



Legislation Text

File #: ANX2017-12026A, Version: 1

SUBJECT/RECOMMENDATION:

Approve the annexation of 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane, and pass Ordinance 9123-18 on first reading. (ANX2017-12026A)

SUMMARY:

This voluntary annexation petition involves a 24.46-acre parcel located at the southwest corner of Curlew Road and Lake Shore Lane. The parcel is owned by Benjamin D. Roddey III, Baron N. Roddey, Mary K.E. Roddey, Christina P. Roddey, Glenn W. Roddey, Kay R. Schafer, and Benjamin D. Roddey IV. Currently, the property is occupied by two single family homes, one of which is accessed from Lake Shore Lane along the eastern boundary of the site, and one which is accessed from Aspen Trail which terminates at the southern property line. Additionally, there is a detached garage and barn on the property. A 4.8-acre stormwater pond provides stormwater storage and treatment for the neighborhood to the south of the subject site through drainage easements.

The applicant is requesting annexation in order to redevelop the property with a new residential subdivision; however, no site plan has been submitted at this time. The property is contiguous to existing City boundaries along the east.

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 parcel currently has a well for potable water, and Pinellas County would provide water service when the property is redeveloped. The closest sanitary sewer line is in the adjacent Lake Shore Lane right-of-way. The applicant is aware that the property owner is responsible for evaluating the proper method to connect to the City's sewer system, as well as for the additional costs to extend and connect to the sewer system and any for upgrades to the existing system that may be necessary to receive additional wastewater flows. 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 east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Future Land Use Map Designation and Amendment

The Future Land Use Map initial designation, along with a proposed amendment are included in a separate agenda item (LUP2018-02001, proposed Ordinance 9124-18).

Zoning Atlas Designation

The assignment of the Zoning Atlas designation for this property is included in a separate agenda item as it cannot be concluded until the future land use designation and amendment is approved. (ANX2017-12026B, proposed Ordinance 9125-18)

APPROPRIATION CODE AND AMOUNT:

USE OF RESERVE FUNDS: