

Attachments: [Memo Final Plat.pdf](#)
[Final Plat.pdf](#)
[Boundary Survey.pdf](#)

Development Coordinator Karen Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve SUB23-45550, CampAlto Final Plat.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: London, Chairperson Lopez, Malever, and MacDonald

ABSENT: Herzig-Arena, and Kesselring

EXCUSED: Perez

5. Zoning

a. Lewis Electrical Constructors / ZON24-45671

Attachments: [ZON24-45671 Memo](#)
[ZON24-45671 Staff Report](#)
[ZON24-45671 Case Map Lewis Electrical Constructors Inc](#)
[ZON24-45671 Aerial Map Lewis Electrical Constructors Inc](#)

Chief Planning Official Endira Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Derek Batsel, Boyd -Mox Development LLC, 1620 SE 16th Ave. Ocala, FL, said he was available to answer questions. Mr. Lopez asked if they had an end-user in mind for the property. Mr. Batsel replied that they did not, but lost several buyers because of the M-1 zoning.

Motion to approve ZON24-45671, Lewis Electrical Constructors. 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.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, Malever, and MacDonald

ABSENT: Herzig-Arena

EXCUSED: Perez

b. METTA Property Holdings, LLC and Lawrence Struck / ZON24-45638

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.