



CITY OF SEMINOLE

April 21, 2022

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 April 12, 2022, 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. 03-2022 Property Located at 11241 – 105th 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, CMC
City Clerk

Enclosures: Copy of Ordinance No. 03-2022

RECEIVED

APR 25 2022

By the Clerk
Board of County Commissioners
Pinellas County, FL

ORDINANCE NO. 03-2022

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.25 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE NORTHEAST CORNER OF 113TH STREET NORTH AND 105TH AVENUE NORTH, AT 11241 105TH AVENUE NORTH (PIN #: 15/30/15-40107-000-1610), AND WHICH INCLUDES A PORTION OF THE ADJOINING RIGHT OF WAY OF 105TH 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, Randall Hendricks and Randall Hendricks Jr. are the owners of the property located at 11241 105th Avenue North, and otherwise described as LOT 161, HI-RIDGE ESTATES 2ND ADDITION, 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.

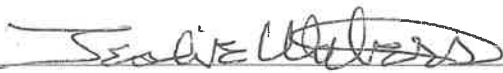
Section 2. The City of Seminole acting by and through its City Council, under the authority of Chapter 171 Florida Statutes, hereby annexes into the corporate limits of the City of Seminole, Florida the following described property and accordingly redefines the boundaries of said City to include the following: Lot 161,

HI-RIDGE ESTATES 2ND ADDITION, 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 161, H-Ridge Estates 2nd Addition subdivision, as described in Plat Book 62, Page 70 as the point of beginning (POB); Thence east from the northwest corner of Lot 161 along the northerly lot line of Lot 161 a distance of approximately 76.6 ft. to the northeast corner of Lot 161 to a point; thence south from the northeast corner of Lot 161 along the easterly lot line of Lot 161 a distance of approximately 119.9 ft. to the southeast corner of Lot 161 to a point; thence south from the aforementioned southeast corner of Lot 161 a distance of approximately 25 ft to the centerline of the right of way line of 105th Avenue North to a point; Thence west along the centerline of the right of way of 105th Avenue North a distance of approximately 75 ft to a point; Thence north from the centerline of the right of way for 105th Avenue North a distance of approximately 25 ft to the southwest corner of Lot 161 to a point; Thence north from the southwest corner of Lot 161 along the westerly boundary of Lot 161 a distance of approximately 119.9 ft. to the northwest corner of Lot 161 to the POB (0.25 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 Urban (RU), 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: March 8, 2022
PUBLISHED: March 30, 2022 and April 6, 2022
PASSED AND ADOPTED ON
SECOND AND FINAL READING: April 12, 2022

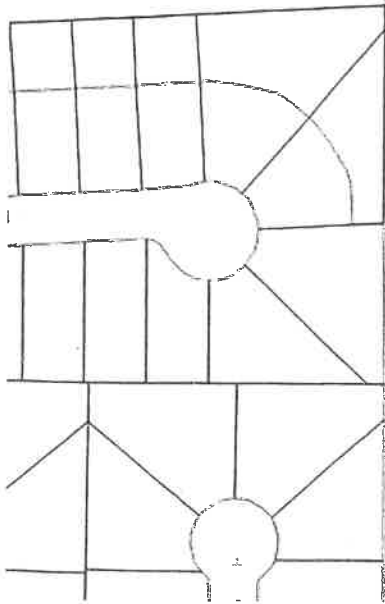

LESLIE WATERS, MAYOR

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. 03-2022 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 12 day of April, 2022.


Ann Marie Mancuso, City Clerk

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113th St

