



Legislation Text

File #: ANX2017-01002, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve the annexation of 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road, together with certain abutting rights-of-way of Wolfe Road and North McMullen Booth Road; and pass Ordinance 9005-17 on first reading. (ANX2017-01002)

SUMMARY:

This voluntary annexation petition involves four vacant parcels of land totaling 0.83 acres located at the southeast corner of Wolfe and North McMullen Booth Roads. The City of Clearwater owns the property, and is requesting annexation in order to expand park facilities. The property is contiguous to existing city boundaries along the north, south and east. The Development Review Committee is proposing that 0.696-acres of abutting Wolfe Road and North McMullen Booth Road rights-of-way also be annexed.

The City has also submitted applications to change the property's Future Land Use Map designation of Residential Urban (RU) to Recreation/Open Space (R/OS) (LUP2017-01001) and to rezone the property to the Open Space/Recreation (OS/R) District (REZ2017-01001) upon annexation into the City of Clearwater.

The Planning and Development Department determined that the proposed annexation is consistent with the provisions of the Clearwater Community Development Code Section 4-604.E. as follows:

- The property currently receives water from the City. Sewer service is not readily available to the property, but will be made available in the future as part of the Kapok Terrace Sanitary Sewer System Extension Project. Collection of solid waste will be provided 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 the property by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve the property with sanitary sewer, 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 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.7.2.4 Allow voluntary annexations for noncontiguous properties that are within an enclave as defined by Section 171.031(13)(a), Florida Statutes ("Type A" enclaves) and as authorized by the 2014 Interlocal Service Boundary Agreement (ISBA) between Pinellas County and municipalities, including the City of

Clearwater.

- The parcels proposed for annexation located at 3109 and 3111 Wolfe Road and 421 North McMullen Booth Road are contiguous to existing city boundaries along the south and east; therefore, the annexations are consistent with Florida Statutes Chapter 171.044. The parcel at 501 North McMullen Booth Road is non-contiguous to city boundaries but is located in a Type A Enclave; therefore, the annexation is consistent with the Interlocal Service Boundary Agreement authorized by Section 171.204.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A