



Legislation Text

File #: ANX2021-07012, Version: 1

SUBJECT/RECOMMENDATION:

Approve the annexation, initial Future Land Use Map designations of US 19-Regional Center (US 19-RC) and Water, and initial Zoning Atlas designations of US 19 and Preservation (P) Districts for two unaddressed parcels located between 2975 Gulf to Bay Boulevard and Old Tampa Bay; and pass ordinances 9490-21, 9491-21, and 9492-21 on first reading. (ANX2021-07012)

SUMMARY:

This voluntary annexation petition involves a 2.49-acre property including 0.616 acres of uplands and 2.114 acres of submerged lands, more or less. The property is comprised of two parcels, and records show that a portion of the western parcel was previously annexed into the city of Clearwater. Both parcels are located approximately 835 feet south of Gulf to Bay Boulevard between 2975 Gulf to Bay Boulevard and Old Tampa Bay. The applicant owns 2975 Gulf to Bay Boulevard, abutting to the north, and is requesting this annexation so that these additional parcels are also fully in the City's jurisdiction for future redevelopment of the entire site. The site is vacant and being used as a construction staging area for the property to the east that is currently under construction. The property is located within an enclave and is contiguous to existing city limits to the north, west and east. It is proposed that the property be assigned the Future Land Use Map designations of US 19-Regional Center (US 19-RC) and Water and Zoning Atlas designations of US 19 and Preservation (P).

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 property currently does not have water or sewer service as the majority of the parcels are submerged land. The applicant is requesting annexation in order to develop attached dwellings primarily on the abutting parcel to the north and would include this parcel within any development application. Therefore, connection to urban infrastructure (i.e., city sewer and water) is not being requested at this time, but is anticipated in the future. The applicant is aware that the required sanitary sewer and water impact and assessment fees must be paid in full prior to connection and of any additional costs to extend to the City's sanitary sewer and water lines. 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 this property by Station #49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve this property with solid waste, police, fire and EMS service, as well as water and sanitary sewer when requested in the future. 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.

Policy A.7.2.5 Unincorporated property within the Clearwater Planning Area located within the US 19 Corridor redevelopment area shall be designated through an amendment to the Future Land Use Map with the appropriate future land use category upon annexation, consistent with the US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future boundaries depicted on Map A-17.

- The proposed US 19-Regional Center (US 19-RC) and Water Future Land Use Map categories to be assigned to the property are consistent with the Countywide Plan designations. The US 19-Regional Center (US 19-RC) category primarily permits a mix of uses at a floor area ratio (FAR) of 2.5. The Water category is proposed to be applied to the submerged lands, utilizing the mean high water line to delineate the two categories. The proposed zoning districts to be assigned to the property are US 19 and Preservation (P). The proposed use of the subject property as part of a larger multi-family residential development is consistent with the uses allowed in the US 19 District. The proposed annexation is therefore consistent with the City's Comprehensive Plan, the Countywide Plan Map and Community Development Code; and
- The property proposed for annexation is contiguous to existing city limits to the north, west 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