



Legislation Details (With Text)

File #: ANX2019-10023 **Version:** 1 **Name:** Ord. 9343-19, 9344-19, 9345-19; ANX2019-10023; 1725 Owen Drive; Caseco Group LLC
Type: Planning Case **Status:** Public Hearing
File created: 10/31/2019 **In control:** Planning & Development
On agenda: 12/5/2019 **Final action:**
Title: 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 1725 Owen Drive and pass Ordinances 9343-19, 9344-19 and 9345-19 on first reading. (ANX2019-10023)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance 9343-19 Annexation.pdf, 2. Ordinance 9344-19 Future Land Use.pdf, 3. Ordinance 9345-19 Zoning.pdf, 4. ANX2019-10023 Maps and Photographs.pdf

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council		
12/2/2019	1	Council Work Session		
12/2/2019	1	Council Work Session		

SUBJECT/RECOMMENDATION:

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 1725 Owen Drive and pass Ordinances 9343-19, 9344-19 and 9345-19 on first reading. (ANX2019-10023)

SUMMARY:

This voluntary annexation petition involves a 0.200-acre property consisting of one parcel of land occupied by a single-family dwelling. The parcel is located on the east side of Owen Drive approximately 365 feet north of SR 590. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the City. The property is located within an enclave and is contiguous to existing city limits to the east. It is proposed that the property 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).

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 Pinellas County. Collection of solid waste will be provided to the property by the City. The closest sanitary sewer line is located in the adjacent Owen Drive right-of-way, and the owner is aware that the required sewer impact and assessment fees must be paid in full prior to connection and of the additional costs to extend City sewer service to the property. Collection of solid waste will be provided to the property by the City. 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 #48 located at 1700 Belcher Road. The City has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. Water service will continue to be

provided by Pinellas County. 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 Water/Drainage Feature Overlay proposed to be applied to the property will recognize the existing drainage easement on the property. 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 east. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A