



# Town of Kenneth City

*A Safe, Friendly Small Town*

6000 54<sup>th</sup> Ave North ~ Kenneth City, Florida 33709 ~ (727) 498-8948 ~ Fax (727) 498-8841

December 18, 2019

2019 DEC 20 PM 2:50  
RECEIVED  
BOARD OF  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Mr. Barry Burton  
Pinellas County Administrator  
315 Court Street  
Clearwater, FL 33756

RE: Address 5873 44<sup>th</sup> Ave N  
Parcel # 05-31-16-86544-016-0110

Dear Mr. Burton:

Pursuant to the provisions of Section 171.044 Florida Statutes, enclosed you will find a certified copy of the ordinance the Town of Kenneth City adopted to annex certain real property into the corporate limits of the Town.

If you have any questions regarding the enclosure, I can be reached at (727) 498-8948 or [matsonc@kennethcityfl.org](mailto:matsonc@kennethcityfl.org).

Sincerely,

Cindy M. Matson  
Town Clerk  
Kenneth City, FL

Enclosure: Ordinance 2019-650, Kenneth City, Florida 33709

**ORDINANCE 2019-650**

**AN ORDINANCE DECLARING THE INTENTION OF THE TOWN OF KENNETH CITY, FLORIDA TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 5873 44<sup>th</sup> Ave N WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY .15 ACRES, INTO THE CORPORATE LIMITS OF THE TOWN OF KENNETH CITY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, pursuant to the provisions of the Florida Statutes, the Town of Kenneth City may lawfully annex land lying contiguous to the boundaries of the Town upon written petition of the property owners thereof; and

**WHEREAS**, the Town of Kenneth City has received a written petition of the property owner seeking voluntary annexation of the following described property and has received proper proof of title setting forth the names of all persons, firms or corporations owning any interest in said property; and

**WHEREAS**, said property is reasonably compact and is contiguous to the Town of Kenneth City, lying in an unincorporated area; now, therefore

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KENNETH CITY, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1.** The Town of Kenneth City, acting by and through its Town Council, hereby declares its intention to annex into the corporate limits of the Town of Kenneth City in the following property lying contiguous to the territorial limits of said Town:

SUN HAVEN HOMES UNIT 3, BLOCK 16, LOT 11; Parcel # 05-31-16-86544-016-0110, whose physical address is 5873 44<sup>th</sup> Avenue North, Kenneth City, FL 33709

**A map clearly showing the annexed area is attached hereto as Exhibit "A" and incorporated herein by reference.**

**Section 2.** Upon final passage and adoption, a certified copy of this Ordinance shall be duly recorded in the Office of the Circuit Court of Pinellas County and filed with the Department of State, State of Florida and the County Administrator of Pinellas County, Florida.

**Section 3.** When this Ordinance has been duly recorded and filed as aforesaid, the territory hereinabove described shall be thereupon annexed to the

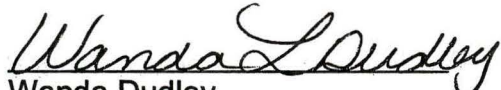
Town of Kenneth City and the inhabitants thereof shall enjoy all the privileges and be subject to all liabilities as are applicable to the other lands and inhabitants within the corporate limits and subject to all laws and ordinances of the Town of Kenneth City.

**Section 4.** That this Ordinance shall become effective immediately upon final passage and adoption.

**PASSED ON THE FIRST READING ON Nov 13, 2019, by the Town Council of the Town of Kenneth City, Florida.**

**PUBLISHED** this 29 day of Nov, 2019 in the Tampa Bay Times Newspaper.

**PASSED AND ADOPTED ON THE SECOND AND FINAL READING on the 11 day of Dec, 2019, by the Town Council of the Town of Kenneth City, Florida.**

  
Wanda Dudley  
Mayor

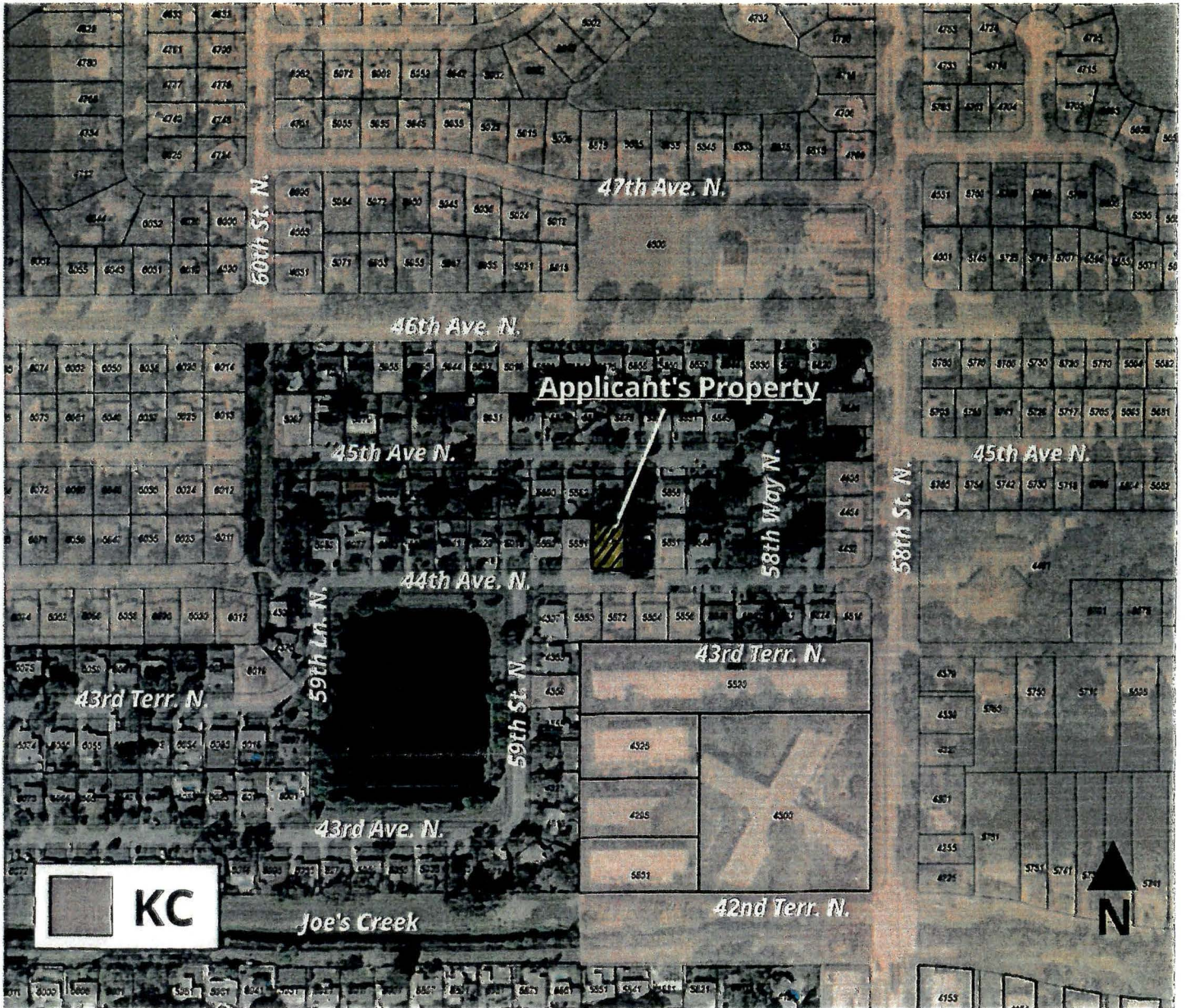
ATTEST:

  
Cindy M. Matson  
Town Clerk



**EXHIBIT A**  
**(5873 44<sup>th</sup> AVE. N. – ANNEXATION)**  
**Parcel Number: 05-31-16-86544-016-0110**  
**Legal Description: SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11**

**ORDINANCE 2019-650**



*(Applicant's Property indicated Yellow on Map)*





# Town of Kenneth City

*A Safe, Friendly Small Town*

6000 54<sup>th</sup> Ave North ~ Kenneth City, Florida 33709 ~ (727) 498-8948 ~ Fax (727) 498-8841

December 18, 2019

Ken Burke  
Clerk of the Circuit Court  
Pinellas County  
315 Court St.  
Clearwater, FL 33756

RECEIVED  
BOARD OF  
2019 DEC 27 PM 3:01  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

RE: Transmittal of Completed Annexation Materials for the  
Annexation of Certain Real Property into the Town of Kenneth City

Dear Mr. Burke,

Please find the attached, completed ordinances for real property recently annexed into the Town of Kenneth City. Ordinances are also included assigning Town of Kenneth City land use and zoning to the recently annexed parcel.

Our Local Planning Agency reviewed the same petition on October 30, 2019. Transmittal of the original annexation petition was sent to the County via Certified Mail. The first and second readings were held at our Town Council Meetings on November 13 and December 11<sup>th</sup>.

In association with your receipt of this letter, copies are further being provided to the Property Appraiser, PPC, and County Planning Department for their record keeping. Please let us know if you require any additional information.

Respectfully,

Matthew Campbell  
Town Manager

cc: Mike Twitty, Property Appraiser  
Cyndi Watkins, Pinellas County Planning Department

## ORDINANCE 2019-650

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**WHEREAS**, the Town of Kenneth City has received a written petition of the property owner seeking voluntary annexation of the following described property and has received proper proof of title setting forth the names of all persons, firms or corporations owning any interest in said property; and

**WHEREAS**, said property is reasonably compact and is contiguous to the Town of Kenneth City, lying in an unincorporated area; now, therefore

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**A map clearly showing the annexed area is attached hereto as Exhibit "A" and incorporated herein by reference.**

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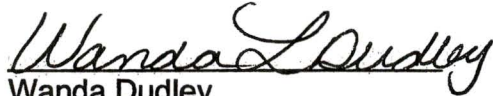
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Wanda Dudley  
Mayor

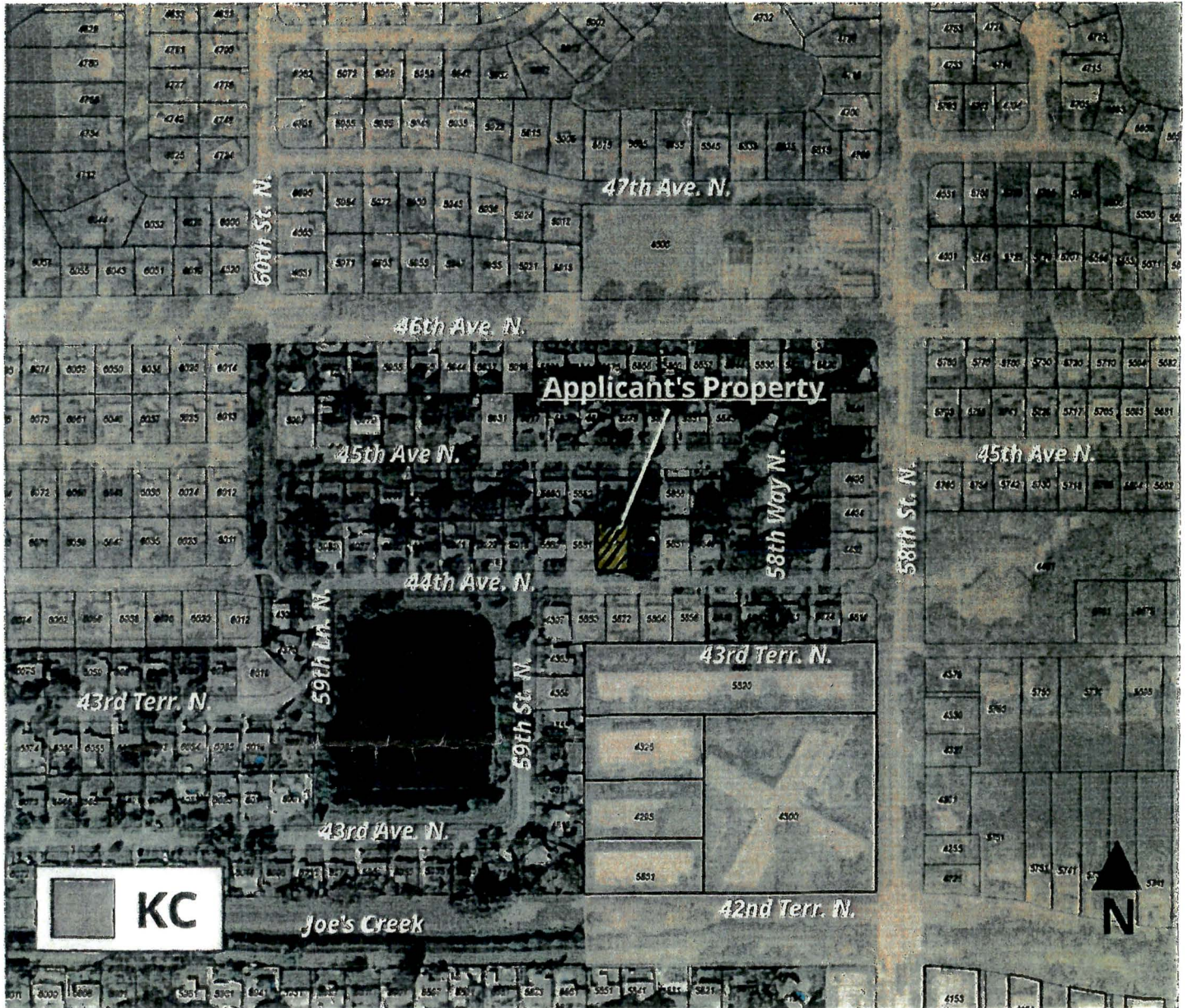
ATTEST:

  
Cindy M. Matson  
Town Clerk



**EXHIBIT A**  
**(5873 44<sup>th</sup> AVE. N. – ANNEXATION)**  
**Parcel Number: 05-31-16-86544-016-0110**  
**Legal Description: SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11**

**ORDINANCE 2019-650**



*(Applicant's Property indicated Yellow on Map)*



## **ORDINANCE 2019-651**

**AN ORDINANCE AMENDING THE TOWN OF KENNETH CITY'S LAND USE PLAN, FOR THE SUBJECT PROPERTY ANNEXED PURSUANT TO THE TOWN COUNCIL'S PASSAGE OF ORDINANCE NO. 2019-650, ON CERTAIN REAL PROPERTY LOCATED AT 5873 44<sup>th</sup> AVENUE NORTH, WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY .15 ACRES, ASSIGNING THE RL (RESIDENTIAL LOW) LAND USE DESIGNATIONS AS SHOWN IN THE ATTACHED EXHIBIT; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the owner of the property described herein has voluntarily requested that the said property be annexed into the Town of Kenneth City; and

**WHEREAS**, following annexation from unincorporated Pinellas County, the subject property described herein is being assigned a Town of Kenneth City Land Use Plan designation of RL (Residential Low) for to all the property; and

**WHEREAS**, the Planning and Zoning Board of the Town of Kenneth City has duly considered the type of land use designations that would be appropriate on said property and has recommended that the property herein below be changed following annexation to (RL) Residential Low; and

**WHEREAS**, the Town Council of the Town of Kenneth City has considered such request and finds that such request should be granted; now, therefore,

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KENNETH CITY, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1.** That the subject property identified herein, and following annexation, be assigned an RL (Residential Low) Land Use Plan designation, as identified in the Town of Kenneth City's Future Land Use Plan, with the subject property identified as follows:

SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11; 5873 44<sup>TH</sup> Avenue North,  
Parcel #05-31-16-86544-016-0110.

**A map clearly showing the location and land use plan designation of the subject parcel is attached hereto as Exhibit "A" and incorporated herein by reference.**

**Section 2.** The effective date of ordinance amending the Town of Kenneth City land use plan shall be 31 days after adoption, unless the

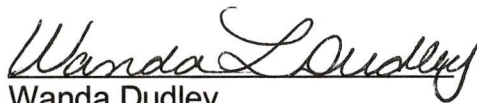
amendment is challenged pursuant to Section 163.3187(3), F.S. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development 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 Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

**Section 4.** That this Ordinance shall become effective immediately upon final passage and adoption.

**PASSED ON THE FIRST READING ON** Nov 13, 2019, by the Town Council of the Town of Kenneth City, Florida.

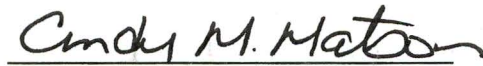
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Wanda Dudley  
Mayor

ATTEST:



Cindy M. Matson  
Town Clerk



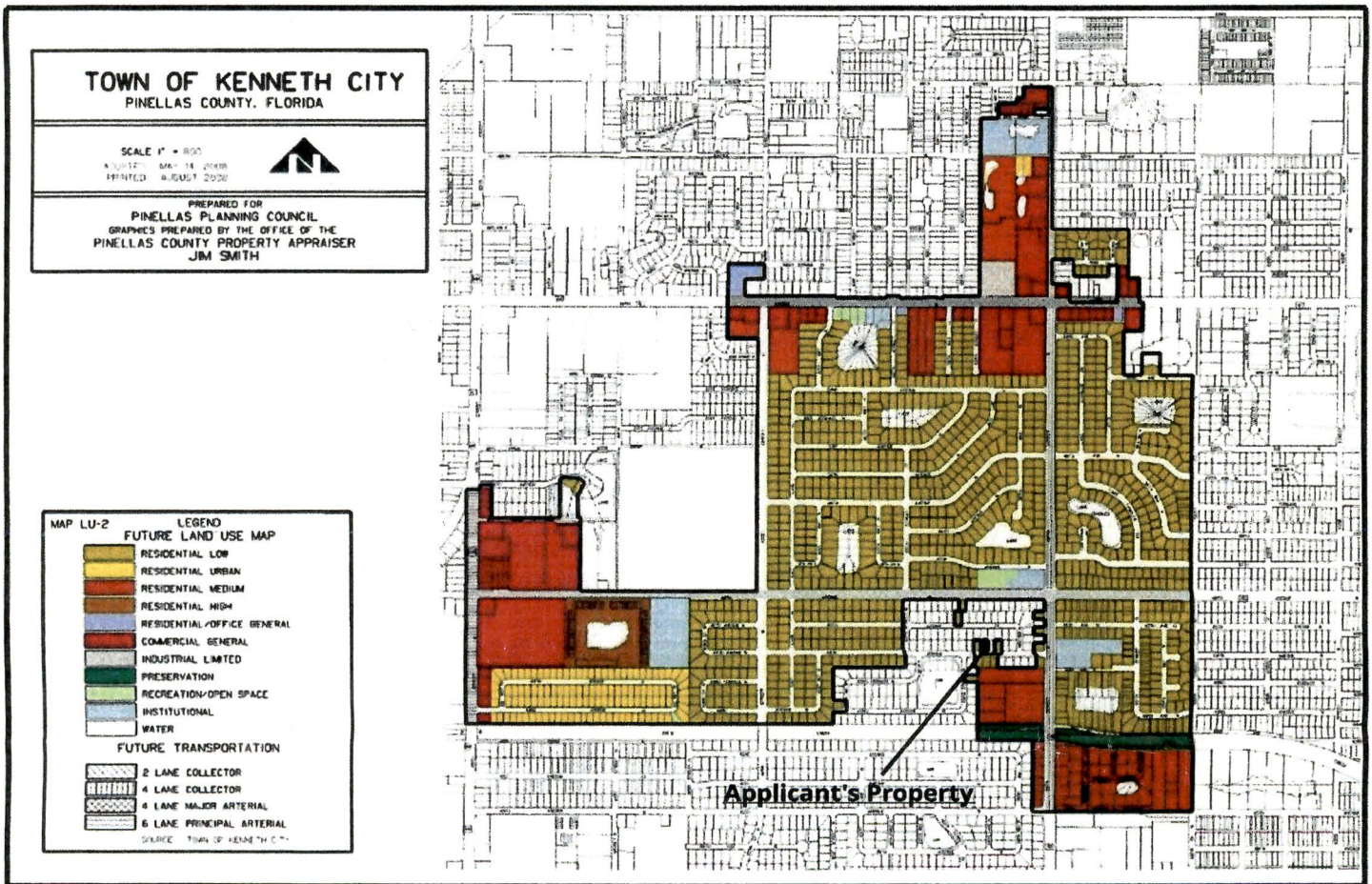
**EXHIBIT A – TOWN FUTURE LAND USE  
(5873 44<sup>TH</sup> AVE. N. – ANNEXATION)**

**Parcel Number: 05-31-16-86544-016-0110**

**Legal Description: SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11**

**ORDINANCE 2019-651**

**LU-2: Future Land Use and Transportation Map**



**Future Land Use of Applicant's Property: Property Zoned Residential Low**

**ORDINANCE 2019-652**

**AN ORDINANCE ZONING CERTAIN REAL PROPERTY ANNEXED PURSUANT TO THE TOWN COUNCIL'S PASSGE OF ORDINANCE NO. 2019-650, ON CERTAIN REAL PROPERTY LOCATED AT 5873 44<sup>th</sup> AVENUE NORTH, WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY .15 ACRES, TO RS-5.0 (SINGLE FAMILY RESIDENTIAL), AS SHOWN IN THE ATTACHED EXHIBIT; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the owner of the property described herein has requested that following annexation the said property be zoned RS-5.0 (Single Family Residential); and

**WHEREAS**, the Planning and Zoning Board of the Town of Kenneth City, Florida, has duly considered the type of zoning which would be proper on said real property, and has recommended that the zoning request of said owner be granted; and

**WHEREAS**, due and proper public hearing on the said recommended zoning has been conducted by the Town Council and the recommendations of the Planning and Zoning Board having been found by the Town Council to be meritorious; now, therefore,

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KENNETH CITY, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1:** That from and after the effective date of this Ordinance, the following described real property shall hereby be zoned to RS-5.0 (Single-Family Residential), as said zoning classifications are more particularly described in the Town of Kenneth City's Land Development Code, with the subject property identified as follows:

SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11; 5873 44<sup>TH</sup> Avenue North,  
Parcel #05-31-16-86544-016-0110.

**A map clearly showing the location and zoning designation of the subject Parcel is attached hereto as Exhibit "A" and incorporated herein by reference.**


**Section 2:** This Ordinance shall become effective upon final passage and adoption.

**PASSED ON THE FIRST READING ON Nov 13, 2019, by the Town Council of the Town of Kenneth City, Florida.**



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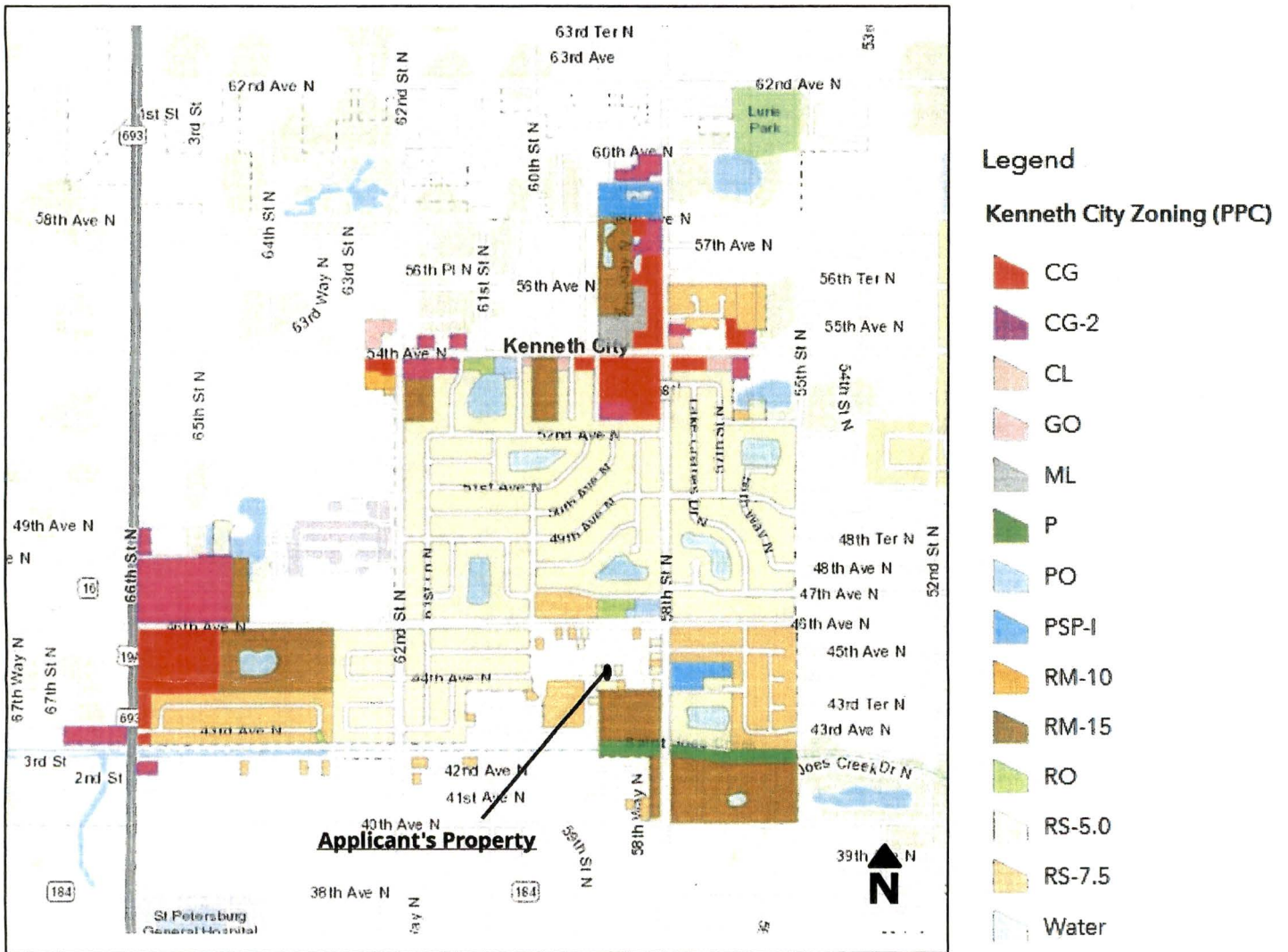
  
Wanda Dudley  
Mayor

ATTEST:

  
Cindy M. Matson  
Town Clerk

**EXHIBIT A – TOWN ZONING  
 (5873 44<sup>TH</sup> AVE. N. – ANNEXATION)  
 Parcel Number: 05-31-16-86544-016-0110  
 Legal Description: SUN HAVEN HOMES UNIT 3 BLK 16, LOT 11**

**ORDINANCE 2019-652**



**Applicant's Property on Zoning Map: Property Zoned RS-5.0 (Residential Single-Family)**



## TOWN OF KENNETH CITY

**CASE NO.:** AN/ZO/LUP 2019-01  
**APPLICANT:** Daniel Perez Lopez  
**ACTION:** Voluntary Annexation, followed by assignment of Future Land Use Plan designation and Zoning, which if adopted, will enable the annexation of a .15-acre lot located at 5873 44<sup>th</sup> Ave. N.  
**DATE:** October 30<sup>th</sup>, 2019

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### BACKGROUND

**A. Applicants and Property Owners:**

Daniel Perez Lopez, 5873 44<sup>th</sup> Avenue North, Kenneth City, Florida 33709

**B. Request:** Voluntary Annexation  
**From:** Unincorporated Pinellas County  
**To:** The Town of Kenneth City

**C. Site Information**

**Size:** .15 Acres (6,695 sq. ft.)  
**Location:** The Parcel is 5873 44<sup>th</sup> Avenue North, See Exhibit A for a location map.  
**Tax ID/Folio No:** 05-31-16-86544-016-0110  
**Legal Description:** SUN HAVEN HOMES UNIT 13 BLK 16, LOT 11

### FINDINGS

- A. The Town's policy is that upon properties being voluntarily annexed into the Town, resulting from direct property owner request, the Town will assign Future Land Use Plan (LUP) and zoning designations that are as similar as possible to existing Pinellas County designations. The existing County LUP designation for the subject property is RL (Residential, Low) The Proposed Town of Kenneth City LUP designation is RL (Residential, Low; 1-5 dwelling units/acre). The Town's LUP designation of RL is identical to the RL Pinellas County LUP. See Exhibit C.
- B. The existing County zoning designation for the subject property is R3 (Residential Single Family). The Proposed Town of Kenneth city zoning designation that most closely matches the County zoning destination is RS-5.0 (Residential, Single-family). See Exhibit D.
- C. The subject parcel being annexed is immediately contiguous, or is abutting the property located at 5881 44<sup>th</sup> Avenue North, which already exists within the Town of Kenneth City. Therefore, the parcel being annexed meets the intent of the Town of Kenneth City Codes for a parcel that can be annexed into the Town due to it meeting the required locational criteria of immediate or contiguous adjacency.

- D. The subject parcel is already served by Pinellas County water and sewer utility services, and this will remain unchanged due to the County supplying water and sewer utilities to the balance of Town residents.

RECOMMENDATION

Conduct the first reading of an ordinance (following Planning & Zoning Board review), which if adopted, would annex the subject property identified herein into the Town of Kenneth City.