY (20) FEET; THOSE STRUCTURES CONSTRUCTED ALONG THE ATLANTIC COASTLINE SHALL BE MEASURED FROM THE ADOPTED "COASTAL CONSTRUCTION CONTROL (SETBACK) LINE", OR A MEASUREMENT OF ONE HUNDRED AND FIFTY (150) FEET, MEASURED FROM THE MEAN HIGH WATER LINE (MHL), WHICHEVER IS THE GREATER DISTANCE.

(C)SIDE YARD: TWENTY (20) FEET EXCEPT WHERE THE CG DISTRICT ABUTS A RESIDENTIAL DISTRICT, THE SIDE YARD SHALL BE INCREASED TO THIRTY (30) FEET. NO SIDE YARD SHALL BE REQUIRED WHERE TWO (2) OR MORE COMMERCIAL BUILDINGS ADJOIN SIDE BY SIDE, HOWEVER, IN THE CASE OF A SERIES OF ADJOINING BUILDINGS, A SIDE YARD OF NOT LESS THAN THIRTY (30) FEET IN WIDTH SHALL BE PROVIDED AT GRADE LEVEL AT THE INTERVALS OF MORE THAN FOUR HUNDRED (400) FEET APART AS MAY BE REQUIRED FOR PUBLIC ACCESS.

SECTION 16.07. " BUILDING RESTRICTIONS.

(A)MAXIMUM BUILDING HEIGHT: FORTY (40) FEET.

(1) PROVIDING THAT FOR STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET OR THREE (3) STORIES IN HEIGHT, THE MINIMUM SIDE YARD SHALL INCREASE THE MINIMUM SIDE YARD BY ONE (1) FOOT FOR EVERY TWO (2) FEET OF BUILDING HEIGHT EXCEEDING THIRTY-FIVE (35) FEET.

(2)ALSO, THOSE STRUCTURES FRONTING ALONG A MAJOR WATER BODY, SHALL INCREASE THE MINIMUM SIDE YARD SETBACK BY ONE (1) FOOT FOR EVERY TWO (2) FEET OF BUILDING HEIGHT EXCEEDING THIRTY-FIVE (35) FEET, UTILIZING THE "COASTAL CONTROL LINE" AS ADOPTED, AS THE MINIMUM REAR YARD, OR ONE HUNDRED AND FIFTY (150) FEET FROM THE MEAN HIGH WATER LINE (MHL).

(B)MAXIMUM LOT COVERAGE: LOT COVERAGE BY ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS AND GARAGES, SHALL NOT BE MORE THAN FIFTY (50) PERCENT OF THE LOT.

(C)LANDSCAPING: THE MINIMUM LANDSCAPE AREA SHALL BE NOT LESS THAN TEN (10) PERCENT OF THE TOTAL LOT AREA AND SHALL BE IN CONFORMANCE WITH ARTICLE 28, SECTION 28.17.

(D)WITHIN THE UNINCORPORATED AREAS OF AMELIA ISLAND, MAXIMUM BUILDING HEIGHT IS FORTY-FIVE (45) FEET.

(ORD. NO. 2021-08, § 2D, 6-14-21; ORD. NO. 2021-20, § 2C, 9-27-21)