



Planning & Zoning Commission

March 14th, 2022

Case No. ANX22-44696

Staff Report

Applicant: TC Florida Development, Inc

Property Owner: Julia Ann Carter

Project Planner: Breah Miller, Planner I

Request for Annexation

Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Commerce District (County)	A-1, General Agriculture (County)

Parcel Information

Acres: SE \pm 35.6 Acres
 Parcel(s)#: SE Portion of 13717-000-00
 Location: 3848 NW 27TH AVE
 Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commerce District (County)	A-1, General Agriculture (County)	Undeveloped/Single-Family Residential
East	Commerce District (County) Employment Center (City)	A-1, General Agriculture (County) M-1, Light Industrial (County) M-1, Light Industrial (City)	Undeveloped & Light Manufacturing
South	Employment Center (City)	M-1, Light Industrial (City)	Warehouse/ Distribution
West	Employment Center (City)	M-2, Medium Industrial (City)	Vacant

Background:

- This property is contiguous to the city limits along its Western and Southern boundaries. The western property line border vacant Medium Industrial, M-2 property. The Southerly property line fronts on SW 35th St and is across from AutoZone Distribution Center and Peak Ocala Warehouse.
- Annexation is being requested for only the SE 35.6 acres of the total 142.02 acres.
- Annexation is requested to develop 450,000 square feet of industrial warehouse.
- Employment Center land use and M-2 Medium, Industrial District, zoning have been requested.

Staff Recommendation:

Approval of ANX22-44696

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

Services Analysis:

Electric: Duke Energy

Potable Water: Service is available

Sanitary Sewer: Service is available