



## THE TOWN OF KENNETH CITY, FLORIDA

Community Hall  
4600 58<sup>th</sup> St. N  
Kenneth City, Florida

### Workshop Meeting Minutes

December 15, 2021

**A. Call to Order**

**B. Invocation and Pledge of Allegiance**

**C. Roll Call**

Present were Councilmember Noble, Councilmember Cummings, Councilmember Roberts Vice Mayor Zemaitis (arrived during public comment), Mayor Howell, Town Manager Cavalli, Attorney Mora and Town Clerk Ana Cabezas.

**D. Public Comment**

Robert Arrison, 6048 45<sup>th</sup> Ave N

Asked if there is anything the council can do to improve the US Mail service in Kenneth City stating that sometimes he doesn't get his mail till after 8pm.

Public Comments Closed

**E. Presentation: Forward Pinellas**

Nousheen Rahman, Planning Analyst for Forward Pinellas provided an overview of the scope of services they provided to the Town. In summary, the services included a resident survey, analysis of local conditions, comparative analysis of other communities RV parking standards, and the deliverable (summary report and options for code amendments based on resident survey, local conditions analysis and council feedback). Rahman summarized their findings over a succession of several PowerPoint slides.

Rahman said, according to their *local conditions analysis*, driveway lengths are typically 40 feet, roadway widths range from 19 to 26 feet, average year built of single-family homes is 1961 and the most common decade-built of single-family homes is 1950.

Rahman said, according to their *comparative analysis of other communities*, size limitations of recreational vehicles ranged from 22 feet to 40 feet (including trailers or mounts). Other regulations included prohibiting grass parking entirely, allowing parking on front side, or rear yards with size limitations, prohibiting parking public right-of-way, alley, or areas accessible to the public and prohibiting the parking of recreational vehicles which displace parking intended for domestic vehicles.

Rahman said, exactly 300 people responded to the survey and that the results revealed an even "split" in opinions and perceptions with regards to the parking of recreational vehicles.

Rodney Chatman, Planning Division Manager for Forward Pinellas presented their recommendations "based on the survey, the November Workshop session, their comparative

analysis and based off of their professional opinion and experiences doing this kind of work.” Chatman said many of the Town’s codes and regulations are comparable to neighboring communities and that they are actually “somewhere in the middle” with regards to the Town’s currently allowed driveway length and width standards. Chatman said that the Town’s code enforcement mechanism being under the Law Enforcement was not common and not ideal. The Town Manager, Cavalli stated that this is no longer an issue as the Town Administration has hired a code enforcement officer and has relieved the Police Department of any code enforcement duties.

Chatman then presented options for the Town Council and Administration to consider.

**Option 1: Make no changes to the current RV parking regulations.**

- Continue to prohibit the grass parking of recreational vehicles in residential areas.
- Amend Article IV Driveway and Median Openings
- Increase the maximum width of driveways for single-family homes from 20 feet to 24 feet
- Increase the maximum width of driveways for duplexes from 24 feet to 28 feet
- Reduce the side setback for driveways from 5 feet to 3 feet

**Option 2: Minor change to current RV parking regulations**

- Continue to prohibit the grass parking of recreational vehicles in residential areas
- Amend the definition of a “driveway” to include turf block as an approved construction material type
  - ❖ Turf blocks are interlocking concrete or plastic cells filled with turf grass or low-maintenance groundcover

**Option 3: Major change to current RV parking regulations**

- Permit the grass parking of recreational vehicles in residential areas by removing all prohibitions from Chapter 54
- Amend the definition of a “driveway” to include turf block as an approved construction material type

**Other code amendment options presented:**

**Civil Penalties**

- Violations of Chapter 54 are currently considered noncriminal violations and residents can be assessed a civil penalty and fees
- Each day a violation occurs is considered a separate offense
- Law enforcement can issue a parking ticket in these situations

**Other Strategies to Ensure Code Compliance**

- Hire a Code Enforcement Officer who reports to the Town Manager
- Revise Sec. 54.115 Civil penalties
- Establish a Municipal Code Enforcement Board or;
- Establish a Special Magistrate

- Code standards can be crafted to encourage compliance within a reasonable timeframe before further action is warranted by the Code Enforcement Board or Special Magistrate

#### F. **Workshop/Discussion: Chapter 54 -Residential Parking & Vehicles**

Mayor Howell opened the floor to public comment.

Tim Shoby, 4702 Lake Charles Dr N

Shelby asked if there were any recommendations regarding recreational vehicle length and width allowance and also asked for clarification regarding what is meant by “set back.”

Chatman responded that the Town’s 30ft limitation is “right in the middle of what other communities are doing” that some town’s allow as small as 24ft and some as big as 40ft. He said he never came across any regulations “as far as the width.” He went on to define what he means by a set-back.

Councilmember Roberts asked Chatman if he’s ever driven through the Town at night. He responded, “only in the day.”

Michael Grose, 5547 45<sup>th</sup> Ave N

Commented that most of the information Forward Pinellas shared today was on the Town’s website. Grose also commented on the survey and later made comparison between the Town and the unincorporated Lealman area and asked presenters if they were sure they were in Kenneth City and not Lealman. Manager Cavalli responded that the researchers are aware of the boundaries of the Town.

Al Hrvatin, 6116 52<sup>nd</sup> Ave N

Commented on the impact of recreational vehicles on the property value of homes.

Rose Roberts, 6026 44<sup>th</sup> Ave N

Asked “is there a side that a boat or an RV can be parked on?” and “are they supposed to be parked near their driveways or they can park near their bedrooms?” The Town Attorney answered the question as it is outlined by the Code and Chapter 54.

Mayor Howell asked the Attorney if [it] would need to be parked behind a fence if on the side of your house. Attorney responded that it’s a complicated answer due to the very nuanced language of the code being “an if, then decision tree.”

Ken Nielson, 5921 46<sup>th</sup> Ave N

Commented he owns an RV and a boat, 42ft on top of the trailer. They are both stored at a storage lot in Largo however, he brings them home from time to time for maintenance and usage. He expressed concern about bringing his boat home overnight and not being in compliance with the code, he inquired about applying for a temporary permit. Mayor Howell

responded that this is a good idea.

Public Comment was closed

## **1. Presentation on Low Impact Development**

Manager Cavalli shared a presentation on Low Impact Development.

## **G. Mayor/Council/Attorney/Manager Comments**

Mayor Howell asked those present “why are we here.” A discussion followed.

Town Attorney Mora provided context regarding the context of Chapter 54 and advised the council on what they might consider with regards to amendments “if you wish to add or subtract from.” He mentioned the possible need to offer training on Chapter 54.

Councilmember Roberts stated concern over drivers parking on grass and the length of some of the recreational vehicles parked on the street. Councilmember Noble stated, “some things need to be changed” and she thanked Forward Pinellas for their special presentation and summary. Councilmember Cummings said he would like to see some steps taken to address the issue of size of Recreational Vehicle, saying it’s an issue of safety. There was further discussion regarding differentiating rules based on size of property and driveway.

Comment was opened to the public

Steve Wunderle, 4883 Lake Charles Dr N

Said he and others stayed or moved here to be able to park their recreational vehicles at their homes. He then said, “you altered the rules to make violators of the law.” He then said if you are going to enforce the rules on residential properties, then they need to be enforced everywhere including commercial property.

Mike Gross, 5547 45<sup>th</sup> Ave N

Stated he bought his house because of the 50ft driveway so he could park his boat at home. He said if your driveway can accommodate the vehicle while complying with the setback rules, then the size of the boat shouldn’t matter “if you have a big enough driveway.” He then said when he drives around Kenneth City, “there are cars parked on grass” and said he believes that rule should be enforced. Mr. Grose then said he was pleased with the presentation Forward Pinellas gave at this event.

Rob Arrison, 6048 45<sup>th</sup> Ave N

Said that he has been involved in these discussions for 2 years. He said these conversations started “because we wanted to improve the image of Kenneth City.” He said he has a neighbor with a large RV who never parks it for more than 2 days on his street and that “he is very responsible with it.” He then said that he is more concerned about the cars parked on grass.

## Public Comment Closed

Vice Mayor Zemaitis stated she agrees that the primary concern is “if we’re going to clean up this town, the parking on the grass and the parking on the roads and blocking our streets is our primary issue.” She remarked the code currently supports enforcement of the prohibition and that we currently have a code enforcement officer that can begin enforcing the parking on grass prohibition “immediately.”

Attorney Mora cited the actual ordinance line that explicitly states:

Sec. 54-111, (1) *“Within the incorporated limits of the Town, except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police or law enforcement officer or official traffic control device, no person shall:*  
*(j.) On the grass or soil in the front or side yard of a residential property;*

Attorney Mora then went on to explain that previous enforcement efforts were delayed due to a number of reasons, including to allow time to modify Chapter 66 (Land Development Code) to accommodate and/or modify driveway substrate options.

Vice Mayor Zemaitis said that due to there being no movement towards amending Chapter 66, the Town would need to hold a workshop to discuss the Land Development Code. Mayor Howell said, “the takeaway for tonight is no parking on the grass.” He stated that the Town now has a Code Enforcement Officer who will be able to educate residents.

Councilmember Noble said she would like to know what defines an actual driveway. She said she would like to adopt the suggestions made by Forward Pinellas, to increase the size of driveways and to include the permeable driveway alternatives. Attorney Mora clarified that driveways are defined in Chapter 54. He read the definition and reiterated the connection and relevance of this definition to Chapter 66 and emphasized the need to “harmonize” this language with the language in Chapter 66. Randy then stated that the Council has brought up issues that are addressed by the code and concluded that he could make himself available for a presentation or a “white paper” with key points embedded in the code.

Councilmember Noble asked for further clarification regarding pervious surfaces and current code limitations on parking. Attorney Mora advised that this would be found in Chapter 66. Mayor Howell shared his thoughts on possible solutions. There was a discussion.

Mayor Howell said, “I think that what we should do is have the Town Manager give us all the different options and discuss it.” Mayor Howell said we don’t need to have more meetings until we come up with a presentation showing “this is what we want to change in Chapter 54.”

Councilmember Roberts asked a question regarding pervious substrate and limitations of its use. Councilmember Noble replied.

Councilmember Cummings commented that he would like the council to look into the current size allowances, temporary permits for boat parking, education and/or enforcement. “There

needs to be something in there notating that you have to be responsible, you can't be driving through other people's property."

Mayor Howell commented regarding parking issues behind the Old Time Pottery. Manager Cavalli said the Town is currently working on this issue. There were a few more comments from the public before Mayor Howell asked that we adjourn the meeting.

#### **H. Adjournment**

Councilmember Roberts motioned to adjourn the meeting.  
Councilmember Cummings offered a second to the motion.  
Meeting adjourned at 8:20