

**ORDINANCE NO. 14-2018**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM UNDESIGNATED TO RESIDENTIAL LOW (RL) FOR 0.22 ACRES OF PROPERTY LOCATED AT 9180 82<sup>ND</sup> AVENUE; FINDING THE REQUEST CONSISTENT WITH THE CITY OF SEMINOLE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the property owners have requested an amendment for a portion of the subject property at 9180 82<sup>nd</sup> Avenue and with said property being further located in Section 26, Township 30 South, Range 15 East, as depicted in Figure 1, attached hereto; and

**WHEREAS**, said Future Land Use Map amendment has been determined to be compatible with the surrounding properties, and that the amendment best serves the public interest without depriving the property owner thereof of its lawful rights; and

**WHEREAS**, upon a public hearing with due public notice before the Developmental Review Board on May 21, 2018, and two (2) public hearings with due public notice before the City Council of the City of Seminole, it was determined by the City Council that the requested amendment of the Future Land Use Map is consistent with the City of Seminole Comprehensive Plan and the Countywide Future Land Use Plan; and

**WHEREAS**, the City Council of the City of Seminole has conducted two (2) public hearings pursuant to the requirements of Ch. 166, F.S. and Ch. 163, F.S. and has taken action to approve an amendment to the City of Seminole Future Land Use Map; and

**WHEREAS**, the City of Seminole has transmitted a copy of this Ordinance to the Department of Economic Opportunity (DEO) in accordance with Chapter 163, F.S.

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

1. The Future Land Use Map of the Comprehensive Plan of the City of Seminole is hereby amended to provide that a 0.22 acre portion of the property located at 9180 82<sup>nd</sup> Avenue, as shown in Figure 1, is amended to Residential Low (RL).
2. It is the intention of the City Council of the City of Seminole that each provision hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other provisions of this ordinance.
3. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the

Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING: June 12, 2018

PUBLISHED: June 1, 2018 & June 29, 2018

PASSED AND ADOPTED ON

SECOND AND FINAL READING: July 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. 14-2018 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 10th day of July, 2018.

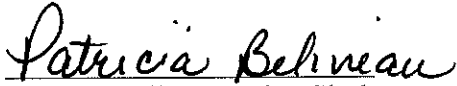
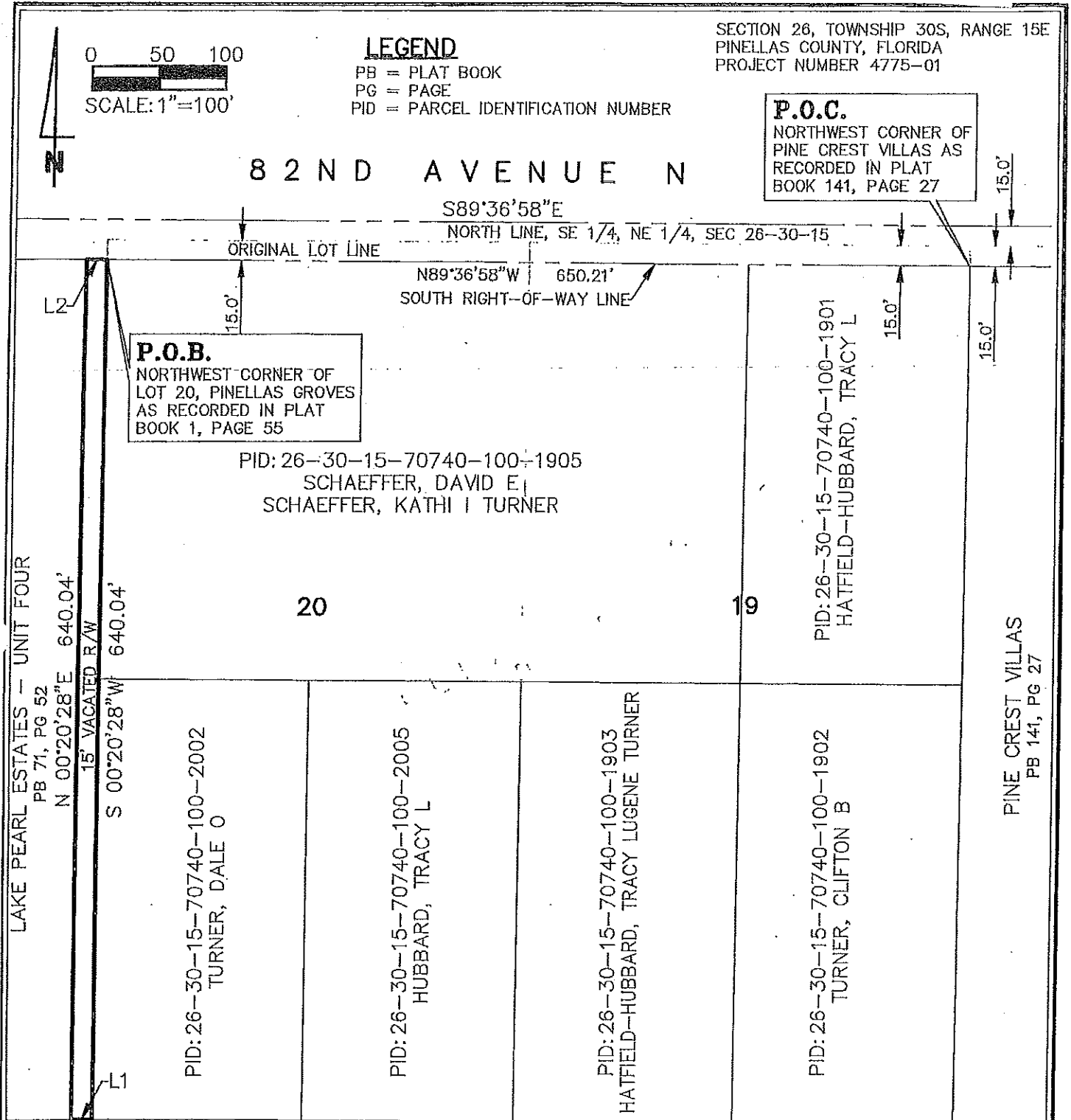
  
Patricia Beliveau, City Clerk



Figure 1



LAKE PEARL ESTATES UNIT 2  
PB 44, PG 58

NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'52"W	15.00'
L2	S89°36'58"E	15.00'

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	03-29-18	RED	DHR

EXHIBIT "A"



**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

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SECTION 26, TOWNSHIP 30S, RANGE 15E  
 PINELLAS COUNTY, FLORIDA  
 PROJECT NUMBER 4775-01

**DESCRIPTION**

THAT PORTION OF THE PLAT OF PINELLAS GROVES; AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LOCATED IN SECTION 26, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PINE CREST VILLAS AS RECORDED IN PLAT BOOK 141, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.89°36'58"W., 650.21 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 82ND AVENUE NORTH TO THE NORTHWEST CORNER OF LOT 20, OF SAID PINELLAS GROVES AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.00°20'28"W., 640.04 FEET ALONG THE WEST LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE N.89°42'52"W., 15.00 FEET; THENCE N.00°20'28"E., 640.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 82ND AVENUE NORTH; THENCE S.89°36'58"E., 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,601 SQUARE FEET OR 0.220 ACRES MORE OR LESS.

**NOTES**

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 30 SOUTH, RANGE 15 EAST, SAID LINE BEING S89°36'58"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


DocuSigned by:

*Justin Ferrans*  
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JUSTIN D. FERRANS  
 PROFESSIONAL LAND SURVEYOR  
 LS 6958, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC	EXHIBIT "A"	 <b>POLARIS ASSOCIATES INC.</b> PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	03-29-18	RED	DHR		
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