CITY OF OCALA
Meeting Date: June 10, 2024
PLANNING AND ZONING COMMISSION MEMO

Subject: Zoning Change

Submitted By: Endira Madraveren

City Council Date: July 2, 2024 (1st reading)
                             July 16, 2024 (2nd & final reading/public hearing)

Staff Recommendation (Motion Ready): Approval of a request to rezone from M-1, Light Industrial, (City) to B-2, Community Business (City), for property located in 1703 and 1713 NE 8th Road (Parcel 26020-000-00 & 26018-000-00); approximately 0.93 acres.

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

BACKGROUND:
- Petitioner: METTA Property Holdings, LLC & Lawrence Stuck
- Property Owner: METTA Property Holdings, LLC & Lawrence Stuck
- Agent: Joseph Shahadey
- The subject properties are constructed with single family residences which were built in the 1950s.
- Although the property to the south (1703) has previously been utilized for commercial uses, the property to the north (1713) has historically been used as a single-family residence.
- It is the Petitioners' intent to use one property as a physical fitness center and hairstyling shop (26020-000-00), while the other property will remain a single-family residential use (26018-000-00).
- Yoga instructional classes (physical fitness center) and massage therapy (hairstyling shop) are not permitted uses in the M-1 zoning district. Previous nonconforming uses have expired, thus necessitating a rezoning to a commercial zoning district.
- The requested zoning district and existing land use designation is consistent under LDR Sec. 122-244, and with the intended future use of the property.

FINDINGS AND CONCLUSIONS: The requested B-2, Community Business, is consistent with the requested Low Intensity future land use classification and will not adversely affect the health, safety, convenience, prosperity or general welfare of the community. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:
- Approve
- Deny
- Table

SUPPORT MATERIALS:

<div align="center">ZON24-45638</div>

- Staff Report
- Case Map
- Case Aerial