



Applicant: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)

Property Owners: Cay Ventures, LLC & BDG Albee, LLC

Project Planner: Aubrey Hale

Request for Annexation

Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Low Residential ^(County)	A-1, Agricultural ^(County)

Parcel Information

Acres: +9.10 acres
Parcel(s)#: 23867-000-00, 23866-001-00
Location: 4240 SW 43rd Ct and 4300 SW 43rd Ct
Existing use: Single-Family Residential

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Public ^(County)	R-4, Residential Mixed Use ^(County)	DRA
West	Neighborhood ^(City)	No zoning ^(City)	Single-family dwellings
South	Neighborhood ^(City)	No zoning ^(City)	Single-family dwellings
East	Medium Intensity/Special District ^(City) Low Intensity	B-4, General Business ^(City)	Restaurant Self-service Station Undeveloped

Background:

- This property is contiguous to the city limits along its southern, eastern, and western boundaries. The western and southerly property lines border the Saddlewood Estates subdivision. The easterly property line fronts on SW 43rd Ct and is across from a DRA that serves a gas station and restaurant. The two parcels each contain a single-family home.
- The property owner has requested annexation into the City to receive city water and electric service and to develop the property as a gated two-story multifamily Planned Development.
- A Neighborhood future land use designation and Planned Development, PD, zoning are proposed.
- This project was heard by the Planning & Zoning Commission previously on June 14, 2021.
 - At the June 14, 2021 meeting, the Planning & Zoning Commission voted 5 to 0 to approve the annexation and future land use designation for the property, but also voted 5 to 0 to deny the Planned Development proposal.
- After the Planning & Zoning Commission meeting on June 14, 2021, the applicant decided to revise the Planned Development instead of proceeding to City Council.
- The Planned Development proposal has now been substantially revised in response to feedback received and in coordination with City staff.
- Applications for annexation, the future land use designation, and Planned Development zoning are now being brought back to the Planning & Zoning Commission for a second consideration.

Staff Recommendation: Approval of ANX20-0012

Basis: The proposed annexation is contiguous to the city limits and meets statutory requirements.

Services Analysis:

Electric: Service is available from Ocala Electric Utilities.

Potable Water: Service is available.

Sanitary Sewer: Service is available.