



Planning & Zoning Commission

July 11, 2022

Case No. ANX22-44859

Staff Report

Applicants: Alfred Joseph Flechas, Jr.

Property Owner: Alfred Joseph Flechas, Jr.

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	Medium Residential & Commercial (County)	R-1, Single Family Dwelling & B-4, Regional Business (County)

Parcel Information

Acres: 34.06 Acres
Parcel(s)#: 23410-000-00
Location: 2300 SW 38th Avenue
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 & Preservation (County)	R-1, Single Family Dwelling (County)	Single-Family Residences
East	Low Intensity Neighborhood	GU, Governmental Use & R-1, Single-family Residential	Central Florida College Single-Family Residences
South	High Residential & Medium Residential (County)	R-1, Single Family Dwelling & P-MH, Mobile Home Park (County) & OP, Office Park	Single-Family Residences Vacant Undeveloped
West	Medium Intensity/Special District	O-1, Office	Vacant Undeveloped

Background:

- This property is contiguous to the city limits along its eastern borders. Annexation will reduce the size of an existing enclave.
- The property owner has requested annexation into the City to receive city water and electric services.
- Low Intensity land use is requested. A separate zoning application will be submitted in the coming months. The applicant is contemplating a desired zoning district.

Staff Recommendation:

Approval of ANX22-44859

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 expanding due to a Department of Environmental Protection grant for the conversion of septic systems to sanitary sewer. However, the capacity is likely not going to initially support a more dense style of development. The expansion will only handle the conversion of the existing neighborhood to the north of this property. Future sanitary sewer needs will need to be discussed at the time of development.