

**ORDINANCE NO. 11-2021**

**AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP FROM MOBILE HOME (MH) TO RESIDENTIAL MEDIUM (RM) REGARDING 4.5 ACRES OF PROPERTY DESCRIBED HEREIN LOCATED AT 9329 PARK BOULEVARD; FINDING THE REQUEST CONSISTENT WITH THE CITY OF SEMINOLE'S COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; PROVIDING FOR A DEVELOPMENT AGREEMENT; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE APPLICABLE LAW; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the property owner, Conrad RV LLC, has requested an Official Zoning Map change for the subject property located at 9329 Park Boulevard and described as Section 26, Township 30, Range 15 – Subdivision 70740, Block 400, Lot 0600 as depicted and described in Exhibit A attached hereto; and

**WHEREAS**, the City is willing to change the zoning map designation of said property shown in Exhibit A only in conjunction with the terms and conditions contained in an enforceable development agreement for the area shown in Exhibit A; and

**WHEREAS**, said zoning map change has been determined to be compatible with the surrounding properties through the use of an enforceable development agreement; and

**WHEREAS**, upon a public hearing with due public notice before the Developmental Review Board on June 21, 2021, and two advertised public hearings with due public notice before the City Council of the City of Seminole, it was determined that the requested amendment of the official zoning map from Mobile Home (MH) to Residential Medium (RM) is consistent with the City of Seminole's Comprehensive Plan Future Land Use Map, in conjunction with an enforceable development agreement, said amendment is considered compatible with the surrounding properties, and best serves the public interest without depriving the owners thereof of their lawful rights, and is consistent with the City Comprehensive Plan; and


**WHEREAS**, the City Council of the City of Seminole has conducted two public hearings pursuant to the requirements of the City Code of Ordinances and Florida Statute 166.041(3)(c) and has taken action to approve an amendment to the City of Seminole Official Zoning Map.

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

1. The Official Zoning Map of the City of Seminole is hereby amended to provide that the property as shown on Exhibit A, located at 9329 Park Boulevard be changed from Mobile Home (MH) to Residential Medium (RM).

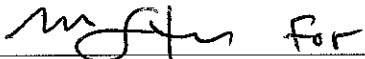
2. It is the intention of the City Council of the City of Seminole that each provision hereof be considered non-severable, and that the invalidity of any provision of this ordinance shall affect the validity of the other provisions of this ordinance, the City of Seminole Comprehensive Plan, or the City of Seminole Land Development Regulations.
3. The effective date of the ordinance shall be upon final adoption.

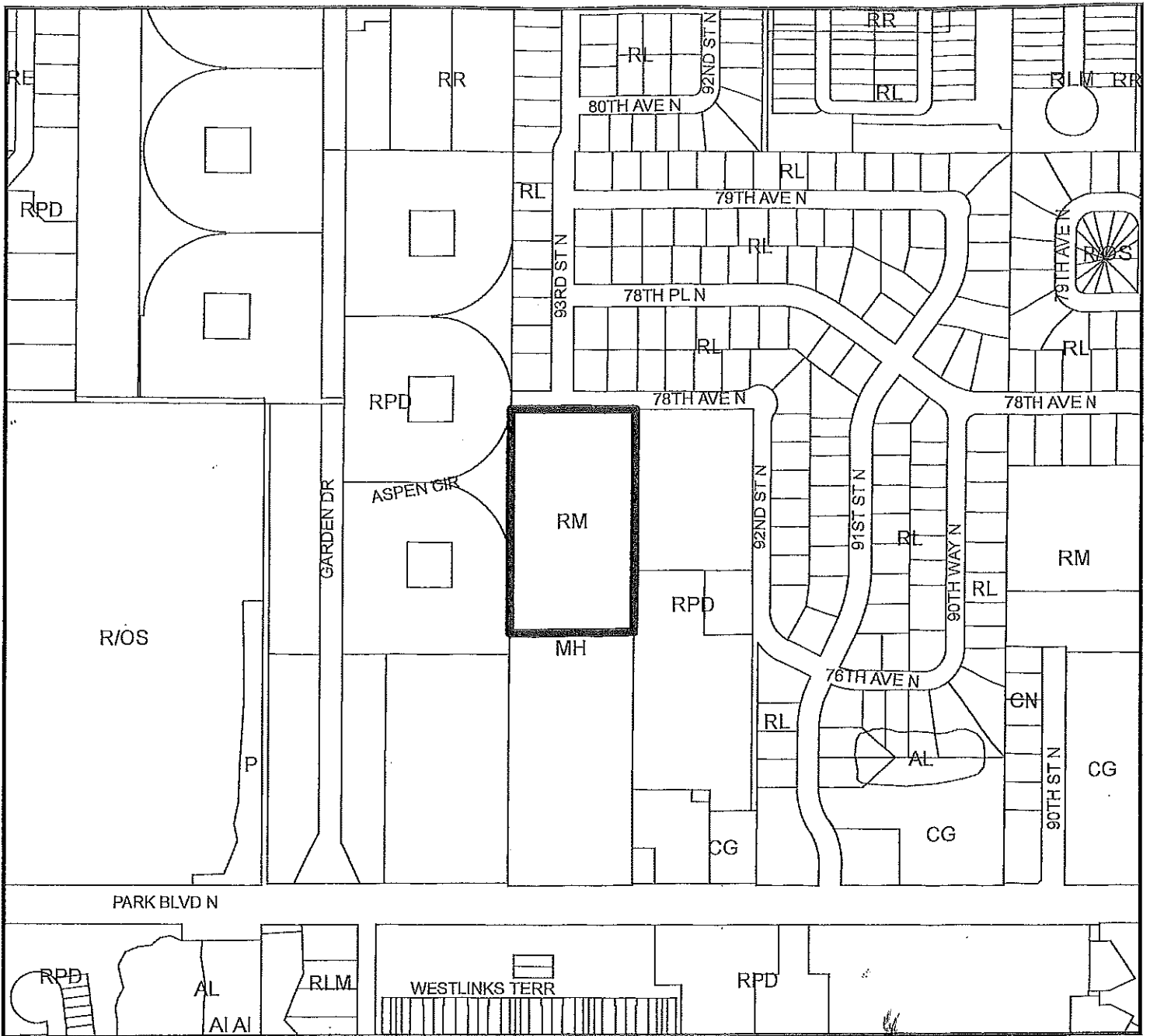
APPROVED ON FIRST READING: July 27, 2021  
PUBLISHED: July 14, 2021 and July 28, 2021  
PASSED AND ADOPTED ON  
SECOND AND FINAL READING: August 10, 2021

  
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. 11-2021 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 26 day of August, 2021.

  
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Ann Marie Mancuso, City Clerk



Legend - Zoning Code					
	Aquatic Lands (AL)		Office (O)		Residential Low Medium (RLM)
	Commercial General (CG)		Preservation (P)		Residential Medium (RM)
	Commercial Neighborhood (CN)		Public/Semi-Public (P/SP)		Residential Planned Development (RPD)
	Industrial Limited (IL)		Recreation/Open Space (R/OS)		Residential Rural (RR)
	Mobile Home Park & Subdivision (MH)		Residential Estate (RE)		Residential Suburban (RS)
			Residential Low (RL)		Residential Urban (RU)

**Exhibit A**  
**CASE #: Z 2021-1**  
**City of Seminole**  
**Proposed Zoning: RM**

  
**NORTH**  
 1" = 400'