



Legislation Text

File #: ANX2017-12024, 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: 601 Moss Avenue; 807 Glen Oak Avenue East; 3006 and 3007 Lake Vista Drive; 3030 and 3065 Hoyt Avenue; 3035 Grandview Avenue; and 3058, 3070 and 3076 Merrill Avenue; and 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 3120 and 3124 Wolfe Road; and pass ordinances 9120-18, 9121-18 and 9122-18 on first reading. (ANX2017-12024, ANX2017-12025 and ANX2018-01002)

SUMMARY:

These voluntary annexation petitions involve 2.524 acres of property consisting of twelve parcels of land occupied by single family homes. The parcels are located generally north of Drew Street, south of SR 590, and within ¼ mile east or west of McMullen Booth Road. The applicants are requesting annexation in order to receive sanitary sewer service from the City and will be connected to the city sanitary sewer as part of the Kapok Terrace Sanitary Sewer Extension Project. The properties are located within an enclave and are contiguous to existing city limits along at least one boundary. It is proposed that the properties at 3120 and 3124 Wolfe Road be assigned a Future Land Use Map designation of Residential Urban (RU) and the remaining properties be assigned Residential Low (RL). All properties are proposed to be assigned 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 the City. Collection of solid waste will be provided to the property by the City. The applicants will connect to the City's sanitary sewer service when it is made available and are aware of the fee that must be paid in order to connect and of the financial incentives available. The properties are 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 these properties 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. 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 Countywide Plan designation for: 601 Moss Avenue; 807 Glen Oak Avenue East; 3006 and 3007 Lake Vista Drive; 3030 and 3065 Hoyt Avenue; 3035 Grandview Avenue; and 3058, 3070 and 3076 Merrill Avenue. This designation primarily permits residential uses at a density of 5 units per acre. The proposed Residential Urban (RU) Future Land Use Map category is consistent with the current Countywide Plan designation for 3120 and 3124 Wolfe Road. This designation primarily permits residential uses at a density of 7.5 units per acre. The proposed zoning district to be assigned to all properties is Low Medium Density Residential (LMDR). The use of the subject properties are consistent with the uses allowed in the District and the properties 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 boundary; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A