



Applicants: Shelijen, LLC
Property Owner: Shelijen, LLC
Agent: W. James Gooding III
Project Planner: Endira Madraveren, AICP

Request for Annexation

Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Commercial ^(County)	B-2, Community Business ^(County)

Parcel Information

Acres: +6.10 Acres
Parcel(s)#: 21509-001-02
Location: north of the access road included in the Shops at Foxwood Replat (P.B. 12 Pg. 161), said access road running behind properties addressed 4579 to 4631 NW Blitchton Road
Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Commercial ^(County)	PUD ^(County)	Undeveloped
East	Commercial ^(County)	A-1 ^(County)	Undeveloped
	Low Intensity	B-2	Undeveloped
South	Commercial ^(County)	B-2 ^(County)	WRA
	Low Intensity	B-2	Undeveloped
West	Low Intensity	SC	Shopping Center

Background:

The property owner is requesting annexation into the City to receive city water and electric services in order to potentially develop the property as a hotel. Low Intensity land use and B-2, Community Business zoning are requested.

Staff Recommendation: Approval of ANX22-45042

Basis: The proposed annexation is contiguous to the city limits and is eligible for annexation.

Transportation: The subject property currently has frontage on NW 46th Terrace and the unnamed access road included in the Shops at Foxwood Replat. Developments that create 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Electric: The property is in the Ocala Electric Utility service territory.

Internet: Fiber Optic Cable available along US Highway 27.

Potable Water: Services are available, connection options will be determined during the site plan approval.

Sanitary Sewer: Services are available, connection options will be determined during the site plan approval.

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: The city has a contract for unlimited tonnage of solid waste.

Fire Service: City of Ocala Fire Station #1 is located approximately 3.5 miles away and Fire Station #4 is located approximately 4.5 miles away.

Schools: This property is currently served by College Park Elementary, Howard Middle, and West Port High School.