



## Legislation Text

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**File #:** ANX2019-06001, **Version:** 1

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### **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 1819 Audubon Street and 1015 Woodside Avenue, and pass Ordinances 9298-19, 9299-19 and 9300-19 on first reading. (ANX2019-06001)

### **SUMMARY:**

These voluntary annexation petitions involve 0.72 acres consisting of two parcels of land occupied by single-family dwellings. The properties are generally located north of Lakeview Road, south of Druid Road, east of South Duncan Avenue, and west of South Hercules Avenue. The applicant at 1819 Audubon Street is requesting annexation to receive sanitary sewer and solid waste services from the City, and the applicant at 1015 Woodside Avenue is requesting annexation to receive solid waste service only. The properties are located within enclaves and are contiguous to existing city limits along at least one boundary. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Low (RL) and 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 Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from the City. For the property located at 1819 Audubon Street, the closest sanitary sewer line is located in the Audubon Street right-of-way. The applicant has paid the city's sewer impact and assessment fees and has been connected to the system. Sewer service is not readily available to the property located at Woodside Avenue. Collection of solid waste will be provided to both properties by the City of Clearwater. 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 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 to be assigned to both properties is consistent with the Countywide Plan designation of the properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the properties is the Low Medium Density Residential (LMDR) District. The use of the subject properties is 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**