



Legislation Text

File #: 2024-0094, **Version:** 1

Submitted By: Emily W. Johnson, AICP

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Adopt Ordinance 2024-2 to rezone from B-1A, Limited Neighborhood Business, to B-4, General Business District, for property located at 424 SW 11th Street (Parcel No. 28575-002-01), approximately 0.54 acres (Case ZON23-45299) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

Ocala Gazette - October 6, 2023

BACKGROUND:

- Petitioner: Juan Manuel Vasquez
- Property Owner: Hanimi Challa
- The subject property is undeveloped and is located within the West Ocala CRA. The subject property is directly adjacent to B-4 zoned properties, which are currently developed with a motel and restaurant; the B-1A zoned parcel to the south is under the same ownership as the restaurant and developed as a parking lot.
- It is the Petitioner's intent to develop the subject property with multi-family residences. The Petitioner has submitted a separate application on the subject property for a Special Exception to allow for a multi-family use (up to 14 dwellings at a density of 26 dwelling units per acre); which was conditionally approved by the Board of Adjustment on September 18.
- The Planning & Zoning Commission unanimously voted to recommend approval at the September 11 meeting.

FINDINGS AND CONCLUSIONS: The B-4, General Business zoning district is consistent with the High Intensity/Central Core future land use classification. The proposed zoning is consistent and compatible with the surrounding area. Staff recommends approval of the request.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2024-2

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM B-1A, LIMITED NEIGHBORHOOD BUSINESS, TO B-4, GENERAL BUSINESS, FOR CERTAIN PROPERTY LOCATED AT 424 SW 11TH STREET (28575-002-01), OCALA, FLORIDA (CASE NO. ZON23-45299); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as B-4, General Business:

LOTS 1 THROUGH 8, INCLUSIVE, OF BLOCK B, MEADOWVIEW THIRD ADDITION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK C, PAGE 15, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THAT 20 FOOT ALLEY ABROGATED BY RESOLUTION NO. 86-65 LYING ADJACENT TO AND ABUTTING LOT 1, BLOCK B, MEADOWVIEW THIRD ADDITION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK C, PAGE 15, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALSO THE NORTH 1/2 OF THAT 20 FOOT ALLEY ABROGATED BY RESOLUTION NO. 86-65 LYING ADJACENT TO AND ABUTTING LOTS 1 THROUGH 8, INCLUSIVE, OF BLOCK B, MEADOWVIEW THIRD ADDITION.

(AKA: Parcel 28575-002-01)

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-1A, Limited Business, to B-4, General Business, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect upon approval by the Mayor, or upon being law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
James P. Hilty Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2023.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2024-2
Introduced: 10/3/2023
Adopted: Click or tap to enter a date.
Legal Ad No: Ocala Gazette - October 6, 2023 - IXqQepnLtuYxMWvHEEDS