



Staff Report

Case No. ANX24-45704

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): July 1, 2025

City Council (Adoption): July 15, 2025

Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)

Property Owner: Anna Jo Partnership, LLC

Project Planner: Breah Miller, Planner II

Applicant Request: Annexation of two contiguous properties (Parcel 23311-000-00, 4.44 acres) and (Parcel 23817-004-00 34.89 acres) totaling approximately 39.33 acres from unincorporated Marion County.

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)

Associated Applications: LUC24-45705, PD24-45706

Parcel Information

Acres: ±39.33 acres

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

Location: located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)

Overlay(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

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

Applicant Request

The petitioner is requesting annexation to facilitate future Planned Development for the development of a mixed residential development.

The petitioner has submitted two concurrent petitions: 1) to change the future land use classification from High Residential (County) to Medium Intensity/ Special District (City) (LUC24-45705) and 2) to rezone from R-3, Multi-Family Residential (County), to PD, Planned Development (City) (PD24-45706).

Background

The subject properties, identified by Parcel Identification Numbers 23817-004-00 and 23311-000-00, contain approximately 39.33 acres. The two parcels are designated as High Residential Future Land Use Category (FLUC) by Marion County's Comprehensive Plan. Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development that was constructed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently single-family uses but recently purchased by a single owner and rezoned to R-3, Multi-Family Residential. Carlton Arms Apartments is located north of SW 20th Street, approximately 700-ft northeast of the subject property.

Staff Analysis

The subject property is contiguous to the City limits to the north, west, south, and southeast. Adequate public facilities exist to service the subject properties. The subject properties requesting annexation are part of a larger enclave area of the city. The annexation of these properties will reduce the enclave. Reducing enclaves is an important goal of state law to provide continuity and efficiency of local government services. Importantly, the annexation minimizes service gap areas for city and county properties in enclave areas, improving continuity of services and the overall efficiency of services.

Factual Support

1. The requested annexation is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 - a. Future Land Use Element Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities, and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - i. 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.
 - b. 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.
 - c. 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.
 - d. 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 subject properties are contiguous to City limits and are adjacent to properties currently serviced by City utilities.

2. The requested annexation is consistent with the following Sections of the City of Ocala Code of Ordinances:
 - a. 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 associated rezoning application (PD24-45706) proposes to rezone the property to PD, Planned Development (City). The City's PD zoning district is a classification that closely corresponds to the existing R-3, multi-family residential (County) zoning in terms of intensity and allowable uses as well as the surrounding area.

- (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 petitioner has submitted concurrent applications to change the land use classification from High Residential (County) to Medium Intensity/Special District (City) (LUC24-45705); and to rezone from R-3, Multi-family (County) to PD, Planned Development (City) (PD24-45706).

3. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service (LOS)

Transportation: The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but identified in the City's Comprehensive Plan as an urban collector. Automotive traffic will likely access the property via SW 51st 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 th 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.

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 20th 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).

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).

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.

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 69,283 population 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.

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 53rd 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.

Staff Findings and Recommendation

- The subject property is contiguous to the City limits to the north, west, south, and southeast.
- The requested annexation will improve the efficiency for city services.
- The annexation will result in the reduction of an existing enclave.
- Public facilities exist to service the subject property.

Staff Recommendation: <i>Approval</i>
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