

**ORDINANCE 2024-004**

**AN ORDINANCE FOR THE PURPOSE OF AMENDING THE TOWN OF KENNETH CITY COMPREHENSIVE PLAN, TO INCORPORATE AMENDMENTS NECESSARY TO ADDRESS THE TOWN OF KENNETH CITY ADOPTED EVALUATION AND APPRAISAL REPORT (EAR); PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER REQUIRED REVIEW AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3167, Florida Statutes, which is a part of Florida's Community Planning Act, requires the Town of Kenneth City to maintain a comprehensive plan to guide its future development and growth; and

**WHEREAS**, the Town Council desires to maintain an effective and up-to-date comprehensive plan and land development regulations, and to address proactively the Florida Department of Commerce 2015 and 2022 Notification Letters that were forwarded to the Town of Kenneth City and to the pledges to amend the comprehensive plan articulated by Town Management in their responses dated November 4, 2015 and March 24, 2022; and restated in the letter dated July 16, 2024;

**WHEREAS**, the Town Council has sought and obtained public participation from residents of the Town and from the Councilmembers themselves, which are reflected in the proposed amendments to the comprehensive plan as stated in this ordinance; and

**WHEREAS**, the Town met with Pinellas County staff to assure that all language in the proposed EAR-based amendments are consistent with Chapter 2012-245, Laws of Florida, and all appropriate Pinellas County plans and regulations, which was followed by a meeting between Town and County staff at Town Hall on July 23, 2024; and

**WHEREAS**, at the request of Pinellas County staff, the draft version of this adoption ordinance was forwarded to Pinellas County staff on August 9, 2024 for substantive review; and

**WHEREAS**, Pinellas County staff responded on August 23, 2024 in a letter from County staff to Mayor Zemaitis, the draft version of this adoption ordinance with recommended changes which have been incorporated in their entirety to this ordinance and will appear in the forthcoming updated Kenneth City Comprehensive Plan revisions; and

**WHEREAS**, on October 9, 2024, the Town Council, acting in its capacity as the local planning agency, reviewed the proposed series of amended goals, objectives and policies to the Town's comprehensive plan as set forth in this Ordinance and found them to be consistent with state law; and

**WHEREAS**, on October 9, 2024, the Town Council reviewed the proposed series of amended guideline, goals, objectives, and principles to the Town's Comprehensive Plan, and conducted a

transmittal hearing amending the Town of Kenneth City Comprehensive Plan as provided herein; and transmitted them to the Florida Department of Commerce to conduct interagency review.

**WHEREAS**, the Town of Kenneth City has complied with all requirements and procedures of Florida law in processing this amendment of the Town of Kenneth City Comprehensive Plan including, but not limited to, Section 163.3184, Florida Statutes, as well as other controlling law; specifically the Town has carefully evaluated the effectiveness of their implementation and enforcement of Florida land use-related statutes adopted between 2015 and 2022 as published in the Department of Commerce website, and identified as Attachment A to this ordinance.

**WHEREAS**, an advertisement of the public hearing for adoption of the proposed ordinance was published in the Tampa Bay Times on the 22<sup>nd</sup> day of January, 2025 as required by Chapter 163 and Section 166.041, Florida Statutes and the Town of Kenneth City Code of Ordinances and the hearing was held on February 12, 2025 as noticed; and

**WHEREAS**, the Town Council of the Town of Kenneth City is enacting this Ordinance as required by Florida law in order to protect the public health, safety and welfare;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KENNETH CITY, FLORIDA:

**Section 1.** That the Town Council of the Town of Kenneth City hereby adopts and incorporates into this Ordinance the above “Whereas” clauses as legislative findings of the Town Council, as if fully set forth in this Section.

**Section 2.** That the Elements of the Town of Kenneth City Comprehensive Plan are hereby amended as necessary to address the Town of Kenneth City adopted Evaluation and Appraisal Report (EAR), in accordance with the Town of Kenneth City Comprehensive Plan documents and maps.

### **PREAMBLE TO COMPREHENSIVE PLAN: THE GUIDING PRINCIPLES**

In implementing this Comprehensive Plan, The Town will be guided by the following principles:

#### **Principle 1 - Long-Term Sustainability in Policy and Development**

Decision making today that will ensure the Town remains a vibrant, prosperous, and healthy community for generations to come. Kenneth City commits to developing successful pathways that respect and nurture the Town's economic, social, and environmental resources, ensuring that Kenneth City's growth is sustained and meaningful over the long term. A successful community planning effort will establish municipal tools to use State mandated comprehensive planning, and locally crafted strategic planning and capital improvement programming to guide community decisions.

#### **Principle 2 - Cultivating Safe, Healthy, and Diverse Communities**

Kenneth City will focus on cultivating a Town that champions safety, health, diversity, and a welcoming spirit, and will underscore the importance of adherence to laws and best practices and

community improvements that bring its residents together. A key element of this principle is the recognition and support of the town's police and emergency services, whose roles are crucial in maintaining the community's well-being and aligning with the town's motto, "A Safe, Friendly Small Town." Improvement and expansion of the Town's public spaces and parks are pivotal in ensuring the town remains a vibrant, inclusive place for all residents.

#### Principle 3 - Strengthening the Local Economy

Kenneth City will develop a robust, dynamic local economy that offers high-wage employment opportunities and fosters a sustainable economic environment. This principle will guide the Town in its efforts to rejuvenate its commercial and residential spaces, contribute to the regional economy, and ensure that its residents will have access to quality job opportunities, ultimately leading to a more prosperous and vibrant community. Kenneth City will seek alignment of desired and support industries for existing commercial areas and increase density with new mixed-use development.

#### Principle 4 - Diverse and Intergenerational Housing Options

Kenneth City will establish a housing landscape that is varied, affordable, well-connected, and caters to all ages, and will aim to establish living spaces accessible to older residents, single family homes, multi-unit housing and mixed-use development ensuring residents will feel like a vital part of the community. A key aspect involves aligning local housing initiatives with county and state programs. Additionally, this principle involves identifying and transforming areas addressed by code violations, blight, or underutilization private uses through the introduction of accessory dwelling units and mixed-use development opportunities. These efforts are geared towards increasing housing density, enhancing supply, and addressing affordability issues.

#### Principle 5 - Multimodal Transportation Network

Kenneth City will actively cooperate in establishing a multimodal transportation system that is safe, efficient, and seamlessly connected with the wider Pinellas County area, focusing on creating a network that not only allows for a variety of travel options but also aligns with the Town's commitments to sustainability, safety, and enhancing quality of life. Given Kenneth City's location in a densely populated coastal county and its proximity to other small inland communities, the development of roadways, bike paths, sidewalks, and multi-purpose trails is crucial. These linkages must be strategically planned, budgeted, and improved to ensure Kenneth City remains competitive in attracting residents, business owners, and visitors.

#### Principle 6 - Protecting and Enhancing Natural Resources

Kenneth City is dedicated to the conscientious management of the Town's natural assets, focusing on the preservation and enhancement of parks, ecosystems, and natural landscapes. It involves recognizing and potentially expanding the Town's limited but picturesque features, such as parks, ponds, and paths. These efforts should be conducted with a keen sensitivity to the unique environmental characteristics of the area, aligning with regional environmental objectives, and ensuring these precious resources continue to benefit both residents and visitors. Integral to this

principle is the development and implementation of greenways and blueways plans, encompassing usage, facilities, and landscape design. These plans should be detailed and incorporated into the town's annual budgetary considerations.

#### Principle 7 - Embracing Best Practices and Emerging Technologies

Kenneth City will selectively integrate advanced technologies and best practices to enhance municipal services and residents' quality of life. Key areas include adopting sustainable development techniques for environmentally friendly urban planning, incorporating smart city infrastructure to improve public service efficiency, and bolstering digital connectivity for remote work capabilities. Additionally, this principle involves enhancing local healthcare facilities with modern technology and promoting tech-supported educational initiatives, aligning with the Town's commitment to health, wellness, and lifelong learning. This approach ensures that the Town's development will be forward-thinking yet tailored to its unique context and community needs.

#### Principle 8 - Responsible Regionalism and Intergovernmental Coordination

Kenneth City will pursue responsible regionalism and effective local intergovernmental coordination, emphasizing the formation of strategic partnerships with regional entities and advocating for the Town's interests within larger regional contexts. The goal is to ensure that such collaborations contribute positively to the town's developmental path, benefiting both the local community and the wider region. This approach is anchored in three key areas: maintaining a capable public administration, ensuring public officials are well-informed and upholding an open, transparent public input process for elected and appointed officials. Additionally, it involves professional engagement and forming alliances with Pinellas County and associated local and state government bodies, as well as developing interlocal agreements and partnerships to strengthen these collaborations.

#### Principle 9 – Public Safety and Public Facilities

Kenneth City regards public safety to be its highest priority, and regards its Police Department as one of the community's greatest assets. The Town desires to maintain good order and public safety through fire, EMS, Code Enforcement, and other services contracted with other agencies and levels of government. Land use decision-making and budgeting will strive to facilitate their effectiveness. Kenneth City values the services provided by Pinellas County and other agencies and will actively encourage the joint siting of city and county facilities, such as schools and libraries within Kenneth City.

**Section 3.** That the Elements of the Town of Kenneth City Comprehensive Plan are hereby amended as necessary to address the Town of Kenneth City adopted Evaluation and Appraisal Report (EAR), in accordance with the Town of Kenneth City Comprehensive Plan documents and maps, with additions shown by underline and deletions shown by strike through ADOPT a Private Property Rights Element of the Kenneth City Comprehensive Plan by adding the following new language:

## PRIVATE PROPERTY RIGHTS ELEMENT

ADD a new Private Property Rights Element by adopting the following language:

Goal 1: The Town of Kenneth City places a high value on the protection of private property rights as articulated in the Fifth and Fourteenth amendments to the US Constitution and Article X, Section 6(a) of the Florida Constitution and will apply that value to land use planning activities and the land use decision-making processes.

Objective 1.1: Policy Principles for land use decision-making. The following rights shall be considered in local decision-making and will be applied as findings of fact in quasi-judicial proceedings:

Policy Principle 1.1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy Principle 1.1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy Principle 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy Principle 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

Policy Principle 1.1.5: The Town shall provide a clear process for resolving conflicts between private property rights and public interests, including access to voluntary mediation for disputes.

Objective 2.1: In all legislative and quasi-judicial decision-making, the Town Council and Local Planning Agency shall strive to maintain compatibility between neighboring and nearby property uses.

Policy Guideline 2.1.1: In determining compatibility between and among neighboring uses, Town Council and Local Planning Agency shall be guided by whether the condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition as stated in Sec. 163.3164(9), FS.

**Section 4.** That the Elements of the Town of Kenneth City Comprehensive Plan are hereby amended as necessary to address the Town of Kenneth City adopted Evaluation and Appraisal Report (EAR), in accordance with the Town of Kenneth City Comprehensive Plan documents and maps, with additions shown by underline and deletions shown by strike through ADOPT the following amendments to the Comprehensive Plan:

AMEND Future Land Use Element of the Kenneth City Comprehensive Plan by adding the following new language:

## FUTURE LAND USE ELEMENT

AMEND the Future Land Use Element to add and include the following new language:

Future Land Use Element ...

Objective 1.11: Kenneth City shall ensure compliance with state statutes and align growth management objectives with projected population and economic trends to accommodate expected population in 2035 and 2045.

Policy 1.11.1: Kenneth City has established specific planning goals and strategies for 10-year (2035) and 20-year (2045) planning horizons as set forth in the Comprehensive Plan. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis supporting a plan amendment.

Policy 1.11.2 Kenneth City shall ensure that all plan amendments shall be based upon relevant and appropriate data and an analysis of public facilities (potable water, sanitary sewer, solid waste and stormwater facilities) addressing the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any needed improvements with the Capital improvements Element.

Policy 1.11.3: Current and Future Population. The Comprehensive Plan can accommodate the projected population growth for the 10- and 20-year planning cycles without future annexation of additional land, however the Town may seek to incorporate existing enclaves to accommodate changing needs as well as population growth. The Town of Kenneth City had a 2020 Census Population of 5,047 and has a current BEBER estimated population of 4,943 and a Schimberg Center estimated population of 5,063 as reported in the following tables:

**Population Tables:**

<b>Kenneth City Total Population, 2024 Estimates</b>	
<b>Geography</b>	<b>Population</b>
Pinellas County	971,218
<b>Kenneth City</b>	<b>4,943</b>
<p><b>Sources:</b> US Census Bureau (2020 Census)            University of Florida, Bureau of Economic and Business Research (2024 Estimates)            Florida Housing Data Clearinghouse Schimberg Center</p>	

**University of Florida, Bureau of Economic and Business Research  
(2024 Estimates)**

<b>County, City, and State</b>	<b>Population Estimate April 1, 2024</b>	<b>Population Change 2020–2024</b>	<b>Census Count April 1, 2020</b>
Kenneth City	4,943	-104	5,047

## Population Projections - Kenneth City

University of Florida, Bureau of Economic and Business Research

(2024 Estimates)

<u>Year</u>	<u>Low</u>	<u>Medium</u>	<u>High</u>
<b>2024</b>	4943	4943	4943
<b>2030</b>	4792	4943	5003
<b>2040</b>	4551	4943	5104
<b>2050</b>	4322	4943	5207

## Historical Population – Kenneth City

University of Florida, Bureau of Economic and Business Research

<b>Year</b>		
1980	4259	
1990	4433	
2000	4613	
2010	4801	
2020	5047*	*2020 Census
2024	4943	

### SHIMBERG CENTER POPULATION PROJECTIONS

Estimates and projections of Permanent Residents, 2010-2050

<b>2010</b>	<b>2020</b>	<b>2022</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
4,980	5,047	5,055	5,063	5,064	5,053	5,034	5,009	4,982

**Notes:** Counts refer to estimated or projected number of persons.

**Sources:** Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Future Land Use Policy 1.11.4: Current and Future Housing Needs. The Comprehensive Plan can accommodate a variety of housing types and income levels and has sufficient allowable density to accommodate a sufficient number of new and redeveloped single and multifamily dwelling units to accommodate housing for the projected population over the 10- and 20-year planning cycles as reported in the following tables:

**TABLES : CURRENT HOUSING CONDITIONS**

Sources: Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

<b>All Households, Cost Burden by Income, 2022 Estimate (Summary)</b>				
		<b>Housing Cost Burden</b>		
<b>Geography</b>	<b>Household Income</b>	<b>30% or less</b>	<b>30.1-50%</b>	<b>More than 50%</b>
Pinellas County	30% AMI or less	6651	6433	31789
Pinellas County	30.01-50% AMI	16223	17401	17874
Pinellas County	50.01-80% AMI	41409	25975	9570
Pinellas County	80.01-100% AMI	32597	9069	1937
Pinellas County	Greater than 100% AMI	189639	13223	2225
<b>Kenneth City</b>	<b>30% AMI or less</b>		<b>99</b>	<b>165</b>
<b>Kenneth City</b>	<b>30.01-50% AMI</b>	<b>112</b>	<b>59</b>	<b>88</b>
<b>Kenneth City</b>	<b>50.01-80% AMI</b>	<b>320</b>	<b>81</b>	
<b>Kenneth City</b>	<b>80.01-100% AMI</b>	<b>135</b>	<b>36</b>	
<b>Kenneth City</b>	<b>Greater than 100% AMI</b>	<b>705</b>	<b>26</b>	

**Renter Households, Cost Burden by Income, 2022 Estimate (Summary)**

Geography	Household Income	Housing Cost Burden		
		30% or less	30.1-50%	More than 50%
Pinellas County	30% AMI or less	2713	1636	17007
Pinellas County	30.01-50% AMI	2466	8655	10348
Pinellas County	50.01-80% AMI	10724	14765	4007
Pinellas County	80.01-100% AMI	9940	4056	330
Pinellas County	Greater than 100% AMI	39079	3231	520
<b>Kenneth City</b>	<b>30% AMI or less</b>		<b>7</b>	<b>77</b>
<b>Kenneth City</b>	<b>30.01-50% AMI</b>		<b>24</b>	<b>17</b>
<b>Kenneth City</b>	<b>50.01-80% AMI</b>	<b>73</b>		
<b>Kenneth City</b>	<b>80.01-100% AMI</b>	<b>27</b>		
<b>Kenneth City</b>	<b>Greater than 100% AMI</b>	<b>112</b>		

<b>Owner-Occupied Households, Cost Burden by Income, 2022 Estimate</b>				
		<b>Housing Cost Burden</b>		
<b>Geography</b>	<b>Household Income</b>	<b>30% or less</b>	<b>30.1-50%</b>	<b>More than 50%</b>
Pinellas County	30% AMI or less	3938	4797	14782
Pinellas County	30.01-50% AMI	13757	8746	7526
Pinellas County	50.01-80% AMI	30685	11210	5563
Pinellas County	80.01-100% AMI	22657	5013	1607
Pinellas County	Greater than 100% AMI	150560	9992	1705
<b>Kenneth City</b>	<b>30% AMI or less</b>		<b>92</b>	<b>88</b>
<b>Kenneth City</b>	<b>30.01-50% AMI</b>	<b>112</b>	<b>35</b>	<b>71</b>
<b>Kenneth City</b>	<b>50.01-80% AMI</b>	<b>247</b>	<b>81</b>	
<b>Kenneth City</b>	<b>80.01-100% AMI</b>	<b>108</b>	<b>36</b>	
<b>Kenneth City</b>	<b>Greater than 100% AMI</b>	<b>593</b>	<b>26</b>	

Objective 1.12. The Town will deny amendments to the Future Land Use Map within the Coastal High Hazard Area (CHHA) which would result in an increase of density or intensity; except that they may, at the sole and absolute discretion of Forward Pinellas and the Countywide Planning Authority, consider approving such amendment based upon a balancing of the following criteria prescribed in Countywide Rules Sec. 4.2.7, as are determined applicable and significant to the subject amendment.

Policy Criterion 1.12.1: Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

Policy Criterion 1.12.2: Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

Policy Criterion 1.12.3: Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

Policy Criterion 1.12.4: Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

Policy Criterion 1.12.5: Water Dependent Use – The requested amendment is for uses which are water dependent.

Policy Criterion 1.12.6: Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

Policy Criterion 1.12.7: Overall Reduction of Density or Intensity –The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

Policy Criterion 1.12.8: Clustering of Uses –The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Policy Criterion 1.12.9: Resilient Building – The requested amendment includes a commitment from the applicant, such as a development agreement or other binding action by the local government, to make structures more resilient to disasters, through techniques such as building to more stringent wind standards, increasing building elevation, and/or providing an independent source of electricity.

Policy Criterion 1.12.10: Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

Objective 1.13: Consistency with Countywide Rules – The Kenneth City Comprehensive Plan shall be consistent with the Countywide Rules.

Policy 1.13.1: Density shall be calculated as net density consistent with the Countywide Rules that require density to be calculated on net land area to avoid inconsistencies that could result in an effective density higher than what is permitted.

Policy 1.13.2: All relevant future land use categories in Kenneth City’s Comprehensive Plan acreage limitations that are consistent with those specified in the Countywide categories.

Policy 1.13.3: The purpose statements included in Appendix B, shall be incorporated and part of the Goals, Objectives, and Policies contained herein.

Policy 1.13.4: All definitions and standards shall be consistent with the Countywide Rules.

Policy 1.13.5: Prior references are updated to reflect current agency and document names:  
o “Pinellas Planning Council” and “Metropolitan Planning Organization” is hereby updated to “Forward Pinellas.”  
o The “Countywide Future Land Use Plan” is now referred to as the “Countywide Plan Map.”  
o The “Countywide Plan Rules” and “Rules Concerning the Administration of the Countywide Future Land Use Plan” are now simply the “Countywide Rules.”

AMEND the Housing Element of the Kenneth City Comprehensive Plan by adding the following new language:

**HOUSING ELEMENT**

...

Objective 2.1: Kenneth City will expand efforts to provide diverse and affordable housing options to meet the needs of residents across all income levels, including the development of workforce housing strategies in collaboration with Forward Pinellas and state programs.

Policy 2.1.1: The Town shall identify underutilized or vacant properties suitable for affordable housing projects and encourage their redevelopment.

...

AMEND the Transportation Element of the Kenneth City Comprehensive Plan by adding the following new language:

**TRANSPORTATION ELEMENT**

....

Objective 2.1: Kenneth City will promote improvements and safety for recreational traffic circulation throughout the community and in connections to other parts of unincorporated Pinellas County and neighboring municipalities.

Policy 2.1.1: Kenneth City will be guided by the “Advantage Pinellas 2024 Long Range Transportation Plan of Forward Pinellas and other studies in identifying opportunities to improve the safety of pedestrians, bicyclists, and persons traveling to and from recreational opportunities and venues and will collaborate with Forward Pinellas to eliminate or mitigate hazards and impediments to recreational circulation.

...

AMEND and repportions of the Transportation Element of the Kenneth City Comprehensive Plan and replace with the following new or changed language:

...

“Policy 2.1.2: The Town will coordinate with service providers in the town to develop recommendations that address ways to improve coordination of the town’s ~~concurrency~~ management transportation improvement methodologies and systems.”<sup>2</sup>

“Policy 2.1.3: The Town will review the plans and independent special district facility reports of Pinellas County, the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the comprehensive plan.”

“Objective 2.2: Identify and describe joint processes for collaborative planning on population projections, school siting, and facilities with countywide significance—and will be guided in transportation planning matters—by “Advantage Pinellas 2024 Long Range Transportation Plan of Forward Pinellas and other regional studies.”

“Policy 2.2.1: The Town will coordinate its levels of service and land development regulations with Forward Pinellas, the Florida Department of Transportation, and Pinellas County to encourage compatibility with level of service and access management standards for county- and state-maintained roadways.”

...

AMEND and replace portions of the Infrastructure Element of the Kenneth City Comprehensive Plan by deleting and adding the following new language:

**INFRASTRUCTURE ELEMENT**

DELETE and replace Infrastructure Element Policy 1.1.4 of the Kenneth City Comprehensive Plan

~~“Infrastructure Element Policy 1.1.4: When the Southwest Florida Water Management District updates its regional water supply plan, the Town will incorporate the appropriate updates into this comprehensive plan within 18 months.”~~

REPLACE Infrastructure Element Policy 1.1.4 with the following language:

Infrastructure Element

...

“Policy 1.1.4: The Town incorporates the “PLANPinellas Potable Water, Wastewater and Reuse Element” as the regional water supply plan referred to by statute and will be guided by the Element for planning purposes and for coordination with Pinellas County and other utility service providers.”

“Policy 1.1.5: The Town will review the plans and independent special district facility reports of Pinellas County, the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the comprehensive plan.”

...

AMEND Recreation and Open Space Element of the Kenneth City Comprehensive Plan by adding the following new language:

**RECREATION AND OPEN SPACE ELEMENT**

AMEND and replace portions of Recreation and Open Space Element of the Kenneth City Comprehensive Plan by adding the following new language:

...

Objective 1.6: The Town actively commits to the completion of the park and open space network, including the interconnection of the existing network with the trail network of Pinellas County.

Policy 1.6.1: The Town will seek funding for the enhancement of its parks, open space, and trails network by soliciting grants and donations from State sources, including the Conservation and Recreation Lands (CARL) program, not-for-profit land trusts, e.g. the Trust for Public Land, and charitable organizations.

...

AMEND and replace portions of the Intergovernmental Coordination Element of the Kenneth City Comprehensive Plan with the following changed language:

### **INTERGOVERNMENTAL COORDINATION ELEMENT**

...

Intergovernmental Coordination Element Objective 1.2: Bring intergovernmental disputes to closure in a timely manner through the use of dispute resolution processes.

Intergovernmental Coordination Element Policy 1.2.1: The Town will pursue the resolution of conflicts that may arise from local comprehensive plan goals, objectives, and policies using the appropriate mandatory dispute resolution process identified in this element or other suitable process.

Policy 2.1.5: The Town will review the plans of Pinellas County, the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the comprehensive plan, including concurrency related items.

Policy 2.3.6: The Town will coordinate its levels of service, and land development regulations with Forward Pinellas, the Florida Department of Transportation, and Pinellas County to encourage compatibility and access management standards for county- and state-maintained roadways.

...

AMEND and replace portions of the Capital Improvement Element of the Kenneth City Comprehensive Plan with the following language changed:

### **CAPITAL IMPROVEMENTS ELEMENT**

Objective 1.4: The Town of Kenneth City shall provide or require provision of needed infrastructure for development and redevelopment concurrently with their impacts through the implementation of the Pinellas County Multimodal Impact Fee Ordinance and will be guided by the “Advantage Pinellas 2024 Long Range Transportation Plan of Forward Pinellas” and other studies monitoring of the comprehensive plan, and enforcement of development regulations.

Objective 1.5: Kenneth City will annually adopt and update a 5-year capital improvement plan to ensure concurrency with growth-related infrastructure needs and prioritize improvements that align with the Comprehensive Plan.

Policy 1.5.1: The Town shall use the 5-year capital improvement plan as the basis for funding decisions related to roads, parks, stormwater management, and public facilities.

DELETE [pg. 26 of 2008 Kenneth City Comprehensive Plan].

REPLACE “Table 1: Schedule of Capital Improvements” with the new table set forth below:

**Table 1: Schedule of Capital Improvements**

The following Capital Improvements in the Capital Improvement Plan for FY 24/25 Projects are funded; the projects in future years FY 25/26 through FY 28/29 Projects are not yet funded. The priority of the following Capital Projects is given a High Priority (Level 1):

**TOWN OF KENNETH CITY  
CAPITAL IMPROVEMENT PLAN (CIP)  
FY 2024-2025 | OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

5 YEAR REVENUE AND EXPENDITURE FORECAST					
	FY 24/25 PROPOSED	FY 25/26 PROJECTED	FY 26/27 PROJECTED	FY 27/28 PROJECTED	FY 28/29 PROJECTED
<b>REVENUES</b>					
<b>FUNDING</b>	<b>\$575,000</b>	<b>\$586,500</b>	<b>\$598,320</b>	<b>\$610,195</b>	<b>\$622,398</b>
Local Option Sales Tax (Penny for Pinellas)	\$575,000	\$586,500	\$598,320	\$610,195	\$622,398
<b>CAPITAL EXPENDITURES</b>					
<b>CAPITAL PROJECTS</b>	<b>\$1,465,000</b>	<b>\$430,000</b>	<b>\$330,000</b>	<b>\$280,000</b>	<b>\$280,000</b>
Joe's Creek Linear Trail Connector (County Co op)	\$150,000	\$150,000	\$50,000	\$0	\$0
Street Improvements	\$150,000	\$10,000	\$10,000	\$10,000	\$10,000
Street Signage	\$50,000	\$5,000	\$5,000	\$5,000	\$5,000
Park Improvements	\$365,000	\$15,000	\$15,000	\$15,000	\$15,000
Stormwater Improvements	\$400,000	\$250,000	\$250,000	\$250,000	\$250,000
Town Hall Community Room Build Out	\$100,000	\$0	\$0	\$0	\$0
Town Parking Lot Resurfacing/Reconstruction	\$250,000	\$0	\$0	\$0	\$0
<b>CAPITAL EQUIPMENT</b>	<b>\$16,000</b>	<b>\$12,500</b>	<b>\$12,500</b>	<b>\$12,500</b>	<b>\$12,500</b>
Technology Upgrades	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Sound Level Meter System	\$3,500	\$0	\$0	\$0	\$0
Police Department Capital Equipment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>VEHICLES</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>
Police Department Cruisers	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,631,000</b>	<b>\$592,500</b>	<b>\$492,500</b>	<b>\$442,500</b>	<b>\$442,500</b>
<b>TOTAL REVENUES</b>	<b>\$575,000</b>	<b>\$586,500</b>	<b>\$598,320</b>	<b>\$610,195</b>	<b>\$622,398</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,631,000</b>	<b>\$592,500</b>	<b>\$492,500</b>	<b>\$442,500</b>	<b>\$442,500</b>
<b>TRANSFER TO (FROM) CAPITAL FUND RESERVE BALANCE</b>	<b>-\$1,056,000</b>	<b>-\$6,000</b>	<b>\$105,820</b>	<b>\$167,695</b>	<b>\$179,898</b>

**Section 5. Conflicting Provision.** All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

**Section 6. Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 7. Codification.** That it is the intention of the Town Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Town Code, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

**Section . Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

**PASSED ON FIRST READING** on the 19<sup>th</sup> day of October, 2024, on a motion made by Vice Mayor Bonnie Noble and seconded by Councilmember Don Kinney.

**PASSED AND ADOPTED ON SECOND READING** this 12<sup>th</sup> day of February 2025, on a motion made by ARRISON and seconded by CHAN. Upon being put to a roll call vote, the vote was as follows:

Mayor Megan Zemaitis	Absent
Vice Mayor Bonnie Noble	<u>yes</u>
Councilmember Bob Arrison	<u>yes</u>
Councilmember Donald Kinney	<u>yes</u>
Councilmember Tony Chan	<u>yes</u>

Bonnie G. Noble  
Bonnie Noble  
VICE MAYOR

ATTEST:

Kristin Cook  
DEPUTY TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Ralf Brookes Esq  
RALF BROOKES ATTORNEY