

ORDINANCE NO. 325

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 "B" 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 NOVEMBER 1, 2006.

WHEREAS, the owner 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 has 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 owner 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 owner of the property in the area proposed to be annexed has 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 (2) 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 "B".

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 November 1, 2006.

INTRODUCED in open session of the Town Council of the Town of Havana, Florida, on the 26th day of September, A.D. 2006.

ADOPTED AND PASSED on second and final reading in open session
of the Town Council of the Town of Havana, Florida, on the 31st day
of October, A.D. 2006.

W. J. Davis
Presiding Officer of the
Town Council of the Town of
Havana, Florida

ATTEST:

Shelia A. Evans
Clerk of the Town of Havana and
Clerk of the Town Council thereof



PO Box 1128
8007 FL GA Highway
Havana, FL 32333
(850) 539-6432
(850) 539-6799 Fax

July 28, 2006

Mayor T. J. Davis
Cecil G. Trippe Building
PO Box 1068
Havana, FL 32333

Re: Request Annexation of Undeveloped Property
Parcel ID: 2-27-3N-2W-0000-002200-000

Dear Mayor Davis:

As the owner of the property identified by the above parcel number, Coastal Forest Resources Company, dba Coastal Timberlands Company (CTC) is formally requesting the annexation of this parcel into the Town of Havana. CTC has an established long-term relationship with the Town spanning several decades.

A few of the recent projects CTC and Havana have worked together on are providing land for Town sign on highway 27 southern entrance to town, jointly promoted an industrial park which provided property for a new Post Office, and, most notably, provided land for the towns Spray Field. CTC owns other properties in Havana as well as Gadsden County and will continue to forge mutually beneficial relationships with both.

The subject property is approximately 50.78 acres of undeveloped land with no residences. It joins the Town's northern boundary and is adjacent to CTC's Country Club property. The property offers the Town an opportunity to control through zoning the future development and use of this tract. Being undeveloped land, there are few if any cost to the Town associated with this annexation. Your manager, Susan Freiden, and I met with Richard Winters, Certified Planner an Town consultant on zoning matters, and he did not point out a single negative but he did point out numerous positive reasons for the Town to annex this property. I am confident Susan will address these with you.

Currently, CTC has no formal development plans for this parcel but the land obviously has development potential. CTC desire is to have this land added to the Town for future growth of the Country Club community. We believe it is fair to say, this is the "star" community within the town. This request is based on CTC's ownerships, long standing

Exhibit "A"

commitment to the success, quality of living, potential improvement and overall well being of the Town. The Town of Havana would benefit from this annexation in the form of increased tax revenues and your cost would come only as you have revenue to cover them.

Your attention and that of the Town Council are greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to be 'JH' or similar initials, written in a cursive style.

John Higgins
Vice President Southern Region
Coastal Timberlands Company

Copy to: Susan Freiden

PETITION FOR VOLUNTARY ANNEXATION

The undersigned owner of real property located within that certain unincorporated area of Gadsden County, Florida, which is contiguous to and reasonably compact with the Town of Havana, Florida, a municipal corporation located in Gadsden County, Florida, and which area is more particularly described and shown on Exhibit "A" attached hereto and made a part hereof, does hereby voluntarily consent to, agree with, and request the annexation of the said described property by and to the said Town of Havana, Florida through adoption of the appropriate ordinance by the Town Council of the said Town of Havana, Florida, of pursuant to Section 171.044, Florida Statutes 2004.

Dated this 31 day of July, A. D. 2006

PROPERTY OWNER

COASTAL FOREST RESOURCES COMPANY

WITNESSES:

Stephanie L. Chapman

BY: 

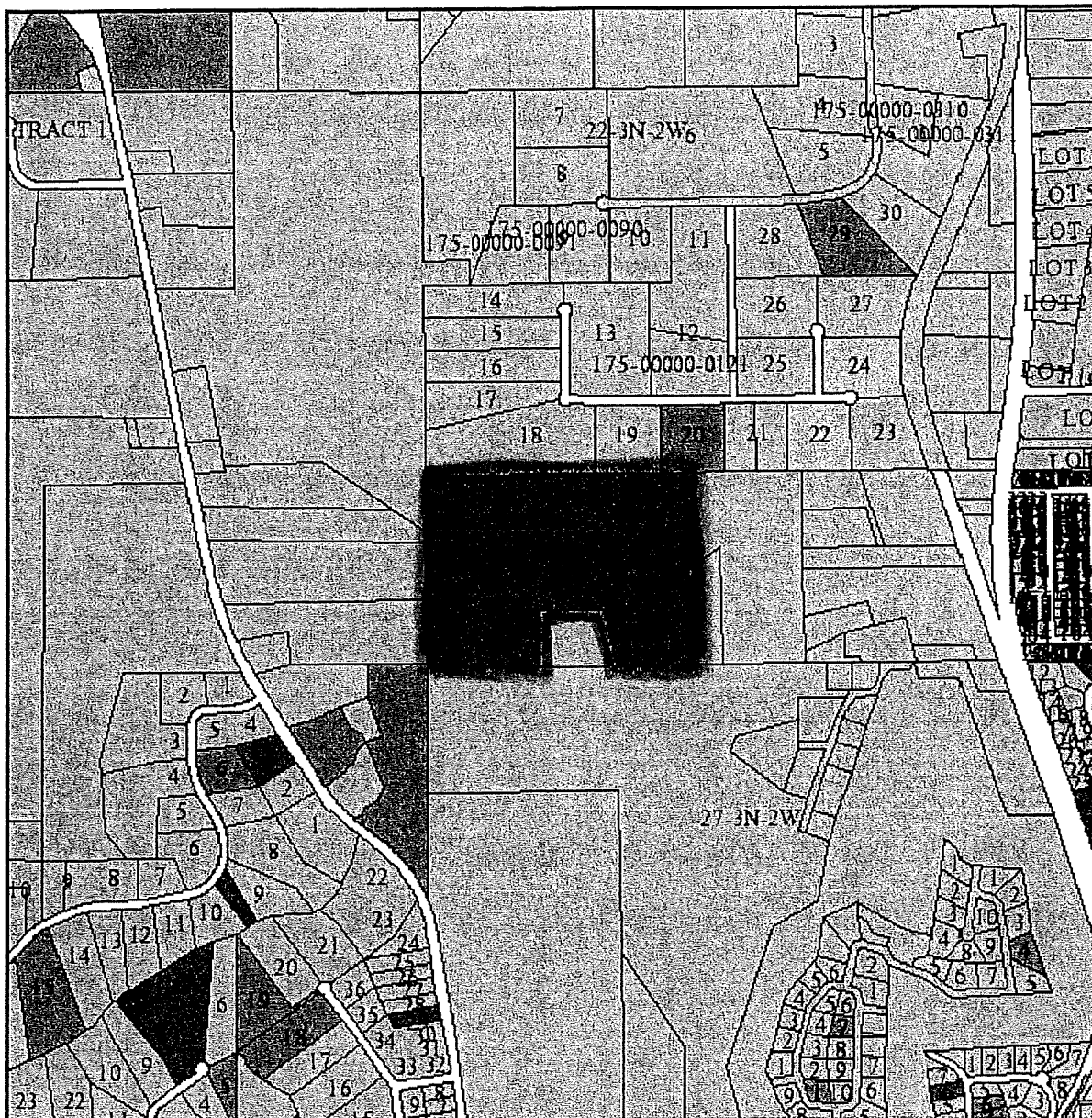
J.P.
John K. Higgins
Coastal Timberlands Co.

Stephanie L. Chapman

Connie Matthews

Connie Matthews

Exhibit 3



0 0.2 0.4 0.6 0.8 mi

The Gadsden County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Printed Monday Jul 31 2006 at 7:32:24.

Parcel	2-27-3N-2W-0000-00220-0000	Land Value	132,028	<input checked="" type="checkbox"/> Roads
Property Use	TIMBER III	Agricultural Value	0	<input checked="" type="checkbox"/> Dimensions
Acres	50.78	Building Value	0	<input checked="" type="checkbox"/> Yearly Sales
Land Use	PLANTED TI	Misc Value	0	<input type="checkbox"/> Subdivisions
Owner Name	COASTAL FOREST RESOURCES CO	Just Value	132,028	<input type="checkbox"/> Blocks
	P O BOX 709	Assessed Value	132,028	<input checked="" type="checkbox"/> Lot Numbers
Mailing Address	BUCKHANNON, WV 26201	Exempt	0	<input checked="" type="checkbox"/> Last 4 Digits
Situs Address	HAVANA	Taxable Value	[T_VAL]	
		Homesteaded	N	
Sale Date		Sale Price		Vacant
07-1989		152,400		Y
				Qual
				U

Exhibit "B"



Gadsden County Property Appraiser's Office
Clay VanLandingham, CFA
COUNTY APPRAISER

168 CALHOUN ST
QUINCY, FL 32353-0585
PH (850) 627-7168
FAX (850) 627-0396

COMPLETE LEGAL DESCRIPTION FOR PARCEL 2-27-3N-2W-0000-00220-0000

NW1/4 OF NW AND ALSO A STRIP OF LAND OFF THE W END OF THE NE1/4 OF NW1/4, LESS PT SOLD
PER OR 286 P 1659. 4.34 ACRES MORE OR LESS. OR 360 P 1008

Close Window

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