

**ORDINANCE NO. 08-2018**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, GRANDFATHERING A CERTAIN NON-CONFORMING RESIDENTIAL USE KNOWN AS THE HARBOR LIGHTS CLUB MOBILE HOME PARK LOCATED AT 9191 BAY PINES BOULEVARD; FINDING THE GRANDFATHERING CONSISTENT WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, per Section 50-265 of the Land Development Code, the City Council is authorized to adopt an ordinance to grandfather any site specific use that was rendered non-conforming through the adoption of the Comprehensive Plan by Ordinance No. 03-99, as amended; and,

**WHEREAS**, the site contains the Harbor Lights Club, a three hundred twelve (312) unit mobile home park, which has been found to qualify for site specific grandfathering; and,

**WHEREAS**, the City Council reviewed the issue of providing for the specific grandfathering of the existing three hundred twelve (312) mobile home units, and directed that an ordinance grandfathering the Harbor Lights Club mobile home park use be prepared; and

**WHEREAS**, the proposed ordinance will allow for the grandfathering of a non-conforming mobile home park use to protect private property rights and to further compliance with Policy 1.7.1 of the Future Land Use Element of the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Seminole, Florida, that an ordinance is adopted as follows:

**Section 1.** The area, as shown located in Exhibit A and as more particularly described below, is hereby grandfathered subject to the following limitations:

- (1) The grandfathered residential use may not be expanded, i.e., no expansion of additional residential capacity or additional units is allowed.
- (2) Should a structure containing a grandfathered residential use be destroyed, it may be reconstructed in compliance with the requirements of the Florida Building Code, the Florida Fire Protection Code, and FEMA regulations, as may be applicable.
- (3) Repairs and maintenance of the structures containing a grandfathered residential use are permitted irrespective of the cost of such repairs or

maintenance. Nothing in this Ordinance shall be deemed to prevent the strengthening, altering or restoring to a safe condition of any structure, or part thereof, containing a grandfathered non-conforming use.

- (4) The following area, as identified by address, property ID numbers, and legal descriptions is hereby grandfathered as to the existing three hundred twelve (312) units located within the mobile home park:

9191 Bay Pines Boulevard: 02/31/15-000000-130/0700 & 130/0900: (HARBOR LIGHTS M/H PARK) PART OF GOVT LOTS 1 & 2 IN NE 1/4 OF SEC 02-31-15 DESC AS FROM SW COR OF NE 1/4 TH S89D25'17"W 598FT(S) TH N00D31'43"E 39FT(S) TO N R/W OF SR 595 TH CUR RT RAD 2914.79FT ARC 198.17FT CB S82D16' 15"E 198.13FT TH S80D19' 17"E 125.77FT FOR POB TH N09D43'31"E 132.09FT TH N82D03'39"W 71.41FT TH N00D31'17"E 487.24FT TH S89D29'16"E 98.16FT TH S82D41'12"E 48.03FT TH N01D57'57"W 126.92FT TH N13D57'10"E 34.82FT TH N00D37'14"E 176.28FT TH N39D13'40"E 149.38FT TH CUR RT RAD 150FT ARC 33.78FT CB S49D01D38"E 33.71FT TH S42D34'34"E 120.42FT TH N47D25'26"E 75FT TH S42D34'34"E 125.52FT TH CUR RT RAD 160FT ARC 120.32FT CB S21D01'59"E 117.5FT TH S00D30'36"W 129.2FT TH N89D29'24"W 75FT TH S00D 30'36"W 48.8FT TH S89D29' 24"E 75FT TH S00D30'36"W 2.18FT TH CUR LT RAD 40FT ARC 56.4FT CB S39D53' 01"E 51.84FT TH S80D16' 38"E 68.34FT TH S09D43' 22"W 75.2FT TH S80D16' 38"E 85.88FT TH CUR LT RAD 10FT ARC 15.71FT CB N54D 43'22"E 14.14FT TH N09D43' 22"E 40.34FT TH N00D31' 43"E 25.18FT TH S89D28' 17"E 50.62FT TH CUR RT RAD 37FT ARC 58.15FT CB S44D 26'38"E 52.35FT TH S00D35' 01"W 282.18FT TH CUR RT RAD 219FT ARC 133.71FT CB S18D04'26"W 131.64FT TH S35D33'52"W 170.89FT TH S09D40'43"W 85FT TH N80D 19'17"W 619.75FT TO POB CONT 14.69AC(C)

(HARBOR LIGHTS M/H PARK) PART OF GOVT LOTS 1 & 2 IN NE 1/4 OF SEC 02-31-15 DESC AS FROM SW COR OF NE 1/4 OF SEC TH S89D25' 17"E 163.39FT TH N00D31' 43"E 1750FT FOR POB TH N00D31'43"E 323.74FT TH S49D55'43"E 734.09FT TH S38D47'59"W 8.85FT TH S49D29'16"E 23.9FT TH S40D04'17"W 160.97FT TH N49D55'43"W 222.18FT TH CUR LT RAD 36FT ARC 58.9FT CB S86D25'24"W 52.54FT TH S36D56'41"W 17.2FT TH S06D48'W 16.5FT TH S02D38'45"W 11.66FT TH S49D55'43"E 31.67FT TH N40D58'08"E 65.9FT TH S48D 41'47"E 96.99FT TH S41D24' 08"W 5.55FT TH S49D55'43"E 230.44FT TH S40D04'17"W 3.57FT TH S51D30'08"E 329.74FT TH S38D29'52"W 5.84FT TH S55D28'42"E 167.71FT TH S39D13'40"W 149.38FT TH S00D37'14"W 176.28FT TH S13D57'10"W 34.82FT TH S01D57'57"E 126.92FT TH N82D41'12"W 48.03FT TH N89D29'16"W 98.16FT TH S00D31'17"W 487.24FT TH S82D03'39"E

71.41FT TH S09D43'31"W 132.09FT TO N R/W SR 595 TH N80D19'17"W 86.76FT TH N00D31'46"E 83.98FT TH N39D53'44"W 9.13FT TH N80D 19'14"W 128.2FT TH N89D 28'14"W 25.06FT TH N00D 31'46"E 14.5FT TH N89D 28'14"W 47FT TH N81D 59'57"W 30.77FT TH N00D31'43"E 112FT TH N89D 28'17"W 175FT TO E R/W OF 94TH ST TH N00D31'43"E 310FT TH S89D28'17"E 175FT TH N00D31'43"E 500FT TH N89D28'17"W 175FT TH N00D 31'43"E 476.95FT TH N49D 55'43"W 337.16FT TO POB CONT 16.5AC(C)

**Section 2. Severability.**

If for any reason a provision of this Ordinance or the application thereof to any person, group of persons, or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the Ordinance are severable.


**Section 3. Effective Date.**

This Ordinance shall take effect immediately upon its adoption.

APPROVED ON FIRST READING: March 27, 2018


PUBLISHED: March 30, 2018

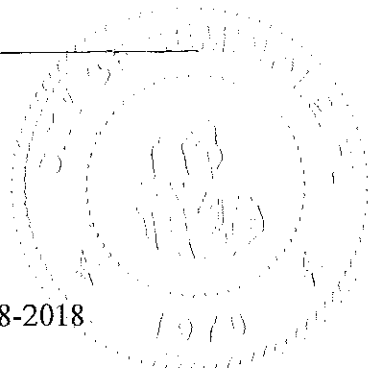
PASSED AND ADOPTED ON  
SECOND AND FINAL READING AT PUBLIC HEARING: April 10, 2018

  
LESLIE WATERS, MAYOR

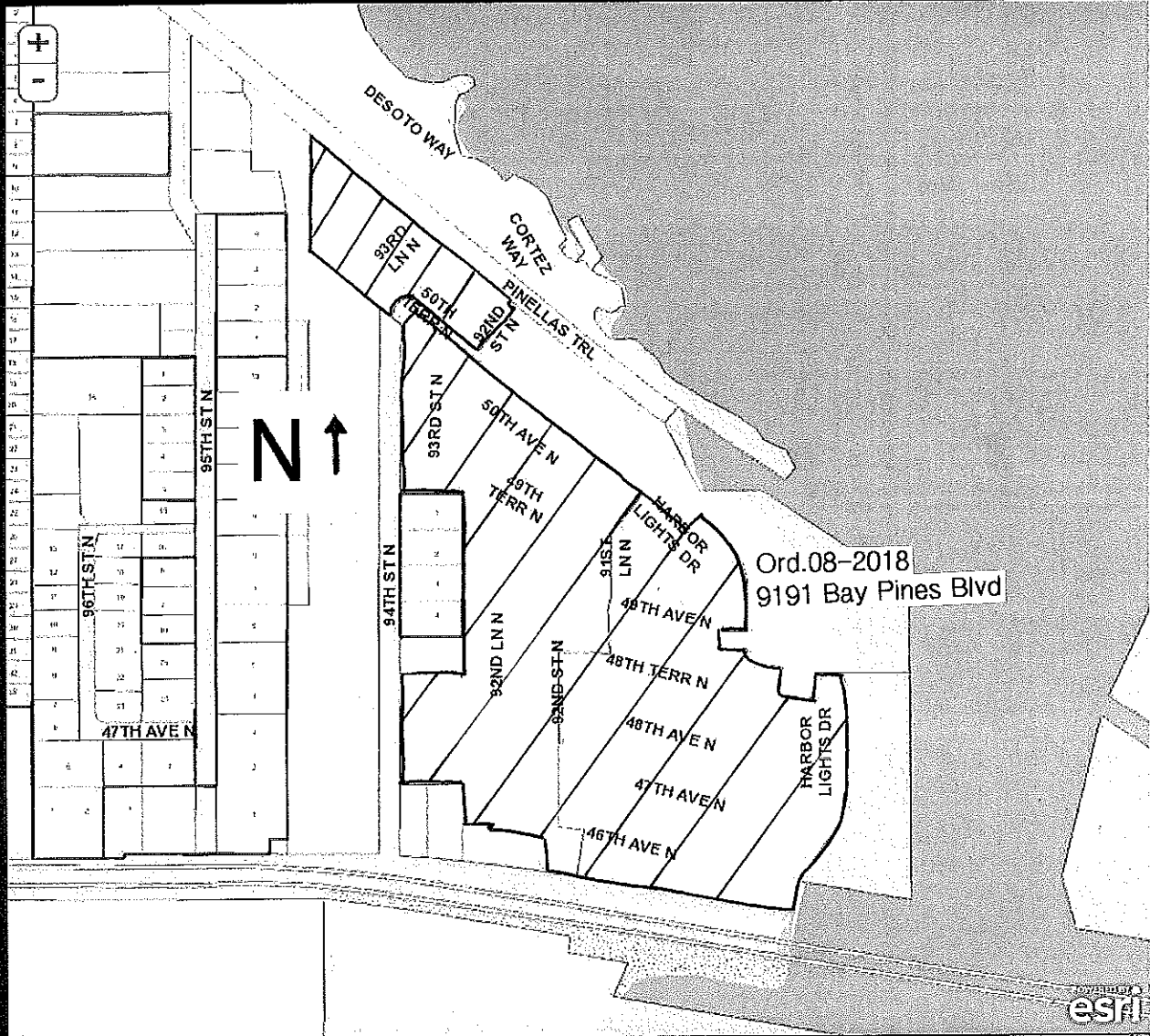
I, Patricia Beliveau, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 08-2018 which is on file in the City Clerk's Office:

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 23 day of April, 2018.

  
Patricia Beliveau, City Clerk



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