



CITY OF SEMINOLE

February 22, 2021

Clerk of the Circuit Court
315 Court Street
Board Records – 5th Floor
Clearwater, Florida 33756

Re: Annexation

Please be advised that the Seminole City Council, during their regular meeting of February 9, 2021, adopted the following Ordinance, annexing into the corporate limits of the City of Seminole, the described parcels of properties contained herein, by voluntary annexation in accordance with Chapter 171 of the Florida Statutes:

Ordinance No. 01-2021 – Property Located at 10111 – 109th Avenue North.

A copy of the Ordinance is enclosed. Should you have any questions, please do not hesitate to contact me at 727.391.0204 ext. 102.

Sincerely,

Ann Marie Mancuso

Ann Marie Mancuso
City Clerk

Enclosures: Copy of Ordinance No. 01-2021

ORDINANCE NO. 01-2021

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.32 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE NORTHEAST CORNER OF 101ST AVENUE NORTH AND 109TH STREET NORTH, AT 10111 109TH STREET NORTH (PIN #: 22/30/15-31554-001-0390), AND WHICH INCLUDES A PORTION OF THE ADJONING RIGHT OF WAY OF 101ST AVENUE NORTH, AND WHICH IS CONTIGUOUS TO THE CITY OF SEMINOLE; REDEFINING THE BOUNDARY LINES OF THE CITY OF SEMINOLE, FLORIDA TO INCLUDE SAID PARCEL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Mark Terovich and Debra Bebell are the owners of the property located at 10111 109th Street North, and otherwise described as LOT 39, GOLDEN GROVES UNIT 1, BLOCK A, which property is to be annexed herein, pursuant to the petition for voluntary annexation signed by the owner(s), and requesting that this property be annexed into the City of Seminole; and

WHEREAS, the requirements of Chapter 171, Florida Statutes, pertaining to voluntary annexations, have been complied with, in that:

- (a) The property described herein which is the subject of this annexation ordinance is contiguous to the City of Seminole, is reasonably compact and does not create an enclave.
- (b) The City of Seminole, within ten (10) calendar days prior to the publishing the ordinance notice of said annexation, provided Pinellas County by certified mail a copy of the notice of annexation ordinance, a legal description/parcel identification, and map of said property to be annexed.

WHEREAS, this annexation is in the best interest of the City of Seminole and the property owner(s).

NOW, THEREFORE, BE IT ORDAINED, by the City of Seminole, Florida, as follows:

Section 1. The property to be annexed herein, all of which heretofore was situated in the unincorporated area of Pinellas County, is contiguous to the City of Seminole, is reasonably compact and does not create an enclave.

Section 2. The City of Seminole acting by and through its City Council, under the authority of Chapter 171 Florida Statutes, hereby annexes into the corporate limits of the City of Seminole, Florida the following described property and accordingly redefines the boundaries of said City to include the following:

Lot 39, GOLDEN GROVES UNIT 1, BLOCK A, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows:

Commencing at the northwest corner of Lot 39, Seminole Groves Unit 1, Block A subdivision, as described in Plat Book 38, Page 8 as the point of beginning (POB); Thence east from the northwest corner of Lot 39 along the northerly lot line of Lot 39 a distance of approximately 100 ft. to the northeast corner of Lot 10 to a point; thence south from the northeast corner of Lot 39 along the easterly lot line of Lot 39 a distance of approximately 110 ft. to the southeast corner of Lot 39 to a point; thence south from the aforementioned southeast corner of Lot 39 a distance of approximately 30 ft. to the centerline of the right of way line of 101st Avenue North to a point; Thence west along the centerline of the right of way of 101st Avenue North a distance of approximately 100 ft. to a point; Thence north from the centerline of the right of way for 101st Avenue North a distance of approximately 30 ft. to the southwest corner of Lot 39 to a point; Thence north from the southwest corner of Lot 39 along the westerly boundary of Lot 39 a distance of approximately 110 ft. to the northwest corner of Lot 39 to the POB (0.32 acres MOL)

- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
- Section 4. The provisions of this ordinance are found and determined to be consistent with the City of Seminole Comprehensive Plan. The City Council hereby accepts the dedication of all easements, rights-of-way and other dedications to the public which have heretofore been made by plat, deed or user within the annexed properties.
- Section 5. The land herein annexed is designated as Residential Low (RL) on the Pinellas County Future Land Use Map and shall be designated on the City's Comprehensive Plan Future Land Use Map as Residential Low (RL), and the City's Future Land Use Map boundaries shall be redefined to include the property annexed herein.
- Section 6. The land herein annexed is designated as Single Family Residential District (R-3) on the County Zoning Map and shall be designated on the City's Official Zoning Map as Residential Low (RL), and the City's Official Zoning Map boundaries shall be redefined to include the property annexed herein.
- Section 7. It is the intention of the City Council that each provision hereto be considered severable, and, if any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.
- Section 8. This Ordinance shall be published for two consecutive weeks in the newspaper in accordance with the provisions of the Florida Statutes, Section 171.044 - Voluntary Annexation.

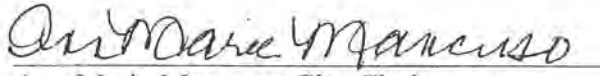
Section 9. This ordinance shall take effect immediately upon passage. The City Clerk shall file certified copies of this Ordinance together with the map attached hereto, with the Clerk of the Circuit Court and the County Administrator of Pinellas County, Florida, within 7 days after adoption and shall file a certified copy with the Florida Department of State within 30 days after adoption.

APPROVED ON FIRST READING: January 12, 2021
PUBLISHED: January 27 and February 3, 2021
PASSED AND ADOPTED ON
SECOND AND FINAL READING: February 9, 2021

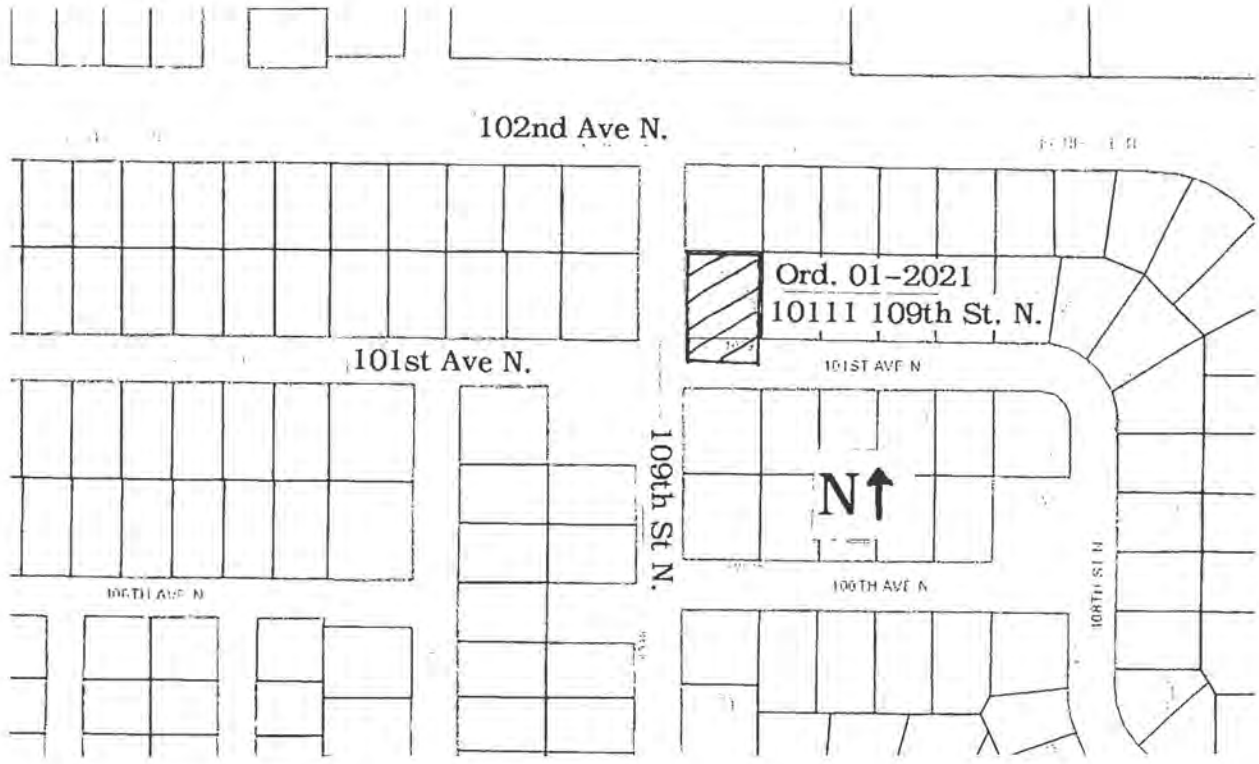

LESLIE WATERS, MAYOR

I, Ann Marie Mancuso, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 01-2021 which is on file in the City Clerk's Office:

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 9 day of February, 2021.


Ann Marie Mancuso, City Clerk





102nd Ave N.

101st Ave N.

Ord. 01-2021
10111 109th St. N.

N ↑

109th St N.

108th St N.

100th Ave N

100th Ave N