

ORDINANCE NO. 24-2017

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, ANNEXING A 4.36 ACRE PARCEL OF UNINCORPORATED PINELLAS COUNTY, FLORIDA INTO THE CITY OF SEMINOLE WHICH PARCEL IS LOCATED ON THE WEST SIDE OF RIDGE ROAD, APPROXIMATELY 325 FEET SOUTH OF 93RD AVENUE NORTH, AT 11711, 11716, 11731, 11736, 11751, 11771, 11781, AND 11791 KIERKEL LANE, INCLUDING COMMON AREA TRACTS (PIN #S: 21/30/15-96691-000-(0010-0080, 0001, 0002, 0003), AND 11700, 11720, 11740, 11760, 11780 AND 11800 KAYMAK LANE, INCLUDING A COMMON AREA TRACT (PIN #S: 21/30/15-96690-000-(0010-0060, 0001), 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, the fourteen owners of the West Ridge Subdivision and the West Ridge Phase 2 Subdivision, otherwise described as WEST RIDGE SUBDIVISION, LOTS 1 THOROUGH SIX AND COMMON AREA TRACT A, AND WEST RIDGE PHASE 2 SUBDIVISION, LOTS 1 THROUGH 8 AND COMMON AREA TRACTS A, B & C, respectively, which properties to be annexed herein, pursuant to the petitions for voluntary annexation signed by the owner(s), and requesting that these properties 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 properties described herein which are the subject of this annexation ordinance are contiguous to the City of Seminole, are reasonably compact and do 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 properties 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 properties to be annexed herein, all of which heretofore was situated in the unincorporated area of Pinellas County, are contiguous to the City of Seminole, are reasonably compact and do 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 parcel of property and accordingly redefines the boundaries of said City to include the following:
Lot 1 through 6 and Tract A, West Ridge Subdivision, according to that certain plat Book 134, Page 9; and, Lots 1 through 8 and Tracts A, B & C, West Ridge Phase II Subdivision, according to that certain plat Book 139, Page 103, public records of Pinellas County, Florida; and, **additional land in the form of two corner clips dedicated to the public**, described as follows:
Commencing at the northeast corner of Tract C, West Ridge Phase 2 Subdivision, as described in Plat 139, Page 103, as the Point of Beginning (POB):
Thence west from the northeast corner of Tract C West Ridge Phase 2 Subdivision along the northerly property line of the West Ridge Phase 2 Subdivision a distance of approximately 398.70 feet to the northwest corner of Lot 5 West Ridge Phase 2 Subdivision to a point;
Thence south from the northwest corner of Lot 5 West Ridge Phase 2 Subdivision along the westerly property line of the West Ridge Phase 2 Subdivision a distance of approximately 243.93 feet to the southwest corner of Lot 6 West Ridge Phase 2 Subdivision to a point;
Thence south from the southwest corner of Lot 6 West Ridge Phase 2 Subdivision and the northwest corner of Lot 6 West Ridge Subdivision along the westerly property line of the West Ridge Subdivision a distance of approximately 200.11 feet to the southwest corner of Lot 5 West Ridge Subdivision to a point;
Thence east from the southwest corner of Lot 5 West Ridge Subdivision along the southerly property line of the West Ridge Subdivision a distance of approximately 415.54 feet to the southeast corner of Lot 1 West Ridge Subdivision and the westerly right-of-way for Ridge Road to a point;
Thence north from the southeast corner of Lot 1 West Ridge Subdivision along the easterly property line of West Ridge Subdivision and the westerly right-of-way line of Ridge Road for distance of approximately 200.15 feet to the northeast corner of Tract A West Ridge Subdivision and the southeast corner of Tract B West Ridge Phase 2 Subdivision to a point;
Thence north from the southeast corner of Tract B West Ridge Phase 2 Subdivision along the easterly property line of the West Ridge Phase 2 Subdivision and the westerly right-of-way line for Ridge Road a distance of approximately 288.06 feet to the northeast corner of Tract C West Ridge Phase 2 Subdivision to the POB (4.36 ac mol)

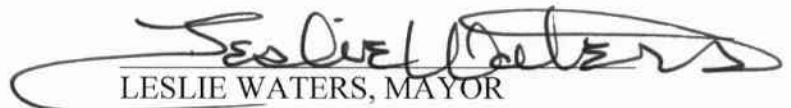
Section 3. The legal description of the City of Seminole contained in the City Charter and all official City maps and other official documents shall be amended accordingly.

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.

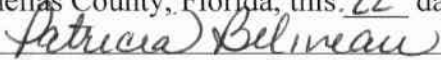
- Section 5. The land herein annexed is designated as Residential Low (RL) on the Pinellas County Future Land Use Map and shall be designated on the City's Comprehensive Plan Future Land Use Map as Residential Low (RL), and the City's Future Land Use Map boundaries shall be redefined to include the property annexed herein.
- Section 6. The land herein annexed is designated as Single Family Residential (R-2) 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: August 8, 2017
PUBLISHED: August 11, 2017 & August 18, 2017
PASSED AND ADOPTED ON
SECOND AND FINAL READING: August 22, 2017


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. 24-2017 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 August, 2017.


Patricia Beliveau, City Clerk



