

KENNETH CITY

OFFICE OF THE MAYOR AND COUNCIL

6000 - 54TH AVENUE NORTH • KENNETH CITY, FLORIDA 33709 • 727.498.8948 PHONE • 727.498.8841 FAX



August 10, 2017

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

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.

Transmittal of the original annexation petition was sent to the County on July 24, 2017 via Certified Mail. Our Local Planning Agency reviewed the same petition on June 19, 2017. A copy of the legal ad is also attached.

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,

A handwritten signature in black ink that reads "Matthew".

Matthew Campbell
Town Manager

cc: Mike Twitty, Property Appraiser
Whit Blanton, Forward Pinellas
Renea Vincent, Pinellas County Planning Department

2017 AUG 18 AM 10:32
RECEIVED
TOWN OF KENNETH CITY

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.

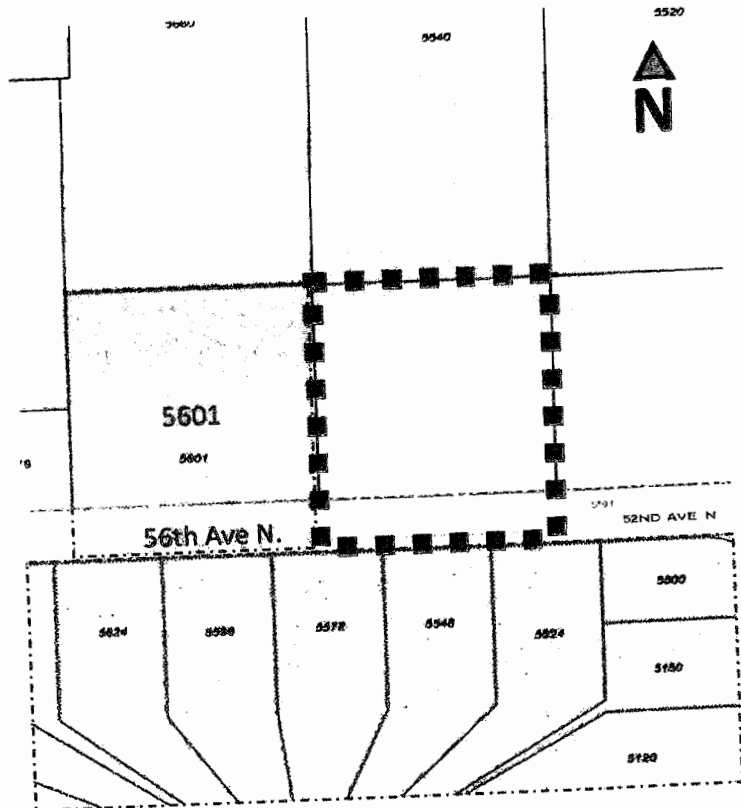
PASSED AND ADOPTED ON SECOND AND FINAL READING on the 9 day of August, 2017, by the Town Council of the Town of Kenneth City, Florida.

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.

**EXHIBIT A – GENERAL LOCATION MAP
(STANFORD ANNEXATION)
ORDINANCE 2017-647**



Always Dependable
Ino-Home

Hair Clip



Original Bay Area
Lebedoodles



3001 52nd Avenue North

52nd Ave N

52nd Ave N

51st Avenue N

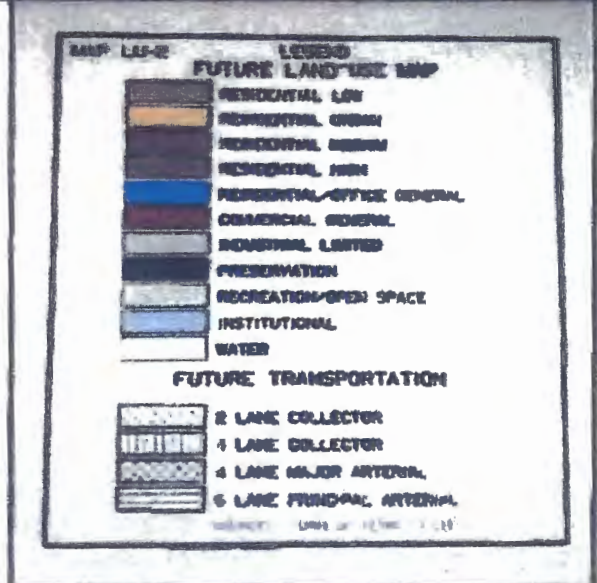
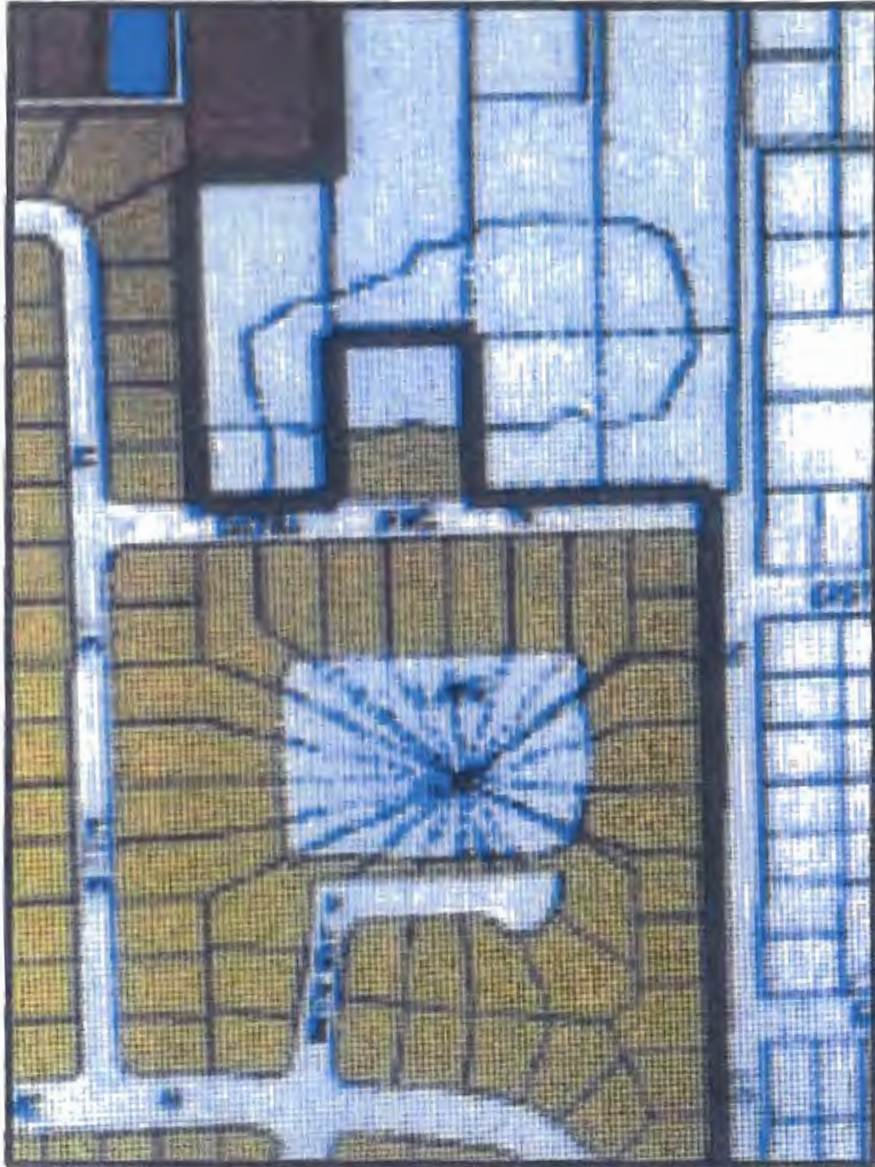


Google

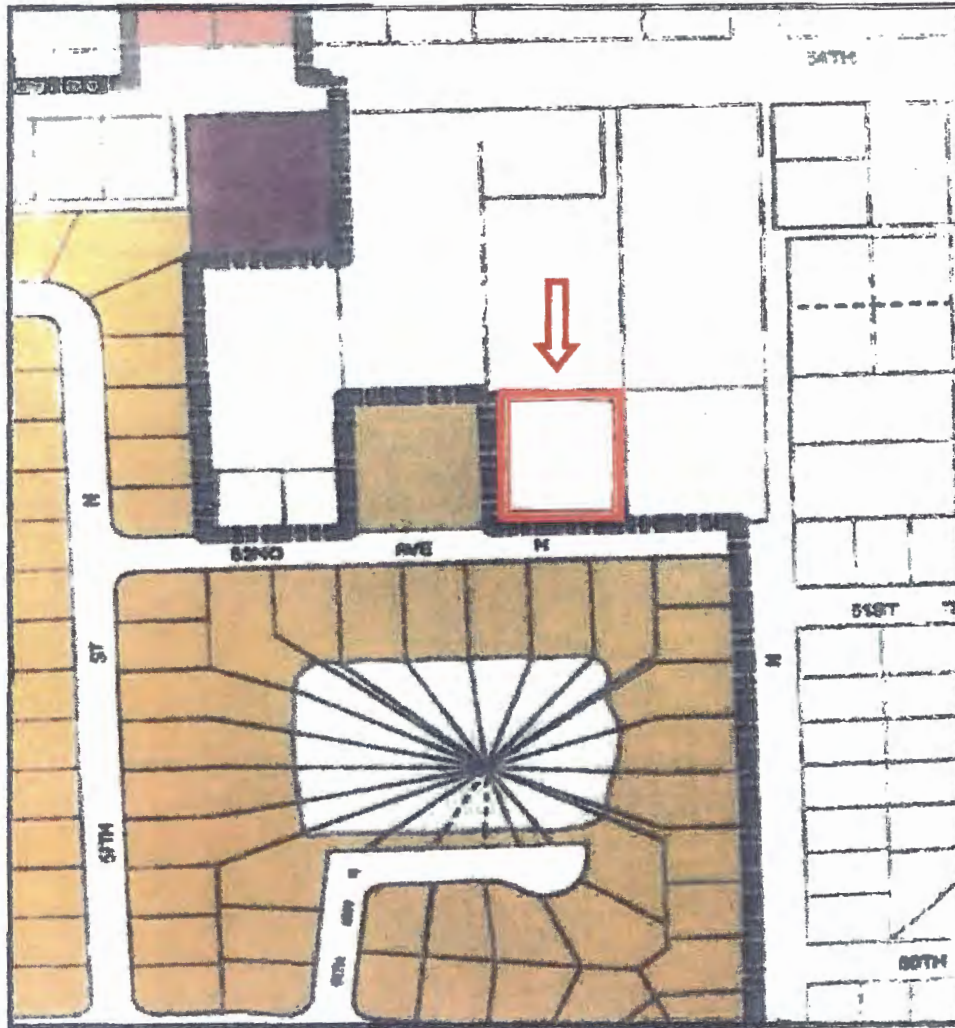
**EXHIBIT B – AERIAL
(STANFORD ANNEXATION)
ORDINANCE 2017-647**



**EXHIBIT C – TOWN FUTURE LAND USE
(STANFORD ANNEXATION)
ORDINANCE 2017-647**



**EXHIBIT D – TOWN ZONING
(STANFORD ANNEXATION)
ORDINANCE 2017-647**



**Town of Kenneth City
Zoning Map**

Legend

Zoning	
	Residential Single-Family (RS-5.0)
	Residential Single-Family (RS-7.5)
	Residential Multi-Family (RM-10)
	Residential Multi-Family (RM-15)
	General Office (GO)
	Community Store (CL)
	General Commercial (CG)
	General Commercial (CG-2)
	Light Industrial (ML)
	Public Ownership (PO)
	Recreation/Open Space (RO)
	Preservation (P)
	Public/Semi-Public - Institutional (PSP-I)
	Water

THE TOWN OF KENNETH CITY

AN/ZO/FLU 2017-01

PHOTO EXHIBIT



View Looking North at Property from Street



View Looking South from Property Towards L.Paul



View Looking East from Property Along 52nd Ave.



View Looking West from Property Towards 57th St. N.

TOWN OF KENNETH CITY PUBLIC HEARING NOTICE ANNEXATION, LAND USE PLAN AND ZONING ATLAS AMENDMENTS

The Town of Kenneth City, Florida proposes to adopt the following ordinances:

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 1/4, 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.

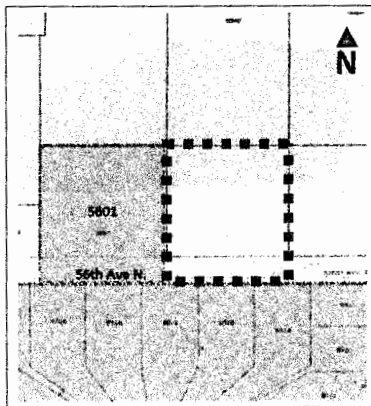
ORDINANCE NO. 2017-03

AN ORDINANCE AMENDING THE TOWN OF KENNETH CITY'S LAND USE PLAN, AS ADOPTED BY ORDINANCE NO. 560, ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED WITHIN THE PINELLAS FARMS SUBDIVISION, NW 1/4, W 165FT of E 330FT of S 199FT of FARM 7, WITH DESIGNATED METES AND BOUNDS, AND TOTALING APPROXIMATELY .75 ACRES, ASSIGNING THE RL (RESIDENTIAL-LOW; 0-5 DWELLING UNITS PER ACRE) LAND USE DESIGNATION, AS SHOWN IN THE ATTACHED EXHIBIT; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

ORDINANCE NO. 2017-04

AN ORDINANCE ZONING CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED WITHIN THE PINELLAS FARMS SUBDIVISION, NW 1/4, W 165FT of E 330FT of S 199FT of FARM 7, WITH DESIGNATED METES AND BOUNDS, AND TOTALING APPROXIMATELY .75 ACRES, TO RS-5.0 (RESIDENTIAL, SINGLE-FAMILY), AS SHOWN IN THE ATTACHED EXHIBIT; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

The proposed ordinances will affect the land area shown on the map in this advertisement:



Schedule of Public Hearings:

Thursday, **July 13, 2017** before the Town Council
(1st Reading) at 6:00p.m.

Wednesday, **August 9, 2017** before the Town Council
(2nd Reading) at 6:00p.m.

All public hearings on the ordinances will be held in the Kenneth City Community Hall, 4600 58th Street, North, Kenneth City, Florida 33709. The ordinance and complete legal description of the property proposed for annexation, by metes and bounds, may be inspected or obtained from the Kenneth City Town Clerk, located at 6000 54th Avenue North, Kenneth City, Florida 33709.

Interested parties may appear and be heard at the hearing or file written notice of approval or objection with the Town Manager or Town Clerk prior to the hearing. Any person who decides to appeal any decision made by the Board or Council, with respect to any matter considered at such hearings, will need to request a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105.

Matthew Campbell
Town Manager

Cindy McCarthy
Town Clerk

Town of Kenneth City
6000 54th Avenue North, Kenneth City, FL 33709

A COPY OF THIS AD IN LARGE PRINT IS AVAILABLE FROM THE TOWN CLERK. ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL (727) 498-8948 WITH THEIR REQUEST.

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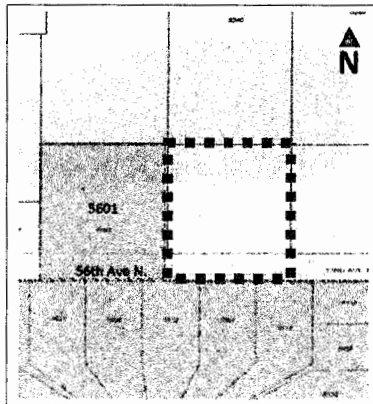
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