



Legislation Details (With Text)

File #: ANX2017-04008 **Version:** 1 **Name:** Ord 9036-17, 9037-17, 9038-17; ANX2017-04008; 0 Otten Street; Cheese Gromit LLC
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 Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for an unaddressed parcel located on the south side of Otten Street, approximately 330 feet west of North Highland Avenue, and pass Ordinances 9036-17, 9037-17 and 9038-17 on first reading. (ANX2017-04008)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 9036-17 ANX.pdf, 2. Ord 9037-17 FLU.pdf, 3. Ord 9038-17 ZON.pdf, 4. ANX2017-04008 Maps & Photographs.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 Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for an unaddressed parcel located on the south side of Otten Street, approximately 330 feet west of North Highland Avenue, and pass Ordinances 9036-17, 9037-17 and 9038-17 on first reading. (ANX2017-04008)

SUMMARY:

This voluntary annexation petition involves a 0.163-acre property consisting of one parcel of land which is currently vacant. The parcel is located on the south side of Otten Street, approximately 330 feet west of Highland Avenue. The applicant is requesting annexation in order to receive solid waste, sanitary sewer, and water service from the City. The applicant intends to build a single family home on the property; however, no site plans have been submitted. The property is located within an enclave and is contiguous to existing city limits to the north, west, and east. It is proposed that the property 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 annexation is consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- Collection of solid waste will be provided to the property by the City. The closest sanitary sewer and potable water lines are located in the adjacent Otten Street right-of-way. The applicant understands that the sewer and water impact and assessment fees must be paid in full prior to connection, and is aware of the additional costs to extend City sewer and water service to this property. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve this property

with sanitary sewer, solid waste, water, 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 Low (RL) 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 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 east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A