



# CITY OF SEMINOLE

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June 17, 2024

Clerk of the Circuit Courts  
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 June 11, 2024, 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. 05-2024	Property located at 11197 – 69 <sup>th</sup> Avenue
Ordinance No. 06-2024	Property located at 9973 – 108 <sup>th</sup> Street
Ordinance No. 07-2024	Property located at 10275 – 113 <sup>th</sup> Street

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, CMC  
City Clerk

Enclosure: Copy of Ordinance No. 05-2024  
Ordinance No. 06-2024  
Ordinance No. 07-2024

**ORDINANCE NO. 07-2024**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.13 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE EAST SIDE OF 113<sup>TH</sup> STREET NORTH, APPROXIMATELY 145 FEET NORTH OF 102<sup>ND</sup> AVENUE, AND LOCATED AT 10275 113<sup>TH</sup> STREET NORTH (PIN #: 15-30-15-40110-000-1900), 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**, Marielena Rubio is the owner of the property located at 10275 113<sup>th</sup> Street, and otherwise described as HI-RIDGE ESTATES 3RD ADD, LOT 190, which property is to be annexed herein, pursuant to the petition for voluntary annexation signed by the owner, 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.

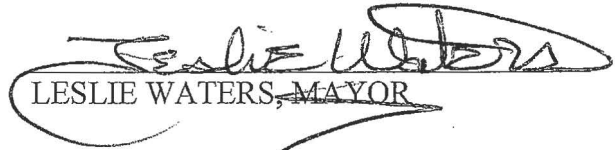
**NOW, THEREFORE, BE IT ORDAINED**, by the City of Seminole, Florida, as follows:

- 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 3RD ADD, LOT 190, 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 190, HI-RIDGE ESTATES, as described in Plat Book 62, Page 80 as the point of beginning (POB); Thence east a distance of approximately 100 feet along the northern boundary to the northeast corner; Thence south approximately 60 feet to the southeast corner; Thence west approximately 100 feet along the southern boundary to the southwest corner and right-of-way of 113<sup>th</sup> Street; Thence north approximately 60 feet along the western boundary and to the POB (0.13 acres MOL).

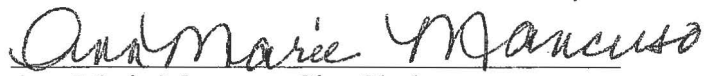
- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
- Section 4. The provisions of this ordinance are found and determined to be consistent with the City of Seminole Comprehensive 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: May 28, 2024  
PUBLISHED: May 29, 2024 and June 05, 2024  
FINAL READING: June 11, 2024

  
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. 07-2024 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 11 day of June, 2024.

  
Ann Marie Mancuso, City Clerk

# ORDINANCE NO. 07-2024, MAP OF 10275 113<sup>TH</sup> STREET NORTH



**ORDINANCE NO. 06-2024**

**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 108<sup>TH</sup> STREET NORTH, APPROXIMATELY 200 FEET WEST OF SEMINOLE BOULEVARD, AND LOCATED AT 9973 108<sup>TH</sup> STREET NORTH (PIN #: 22-30-15-31590-001-0190), 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**, Nicole Underhill is the owner of the property located at 9973 108<sup>th</sup> Street, and otherwise described as GOLDEN GROVE UNIT 3 BLK A, LOT 19, which property is to be annexed herein, pursuant to the petition for voluntary annexation signed by the owner, 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: GOLDEN GROVE UNIT 3 BLK A, 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, GOLDEN GROVE, as described in Plat Book 29, Page 118 as the point of beginning (POB); Thence east a distance of approximately 110 feet along the northern boundary to the northeast corner; Thence east approximately 18 feet; Thence southwest approximately 120 feet along the southern boundary to the southwest corner and right-of-way of 108<sup>th</sup> Street; Thence north approximately 104.4 feet along the western boundary and to the POB (0.16 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: May 28, 2024  
PUBLISHED: May 29, 2024 and June 05, 2024  
FINAL READING: June 11, 2024

  
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. 06-2024 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 11 day of June, 2024.

  
Ann Marie Mancuso, City Clerk



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10894 10878 10888 10846 10836 10814

9961 9974 9940 9936 9928 9920 9904

10891 10873 10835 10837 10813 10801 10793 10763 10721 10711 9960

10810 10874 10842 10828 10814 10800

10121 10075 10093 10074 10011 9951 9947 9943 9936 9931 9923 9919 9915 9911

CITY OF CHICAGO

**ORDINANCE NO. 05-2024**

**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 NORTH SIDE OF 69<sup>TH</sup> AVENUE, 225 FEET EAST OF 110<sup>TH</sup> STREET NORTH, AT 11197 69<sup>TH</sup> AVENUE NORTH (PIN #: 34-30-15-75366-000-0540), 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**, Jonathan and Virginia Polhamus are the owners of the property located at 11197 69<sup>th</sup> Avenue, and otherwise described as RIDGEWOOD LAKES UNIT 2, LOT 54, 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 54, 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 54, RIDGEWOOD LAKES, as described in Plat Book 58, Page 60 as the point of beginning (POB); Thence north a distance of approximately 100 feet along the western boundary to the northwest corner; Thence east approximately 75 feet along the northern boundary to the northeast corner; Thence south approximately 100 feet along the eastern boundary to the southeast corner and right-of-way of 69<sup>th</sup> Avenue; Thence west along the right-of-way approximately 75 feet and to the POB (0.17 acres MOL).

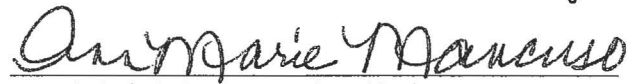
- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
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LESLIE WATERS, MAYOR

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. 05-2024 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 11 day of June 2024.

  
Ann Marie Mancuso, City Clerk

# ORDINANCE NO. 05-2024, MAP OF 11197 69<sup>TH</sup> AVENUE NORTH

