

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2024-002**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY .05 ACRES PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO FLA. STAT. § 171.044; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE GOALS, POLICIES, AND OBJECTIVES OF 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; 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 Town of Callahan shall annex the real property described herein with particularly;

WHEREAS The owner of the parcels has requested to be annexed and has consented in writing to the annexation;

WHEREAS the Town of Callahan has filed a copy of the report required by Fla. Stat. § 171.044 with the Board of County Commissioners no less than 10 days before commencing the annexation procedures set forth in Fla. Stat. § 171.044; and

WHEREAS notice of the proposed annexation has been published pursuant to the requirements of Section 171.044, Florida Statutes; 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; 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 and 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 real property shown in the sketch attached hereto and identified by metes and bounds legal descriptions is hereby annexed and incorporated into the Town of Callahan, Florida, said parcels containing approximately .05 acres more or less and bearing the following real estate identification numbers:

P.I.N. 19-2N-25-0000-0146-0000

The sketch attached hereto, a full-sized version of which shall be retained by the Town Clerk, shall control over this list of parcel numbers if any conflicts, duplicates, or omissions exist.

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 Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 8. This Ordinance shall become effective upon its adoption.

ADOPTED THIS 1st DAY OF April 2024.

TOWN OF CALLAHAN, FLORIDA



KEN BASS

TOWN COUNCIL PRESIDENT ATTEST:
APPROVED:



Shawna Gugliuzza

TOWN CLERK



Randy Knagge

MAYOR

Date of First Reading: March 18, 2024
Dates of Publication: March 6, 2024 & March 13, 2024
Date of 1st Public Hearing: March 18, 2024
Date of 2nd Public Hearing: April 01, 2024
Date of Final Passage: April 01, 2024