



Applicants: CHAP, LLC and Charles H. Albiol
Property Owner: CHAP, LLC and Charles H. Albiol
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 | High Residential (County) | R-3, Multiple Family Dwelling (County) |

Parcel Information

Acres: ~40 Acres
Parcel(s)#: 15464-005-00 and 15493-000-00
Location: 221 NE 35th Street and the parcel directly to the north
Existing use: Mostly vacant/undeveloped with one single-family residence

Adjacent Land

| <u>Direction</u> | <u>Future Land Use</u> | <u>Zone</u> | <u>Current Use</u> |
|------------------|-----------------------------|--|--------------------------|
| North | Medium Residential (County) | PUD | Single-Family Residences |
| East | High Residential (County) | A-1, General Agriculture (County) | Single-Family Residence |
| | Neighborhood | R-3, Multi-Family | Vacant Undeveloped |
| South | High Residential (County) | R-3, Multiple Family Dwelling (County) | Single-Family Residences |
| | Neighborhood | R-3, Multi-Family | Single-Family Residences |
| West | Medium Residential (County) | R-3, Multiple Family Dwelling (County) | Single-Family Residences |
| | High Residential (County) | | |

Background:

- This property is contiguous to the city limits along its eastern and southern borders.
- The property owner has requested annexation into the City to receive city water and electric services and to develop the property as a multi-family residential community along with the property located directly to the east and south under the same ownership.
- Neighborhood land use and R-3, Multi-Family Residential zoning are requested.

Staff Recommendation:

Approval of ANX22-44799

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

Services Analysis:

Electric: Ocala Electric Utility

Potable Water: Service is available.

Sanitary Sewer: Service is available.