



Town of Kenneth City

A Safe, Friendly Small Town

6000 54th Avenue North – Kenneth City, Florida 33709
(727) 498-8949 – Fax (727) 498-884

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PLANNING AND ZONING
COMMISSIONERS
PINELLAS COUNTY FLORIDA

August 10, 2017

RE: Voluntary Annexation

To Whom it May Concern,

This is to inform you that the Town of Kenneth City has annexed the following vacant residential property located within the Pinellas Farms Subdivision, NW ¼, W 165FT of E 330FT of S 199FT of Farm 7 (Parcel No. 04-31-16-69984-200-0709).

5601 52ND AVE N (Unincorporated) Pinellas County

Attached is the recorded ordinance for real property recently annexed into the Town of Kenneth City.

Should you have any questions regarding this information, please do not hesitate to contact me.

Yours truly,

Cindy M. McCarthy
Town Clerk

mccarthyc@kennethcityfl.org

ORDINANCE NO. 2017-02

AN ORDINANCE DECLARING THE INTENTION OF THE TOWN OF KENNETH CITY, FLORIDA TO ANNEX CERTAIN REAL PROPERTY LOCATED WITHIN THE PINELLAS FARMS SUBDIVISION, NW ¼, W 165FT of E 330FT of S 199FT of FARM 7, WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY .75 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 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:

SEE ATTACHED EXHIBIT "A"

A map clearly showing the annexed area is attached hereto as Exhibit "B" 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 FIRST READING ON July 13, 2017, by the Town Council of the Town of Kenneth City, Florida.

PUBLISHED this 30 day of June, 2017, in the Tampa Bay Times newspaper.

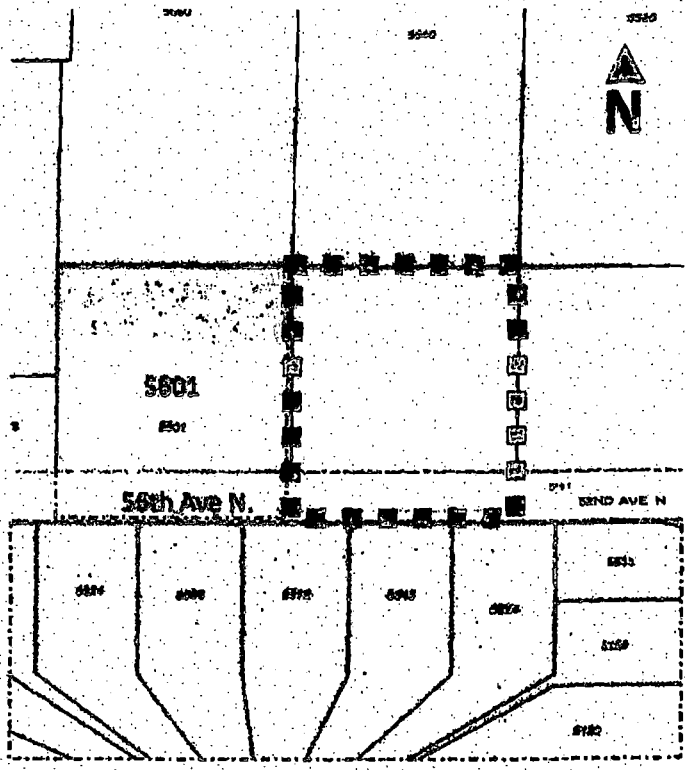
PASSED AND ADOPTED ON SECOND AND FINAL READING on the 9 day of August, 2017, by the Town Council of the Town of Kenneth City, Florida.

Wanda Dudley
Wanda Dudley
Mayor

ATTEST:

Cindy McCarthy
Cindy McCarthy,
Town Clerk

EXHIBIT "A"



THE TOWN OF KENNETH CITY

CASE NO.: AN/ZO/FLU 2017-01
APPLICANT: Mark & Karen Stanford
ACTION: Voluntary Annexation, followed by assignment of Future Land Use and Zoning, which if adopted, will enable the annexation of a .75 acre lot generally located immediately east of 5601 52nd Avenue North.
DATE: June 16, 2017

Background

- A. Applicants and Property Owners:**
Mark and Karen Stanford, 5601 52nd Avenue North, Kenneth City, Florida 33709
- B. Request:** Voluntary Annexation
- From:** Un-incorporated Pinellas County
- To:** The Town of Kenneth City
- C. Site Information:**
- Size:** .75 Acres (32,835 sq. ft.)
- Location:** The Parcel is on the north side of 52nd Avenue North, south of 54th Avenue North, east of 57th Street North, and west of 55th Street North. The parcel is undeveloped, and directly abuts the Stanford's lot to the west that contains a single-family home. See Exhibit A for a location map.
- Tax ID/Folio No.:** 04-31-16-69984-200-0709
- Legal Description:** Pinellas Farms NW ¼, W 165FT of E 330FT of S 199FT of FARM 7

Findings

- A.** The subject property is currently vacant, and to the best of the Town's knowledge, never been developed. The owners of the adjacent property to the west, (Stanford) acquired the parcel in recent years with the intent to add a garage to the structure. Due to Pinellas County zoning not permitting the placement of a stand-alone garage on the property without a principle dwelling, and the Stanford's expressing a desire to have both of their parcels in the Town of Kenneth City, the Stanford's are submitting their request for voluntary annexation. An aerial view/map of the subject property and surrounding area is attached at Exhibit B.

- B. 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 (FLU) and zoning designations that are as similar as possible to existing Pinellas County designations. The existing County FLU designation for the subject property is RLM (Residential, Low-Medium; 0-10 dwelling units/acre). The proposed Town of Kenneth City FLU is RL (Residential, Low; 0-5 dwelling units/acre). The Town's FLU designation of RL most closely matches the RLM Pinellas County FLU. See Exhibit C.
- C. 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 designation is RS-5.0 (Residential, Single-family). See Exhibit D.
- D. The subject parcel being annexed is immediately contiguous, or is abutting the property located at 5601 52nd 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.
- E. 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.