



## Legislation Text

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**File #:** ANX2017-09020, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve the annexation of 1990 North McMullen Booth Road and two contiguous unaddressed parcels on Union Street and McMullen Booth Road; and pass Ordinance 9126-18 on first reading. (ANX2017-09020)

### **SUMMARY:**

This voluntary annexation petition involves four parcels of land totaling 7.62 acres on the west side of North McMullen Booth Road approximately 500 feet south of Union Street. The parcels are owned by MB Investments of Clearwater, Ltd./ Laura Weikel; Sarah Davidson; and Paul McMullen. Two of the four parcels are vacant and the remaining two are occupied by single family homes. The applicant is requesting annexation in order to redevelop the property with an assisted living facility, which the applicant has indicated is the intended use; however, no site plan has been submitted at this time. The property is contiguous to existing city boundaries along the south.

The applicant has also submitted applications to change the property's Future Land Use Map designation of Residential Suburban (RS) category to the Residential Low Medium (RLM) category (LUP2017-09009) and to rezone the property to the Medium Density Residential (MDR) District (REZ2017-09009) 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, and the applicant is aware of the cost to extend sewer to the property. 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 50 located at 2681 Countryside Boulevard. 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.

- The property proposed for annexation is contiguous to existing city boundaries along the south;

therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

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

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