



Legislation Details (With Text)

File #: ANX2023-07008 **Version:** 1 **Name:** 1st rdg: Ord. #9709-23, 9710-23, 9711-23, ANX2023-07008, Father Silas and Hend Andrew, 3121 Downing Street Ad dates: 9/6/23 & 9/20/23

Type: Planning Case **Status:** Public Hearing

File created: 8/23/2023 **In control:** Planning & Development

On agenda: 9/21/2023 **Final action:**

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 3121 Downing Street, together will all unincorporated right-of-way of Downing Street, and pass Ordinances 9709-23, 9710-23, and 9711-23 on first reading. (ANX2023-07008)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 9709-23 - ANX, 2. Ord 9710-23 - FLU, 3. Ord 9711-23 - ZON, 4. ANX2023-07008_Maps_and_Photos

Date	Ver.	Action By	Action	Result
9/21/2023	1	City Council		
9/18/2023	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 3121 Downing Street, together will all unincorporated right-of-way of Downing Street, and pass Ordinances 9709-23, 9710-23, and 9711-23 on first reading. (ANX2023-07008)

SUMMARY:

This voluntary annexation petition involves a 0.212-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the south side of Downing Street approximately 260 feet east of South McMullen Booth Road. The property was recently developed with a detached dwelling under Pinellas County’s jurisdiction, and annexation is required in order to receive sanitary sewer and solid waste service from the city. The Development Review Committee is proposing that the 0.68-acres of Downing Street right-of-way not currently within the city limits also be annexed. The property is contiguous to existing city boundaries to the 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 Community Development Code Section 4-604.E as follows:

- The property currently receives water and sanitary sewer service from the city. The required sewer impact fee has been paid in full and the property was connected to the city’s closest sanitary sewer line located in the adjacent Downing Street right-of-way at the time of construction. The property is located within Police District III and service will be administered through the district headquarters located at

2851 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 solid waste, police, and 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.2.2 Future land use in the City of Clearwater shall be guided by the city's Future Land Use Map, which shall be consistent with the Countywide Plan for Pinellas County (The Countywide Plan) including the Countywide Plan Map and shall be implemented through the city's Community Development Code.

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 the 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 the Low Medium Density Residential (LMDR) District. 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 boundaries to the south; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.