

**TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 2019-002**

**AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY .95 ACRES PERTAINING TO REAL ESTATE PARCELS DESCRIBED WITH PARTICULARITY HEREIN PURSUANT TO THE APPLICATION OF THE OWNER; 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 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 approximately .95 acres of 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 APRIL 1, 2019, 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 goals, policies, and objectives of 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 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 March 18, 2019 and April 15<sup>th</sup> 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:

Said parcels containing approximately .95 acres more or less and being further identified by Nassau County property identification number 51-2N-25-0000-0019-0000 and 51-2N-25-0000-0020-0000.

**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-2 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 15<sup>th</sup> DAY OF April, 2019.

TOWN OF CALLAHAN, FLORIDA

  
KEN BASS  
TOWN COUNCIL PRESIDENT

ATTEST:

  
TOWN CLERK

APPROVED:

  
MARTIN FONTES  
MAYOR

Date of First Reading: March 18, 2019  
Dates of Publication: March 27, 2019 @ @  
Dates of Public Hearings: March 15, 2019 @ April 1, 2019  
Date of Second Reading: March 15, 2019 @ April 1, 2019  
Date of Final Passage: 15<sup>th</sup> April 2019