Legislation Details (With Text)

File #:	ANX2017-02003	**Version:** 1	**Name:** Ord 9011-17, 9012-17, 9013-17; ANX2017-02003; 3052, 3059 and 3070 Hoyt Avenue; Multiple Owners
Type:	Planning Case	**Status:**	Passed
File created:	3/14/2017	**In control:**	Planning & Development
On agenda:	4/20/2017	**Final action:**	4/20/2017
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 3052, 3059 and 3070 Hoyt Avenue; together with certain rights-of-way of Glen Oak Avenue North, Glen Oak Avenue East, Lake Vista Drive, Terrace View Lane, Moss Avenue, Merrill Avenue, and Hoyt Avenue; and pass Ordinances 9011-17, 9012-17 and 9013-17 on first reading. (ANX2017-02003)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ord 9011-17 ANX.pdf, 2. Ord 9012-17 FLU.pdf, 3. Ord 9013-17 ZON.pdf, 4. ANX2017-02003 Maps & Photographs.pdf		

Date	Ver.	Action By	Action	Result
4/20/2017	1	City Council		
4/17/2017	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 3052, 3059 and 3070 Hoyt Avenue; together with certain rights-of-way of Glen Oak Avenue North, Glen Oak Avenue East, Lake Vista Drive, Terrace View Lane, Moss Avenue, Merrill Avenue, and Hoyt Avenue; and pass Ordinances 9011-17, 9012-17 and 9013-17 on first reading. (ANX2017-02003)

SUMMARY:

These voluntary annexation petitions involve 0.558-acres of property consisting of three parcels of land occupied by three single family homes. The parcels are located generally north of Drew Street, south of SR 590, and within ¼ mile west of McMullen Booth Road. The applicants are requesting annexation in order to receive solid waste service from the City and will be connected to the city sanitary sewer as part of the Kapok Terrace Sanitary Sewer System Extension Project. The Development Review Committee is proposing that the 7.792 acres of certain rights-of-way of Glen Oak Avenue North, Glen Oak Avenue East, Lake Vista Drive, Terrace View Lane, Moss Avenue, Merrill Avenue, and Hoyt Avenue not within the city limits also be annexed.

Properties located at 3059 and 3070 Hoyt Avenue are contiguous to existing city limits along at least one property boundary. The property located at 3052 Hoyt Avenue is not contiguous to existing city boundaries; however, it is in an enclave surrounded by city property on all sides (Type A) and is eligible for annexation pursuant to the Interlocal Service Boundary Agreement with Pinellas County. 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 service from the City. Collection of solid waste will be provided to the properties by the City. The applicants will connect to the City's sanitary sewer service when it is available, and are aware of the fee that must be paid in order to connect and the financial incentives available. 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 sanitary sewer, solid waste, 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 policies 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.

  > Policy A.7.2.4 Allow voluntary annexations for noncontiguous properties that are within an enclave as defined by Section 171.031(13)(a), Florida Statutes ("Type A" enclaves) and as authorized by the 2014 Interlocal Service Boundary Agreement (ISBA) between Pinellas County and municipalities, including the City of Clearwater.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these 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 are 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 at 3059 and 3070 Hoyt Avenue are contiguous to existing city limits along at least one property boundary; therefore, the annexations are consistent with Florida Statutes Chapter 171.044. The property proposed for annexation located at 3052 Hoyt Avenue is not contiguous to city boundaries but is located in a Type A Enclave; therefore, the annexation is consistent with the Interlocal Service Boundary Agreement authorized by Florida Statutes Chapter 171.204.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A