



CITY OF SEMINOLE

June 30, 2023

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 June 27, 2023, adopted the following Ordinances, 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. 07-2023	Property Located at 11108 – 69 th Avenue North
Ordinance No. 08-2023	Property Located at 10898 Village Green Avenue

A copy of the Ordinances are 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. 07-2023
Ordinance No. 08-2023

ORDINANCE NO. 07-2023

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.23 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE SOUTH SIDE OF 69TH AVENUE, 155 FEET WEST OF 110TH STREET NORTH, AT 11108 69TH AVENUE NORTH (PIN #: 34-30-15-75366-000-0040), 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, Christopher Gilbert is the owner of the property located at 11108 69th Avenue, and otherwise described as RIDGEWOOD LAKES UNIT 2, LOTS 4 AND 4A, 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.


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: RIDGEWOOD LAKES UNIT 2, LOTS 4 AND 4A, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows: Commencing at the northeast

corner of Lot 4, RIDGEWOOD LAKES, as described in Plat Book 58, Page 60 as the point of beginning (POB); Thence south a distance of approximately 142 feet along the eastern boundary to the southeast corner; Thence west approximately 75 feet along the southern boundary to the southwest corner; Thence north approximately 132 feet along the western boundary to the northwest corner and right-of-way of 69th Avenue; Thence east along the right-of-way approximately 75 feet and to the POB (0.23 acres MOL).

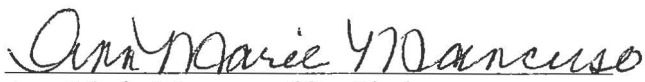
- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
- Section 4. The provisions of this ordinance are found and determined to be consistent with the City of Seminole Comprehensive 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.

FIRST READING: June 13, 2023
PUBLISHED: June 14, 2023 and June 21, 2023
FINAL READING: June 27, 2023


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. 07-2023 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 27 day of June, 2023.


Ann Marie Mancuso, City Clerk

ORDINANCE NO. 07-2023, MAP OF 11108 69TH AVENUE NORTH



ORDINANCE NO. 08-2023

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.23 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE SOUTH SIDE OF VILLAGE GREEN AVENUE, APPROXIMATELY 75 FEET WEST OF GROVELAND STREET, AND LOCATED AT 10898 VILLAGE GREEN AVENUE (PIN #: 22-30-15-79920-007-0050), 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, Ronald and Jennifer Ruhl are the owners of the property located at 10898 Village Green Avenue, and otherwise described as SEMINOLE LAKE VILLAGE 1ST ADD BLK G, LOT 5, 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.

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: SEMINOLE LAKE VILLAGE 1ST ADD BLK G, LOT 5, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows: Commencing

in the right-of-way and at the northeast corner of Lot 5, SEMINOLE LAKE VILLAGE 1ST ADD BLK G, as described in Plat Book 49, Page 19 as the point of beginning (POB); Thence running south a distance of approximately 39.5 feet to a point and then continuing south approximately 75 feet along the eastern boundary to the southeast corner; Thence west approximately 58.8 feet to the southern corner; Thence northwest approximately 77.3 feet to a point and then continuing 113.4 feet along the eastern boundary to the northwest corner and right-of-way of Village Green Avenue; Thence east along the right-of-way approximately 66 feet to the northeast corner and to the POB (0.23 acres MOL).

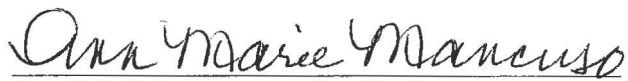
- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
- Section 4. The provisions of this ordinance are found and determined to be consistent with the City of Seminole Comprehensive 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.

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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. 08-2023 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 27 day of June, 2023.


Ann Marie Mancuso, City Clerk

ORDINANCE NO. 08-2023, MAP OF 10898 VILLAGE GREEN AVENUE

