
CITY OF OCALA**Meeting Date: March 11, 2024****PLANNING AND ZONING COMMISSION MEMO**

Subject: Zoning Change**Submitted by:** Breah Miller**City Council Date:** April 2, 2024 (1st reading)
April 16, 2024 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): **Approval** of a request to rezone from RO, Residential Office, to B-2, Community Business, for property located in the 2405 NE 14th Street (Parcel 26428-000-00); approximately 0.81 acres. (Case ZON23-45511).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- **Petitioner:** Jagdesh Baijnauth
- **Agent:** Fred Roberts, Esq.
- **Property Owner:** Jagdesh Baijnauth
- The petitioner is requesting to rezone the subject properties to the B-2, Community Business, zoning district for the future development of a permitted commercial use. A site plan has not been submitted at this time.
- The subject property is currently developed with a single-family residence that was built in 1946.
- The proposed zoning classification is compatible with the existing land use of Low Intensity.

FINDINGS AND CONCLUSIONS: The B-2, Medium Industrial, zoning district is consistent with the Low Intensity future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Aerial Map
- Case Map