

**Ocala Planning and Zoning Commission Meeting Minutes
May 8, 2023**

7. Code Amendment

a. Code 23-45160 / Recreational Vehicle and Boat Outdoor Storage

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

Mr. Lopez asked if there were any stipulations for securing the property. Ms. Hitchcock said M-2 and M-3 does not need to be screened or secured.

Mr. Kesselring asked if screening was required from the roadway. Ms. Hitchcock said not in the M-2 or M-3, but they will have the 5-foot landscape along the roadway with a 4-foot perimeter open space. Mr. Kesselring said he did not agree because this is different than outdoor storage and some buffer requirements should be there.

Mr. Rudnianyn asked if you can have outdoor storage as an accessory use and have a self-storage facility that is 60,000 square feet, and small parking in those other zones. Ms. Hitchcock said what staff has seen in some of the neighborhood storage facilities is internal, because there are limited parking spaces for RV's cannot be seen by public right of way and there are buildings in between those storage spaces.

Mr. Rudnianyn asked about the primary times of access is not that important because they are in industrial zones that are 24-7. Ms. Hitchcock agreed.

Mr. Rudnianyn said if there was a less intense property adjacent, then more buffering should be required. Ms. Hitchcock said yes the M-2 would be adjacent to the B-2 and would need 25-feet with a landscape buffer or 10-feet wall.

Mr. Kesselring said his concern is the roadway. Ms. Hitchcock asked what size of buffer he suggested. Mr. Kesselring said a 5-foot buffer is nothing.

Mr. Adams asked what buffer would be required in front of a car dealership, or RV dealership. Ms. Hitchcock responded 5-feet with hedges and small trees.

Mr. Adams asked if a car dealership can be in a M-3 zone. Ms. Hitchcock said no, it would be B-5.

Rob Batsel, (attorney) 1531 SE 36th Ave. Ocala, Fl., said that he was there to answer any questions

John Harvey, 1720 16th Ave, Building 100, Ocala, FL., Tillman & Associates Engineering, LLC, said he understood Mr. Kesselring's point, but it is M-2 Zoning and will probably be an industrial area.

Motion to approve a request to allow recreational vehicle and boat storage as a permitted use in the M-2, Medium Industrial, and M-3, Heavy Industrial zoning districts.

RESULT:	APPROVED
MOVER:	Todd Rudnianyn
SECONDER:	Arthur "Rus" Adams
AYE:	Vice Chair Adams, Rudnianyn, Chairperson Lopez, and Malever
NAY:	Kesselring
ABSENT:	Gilchrist, and Boone