



Planning & Zoning Commission

February 14, 2022

Case No. ANX22-44640

Applicants: Whitley Capital LLC
Property Owner: Harney Fred B Appreciation Trust
Project Planner: Divya Govindaraju

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: ~9.23 Acres
Parcel(s)#: 22863-000-00
Location: Between SW 44th Avenue and SW 46th Avenue in the 400 block (430 SW 44th Avenue)
Existing use: Vacant

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	B-1	Undeveloped
East	Employment Center (County)	A-1 (County)	Residence
	Employment Center (County)	A-1 (County)	Residence
South	Commerce District (County)	M-2 (County)	Residence
West	Employment Center	M-1	Industries & warehouses

Background:

- This property is contiguous to the city limits.
- Annexation was requested to obtain city services.
- Annexation will reduce the size of an existing enclave.
- A warehouse/distribution center is proposed. A site plan has not been submitted.
- EC, Employment Center land use and M-2, Medium Industrial zoning are requested.

Staff Recommendation:

Approval of ANX22-44640

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

Services Analysis:

Electric: Ocala Electric Utility

Potable Water: Service is available.

Sanitary Sewer: Service is available.