

1. **Zoning**

a. **ZON22-44635**

Petitioner: MBDT Holdings, LLC

Planner: Divya Govindaraju (352-629-8305)

dgovindaraju@Ocalafl.org

A request to change zoning from INST, Institutional, to RO, Residential Office, for property located at 819 NE 10th Street, approximately 0.34 acres.

Discussion:

Dustin Tuck, Petitioner, 2009 SE 16th Lane, stated the lot has been vacant since 1997. The goal is to create affordable housing opportunities for the community. He noted they are interested in building single-family or multi-family units.

Commissioner Kesselring asked if the development will be residential only. Mr. Tuck responded yes, they plan on building affordable housing opportunities. Currently, the property is surrounded by residential uses.

Commissioner Lopez asked if the rezoning makes the property institutional (less than one acre). Planner I Divya Govindaraju responded no.

Commissioner Kesselring expressed concern changing the zoning classification. He asked if a residential zoning classification can be applied. Ms. Govindaraju responded no, the property is less than one acre, which legally requires the property to match the zoning of the adjacent property.

Commissioner Kesselring commented the matter is considered a legal problem. Ms. Hitchcock responded the Zoning Code is very specific; the residential zoning is located across the street and the mentioned property must match the zoning of the adjacent property. The City cannot rezone a property less than 30,000 square feet. The institutional zoning was used on both sides of the street to deem the use conforming. The applicant can utilize the R-O District to build residential housing opportunities.

RESULT:	APPROVED ZON22-44635
MOVER:	Kevin Lopez
SECONDER:	Todd Rudnianyn
AYES:	Boone, Clere, Kesselring, Lopez, Rudnianyn, Adams, Gilchrist