



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 10, 2024

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call

Present	Richard "Andy" Kesselring, Daniel London, Chairperson Kevin Lopez, Brent Malever, Justin MacDonald, and Allison Campbell
Absent	Jeanne Herzig-Arena
Excused	Olivia Perez

- c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Public Notice

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Gazette on May 20, 2024.

- a.

Attachments: [June 10, 2024 Proof.pdf](#)

3. Approval of Minutes

- a.

Attachments: [5-20-24 Minutes.pdf](#)

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Justin MacDonald

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

ABSENT: Herzig-Arena

EXCUSED: Perez

4. Subdivisions

- a. Approve SUB24-45550 CampAlto Final Plat

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.

Motion to approve COD24-45660, City of Ocala a request to clarify the intent and purpose of the M-1, Light Industrial, zoning district; increase the outdoor storage allowance; and specify design standards for outdoor storage.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Brent Malever

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

ABSENT: Herzig-Arena

EXCUSED: Perez

7. Public Comments

None.

8. Staff Comments

Planning Director Aubrey Hale introduced Planner I Andrew Gray, Planner II Kristina Wright and Associate Planner Rachel Harvik.

Ms. Madraveren said a recent amendment to the Code of Ordinance was approved and it allows Planning and Zoning Commission members to also serve on the Board of Adjustment. She stated there is a need for Board of Adjustment members, if anyone is interested.

9. Board Comments

Mr. McDonald said he would not be able to attend the July 8 meeting.

Ms. Campbell stated she is non-voting member and is not allowed to serve on the Board of Adjustment.

10. Next Meeting Date: July 8, 2024

11. Adjournment

The meeting adjourned at 5:56 pm.