



## Legislation Text

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**File #:** ANX2017-03006, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve the annexation, initial Future Land Use Map designations of Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay and initial Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P) Districts for 1516 Stevenson's Drive; and pass Ordinances 9022-17, 9023-17, and 9024-17 on first reading. (ANX2017-03006)

### **SUMMARY:**

This voluntary annexation petition involves a 0.26-acre property consisting of one parcel of land occupied by a single-family dwelling. The property is located on the west side of Stevenson's Drive, approximately 80 feet south of Carol Drive. The applicant is requesting annexation in order to receive solid waste service from the City. The property is contiguous to existing city boundaries to the north, east and west. It is proposed that the property be assigned the Future Land Use Map designations of Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay and Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P).

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 of Clearwater. Collection of solid waste for the property will be provided by the City of Clearwater. 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 solid waste, 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), Preservation (P) and Water/Drainage Feature Overlay Future

Land Use Map categories are consistent with the current Countywide Plan designation of this property. The Residential Low (RL) designation primarily permits residential uses at a density of 5 units per acre. The Preservation (P) and Water/Drainage Feature Overlay categories proposed to be applied to the property recognize the watershed and drainage features on the properties. The proposed zoning districts to be assigned to this property are the Low Medium Density Residential (LMDR) and Preservation (P) Districts. 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 along the north, east, and west; therefore the annexation is consistent with Florida Statutes Chapter 171.044.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**