



## Planning & Zoning Commission

December 13, 2021

Case No. ANX09-0003

Staff Report

**Applicant:** Second Nine Partners, LLC  
**Property Owner:** Second Nine Partners, LLC; Real Sub, LLC; McDonalds USA, LLC  
**Project Planner:** Patricia Hitchcock, AICP

### Request for Annexation

#### Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Commercial <sup>(County)</sup>	B-2, Community Business <sup>(County)</sup>

#### Parcel Information

Acres: ±17.94 Acres  
Parcel(s)#: 21509-002-01, 21509-003-00, 21509-002-03, and 21509-002-04  
Location: 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue  
Existing use: Shops at Foxwood shopping center

#### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commercial <sup>(County)</sup>	B-2, Community Business <sup>(County)</sup>	Undeveloped
East	Commercial <sup>(County)</sup>	B-2, Community Business <sup>(County)</sup>	Undeveloped
	Low Intensity <sup>(City)</sup>	B-2, Community Business <sup>(City)</sup>	
South	Commercial <sup>(County)</sup>	B-2, Community Business <sup>(County)</sup>	Bank
	Commercial <sup>(County)</sup>	PUD, Planned Unit Development <sup>(County)</sup>	Undeveloped
West	Commercial <sup>(County)</sup>	B-2, Community Business <sup>(County)</sup>	Quail Meadows Commons shopping center

#### 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.

**Staff Recommendation:**

**Approval of ANX09-0003**

**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.<sup>1</sup>

**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 49<sup>th</sup> Avenue, a local roadway.

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<sup>1</sup> Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.