

ORDINANCE NO. 08-2024

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP FROM RESIDENTIAL ESTATE (RE) TO RESIDENTIAL SUBURBAN (RS) REGARDING 1.17 ACRES OF PROPERTY DESCRIBED HEREIN LOCATED AT 9775 78TH AVENUE; FINDING THE REQUEST CONSISTENT WITH THE CITY OF SEMINOLE'S COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE APPLICABLE LAW; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owners, Robert and Carol Lazarus, have requested an Official Zoning Map change for the subject property located at 9775 78th Avenue and described as Section 26, Township 30, Range 15 – Subdivision 70740, Block 200, Lot 2903 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; and

WHEREAS, said zoning map change has been determined to be compatible with the surrounding properties; and

WHEREAS, upon a public hearing with due public notice before the Developmental Review Board on April 22, 2024, 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 Residential Estate (RE) to Residential Suburban (RS) is consistent with the City of Seminole's Comprehensive Plan Future Land Use Map, 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 9775 78th Avenue be changed from Residential Estate (RE) to Residential Suburban (RS).
2. Prior to the issuance of building permit for the additional single-family dwelling, the property owner must file for and obtain a parcel split from the Pinellas County Property Appraiser's Office. Additionally, the property owner shall grant the appropriate utility easements for water, sewer, and electric for the newly created lot.
3. 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.

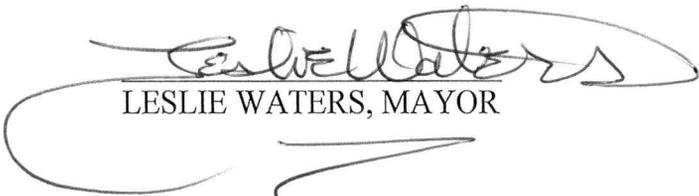
4. The effective date of the ordinance shall be upon final adoption.

APPROVED ON FIRST READING: June 25, 2024

PUBLISHED: June 12, 2024 and July 10, 2024

PASSED AND ADOPTED ON

SECOND AND FINAL READING: July 23, 2024


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. 08-2024 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 JULY, 2024.



Ann Marie Mancuso, City Clerk



N.W. 1/4 SECTION 26, TOWNSHIP 30S, RANGE 15E

CERTIFIED TO: ROBERT A. LAZARUS
CAROL R. LAZARUS

NOTE: This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record. Survey not valid without the signatures and the original record book of a Florida Licensed Surveyor and Mapper.

NOTE: This survey is made for the exclusive use of the current owners of the property and does not constitute mortgage or guarantee the title therein within one (1) year from date hereof.



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

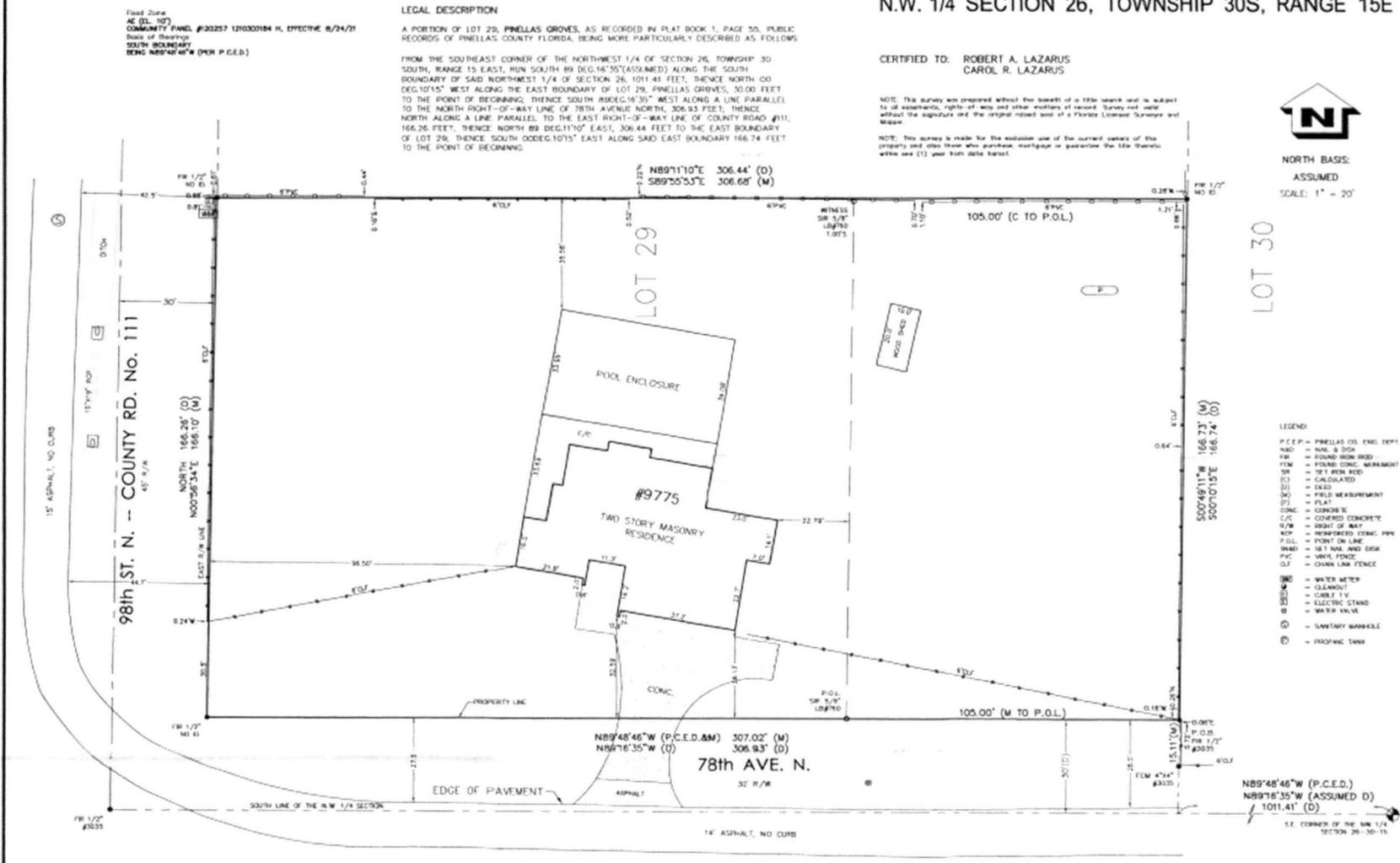
LOT 30

- LEGEND:
- P.C.E.P. = PINELLAS CO. ENG. DEPT
 - NAD = NAD 83
 - FB = FOUND BORN IRON
 - FCM = FOUND CONC. MARKING
 - SB = SET IRON ROD
 - SC = CALCULATED
 - SKD = SKED
 - MS = FIELD MEASUREMENT
 - PLT = PLAT
 - CONC = CONCRETE
 - C/C = CORNER
 - R/W = RIGHT OF WAY
 - RF = REINFORCED CONC. PIPE
 - P.O.L. = POINT ON LINE
 - WAD = SET NAIL AND DECK
 - PC = WIRE FENCE
 - OL = CHAIN LINK FENCE
 - WM = WATER METER
 - OS = OIL SPILL
 - CS = CABLE T.V.
 - ES = ELECTRIC STAND
 - WV = WATER VALVE
 - SM = SANITARY MANHOLE
 - IP = IRON PIPE

LEGAL DESCRIPTION

A PORTION OF LOT 29, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN SOUTH 89 DEG.16'35" (ASSUMED) ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 26, 1011.41 FEET; THENCE NORTH 00 DEG.10'15" WEST ALONG THE EAST BOUNDARY OF LOT 29, PINELLAS GROVES, 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89DEG.16'35" WEST ALONG A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH, 306.93 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD #111, 166.26 FEET; THENCE NORTH 89 DEG.11'50" EAST, 306.44 FEET TO THE EAST BOUNDARY OF LOT 29; THENCE SOUTH 00DEG.10'15" EAST ALONG SAID EAST BOUNDARY 166.74 FEET TO THE POINT OF BEGINNING.



CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

John C. Brendla
JOHN C. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

LB 760

BOUNDARY SURVEY

9775 78th AVE

2111-B1-CRD

REVISIONS

No.	DESCRIPTION	DATE

FB: 973 PG: 33-34
Job Number: 2111-B1
Survey date: 1/21/22
DWN: JM
CHK: JCB