



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: Ordinance 2021-01, ANX-20-02
Voluntary Annexation of Ranchette Road Townhomes

BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres, has submitted a voluntary annexation request. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The site is comprised of three (3) parcels of land, two (2) are developed with single-family homes and one (1) is vacant. Concurrent petitions for a comprehensive plan amendment (CPA-20-03), zoning change (ZC-20-03), and a site and development plan (SP-20-02) are being processed for the site. On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only. The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021. The City Council approved this petition on first reading March 15, 2021 by a unanimous vote of 4-0. The previous approval of the ordinance at first reading was not properly advertised. The item was properly advertised for the May 3, 2021 City Council meeting. The City Council approved this petition on first reading May 3, 2021 by a unanimous vote of 5-0

ANALYSIS

The subject property is contiguous to the City's municipal boundaries to the west, north, 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.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-01 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of ANX-20-02 through the adoption of Ordinance 2021-01.