



CITY OF SEMINOLE

January 22, 2025

Clerk of the Circuit Courts
315 Court Street
Board Records – 5th Floor
Clearwater, Florida 33756

Re: Annexation

Please be advised that the Seminole City Council, during their regular meeting on January 14, 2025, 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. 20-2024	Property located at 10769 111 th Street
Ordinance No. 21-2024	Property located at 10241 110 th Way
Ordinance No. 22-2024	Property located at 10313 110 th Way

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. 20-2024
Ordinance No. 21-2024
Ordinance No. 22-2024

ORDINANCE NO. 20-2024

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 111TH STREET, 66 FEET SOUTH OF 108TH AVENUE NORTH, AT 10769 111TH STREET (PIN #: 15-30-15-69300-000-0580), 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, Shannon Gazdacka and Kyle Wesley Doyle are the owners of the property located at 10769 111th Street, and otherwise described as PINE GROVE ESTATES ADD, LOT 58, 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.

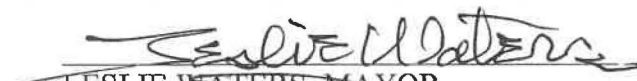
NOW, THEREFORE, BE IT ORDAINED, by the City of Seminole, Florida, as follows:

- 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: PINE GROVE ESTATES ADD, LOT 58, 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 58, PINE GROVE ESTATES ADD, as described in Plat Book 51, Page 31 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 along the eastern boundary to the southeast corner; Thence west approximately 100 feet along the southern boundary to the southwest corner, then continuing west approximately 30 feet to the centerline of the right-of-way of 111th Street; Thence north along the right-of-way approximately 60 feet and then east approximately 30 feet to the POB (0.13 acres MOL).

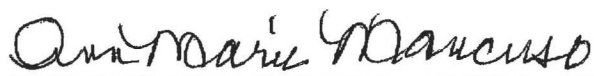
- Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.
- Section 4. The provisions of this ordinance are found and determined to be consistent with the City of Seminole Comprehensive 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: December 17, 2024
PUBLISHED: January 01, 2025 and January 08, 2025
FINAL READING: January 14, 2025


LESLIE WATERS, MAYOR

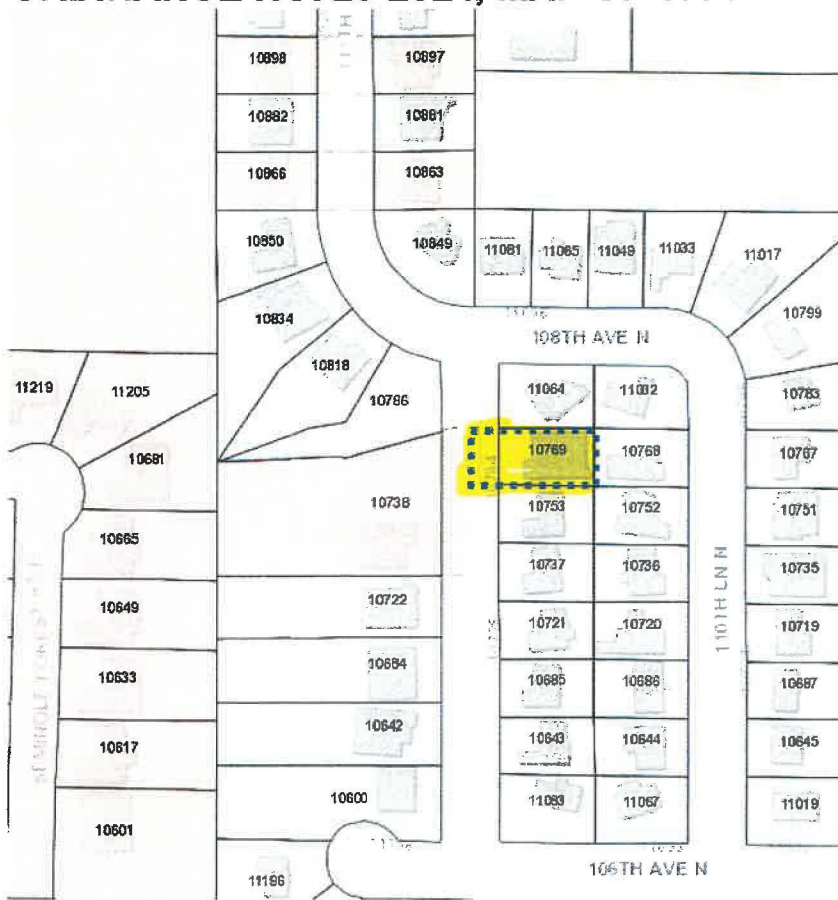
I, Ann Marie Mancuso, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 20-2024 which is on file in the City Clerk's Office:

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 14 day of January, 2025.



Ann Marie Mancuso, City Clerk

ORDINANCE NO. 20-2024, MAP OF 10769 111th Street N



ORDINANCE NO. 21-2024

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 110TH Way, 195 FEET NORTH OF 102ND AVENUE, AT 10241 110TH Way (PIN #: 15-30-15-40086-000-0030), 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 and Jaime Durheim are the owners of the property located at 10241 110th Way, and otherwise described as HI-RIDGE ESTATES, LOT 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.

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 3, 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

3, HI-RIDGE ESTATES as described in Plat Book 62, Page 7 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 along the eastern boundary to the southeast corner; Thence west approximately 100 feet along the southern boundary to the southwest corner, then continuing west approximately 30 feet to the centerline of the right-of-way of 110th Way; Thence north along the right-of-way approximately 60 feet and then east approximately 30 feet 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: December 17, 2024
PUBLISHED: January 01, 2025 and January 08, 2025
FINAL READING: January 14, 2025


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. 21-2024 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 14 day of January, 2025.


Ann Marie Mancuso, City Clerk

ORDINANCE NO. 21-2024, MAP OF 10241 110TH WAY



ORDINANCE NO. 22-2024

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 110TH Way, 195 FEET NORTH OF 102ND AVENUE, AT 10313 110TH Way (PIN #: 15-30-15-40104-000-0890), 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, Christina Harvey and Richard McCartney are the owners of the property located at 10313 110th Way, and otherwise described as HI-RIDGE ESTATES, 1ST ADD, LOT 89, 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, 1ST ADD, LOT 89, 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 89, HI-RIDGE ESTATES, 1ST ADD 9as described in Plat Book 59, 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 along the eastern boundary to the southeast corner; Thence west approximately 100 feet along the southern boundary to the southwest corner, then continuing west approximately 30 feet to the centerline of the right-of-way of 110th Way; Thence north along the right-of-way approximately 60 feet and then east approximately 30 feet 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: December 17, 2024
PUBLISHED: January 01, 2025 and January 08, 2025
FINAL READING: January 14, 2025


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. 22-2024 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 14 day of January, 2025.


Ann Marie Mancuso, City Clerk

ORDINANCE NO. 22-2024, MAP OF 10313 110TH WAY

