



# CITY OF SEMINOLE

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BOARD OF

~~2019 DEC 23 AM 11:31~~

BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

December 19, 2019

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 November 12, 2019, 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. 14-2019 – Property Located at 11323 – 74<sup>th</sup> 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. 14-2019



# CITY OF SEMINOLE

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December 19, 2019

Pinellas County Administrator  
Mr. Barry A. Burton  
315 Court Street  
RM 601  
Clearwater, Florida 33756

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2019 DEC 30 AM 11:48  
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Re: Annexation

Please be advised that the Seminole City Council, during their regular meeting of November 12, 2019, 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. 14-2019 – Property Located at 11323 – 74<sup>th</sup> 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. 14-2019

**ORDINANCE NO. 14-2019**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 1.69 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE NORTHWEST CORNER OF 113<sup>TH</sup> STREET NORTH AND 74<sup>TH</sup> AVENUE NORTH, AT 11323 74<sup>TH</sup> AVENUE NORTH [PIN #: 28/30/15-75168-004-(0210-0270)], AND WHICH INCLUDES A PORTION OF THE ADJOINING RIGHTS OF WAY OF 113<sup>TH</sup> STREET NORTH, 74<sup>TH</sup> AVENUE NORTH, AND 113<sup>TH</sup> LANE 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**, Chouinard Builders LLC is the owner of the property located at 11323 74<sup>th</sup> Avenue North, and otherwise described as LOTS 21 THRU 27, BLOCK 4, RIDGEWOOD GROVES UNIT 3, 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:

LOTS 21 THRU 27, BLOCK 4, RIDGEWOOD GROVES UNIT 3, according to that certain plat as recorded in the Public Records of Pinellas County, Florida; and a portion of the rights of way of 113<sup>th</sup> Street, 74<sup>th</sup> Avenue, and 113<sup>th</sup> Lane described as follows:

Commencing at the northwest corner of Lot 27, Ridgewood Groves Unit 3, Block 4, as described in Plat Book 49, Page 32 as the point of beginning (POB);

Thence west from the NW corner of Lot 27, Ridgewood Groves Unit 3, Block 4, a distance of approximately 25 ft. to the centerline of the right of way of 113<sup>th</sup> Lane to a point;

Thence south from the centerline of the right of way of 113<sup>th</sup> Lane a distance of approximately 296.5 ft. to the centerline of the right of way of 74<sup>th</sup> Avenue (to the City limits) to a point;

Thence east along the centerline of the right of way of 74<sup>th</sup> Avenue a distance of approximately 300 ft. to the centerline of the right of way of 113<sup>th</sup> Street (to the City limits) to a point;

Thence north along the centerline of the right of way of 113<sup>th</sup> Street a distance of approximately 296.5 ft. to a point;

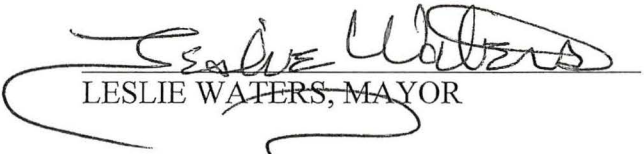
Thence west from the centerline of the right of way of 113<sup>th</sup> Street a distance of approximately 60 ft. to the northeast corner of Lot 21, Ridgewood Groves Unit 3, Block 4 to a point;

Thence west along the northern lot lines of Lots 21 and 27, Ridgewood Groves Unit 3, Block 4, a distance of approximately 215 ft. to the northwest corner of Lot 27, Ridgewood Groves Unit 3, Block 4, to the POB (1.69 ac 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 Institutional (I) on the Pinellas County Future Land Use Map and shall be designated on the City's Comprehensive Plan Future Land Use Map as Public/Semi-Public (P/SP), 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.

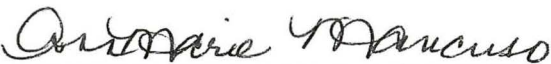
- Section 7. It is the intention of the City Council that each provision hereto be considered severable, and, if any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.
- Section 8. This Ordinance shall be published 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: October 22, 2019  
PUBLISHED: November 1, 2019 and November 8, 2019  
PASSED AND ADOPTED ON  
SECOND AND FINAL READING: November 12, 2019

  
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. 14-2019 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 November, 2019.



Ann Marie Mancuso, City Clerk





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145	11431		
44	11430	11416	11398
43	11429	11415	11397
7554	7536		
12	11428	11414	11396
9	11433	11417	11395
11372	11371		

113th Ln

113th St

Park Blvd



11323 74th Ave  
Ord. 14-2019

74th Ave

11410	11400	11334
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11294	11266	11200	7393	11170
7373		7372	7387	
7355		7354	7371	

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# CITY OF SEMINOLE

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COMMISSIONERS  
PINELLAS COUNTY FLORIDA

December 19, 2019

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 November 12, 2019, 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. 16-2019 – Property Located at 7589 – 113<sup>th</sup> Lane North  
11353 – 77<sup>th</sup> 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. 16-2019



# CITY OF SEMINOLE

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December 19, 2019

Pinellas County Administrator  
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Ordinance No. 16-2019 – Property Located at 7589 – 113<sup>th</sup> Lane North  
11353 – 77<sup>th</sup> 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. 16-2019



**ORDINANCE NO. 16-2019**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 4.17 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE SOUTHWEST CORNER OF 113<sup>TH</sup> STREET NORTH AND PARK BOULEVARD, AT 7589 113<sup>TH</sup> LANE NORTH AND 11353 77<sup>TH</sup> AVENUE NORTH [PIN #: 28/30/15-75168-004-(0110-0200) AND (0280 – 0350)], AND WHICH INCLUDES A PORTION OF THE ADJOINING RIGHTS OF WAY OF PARK BOULEVARD, 113<sup>TH</sup> STREET NORTH, 113<sup>TH</sup> LANE NORTH, AND 77<sup>TH</sup> 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**, Bay Pines Evangelical Church Inc. is the owner of property located at 7589 113<sup>th</sup> Lane and 11353 77<sup>th</sup> Avenue North, and otherwise described as LOTS 11 THRU 20, and LOTS 28 THRU 35, BLOCK 4, RIDGEWOOD GROVES UNIT 3, 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:

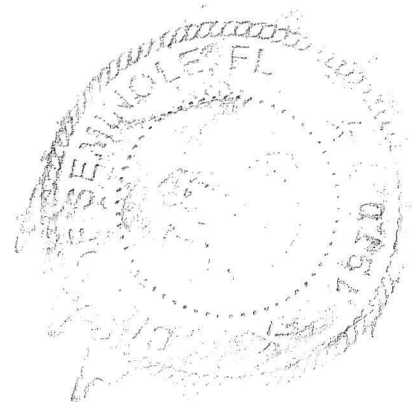
- Section 1. The property to be annexed herein, all of which heretofore was situated in the unincorporated area of Pinellas County, is contiguous to the City of Seminole, is reasonably compact and does not create an enclave.

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:  
LOTS 11 THRU 20, AND LOTS 28 THRU 35, BLOCK 4, RIDGEWOOD GROVES UNIT 3, according to that certain plat as recorded in the Public Records of Pinellas County, Florida; and a portion of the rights of way of Park Boulevard, 113<sup>th</sup> Street, 77<sup>th</sup> Avenue, and 113<sup>th</sup> Lane described as follows:  
Commencing at the southeast corner of Lot 20, Ridgewood Groves Unit 3, Block 4, as described in Plat Book 49, Page 32 as the point of beginning (POB);  
Thence west from the SE corner of Lot 20, along the southerly lot line of Lot 20 and Lot 28, a distance of approximately 215 ft. to southwest corner of Lot 28 to a point;  
Thence west from the SW corner of Lot 28 a distance of approximately 25 ft. to the centerline of the right of way of 113<sup>th</sup> Lane to a point;  
Thence north and along the centerline of the right of way of 113<sup>th</sup> Lane and then continuing northwest along the centerline of the right of way for 77<sup>th</sup> Avenue a combined distance of approximately 520.7 to a point in the centerline of the right of way of 77<sup>th</sup> Avenue across from and perpendicular to the SW corner of Lot 35 to a point;  
Thence northeast from the above referenced point in centerline of the right of way of 77<sup>th</sup> Avenue a distance of approximately 25 ft. to the southwest corner of Lot 35 to a point;  
Thence from the SW corner of Lot 35 along the westerly lot line of Lot 35 a distance of approximately 105 ft. to the northwest corner of Lot 35 to a point;  
Thence from the NW corner of Lot 35 northwest along the southerly lot line of Lot 11 a distance of approximately 70 ft. to the southwest corner of Lot 11 to a point;  
Thence from the SW corner of Lot 11 along the westerly lot line of Lot 11 a distance of approximately 110 ft. to the northwest corner of Lot 11 and the southerly right of way line of Park Blvd to a point;  
Thence southeasterly from the NW corner of Lot 11 and along the southerly right of way line of Park Blvd a distance of approximately 415 ft. to the westerly right of way line of 113<sup>th</sup> Street to a point on the easterly lot line of Lot 15 to a point;  
Thence north from the above referenced point along the westerly right of way line of 113<sup>th</sup> Street a distance of approximately 125 ft. to the approximate centerline of the Park Blvd right of way and the westerly right of way of 113<sup>th</sup> Street to the existing City limits to a point;  
Thence southeast from the above referenced point from the westerly right of way line of 113<sup>th</sup> Street and the existing City limits a distance of approximately 75 ft. to the center line of the right of way line of 113<sup>th</sup> Street to a point;  
Thence south from the above referenced point along the centerline of the right of way line of 113<sup>th</sup> Street and along the existing City limits a distance of approximately 460 ft. to a position in the centerline of the right of way line of

113<sup>th</sup> Street, across from and perpendicular to the southeast corner of Lot 20 to a point;

Thence west from the above referenced point in the centerline of the right of way line of 113<sup>th</sup> Street a distance of approximately 60 ft. to the southeast corner of Lot 20, Ridgewood Groves Unit 3, Block 4, to the POB (4.17 ac 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 Institutional (I) and 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 Public/Semi-Public (P/SP) and 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: October 22, 2019  
PUBLISHED: November 1, 2019 and November 8, 2019  
PASSED AND ADOPTED ON  
SECOND AND FINAL READING: November 12, 2019

  
\_\_\_\_\_  
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. 16-2019 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 November, 2019.

  
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Ann Marie Mancuso, City Clerk



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