



Applicant: TC Florida Development, Inc

Property Owners: Julia Ann Carter

Project Planner: Breah Miller, Planner I

Land Use Change Request from: Commerce District (County)
to: Employment Center (City)

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 southern and western boundaries. The southerly property line borders NW 35th Street across the street from the AutoZone distribution warehouse. The westerly property line borders a vacant M-2, Medium Industrial, zoned property with Employment Center land use.
- The remaining north and east portion of parcel 13717-000-00 will remain in the County.
- The property owner has requested Employment Center land use category which is compatible with the requested zoning district of M-2, Medium Industrial.
- The applicant proposes a 450,000 square feet industrial development which is adjacent to the Ocala 489 Industrial Park.
- The Employment Center future land use designation allows industrial uses.

Staff Recommendation: Approval
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Basis for Approval:

The subject property is proposed for annexation by the City of Ocala and it is appropriate to assign a City land use designation. The proposed land use designation of Employment Center is consistent with the surrounding area.

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 welfare of the community.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement. According to the development plan submitted by the developer, the project will generate fewer than 100 PM peak hour trips.

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available.

Stormwater: 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.

Land Use Designation

Existing:

Commerce District: This land use is intended to provide for more intense commercial and industrial uses than may be suitable 43 in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues. A maximum Floor Area Ratio of 2.0 is allowed, as further defined by the LDC. This land use designation an Urban land use.¹

Requested:

Employment Center: The intent of the Employment Center land use is to provide a regionally important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.²

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- 1 Marion County Comprehensive Plan, Policy 2.1.24.
 - 2 City of Ocala Comprehensive Plan, Policy 6.5