

**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.



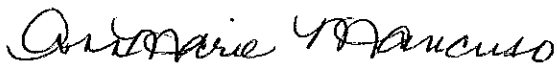
- Section 7. It is the intention of the City Council that each provision hereto be considered severable, and, if any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.
- Section 8. This Ordinance shall be published 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

