



Legislation Text

File #: ANX2016-05018, Version: 1

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 2112, 2138, and 2196/2198 Bell Cheer Drive; and pass Ordinances 8920-16, 8921-16 and 8922-16 on first reading. (ANX2016-05018)

SUMMARY:

These voluntary annexation petitions involve three parcels of land totaling 0.824 acres. The parcels are occupied by two single family dwellings and one duplex and are located generally south of Druid Road, east of South Hercules Avenue, west of South Belcher Road and north of Lakeview Road. The applicants are requesting annexation in order to receive solid waste service from the City and will be connected to the city sanitary sewer as part of the Belcher Area Sanitary Sewer System Extension Project. The properties are contiguous to existing city limits along at least one property boundary. It is proposed that the properties 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 annexations are consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from Pinellas County. Collection of solid waste will be provided to the properties by the City. The applicants have paid the City's sewer impact fee in full. The property at 2138 Bell Cheer has been connected to the city sanitary sewer system, and the remaining properties will soon be connected to the city sanitary sewer system by the contractor. 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 this property by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. Water service will continue to be provided by the County. 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 Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. This designation primarily permits residential uses at

a density of 5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). The uses of the subject properties are consistent with the uses allowed in the District. However, the property located at 2196/2198 Bell Cheer Drive is an existing duplex, and although the use is allowed within the Low Medium Density Residential (LMDR) District, the property exceeds the number of units allowed on the parcel based on the underlying Residential Low (RL) Future Land Use Designation. The requirements of Article 6, Nonconformity Provisions of the Community Development Code will apply to this property once annexed into the City. The properties located at 2112 and 2138 Bell Cheer Drive 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 property boundary. Therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT:

USE OF RESERVE FUNDS: