



## Planning & Zoning Commission

December 13, 2021

Case No. ANX21-0005

Staff Report

**Applicants:** Lake Louise, LLC  
**Property Owner:** Lake Louise, LLC  
**Agent:** Fred Roberts  
**Project Planner:** Ian Rynex, AICP

### 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 <sup>(County)</sup>	R-1, Single Family Dwelling <sup>(County)</sup>

#### Parcel Information

**Acres:** +88.73 Acres  
**Parcel(s)#:** 3062-004-001, 3062-005-001, 3062-006-007, 3060-002-004, 3060-003-001, a portion of 3060-004-001, 3060-005-001, 3060-006-001, 3061-002-001, 3061-003-001, a portion of 30785-000-00, 3060-000-000, 3060-001-002  
**Location:** Northeast of the intersection of SW 7th Avenue and SW 32nd Street  
**Existing use:** Undeveloped

#### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commerce District <sup>(County)</sup>	M-1 <sup>(County)</sup>	Railroad
	High Residential <sup>(County)</sup>	R-3 <sup>(County)</sup>	Multi-Family residences
East	Low Intensity	OP – Office Park	Undeveloped
	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	
South	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	Single family residence
	Public <sup>(County)</sup>	R-1 <sup>(County)</sup>	DRA
West	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	Single family residence
	Public <sup>(County)</sup>	A-1 <sup>(County)</sup>	Undeveloped

#### Background:

- This property is contiguous to the city limits.
- Annexation was requested to obtain city services.
- Low Intensity land use is proposed with an associated land use policy.
- PD zoning will be required by the associated land use policy.
- A vacation of plat is planned to remove the unimproved ROWs amid these parcels.

**Staff Recommendation:**

**Approval of ANX21-0005**

**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. Sewer line is within 1/8<sup>th</sup> of a mile (approximately 670 feet); therefore the developer will pay to extend it to serve the development.