



Planning & Zoning Commission

February 13, 2023

Case No. ANX22-45056

Staff Report

Petitioner: Frank H. Green & Sandra L. Green

Property Owner: Frank H. Green & Sandra L. Green

Project Planner: Breah Miller, Planner II

Request for Annexation

Site's Present Future Land Use & Zoning

Jurisdiction

Marion County

Future Land Use

Commercial ^(County)

Zoning

B-2, Community Business ^(County)

B-5, Heavy Business ^(County)

Parcel Information

Acres: ±1.67 acres

Parcel(s)#: Parcel # 24728-000-01& 24728-002-00

Location: 3137 NE Jacksonville Road along with the parcel located directly to the south

Existing use: Vacant / Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commercial ^(county)	B-2, Community Business ^(County) B-5, Heavy Business ^(County)	Single Family Residence
East	Commercial ^(county) Neighborhood ^(city)	R-1, Single Family ^(City)	Vacant
West	Commercial ^(county)	B-2, Community Business ^(County) B-5, Heavy Business ^(County)	Hair Salon & Spa Residential
South	Commercial ^(county)	B-5, Heavy Business ^(County)	Multi-use complex

Background

- This property is contiguous to the city limits.
- Annexation was requested to obtain city services for a proposed multi- family development.
- Applications for a land use change from Commercial ^(County) to Neighborhood ^(City) and rezoning from B-2, Community Business ^(County) and B-5, Heavy Business ^(County), to R-3, Multi- Family ^(City), are being processed concurrently.

Staff Recommendation:

Approval of ANX22-45056

Basis for Approval

The proposed annexation is contiguous to the city limits, making it eligible for annexation.

Service Analysis

Transportation: The subject property currently has frontage on NE Jacksonville Road and NE 31st Street. Developments that create 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Table 1: Traffic Circulation²

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NE Jacksonville Road	4	45 MPH	Arterial	D	35,820	12,00	C

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

Potable Water: Connection options will be determined during the site plan approval.

Sanitary Sewer: 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.⁵

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

Fire Service: City Fire Station #5 is located within a 1-mile radius.

Schools: This property is currently served by Oakcrest Elementary, Howard Middle, and Vanguard High.

