



ITEM SUMMARY

MEETING DATE: April 15, 2024

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2023-23, ANX-23-02, 4964 Gardner Lane and LWDD Parcel Denton Nursery Voluntary Annexation – First Reading**

BACKGROUND

A voluntary annexation to further reduce the size of an existing enclave. The sites proposed for annexation contain two (2) parcels with one (1) single-family home that includes a wholesale nursery and landscape maintenance business with management office, and the other is a parcel adjacent to LWDD Canal 14 that provides for maintenance access to the adjacent drainage right-of-way. The sites are contiguous to the City's boundary on the east perimeter and south across the drainage right-of-way. City Future Land Use and Zoning designations will be applied to the properties through a concurrent application process. The two sites will be annexed and continue to operate as currently developed.

ANALYSIS

The subject property is contiguous to the City's municipal boundaries to the east and south and is within the City's identified future annexation area. Since the subject property is contiguous to developed parcels already in the City, and it is located in an existing unincorporated pocket, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase costs to the City to warrant the annexation unreasonable. After reviewing this petition, staff has determined that the voluntary annexation does not create any enclaves and is consistent with all of the provisions of Chapter 171, Florida Statutes, as well as the City's Comprehensive Plan and Zoning Code governing annexations.

the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on January 11, 2024.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-23 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of ANX-23-02 through the adoption of Ordinance 2023-23.
