
CITY OF OCALA

Meeting Date: May 20, 2024

PLANNING AND ZONING COMMISSION MEMO

Subject: Zoning Change
Submitted By: Endira Madraveren
City Council Date: June 4, 2024 (1st reading)
July 18, 2024 (2nd & final reading/public hearing)

Staff Recommendation (Motion Ready): **Approval** of a request to rezone from M-1, Light Industrial, (County) to B-4, General Business (City), for property located approximately 2,600-foot west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 23194-008-01); approximately 5.83 acres.

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

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 a rezoning to B-4, General Business.
- It is the Petitioner's intent to allow for an appropriate access drive into the subject property for the development of an Animal Shelter 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 B-4, General 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:

- Staff Report
- Case Map
- Case Aerial