



## Staff Report

Case No. ANX24-45704

Planning & Zoning Commission: June 9, 2025

City Council (1<sup>st</sup> Reading): August 19, 2025

City Council (Adoption): September 3, 2025

**Applicant:** Dessiree Troncoso (Anna Jo Partnership, LLC)

**Property Owner:** Anna Jo Partnership, LLC

**Project Planner:** Breah Miller, Planner II

**Amendment Request:** Seeking approval for annexation of two parcels of land totaling 39.33 acres.

**Concurrent Applications:** Future Land Use Change (**LUC24-45705**) to Medium Intensity/Special District and a zoning change (**PD24-45706**) rezoning the subject properties from R-3 Marion County to PD, Planned Development, City of Ocala.

### Parcel Information

**Acres:** ±39.33 acres

**Parcel(s)#:** 23817-004-00 & 23311-000-00

**Location:** located in the 5100 block, along the south side of SW 20<sup>th</sup> Street

**Existing Future Land Use:** High Residential (County)

**Existing Zoning District:** R-3, Multi-Family Residential (County)

**Existing Use:** Multi-family Residential (Parcel 23311-000-00) and Vacant (Parcel 23817-004-00)

**Overlay(s):** N/A

**Figure 1. Aerial Location Map**



## Section 1 - Applicant Request

The petitioner is requesting to annex the subject properties into the city to provide for the future development of the site and connection to available city utilities. The petitioner has submitted two concurrent petitions:

- Future land use amendment to change the future land use classification from High Residential (County) to Medium Intensity/Special District (City) (LUC24-45705)
- Rezoning to change the zoning from R-3, Multi-Family Residential (County), to PD, Planned Development (City) (PD24-45706).

## Section 2 - Background Information

The subject properties are comprised of two parcels of land (Parcel ID# 23311-000-00 and 23817-004-00) encompassing a total of approximately 39.33 acres. The subject properties are currently within the jurisdiction of Marion County and lie within an existing enclave area of the City of Ocala. The current Marion County designations of the properties are:

Zoning: R-3, Multi-family (County). The County code of ordinances indicates the intent of the Multi-Family Dwelling classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.

Future Land Use: High Residential land use (County), a maximum of 8 dwelling units per acre.

It is noted that the applicant acquired both properties in June 2020.

Parcel 23311-000-00 was developed in 1983 with eight multi-family buildings, known as the Timberland Apartments, that include 42 multi-family residential units. Parcel 23817-004-00 remains undeveloped and lies south of the Timberland Apartments with access from SW 53<sup>rd</sup> Avenue located along the western boundary of the subject property.

The subject properties along with the properties to the east are located within an existing enclave and are also contiguous to city limits on the north, west, south, and southeast sides. The subject property and properties to the east and south are heavily wooded. A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

**Adjacent Property Information**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
<b>East</b>	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
<b>South</b>	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
<b>West</b>	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

**Section 3 - Staff Analysis**

For the purpose of this analysis, it is important to understand that an enclave is an area of the city that is under the jurisdiction of Marion County but is surrounded on all sides by property that is incorporated into the City of Ocala. The subject properties of this annexation request are within an enclave that includes additional properties to the east along SW 20<sup>th</sup> Street. As a result, annexation of the subject properties will reduce the area/size of this existing enclave, but the enclave will remain. It is also important to understand that enclaves provide a challenge to public services due to the gap in service area. Typically, properties are serviced by the local government having jurisdiction of the property. For an enclave it creates a gap in service for both the City of Ocala and Marion County providing inefficiency of service for both jurisdictions. This is the primary reason Florida Law prohibits local governments from creating new enclaves (they result in inefficient services).

**Consistency with Comprehensive Plan**

The requested annexation is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:

Future Land Use Element Objective 12: requiring efficient use of existing services, facilities, and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.

*Staff Comment: The annexation will reduce an existing enclave area, improving existing city services. The applicant has indicated an intent to further develop the property. Additional development would provide for further urban infill development and additional efficiency of existing city infrastructure and services.*

Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

*Staff Comment: The existing Timberland apartments are currently not connected to city utilities. The annexation would promote the connection to city facilities by removing surcharges associated with utility connections outside of the city. Further, additional development of the subject properties will be required to connect to city utilities to ensure adequate public services for the development. Level of service and facility impact will be determined at the time of development or connection with respect to the existing Timberland apartments.*

Future Land Use Element Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.

*Staff Comment: Connection of existing development to city utilities and/or the further development of the site to be annexed will necessitate the review of the development, assessment and payment of the appropriate impact, connection, and service fees.*

Sanitary Sewer Sub-Element Policy 5.1: The City shall require that any land or development receiving sanitary sewer services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.

*Staff Comment: The applicant is requesting the annexation of the subject properties to facilitate the future connection to sanitary sewer service from the city.*

Potable Water Sub-Element Policy 5.1: The City shall require that any land or development receiving potable water services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.

*Staff Comment: The applicant is requesting the annexation of the subject properties to facilitate the future connection to potable water services from the city.*

## **Consistency with Land Development Regulations**

### Section 122-246 – Annexed territory:

- (a) All territory which may be annexed to the city after the effective date of the ordinance from which this section is derived (May 8, 1992) shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.

*Staff Comment: The annexation request is accompanied by a rezoning application (PD24-45706) to rezone the property from R-3, Multi-Family Residential (Marion County) to PD, Planned Development (City). The proposed development program and permitted uses included in the proposed PD plan (single family detached, single family attached townhomes, and multi-family residential), is consistent with the permitted uses within the city's R-3 zoning district that would be the "most closely corresponding" city zoning classification.*

- (b) All annexed territory shall, at the earliest available date, be subject to the land use change process to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.

*Staff Comment: The annexation request is accompanied by a concurrent request to change the subject properties future land use from High Residential (Marion County) to Medium Intensity/Special District (City) (LUC24-45705). The concurrent request will provide a City of Ocala future land use designation for the subject properties, providing consistency with this requirement.*

## Section 4 - Level of Service (LOS) Analysis

### A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

For the consideration of annexation, the purpose of this analysis is to identify any potential issues with the city’s ability to provide public services to the property to be annexed. The specific services to provide will need to be further evaluated at the time of future development or connection to city services. The following LOS information is provided to indicate available and remaining capacity for required public facilities (those facilities identified in the Comprehensive Plan, Capital Improvement Element Objective 1). As necessary, the analysis may utilize population per household estimates as established by the Florida Bureau of Economic and Business Research (BEBR). The most recent (2024) estimates indicate an average population per household at 2.33 people for Marion County.

**Transportation:** The subject property has frontage on SW 20<sup>th</sup> Street which is identified as a Collector roadway. Automotive traffic will likely access the property via SW 51<sup>st</sup> Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 <sup>th</sup> Street	4	35	Collector	E	39,800	12,500	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

*LOS Impact: The annexation will not result in any additional impact on the transportation system. The Timberland apartments have been in existence since 1983. While the roadway is currently operating at an acceptable LOS of C, any new development will require additional LOS analysis for all public facilities.*

**Potable Water:** The properties are currently serviced by Marion County Utilities. However, city utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 20<sup>th</sup> Street.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City’s water system is 24.4 million gallons daily (mgd) with current daily flows estimated at 17 mgd providing a remaining available capacity of approximately 7.4 mgd.

*LOS Impact: The existing apartments are not connected to city utilities at this time; there is no impact on public facilities as a result of the annexation. Future connection of the apartments or additional development will require connection to city utilities and further evaluation of LOS. It is noted that the approximate 7.4 mgd of remaining system capacity is available to accommodate future development/connection.*

**Sanitary Sewer:** The properties are currently being serviced by Marion County Utilities. However, city utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd) with daily flows estimated at 6.5 mgd, providing a remaining capacity of approximately 4 mgd.

*LOS Impact: The existing apartments are not connected to city utilities and the annexation will not result in any additional impact to public facilities. Future connection of the apartments or additional development will require connection to city utilities and further evaluation of LOS. It is noted that the approximate 4 mgd of remaining system capacity is available to accommodate future development/connection.*

**Solid Waste:** The subject property is not located within the city's service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

*LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.*

### **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

*LOS Impact: the additional 42 multi-family units from the existing Timberland apartments on the properties to be annexed provide for an estimated additional population to the city of 98 people. The city's current park acreage of 622.27 acres is sufficient at the adopted LOS (4.6 acres per 1,000 population) to accommodate a city population of 135,760 people. Based on this analysis, there is sufficient existing park acreage to accommodate the existing multi-family development on the property. Additional development of the property will require further Park LOS analysis at the time of development.*

**Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

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

**Electric:** The subject property is within the Ocala Electric Utility service territory.

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #4 is located approximately 1.68 miles from the subject property at 2275 SW 53<sup>rd</sup> Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

**Schools:** Potential school impact will be evaluated at the time of development.

No service level issues have been identified for public facilities. Annexing these properties will reduce the size of the enclave, which aligns with state law goals of promoting continuity and efficiency in local government services. This annexation also helps minimize service gap areas between city and county properties, thereby improving service continuity and overall efficiency.

*Summary Staff Comments: The request for annexation will result in the reduction of an existing enclave area in the city that will improve the efficiency of city services. Additionally, annexation will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over development will help the city ensure compatible and appropriate urban development. Further, the annexation and future development will promote the potential connection of the existing Timberland apartments to city utilities, providing additional revenue to maintain public facilities while requiring very little additional resources since city facilities are already fronting the property along SW 20<sup>th</sup> Street.*

**Section 5 - Staff Findings and Recommendation**

- The annexation will result in the reduction of an existing enclave.
- The requested annexation will improve the efficiency of city services.
- The subject property is contiguous to the City limits to the north, west, south, and southeast.
- No level of service issues have been identified for public facilities.

<b>Staff Recommendation:</b> <i>Approval</i>
--