



# CITY OF SEMINOLE

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October 26, 2021

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 October 12, 2021, 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. 14-2021 – Property Located at 10299 – 110<sup>th</sup> Way N.

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. 14-2021

**ORDINANCE NO. 14-2021**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.18 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE EAST SIDE OF 110<sup>TH</sup> WAY NORTH, APPROXIMATELY 374 FEET NORTH OF 102<sup>ND</sup> AVENUE NORTH, AT 10299 110<sup>TH</sup> WAY NORTH (PIN #: 15/30/15-40104-000-0900), AND WHICH INCLUDES A PORTION OF THE ADJOINING RIGHT OF WAY OF 110<sup>TH</sup> WAY 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**, Shirley and Nari Persad are the owners of the property located at 10299 110<sup>th</sup> Way North, and otherwise described as LOT 90, HI-RIDGE ESTATES 1<sup>ST</sup> 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 90, HI-RIDGE ESTATES 1<sup>ST</sup> 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 90, Hi-Ridge Estates 1<sup>st</sup> Addition subdivision, as described in Plat Book 59, Page 80 as the point of beginning (POB); Thence east from the northwest corner of Lot 90 along the northerly lot line of Lot 90 a distance of approximately 100 ft. to the northeast corner of Lot 90 to a point; thence south from the northeast corner of Lot 90 along the easterly lot line of Lot 90 a distance of approximately 60 ft. to the southeast corner of Lot 90 to a point; thence west from the southeast corner of Lot 90 along the southerly lot line of Lot 90 to the southwest corner of Lot 90 to a point; thence west from the aforementioned southwest corner of Lot 90 a distance of approximately 30 ft. to the centerline of the right of way line of 110<sup>th</sup> Way North to a point; Thence north along the centerline of the right of way of 110<sup>th</sup> Way North a distance of approximately 60 ft. to a point; Thence east from the centerline of the right of way for 110<sup>th</sup> Way North a distance of approximately 30 ft. to the southwest corner of Lot 90 to the POB (0.18 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.

APPROVED ON FIRST READING: September 15, 2021

PUBLISHED: September 29, 2021 and October 6, 2021


PASSED AND ADOPTED ON

SECOND AND FINAL READING: October 12, 2021

  
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. 14-2021 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 October, 2021.

  
Ann Marie Mancuso, City Clerk



103RD TER N

111TH ST N

102ND TER N

10362

110th Way N.

10264

110th Way N

N ↑

1031

10258

110TH ST N

110TH ST N



Ord. 14-2021  
10299 110th Way

