



Legislation Details (With Text)

File #:	ANX2018-07010	Version:	1	Name:	Ords 9180-18, 9181-18, 9182-18; ANX2018-07010; Property Remedies, LLC & AHS Holdings LLC; 1251 Sedeeva Circle North & 1923 North Betty Lane
Type:	Planning Case	Status:			Passed
File created:	8/20/2018	In control:			Planning & Development
On agenda:	9/6/2018	Final action:			9/6/2018
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 1251 Sedeeva Circle North and approve the annexation, initial Future Land Use Map designations of Residential Urban (RU), Preservation (P) and Drainage Feature Overlay and initial Zoning Atlas designations of Medium Density Residential (MDR) and Preservation (P) for 1923 North Betty Lane; and pass Ordinances 9180-18, 9181-18, and 9182-18 on first reading. (ANX2018-07010)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 9180-18 ANX.pdf, 2. Ord 9181-18 FLU.pdf, 3. Ord 9182-18 ZON.pdf, 4. ANX2018-07010 Maps & Photographs.pdf

Date	Ver.	Action By	Action	Result
9/6/2018	1	City Council		
9/4/2018	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 1251 Sedeeva Circle North and approve the annexation, initial Future Land Use Map designations of Residential Urban (RU), Preservation (P) and Drainage Feature Overlay and initial Zoning Atlas designations of Medium Density Residential (MDR) and Preservation (P) for 1923 North Betty Lane; and pass Ordinances 9180-18, 9181-18, and 9182-18 on first reading. (ANX2018-07010)

SUMMARY:

These voluntary annexation petitions involve 1.510 acres of property consisting of two parcels of land, one being occupied by a single-family home and the other being vacant. The parcels are located generally north of Sunset Point Road, west of Kings Highway, south of Union Street, and east of Douglas Avenue. 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 along at least one boundary. It is proposed that 1251 Sedeeva Circle North be assigned a Future Land Use Map designation of Residential Urban (RU) and a Zoning Atlas designation of Low Medium Density Residential (LMDR) and that 1923 North Betty Lane be assigned the Future Land Use Map designations of Residential Urban (RU), Preservation (P) and Drainage Feature Overlay and Zoning Atlas designations of Medium Density Residential (MDR) and Preservation (P).

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 property at 1251 Sedeeva Circle North currently receives water service from the City. The closest sanitary sewer line to that property is in the adjacent Sedeeva Circle North right-of-way, and the applicant is aware of the impact and assessment fees that must be paid in order to connect to the City's system. Water service will be provided to 1923 North Betty Lane when the property is developed. The applicant indicated the intent is to construct multi-family residential (triplexes). The closest sanitary sewer line to that property is in the adjacent North Betty Lane right-of-way. The applicant is aware that the property owner is responsible for evaluating the proper method to connect to the City's sewer and water systems, as well as for the additional costs to extend and connect to the sewer system and any for upgrades to the existing system that may be necessary to receive additional wastewater flows. Collection of solid waste will be provided to the properties by the City. The properties are 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 these properties by Station #51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, water, 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.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Urban (Urban) Future Land Use Map category to be assigned to both properties is consistent with the Countywide Plan designation. This designation primarily permits residential uses at a density of 7.5 units per acre. The proposed Preservation (P) and Drainage Feature Overlay Future Land Use Map categories to be applied to 1923 North Betty Lane recognize the stormwater system along the southern boundary of the property. The proposed zoning district to be assigned to 1251 Sedeeva Circle North is Low Medium Density Residential (LMDR), and the zoning districts to be assigned to 1923 North Betty Lane are Medium Density Residential (MDR) and Preservation (P). The use of the property at 1251 Sedeeva Circle North is consistent with the uses allowed in the Low Medium Density Residential (LMDR) District and the proposed multi-family (triplex) development at 1923 North Betty Lane will be consistent with the uses allowed in the Medium Density Residential (MDR) District. 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