

Attachments: [ZON24-45638 Memo](#)
[ZON24-45638 Staff Report](#)
[ZON24-45638 Case Map](#)
[ZON24-45638 Aerial Map](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Lopez asked if the request was for specific uses not used in the B-4 zone. Ms. Madraveren replied yes, a single family residence is not a permitted principal use in B-4 and B-2 is a less intense zoning classification with less intense permitted uses.

Deborah Shahadey, 29 Wintergreen Way, Ocala, FL, said she was available to answer questions.

Motion to approve ZON24-45638, METTA Property Holdings, LLC and Lawrence Struck a request to rezone from M-1, Light Industrial, to B-2, Community Business, for properties located at 1703 and 1713 NE 8th Road (Parcel 26020-000-00 and 26018-000-00), approximately 0.93 acres.

RESULT: APPROVED
MOVER: Brent Malever
SECONDER: Justin MacDonald
AYE: Kesselring, London, Chairperson Lopez, Malever, and MacDonald
ABSENT: Herzig-Arena
EXCUSED: Perez

6. Code Amendment

a. City of Ocala / COD24-45660

Attachments: [COD24-45660_Memo](#)
[Ordinance draft_COD24-45660 redlined](#)
[Ordinance draft_COD24-45660 clean](#)
[10-Year List of Rezoning \(M-1 to M-2\)](#)
[10-Year List of Public Hearing Requests for Additional Outdoor Storage](#)

Senior Planner Emily Johnson displayed a map and code amendments while providing staff comments and the findings of fact.

Mr. Lopez asked why the 10,000 square feet was included as a default instead of 20%. Ms. Johnson replied 30% is currently allowed in the gross floor area of the primary building or structure up to 10,000 square feet. The calculations are 10,000 square feet is 20% of a 50,000 square feet property. The City wants to ensure that properties smaller than 50,000 square feet which have gone through the site plan process asking for outdoor storage wouldn't create any non-conformities.