

ORDINANCE NO. 409

AN ORDINANCE ANNEXING TO THE TOWN OF HAVANA, FLORIDA BY VOLUNTARY ANNEXATION PURSUANT TO SECTION 171.044, FLORIDA STATUTES, THE REAL PROPERTY IN THE UNINCORPORATED AREA OF GADSDEN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON EXHIBIT "A" ATTACHED; PROVIDING FOR THE EFFECT OF SAID ANNEXATION; PROVIDING FOR CODIFICATION AND THE FILING OF SAME WITH THE CLERK OF THE CIRCUIT COURT OF GADSDEN COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF GADSDEN COUNTY, FLORIDA, AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; AND PROVIDING AN EFFECTIVE DATE OF JULY 1, 2025.

WHEREAS, the owners of real property in a certain unincorporated area of Gadsden County, Florida which is contiguous to the Town of Havana, Florida and reasonably compact therewith have petitioned the governing body of said Town to have said property annexed to the municipality as shown on Exhibit "A" attached; and,

WHEREAS, the governing body of the Town of Havana has made a determination that the petition bears the signature of the owners of the real property in the area proposed to be annexed; and

WHEREAS, the governing body of the Town of Havana has further determined that such annexation will not result in the creation of an enclave; and,

WHEREAS, since the owners of the properties in the area proposed to be annexed have voluntarily petitioned the Town of Havana for such annexation and agreed to the same, a referendum is not required in order to complete such annexation pursuant to the provisions of Florida law; and,

WHEREAS, notice of this voluntary annexation by ordinance has been published once a week for two consecutive weeks in a newspaper of general circulation in the Town of Havana, which notice has given the ordinance number and a description of the area proposed to be annexed, including a map clearly showing the area to be annexed, and a statement that the complete ordinance can be obtained from the office of the Town Clerk.

NOW THEREFORE,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAVANA, FLORIDA:

SECTION 1. DESCRIPTION OF PROPERTY TO BE ANNEXED:

That the Town of Havana, Florida does hereby annex to the Town by voluntary annexation pursuant to the provisions of Section 171.044, Florida Statutes, the following described real property situate, lying and being in Gadsden County, Florida, to-wit:

Description attached hereto and made a part hereof and marked Exhibit "A".

And the boundary lines of the Town of Havana are hereby redefined accordingly.

SECTION 2. EFFECT OF ANNEXATION.

That the above-described area hereby annexed to the Town of Havana, Florida shall be subject to all laws, ordinances, and regulations in force in the Town of Havana, Florida, and shall be entitled to the same privileges and benefits as other parts of this municipality upon the effective date of this annexation as hereinafter provided.

SECTION 3. CODIFICATION AND FILING:

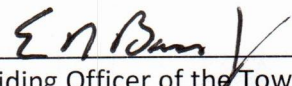
It is the intent of the Town Council of the Town of Havana that this ordinance be made a part of the Code of Ordinances of the Town of Havana, Florida and be codified for inclusion therein, and that this ordinance be filed with the Clerk of the Circuit Court of Gadsden County, Florida the chief administrative officer of Gadsden County, Florida, and the Department of State of the State of Florida.

SECTION 4. EFFECTIVE DATE:

This ordinance shall take effect on July 1, 2025.

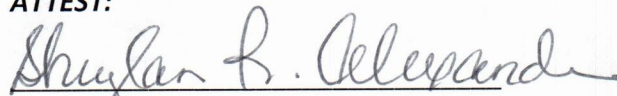
INTRODUCED in open session of the Town Council of the Town of Havana, Florida, on the 27th day of May, 2025.

ADOPTED AND PASSED on second and final reading in open session of the Town Council of the Town of Havana, Florida, on the 10th day of June, 2025.



Presiding Officer of the Town Council of the
Town of Havana, Florida

ATTEST:



Clerk of the Town of Havana and
Clerk of the Town Council thereof



EXHIBIT "A"

Parcel ID: 2-27-3N-2W-0000-00123-0100

Location Address: 310 BOSTICK ROAD HAVANA FLORIDA

Legal Description:

Legal Description for John Bryant Combined Lands off of Bostick Road – 4.54 acres

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST, GADSDEN COUNTY, FLORIDA AND RUN NORTH 88° AND 00' WEST 1899.95 FEET TO A POINT ON THE WEST SIDE OF A DIRT ROAD LEADING NORTH FROM COUNTRY CLUB DRIVE; THENCE RUN NORTH 12° 10' WEST 40.0 FEET TO THE POINT OF BEGINNING. FROM SAID POINT, RUN NORTH 12° 10' WEST 275.0 FEET; THENCE RUN SOUTH 79° 30' WEST 422.37 FEET; THENCE RUN SOUTH 00° 48' WEST 167.0 FEET; THENCE RUN SOUTH 88° 00' EAST 466.5 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION.

AND

COMMENCE AT THE SE CORNER OF THE NORTH ¼ OF THE NE ¼ OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST AND RUN NORTH 88 DEGREES AND 00 MINUTES WEST 1884.95 FEET TO THE CENTER OF A GRADED ROAD LEADING NORTH FROM COUNTRY CLUB DRIVE FOR THE POINT OF BEGINNING. FROM THENCE RUN NORTH 88 DEGREES AND 00 MINUTES WEST ALONG THE SOUTH SIDE OF A DESIGNATED ROAD 387.4 FEET; THENCE RUN NORTH 00 DEGREES AND 48 MINUTES EAST 40.0 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 88 DEGREES AND 00 MINUTES EAST ALONG THE NORTH SIDE OF A DESIGNATED ROAD 363.5 FEET TO A POINT ON THE WEST SIDE OF SAID ROAD LEADING NORTH FROM COUNTRY CLUB DRIVE; THENCE RUN NORTH 12 DEGREES AND 10 MINUTES WEST ALONG SAID ROAD 275.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 79 DEGREES AND 30 MINUTES EAST 12.0 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 12 DEGREES AND 43 MINUTES EAST 315.7 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, AND BEING CONVEYED FOR ROAD PURPOSES ONLY. LYING AND BEING IN THE NW ¼ OF THE NE ¼ OF SAID SECTION, GADSDEN COUNTY, FLORIDA.

AND

A parcel of land lying in the North one half of Section 27, Township 3 North, Range 2 West, Gadsden County, Florida, being more particularly described by metes and bounds as follows:

COMMENCE at a found iron pipe known as marking the Northeast corner of the Southeast one quarter of the Northeast one quarter of said Section 27, and run;

Thence West a distance of 1298.00 feet to a concrete monument (LS 3031) on the Westerly right of way boundary of the Florida Gulf and Atlantic Railroad, LLC (formerly Seaboard Coastline Railroad – 100 foot right of way);

Thence continue West a distance of 193.54 feet to a concrete monument (LS 3031), marking the Southeast corner of lands as described in Official Record Book 270, page 62 of the Public Records of said county;

Thence North 13 degrees 30 minutes 55 seconds West a distance of 110.00 feet to a concrete monument (LS 3031) marking the Northeast corner of said lands;

Thence West a distance of 407.37 feet to a nail and cap (LS 4664) on the centerline of a 30 foot access roadway easement, known as Bostick Road, said point marking the Northwest corner of said lands;

Thence North 13 degrees 30 minutes 55 seconds West along said centerline a distance of 205.70 feet to a nail and cap (LS 3031) marking the Northeast corner of lands as described in Official Record Book 882, page 1858 of said Public Records

Thence North 14 degrees 16 minutes 15 seconds West along said centerline a distance of 118.73 feet to a nail and cap (LS 3031);

Legal Description for John Bryant
Combined Lands off of Bostick Road – 4.54 acres

Thence North 15 degrees 29 minutes 22 seconds West along said centerline a distance of 46.46 feet to a nail and cap (LS 3031);

Thence South 79 degrees 08 minutes 38 seconds West 498.78 feet to a re-bar (LS 3031) for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence South 12 degrees 41 minutes 34 seconds East 194.10 feet to a re-bar (LS 3031);

Thence North 65 degrees 52 minutes 32 seconds East 65.69 feet to a found iron pipe (in tree), said point marking the Northwest corner of said lands as described in Official Record Book 882, page 1858;

Thence along the boundaries of said lands as follows:

Thence South 00 degrees 17 minutes 56 seconds East 170.37 feet a re-bar (LS 3031);

Thence East a distance of 113.28 feet to a re-bar (LS 3031);

Thence South 01 degree 12 minutes 00 seconds East a distance of 40.00 feet to a re-bar (LS 3031) on the Southern boundary of the Northwest one quarter of the Northeast one quarter of said Section 27;

Thence leaving said lands run West along said Southern boundary a distance of 38.26 feet to a re-bar (LS 3031) marking the Northwest corner of lands as described in Official Record Book 754, page 1796 of said Public Records;

Thence South 89 degrees 27 minutes 09 seconds West along said Southern boundary a distance of 317.07 feet to a concrete monument (LS 3031) marking the Southeast corner of the Strobel Lands (three parcels) as described in Official Record Book 202, page 15, Official Record Book 232, page and Official Record Book 262, page 907, all recorded in said Public Records;

Thence North 01 degree 39 minutes 09 seconds West along the Eastern boundary of said Strobel lands a distance of 347.72 feet to a concrete monument (LS 3031);

Thence North 79 degrees 08 minutes 38 seconds East 150.33 feet to the POINT OF BEGINNING.
Containing 1.84 acres more or less

Containing an aggregate of 4.54 acres more or less.

The above described parcel of land being subject to the right of way limits of Red Fox Lane.

Location Map:

