



**THE TOWN OF KENNETH CITY, FLORIDA**  
**Special Magistrate**  
**Agenda**

The Special Magistrate for the Town of Kenneth City will meet at Community Hall, located at 4600 58<sup>th</sup> Street North, Kenneth City, Florida to discuss the agenda items listed at the time indicated below.

12:00	December 5, 2025	Community Hall
-------	------------------	----------------

A. Call to Order

B. Request for Variance

1. 5133 Lake Charles Dr. N Kenneth City, FL 33709  
Parcel ID: 04-31-16-45936-005-0220  
Taylor Henderson & Jennifer Gil (Property Owners)  
Jonathan Norris, 360 Custom Contracting LLC (Contractor)

**REQUEST: Requesting a variance for a reduced setback at the rear property line.**

C. Adjourn

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings and for such purposes 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. The law does not require the Town Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-498-8948 or fax a written request to 727-498-8841. [www.kennethcityfl.org](http://www.kennethcityfl.org)



September 18, 2025

Jennifer Gil  
5133 Lake Charles Dr  
Kenneth City, FL 33709

**RE: 5133 Lake Charles Dr**  
**STRAP # 04-31-16-45936-005-0220**

**SUBJECT: Insufficiency Letter – Screen Room**

Dear Applicant,

The Planning and Zoning staff have reviewed the submission package for the above-referenced project application. At this time, the application cannot be approved for the following reasons (s):

1. Please provide a side setback measurement from each side property line to the proposed screen room. Per [§82-127](#), the minimum allowable side setback in the RS-5.0 zoning district is 7 feet from the property line.
2. Please provide a rear setback measurement from the rear property line to the proposed screen room. Per [§82-127](#), the minimum allowable rear setback in the RS-5.0 zoning district is 10 feet from the property line.

Please address each of the sufficiency review comments. In accordance with [§82-32\(c\)](#), if the requested materials are not be submitted within 30 days of this notice, the application will be considered withdrawn. Should you require additional time, you may formally request an extension. Once the necessary revisions are complete, please resubmit your application package to [Town57@kennethcityfl.org](mailto:Town57@kennethcityfl.org).

For any questions or further clarification, feel free to contact our staff at [Town57@kennethcityfl.org](mailto:Town57@kennethcityfl.org), or [sarahbrown@axiscompanies.com](mailto:sarahbrown@axiscompanies.com).

Sincerely,  
Sarah Brown  
Planner  
Town of Kenneth City  
Planning, Zoning and Economic Development

**TOWN OF KENNETH CITY**  
6000 54<sup>TH</sup> Avenue North, Kenneth City, FL 33709

**P:** (727) 498-8948    **F:** (727) 498-8841  
**Email:** [Town57@kenethcityfl.org](mailto:Town57@kenethcityfl.org)

# PROPERTY OWNER AUTHORIZATION FORM

(For Agent Representation — Variance / Site Plan Approval)

Property Address:	5133 Lake Charles Drive N, Kenneth City, FL
Parcel / STRAP Number:	04-31-16-45936-005-0220
Owner(s) Name:	Taylor Henderson + Jennifer Gil
Owner(s) Mailing Address:	5133 Lake Charles Dr.
City / State / Zip:	Kenneth City, FL 33709
Phone / Email:	727-688-2369 (Gil)

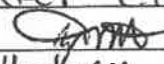
I/We, the undersigned property owner(s) of the above-referenced property, hereby authorize the person listed below to act as my/our **authorized agent** for the purpose of applying for and obtaining all necessary approvals, including but not limited to **site plan review, dimensional variance, and any related permits or zoning approvals** from the Town of Kenneth City or other applicable review authorities. I/We understand that this authorization grants the agent the authority to submit applications, attend hearings, respond to staff comments, and make representations on my/our behalf regarding the variance request and associated site plan materials.

Authorized Agent Name:	Jonathan Norris
Company (if applicable):	360 Custom Contracting LLC
Agent Mailing Address:	2101 Starkey Rd #G22
City / State / Zip:	Largo, FL, 33771
Phone / Email:	727-687-2587 / Office.360CC@gmail.com

**OWNER'S SIGNATURE**

I/We certify that I/we am/are the legal owner(s) of the property described above, and that the information contained herein is true and correct.

Owner Signature:  Date: 10/23/25  
 Print Name: Jennifer Gil

Co-Owner Signature:  Date: 10-23-25  
 Print Name: Taylor Henderson

**AGENT'S ACKNOWLEDGMENT**

I, the undersigned, accept authorization to act as agent for the owner(s) named above for the purposes stated herein.

Agent Signature:  Date: 10/16/2025

**NOTARY PUBLIC**

State of Florida  
 County of Pinellas

The foregoing instrument was acknowledged before me this 23 day of October, 2025.

by Jennifer Gil (name of person acknowledging), who is personally known to me  or has produced \_\_\_\_\_ as identification.

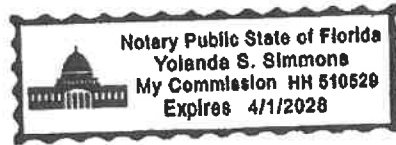
Notary Public – State of Florida

(Signature) Yolanda S. Simmons

(Print Name) Yolanda S. Simmons

My Commission Expires: 4/1/28

Commission No.: HH 510529





## TOWN OF KENNETH CITY

A SAFE, FRIENDLY, SMALL TOWN

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | Town57@kennethcityfl.org | www.kennethcityfl.org

# VARIANCE APPLICATION

Per §70-118

## Explanatory Notes

### Variance Requirements and Specifications

A variance is a discretionary form of relief granted by the Town Council or the Development Special Magistrate when strict enforcement of the Town's Code would result in unnecessary hardship or practical difficulties due to unique conditions specific to a property.

### Dimensional Variances (Sec. 2-392)

The Development Special Magistrate is responsible for reviewing and granting dimensional variances, which are limited to physical or spatial adjustments necessary to reasonably develop or use a property. These include:

- **Height or Width of Structures:** Modifications to building height or width restrictions.
- **Width, Depth, or Size of Yards (e.g., Setbacks):** Adjustments to yard dimensions, including setbacks and lot coverage requirements.

Dimensional variances address specific, measurable property layout concerns and are processed administratively through the Special Magistrate.

### General Variances (Sec. 70-118)

The Town Council reviews general variances, which are broader in scope and address deviations from non-dimensional requirements or regulatory standards where strict adherence creates unnecessary hardships which includes but are not limited to the following:

- **Use Variances:**
  - Allowing a use not permitted within the property's zoning district.
- **Environmental or Preservation Regulations:**
  - Exceptions to wetland buffer requirements or tree preservation standards.
- **Parking and Traffic Requirements:**
  - Adjustments to the number of parking spaces required or approval of off-site/shared parking.
- **Operational Standards:**
  - Variances for hours of operation, noise levels, or lighting standards.
- **Subdivision Regulations:**
  - Deviations from design requirements such as street layouts or utility easements.
- **Landscaping or Screening:**
  - Relief from required plantings, buffers, or screening between incompatible uses.
- **Non-Compliance with Comprehensive Plan:**
  - Variances that address inconsistencies with the Town's Comprehensive Plan goals or objectives.
- **Floodplain or Drainage Requirements:**
  - Exceptions related to development in flood-prone areas or deviations from stormwater management standards.
- **Signage Standards:**
  - Adjustments to height, size, or illumination requirements for signs, including temporary signage.

## PART I – GENERAL INFORMATION

Please ensure that this form is completed with both general information and specific details related to the requested action for the subject property. Once completed, submit the application along with all required supplemental information, exhibits, and documents to [town57@kennethcityfl.org](mailto:town57@kennethcityfl.org).

Authorized Applicant:	
Site Address:	5133 Lake Charles Dr N Kenneth City, FL. 33708
STRAP Number(s):	04-31-16-45936-005-0220

Current Property Status:	Single Family Residence
Current Zoning:	RS-5.0
Future Land Use Map (FLUM) Category:	Residential/Residential-Office

Please select the type of variance you are requesting:	
<b>Dimensional Variance (Sec. 2-392)</b>	
<input type="checkbox"/>	Variance related to the height or width of a structure.
<input checked="" type="checkbox"/>	Variance related to the width, depth, or size of yards or setbacks (e.g., reduced setbacks or lot coverage adjustments).
<input type="checkbox"/>	<i>Dimensional variances are reviewed by the Development Special Magistrate. Applications must be submitted at least 30 days prior to the scheduled meeting agenda. See Part II for additional requirements.</i>
<b>General Variance (Sec. 70-118)</b>	
<input type="checkbox"/>	<b>Use Variance:</b> Request to allow a use not permitted within the zoning district.
<input type="checkbox"/>	<b>Environmental or Preservation Variance:</b> Request for relief from environmental regulations, such as wetland buffer or tree preservation requirements.
<input type="checkbox"/>	<b>Parking or Traffic Variance:</b> Adjustment to parking space requirements or traffic-related standards.
<input type="checkbox"/>	<b>Operational Standards Variance:</b> Request to deviate from operational restrictions, such as hours of operation, lighting, or noise standards.
<input type="checkbox"/>	<b>Subdivision Regulations Variance:</b> Exception to subdivision-related design or procedural standards, such as street layouts or easement requirements.
<input type="checkbox"/>	<b>Landscaping or Screening Variance:</b> Relief from landscaping, screening, or buffer zone requirements.
<input type="checkbox"/>	<b>Floodplain or Drainage Variance:</b> Variance for floodplain management or stormwater drainage standards.
<input type="checkbox"/>	<b>Signage Variance:</b> Adjustment to signage height, area, or illumination standards.
<input type="checkbox"/>	<b>Comprehensive Plan Variance:</b> Request for relief from requirements tied to the Town's Comprehensive Plan.
<i>General variances are reviewed by the Town Council. Public hearing notices must be sent to property owners within 200 feet of the subject property at least 10 days before the hearing.</i>	

## PART II – VARIANCE APPLICATION REQUIREMENTS

To ensure a complete variance application, applicants must provide the following materials and meet all notice requirements as outlined in the Town Code.

### Required Materials for All Variance Applications:

<input type="checkbox"/>	The town standard application forms, completed and signed by the applicant.
<input type="checkbox"/>	Site plan, to scale, indicating buildings and easements on the property, the proposed structure(s) or addition(s) for which the variance is sought, and any adjacent structures that could be affected. The location of the variance must be clearly indicated on the site plan. <i>The location of the variance request must be clearly marked on the site plan.</i>
<input type="checkbox"/>	One copy of a recorded deed, current title insurance policy, or attorney's opinion of title, to document the title holder(s) of subject property. If the applicant is not the title holder, then the applicant must also submit a signed and notarized authorization by the title holder, naming the applicant as the title holder's agent for the purpose of obtaining site plan approval. The document(s) must bear a full and complete legal description of subject property.



**TOWN OF KENNETH CITY**

A SAFE, FRIENDLY, SMALL TOWN

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | Town57@kennethcityfl.org | www.kennethcityfl.org

One copy of a boundary survey of subject property, signed and sealed by a land surveyor registered in the state. The survey must include a full and complete legal description of subject property, which must be consistent with the legal description in the title documentation.			
The application fee, plus \$2,000 deposit paid in full. <b>X</b>	Residential - \$350	<input checked="" type="checkbox"/>	
	Commercial - \$500	<input type="checkbox"/>	
	Flood Damage Control - \$500	<input type="checkbox"/>	

**Public Hearing Notice Requirements for non-dimensional/general variances per Sec. 70-118:**

In compliance with Sec. 70-118, variance applications will be considered by the Town Council at a public hearing and shall include the following:	
	Mailing Notice: A notice of such public hearing shall be given by regular mail to all property owners within <b>200 feet</b> of any portion of the property in question. Such notices shall be mailed at least <b>ten days</b> in advance of the public hearings to addresses indicated on the tax rolls or otherwise known. See Exhibit C for public hearing notice letter required.
	Preparation and Proof: The applicant is responsible for preparing, mailing, and posting the required notices and providing proof of mailing and posting to the City.
	Posted Notice: A sign notice must be posted on the property, visible from the street, in compliance with the Posted Notice requirements. See Exhibit D for 11x17 sign required.

**Public Hearing Notice Requirements dimensional variances per Sec. 2-392:**

In compliance with Sec. 2-392, variance applications will be considered by the Town Council at a public hearing and shall include the following:	
	An application for a variance or other matter necessitating appearance before the development special magistrate shall be submitted <b>30 days</b> prior to being set for a regularly scheduled special magistrate meeting agenda. The property owner and applicant, if different, must sign the application.
	Mailing Notice: A notice of such public hearing shall be given by regular mail to all property owners within <b>150 feet</b> of any portion of the property in question. Such notices shall be mailed at least <b>15 days</b> in advance of the public hearings to addresses indicated on the tax rolls or otherwise known. See Exhibit B for notice letter.
	Preparation and Proof: The applicant is responsible for preparing, mailing, and posting the required notices and providing proof of mailing and posting to the City.
	Posted Notice: A sign notice must be posted on the property, visible from the street, in compliance with the Posted Notice requirements.

**PART III – ADDITIONAL REQUIRED INFORMATION**

1. Please provide a detailed description of the variance request.

a. Nature of Request: What specific variance are applying for?

A Dimensional variance is requested for a reduced setback at the rear property line of the above listed property.

The rear setback for Zone R-5.0 in Kenneth City is 10ft from the rear.

The request is that a 7' rear setback be allowed in order to construct a screen enclosure(attached, screen-only, no solid walls except framing)on an existing patio slab, which already exists 7' from the rear property line.

b. Hardship or Special Conditions: Describe the unique circumstances or hardships justifying the request.

The rear setback for Zone R-5.0 in Kenneth City is 10ft from the rear, while neighbors governed by unincorporated Pinellas County zoning dept. enjoy a 5ft setback for such instances. The goal of this project is to construct a screen enclosure on the existing patio slab so that outdoor activities may be enjoyed without the constant threat of mesquito bites. The existing slab is noted in public record on the property appraisers website as an "extra feature" that adds value, and therefore tax costs, to the home. So the hope is simply to be allowed to utilize all of the existing space for an enjoyable home improvement, that adds value to the neighborhood, saves a little money on pouring more concrete, and prevents any additional impervious surfaces.

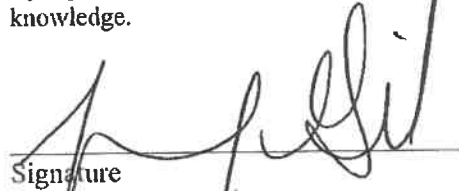
2. Justification/Narrative: Explain why the variance should be approved (refer to each and every relevant and applicable variance criteria under the applicable Code section, please attach additional pages as necessary, see Exhibit A of this document:

- \*1. Special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of the property for which the variance is sought." - The most reasonable use of the property features would be to utilize the existing slab instead of created more impervious surfaces to enjoy a mosquito free outdoor environment
- \*2. A literal interpretation of the provisions of the Code will deprive the applicant of rights commonly enjoyed by other properties in the district." - Kenneth City does not specifically mention regulations for screen enclosures, open structures/unenclosed, but rather lumps them all in as accessory structures/sheds. However, a literal interpretation of the Pinellas County code would reasonably facilitate a 5ft setback allowance. \* "According to Pinellas County Municode: Sec. 138-3505. - Setback measurements, allowances and restrictions (b)Setbacks standards shall include the following encroachments, allowances, and/or limitations:(4)Screen enclosures are permitted a side and rear property setback of five feet or the minimum rear or side setback of the district, whichever is less."
- \*3. The circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district" - The existing patio slab was allowed to be built and included in taxable features a 7" setback. It seems peculiar not to allow a screen enclosure of the same dimensions given Pinellas Counties code provision of 5ft setback for screen enclosures.
- \*4. The hardship is not self-created by any person having an interest in the property or the result of mere disregard for, or ignorance of, the provisions of this Code." - This variance approval would solve a longtime hardship of hindering outdoor enjoyment despite the threat of local mosquito population, while best utilizing existing impervious spaces.
- \*5. The variance is the minimum variance that will make possible the reasonable use of the property." - The variance from 10' to 7' setback is the minimum amount to make possible the reasonable use of the entire existing slab and its footing for the proposed construction.
- \*7. Granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare." - The existing slab is already impervious space that would be factored into an impervious surface ratio. The proposed screened enclosure would have no additional adverse affect to drainage, rainwater displacement, or any other factors.

3. Explain the possible effect the variance, if granted, would have on surrounding properties:

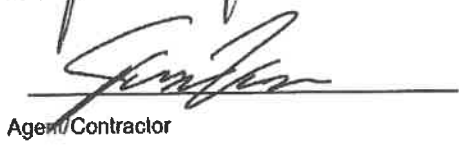
The variance approval would only serve to improve property value.

By signing below, I certify that all information provided in this application is true and accurate to the best of my knowledge.

  
Signature

Jennifer Gil  
Name

10/23/25  
Date

  
Agent/Contractor

Jonathan Norris  
Name

10/16/2025  
Date



**TOWN OF KENNETH CITY**

**A SAFE, FRIENDLY, SMALL TOWN**

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | Town57@kennethcityfl.org | www.kennethcityfl.org

---

**Exhibit A**

**For general variances reviewed by Town Council Section 70-118.**

The guidelines for the decision-making regarding a request for a variance are as follows:

1. Special conditions and circumstances exist which are peculiar to the land or development in question and which are not applicable to other lands or development within the town; and
2. A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties or development within the town; and
3. The special conditions and circumstances do not result from the actions of the applicant; and
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this article to other properties or development; and
5. The granting of the variance will be in harmony with the general purpose and intent of this article and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
6. The variance granted is the minimum variance that will make possible the reasonable use or development of the property.

**For Sign Variances (§66-198(b)(5)(b)):**

Variances may be granted where, owing to the peculiar facts of the structure involved, and based on no single one of the criteria listed below, but rather when, on balance, the private loss suffered by owners of the particular structure is substantial when compared to the public benefit achieved by the consistent application of the amortization period. The specific criteria for determination of a variance to the seven-year removal period shall include the following considerations:

1. Length of the amortization period in relation to the investment;
2. A sign owner does not have to be given a period of time necessary to permit him to recoup his investment entirely, but an amortization period should not be so short as to result in a substantial loss of the sign owner's investment;
3. Initial capital investment;
4. Investment realization to date;
5. Life expectancy of investment, depreciation schedules;
6. Existence or nonexistence of a lease obligation, as well as a contingency clause permitting termination of the lease;
7. Removal costs directly attributable to the regulatory effects of this article;
8. The depreciation period of the sign structure;
9. Location of the sign structure;
10. What part of the owner's total business is concerned;
11. Monopoly or advantage, if any, resulting from the fact that similar new structures are prohibited in the same area; and
12. The fact that the use is also of public streets since the messages are directed to the passerby.

**Note:** No variance under this subsection shall be granted unless the conditions listed under subsection 66-202(c)(2) are also satisfied.

**For dimensional variances reviewed by the Development Special Magistrate Sec. 2-392(d)(3):**

To grant dimensional variances, which only include the height or width of a structure or the width, depth or size of yards, where:

1. Special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of the property for which the variance is sought.
2. A literal interpretation of the provisions of the Code will deprive the applicant of rights commonly enjoyed by other properties in the district.
3. The circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.
4. The hardship is not self-created by any person having an interest in the property or the result of mere disregard for, or ignorance of, the provisions of this Code.
5. The variance is the minimum variance that will make possible the reasonable use of the property.
6. Injurious to the neighborhood, or otherwise detrimental to the public welfare.
7. Granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be grounds for the issuance of a variance.



**TOWN OF KENNETH CITY**

**A SAFE, FRIENDLY, SMALL TOWN**

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | Town57@kennethcityfl.org | www.kennethcityfl.org

**EXHIBIT B**

Public Hearing Notice Letter-- Development Special Magistrate

**TOWN OF KENNETH CITY  
NOTICE OF PUBLIC HEARING  
VARIANCE APPLICATION**

Date: \_\_\_\_\_

Dear Neighbor or Participating Organization:

This letter serves to inform you that a Public Hearing for a **VARIANCE** regarding property \_\_\_\_\_ has been scheduled. The hearing will be conducted and heard by a Special Magistrate on \_\_\_\_\_ [month] \_\_\_\_\_ [day], \_\_\_\_\_ [year] at \_\_\_\_\_ [time].

The Public Hearing will occur at **Community Hall – Council Chambers, at 4600 58th Street, Kenneth City, Florida.**

**REQUEST: Approval of a variance to allow \_\_\_\_\_.**

Records indicate you own property within 150 feet of the property, or you may have an interest in the case. The variance application is on file with the Town and may be provided upon request and may be provided via email by contacting [Cookk@kennethcityfl.org](mailto:Cookk@kennethcityfl.org).

We urge interested people to contact the Town before the scheduled hearing date for more information. You may contact the Town Hall Deputy Clerk by phone at **(727) 498-8948** or via email at [Cookk@kennethcityfl.org](mailto:Cookk@kennethcityfl.org). Written correspondence may be mailed to:

ATTN: Deputy Clerk, Town of Kenneth City, 6000 54th Avenue North, Kenneth City, FL 33709 email at: [CookK@kennethcityfl.org](mailto:CookK@kennethcityfl.org)

**OWNER/APPLICANT:** \_\_\_\_\_

**CONTACT FOR APPLICANT / AGENT:** \_\_\_\_\_

Pursuant to Law of Florida, Chapter 80-150, if a person decides to appeal any decision made by a governmental board, commission, or agency, he/she will need a record of the proceedings. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceedings is made, including testimony and evidence upon which the appeal is based. Any persons who may need such a record may arrange for a court reporter to attend the public hearing at their request.

The Town, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact Kristin Cook, Deputy Clerk & ADA Coordinator, not less than 72 hours prior to the meeting by calling (727) 498-8948 or emailing [CookK@kennethcityfl.org](mailto:CookK@kennethcityfl.org), or by contacting the Florida Relay Telecommunication Service at 7-1-1. The Town cannot guarantee the availability of persons capable of

assisting individuals with hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

A variance hearing before the Special Magistrate is considered Quasi-Judicial and requires that certain specific procedures be followed by the staff, applicants, and the public. In general, the Quasi-Judicial procedures will follow the process set forth below:

### **PUBLIC HEARING PROCEDURES FOR VARIANCE APPLICATIONS**

1. People opposed to the application may register as an opponent in advance of the meeting. Such people shall notify the Town of their intent to register as an opponent in advance the commencement of the public hearing. No registered opponent shall be permitted for appeal hearings in which the appellant is a party other than the owner/applicant.
2. The swearing in of witnesses will be done en-masse at the beginning of this meeting. Anyone who wishes to speak on any item must be sworn in prior to testifying.
3. Staff, applicants, and, if applicable, the registered opponent, who registered in advance per Item #1, or appellant will have a standard designated time each to present their case.
4. At the conclusion of the presentations, the public hearing will begin, and the public will have a standard time speak. When called on to speak please come to the podium and state your name and address. We ask that your remarks be brief and not repetitious of prior testimony and provide factual information. Once the Special Magistrate closes the public hearing no one from the public may speak.
5. If anyone wishes to utilize the time provided for cross-examination and rebuttal as a registered opponent, and such registered opponent is otherwise allowable, and no one has previously registered as an opponent per Item #1 in this Overview, said individual shall notify the Special Magistrate at the hearing prior to the conclusion of the public hearing.
6. Persons opposed to the application may select one person to represent them during this phase of the process and shall declare their intent prior to the closure of the public hearing. If more than one person wishes to be the registered opponent representative, then the Commission will choose a single representative to participate in the process.
7. The cross-examination and rebuttal phases allow each participant (staff, applicant, and registered opponent appellant) to ask questions of each other. All questions shall be directed to the Special Magistrate, who will direct the question to the Applicant's representative or staff, or other appropriate person.

The Special Magistrate may ask questions at any time during the Quasi-Judicial process and may approve, may deny or approve with conditions or continue the matter to a date certain to obtain additional information or community input.

Kenneth City Code §74-101 contains the public notice requirements for a variance hearing before the special magistrate. That requirement is that the Applicant send written notice via certified mail to property owners within 150 ft of the subject property and document that such notice has been sent to the property owner's address within 150 ft and the owner's mailing listed on the property appraiser's website.

**Enclosures: Parcel Location Map**



**TOWN OF KENNETH CITY**

**A SAFE, FRIENDLY, SMALL TOWN**

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | [Town57@kennethcityfl.org](mailto:Town57@kennethcityfl.org) | [www.kennethcityfl.org](http://www.kennethcityfl.org)

**EXHIBIT C**

**Public Hearing Notice Letter – Town Council**

**TOWN OF KENNETH CITY  
NOTICE OF PUBLIC HEARING  
VARIANCE APPLICATION**

Date: \_\_\_\_\_

Dear Neighbor or Participating Organization:

This letter serves to inform you that a Public Hearing for a **VARIANCE** regarding property \_\_\_\_\_ has been scheduled. The hearing will be conducted and heard by a Special Magistrate on \_\_\_\_\_ [month] \_\_\_\_\_ [day], \_\_\_\_\_ [year] at \_\_\_\_\_ [time].

The Public Hearing will occur at **Community Hall – Council Chambers, at 4600 58th Street, Kenneth City, Florida.**

**REQUEST: Approval of a variance to allow \_\_\_\_\_.**

**Records indicate you own property within 200 feet of the property, or you may have an interest in the case. The variance application is on file with the Town and may be provided upon request and may be provided via email by contacting [Cookk@kennethcityfl.org](mailto:Cookk@kennethcityfl.org).**

We urge interested people to contact the Town before the scheduled hearing date for more information. You may contact the Town Hall Deputy Clerk by phone at **(727) 498-8948** or via email at [Cookk@kennethcityfl.org](mailto:Cookk@kennethcityfl.org). Written correspondence may be mailed to:

ATTN: Deputy Clerk, Town of Kenneth City, 6000 54th Avenue North, Kenneth City, FL 33709 email at: [CookK@kennethcityfl.org](mailto:CookK@kennethcityfl.org)

**OWNER/APPLICANT:** \_\_\_\_\_

**CONTACT FOR APPLICANT / AGENT:** \_\_\_\_\_

Pursuant to Law of Florida, Chapter 80-150, if a person decides to appeal any decision made by a governmental board, commission, or agency, he/she will need a record of the proceedings. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceedings is made, including testimony and evidence upon which the appeal is based. Any persons who may need such a record may arrange for a court reporter to attend the public hearing at their request.

The Town, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact Kristin Cook, Deputy Clerk & ADA Coordinator, not less than 72 hours prior to the meeting by calling (727) 498-8948 or emailing [CookK@kennethcityfl.org](mailto:CookK@kennethcityfl.org), or by contacting the Florida Relay

Telecommunication Service at 7-1-1. The Town cannot guarantee the availability of persons capable of assisting individuals with hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.



**TOWN OF KENNETH CITY**

**A SAFE, FRIENDLY, SMALL TOWN**

6000 54th Avenue North - Kenneth City, Florida 33709

Phone: (727) 498-8948 | Fax: (727) 498-8841 | [Town57@kennethcityfl.org](mailto:Town57@kennethcityfl.org) | [www.kennethcityfl.org](http://www.kennethcityfl.org)

---

EXHIBIT D

**11x17 SIGN – VISIBLE FROM ROAD POSTED ON SUBJECT PROPERTY PUBLIC NOTICE  
(found in page 12)**

# **PUBLIC NOTICE**

**Town of Kenneth City**

**OWNER:** \_\_\_\_\_

[Property Address]

**Request: Approval of a variance to allow**

---

**A PUBLIC HEARING TO CONSIDER THE ABOVE  
WILL BE HELD BEFORE A SPECIAL MAGISTRATE**

**ON: \_\_\_\_\_ [DAY, DATE, YEAR]**

**AT \_\_\_\_\_ [TIME]**

**Location: Kenneth City Community Hall  
4600 58<sup>TH</sup> Street North  
Kenneth City, Florida**

**FOR THE PURPOSE OF CONSIDERING SAID APPLICATION REQUEST  
AND ALLOW FOR PUBLIC COMMENTS OR OBJECTIONS  
REGARDING THE APPLICATION.**

**For more information, please contact:**

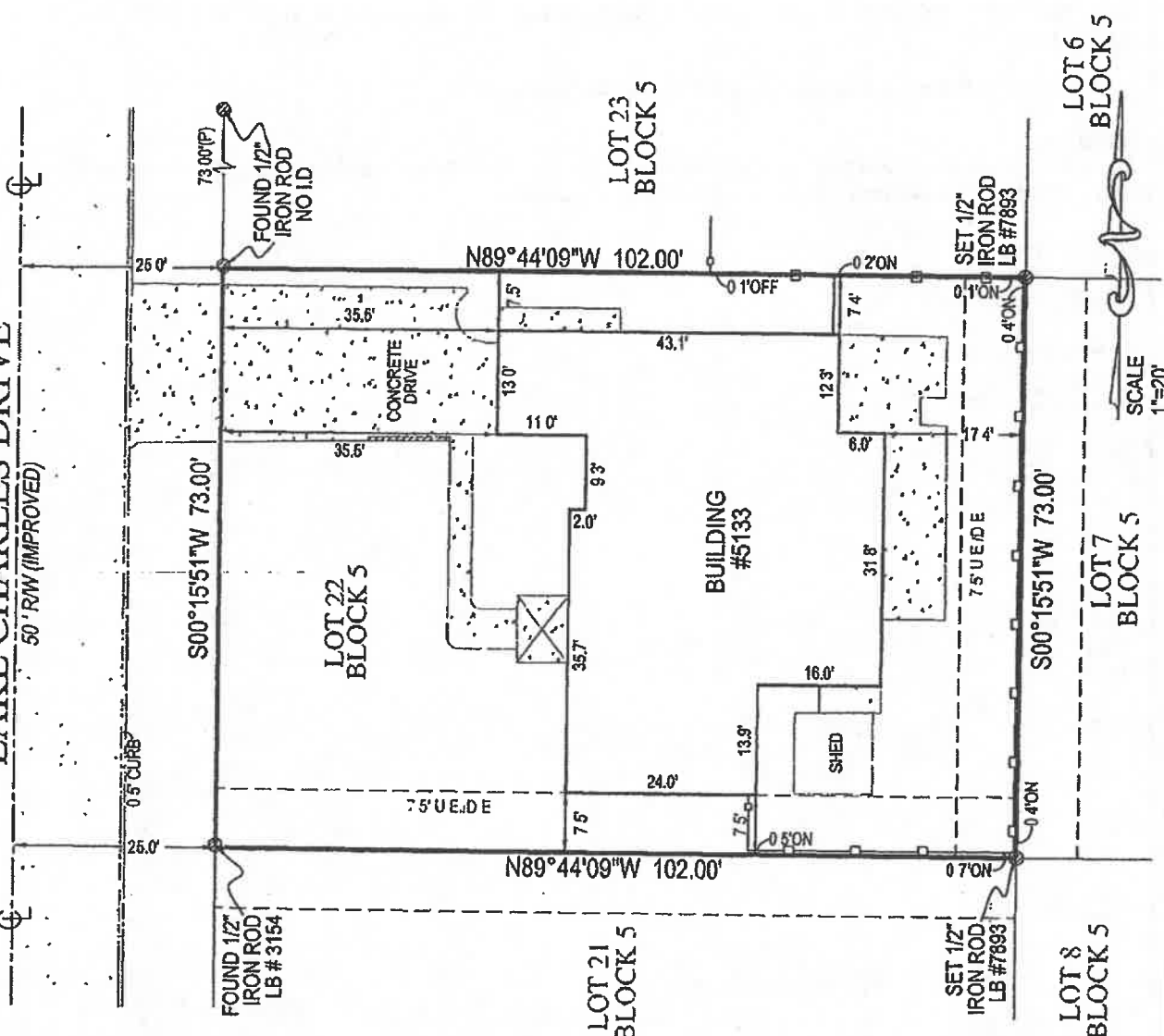
**Deputy City Clerk Kristin Cook**

**Phone: (727) 498-8948**

**Email: [CookK@kennethcityfl.org](mailto:CookK@kennethcityfl.org).**

BOUNDARY SURVEY

LAKE CHARLES DRIVE  
50' RW (IMPROVED)



**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO RAW  
ON WESTERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY AND CROSS INTO THE  
7'5' U.E./D.E. AT REAR OF PROPERTY

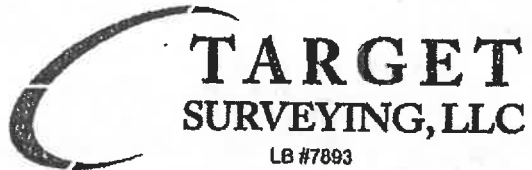


**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
IS A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY PREPARED UNDER MY DIRECTION  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC  
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,  
OR A RAISED EMBOSSED SEAL AND SIGNATURE

(SIGNED) *Kenneth Osborne*  
KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

**Kenneth Osborne**  
Digitally signed by  
Kenneth Osborne  
Date: 2019.02.26  
11:06:56 -05'00'  
PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)



**TARGET  
SURVEYING, LLC**  
LB #7893

**SERVING FLORIDA**  
8250 N MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 228-4607  
STATEWIDE FACSIMILE (800) 741-0578  
WEBSITE: <http://targetsurveying.net>

SCALE  
1"=20'

# LEGAL DESCRIPTION AND CERTIFICATION

Lot 22, Block 5, KENNETH CITY UNIT TWO, according to the Plat thereof, as recorded in Plat Book 40, Page 4, of the Public Records of PINELLAS County, Florida.

Community Number: 120245 Panel: 12103C0204 Suffix: H Flood Zone: X/AE Field Work: 2/25/2019

**Certified To:**

TAYLOR KIRK HENDERSON, KATHLEEN D. CLINE AND JENNIFER MELISSA GIL; BLAXBERG & ASSOCIATES, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CALIBER HOME LOANS, its successors and/or assigns.

**Property Address:**

5133 LAKE CHARLES DRIVE  
KENNETH CITY, FL 33709














Survey Number: 357962

Client File Number: 19-011

**ABBREVIATION DESCRIPTION:**

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	L. LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

**SYMBOL DESCRIPTIONS:**

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 2)

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET  
SURVEYING, LLC**  
LB #7893  
**SERVING FLORIDA**  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 228-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>



Prepared by and return to:

Carey Blaxberg  
Attorney at Law  
Blaxberg & Associates, P.A.  
2047 5th Ave N  
St. Petersburg, FL 33713  
727-321-3433  
File Number: 19-011  
Will Call No.:

\$ 320,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of March, 2019 between KR Property Holdings, LLC, a Florida limited liability company whose post office address is 4832 9th Avenue N, St. Petersburg, FL 33713, grantor, and Taylor Kirk Henderson, Sr., a single man and Jennifer Melissa Gil, a single woman and Kathleen D Cline, a single woman, as Joint Tenants with Full Rights of Survivorship whose post office address is 5133 Lake Charles Drive N, Kenneth City, FL 33709, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida to-wit:

Lot 22, Block 5, KENNETH CITY, UNIT TWO, according to the map or plat thereof as recorded in Plat Book 40, Page 4, Public Records of Pinellas County, Florida.

Parcel Identification Number: 04-31-16-45936-005-0220

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

PREPARED BY AND RETURN TO:

Name: Zac Hickey, of  
Baxter Title Corporation  
Address: 12800 Indian Rocks Road N.  
Largo, FL 33774

File No: 464-19-09-R  
Parcel No.: 04-31-16-45936-005-0220

(Space Above This Line For Recording Data)

**Quit Claim Deed**

THIS QUIT-CLAIM DEED is made as of this 3<sup>rd</sup> day of October, 2019, by Kathleen D. Cline ("Grantor"), whose post office address is 258 Lyphurst Dr. Auburndale, FL 33823 given to second party, Taylor Kirk Henderson, Sr., a single man and Jennifer Melissa Gil, a single woman, as joint tenants with rights of survivorship, whose post office address is 5133 Lake Charles Drive North, Kenneth City, FL 33709 ("Grantee").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in Pinellas County, Florida, as more particularly described as follows:

**Lot 22, Block 5, Kenneth City, Unit Two, according to the map or plat thereof as recorded in Plat Book 40, Page 4, Public Records of Pinellas County, Florida.**

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.**

SUBJECT to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

**\*\*SIGNATURE PAGE TO FOLLOW\*\***