

**PLANNING AND ZONING COMMISSION MEMO**

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Subject: Zoning Change  
Submitted By: Endira Madraveren  
City Council Date: July 2, 2024 (1<sup>st</sup> reading)  
July 16, 2024 (2<sup>nd</sup> & final reading/public hearing)

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Staff Recommendation (Motion Ready): **Approval** of a request to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for property located at 1123 NW 22nd Street (Parcel 25260-000-00), approximately 12.85 acres.

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**OCALA’S RELEVANT STRATEGIC GOALS: Quality of Place**

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**BACKGROUND:**

- Petitioner: Lewis Electrical Constructors, Inc.
- Property Owner: Lewis Electrical Constructors, Inc.
- Agent: Derek Batsel, Boyd-Mox Development, LLC
- The subject property has remained vacant since 2012 when the homes were demolished.
- The Petitioners received city approval of a land use change from Neighborhood to Low Intensity and rezoning from R-1A, Single-Family Residential, to M-1, Low Industrial, in 2021.
- It is the Petitioners’ intent to use the property for industrial purposes with outdoor storage.
- The property is surrounded on three sides by R-3, Multi-Family Residential; while M-3, Heavy Industrial, properties are located to the south and southeast.
- The developer will be required to have a 25-foot-deep landscape buffer area, or a ten-foot-deep landscaped buffer area combined with a brick, stone or concrete block wall when adjacent to less intense uses or residential zoning.
- The requested zoning district and existing land use designation are consistent under LDR Sec. 122-244, and with the intended future use of the property.

**FINDINGS AND CONCLUSIONS:** The requested M-2, Medium Industrial, 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