



TOWN OF CALLAHAN

Post Office Box 5016 • Callahan, Florida 32011

Chartered 1911

December 21, 2018

John Crawford, Clerk of Courts
Robert M. Foster Justice Center
76347 Veterans Way
Yulee, Florida, 32097

Mr. Crawford,

In accordance with Florida Statute 171.044, I am notifying you that the Town Of Callahan has approved Ordinance 2018-004 & Ordinance 2018-005 for Voluntary Annexation & Re-Zoning of the following parcels:

- 19-2N-25-0000-0150-0010
- 19-2N-25-0000-0150-0000

If you need anything further, please feel free to contact myself or Town Manager Michael Williams at (904) 879-3801.

Thank you,

Stephanie Knagge, Town Clerk

**TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2018-004**

AN ORDINANCE OF THE TOWN OF CALLAHAN ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CALLAHAN, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.39 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 2.39 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 11/13/2019, 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 12/03/2018 and 12/17/2018 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 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 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 17th DAY OF DECEMBER, 2018.

TOWN OF CALLAHAN, FLORIDA


KEN BASS
TOWN COUNCIL PRESIDENT

APPROVED:


MARTIN FONTES
MAYOR

ATTEST:


STEPHANIE KNAGGE
TOWN CLERK

Date of First Reading: 12/3/2018

Dates of Publication: 11/09/2018, 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

**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 17th DAY OF DECEMBER, 2018.

TOWN OF CALLAHAN, FLORIDA


KEN BASS
TOWN COUNCIL PRESIDENT

ATTEST:


STEPHANIE KNAGGE
TOWN CLERK

APPROVED:


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