



Legislation Details (With Text)

**File #:** ATA2019-06001      **Version:** 1      **Name:** Ord 9301-19, 9302-19, 9303-19; ATA2019-06001; 712 Moss Avenue; 3047 Lake Vista Drive; Kimberly L. Goudreau; Lea J. Perrino & Justin J. Perrino  
**Type:** Planning Case      **Status:** Passed  
**File created:** 7/23/2019      **In control:** Planning & Development  
**On agenda:** 9/19/2019      **Final action:** 9/19/2019

**Title:** Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 712 Moss Avenue and 3047 Lake Vista Drive, and pass Ordinances 9301-19, 9302-19, and 9303-19 on first reading. (ATA2019-06001)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 9301-19 ANX Ord+Exh.pdf, 2. 9302-19 FLU Ord+Exh.pdf, 3. 9303-19 ZON Ord+Exh.pdf, 4. Maps+photos.pdf

Date	Ver.	Action By	Action	Result
9/19/2019	1	City Council		
9/16/2019	1	Council Work Session		

**SUBJECT/RECOMMENDATION:**

Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 712 Moss Avenue and 3047 Lake Vista Drive, and pass Ordinances 9301-19, 9302-19, and 9303-19 on first reading. (ATA2019-06001)

**SUMMARY:**

The City of Clearwater Public Utilities Department has expanded sewer service into the Kapok Terrace neighborhood located generally north of Drew Street, south of SR 590, and within ¼ mile west of McMullen Booth Road. This application includes two parcels of land in the expansion area which are occupied by two single family homes totaling 0.39 acres. These properties are subject to Agreements to Annex that were recorded in September 2017 and February 2018 respectively. The two properties are contiguous to existing city limits along at least one property boundary and are eligible for annexation. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Low (RL) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

The Planning and Development Department determined that the proposed annexations are consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- The properties currently receive water and sewer service from the City of Clearwater. The City is already collecting solid waste at 712 Moss Avenue, and upon annexation, will provide service to 3047 Lake Vista Drive. The properties are located within Police District III, and service will be administered through the district headquarters located at 2851 N. McMullen Booth Road. Fire and emergency medical services will be provided to these properties by Station #49 located at 565 Sky Harbor Drive. The City has adequate capacity

to serve these properties with police, fire and EMS service. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and

- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.1.3 Invoke agreements to annex where properties located within enclaves meet the contiguity requirements of Florida Statutes Chapter 171.

- The proposed Residential Low (RL) Future Land Use Map category to be assigned to both properties is consistent with the Countywide Plan designation of the properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). The use of the subject properties is consistent with the uses allowed in the District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The properties proposed for annexation are contiguous to existing city limits along at least one boundary; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**