



Legislation Text

File #: ANX2018-07012, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve the annexation, initial Future Land Use Map designation of Residential Medium (RM) and initial Zoning Atlas designation of Medium Density Residential (MDR) District for 2444 Sharkey Road and pass Ordinances 9186-18, 9187-18 and 9188-18 on first reading. (ANX2018-07012)

SUMMARY:

This voluntary annexation petition involves 0.990 acres of property consisting of one parcel of land which is currently vacant. The parcel is located on the north side of Sharkey Road approximately 745 feet west of North Old Coachman Road. The applicant is requesting annexation in order to receive sanitary sewer, solid waste and water service from the City. The property is located within an enclave and is contiguous to existing city limits to the west, south and east. It is proposed that the property be assigned a Future Land Use Map designation of Residential Medium (RM) and be assigned a Zoning Atlas designation of Medium Density Residential (MDR).

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

- The applicant will connect to the City's sanitary sewer and water service upon site development and is aware of the sewer and water impact and assessment fees that must be paid in order to connect to the City's systems. The closest sanitary sewer line to that property is in the adjacent Sharkey Road 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 and water systems, as well as for the additional costs to extend and connect to the systems and any for upgrades to the existing sanitary sewer system that may be necessary to receive additional wastewater flows. Solid waste collection will also be provided to the property upon site development. 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 #48 located at 1700 North Belcher Road. The City has adequate capacity to serve the property with sanitary sewer, solid waste, water, 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 proposed Residential Medium (RM) Future Land Use Map category is consistent with the Countywide Plan designation of the property. This designation primarily permits residential uses at a

density of 15 units per acre. The proposed zoning district to be assigned to the property is Medium Density Residential (MDR). The property exceeds the District's minimum dimensional requirements and any future development on the site will need to comply with the applicable requirements of the Community Development Code. 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 limits to the west, south and east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A