Staff Report

Case No. ANX24-45820
Planning & Zoning Commission: November 13, 2024
City Council (1st Reading): December 3, 2024
City Council (Adoption): December 17, 2024

Applicant:	C.L.D. Properties, LTD
Property Owner:	C.L.D. Properties, LTD
Agent:	Tracy Rains, Dinkins Realty, LLC
Project Planner:	Kristina L. Wright, CNU-A, FRA-RA
Applicant Request:	Annexation of a contiguous, 1.29-acre property from unincorporated Marion County.
Existing Future Land Use:	Commercial (County)
Existing Zoning District:	B-2, Community Business (County)
Associated Applications:	LUC24-45821, ZON24-45822

Parcel Information

Acres:	±1.29 acres
Parcel(s)#:	21537-002-00
Location:	4001 NW Blitchton Road
Existing use:	Vacant, previously developed as a saloon in Marion County and later used for overflow tractor-trailer parking for adjacent commercial uses.
Overlay(s):	N/A

Figure 1. Aerial Location Map

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Commercial (County)	B-2, (County) Community Business	Budget Host Inn
South	Low Intensity	No Zoning	Vacant/undeveloped
East	Medium Intensity/Special District	B-2, Community Business	Car wash
West	Commercial (County)	B-2, (County) Community Business	Budget Host Inn

Applicant Request

The petitioner is requesting annexation to connect to City utilities and facilitate future commercial development of a drive-thru restaurant.

The petitioner has submitted concurrent applications to change the land use classification from Commercial (County) to Low Intensity (City) (LUC24-45821); and to rezone from B-2, Community Business (County), to B-2, Community Business (City) (ZON24-45822).

Background

The subject property, identified by Parcel Identification Number 21537-002-00, contains an approximate 1.29 acres, and is located at 4001 NW Blitchton Road. The property was once developed as a saloon in Marion County, until it was destroyed by a fire and demolished in 1995. It appears that this property has been utilized as overflow tractor-trailer truck parking for adjacent commercial uses since that time.

The subject property is contiguous to the City limits and are adjacent to properties currently serviced by City utilities. The adjacent property to the east (parcel 21544-000-00) was annexed into the city in 1986 through Ordinance 1892.

Staff Analysis

The subject property is contiguous to the City limits to the east, and the requested annexation does not create an enclave. In fact, the annexation of this property will reduce an existing enclave. Adequate public facilities exist to service the subject properties.

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 (ZON24-45822) proposes to rezone the property to B-2, Community Business (City). The City's B-2 zoning district is the most closely corresponding classification to the existing B-2, Community Business (County) zoning in terms of intensity and allowable uses.

(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 Commercial (County) to Medium Intensity/Special District (City) (LUC24-45821); and to rezone from B-2, Community Business (County) to B-2, Community Business (City) (ZON24-45822).

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

Level of Service Analysis

Transportation: The subject property has approximately 200-feet of frontage along NW Blitchton Road. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
US HWY 27/NW Blitchton RD (From I-75 to NW 44th Ave)	4	45 MPH	Arterial	D	55,700	21,700	B

The affected segment of NW Blitchton Road is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A 16-inch city water distribution main runs along NW Blitchton Road.

- *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: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. An8-inch gravity main runs along NW Blitchton Road.

- *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 located within the City's service area; refuse pickup will be determined during the site plan or 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. Per the 2024 population projections from the Florida Bureau of Economic and Business Research (BEBR), the City's estimated 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 currently serviced by Ocala Electric Utility.

Fiber: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City fiber optic cable runs along NW Blitchton Road..

Fire Service: Ocala Fire Rescue Station #1 is located approximately 2.4 miles from the subject property, which exceeds 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 east.
- The requested annexation reduces an existing enclave.
- Public facilities exist to service the subject property.

Staff Recommendation:	***Approval***