

g. ANX09-0003

Petitioner: Second Nine Partners, LLC

Planner: Patricia Hitchcock, AICP (352-629-8304)

phitchcock@ocalafl.org

A request to annex into the City of Ocala property located at 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue, approximately 17.94 acres.

Background:

These properties were the subject of an annexation agreement between Second Nine Partners LLC and the City of Ocala executed on May 5, 2009. Second Nine Partners LLC applied for City annexation, land use, and zoning and paid all associated fees in the amount of \$5,800. At the time, the property was not contiguous to the City limits, and was not eligible for annexation. The projects were therefore placed on hold.

Presently, the property is contiguous to the City boundary and eligible for annexation. City staff recommends moving forward with annexation, land use, and zoning in accordance with the existing agreement.

Basis: The proposed annexation is contiguous to the city limits and is eligible for annexation.

Services Analysis:

Potable Water: The property is located within the City of Ocala service area and is currently connected to City water.

Sanitary Sewer: The property is located within the City of Ocala service area and is currently connected to City sewer.

Stormwater: There are drainage retention areas on-site and off-site that serve the existing development. For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-storm event.¹

Solid Waste: Service is available.

Fire Service: Service is available from the City of Ocala. In the event of future development, an impact fee will be required during the development review process to maintain adequate fire protection services in the City.

Schools: The request for SC, Shopping Center, zoning is not expected to have an impact on area schools.

Electric: The property is currently served by Ocala Electric Utility.

Transportation: The property has direct access to US 27, a principal arterial; and NW 49th Avenue, a local roadway.

Staff Recommendation:

Approval of ANX09-0003

Discussion:

Mr. Kevin Lopez asked if multiple notices had been sent out, and Ms. Hitchcock responded that letters were mailed to each property owner in September followed by the land use and zoning notice two and a

half weeks ago. Mr. Adams asked if any residential properties that fell into the notice zone. Ms. Hitchcock responded that at 300 feet it might have picked up the southern strip of lots in Quail Meadows.

RESULT:	APPROVED ANX09-0003
MOVER:	Richard Kesselring
SECONDER:	Kevin Lopez
AYES:	Clere, Lopez, Kesselring, Adams, Rudnianyn
ABSTAINED:	Gilchrist
EXCUSED:	Boone

h. LUC09-0009

Petitioner: Second Nine Partners, LLC

Planner: Patricia Hitchcock, AICP (352-629-8304)
phitchcock@ocalafl.org

A request to change land use from Commercial (County) to Low Intensity (City) for property located at 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue, approximately 17.94 acres.

Background:

These properties were the subject of an annexation agreement between Second Nine Partners LLC and the City of Ocala executed on May 5, 2009. Second Nine Partners LLC applied for City annexation, land use, and zoning and paid all associated fees in the amount of \$5,800. At the time, the property was not contiguous to the City limits, and was not eligible for annexation. The projects were therefore placed on hold.

Presently, the property is contiguous to the City boundary and eligible for annexation. City staff recommends moving forward with annexation, land use, and zoning in accordance with the existing agreement. The 2009 application requested Commercial land use and SC (Shopping Center) zoning. The Commercial land use classification no longer exists, so City staff will propose applying the closest existing land use classification of Low Intensity. This is consistent with adjacent commercial properties that are currently within the City limits.

Basis: The requested Future Land Use designation of Low Intensity is consistent with the Comprehensive Plan and the surrounding area. Approval of the requested land use change is appropriate.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. 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.
 - b. 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.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general