



## Legislation Text

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**File #:** ANX2019-11024, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve 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 1919 Chenango Avenue and 1274 Sedeeva Circle North, together with all rights-of-way of Chenango Avenue and Sedeeva Circle North not currently within the city, and pass Ordinances 9363-20, 9364-20 and 9365-20 on first reading. (ANX2019-11024; ANX2019-12028)

### **SUMMARY:**

These voluntary annexation petitions involve 0.359-acres of property consisting of two parcels of land occupied by single-family dwellings. The parcels are located generally north of Sunset Point Road, west of North Betty Lane, south of Union Street, and east of Douglas Avenue. The applicants are requesting annexation in order to receive sanitary sewer and solid waste service from the City. The Development Review Committee is proposing that the Chenango Avenue and Sedeeva Circle North rights-of-way not currently within the City also be annexed. The properties are contiguous to existing city limits in at least one direction. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Urban (RU) 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 Clearwater Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from Pinellas County. Collection of solid waste will be provided to the properties by the City. The closest sanitary sewer lines are located in the adjacent Chenango Avenue and Sedeeva Circle North rights-of-way. The owner of 1919 Chenango Avenue has paid the required impact fee in full and is connected to the City sewer, and the owner of 1274 Sedeeva Circle North is aware that the impact fee must be paid in full prior to connection and of the additional costs to extend City sewer service to the property. The properties are located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station #51 located at 1712 Overbrook Avenue. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. Water service will continue to be provided by Pinellas County. 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 Urban (RU) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. This designation primarily permits residential uses at a density of 7.5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). 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 in at least one direction. Therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

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

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