

CLERK CERTIFICATION

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the following **five (5) pages** of **Ordinance O-16-2024** is a true, correct, and complete copy duly adopted by the City Council as same appears in the official records of my office.

Dated this 19th day of **December 2024**.



Melissa Kramer, CKMC
Florence City Clerk
City of Florence
8100 Ewing Boulevard
Florence, KY 41042-7588
859-647-8177 (phone)
859-647-5411 (fax)
melissa.kramer@florence-ky.gov
www.florence-ky.gov

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-16-2024

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 18.8473 ACRES LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, ADJACENT TO THE CITY LIMITS. (BBB DEVELOPERS, LLC/KPD HOLDINGS, LLC PROPERTY)

The effect of this Ordinance is to annex an approximately 18.8473-acre tract located on the east side of Gunpowder Road and to establish zoning for the parcel as Urban Residential One (UR-1).

The full text of Ordinance O-16-2024, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance O-16-2024 and that it has been prepared by me on the 27th day of August, 2024, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENBER
SKEES, WILSON & NIENBER, PLLC
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Florence, KY 41022-0756
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**CITY OF FLORENCE, KENTUCKY
ORDINANCE NO. O-16-2024**

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 18.8473 ACRES LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, ADJACENT TO THE CITY LIMITS. (BBB DEVELOPERS, LLC/KPD HOLDINGS, LLC PROPERTY)

WHEREAS, the owners of record of the hereinafter described territory (the "Territory"), have requested that the City of Florence, Kentucky (the "City") annex the Territory and, pursuant to K.R.S. 81A.412, the owners have given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the Territory, which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that prior to final action of annexation, the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning of Urban Residential One (UR-1) with respect to the Territory.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated Territory meets the requirements of K.R.S. 81A.410 as follows:

- a) Is contiguous to the boundaries of the City, and
- b) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- c) Is not included within the boundary of another incorporated city.

SECTION II

That the Territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owners of the Territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the comprehensive plan and official zoning map of the City shall be amended to establish zoning for the Territory as Urban Residential One (UR-1).

SECTION V

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 27th DAY OF AUGUST 2024.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 4 DAY OF December 2024.

APPROVED:


Julie M. Aubuchon, Mayor

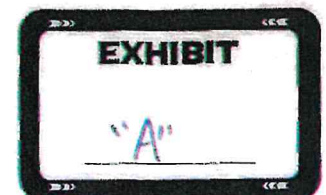
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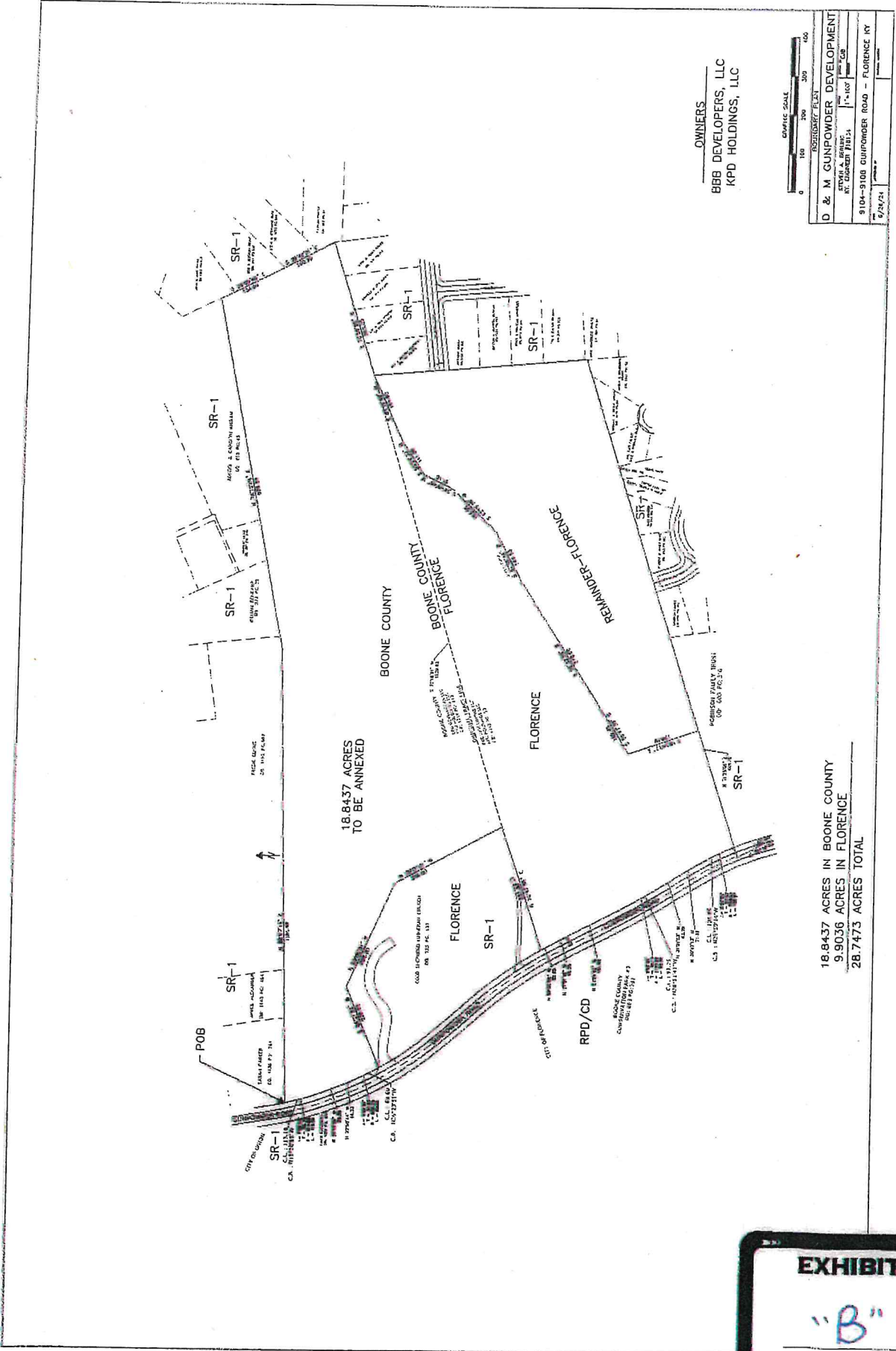


Melissa Kramer, City Clerk

**LEGAL DESCRIPTION
ANNEXATION
18.8437 ACRES ON GUNPOWDER ROAD**

Beginning at a point in the east right-of-way line of Gunpowder Road (KY 237), said point being the northwest corner of the BBB Developers, LLC and KPD Holdings, LLC property as described in Deed Book 1219 at Page 113 of the Boone County Clerk's Records at Burlington, Kentucky; thence along the north line of said BBB and KPD property N 88°-07'-14" E a distance of 1181.48 feet to a point, and N 78°-10'-04" E a distance of 926.28 feet to a point in the west line of the Eagles Landing Subdivision, said point being the northeast corner of said BBB and KPD property; thence along the east line of said BBB and KPD property and west line of said subdivision S 26°-05'-46" E a distance of 134.94 to a point, and S 26°-42'-31" E a distance of 200.20 feet to the southeast corner of said BBB and KPD property and corner of said subdivision; thence along the south line of said BBB and KPD property and north line of said subdivision S 70°-59'-20" W a distance of 363.05 feet to the northeast corner of the BBB Developers, LLC and KPD Developers, LLC property as described in Deed Book 1212 at Page 59 of said Records, and corner of said subdivision; thence along the common property line of BBB Developers, LLC and KPD) S 72°-18'-21" W a distance of 1229.82 feet to the southeast corner of said Good Shepherd Lutheran Church property and corner of said BBB and KPD property (DB 1219 PG 113); thence along the common line of said Good Shepherd Lutheran Church property and said BBB and KPD property (DB 1219 PG 113) N 28°-01'-01" W a distance of 316.00 feet to a point, N 65°-06'-51" W a distance of 298.00 feet to a point, and S 66°-21'-52" W a distance of 228.95 to a point in said east right-of-way line of Gunpowder Road, said point being the northwest corner of said Good Shepherd Lutheran Church and corner of said BBB and KPD property (DB 1219 PG 113); thence along said east right-of-way line and west line of said BBB and KPD property (DB 1219 PG 113); thence along a curve to the right having a radius of 826.73 feet, an arc distance of 69.62 feet, as subtended by a chord bearing N 26°-23'-51" W a distance 69.60 feet to a point, N 22°-50'-44" W a distance of 46.23 feet to a point, N 20°-10'-26" W a distance of 39.39 feet to a point, and along a curve to the right having a radius of 814.55 feet, an arc distance of 113.28 feet, as subtended by a chord bearing N 15°-50'-55" W a distance of 113.18 feet to the Place of Beginning, containing 18.8437 acres of land.







December 19, 2024

Boone County GIS
ATTENTION: LAND ANNEXATION
P.O. Box 958
Burlington, KY 41005
Via Email: bcgis@boonecountyky.org

RE: Annexation – 18.8473 Acres East Side of Gunpowder Road, Florence, KY 41042

To Whom It May Concern,

Enclosed please find a certified copy of **City of Florence, Kentucky, Ordinance O-16-2024:**

ORDINANCE O-16-2024:

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 18.8473 ACRES LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, ADJACENT TO THE CITY LIMITS. (BBB DEVELOPERS, LLC/KPD HOLDINGS, LLC PROPERTY)

This property was annexed at the request of BBB Developers, LLC and KPD Holdings, LLC, Owners. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith.

The First Reading of Ordinance O-16-2024 was held on the 27th day of August 2024. The Second Reading of Ordinance O-16-2024 was held on the 4th day of December 2024. Ordinance O-16-2024 was published in the Kentucky Enquirer on the 9th day of December 2024 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa Kramer".

Melissa Kramer, CKMC
Florence City Clerk