



# CITY OF SEMINOLE

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December 12, 2022

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

Re: Annexation

Please be advised that the Seminole City Council, during their regular meeting of December 6, 2022, 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. 16-2022	Property Located at 9366 Ridge Road
Ordinance No. 17-2022	Property Located at 11211- 102 <sup>nd</sup> Avenue
Ordinance No. 18-2022	Property Located at 10787 – 64 <sup>th</sup> Avenue

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. 16-2022  
Ordinance No. 17-2022  
Ordinance No. 18-2022



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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. 16-2022  
Ordinance No. 17-2022  
Ordinance No. 18-2022

**ORDINANCE NO. 16-2022**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.17 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE WEST SIDE OF RIDGE ROAD, 162 FEET NORTH OF 93<sup>RD</sup> AVENUE NORTH, AT 9366 RIDGE ROAD (PIN #: 21-30-15-79696-000-0940), 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**, Leslie Harvey is the owner of the property located at 9366 Ridge Road, and otherwise described as SEMINOLE GROVE ESTATES EAST ADDITION LOT 94, 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 GROVE ESTATES EAST ADDITION LOT 94, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows:

Commencing at the southeast corner of Lot 94, SEMINOLE GROVE ESTATES EAST ADDITION, as described in Plat Book 72, Page 40 as the point of beginning (POB); Thence west a distance of approximately 100 feet along the southern boundary to the southwest corner; Thence north approximately 75 feet along the western boundary to the northwest corner; Thence east approximately 100 feet along the northern boundary to the northeast corner and right-of-way of Ridge Road; Thence south along the right-of-way approximately 75 feet to the southeast corner and to the POB (0.17 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-2) 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: November 08, 2022  
PUBLISHED: November 23, 2022 and November 30, 2022  
FINAL READING: December 06, 2022

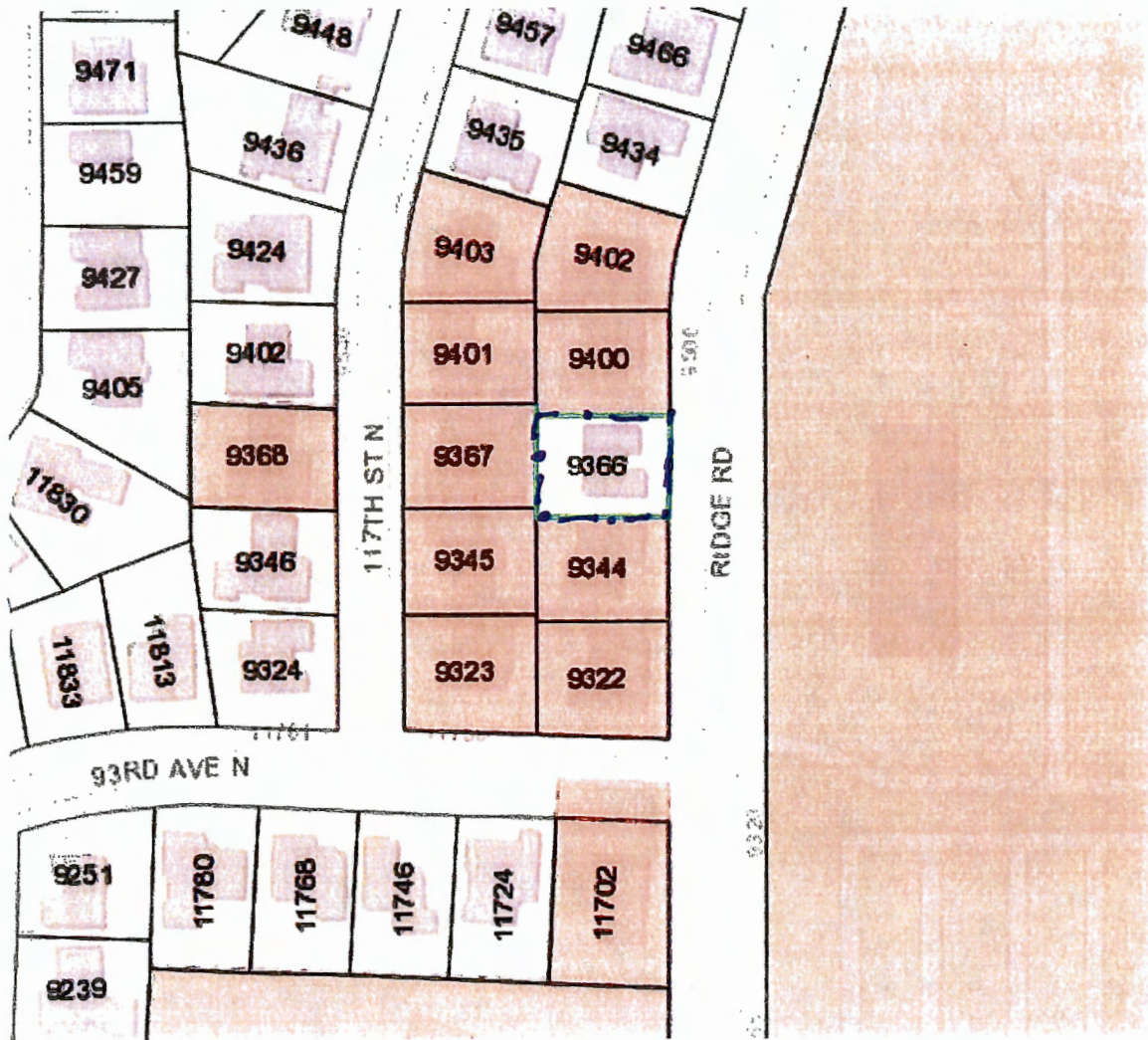
  
LESLIE WATERS, MAYOR

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. 16-2022 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 6 day of December 2022.

  
Ann Marie Mancuso, City Clerk

MAP OF 9366 RIDGE ROAD



**ORDINANCE NO. 17-2022**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.14 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE NORTH SIDE OF 102<sup>ND</sup> AVENUE, APPROXIMATELY 68.2 FEET EAST OF 112<sup>TH</sup> WAY, AND LOCATED AT 11211 102<sup>ND</sup> AVENUE (PIN #: 15-30-15-40086-000-0190), 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**, Timothy Hawkins and William Paul are the owners of the property located at 11211 102<sup>nd</sup> Avenue, and otherwise described as HI-RIDGE ESTATES LOT 19, 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: HI-RIDGE ESTATES LOT 19, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows: Commencing at the southwest corner of Lot 19, HI-RIDGE ESTATES, as described in Plat Book 62, Page 7 as the point of

beginning (POB); Thence north a distance of approximately 100.9 feet along the western boundary to the northwest corner; Thence east approximately 60.6 feet along the northern boundary to the northeast corner; Thence south approximately 100.9 feet along the eastern boundary to the southeast corner and right-of-way of 102<sup>nd</sup> Avenue; Thence continuing south 60 feet the centerline of 102<sup>nd</sup> Avenue; Thence west approximately 60.6 feet in the right-of-way; Thence north 60 feet to the southwest corner and to the POB (0.14 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: November 08, 2022  
PUBLISHED: November 23, 2022 and November 30, 2022  
FINAL READING: December 06, 2022

  
LESLIE WATERS, MAYOR

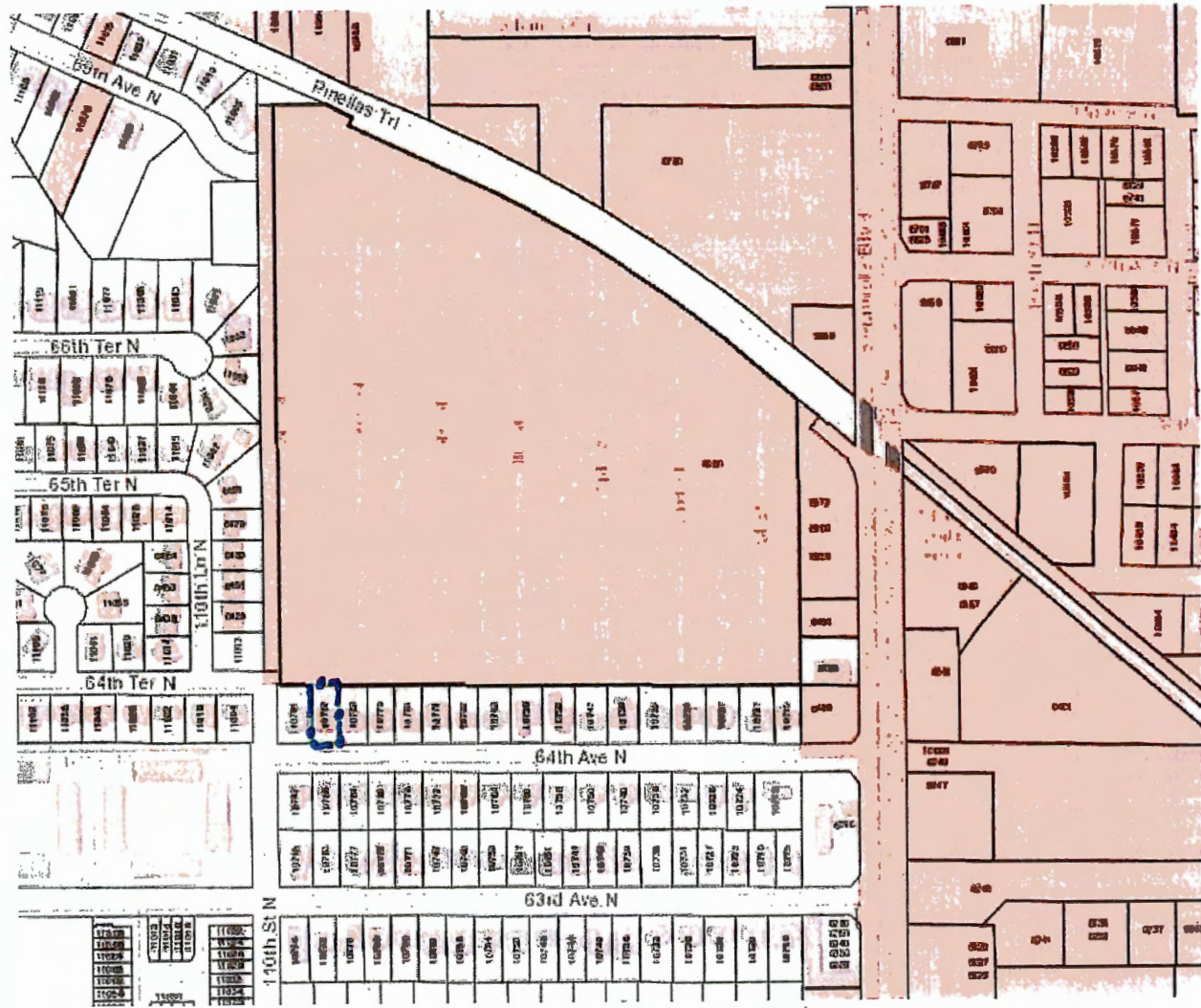
I, Ann Marie Mancuso, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 17-2022 which is on file in the City Clerk's Office:

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 6 day of December, 2022.

  
Ann Marie Mancuso, City Clerk



MAP OF 10787 64<sup>TH</sup> AVENUE



**ORDINANCE NO. 18-2022**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.16 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE NORTH SIDE OF 64<sup>TH</sup> AVENUE, APPROXIMATELY 71.7 FEET EAST OF 110<sup>TH</sup> STREET N, AND LOCATED AT 10787 64<sup>TH</sup> AVENUE (PIN #: 34-30-15-79758-002-0200), 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**, Sean Ellman is the owner of the property located at 10787 64<sup>th</sup> Avenue, and otherwise described as SEMINOLE HILANDS 1ST ADD BLK 2, LOT 20, 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 HILANDS 1ST ADD BLK 2, LOT 20, according to that certain plat as recorded in the Public Records of Pinellas County, Florida, described as follows: Commencing at the

southwest corner of Lot 20, SEMINOLE HILANDS 1ST ADD BLK 2, as described in Plat Book 35, Page 52 as the point of beginning (POB); Thence north a distance of approximately 123.4 feet along the western boundary to the northwest corner; Thence east approximately 60 feet along the northern boundary to the northeast corner; Thence south approximately 123.3 feet along the eastern boundary to the southeast corner and right-of-way of 64<sup>th</sup> Avenue; Thence continuing south 30 feet the centerline of 64<sup>th</sup> Avenue; Thence west in the right-of-way approximately 60 feet; Thence north 30 feet to the southwest corner and to the POB (0.17 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.
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- 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.
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- 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: November 08, 2022  
PUBLISHED: November 23, 2022 and November 30, 2022  
FINAL READING: December 06, 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. 18-2022 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 6 day of December 2022.

  
Ann Marie Mancuso, City Clerk