



Pinellas County

315 Court Street, 5th Floor
Assembly Room
Clearwater, Florida 33756

Staff Report

File #: 16-354A, **Version:** 1

Agenda Date: 3/15/2016

Subject:

City of Seminole Ordinances Nos. 01-2016 and 02-2016 adopted February 9, 2016, voluntarily annexing certain properties.



CITY OF SEMINOLE

Achieving Service Through Dedication

February 23, 2016

Pinellas County Administrator
Pinellas County Courthouse
315 Court Street - RM 601
Clearwater, Florida 33756

Attn: Mark S. Woodard

RECEIVED
BOARD OF
2016 MAR -1 AM 9:06
CLERK OF
COMMISSIONERS
PINELLAS COUNTY FLORIDA

Please be advised the Seminole City Council, during their regular meeting of February 9, 2016 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. 01-2016 -- Property Located at 9750 -- 121st Street North

Ordinance No. 02-2016 -- Property Located at 8297 Ridgewood Circle

Copies of the Ordinances are enclosed. Should you have any questions, please do not hesitate to contact me at 727.391.0204 ext. 102.

Sincerely,

Patricia A. Beliveau

Patricia A. Beliveau
City Clerk

Enclosures: Copies of Ordinance No. 01-2016 and Ordinance No. 02-2016

ORDINANCE NO. 01-2016

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.25 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE EAST SIDE OF RIDGEWOOD CIRCLE, APPROXIMATELY 100 FEET NORTH OF 82ND AVENUE NORTH, AT 8297 RIDGEWOOD CIRCLE (PIN #: 28/30/15-75078-007-0080) AND WHICH INCLUDES A PORTION OF THE ADJOINING RIGHT-OF-WAY OF RIDGEWOOD CIRCLE, 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, JESSICA YUEN is the owner of the property located at 8297 Ridgewood Circle, and otherwise described as RIDGEWOOD 2ND ADDITION, BLOCK 7, LOT 8, 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 8, Blk 7, Ridgewood 2nd Add, according to that certain Plat Book 43, Page 32, as recorded in the public records of Pinellas County, Florida, and additional land/right-of-way, described as follows:

Commencing at the southeast corner of Lot 8, Blk 7, Ridgewood 2nd Addition, as described in Plat Book 43, Page 32, as the Point of Beginning (POB):

Thence north from the southeast corner of Lot 8 along the eastern property line of Lot 8 a distance of approximately 80 ft. to the northeast corner of Lot 8 to a point;

Thence west along the northern property line of Lot 8 a distance of approximately 105 ft. to the northwest corner of Lot 8 to a point;

Thence west from the northwest corner of Lot 8 a distance of approximately 30 ft. to the centerline of the right-of-way of Ridgewood Circle to a point;

Thence from the aforementioned point in the center of the right-of-way of Ridgewood Circle south along the centerline of the right-of-way a distance of approximately 80 ft. to a point;

Thence from the aforementioned point in the center of the right-of-way of Ridgewood Circle east approximately 30 ft. to the southwest corner of Lot 8 to a point;

Thence east along the southern property line of Lot 8 a distance of approximately 105 ft. to the southeast corner of Lot 8 to the POB. (0.25 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 (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: January 12, 2016

PUBLISHED: January 29, 2016 & February 5, 2016

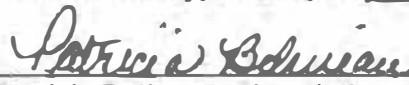
PASSED AND ADOPTED ON

SECOND AND FINAL READING: February 9, 2016

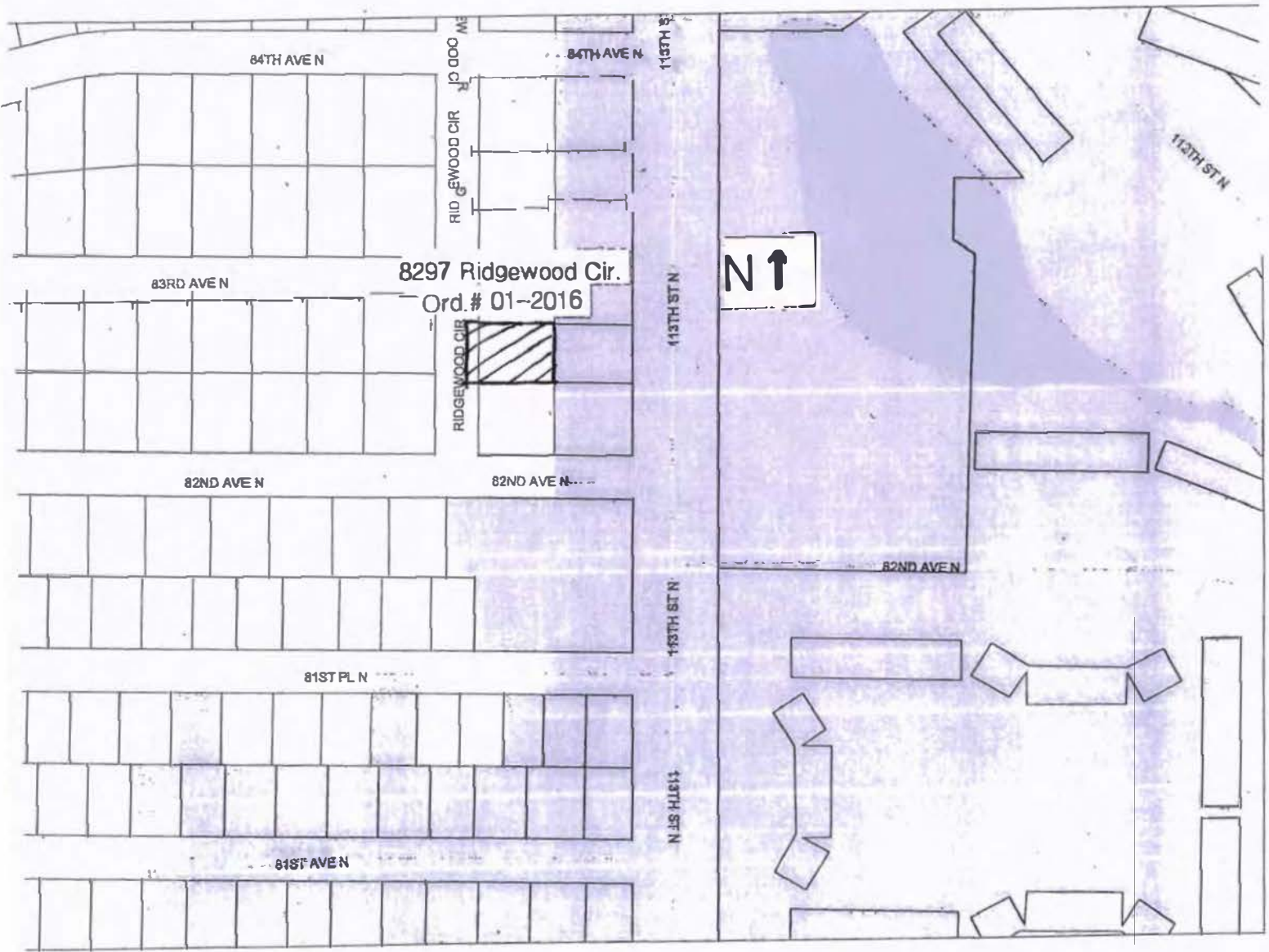

LESLIE WATERS, MAYOR

I, Patricia Beliveau, 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. 01-2016 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 22 day of Feb., 2016.


Patricia Beliveau, City Clerk





ORDINANCE NO. 02-2016

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 0.56 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE SOUTHWEST CORNER OF 97TH AVENUE NORTH AND 121ST STREET NORTH, AT 9750 - 121ST STREET NORTH (PIN #: 21/30/15-79698-000-4270), AND WHICH INCLUDE PORTIONS OF THE ADJOINING RIGHT-OF-WAY OF 97TH AVENUE NORTH AND 121ST STREET 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, MICHELE AND DOUGLAS GUSTON are the owners of the property located at 9750 – 121st Street North, and otherwise described as SEMINOLE GROVE ESTATES WEST ADDITION, LOT 427, 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 427, Seminole Grove Estates West Add, according to that certain Plat Book 75, Page 81, as recorded in the public records of Pinellas County, Florida, and additional land/right-of-way, described as follows:

Commencing at the southwest corner of Lot 427, Seminole Grove Estates West Addition, as described in Plat Book 75, Page 81, as the Point of Beginning (POB): Thence north from the southwest corner of Lot 427 along the western lot line of Lot 427 a distance of approximately 83.1 ft. to the northwest corner of Lot 427 to a point;

Thence north from the northwest corner of Lot 427 a distance of approximately 60 ft. to the northerly right-of-way line of 97th Avenue and to the southwest corner of Lot 446 to a point;

Thence east along the northerly right-of-way line of 97th Avenue N. a distance of approximately 103 ft. to the westerly right-of-way line of 121st Street N. to a point;

Thence north along the westerly right-of-way line of 121st Street N. a distance of approximately 99 ft. to the northeast corner of Lot 446 to a point;

Thence northeast from the northeast corner of Lot 446 along the existing city limits to a point 9.67 ft. north of the northwest corner of Lot 447 to the easterly right-of-way line of 121st Street N. to a point;

Thence south a distance of approximately 9.67 ft. along the easterly right-of-way line of 121st Street N. to the northwest corner of Lot 447 to a point;

Thence south from the northwest corner of Lot 447 along the easterly right-of-way line of 121st Street N. a distance 140 ft. to the centerline of the right-of-way of 97th Avenue N. to a point;

Thence west from the aforementioned point a distance of approximately 25 ft. to the intersection of the centerlines of the rights-of-way of 121st Street N. and 97th Avenue N. to a point;

Thence south from the aforementioned point along the centerline of the right-of-way of 121st Street N. a distance of approximately 112 ft. to a point;

Thence from the aforementioned point west from the centerline of the right-of-way of 121st Street N. a distance of approximately 25 ft. to the westerly right-of-way line of 121st Street N. and to the southeast corner of Lot 427;

Thence from the southeast corner of Lot 427 west a distance of approximately 103.5 ft. to the southwest corner of Lot 427 to the POB. (0.56 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.

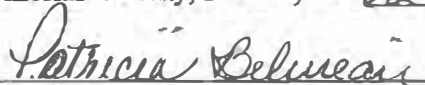
- Section 5. The land herein annexed is designated as Residential Low (RL) on the Pinellas County Future Land Use Map and shall be designated on the City's Comprehensive Plan Future Land Use Map as Residential Low (RL), and the City's Future Land Use Map boundaries shall be redefined to include the property annexed herein.
- Section 6. The land herein annexed is designated as Single Family Residential (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: January 12, 2016
PUBLISHED: January 29, 2016 & February 5, 2016
PASSED AND ADOPTED ON
SECOND AND FINAL READING: February 9, 2016


LESLIE WATERS, MAYOR

I, Patricia Beliveau, 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. 02-2016 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 22 day of Feb, 2016.


Patricia Beliveau, City Clerk

Ord. 02-2016



