



Legislation Details (With Text)

File #:	ANX2017-04007	Version:	1	Name:	Ords 9033-17, 9034-17, 9035-17; ANX2017-04007; 3059 Cherry Lane; Francis & Hector Irizarry and Genoveva Echvarria
Type:	Planning Case	Status:	Passed		
File created:	5/17/2017	In control:	Planning & Development		
On agenda:	6/14/2017	Final action:	6/14/2017		
Title:	Approve the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3059 Cherry Lane and pass Ordinances 9033-17, 9034-17 and 9035-17 on first reading. (ANX2017-04007)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 9033-17 ANX.pdf, 2. Ord 9034-17 FLU.pdf, 3. Ord 9035-17 ZON.pdf, 4. ANX2017-04007 Maps and Photos.pdf

Date	Ver.	Action By	Action	Result
6/14/2017	1	City Council		
6/12/2017	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Approve the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3059 Cherry Lane and pass Ordinances 9033-17, 9034-17 and 9035-17 on first reading. (ANX2017-04007)

SUMMARY:

This voluntary annexation petition involves a 0.23-acre property consisting of one parcel of land occupied by a single family home. The parcel is located on the south side of Cherry Lane approximately 275 feet west of McMullen Booth Road. The applicants are requesting annexation in order to receive solid waste and sanitary sewer service from the City. The property is located within an enclave and is contiguous to existing city limits to the north, west, and south. It is proposed that the property be assigned a Future Land Use Map designation of Residential Urban (RU) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

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

- The property currently receives water service from the City. Collection of solid waste will be provided to the property by the City. The closest sanitary sewer line is located in the adjacent Cherry Lane right-of-way. The applicants understand that the sewer impact and assessment fees must be paid in full prior to connection and are aware of the additional costs to extend city sewer service to this property. The property is 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 this property by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and

- The proposed annexation is consistent with and promotes 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 Urban (RU) Future Land Use Map category is consistent with the current Countywide Plan designation of this property. This designation primarily permits residential uses at a density of 7.5 units per acre. The proposed zoning district to be assigned to the property is Low Medium Density Residential (LMDR). The use of the subject property is consistent with the uses allowed in the District and the property exceeds the District's minimum dimensional requirements. The proposed annexation is therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The property proposed for annexation is contiguous to existing city limits to the north, west, and south; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A