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**CITY OF OCALA**

Meeting Date: May 20, 2024

**PLANNING AND ZONING COMMISSION MEMO**

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Subject: Land Use Change  
Submitted By: Endira Madraveren  
City Council Date: June 4, 2024 (1<sup>st</sup> reading)  
June 18, 2024 (2<sup>nd</sup> & final reading/public hearing)

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Staff Recommendation (Motion Ready): **Approval** of an amendment to the Future Land Use Category from Employment Center (County) to Low Intensity (City), for property located approximately 2,600-feet west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 23194-008-01); approximately 5.83 acres.

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**OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place**

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**BACKGROUND:**

- Petitioner: R.L.R. Investments LLC
- Property Owner: R.L.R. Investments LLC
- The Petitioner has submitted concurrent applications to annex and amend the land use to Low Intensity and zoning change.
- It is the Petitioner's intent to allow an access drive into the subject property for future development on the parcels to the north and northeast (21630-003-00 and 21630-003-01).
- The requested land use is consistent with the intended future use of the property and the surrounding area.

**FINDINGS AND CONCLUSIONS:** The requested Low Intensity Future Land Use Category is consistent with the Comprehensive Plan. Approval of the requested land use is appropriate, and will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

**FISCAL IMPACT:** N/A

**ALTERNATIVES:**

- Approve
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Case Map
- Case Aerial