



Legislation Text

File #: ANX2021-04005, **Version:** 1

SUBJECT/RECOMMENDATION:

Continue to July 15, 2021: Approve the annexation, initial Future Land Use Map designations of Residential Low (RL) and Water/Drainage Feature Overlay and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 1732 Evans Drive; 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 1800 Diane Drive; and pass Ordinances 9463-21, 9464-21, and 9465-21 on first reading. (ANX2021-04005)

SUMMARY:

These voluntary annexation petitions involve two parcels of land totaling 0.382-acres. The two parcels are occupied by single-family dwellings. The properties are located generally south of Sunset Point Road, west of McMullen Booth Road, north of SR 590, and east of US Highway 19 North. The applicants are requesting annexation in order to receive sanitary sewer and solid waste service from the City. The properties are located within an enclave and are contiguous to existing city limits in at least one direction. It is proposed that the property located at 1732 Evans Drive be assigned Future Land Use Map designations of Residential Low (RL) and Water/Drainage Feature Overlay, and a Zoning Atlas designation of Low Medium Density Residential (LMDR), and the property located at 1800 Diane Drive 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 Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from Pinellas County. The closest sanitary sewer lines are located in the adjacent Diane Drive and Evans Drive rights-of-way. The applicants have paid the City's sewer impact and assessment fees and are aware of the additional costs to extend city sewer service to these properties. Collection of solid waste will be provided by the City of Clearwater. The properties are located within Police District III and service will be administered through the district headquarters located at 2851 North McMullen Booth Road. Fire and emergency medical services will be provided to these properties by Station #48 located at 1700 North Belcher Road. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. The properties will continue to receive water service from Pinellas County. 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.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of the properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed Water/Drainage Feature Overlay to be applied to 1732 Evans Drive recognizes the drainage easement along the western boundary of the property. The proposed zoning district to be assigned to the properties is the Low Medium Density Residential (LMDR) District. 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 in at least one direction; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A