

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2016-004**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO THE APPLICATION OF THE OWNERS; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE TOWN OF CALLAHAN'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; AMENDING § C-1 OF THE CHARTER OF THE TOWN OF CALLAHAN TO INCLUDE SAID LAND; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS; AMENDING AND UPDATING THE COMPREHENSIVE PLAN TO INCLUDE SAID LANDS; ADOPTING A LOW DENSITY RESIDENTIAL FUTURE LAND USE FOR SAID LANDS; 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, as hereinafter described, have petitioned the Town Council of the Town of Callahan, Florida to annex real property pertaining to the real estate parcels described with particularity herein into the corporate limits of the Town of Callahan, Florida; and

WHEREAS, the Town Council of the Town of Callahan has determined that said annexation petition bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the Town of Callahan, Florida; and

WHEREAS, the Town of Callahan Planning Commission held a duly noticed public hearing on August 29, 2016 regarding this annexation; and,

WHEREAS, notice of the proposed annexation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes; and

WHEREAS, the Planning Commission of the Town of Callahan, Florida, has reviewed the proposed annexation and found it to be consistent with the Town's Comprehensive Plan, to comply with all applicable requirements of the Town's Code, and has recommended to the Town Council that it approve said annexation; and

WHEREAS, the Town of Callahan Town Council has the authority, pursuant to Section 171.044, Florida Statutes, to annex said real property into its corporate limits upon petition of the owners of said real property or their duly appointed representatives; and

WHEREAS, the Town has received such petitions; and

WHEREAS, the property is contiguous to the municipal limits of the Town of Callahan and said property is reasonably compact; and,

WHEREAS, the Town Council of the Town of Callahan, in accordance with Section 166.041, Florida Statutes, provided an opportunity for individuals to participate in the public hearing process and held a duly noticed public hearings on October 3, 2016, and October 17, 2016, and November 7, 2016 to consider this petition; and,

WHEREAS, the Town Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and Town staff; and,

WHEREAS, the Town of Callahan Town Council is desirous of annexing and redefining the boundary lines of the Town of Callahan, Florida, to include said real property.

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 following described real property located in unincorporated Nassau County, Florida is hereby annexed and incorporated into the Town of Callahan, Florida:

A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 25 EAST, AS RECORDED IN PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY LINE OF MICKLER STREET AND THE WESTERLY LINE OF U.S. 1; THENCE NORTH 32° 14' 54" WEST, A DISTANCE OF 132.70 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID MICKLER STREET; THENCE NORTH 54 ° 23' 02" WEST, A DISTANCE OF 405.11 FEET TO THE SOUTHEASTERLY LINE OF AIRSTREAM AVENUE AND THE EASTERLY LINE OF SAID MICKLER STREET; THENCE NORTH 16 ° 22' 05" WEST, A DISTANCE OF 48.29 FEET; THENCE SOUTH 01 ° 03' 17" EAST, A DISTANCE 599.11 FEET; THENCE NORTH 63 ° 04' 32" EAST, A DISTANCE OF 451.68 FEET, TO THE POINT OF BEGINNING.

Said description containing all the following parcel, as shown on the attached map:

PARCEL A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4100-0009-0010.

And parts of the following parcels, as shown on the attached map:

PARCEL B

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4100-0009-0020.

PARCEL C

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4100-0009-0030.

PARCEL D

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4140-0001-0010.

PARCEL E

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4140-0001-0000.

PARCEL F

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4140-0024-0010.

PARCEL G

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED BY PARCEL IDENTIFICATION NO. 49-2N-25-4140-0024-0000.

Section 3. The corporate territorial limits of the Town of Callahan, Florida, are hereby redefined to include said land herein described and annexed, and § C-1 of the Charter of the Town of Callahan is hereby amended to include said land.

Section 4. The Town Clerk is hereby authorized and directed to update and revise the Town Jurisdictional Maps, file this ordinance with the Clerk of the Circuit Court and the chief administrative officer of Nassau County, Florida and with the Department of State within 7 days after adoption, and to proceed with any related Comprehensive Plan Map Amendments.

Section 5. The land herein described and future inhabitants of said land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances, and regulations of the Town of Callahan, Florida, and be entitled to the same privileges and benefits as other areas of the Town of Callahan, Florida.

Section 6. The Comprehensive Plan of the Town of Callahan shall be amended and updated to include said lands within the Town, and the future land use of said lands shall be low density residential.

Section 7. 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 8. Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 9. This Ordinance shall become effective upon its adoption.

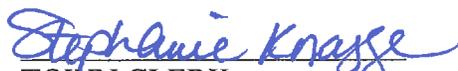
ADOPTED THIS 7th DAY OF November, 2016.

TOWN OF CALLAHAN, FLORIDA



KEN BASS
TOWN COUNCIL PRESIDENT

ATTEST:


TOWN CLERK
STEPHANIE KNAGGE

APPROVED:


ROBERT RAU
MAYOR

Date of First Reading: 10/3/2016
Dates of Publication: 10/6 & 10/13/2016
Dates of Public Hearings: 10/3, 10/17, & 11/7/2016
Date of Second Reading: 10/17/2016
Date of Final Passage: 11/7/2016



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 6, 2016

Ms. Stephanie Knagge
Town Clerk
Town of Callahan
Post Office Box 5016
Callahan, Florida 32011

Dear Ms. Knagge:

This will acknowledge receipt of your letter dated November 24, 2016 and certified copies of Ordinance Nos. 2016-004 and 2016-005, annexing property into the Town of Callahan, which were filed in this office on December 6, 2016.

If we may be of further assistance, please feel free to contact this office at (850) 245-6270.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ernest L. Reddick".

Ernest L. Reddick
Program Administrator

ELR/lb



Chartered 1911

TOWN OF CALLAHAN

Post Office Box 5016 • Callahan, Florida 32011

November 24, 2016

Mr. Ernest L. Reddick, Program Administrator
Florida Department of State
Administrative Code & Register
500 South Bronough Street
Tallahassee, FL 32399-0250

Mr. Reddick,

Please find the Certificate of Authenticity, The Record of Recording with The Clerk of Court's Office for Nassau County, Ordinance 2016-004, and Ordinance 2016-005 for a Voluntary Land Annexation approved by our Town Council on November 7, 2016.

Sorry for the delay, as I was not sure on the process. Please let me know if you need anything further from me.

Thank You,

Stephanie Knagge

Stephanie Knagge
Town Clerk



Chartered 1911

TOWN OF CALLAHAN

Post Office Box 5016 • Callahan, Florida 32011

Certificate of Authenticity

**State of Florida
County of Nassau
Town of Callahan**

I, Stephanie Knagge, hereby certify, that I am the duly qualified and Acting Clerk of, The Town of Callahan, in Nassau County, Florida.

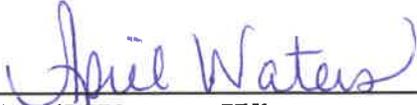
I further certify that the attached ORDINANCE 2016-004 & ORDINANCE 2016-005 are true and correct.

ORDINANCE 2016-004 & ORDINANCE 2016-005 were passed and adopted by the Town Council of the Town of Callahan, on the 7th day of November 2016.

The original ORDINANCE 2016-004 & ORDINANCE 2016-005 are on file in my office.

In Witness Whereof, I have hereunto subscribed my official signature and affixed the seal of said Town of Callahan this November 10, 2016.


Stephanie Knagge, Town Clerk


April Waters, Witness