



Ocala Planning & Zoning Commission Agenda Monday, April 14, 2025

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Elgin Carelock
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P & Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum
- 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. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on March 28, 2025.

- a. [Ocala Gazette Ad](#)

Attachments: [4-14-25 PZ PROOF](#)
 [4-14-25 PZ PROOF DMA](#)

3. Approval of Minutes

- a. [March Agenda Minutes](#)

Attachments: [March 10, 2025 Meeting Minutes](#)

4. Subdivisions

- a. [Approve SUB25-0007 Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan](#)

Attachments: [Memo Conceptual.pdf](#)
 [Case Map.pdf](#)
 [Conceptual Subdivision Plan.pdf](#)
 [Survey.pdf](#)

5. Rezoning

- a. [Public Hearing to rezone approximately 1.00 acre of property located at 3640 SW 7th Place from INST, Institutional, to M-2, Medium Industrial \(Case ZON25-0004\) \(Quasi-Judicial\).](#)

Attachments: [ZON25-0004 Fidelity Staff Report](#)
 [ZON25_0004_Fidelity Case Map](#)
 [ZON25_0004_Fidelity Aerial Map](#)

Development Agreement

- a. [Public Hearing :consider an amendments to the Amended and Restated Site and Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes \(Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD\) for approximately 56.72 acres located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street \(Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00\) \(DMA25-0001\). This is the first of two public hearings; the second will be held on May 6, 2025, before the City Council.](#)

Attachments: [Amendment to 163K JG 3-5-25](#)
[Letter to City staff re Amendment 163 K REV](#)
[DMA25_0001_Case](#)
[DMA25_0001_Aerial](#)

6. **Public Comment**
7. **Staff Comments**
8. **Board Comment**
9. **Next meeting: May 12, 2025**
10. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1060

Agenda Item #: 1.

Ocala Gazette



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, April 14, 2025, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

NORTHEAST

Petitioner: Fidelity Manufacturing, LLC; Case: ZON25-0004; A request to rezone from INST, Institutional, to M-2, Medium Industrial, for property located at 3640 SW 7th Place (Parcel 23458-000-01), approximately 1 acre.

SOUTHWEST

Petitioner: Florida Hospital Ocala, Inc and Marion County Hospital District; Case: ABR24-0019; A request to abrogate a portion of a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Monday, April 14, 2025

5:30 P.M.

(or, as soon thereafter as possible)

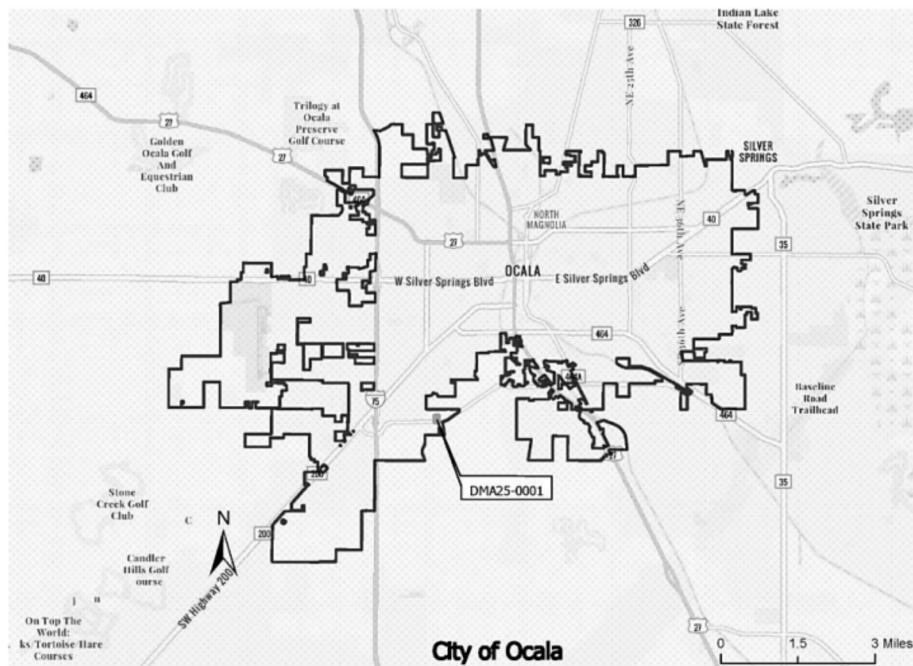
City Hall City Council Chambers (2nd Floor)

110 SE Watula Avenue

**NOTICE OF PUBLIC HEARING
OCALA PLANNING & ZONING COMMISSION
AND NOTICE OF INTENT TO CONSIDER AN
AMENDMENT TO A SITE AND CONCURRENCY
DEVELOPMENT AGREEMENT
[GRAND OAKS TOWN CENTER PUD, F/K/A STOLEN
HOURS PUD]
(Pursuant to Sections 163.3220 - 163.3243, Florida Statutes)**

The Ocala Planning & Zoning Commission will hold a first public hearing on **Monday, April 14, 2025**, to consider a first amendment to a Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City), Ocala 42nd Street Commercial, LLC, and Ocala 42nd Street Residential, LLC, project DMA25-0001. The public hearing will start at **5:30 PM** or as soon thereafter as possible and will be held at the **Ocala City Hall - City Council Chambers (2nd Floor), 110 SE Watula Avenue, Ocala, Florida**. This is the first of two public hearings regarding this Amendment to the Site and Concurrency Development Agreement. The second and final public hearing is scheduled with the **Ocala City Council for Tuesday, May 6, 2025, at 4:00 pm or soon thereafter at the same location**. Interested parties may appear at the meetings and be heard regarding their opinion of the proposed First Amendment.

The entire property is approximately 56.72 acres located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street. A detailed legal description of the property is on file with the Growth Management Department of the City, which is located at 201 SE 3rd Street, 2nd Floor, Ocala, Florida. The location of the property is further shown on the following map:



In February 2025, the Owner made an application to the City to propose an Amendment to the Site and Concurrency Development Agreement. The agreement addresses memorializing changes approved by rezoning to Planned Development (PD24-45565), including increased building height and density and resubmittal of the approved Traffic Study.

A copy of the proposed Amendment to the Site and Concurrency Development Agreement may be obtained at the City of Ocala Growth Management Department at 201 SE 3rd Street, 2nd Floor, Ocala, Florida; telephone (352) 629-8404; between the hours of 8:00 AM and 5:00 PM, Monday through Friday. If reasonable accommodations are needed for you to participate in this meeting, please contact the City of Ocala Growth Management Department at (352) 629-8404 forty-eight (48) hours in advance of the hearing, so arrangements can be made.

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at the second hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1097

Agenda Item #: a.

March Agenda Minutes



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, March 10, 2025

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present	Jamie Boudreau, Tucker Branson, Daniel London, Justin MacDonald, Buck Martin, Elgin Carelock, and Kevin Lopez
Absent	Allison Campbell

- 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. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on February 21, 2025.

- a.

Attachments: [3-10-25 PZ Proof](#)

3. Approval Minutes

- a.

Attachments: [February 10, 2025 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

4. Zoning

- a. Public Hearing to rezone approximately 1.34 acres of property located at 1533 and 1541 NE 14th Street (Parcel 26486-000-00 and 26486-001-00) from RO, Residential Office, to R-3, Multi-Family Residential (Case ZON25-0003) (Quasi-Judicial)

Attachments: [ZON25-0003 Ocala Opportunity Investment LLC Staff Report](#)
[ZON25-0003 Ocala Opportunity Investment I, LLC Case Map](#)
[ZON25-0003 Ocala Opportunity Investment I, LLC Aerial Map](#)

Planner II Breah Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ZON25-0003.

Motion to approve ZON25-0003 to rezone approximately 1.34 acres of property located at 1533 and 1541 NE 14th Street (Parcel 26486-000-00 and 26486-001-00) from RO, Residential Office, to R-3, Multi-Family Residential.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Justin MacDonald

AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

5. Public Comment

None.

6. Staff Comment

None.

7. Board Comment

Mr. McDonald said the links were not on the tablet, but the links were on the agenda packet that was emailed to the Board.

8. Next meeting: April 14, 2025.

9. Adjournment

The meeting adjourned at 5:38 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1058

Agenda Item #: a.

Approve SUB25-0007 Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan

Presentation by Karen Cupp

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, May 6, 2025**, City Council meeting.



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: March 28, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0007 WINDING OAKS COMMERCIAL PH 2
CONCEPTUAL SUBDIVISION PLAN

Presented for your consideration is the conceptual subdivision plan for Winding Oaks Commercial Phase 2. The plan proposes eight lots and five tracts for this commercial subdivision on 46.59 acres with Planned Development (PD) zoning. The plan was prepared by Kimley-Horn and Associates and the developer is Matthew Oaks Investments, LLC.

Access to the subdivision will be via three publicly maintained roadways, SW 54th Court Road, which is currently under construction, SW 60th Avenue and SW College Road. Internal lot access will be through 24 feet cross access drives to be maintained by a Property Owner's Association and will connect to the publicly maintained roadways. Water, and sanitary sewer are proposed for public maintenance following the standard one-year maintenance period. The drainage system and retention areas will be maintained by a Property Owner's Association and flowage easements will be provided for any runoff from the adjacent publicly maintained roadways into the private drainage retention areas. Tract 1 is for the internal access drives, Tract 2 is for future right of way along SW 60th Avenue, Tracts 3, 4, 5, and 6 are for open space and drainage. The eight lots will require a site plan at the time of development.

The City Engineer's Office is recommending approval of the conceptual subdivision plan.

CASE MAP

Case Number: SUB25-0007

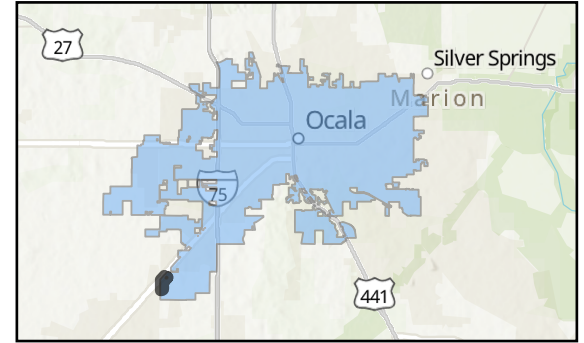
Parcel: 35512-001-00

Property Size: 47.70 Acres

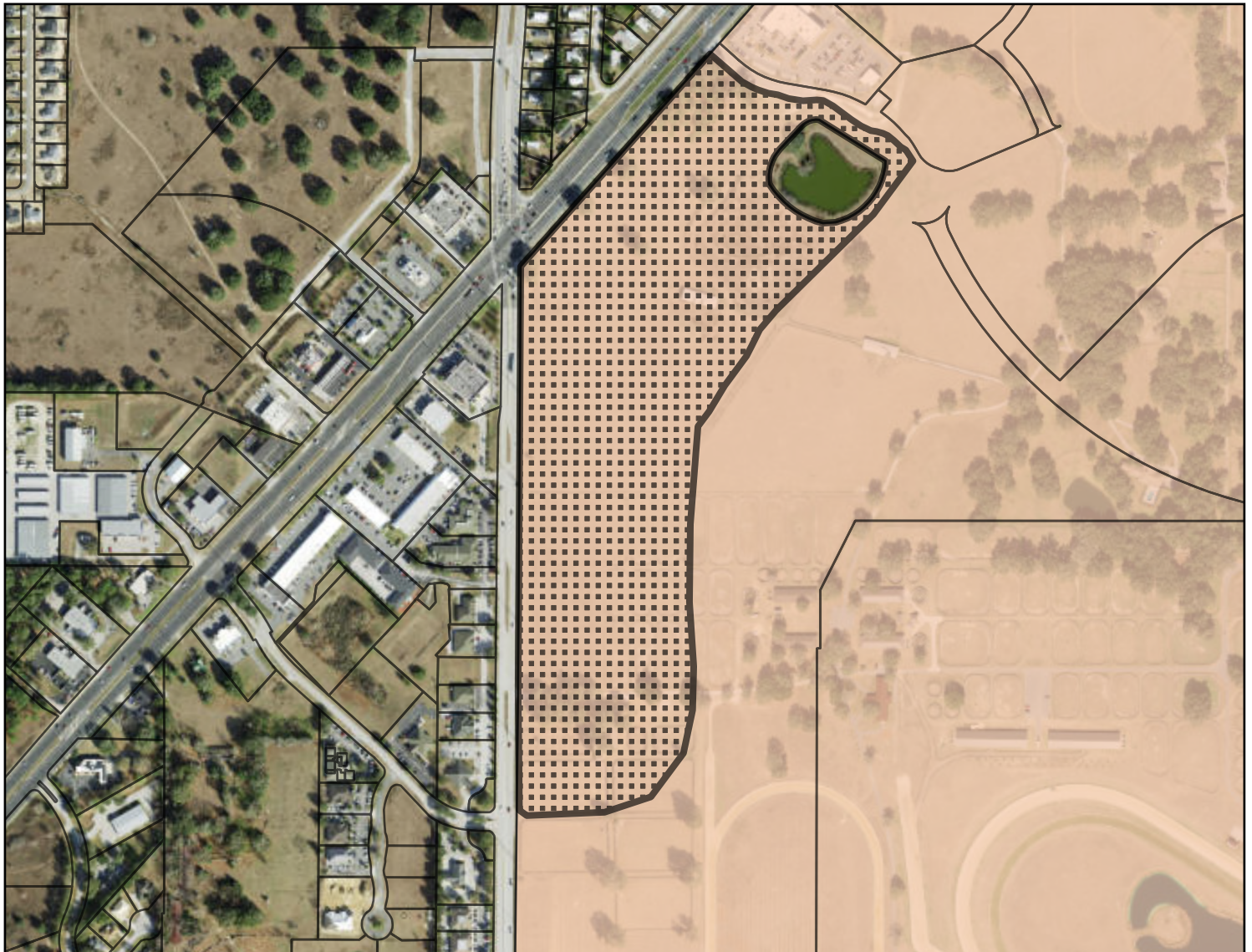
Land Use Designation: Low Intensity




Zoning: PD, Planned Development

Proposal: A request is for approval of the conceptual subdivision plan



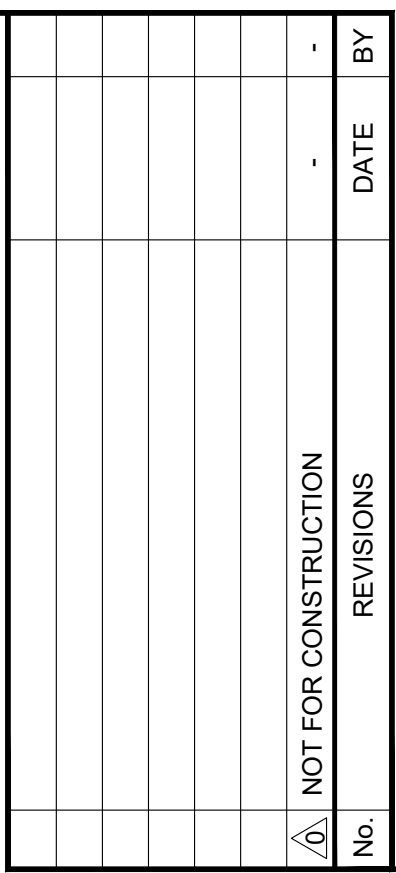
Default Folder: M:\GIS\Department\IT\Evan\Requests\Karen_Cupp\April22_WindOaks



-  SubjectParcel
-  Parcels
-  Planned Development

0 500 1,000 2,000 Feet



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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

STEWART L. HILL, P.E.

79410

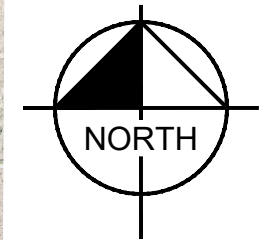
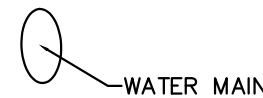
DATE: _____

MASTER PLAN

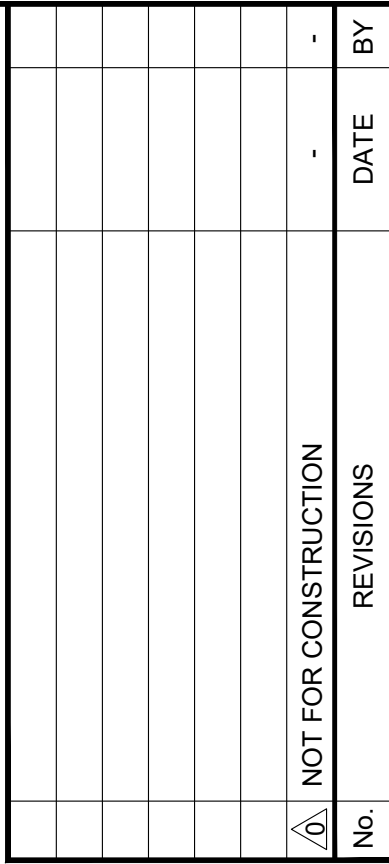
COMMERCIAL PHASE 2
PREPARED FOR

CITY OF OCALA
FLORIDA

SHEET NUMBER
C002



PROJECT LOCATION
SCALE: 1" = 1,000'

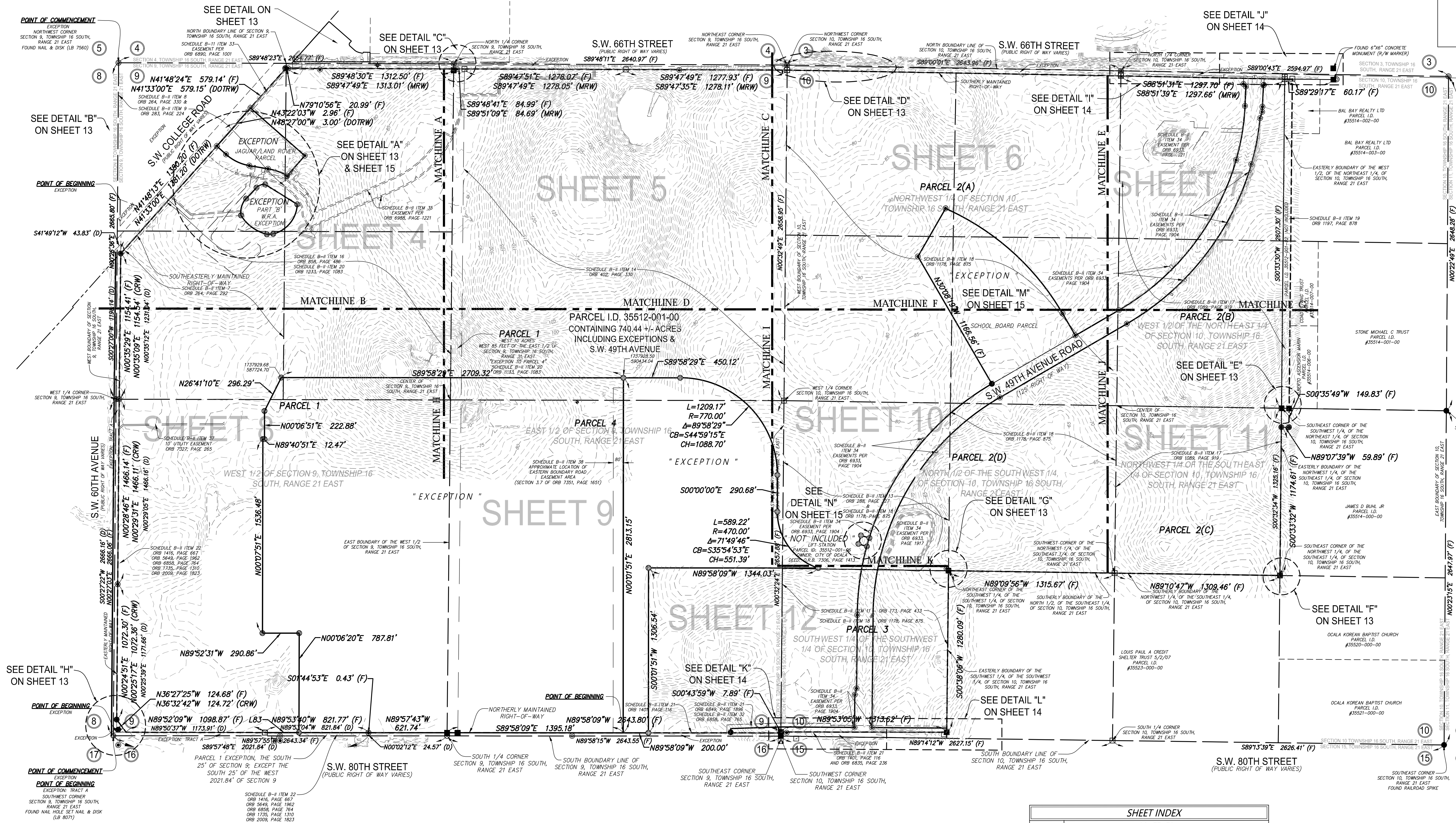
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16

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	144.29	158.16	055°16'19"	139.34
C2	75.61	81.56	053°06'53"	72.93
C3	323.43	254.02	072°57'04"	302.02
C4	259.82	338.62	043°57'46"	253.50

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	20.00
L2	S07°00'00"E	211.30
L3	N41°20'00"E	210.70
L4	N69°06'00"W	149.00
L5	N41°48'03"E	44.28
L6	S89°48'12"E	144.75
L7	S01°14'48"W	33.00
L8	S78°10'10"W	57.59
L9	S03°35'04"W	150.24
L10	N41°49'12"E	44.00
L11	N43°15'02"E	119.59
L12	S88°02'21"E	299.45
L13	S86°21'00"W	50.16
L83	S89°53'40"E	270.79



SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
3	OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION
4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

0 200 400 800
1 INCH = 400 FEET

ADDRESS COMMENTS	C.J.H.	7/10/24
8.	MRD	7/10/24
7.	MRD	7/10/24
6.	MRD	7/10/24
5.	MRD	7/10/24
4.	MRD	7/10/24
3.	MRD	7/10/24
2.	MRD	7/10/24
1.	MRD	7/10/24
NO.	BY	DATE

DRAWN:	K.L.J.
REVISED:	MRD
REVISOR:	MRD
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 400'

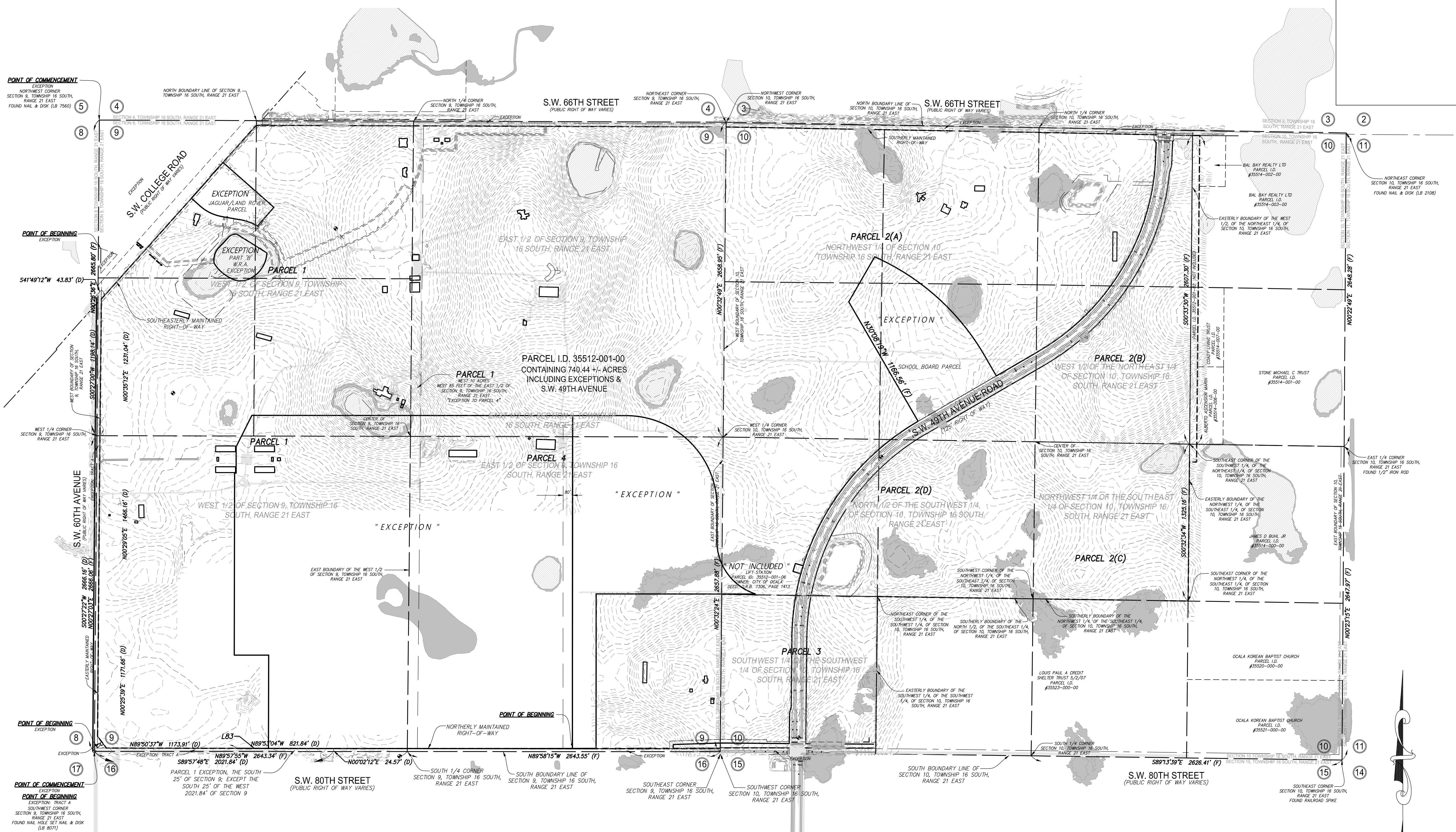
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.E.I.S.
CREATED BY: JCH/MS/2024/07/10/24
PROJECT: WINDING OAKS PLANNED DEVELOPMENT

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:	FILE: WINDING OAKS FARM
15-5/62	J.O.# 16365
16-2/13-28	DWG.#16365TOPOR8
21-8/52-54	SHT 2 OF 19
21-10/15-18	
23-1/2-3	

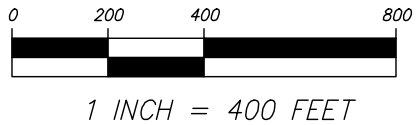
SHEET 2 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 3 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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ADDRESS COMMENTS	C.H.	DATE
8.	7/10/24	
7.	MRD 11/27/23	
6.	MRD 11/6/23	
5.	MRD 10/17/23	
4.	MRD 9/19/23	
3.	NO.	BY

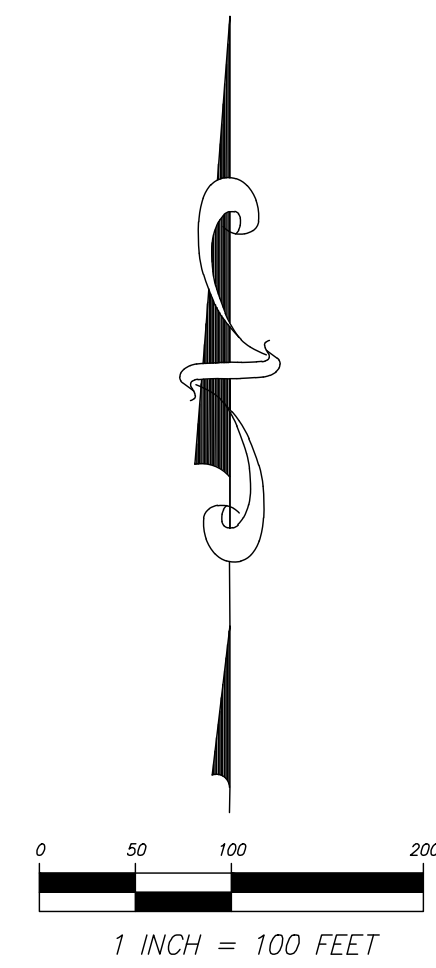
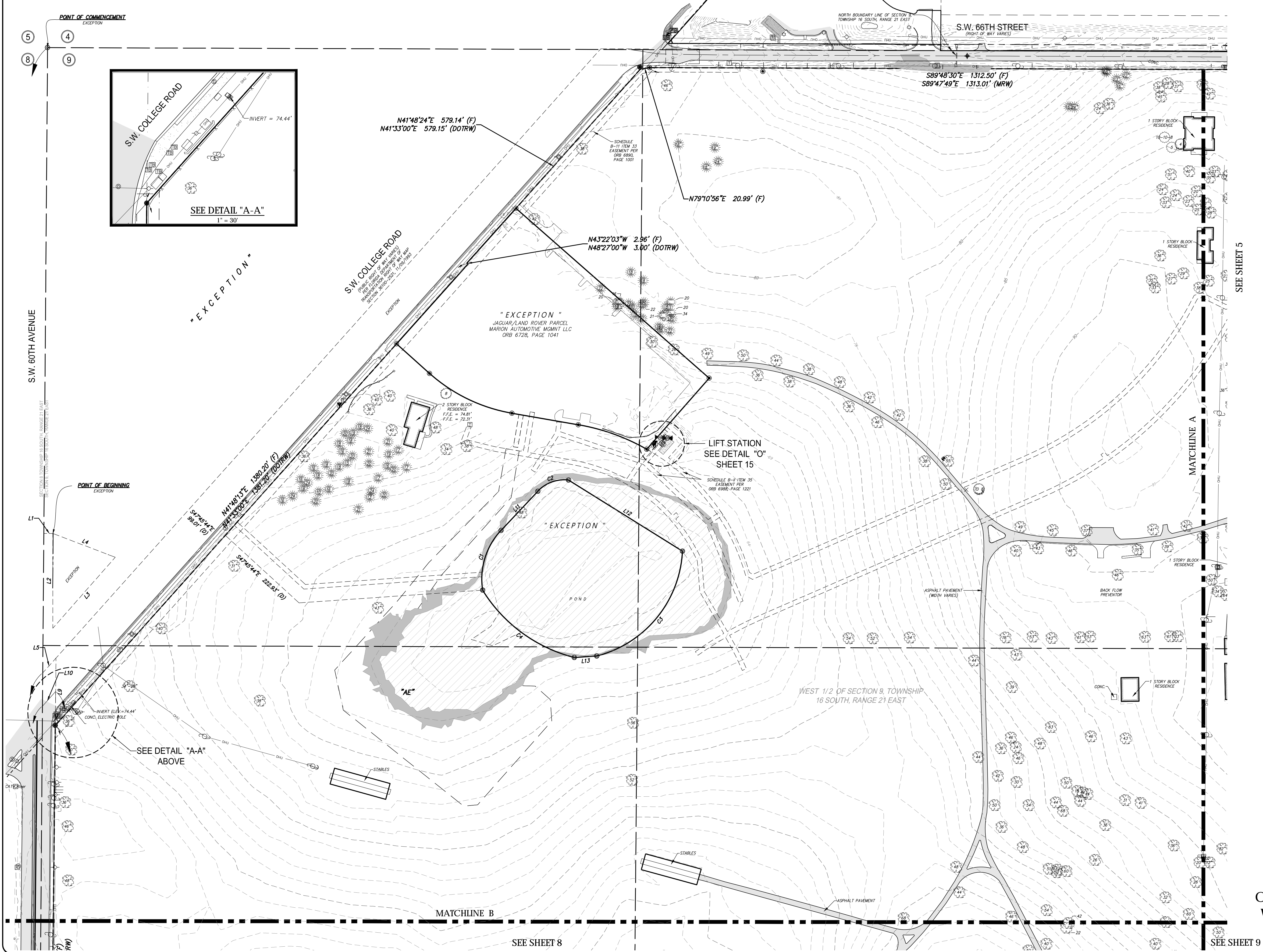
DRAWN:	K.L.J.
REVISED:	
REVISOR:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 400'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATED BY: J. HORTON, P.E., C.E.M., C.S.
DRAWING NO. 16365-001
DATE: 07/10/24

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:	FILE: WINDING OAKS FARM
15-5/62	
16-2/13-28	
21-8/52-54	
21-10/15-18	
23-7/12-3	
J.O.# 16365	
DWG.#16365TOPOR8	
SHT 3 OF 19	

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
- PECAN
- PINE

LINE TABLE		
LINE	BEARING	LENGTH
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SHEET 4 OF 19
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

ADDRESS COMMENTS	C.J.H.	DATE
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4.	MRD 9/19/23	
NO.	BY	DATE

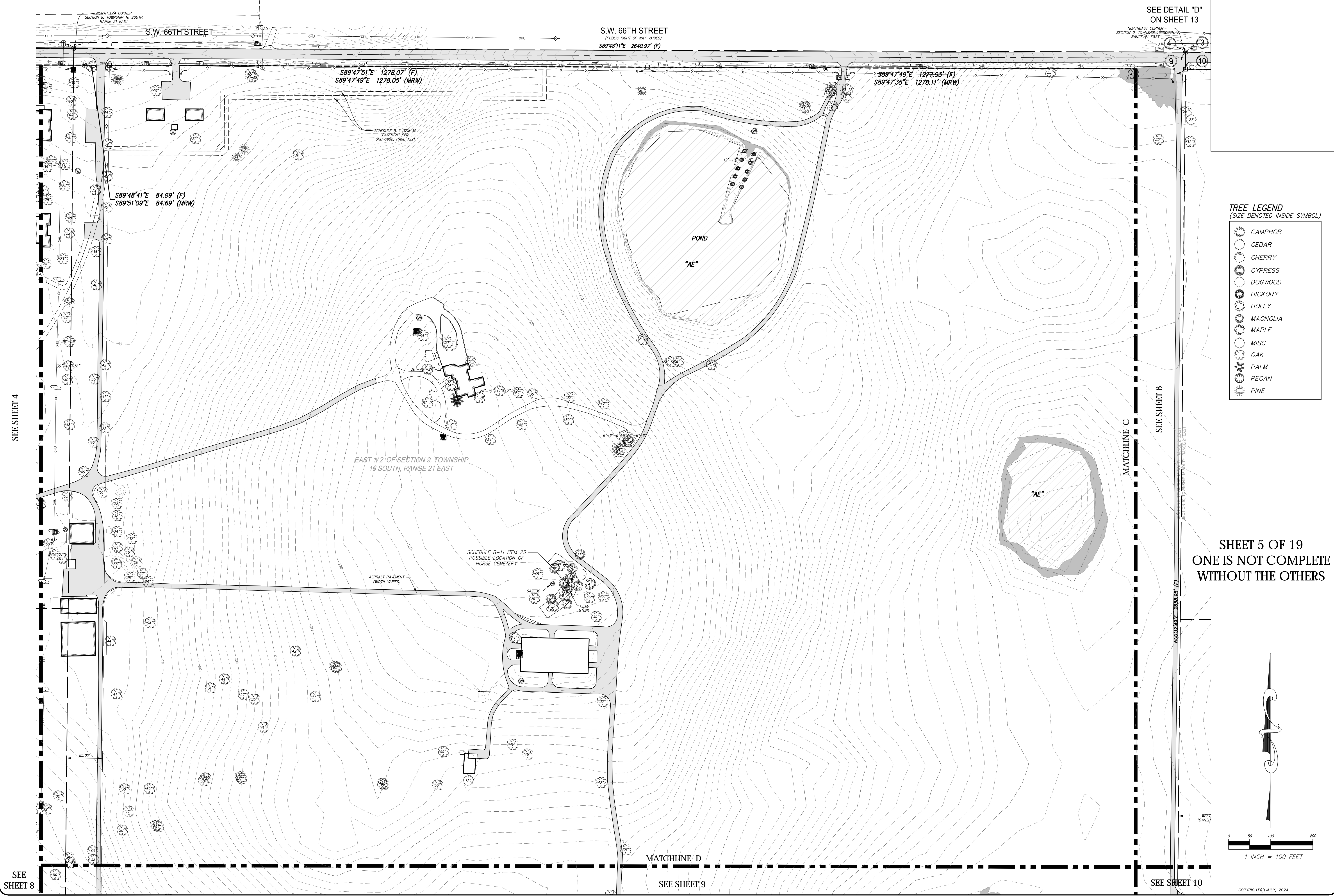
DRAWN:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATED BY: J. HORTON, P.E., C.E., P.L., C.S.
PROJECT: WINDING OAKS PLANNED DEVELOPMENT

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES: 15-5/62 16-2/13-28 21-8/52-54 21-10/15-18 23-7/12-3	J.O.# 16365 DWG.#16365TOPOR8 SHT 4 OF 19
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SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
- PECAN
- PINE

SHEET 5 OF 19
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

NO.	BY	DATE
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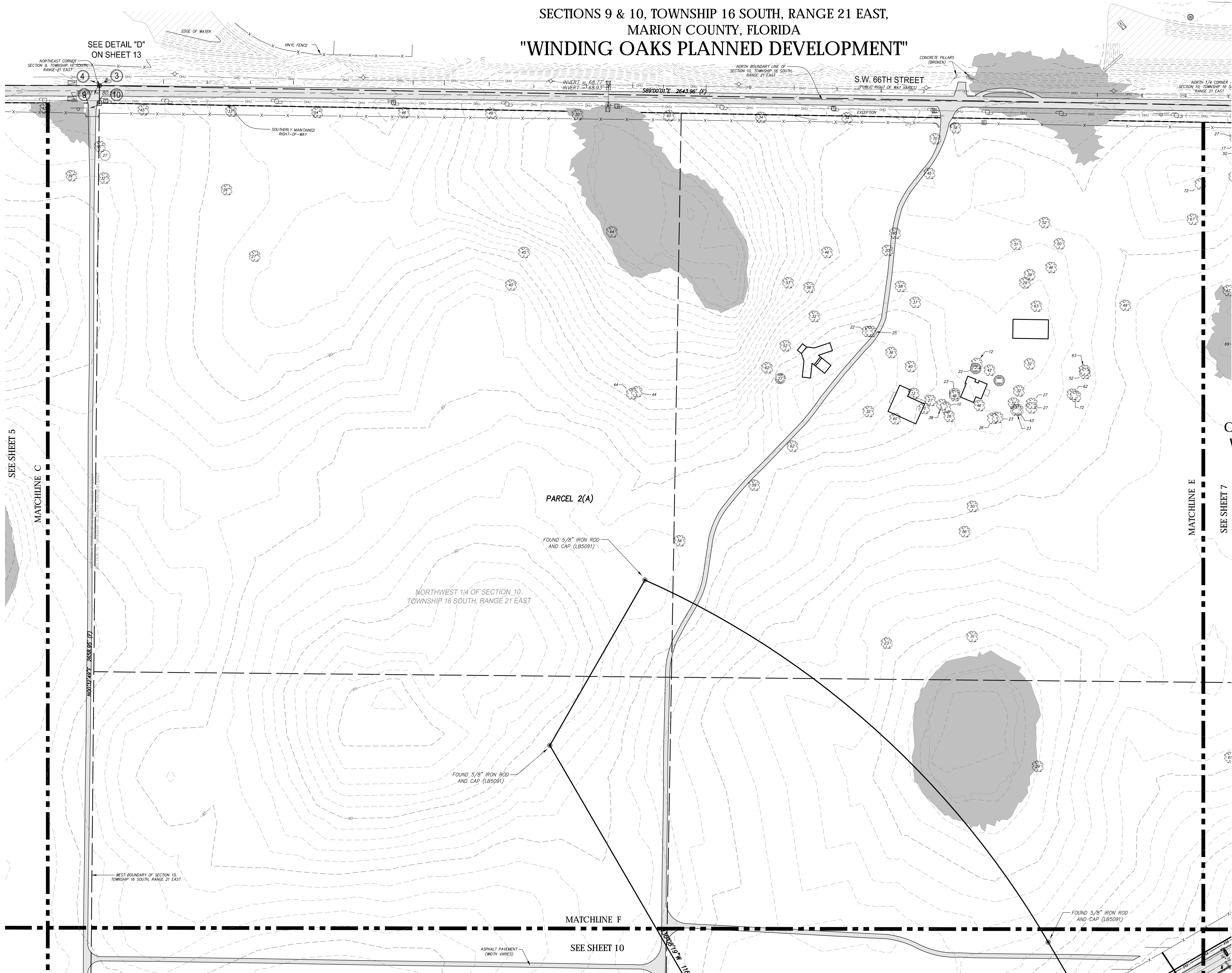
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REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 100'	

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CHRISTOPHER J. HORTON, P.E., C.E., C.S.
P.L.L.C. 1000 N. W. 11th St., Suite 200, Ft. Lauderdale, FL 33304
PH: 954.582.1400 FAX: 954.582.2243 www.jchgroup.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES: 15-5/62 16-2/13-28 21-8/52-54 21-10/15-18 23-7/12-3	FILE: WINDING OAKS FARM
J.O.# 16365 DWG.#16365TOPOR8	SHT 5 OF 19

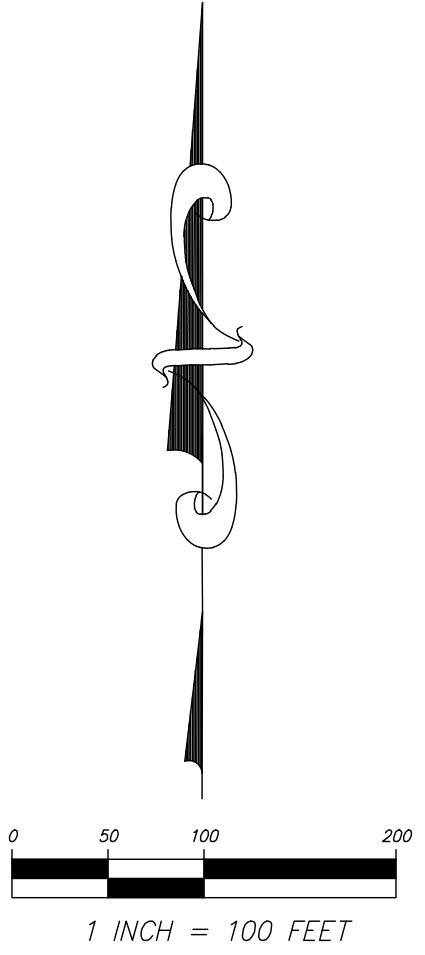
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 6 OF 19
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE



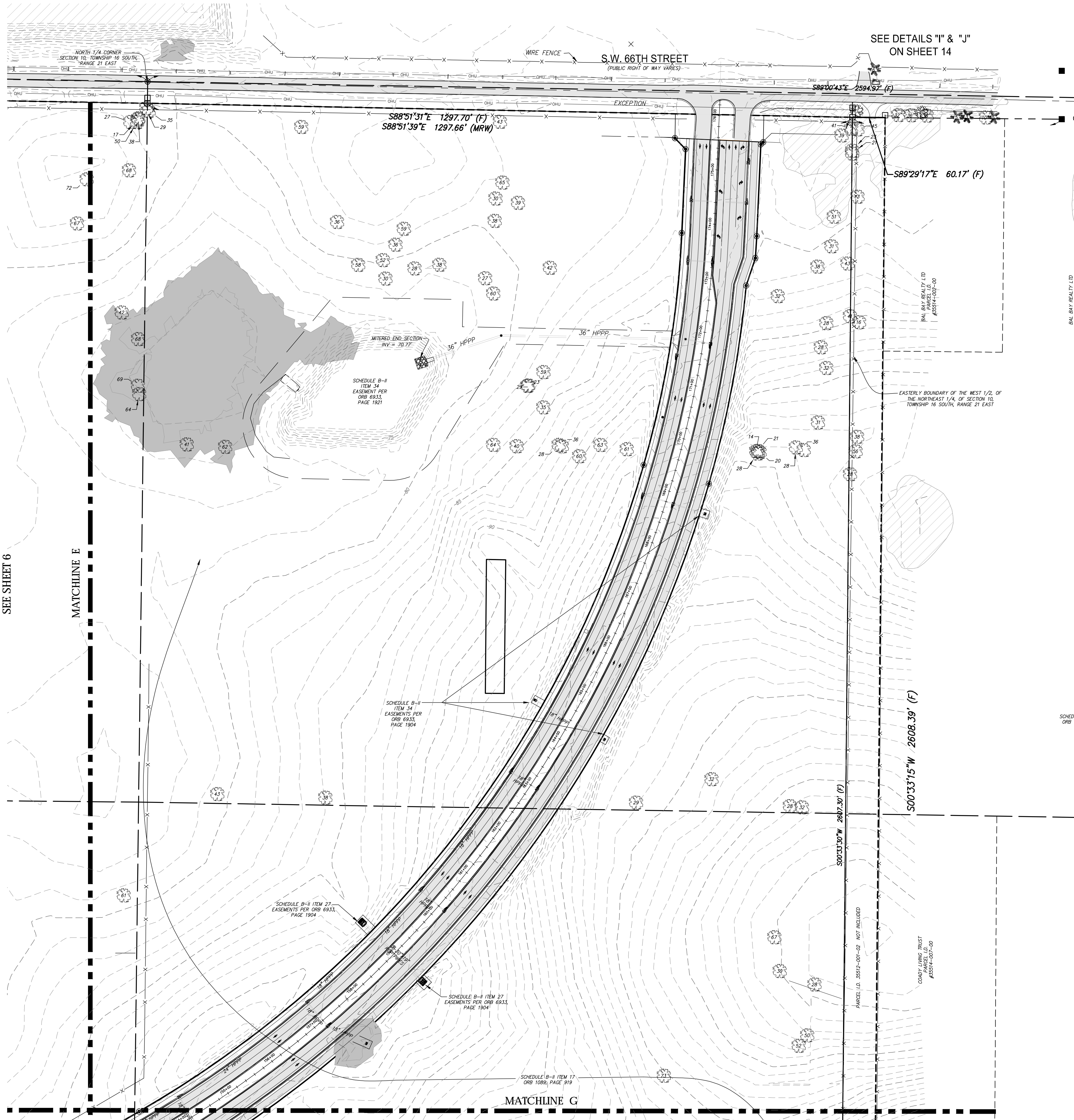
NO.	BY	DATE
8.	C.J.H.	7/10/24
7.	MRD	11/22/23
6.	MRD	11/6/23
5.	MRD	10/17/23
4.	MRD	9/19/23
3.	MRD	11/22/23
2.	MRD	11/22/23
1.	MRD	11/22/23

DRAWN:	K.L.J.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 100'	

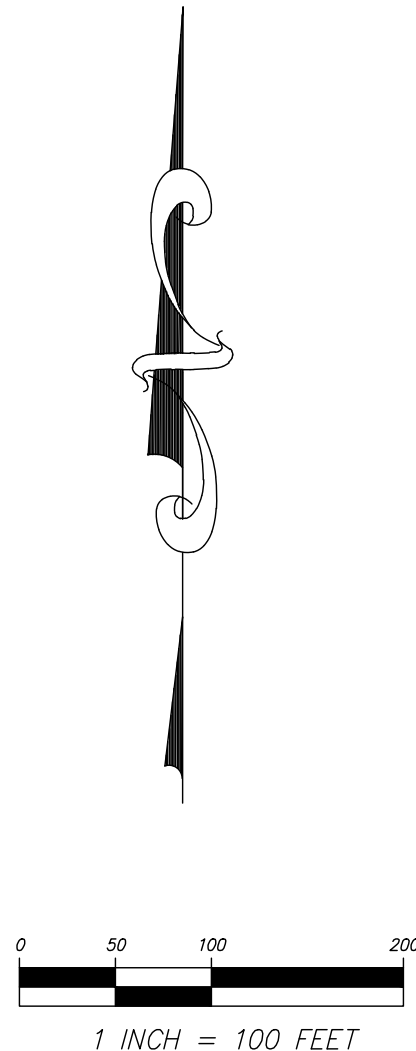
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATIVES/DESIGN/ANALYSIS/CONSTRUCTION
P.O. BOX 140, MARION COUNTY, FL 32043
TEL: 850.224.0433 FAX: 850.224.0435

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES: 15-5/62 16-2/13-28 21-8/52-54 21-10/15-18 23-7/2-3	FILE: WINDING OAKS FARM
J.O.# 16365 DWG.#16365TOPOR8	SHT 6 OF 19



SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE

SHEET 7 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
3	OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION
4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

ADDRESS COMMENTS	C.J.H.	DATE
ADDITIONAL TOPO	MRD	7/10/24
ADDITIONAL TREES	MRD	11/27/23
ADDITIONAL TOPO	MRD	11/6/23
ADDITIONAL COMMENTS	MRD	10/17/23
NO.	BY	DATE

DRAWN:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATED BY: J. HORTON, P.E., C.E.M., C.S.S.
P. HORTON, P.E., C.E.M., C.S.S.
P. HORTON, P.E., C.E.M., C.S.S.

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.**

REFERENCES: 15-5/62 16-2/13-28 21-8/52-54 23-7/15-18 23-7/12-3	FILE: WINDING OAKS FARM
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J.O.# 16365
DWG.#16365TOPOR8

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"

SEE SHEET 4
MATCHLINE B

N26°41'10"E 296.29'

WEST 1/2 OF SECTION 9 TOWNSHIP 16 SOUTH, RANGE 21 EAST

N00°06'51"E 222.88'

N89°40'51"E 12.47'

SEE SHEET 9
MATCHLINE H

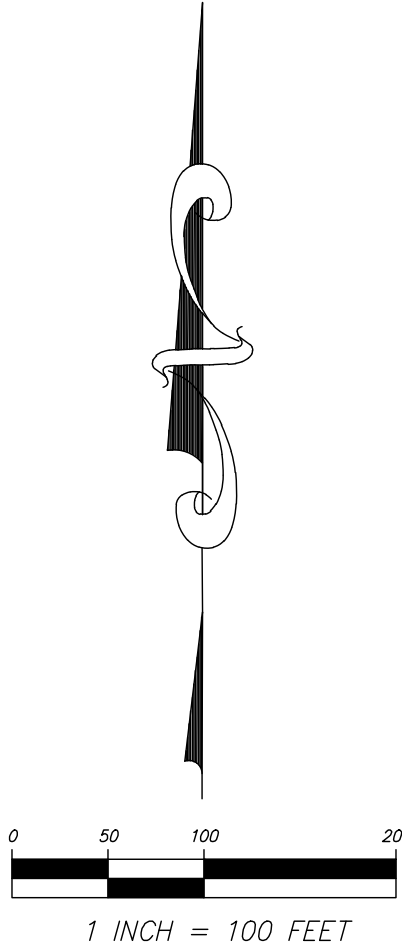
TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE

SHEET 8 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
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EAST BOUNDARY OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST



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CHRISTOPHER J. HORTON, P.S., C.E., C.T.S., L.S.
P.L.L.C. 1000 N.W. 22nd Ave., Suite 200, Ft. Lauderdale, FL 33309

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

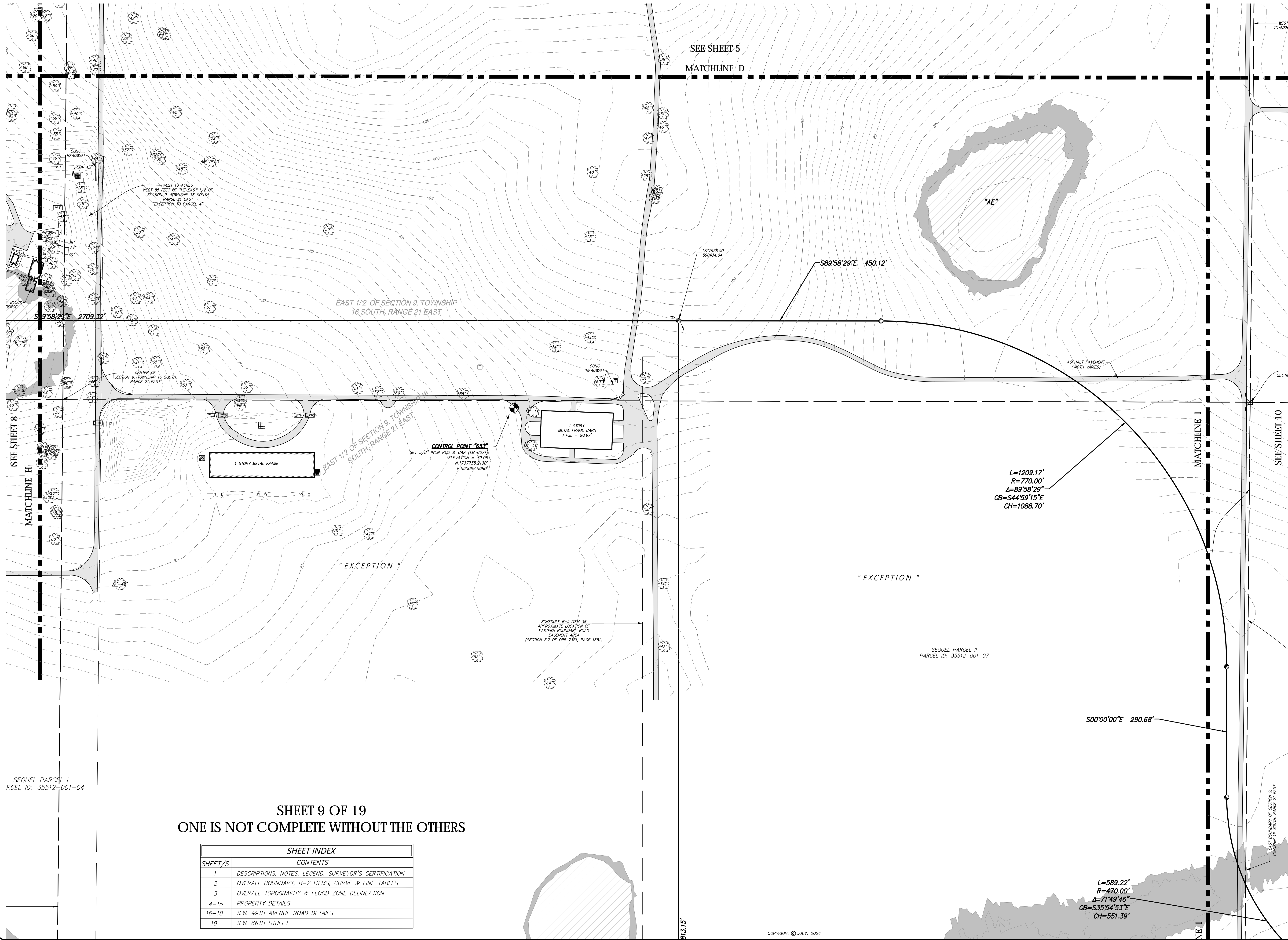
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16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

J.O.# 16365
DWG.#16365TOPOR8
SHT 8 OF 19

NO.	DATE	BY	ADDRESS COMMENTS	C.J.H.
8.	7/10/24			
7.	11/27/23	MRD	ADDITIONAL TOPO	
6.	11/6/23	MRD	ADDITIONAL TREES	
5.	10/17/23	MRD	ADDITIONAL TOPO	
4.	9/19/23	MRD	ADDRESS COMMENTS	
NO.		BY		

DRAWN:	K.L.J.
REVISED:	
REVISOR:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 100'

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 9 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
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19	S.W. 66TH STREET

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)	
	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/12-3

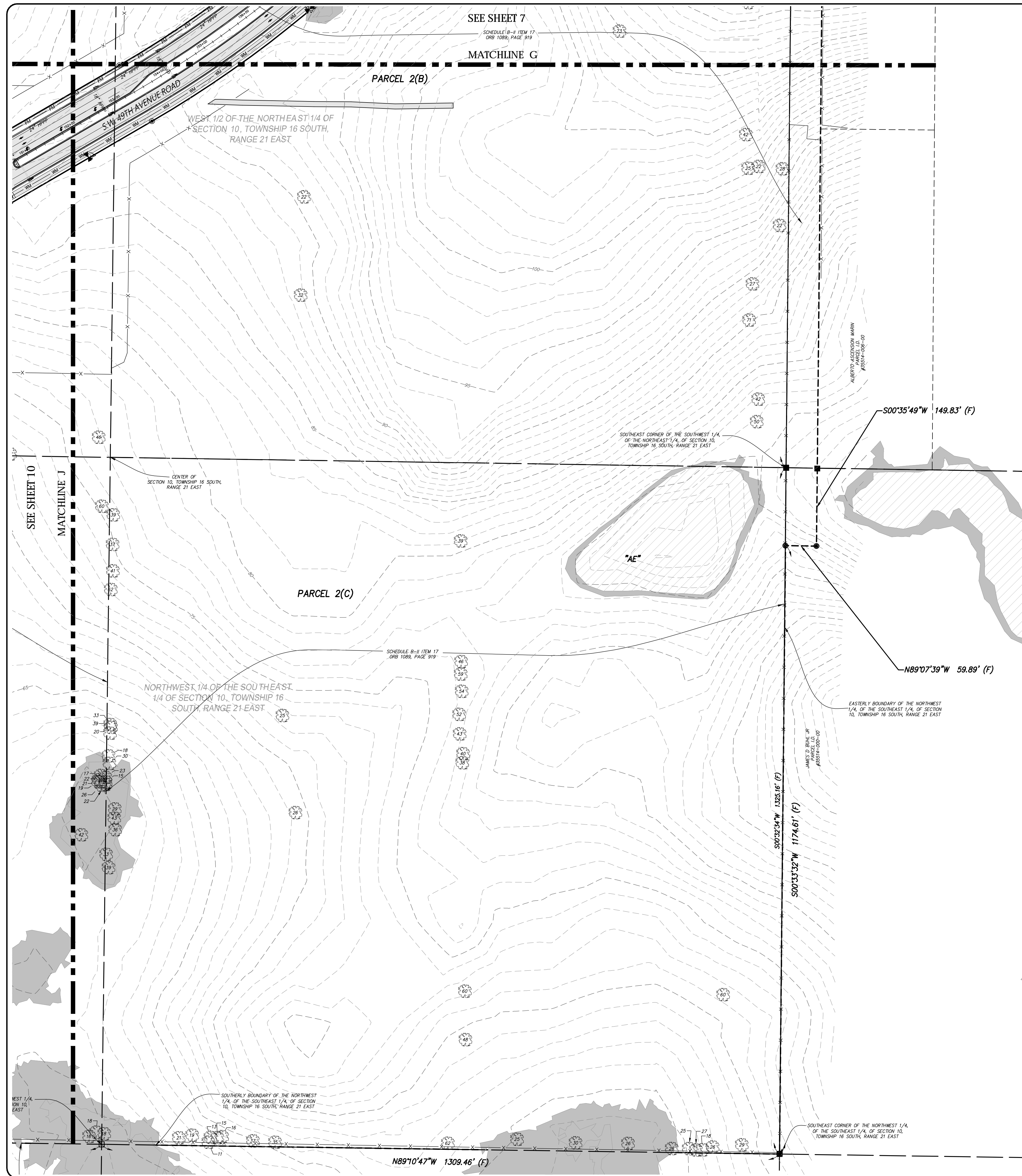
J.O.# 16365
DWG.#16365TOPOR8
SHT 9 OF 19

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PLANNING • ENVIRONMENTAL • C.I.S.
CHRISTOPHER J. HORTON, P.E., C.E.M., C.S.
P.L.L.C., 100 S.W. 22nd Ave., Suite 1200, Fort Lauderdale, FL 33311

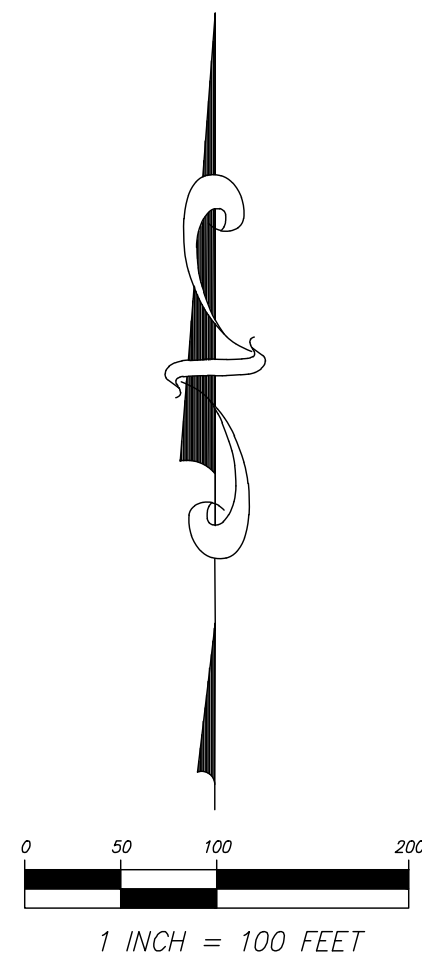
DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

ADDRESS COMMENTS
8. ADDITIONAL TOPO
7. ADDITIONAL TOPO
6. ADDITIONAL TOPO
5. ADDITIONAL TOPO
4. ADDITIONAL TOPO
3. ADDITIONAL TOPO
2. ADDITIONAL TOPO
1. ADDITIONAL TOPO

7/10/24
11/27/23
11/6/23
10/17/23
9/19/23
BY
DATE



SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

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	MAPLE
	MISC
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	PALM
	PECAN
	PINE

SHEET 11 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
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16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

8.	ADDRESS COMMENTS	C/H	7/10/24
7.	ADDITIONAL TOPO	MRD	11/27/23
6.	ADDITIONAL TREES	MRD	11/6/23
5.	ADDITIONAL TOPO	MRD	10/17/23
4.	ADDRESS COMMENTS	MRD	9/19/23
NO.		BY	DATE

DRAWN:	K.L.J.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 100'	



JCH
CONSULTING GROUP, INC.

LAND DEVELOPMENT/SURVEYING/MAPPING
PLANNING/ARCHITECTURE/ENGINEERING
PERMITTING/UTILITY/TRANSPORTATION/AVIATION

CHRISTOPHER J. HOPKINS, P.E., P.L.C., P.E.
10000 W. 10TH AVE., SUITE 200
DENVER, CO 80233-4462 FAX: (303) 755-5353 WWW.JCH.CO

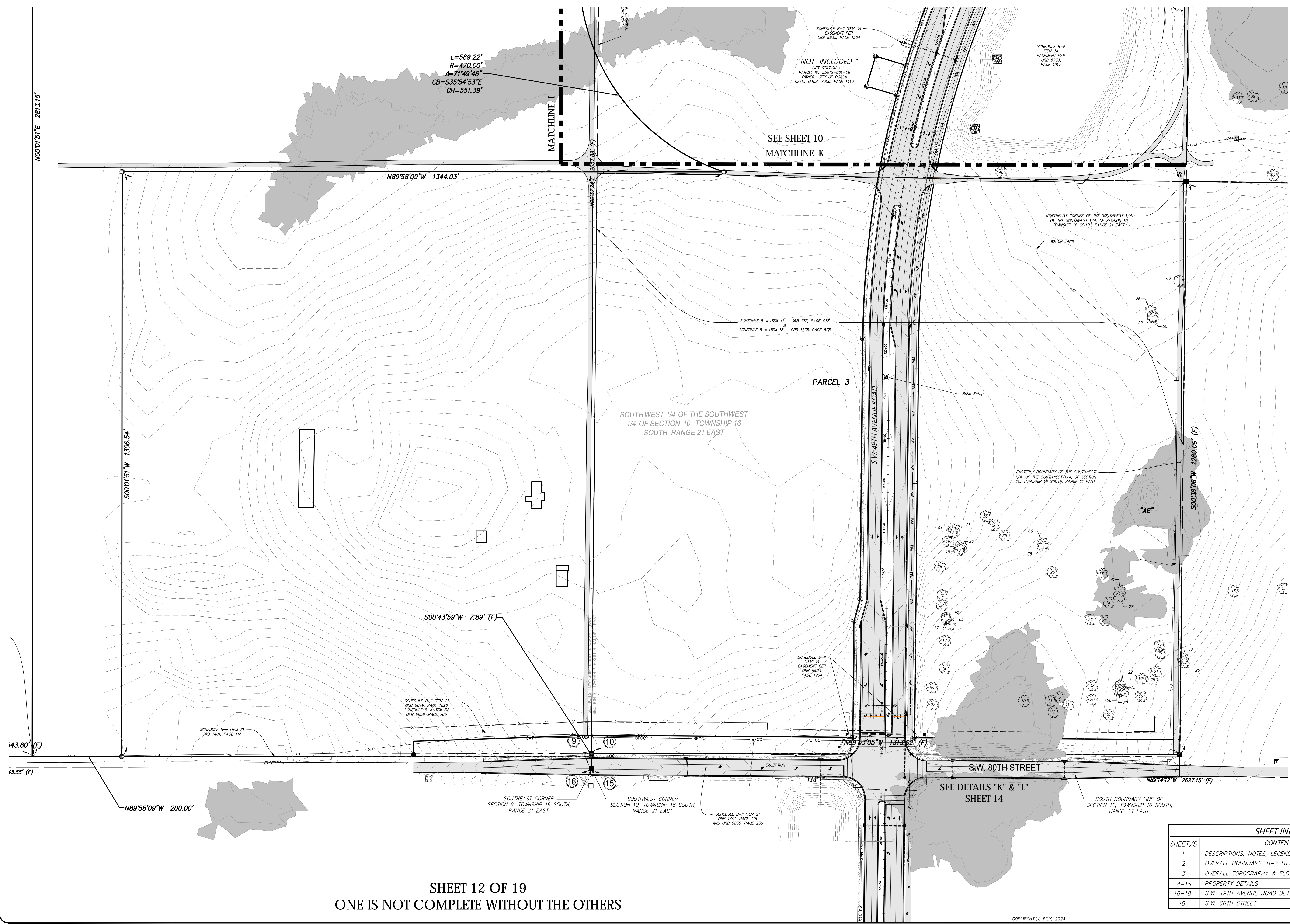
BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
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 16-2/13-28
 21-8/52-54
 21-10/15-18
 23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
 DWG.#16365TOPOR8
 SHT 11 OF 19

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
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SHEET INDEX	
SHEET/S	CONTENTS
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19	S.W. 66TH STREET

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.**

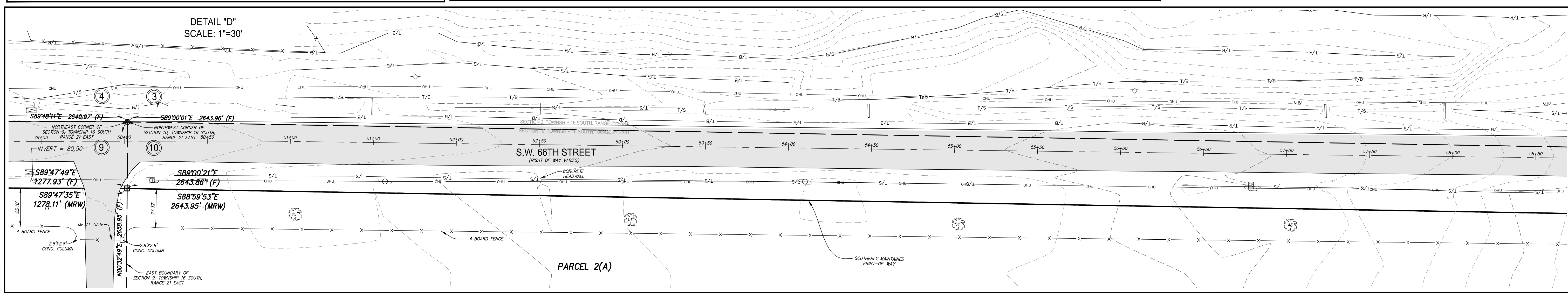
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATED BY: J. HORTON, P.E., C.E.M., C.S.
DRAWN BY: J. HORTON, P.E., C.E.M., C.S.
CHECKED BY: J. HORTON, P.E., C.E.M., C.S.
APPROVED BY: J. HORTON, P.E., C.E.M., C.S.

NO.	BY	DATE
8.	C.H.	7/10/24
7.	M.R.D.	11/27/23
6.	M.R.D.	11/6/23
5.	M.R.D.	10/17/23
4.	M.R.D.	9/19/23

REFERENCES:
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16-2/13-28
21-8/52-54
23-7/2-3

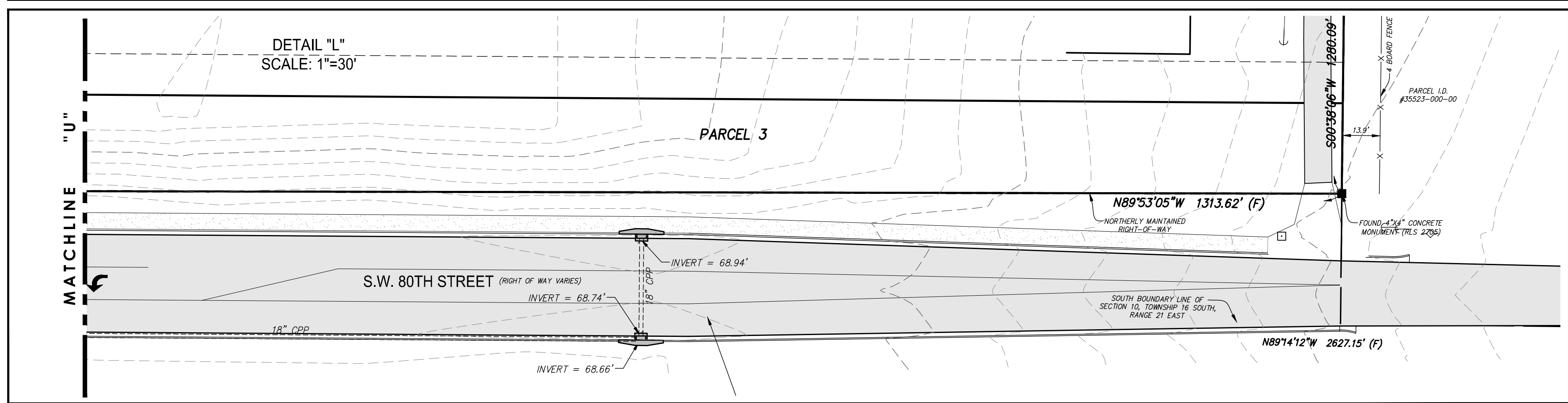
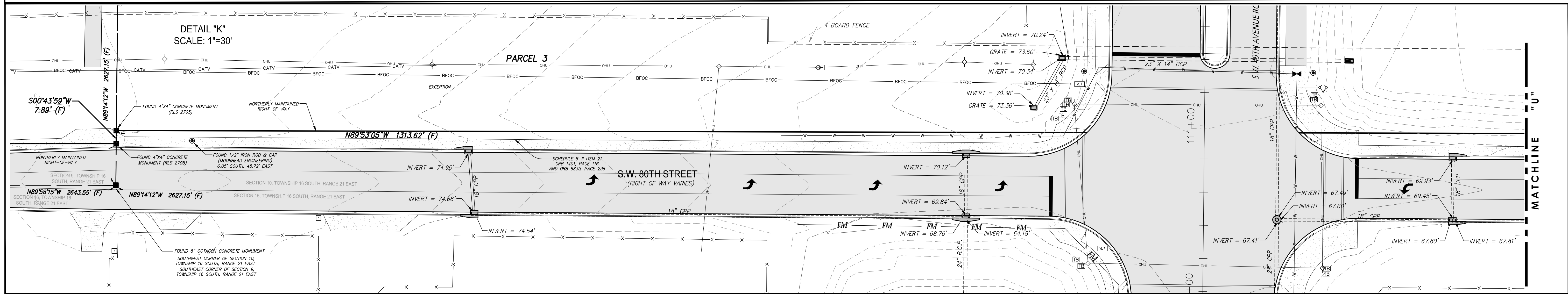
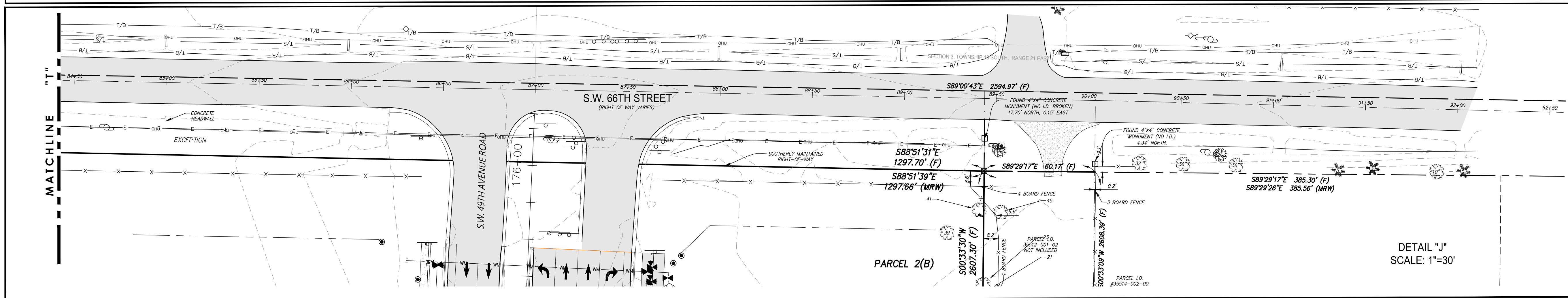
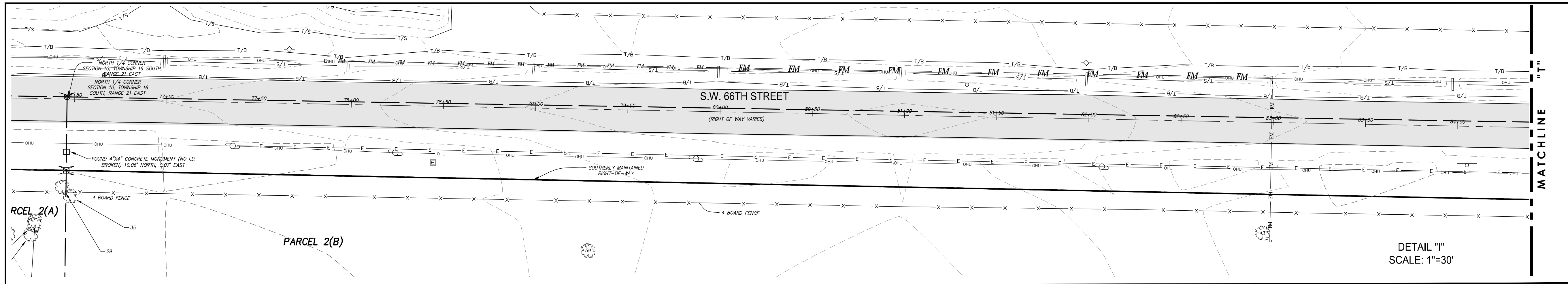
FILE: WINDING OAKS FARM

J.O.# 16365
DWG.#16365TOPOR8
SHT 12 OF 19



J.O.# 16365
DWG.#16365TOPOR8
SHEET 13 OF 19

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 14 OF 19
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
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16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

ADDRESS COMMENTS	C.H.	DATE
8.	7/10/24	
7.	MRD 11/27/23	
6.	MRD 11/6/23	
5.	MRD 10/17/23	
4.	MRD 9/19/23	
NO.	BY	DATE

DRAWN:	K.L.J.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 30'

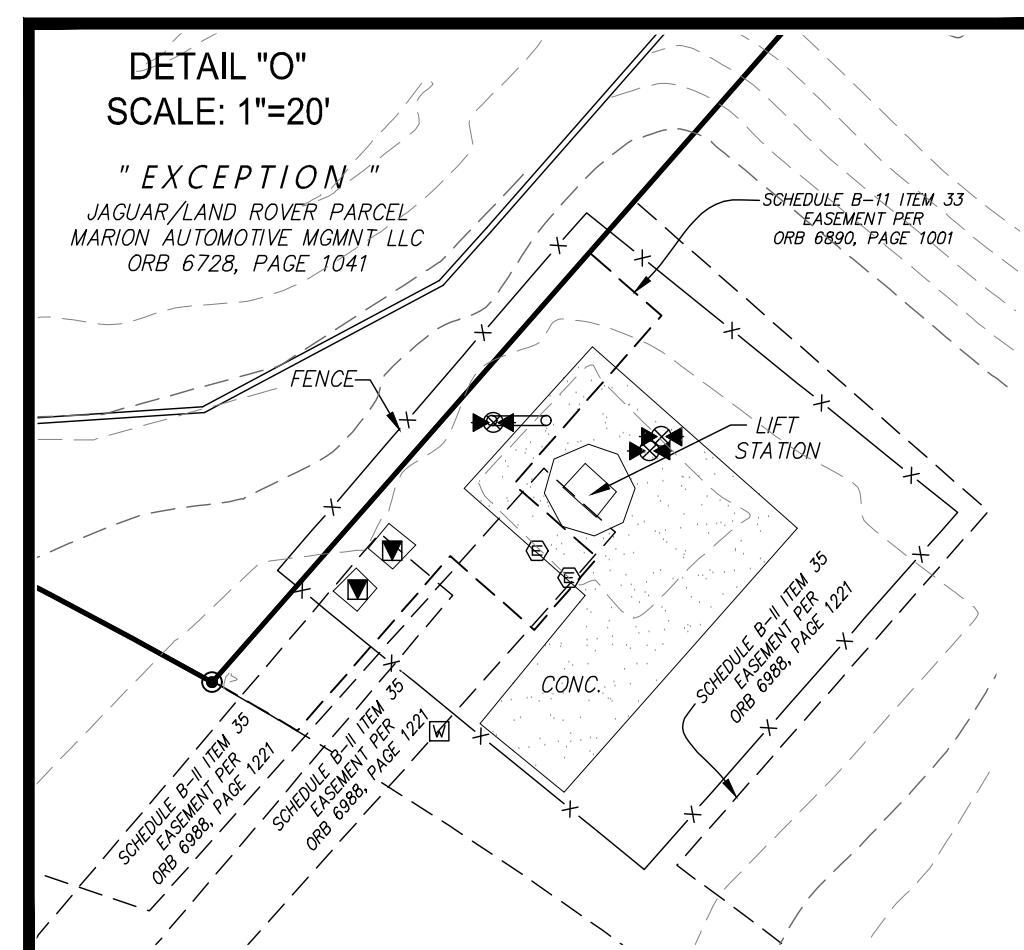
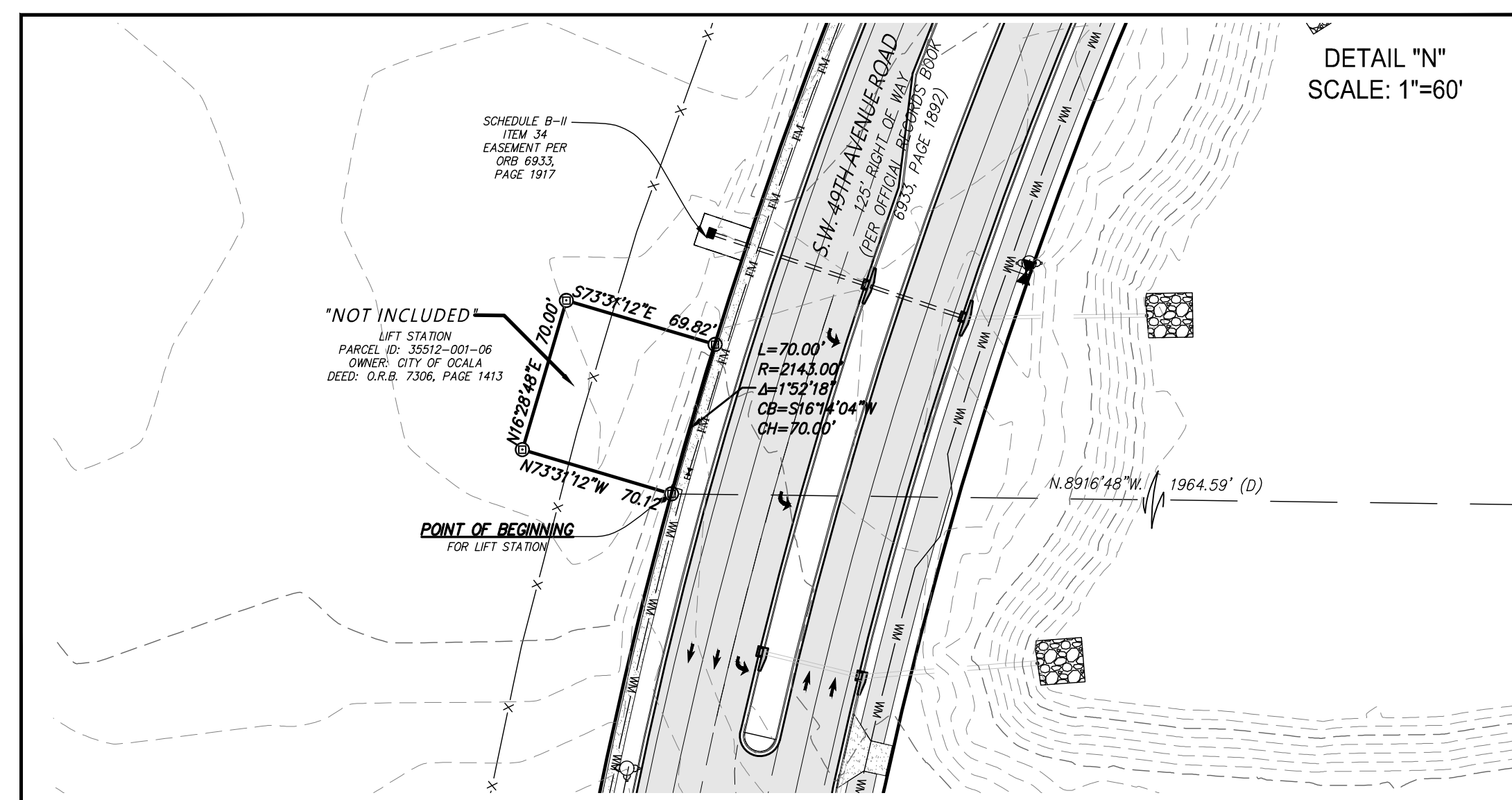
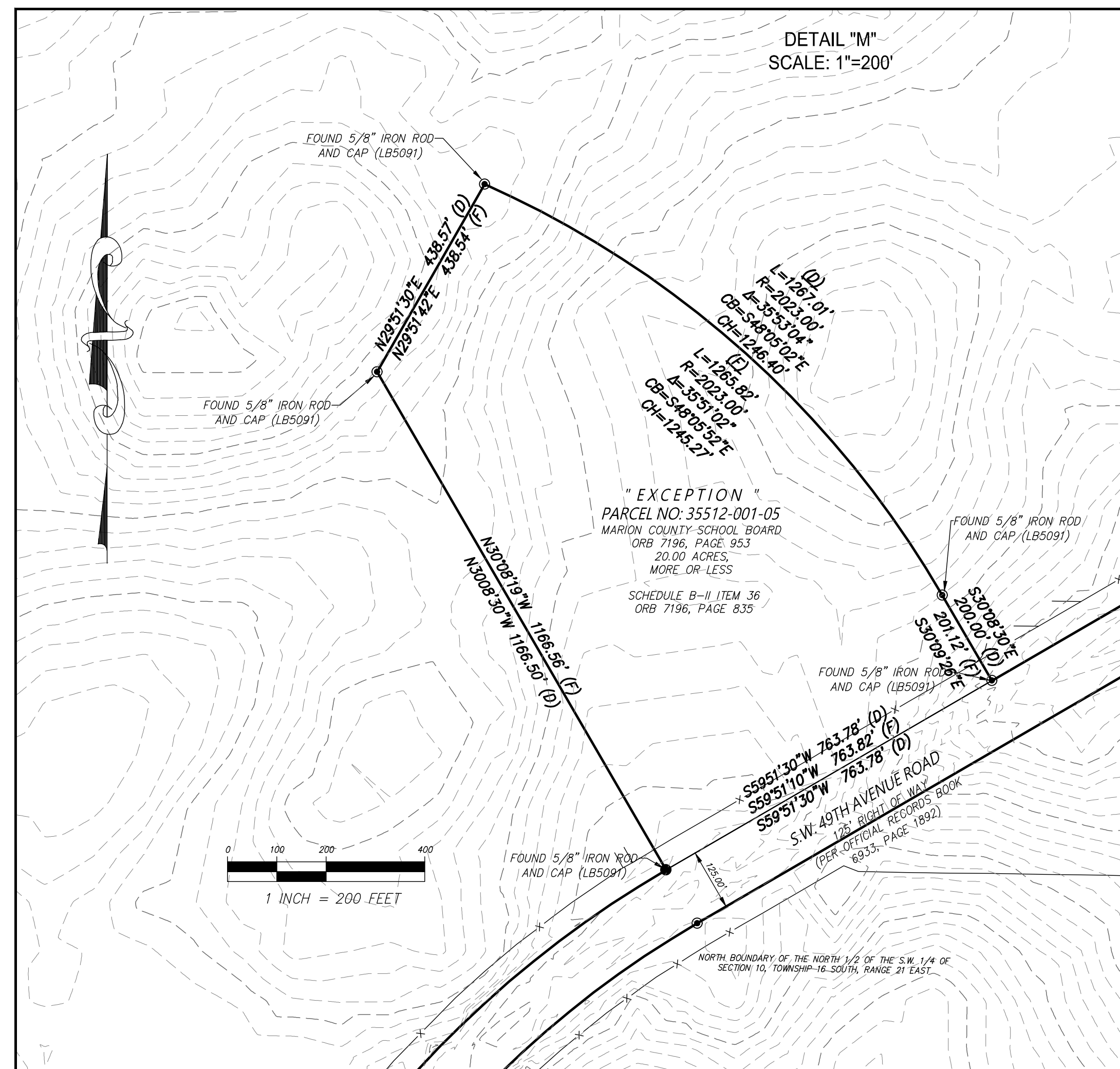
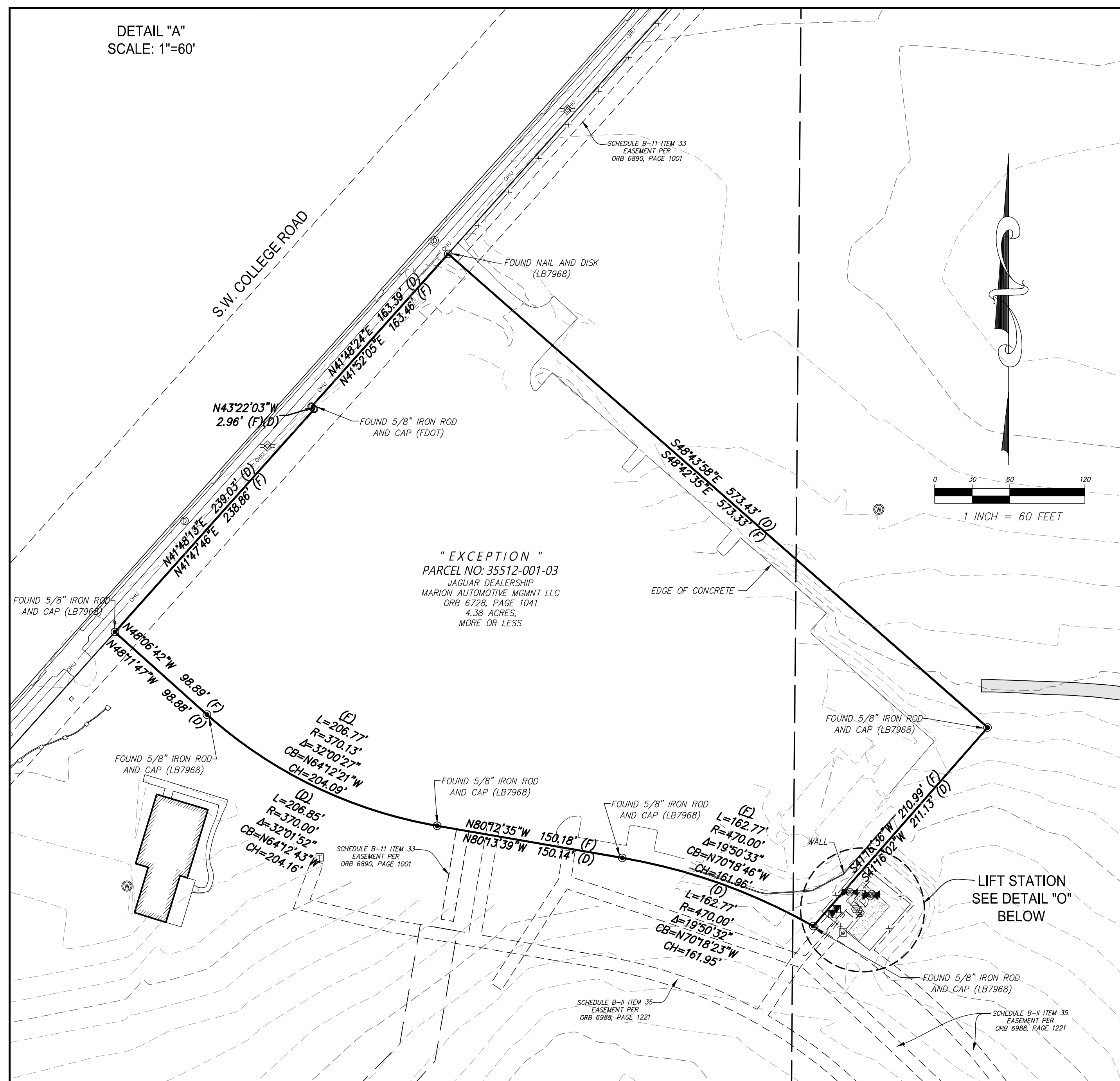
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LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CREATED BY: J. HORTON, P.E., C.E.M., C.S.
PROJ. NO. 22-001
FILE: WINDING OAKS FARM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:	FILE: WINDING OAKS FARM
15-5/62	
16-2/13-28	
21-8/52-54	
21-10/15-18	
23-7/12-3	

J.O.# 16365
DWG.#16365TOPOR8
SHEET 14 OF 19

31



SHEET 15 OF 19
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY; B-2 ITEMS, CURVE & LINE TABLES
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4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

NO.	DATE	BY	MRD	9/19/23	10/17/23	11/6/23	11/27/23	1/26/24	M.A.
7.	ADDITIONAL TOPO								
6.	ADDITIONAL TREES								
5.	ADDITIONAL TOPO								
4.	ADDRESS COMMENTS								
3.	ADDITIONAL TOPO AND SOIL BORINGS								

DRAWN:	K.L.J.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: VARIES	



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 LAND DEVELOPMENT • SURVEYING • MAPPING
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CHRISTOPHER J. HOPKIN, P.E., C.E., L.S. 0555
 1000 W. 10TH STREET, SUITE 100
 PHOENIX, AZ 85001-1425 FAX: (602) 725-5510

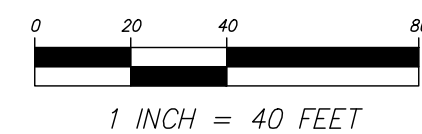
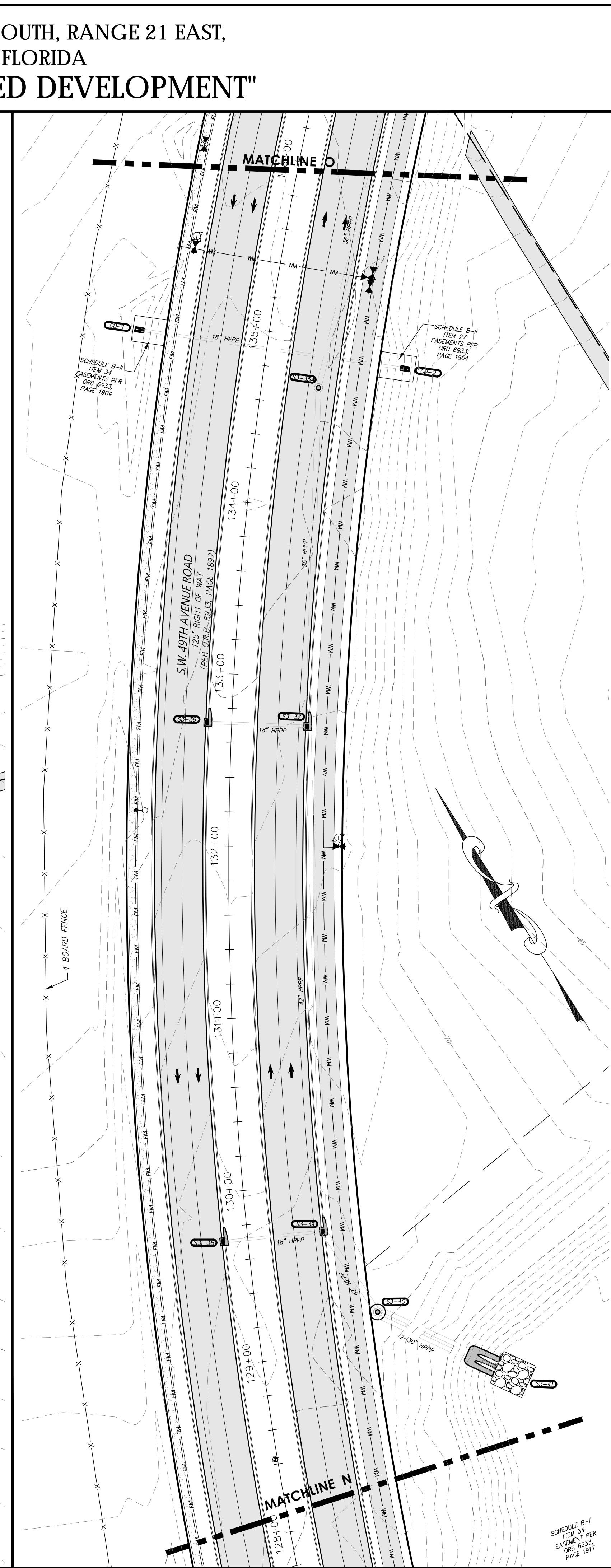
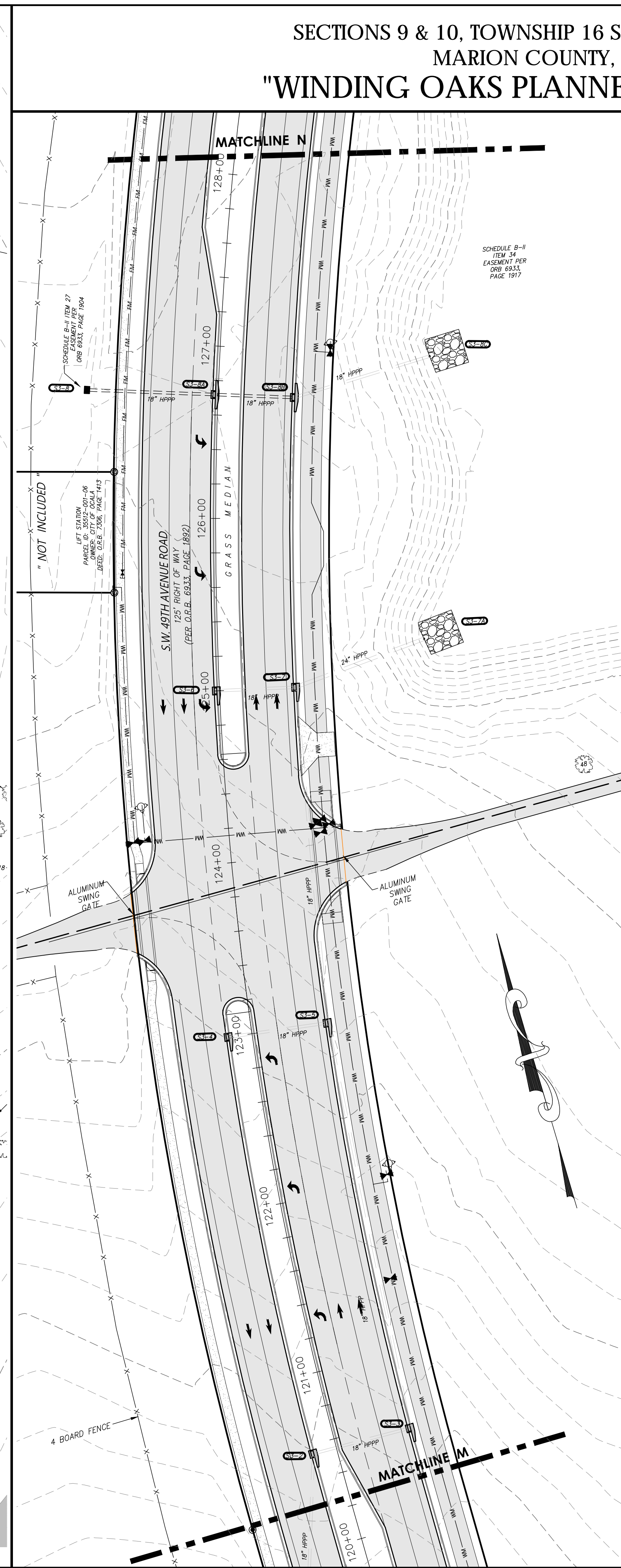
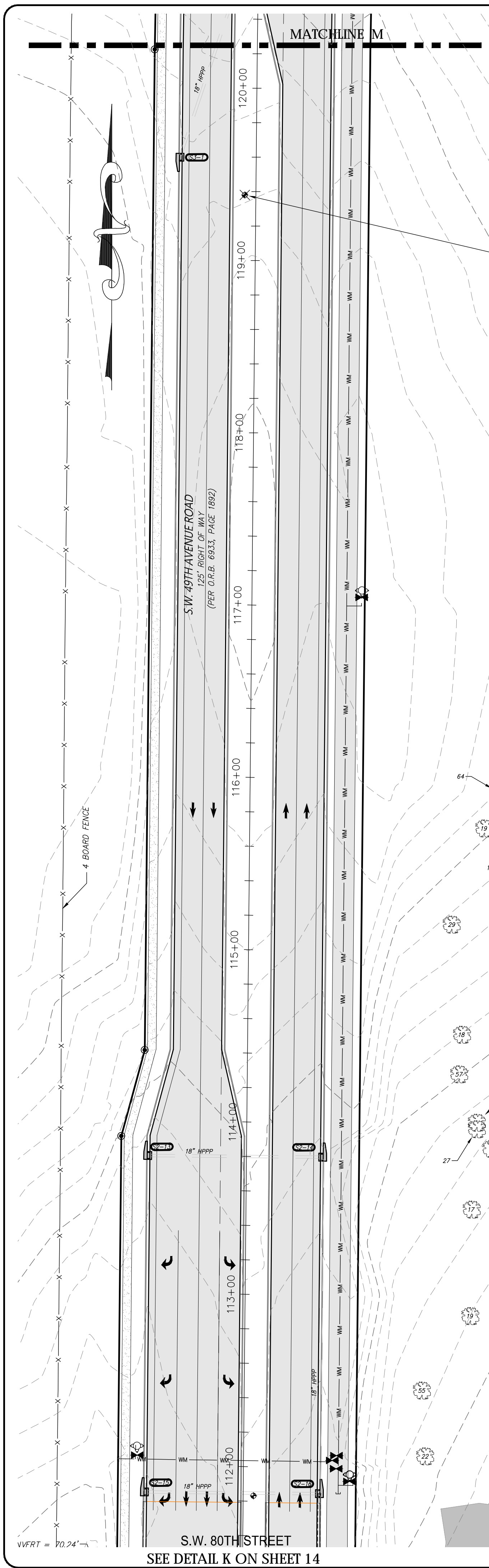
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SURVEY FOR:
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REFERENCES:
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21-8/52-54
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FILE: WINDING OAKS FARM

















J.O.# 16365
DWG.#16365TOPOR8
SHT 15 OF 19

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"



STORM DATA					
STRUCTURE TABLE			STRUCTURE TABLE		
NAME	DETAILS		NAME	DETAILS	
S2-13	STA. 113+79.88, 57.29' LT E.O.P.: 78.46' INV OUT: 73.81' 18" E		S3-8	W/2' SLOT = 6.726' (S) STA. 126+71.57, 76.22' LT GRATE: 67.74' INV OUT: 63.89' 18" E	
S2-14	STA. 113+79.73, 44.19' RT E.O.P.: 78.76' INV IN: 73.55' 18" W INV OUT: 72.80' 18" S		S3-8A	STA. 126+71.81, 1.69' LT E.O.P.: 68.94' INV IN: 63.70' 18" W INV OUT: 63.70' 18" E	
S2-15	STA. 111+84.96, 57.38' LT E.O.P.: 79.91' INV OUT: 71.22' 18" E		S3-8B	STA. 126+71.80, 44.34' RT E.O.P.: 67.79' INV IN: 63.18' 18" W INV OUT: 62.04' 18" E	
S2-16	STA. 111+84.79, 44.28' RT E.O.P.: 76.20' INV IN: 70.98' 18" W INV IN: 67.97' 18" N		S3-8C	MITERED END SECTION STA. 127+00.30, 121.60' RT INV IN: 58.11' 18" W	
S3-1	STA. 119+59.38, 44.27' LT E.O.P.: 82.19' INV OUT: 77.55' 18" N		S3-35A	STA. 134+72.64, 33.28' RT RIM: 75.13' INV IN: 64.42' 36" NE INV OUT: 64.42' 36" SW	
S3-2	STA. 120+54.10, 13.72' LT E.O.P.: 80.09' INV IN: 75.54' 18" S INV OUT: 75.52' 18" E		S3-36	STA. 132+71.03, 13.81' LT E.O.P.: 74.53' INV OUT: 69.94' 18" E	
S3-3	STA. 120+54.79, 44.27' RT E.O.P.: 79.34' INV IN: 74.70' 18" W INV OUT: 74.60' 18" N		S3-37	STA. 132+67.89, 44.32' RT E.O.P.: 73.80' INV IN: 69.11' 18" NW INV IN: 64.22' 36" NE INV OUT: 64.03' 42" SW	
S3-4	STA. 123+00.00, 13.83' LT E.O.P.: 74.98' INV OUT: 70.37' 18" E		S3-38	STA. 129+71.33, 13.78' LT E.O.P.: 71.14' INV IN: 66.81' 18" SE	
S3-5	STA. 123+00.00, 44.25' RT E.O.P.: 73.45' INV IN: 68.78' 18" W INV IN: 68.76' 18" S INV OUT: 68.72' 18" N		S3-39	STA. 129+71.79, 44.15' RT E.O.P.: 70.43' INV IN: 65.80' 18" NW INV IN: 63.64' 42" NE INV OUT: 63.64' 42" S	
S3-6	STA. 125+00.00, 1.70' LT E.O.P.: 70.28' INV OUT: 65.70' 18" E		S3-40	STA. 129+20.85, 69.13' LT RIM: 70.52' INV IN: 60.51' 42" N INV OUT: 60.51' 30" SE	
S3-7	STA. 120+00.04, 44.43' RT E.O.P.: 69.10' INV IN: 64.32' 18" W INV IN: 64.34' 18" S INV OUT: 58.98' 24" E		S3-41	MITERED END SECTION (DUAL PIPES) STA. 126+74.99, 132.64' RT INV IN: 57.56' 30" NW	
S3-7A	MITERED END SECTION STA. 125+26.15, 119.74' RT INV IN: 57.27' 24" W				

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE

SHEET 16 OF 19
ONE IS NOT COMPLETE
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16-18	S.W. 49TH AVENUE ROAD DETAILS
19	S.W. 66TH STREET

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8.	ADDRESS COMMENTS	CJH	7/10/24
7.	ADDITIONAL TOPO	MRD	11/27/23
6.	ADDITIONAL TREES	MRD	11/16/23
5.	ADDITIONAL TOPO	MRD	10/17/23
4.	ADDRESS COMMENTS	MRD	9/19/23
NO.		BY	DATE

DRAWN:	K.L.J.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 40'	

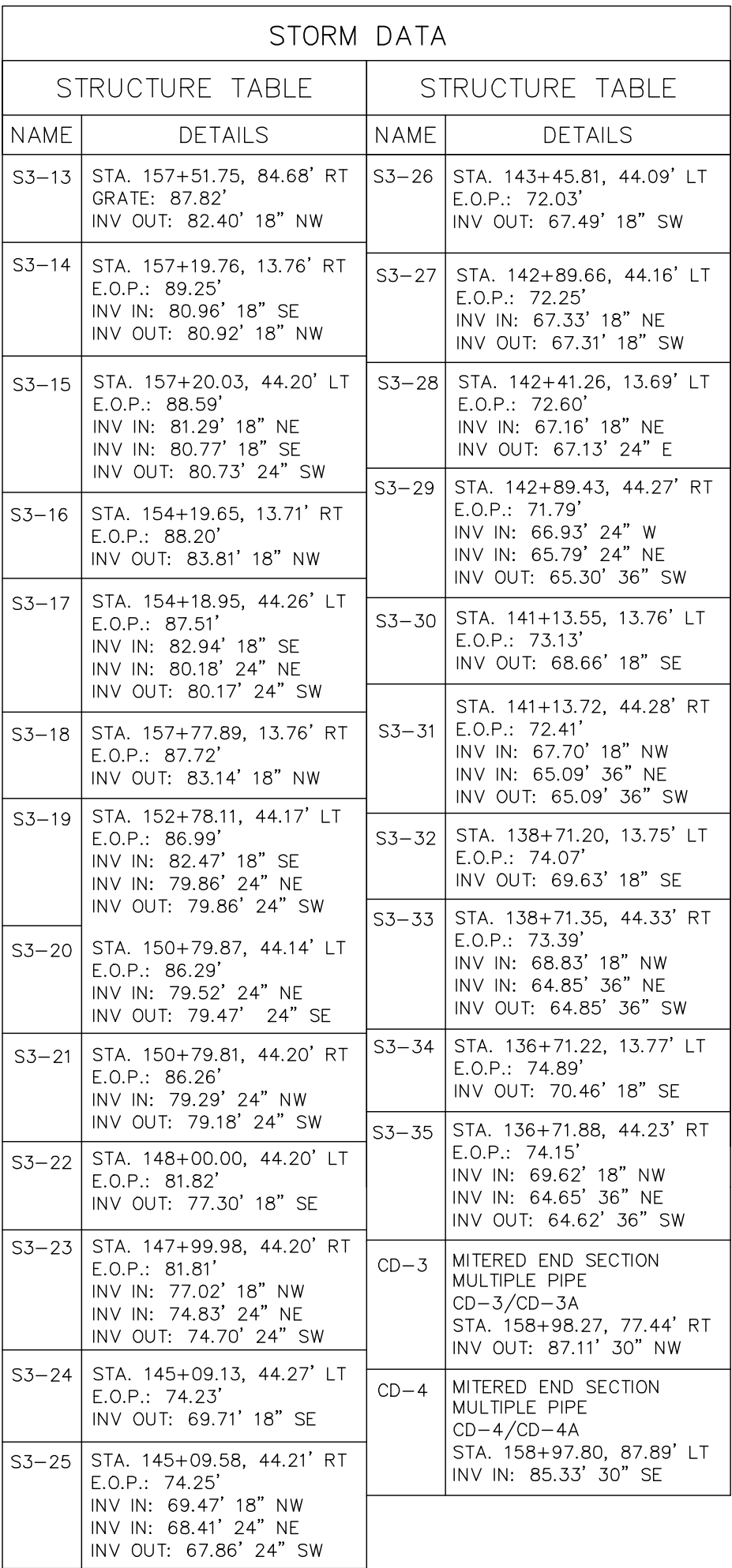
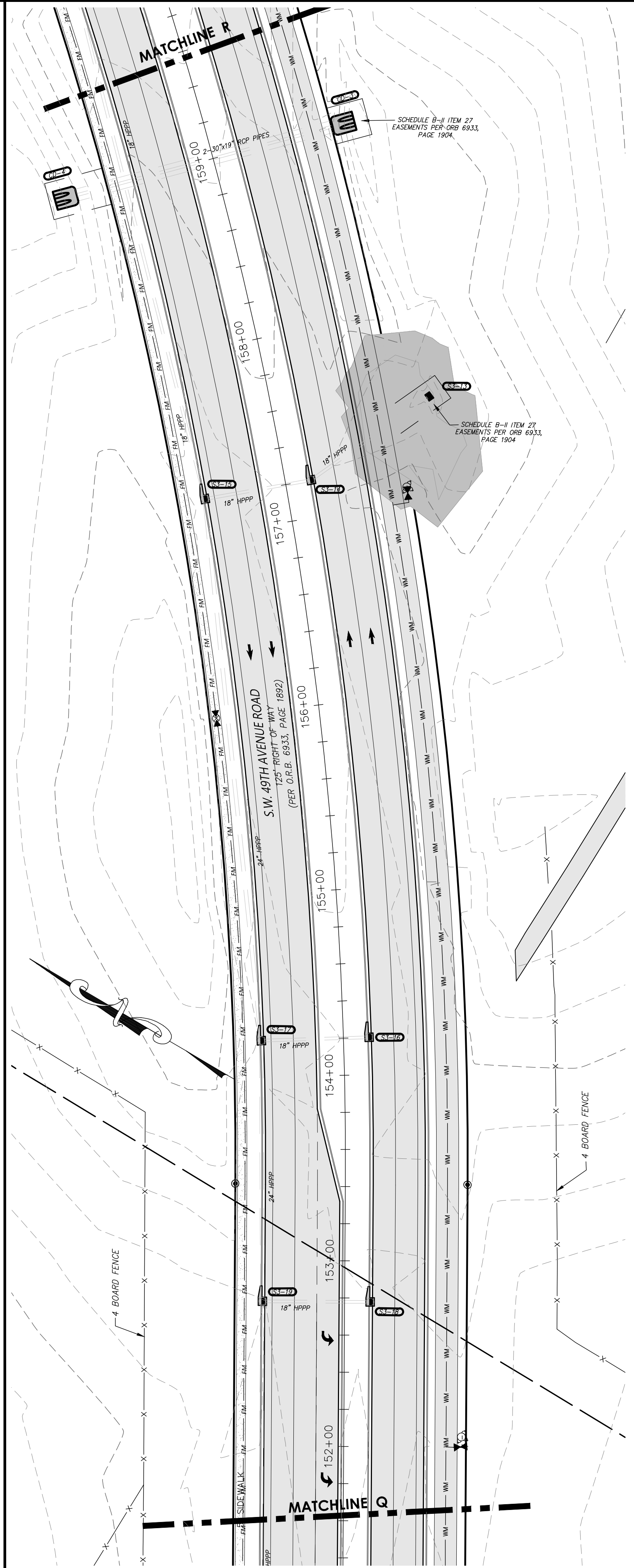
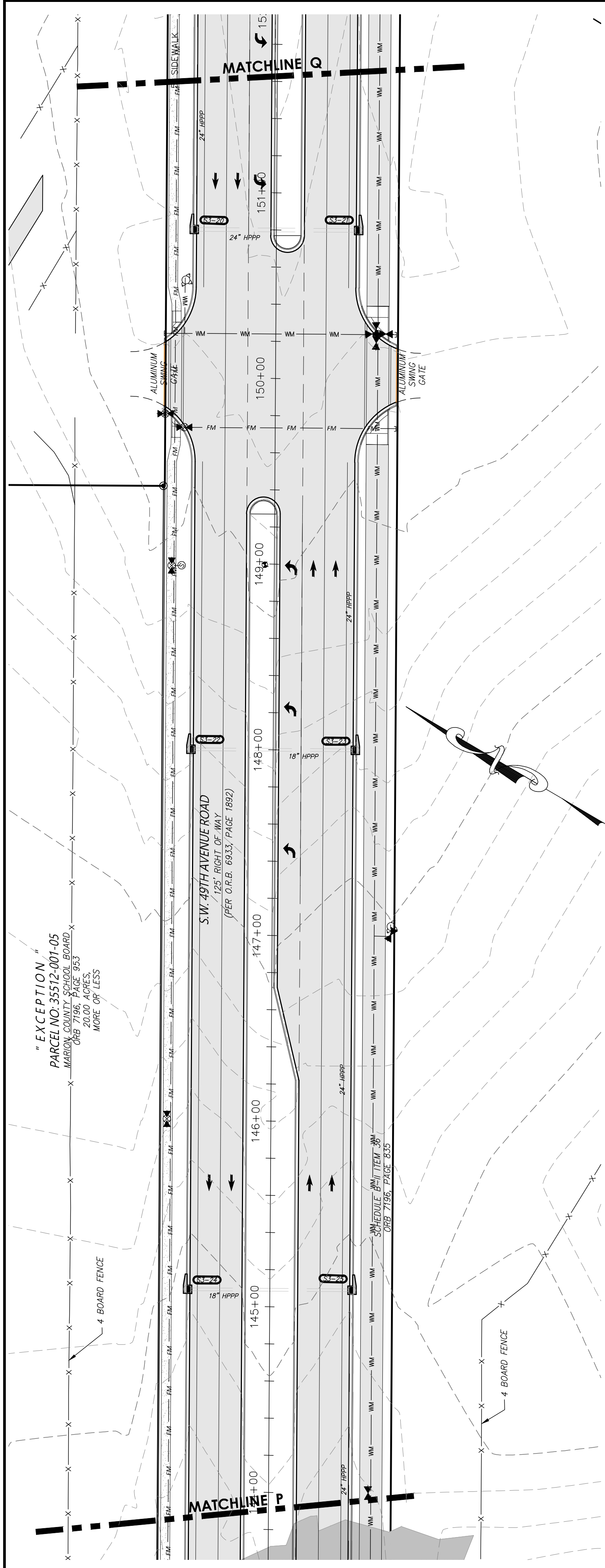


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, DESIGN & CONSTRUCTION SERVICES
A DIVISION OF JCH HOLDINGS, INC. A U.S. G.I.S.
CORPORATION OF MICHIGAN (INCORPORATED 1987)
CHRISTOPHER J. JOHNSON, PRES. & CEO, (313) 435-6555
PHOTO: (313) 465-1462 FAX: (313) 465-2543 WWW.JCH.COM

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.**

<p><u>REFERENCES:</u></p> <p>15-5/62 16-2/13-28 21-8/52-54 21-10/15-18 23-7/2-3</p>	<p>FILE: WINDING OAKS FARM</p>
---	--------------------------------

<p>J.O.# 16365</p> <p>DWG.#16365TOPOR8</p> <p>SHT 16 OF 19</p>
--




TREE LEGEND	
(SIZE DENOTED INSIDE SYMBOL)	
	CAMPHOR
	CEDAR
	CERRY
	CYPRESS
	DOGWOOD
	HICKORY
	HOLLY
	MAGNOLIA
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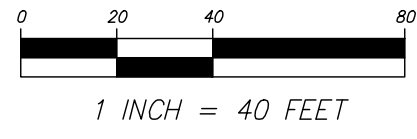
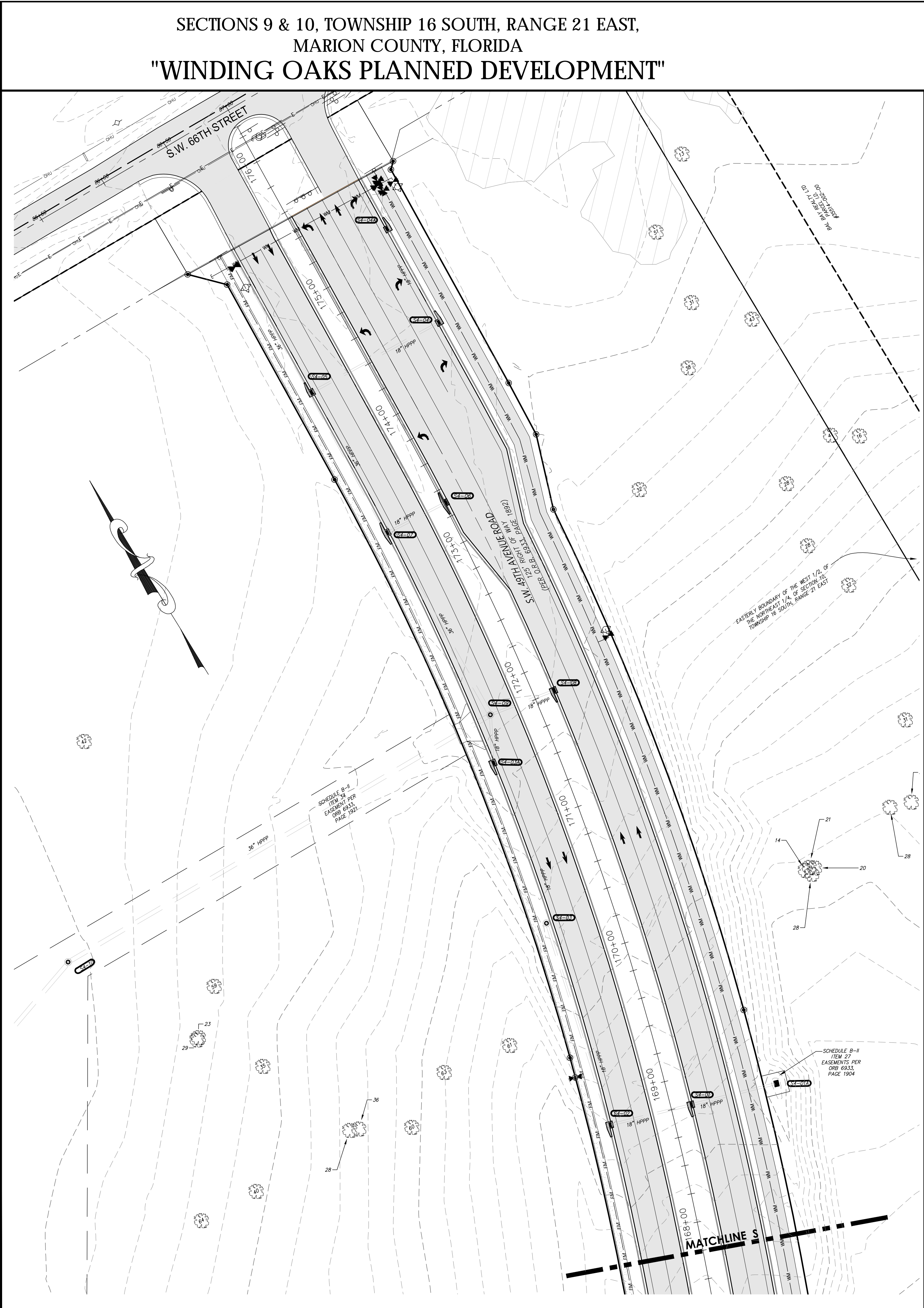
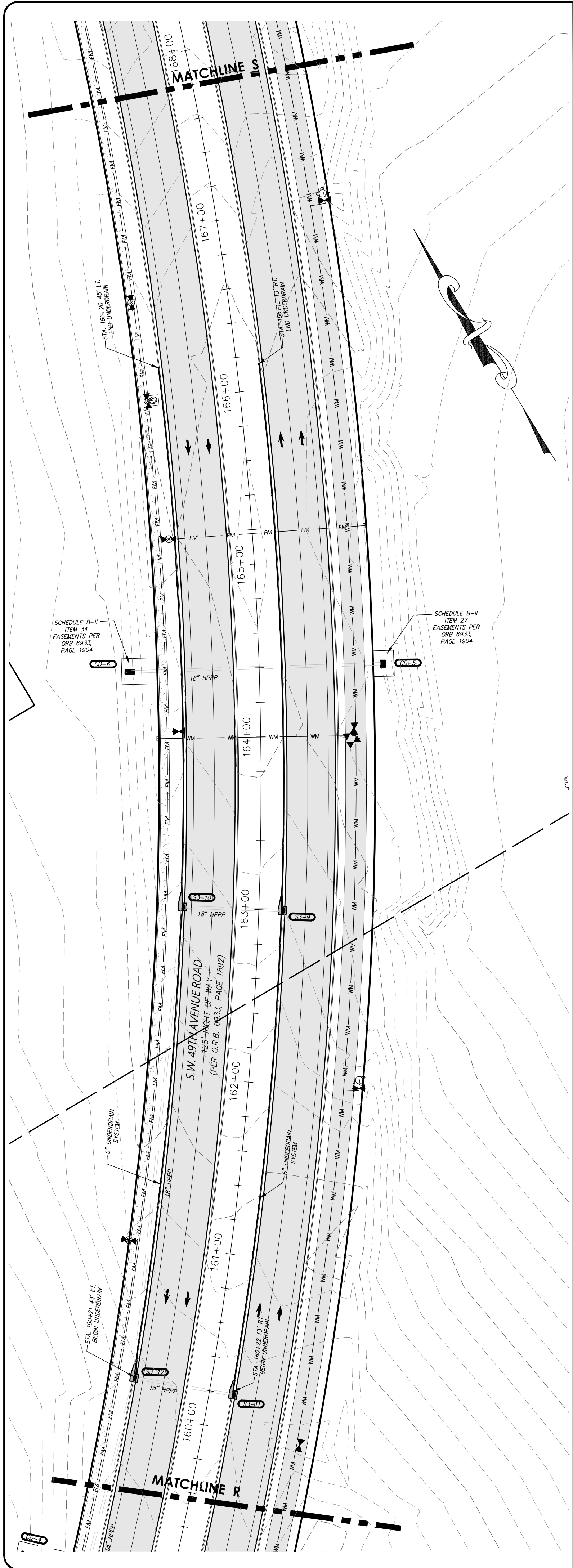


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LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB007
10000 W. 15TH STREET, SUITE 400, KIRKLAND, WA 98033
PHONE: (206) 225-5453 FAX: (206) 225-5453 www.jch.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
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J.O.# 16365
DWG.#16365TOPOR8
SHT 17 OF 19



STORM DATA			
STRUCTURE TABLE		STRUCTURE TABLE	
NAME	DETAILS	NAME	DETAILS
S3-9	STA. 163+00.00, 13.79' RT E.O.P.: 98.00' INV OUT: 93.35' 18" NW	S4-04A	STA. 175+14.96, 57.28' RT E.O.P.: 82.59' INV OUT: 78.77' 18" S
S3-10	STA. 162+99.98, 44.30' LT E.O.P.: 97.36' INV IN: 92.61' 18" SE INV OUT: 92.59' 18" SW	S4-05	STA. 174+41.04, 44.16' LT E.O.P.: 82.41' INV IN: 78.16' 18" E INV OUT: 73.79' 36" N
S3-11	STA. 160+19.73, 13.75' RT E.O.P.: 92.43' INV OUT: 87.94' 18" NW	S4-06	STA. 173+29.77, 1.55' RT E.O.P.: 82.34' INV OUT: 78.10' 18" W
S3-12	STA. 160+19.59, 44.24' LT E.O.P.: 91.71' INV IN: 87.10' 18" NE INV IN: 87.17' 18" SE INV OUT: 83.33' 18" SW	S4-07	STA. 173+29.63, 44.16' LT E.O.P.: 81.96' INV IN: 77.73' 18" E INV IN: 73.33' 36" N INV OUT: 73.33' 36" S
S4-01	STA. 168+80.43, 13.76' RT E.O.P.: 93.69' INV IN: 88.55' 18" E INV OUT: 88.48' 18" W	S4-08	STA. 171+81.38, 13.76' RT E.O.P.: 84.12' INV OUT: 79.17' 18" W
S4-01A	W/2' SLOT = 93.18' (S) STA. 168+79.81, 75.16' RT GRATE: 93.69' INV OUT: 89.06' 18" W	S4-09	STA. 171+81.88, 33.61' LT RIM: 83.70' INV IN: 77.93' 18" E INV IN: 78.07' 18" SW INV IN: 72.46' 36" N INV OUT: 72.39' 36" W
S4-02	STA. 168+80.14, 44.34' LT E.O.P.: 92.99' INV IN: 87.71' 18" E INV OUT: 87.67' 18" N	S4-10	STA. 171+27.64, 368.85' LT RIM: 79.52' INV IN: 71.22' 36" E INV OUT: 71.21' 36" W
S4-03	STA. 170+30.79, 47.58' LT RIM: 87.55' INV IN: 82.86' 18" S INV OUT: 82.85' 18" N	CD-5	W/2' SLOT = 100.50' (S) STA. 164+40.18, 71.62' RT GRATE: 101.19' INV OUT: 96.82' 18" NW
S4-03A	STA. 171+50.58, 44.24' LT E.O.P.: 83.99' INV IN: 79.18' 18" S INV OUT: 79.10' 18" NE	CD-6	MITERED END SECTION STA. 164+40.44, 75.60' LT INV IN: 95.08' 18" SE
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J.O.# 16365
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SHT 18 OF 19

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CHRISTOPHER J. HORTON, P.E., C.E.M., L.S.
P.L.L.C. 100 N. 14th St., Suite 200, Fort Lauderdale, FL 33304
TEL: 954.562.2243 FAX: 954.562.2243

8. ADDRESS COMMENTS
7. ADDITIONAL TOPO
6. ADDITIONAL TREES
5. ADDITIONAL TOPO
4. ADDRESS COMMENTS
NO. DATE

C.H. 7/10/24
MRD 11/27/23
MRD 11/6/23
MRD 10/17/23
MRD 9/19/23
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DRAWN: K.L.J.
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CD-6

MITERED END SECTION
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INV IN: 95.08' 18" SE

S4-04

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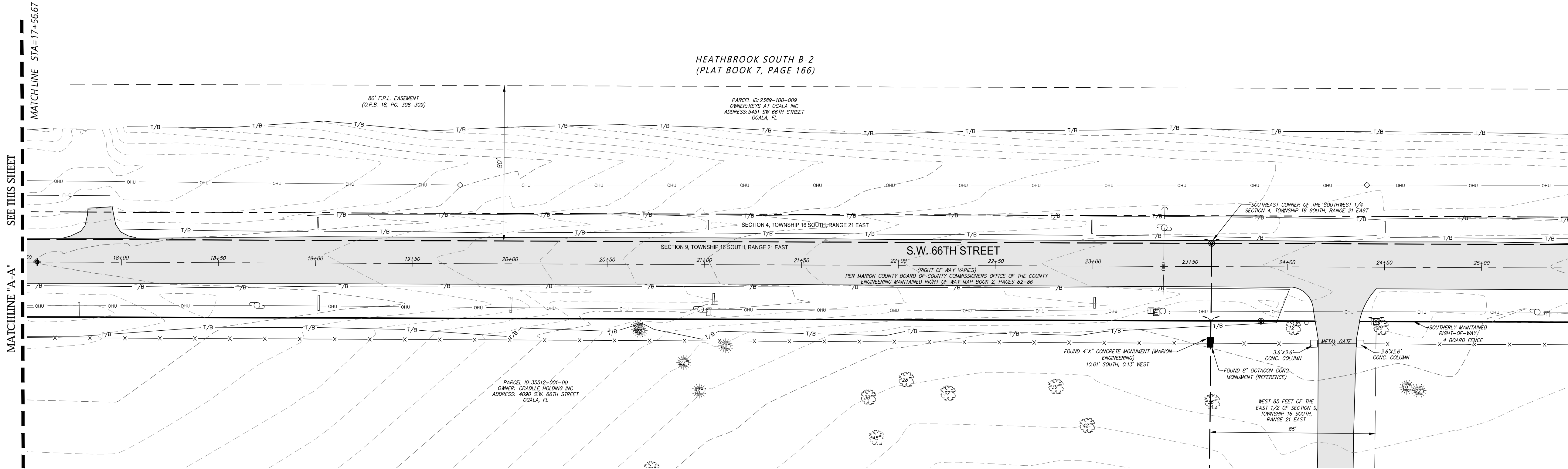
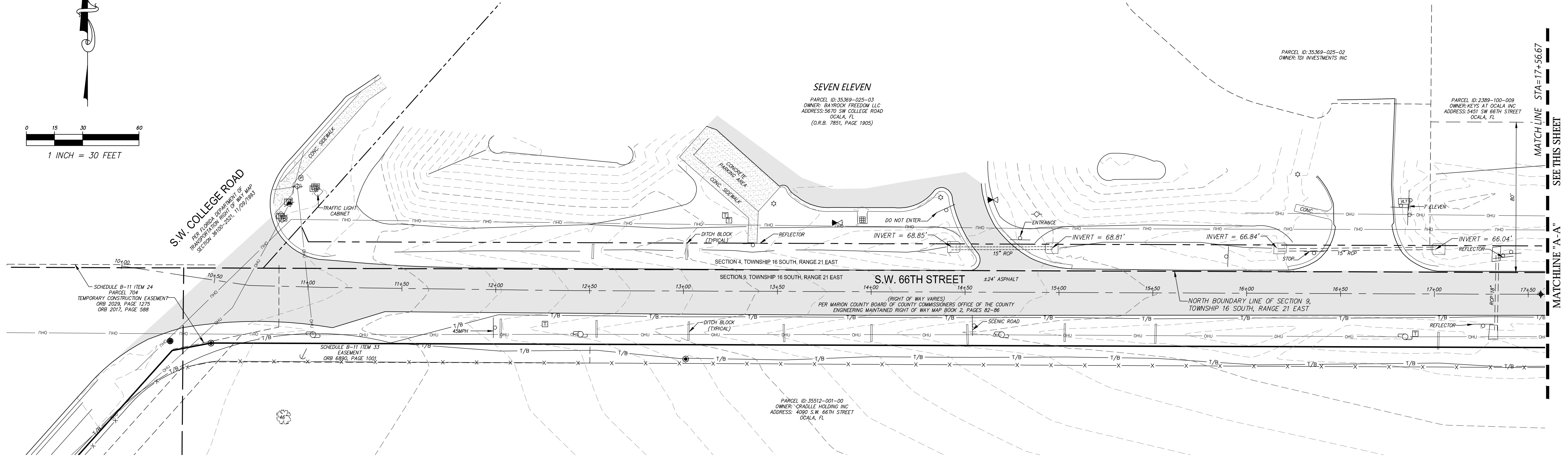
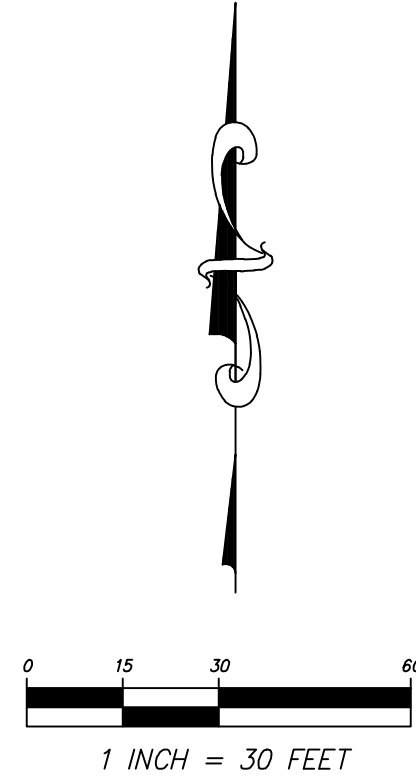
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SHEET 19 OF 19
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Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1071

Agenda Item #: a.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to rezone approximately 1.00 acre of property located at 3640 SW 7th Place from INST, Institutional, to M-2, Medium Industrial (Case ZON25-0004) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

This is a request to rezone Parcel 23458-000-01 from a zoning of INST to M-2 zoning district. The property was purchased by the applicant in February 2024 and is currently developed with a single-family residence. The applicant is proposing to utilize this property as additional outdoor storage and parking for the Fidelity Manufacturing property to the south.

FINDINGS AND CONCLUSIONS:

- The proposed M-2 zoning district is consistent with the existing Employment Center Future Land Use designation pursuant to Code of Ordinances Section 122-244.
- The proposed M-2 zoning district is compatible with the existing surrounding development and zoning pattern.
- The request is consistent with the Comprehensive Plan, and the City's Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:

This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with amendments
- Deny
- Table

ORDINANCE 202X-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM INST, INSTITUTIONAL, TO M-2, MEDIUM INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED AT 3640 SW 7th PLACE, APPROXIMATELY 1.00 ACRE (CASE NO. ZON25-0004); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-2, Medium Industrial:

DESCRIPTION OF PROPERTY

SEC 23 TWP 15 RGE 21

COM 40 FT S 200 FT E OF NW COR NE 1/4 NW 1/4 NW 1/4

TH S 396 FT E 110 FT N 396 FT W 110 FT TO POB

Commencing at a point 40 feet S. and 200 feet E. of the NW corner of NE ¼ of NW ¼ of NW ¼ of Section 23, Township 15 South, Range 21 East, Marion County, Florida: thence S. 396 feet, thence E. 110 feet, thence N. 396 feet, thence W. 110 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress and for utilities over the N. 40 feet of the NE ¼ of NW ¼ of NW ¼ of Section 23, Township 15 South, Range 21 East, EXCEPT the W. 200 feet thereof, and also a non-exclusive easement for ingress and egress and for utilities over the E. 40 feet of the following described property. Start at a point at the intersection of Interstate Highway 75 East right-of-way line with the S. line of Section 14, Township 15 South, Range 21 East, thence run N. along the E boundary of Interstate 75 right-of-way 330 feet, thence E. 720 feet for the Point of Beginning; from the Point of Beginning thus described continue E. 264 feet, thence S. 330 feet to the South boundary of Section 14, Township 15 South, Range 21 East, thence along said South boundary W. 264 feet, then N. 330 feet to the Point of Beginning, of the Public Records of Marion County, Florida.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from INST, Institutional to M-2, Medium Industrial (City) as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: XXXX-XX

Introduced: 5/6/2025

Adopted: Click or tap to enter a date.

Legal Ad No: Click or tap here to enter text.



Staff Report: Rezoning

Case No. ZON25-0004

Planning & Zoning Commission: April 14, 2025

City Council (1st Reading): May 6, 2025

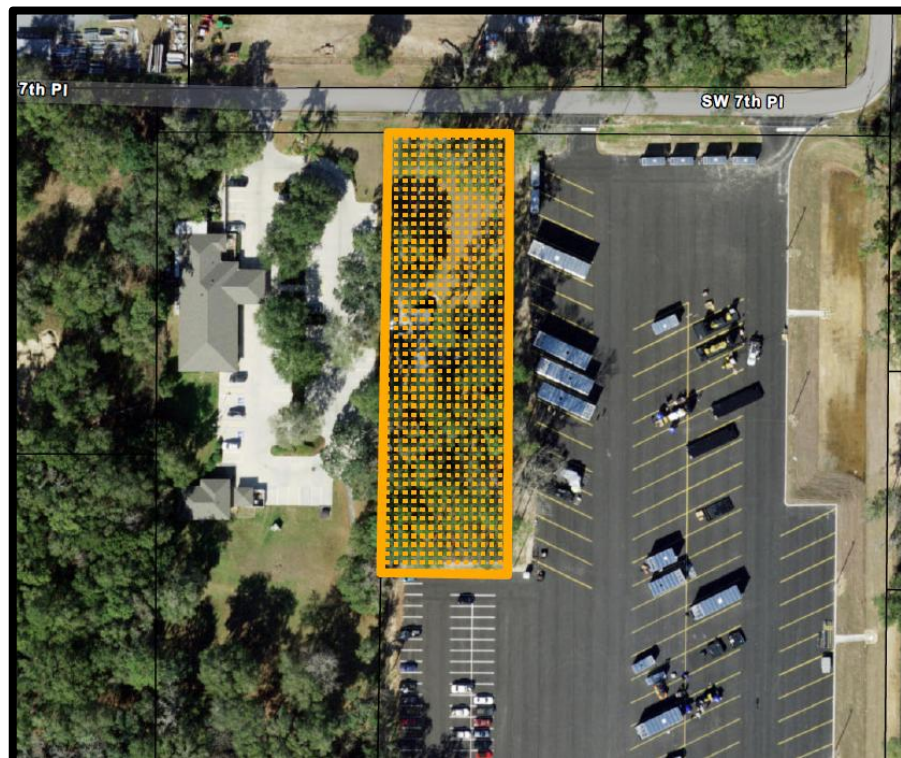
City Council (Adoption): May 20, 2025

Applicant/Property Owner: Fidelity Manufacturing LLC
Agent: James Pete Whirle
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject property from INST, Institutional, to M-2, Medium Industrial.

Subject Property Information

Acres: ±1.00 acre
Parcel(s)#: 23458-000-01
Location: 3640 SW 7th Place
Existing use: Single Family Residential
Future Land Use Designation: Employment Center
Zoning Designation(s): Institutional
Special District(s)/Plans(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center	M-2, Medium Industrial District	Oasis Landscape Services, Inc. Warehouse facility Undeveloped property
South	Employment Center	M-2, Medium Industrial District	Fidelity Manufacturing LLC Warehouse Facility
East	Employment Center	M-2, Medium Industrial District	Fidelity Manufacturing LLC additional parking
West	Employment Center	M-2, Medium Industrial District	Kingdom Hall of Jehovah's Witnesses (Church)

Applicant Request

The applicant has submitted a petition to rezone the subject property from INST, Institutional, to M-2, Medium Industrial.

Background:

This area of the City was annexed in 1975. Zoning maps dated 1981 and 1987 show that the area was a mixture of R-1, Single Family Residential, and M-1, Light Industrial, zoned properties. The subject property and adjoining properties were zoned R-1 at that time. The previous owners purchased the subject property in 1977 and constructed a home on the property in 1978, this became the church official's home. The property adjacent to the west has been in the ownership of a church organization since at least 1976. In 1993, with the adoption of the Comprehensive Plan, the area, including the subject property, was given a land use designation of Medium Industrial and zoning designation of M-2, Medium Industrial. The adjacent church owned property was given a land use designation of Public Buildings and Facilities as a reflection of the ownership. In 2011, a land use amendment and rezoning were approved to change the future land use to Public Buildings & Facilities and rezone the property to INST, Institutional, thus rectifying the nonconforming use.

The subject property was purchased by Fidelity Manufacturing in February 2024. The existing home has been vacant since the time of purchase. A demolition permit application (DEMO25-0028) has been submitted to ensure that the existing single-family residence does not create a nonconforming use situation again once the rezoning is approved..

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning	Intent and Purpose	Minimum	Maximum
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	District		Lot Area	Building Height
Existing	INST, Institutional	Intended to ensure that institutional uses such as churches, schools, and hospitals meet the following criteria: minimum of one acre; designed and located to make efficient use of the land and infrastructure (roads, water, sewer stormwater and recreation); and minimal impact on adjacent and nearby uses	44,000 square feet	50 feet
Proposed	M-2, Medium Industrial	Intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted	20,000 square feet	60 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment: The Employment Center Future Land Use category identifies industrial as a primary use and emphasizes that the area is a regionally important hub for business and employment activities. The proposed M-2 zoning is compatible with the existing Employment

Center land use.

- b. Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.

Staff Comment: The subject property is surrounded by M-2 zoning on three sides. The property is currently developed with a single-family residence that will be demolished upon approval of the rezoning.

- c. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

Staff Comment: As identified in the Level of Service Analysis, public facilities exist to service the subject property.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 1.00 acre and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – District criteria: Zoning districts allowed under the current land use classification.

Employment Center	O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2 , M-3, G-U, INST, A-1, PD, FBC
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Staff Comment: As indicated in Section 122-244 above, the M-2 zoning district is a permitted district within the subject property's current Low Intensity future land use.

Level of Service (LOS)

Transportation: The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SW 33 Ave	2	35 MPH	Collector	E	12,480	2,700	B

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the site plan review. The affected segment of SW 33 Avenue is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along NE 14th Street in front of the subject property.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along SW 37th Avenue two properties west of the subject property.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject properties are not located within a FEMA Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is currently serviced by Ocala Electric Utility.

Fiber: Service is not available along SW 7th Street.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 0.85 miles from the subject property.

Schools: This amendment is not anticipated to affect any school district.

Conclusions

Property History: The rezoning request is for Parcel 23458-000-01 which was purchased by the applicant in February 2024. The subject property is currently developed with a single-family residence that was operated as a church official's residence. The applicant is proposing to utilize this property in conjunction with the Fidelity Manufacturing property as additional outdoor storage and parking. A site plan will be required for the improvements to the property.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested M-2 zoning district shall be at least 100-feet-wide and contain at least 20,000 square feet. The subject property meets the minimum lot width and area requirements of the M-2 zoning district. The requested M-2 zoning district is consistent with the existing Employment Center future land use category pursuant to Code of Ordinances Section 122-244.

Zoning Comparison: The existing INST zoning is primarily intended for use by churches, schools and hospitals. Whereas the proposed M-2 zoning is primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. The M-2 zoning district is consistent with the Employment Center land use and compatible with the development of the surrounding area, which are included in the attached permitted uses table.

Surrounding Area / Compatibility: The proposed M-2 is compatible with the surrounding area, which is primarily characterized by medium industrial uses.

Staff Findings and Recommendation

- The proposed M-2, Medium Industrial, zoning district is consistent with the Employment Center Future Land Use category pursuant to Code of Ordinances Section 122-244.
- The proposed M-2 zoning district is compatible with the existing surrounding development and zoning pattern.
- The request is consistent with the Comprehensive Plan, and the City's Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
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Exhibit A. Permitted Uses Table

Permitted Use Type	INST, Institutional	M-2, Medium Industrial
<i>Residential Operation</i>	Community residential home	None permitted
<i>Residential Uses</i>	Single-family dwelling	None permitted
<i>General Retail</i>		Furniture store Home garden/hobby farm equipment sales Used merchandise store
<i>Vehicular Sales</i>		Truck rental and sales
<i>Business Service</i>		Advertising service (on-site/off-site signs) Construction service establishment Day labor service establishment Equipment rental and leasing General business service Maintenance and cleaning service Parking garage (or structure) Parking lot Pest control service Radio/TV broadcasting facility Security systems service
<i>Eating or Drinking Establishment</i>		Alcoholic beverage establishment (off-premises consumption) Restaurant (enclosed)
<i>Office Use</i>		Commercial photography (art and graphic design service) Computer maintenance and repair Photofinishing laboratory Prepackaged software services Print shop Professional and business office
<i>Personal Service</i>	Recycling collection point	Bail bonds agency Kennel Major household repair establishment Mini-warehouse (self-service storage facility) Minor household repair establishment Recycling collection point
<i>Vehicular Service</i>		Repair garage Self-service station/convenience store
<i>Community Service</i>	Church/place of worship Day care facility Library* Private club*	Day care facility*
<i>Educational Use</i>	School, private elementary and secondary Speech and language center/school Vocational/professional school	Community education center Vocational professional school
<i>Recreational Use</i>	Recreation facility, indoor	Recreation facility, indoor*

	Temporary commercial amusement*	Shooting range, indoor
<i>Public Use</i>	Cemetery* Park/open space area*	Airport
<i>Health Care Use</i>	Hospital Satellite Hospital Emergency Room	Medical and dental laboratory Veterinarian office
<i>High-Impact Industrial Use</i>		Construction and demolition landfill Industrial dry-cleaning plant* Materials recovery facility Outdoor manufacturing*
<i>Low Impact Industrial Use</i>		Assembly of electronic components Carpet and upholstery cleaning Manufacturing, light Newspaper printing facility Packing and crating Recreational vehicle and boat outdoor storage Recycling center Research and testing

*Permitted by Special Exception

CASE MAP

Case Number: ZON25-0004

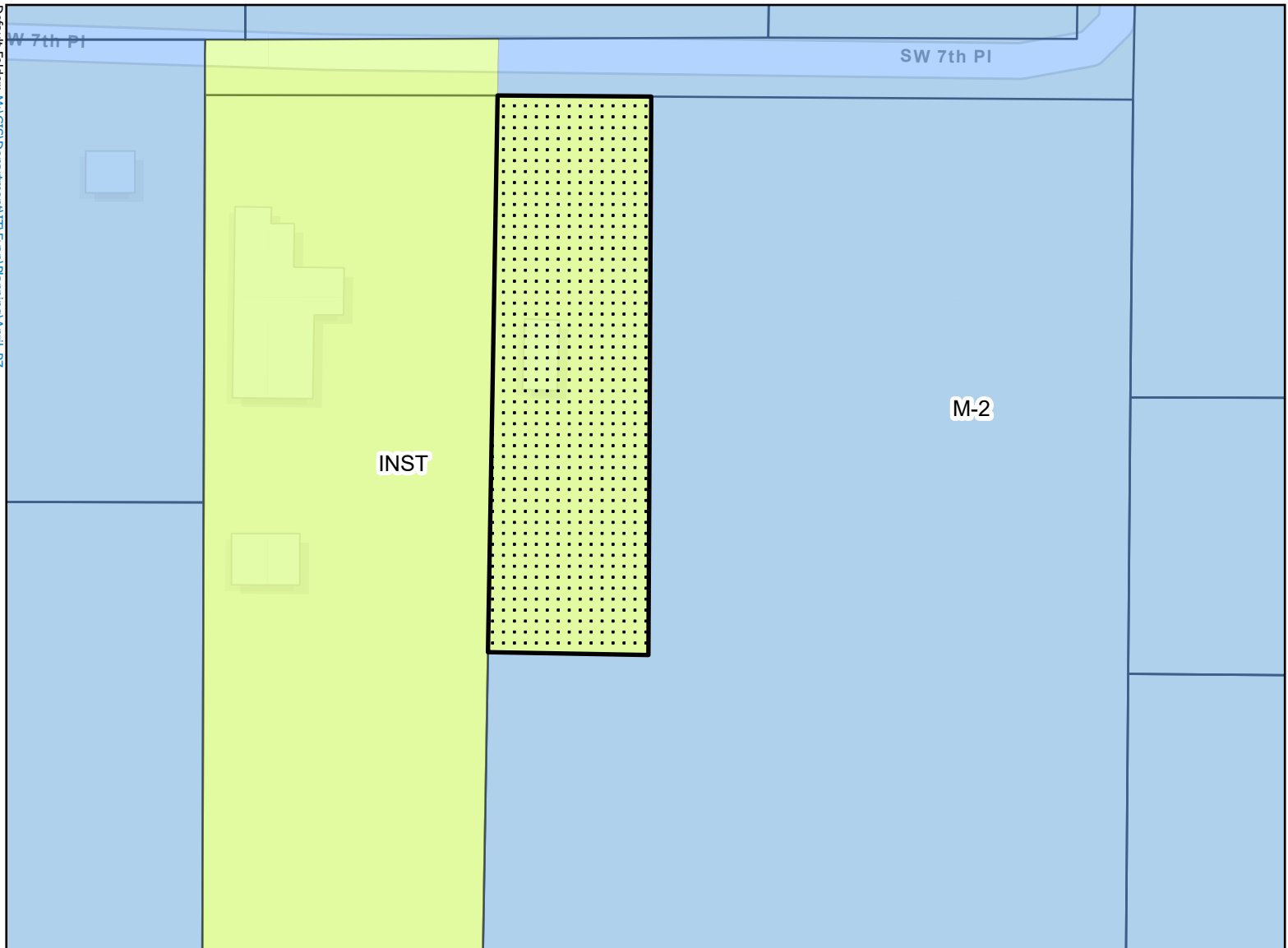
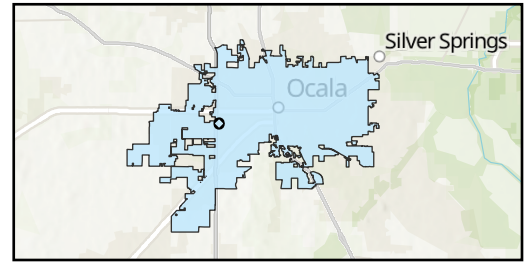
Parcel: 23458-000-01

Property Size: 1 Acre

Land Use Designation: Employment Center

Zoning: INST, Institutional

Proposal: A request to rezone from INST, Institutional, to M-2, Medium Industrial.



- INST:Institutional
- M-2:Medium Industrial
- Parcels
- Subject Property

0 125 250 500 Feet



CASE MAP

Case Number: ZON25-0004

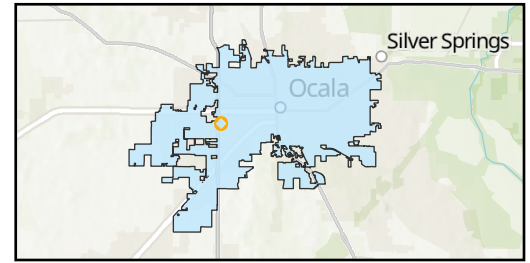
Parcel: 23458-000-01

Property Size: 1 Acre

Land Use Designation: Employment Center

Zoning: INST, Institutional

Proposal: A request to rezone from INST, Institutional, to M-2, Medium Industrial.



--- SubjectProperty

□ Parcels

0 125 250 500 Feet





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1091

Agenda Item #: a.

Submitted By: Endira Madraveren, AICP

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing :consider an amendments to the Amended and Restated Site and Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD) for approximately 56.72 acres located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00) (DMA25-0001). This is the first of two public hearings; the second will be held on May 6, 2025, before the City Council.

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Economic Hub

PROOF OF PUBLICATION:

Ocala Gazette - March 28, 2025.

BACKGROUND:

- Owner: Ocala 42nd Street Commercial, LLC and Ocala 42nd Street Residential, LLC

The Owner has submitted a request to amend the Amended and Restated Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes (Grand Oaks Town Center PUD, f/k/a Stolen Hours PUD), dated April 2, 2013, as recorded in OR Book 5929, Page 1279.

The primary purpose of this request is to amend the provisions of the previously approved agreement. The applicant submitted a Planned Development (PD) rezoning application in 2024 altering architectural standards and increasing density. The PD rezoning, plan and standards book were subsequently approved by City Council in August 2024 with the condition that the chapter 163-development agreement affecting the subject property is amended by August 20, 2025. Should the provisions of this condition not be met, the PD rezoning will not take effect.

The proposed amendment include:

- 1) increasing the number of multi-family residential from 474 to 528 dwelling units (480 apartments and

48 townhomes);

- 2) increasing the height within Phase 2 to allow apartments to be up to four stories;
- 3) updating the traffic information based upon the traffic study update (TIA25-0001);
- 4) capping the current tolling for the agreement's expiration to 48 months; and
- 5) the grammatic clean-up of several Sections including 3, 5 and 6.

FINDINGS AND CONCLUSIONS:

The requested Amendments are consistent with the conditions as requested by staff during the PD rezoning in August 2024.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

This Agreement has been reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with amendments
- Deny
- Table

**AMENDMENT TO
AMENDED AND RESTATED SITE AND CONCURRENCY DEVELOPMENT AGREEMENT
PURSUANT TO CHAPTER 163, FLORIDA STATUTES [GRAND OAKS TOWN CENTER PUD,
F/K/A STOLEN HOURS PUD]**

THIS AMENDMENT TO AMENDED AND RESTATED SITE AND CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES [GRAND OAKS TOWN CENTER PUD, F/K/A STOLEN HOURS PUD] (“Amendment”) is executed by and between:

- City of Ocala, a Florida municipal corporation (“City”).
- The following, (collectively “Owner”):
 - Ocala 42nd Street Commercial, LLC, a Florida limited liability company (“Commercial Owner”); and
 - Ocala 42nd Street Residential, LLC, a Florida limited liability company (“Residential Owner”).

WHEREAS:

- A. The Florida Local Government Development Agreement Act, Laws of Florida, now codified at Sections 163.3220 through 163.3243, Florida Statutes (the “Act”), authorized local governments to enter into development agreements with developers subject to the procedures and requirements of the Act.
- B. Owner owns the Property¹ that consists of the Commercial Parcel, the Phase 2 Parcel and the Phase 3 Parcel.
- C. The Property has been assigned a land use classification of Low Intensity on the Future Land Use Map of City’s Comprehensive Plan, and is zoned as a Planned Development (“PD”).
- D. The Prior Agreements were entered into in connection with a prior rezoning of the Property.
- E. Commercial Owner is a party, or a successor in title to a party, under one or more of the Prior Agreements, and Residential Owner is a successor in title to the other parties.
- F. On August 20, 2024, City amended the PD zoning classification for the Phase 2 Parcel and Phase 3 Parcel pursuant to the 2024 Approvals.
- G. In connection therewith, Owner provided the 2024 Traffic Analysis.
- H. By virtue of the changes to the PD zoning and the 2024 Traffic Analysis, it is necessary for the parties to amend the Current Development Amendment.
- I. City has held public hearings to accept and encourage public input with respect to the proposals of Developer and Owner contained in this Agreement, and has considered such public input.

¹ Terms capitalized herein and not otherwise defined in these Whereas paragraphs are defined in paragraph 1.

- J. City has determined that the provisions of this Agreement and the contemplated vesting of the development rights contemplated by this Agreement are consistent with, and not in contravention of, the provisions of the City's Concurrency Management System.
- K. City has provided its Notice of Intent to consider entering into this Amendment to Amended and Restated Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes [Grand Oaks Town Center PUD, F/K/A/ Stolen Hours PUD] by advertisements published in the *Ocala Gazette*, a newspaper of general circulation and readership in Marion County, Florida, on _____ and _____, and by mailing a copy of the Notice of Intent to the Owner and Developer, and to the persons and entities shown on the most recent Marion County Tax Roll to be the owners of property lying within 300 feet of the boundaries of the Property which is the subject of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.
- L. The City Council of the City has held public hearings on _____ and _____ to consider this Agreement, has found and determined that its execution of this Amendment will further the objectives of the Local Government Comprehensive Planning and Land Development Regulation Act, and that the development contemplated and permitted by this Agreement is consistent with City's Comprehensive Plan and existing Land Development Regulations.

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto agree as follows:

1. **Definitions.** For the purposes of this Amendment, other than with respect to terms that are specifically defined elsewhere in this Amendment the following terms shall have the following meanings:
- 1.1. *2024 Current Approvals* – One or more of the following:
- 1.1.1. Ordinance No. 2024-47 adopted by the City Council on August 20, 2024, approving the Current PD zoning.
- 1.1.2. Resolution No. 2024-34 adopted by the City Council on August 20, 2024, approving the 2024 PD Plan and the associated PD Standards.
- 1.2. *2024 PD Plan* – The PD Plan for the Property which, together with the associated PD Standards, was approved by the City pursuant to Resolution No. 2024-34. A copy of the second page of the 2024 PD Plan is attached hereto as **Exhibit B**.
- 1.3. *2024 Traffic Analysis* – The analyses dated September 20, 2024, prepared by Project Engineer, excerpts of which are attached as **Exhibit C**.
- 1.4. *Agreement* – The Current Agreement as amended by this Amendment, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions and pursuant to the provisions of the Act.
- 1.5. *Amendment* – This *Amendment to Amended and Restated Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes [Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD]*.

- 1.6. *City Code* – The Code of Ordinances of the City.
- 1.7. *CMS* – The City’s Concurrency Management System, codified in Chapter 86 of the City Code.
- 1.8. *Commercial Parcel* – The real property under the heading of “Commercial Parcel” on the attached **Exhibit A**.
- 1.9. *County* – Marion County, Florida, a political subdivision of the State of Florida.
- 1.10. *Current Agreement* – The *Amended and Restated Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes [Grand Oaks Town Center PUD, f/k/a Stolen Hours PUD]* dated April 2, 2013, between City, Commercial Owner and Leon Ocala Holdings III, LLC, a Florida limited liability company, which owned the Property at the time of this instrument, as recorded in OR Book 5929, Page 1279.
- 1.11. *Development* – The development of the Property as a mixed-use planned development containing residential, commercial and office uses.
- 1.12. *District* – The St. Johns River Water Management District, an agency of the State of Florida.
- 1.13. *Effective Date* – The date the terms of this Amendment become effective, as set forth in paragraph 10.1.
- 1.14. *Phase 2 Parcel* – The portion of the Property labeled “PHASE 2 RES” on the attached **Exhibit B**.
- 1.15. *Phase 3 Parcel* – The portion of the Property labeled “PHASE 3 COM” on the attached **Exhibit B**.
- 1.16. *PD Standards* – The PD standards referred to in Section 122-943(a)(13) of the City Code entitled *Grand Oaks Phases 2 and 3 Planned Development PD Standards* dated June 2024 and prepared by Project Engineer.
- 1.17. *Prior Agreements* – Collectively the following:
 - 1.17.1. Site and Concurrency Development Agreement recorded December 20, 2003, between the City of Ocala, Bahia Honda Real Estate Investments IV, L.L.C., and Sandy Lynn Price, dated November 4, 2003, and recorded in OR Book 3586, at Page 1080.2
 - 1.17.2. First Amendment to Development Agreement dated August 10, 2004, between the City of Ocala, Bahia Honda Real Estate Investments IV, L.L.C., and Sandy Lynn Price, recorded in OR Book 3810, at Page 0581.
 - 1.17.3. The Current Agreement.

² All recording references refer to the Public Records of Marion County, Florida.

- 1.18. *Prior Traffic Analysis* – The Traffic Analysis provided by Developer to the City and County, prepared by Project Engineer dated September 2011 and revised March 2012.
 - 1.19. *Project* – Construction of site improvements on the Property pursuant to the Approvals.
 - 1.20. *Project Engineer* – Kimley-Horn and Associates, Inc., a North Carolina corporation.
 - 1.21. *Traffic Analyses* – The Prior Traffic Analysis and the 2024 Traffic Analysis.
 - 1.22. *Trip* – A vehicular trip into or departing the Property as a result of the development of the Property or a portion thereof.
2. **Primary Purpose of Amendment.**
 - 2.1. The primary purpose of this Amendment is to amend the provisions of the Current Agreement that are no longer consistent with the anticipated Development of the Phase 2 and the Phase 3 Parcel pursuant to the 2024 Current Approvals.
 - 2.2. Nonetheless, it is necessary to restate or refer to certain provisions of the Current Agreement that are not being amended to provide context for the changes that are being made or to otherwise assist in understanding this Amendment.
 - 2.3. Where this Amendment does not specifically amend provisions of the Current Agreement, such provisions shall continue to apply.
 3. **Permitted Uses and Development Restrictions.** Section 6 of the Current Agreement is amended to read as set forth in this paragraph 3. Permitted uses of the Property or portions thereof, development restrictions with respect to the property, and amendments of permitted uses and development restrictions, shall be in accordance with the provisions of this paragraph 3.
 - 3.1. Initial Permitted Uses. As to the following Parcels of property the uses referenced in this paragraph 3.1 will be as defined in the City Code as of the Effective Date of this Amendment. The following are the current permitted uses and permitted development intensities of Parcels constituting, in aggregate, all of the Property:

TABLE 1 – CURRENT PERMITTED USES		
PARCEL	DEVELOPMENT INTENSITY	MAXIMUM HEIGHT ³
Commercial Parcel	As set forth in table 1 of Section 6.1 of Current Agreement.	50 feet
Phase 2 Parcel	480 multi-family units and 48 townhomes	50 feet up to four stories
Phase 3 Parcel	30,000 square feet of office	50 feet

³ Maximum height limitations for individual Parcels may be modified by approval of City in the Planned Development (PD) approval process for each separate Parcel, or a portion thereof.

- 3.2. Uses May Change. These uses, intensities and heights represent Owner's currently proposed uses of the Parcels and may be changed by Owner pursuant to, or as required by Owner's compliance with, local laws pursuant to paragraph 3.3.
 - 3.3. Relationship to Land Use Classification and Zoning Classification. Restrictions on or provisions herein, concerning development of the Property or any portion thereof do not operate to supersede any applicable land use classification or zoning classification of the Property, subject to the following provisions:
 - 3.3.1. All of the Property currently has a land use classification of Low Intensity under the City's Comprehensive Plan, and a zoning classification of Planned Development ("PD") under City's Zoning Code.
 - 3.3.2. The Property or portions thereof may only be developed in accordance with the applicable land use classifications and zoning classifications of the Property that may exist, or be amended from time to time, under the City Comprehensive Plan, the City Code, or the City's Land Development Regulations. If a use for a Parcel or a portion thereof which is not scheduled above is desired by an owner, an owner must seek and procure the modification, as applicable, of the land use classification or zoning classification, or both, of the Parcel, and modification of this Amendment.
 - 3.4. Construction of DRA 1. Commercial Owner constructed all of DRA 1 concurrent with development of the Commercial Parcel. Concurrent with the construction of DRA 1 all required, and approved, landscaping for the northern boundary of DRA 1 was installed by Commercial Owner; such landscaping shall thereafter be maintained by Commercial Owner.
 - 3.5. Access to Property & Commercial Parcel. Access to the Property, and to the Commercial Parcel, shall be limited to those access connections to SW 42nd Street and SW 27th Avenue which are shown on the Commercial Site Plan (a copy of which was attached as Exhibit G to the Current Agreement) and the 2024 PD Plan.
 - 3.6. Phase 2 and Phase 3 Stormwater Management System Design and Maintenance. Developer shall construct the stormwater management system for Development of the Phase 2 Parcel and the Phase 3 Parcel pursuant to the 2024 PD Plan, the Current PD Standards, and according to state and local regulations, including, without limitation, District design requirements.
4. **Concurrency Management System Compliance.**
- 4.1. Current Agreement.
 - 4.1.1. The Current Agreement as amended by this Amendment shall constitute a Concurrency Development Agreement pursuant to the provisions of City's CMS.
 - 4.1.2. The Current Agreement was based upon the Prior Traffic Analysis and the densities and intensities of the uses of the Property then anticipated.

- 4.1.3. Pursuant to Sections 12.3 of the Prior Agreement, Owner was required to: (a) construct turn lanes as set forth therein; and (b) pay a proportionate share payment of \$15,030.00. City acknowledges that Owner has performed such obligations.
- 4.1.4. Section 12.4 of the Current Agreement reserved 643 PM Peak Hour Net New Trips for the Property, of which 235 PM Peak Hour Net New Trips were attributed to Development of the Phase 2 Parcel and the Phase 3 Parcel.
- 4.1.5. The 2024 Traffic Analysis establishes that there is no increase in the number of PM Peak Hour Net New Trips to be generated by Development of the Phase 2 Parcel and the Phase 3 Parcel. Thus, Owner is required to construct no additional transportation facilities or pay any additional proportionate share mitigation.
- 4.1.6. The number of reserved Trips for Development of the Phase 2 Parcel and of the Phase 3 Parcel remains 235 PM Peak Hour Net New Trips.
- 4.2. Duration.
 - 4.2.1. The Current Agreement reserved the Reserved Trips for a period of ten (10) years after the effective date of the Current Agreement. Thus, the reservation of the Reserved Trips was scheduled to expire on April 2, 2023.
 - 4.2.2. As set forth in a letter from counsel for Owner to City dated October 30, 2023, the duration of the reservation has been extended pursuant to Section 252.363, Florida Statutes, based upon various declarations of emergency. Such declarations have not expired and thus the duration of the reservation cannot be determined as of the date of this Amendment. City acknowledges, however, that the duration is currently tolled pursuant to Section 252.363, Florida Statutes, which caps the duration of the tolling to 48 months.

5. Deletion of Miscellaneous Provisions.

5.1. Landscape and Maintenance.

- 5.1.1. Section 9 of the Current Agreement contains provisions for landscape design and maintenance in the residential areas of the Project.
- 5.1.2. Such provisions are now adequately dealt with in the Code of Ordinances of the City of Ocala (the “City Code”) including Chapter 118 of the City Code, and thus are no longer necessary.
- 5.1.3. Therefore, the Current Agreement is amended to delete Section 9 therefrom.

5.2. Non-Plat Improvements.

- 5.2.1. Section 10 of the Current Agreement contains provisions for common areas or amenity improvements which are not approved as part of the City’s approvals of a plat.
- 5.2.2. Such provisions are now adequately dealt with in the City Code including Article IV of Chapter 122 of the City Code, and thus are no longer necessary.

5.2.3. Therefore, the Current Agreement is amended to delete Section 10 therefrom.

5.3. Tree Preservation.

5.3.1. Section 11 of the Current Agreement contains provisions for tree preservation criteria and requirements.

5.3.2. Such provisions are now adequately addressed in the City Code including Section 118-102 of the City Code, and in the 2024 PD Plan, and thus are no longer necessary.

5.3.3. Therefore, the Current Agreement is amended to delete Section 11 therefrom.

6. **Local Laws and Policies.**

6.1. Section 14 of the Current Agreement contains provisions disclaiming the benefits of Section 163.3233, Florida Statutes. Such provisions were typically included in Agreements like the Current Agreement when it was approved. City no longer includes such provisions in such agreements but rather includes different language.

6.2. Section 14 of the Current Agreement is deleted and replaced with the following:

<p>14. Local Laws and Policies. To the extent permitted by law and in accordance with Section 163.3233, Florida Statutes, the City's laws and policies (including, without limitation, the city Comprehensive Plan and City Code) governing the development of the Property for the duration of this Agreement and no law or policy or change in law or policy adopted by the City after the Effective Date shall apply to the Property, except as authorized in accordance with Section 163.3233(2), Florida Statutes, or except as specifically authorized in writing by Owner.</p>
--

7. **Duration.** The Current Agreement, as amended by this Amendment, shall have a duration of thirty (30) years commencing on the Effective Date of the Current Agreement, i.e., September 19, 2013. Such duration does not correspond to the duration of the reserved Trips for the Property, which is as set forth in paragraph 4.2.2.

8. **General Provisions.** Section 15.1 of the Current Agreement is deleted and replaced with the following:

8.1. Notice.

8.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Amendment shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this paragraph:

- a. If to Commercial Owner or Residential Owner: Attn: Michael Shealy, 8600 NW 41st Street, Doral, FL 33166; email: mshealy@leonpm.com.
 - 1). With a copy to: W. James Gooding III, Esq., Gooding & Batsel, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.
- b. If to City: City of Ocala, Attn: Growth Management Director, 201 SE 3rd Street, 2nd Floor, Ocala, Florida 34471; email: jshrum@ocalafl.org.
 - 1). With a copy to: City of Ocala, Attn: Planning Director, 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471; email: ahale@ocalafl.gov.
 - 2). With a copy to: City Attorney William E. Sexton, 110 SE Watula Avenue, Ocala, FL 34471; email: wsexton@ocalafl.gov.

8.1.2. Each such Communication shall be deemed delivered:

- a. On the date of delivery if by personal delivery;
- b. On the date of email transmission if by email (subject to paragraph 8.1.5); and
- c. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.
- d. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday or legal holiday.

8.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with the preceding subparagraph.

8.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

8.1.5. Concerning Communications sent by email:

- a. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by this Amendment, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

- b. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an “out of the office message”), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established by this Amendment, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;
 - c. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.
 - d. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and
 - e. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.
- 9. **Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to “this Agreement,” “the Agreement,” or similar terms shall be deemed to refer to the Current Agreement as amended hereby.
- 10. **Effective Date.**
 - 10.1. This Amendment shall become effective upon the recording of this Amendment in the Public records of Marion County, Florida, after its execution by all Parties hereto. To become effective this Amendment must be recorded in the Marion County Public Records within fourteen (14) days of the date of its execution by City.
 - 10.2. Notwithstanding the foregoing:
 - 10.2.1. The parties shall be obligated to perform any obligations hereunder that are required before such Effective Date; and
 - 10.2.2. In the event this Amendment is appealed, including appeals pursuant to Section 163.3243, Florida Statutes, the obligations of the Parties shall be suspended hereunder, except to the extent such suspension would be inconsistent with requirements of Chapter 163 of the Florida Statutes.

THEREFORE, the parties have executed this Amendment effective the date of execution by the last of the parties hereto.

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SIGNATURES START ON NEXT PAGE**

ATTEST:

CITY

City of Ocala, a Florida municipal corporation

Angel B. Jacobs
City Clerk

Kristen Dreyer
President of Ocala City Council

Approved as to form and legality

William E. Sexton
City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Kristen Dreyer as President of the Ocala City Council.

Notary Public, State of Florida

Name: _____

(Please print or type)

Commission Number: _____

Commission Expires: _____

Notary: Check one of the following:

____ Personally known OR

____ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

OWNER

Ocala 42nd Street Commercial, LLC, a Florida
limited liability company

By: _____
Michael Shealy, as Manager

Dated: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Michael Shealy, as Manager for Ocala 42nd Street Commercial, LLC, a Florida limited liability company, on behalf of such company.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:

____ Personally known OR
____ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

Ocala 42nd Street Residential, LLC, a Florida
limited liability company

By: _____
Michael Shealy, as Manager

Dated: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Michael Shealy, as Manager for Ocala 42nd Street Residential, LLC, a Florida limited liability company, on behalf of such company.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:

____ Personally known OR
____ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

EXHIBIT A
LEGAL DESCRIPTION
COMMERCIAL PARCEL

A PORTION OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 36, S89°38'59"E, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 475A (S.W. 27TH AVENUE) (BEING A 100 FOOT RIGHT OF WAY); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.00°43'50"W., A DISTANCE OF 529.24 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'38", AND A CHORD BEARING AND DISTANCE OF N.45°41'39"E., 35.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE S.89°20'33"E., A DISTANCE OF 126.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°36'28", AND A CHORD BEARING AND DISTANCE OF S.44°32'19"E., 140.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.40 FEET TO A POINT OF TANGENCY; THENCE S.00°15'56"W., A DISTANCE OF 79.87 FEET; THENCE S.89°44'04"E., A DISTANCE OF 435.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 34°14'54", AND A CHORD BEARING AND DISTANCE OF S.72°36'37"E., 58.89 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.77 FEET TO A POINT OF TANGENCY; THENCE S.55°29'10"E., A DISTANCE OF 61.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 55°45'06", AND A CHORD BEARING AND DISTANCE OF S.27°36'37"E., 93.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.30 FEET TO A POINT OF TANGENCY; THENCE S.00°15'56"W., A DISTANCE OF 44.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 56°03'09", AND A CHORD BEARING AND DISTANCE OF S.27°45'38"E., 122.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.18 FEET TO A POINT OF TANGENCY; THENCE S.55°47'13"E., A DISTANCE OF 95.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 68°54'45", AND A CHORD BEARING AND DISTANCE OF S.21°19'50"E., 107.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.26 FEET TO A POINT OF TANGENCY; THENCE S.13°07'32"W., A DISTANCE OF 45.48 FEET; THENCE S.00°00'40"W., A DISTANCE OF 70.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°14'35", AND A CHORD BEARING AND DISTANCE OF S.45°07'57"W., 56.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.00 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 475C (S.W. 42ND STREET) (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°44'45"W., A DISTANCE OF 929.78 FEET; THENCE N.44°29'49"W., A DISTANCE OF 56.42 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 475A (S.W. 27TH AVENUE); THENCE ALONG SAID RIGHT OF WAY LINE, N.00°43'50"E., A DISTANCE OF 711.26 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 13.47 ACRES, MORE OR LESS.

PHASE 2 PARCEL AND PHASE 3 PARCEL

A PORTION OF THE NORTH 1/2 OF SECTION 36 AND G.G. PERPALL GRANT, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND A PORTION OF LOTS 7 AND 8, BLOCK "B" OF EL DORADO

SUBDIVISION RECORDED IN PLAT BOOK "R" AT PAGES 47, 48 AND 49 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 36, S89°38'59"E, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 475A (S.W. 27TH AVENUE) (BEING A 100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH BOUNDARY ALSO BEING THE SOUTH BOUNDARY OF SAID EL DORADO SUBDIVISION, S89°38'57"E, A DISTANCE OF 2144.75 FEET TO THE S.W. CORNER OF AN EXCEPTION TO THE WARRANTY DEED FOR LOT 7, BLOCK 'B' OF SAID EL DORADO SUBDIVISION, SAID WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2802, PAGE 1283 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY OF EL DORADO SUBDIVISION, ALONG THE WEST BOUNDARY OF SAID EXCEPTION, N00°17'15"E, A DISTANCE OF 14.03 FEET TO THE N.W. CORNER OF SAID EXCEPTION; THENCE ALONG THE NORTH BOUNDARY OF SAID EXCEPTION, S89°37'25"E, A DISTANCE OF 281.57 FEET TO THE N.E. CORNER OF SAID EXCEPTION; THENCE ALONG THE EAST BOUNDARY OF SAID EXCEPTION, S00°00'01"E, A DISTANCE OF 13.99 FEET TO THE S.E. CORNER OF SAID EXCEPTION, SAID POINT ALSO BEING ON THE AFOREMENTIONED SOUTH BOUNDARY OF EL DORADO SUBDIVISION; THENCE ALONG SAID SOUTH BOUNDARY, S89°41'38"E, A DISTANCE OF 57.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A 20 FEET WIDE DRAINAGE RIGHT OF WAY AS RECORDED IN ROAD PLAT BOOK III, PAGES 119 AND 121 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY OF EL DORADO SUBDIVISION, ALONG SAID WESTERLY BOUNDARY OF DRAINAGE RIGHT OF WAY, S05°43'36"E, A DISTANCE OF 793.79 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY S03°29'21"E, A DISTANCE OF 50.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 475C (S.W. 42ND STREET) (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S55°13'51"W, A DISTANCE OF 351.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 28°04'01" AND A CHORD BEARING AND DISTANCE OF S69°14'22"W., 654.72 FEET; THENCE SOUTHWESTERLY ALONG SAID ARC AND RIGHT OF WAY LINE, A DISTANCE OF 661.31 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N89°44'45"W, A DISTANCE OF 582.43 FEET TO THE S.E. CORNER OF THE PERIMETER ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6072, PAGE 401 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°45'34" AND A CHORD BEARING AND DISTANCE OF N.44°51'56"W., 49.39 FEET; THENCE NORTHWESTERLY ALONG THE EAST BOUNDARY OF SAID LANDS AND THE ARC OF SAID CURVE, A DISTANCE OF 54.83 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE EAST AND NORTH BOUNDARY OF SAID LANDS THE FOLLOWING SIXTEEN (16) CALLS: N.00°00'40"E., A DISTANCE OF 132.48 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OS 55°47'54" AND A CHORD BEARING AND DISTANCE OF N.27°53'16"W., 118.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.68 FEET TO THE POINT OF TANGENCY; THENCE N.55°47'13"W., A DISTANCE OF 109.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE 56°03'09" AND A CHORD BEARING AND DISTANCE OF N.27°45'39"W., 93.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.83 FEET TO THE POINT OF TANGENCY; THENCE N.00°15'56"E., A DISTANCE OF 44.58 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY,

HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 55°45'06" AND A CHORD BEARING AND DISTANCE OF N.27°36'37"W., 121.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 126.50 FEET TO THE POINT OF TANGENCY; THENCE N.55°29'10"W., A DISTANCE OF 61.26 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 34°14'54" AND A CHORD BEARING AND DISTANCE OF N.72°36'37"W., 76.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.71 FEET TO THE POINT OF TANGENCY; THENCE N.89°44'04"W., A DISTANCE OF 381.52 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.44°44'04"W., 42.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE N.00°15'56"E., A DISTANCE OF 19.87 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 124.00, A CENTRAL ANGLE OF 89°36'28" AND A CHORD BEARING AND DISTANCE OF N.44°32'18"W., 174.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 193.93 FEET TO THE POINT OF TANGENCY; THENCE N.89°20'33"W., A DISTANCE OF 33.23 FEET; THENCE N.78°09'40"W., A DISTANCE OF 51.58 FEET; THENCE N.89°20'33"W., A DISTANCE OF 42.37 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'22" AND A CHORD BEARING AND DISTANCE OF N.44°18'21"W., 35.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE AFOREMENTIONED COUNTY ROAD 475A (S.W. 27TH AVENUE); THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE SAID EAST RIGHT OF WAY LINE, N.00°43'50"E., A DISTANCE OF 445.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 56.72 ACRES MORE OR LESS.

(Rotated 90 degrees)



EXHIBIT C

EXCERPT FROM 2024 TRAFFIC ANALYSIS

From Page 2

TRIP GENERATION COMPARISON

The trip generation was calculated for the PD development program and compared to the trip generation approved and reserved for the multi-family and office uses within the 2013 CDA.

The trip generation for the approved PUD was obtained from the approved traffic study (TIA11-0001). The PM peak hour gross trips for the multi-family and office uses reserved from the approved TIA and 2013 CDA is 323 trips. The PM peak hour net new trips for the multi-family and office uses reserved in the 2013 CDA is 235 trips.

The trip generation for the uses within the PD was estimated using data found in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE land use codes 220 (Multi-family Residential (Low-Rise)), 221 (Multi-family Residential (Mid-Rise)), and 710 (General Office Building) were utilized. ITE land use code 220 was used for the townhome units instead of ITE land use code 215 (single-family attached) because it yielded a more conservative (higher) trip generation.

The trip generation of the uses within the PD, using the latest version of the ITE Trip Generation Manual, is 290 PM peak hour gross trips. Internal capture percentages were applied consistent with the approved traffic study. The net new trip generation of the uses within the PD is 212 PM peak hour net new trips. Excerpts from the ITE are provided as an attachment.

The trip generation calculations are summarized in **Table 1**. The uses within the PD generate equivalent, or lesser, trips than that reserved within the 2013 CDA for the same development area.

Continued on Next Page

From Page 3

Table 1: Trip Generation

Land Use	LUC	Intensity	Daily Trips	AM Peak Hour of Adjacent			PM Peak Hour of Adjacent		
				Total	In	Out	Total	In	Out
2013 PUD Uses ¹									
Multi-family Residential General Office Building	220	474 DU	2,996	236	47	189	278	181	97
	710	30,000 Sq Ft	528	72	63	9	45	8	37
	Subtotal		3,524	308	110	198	323	189	134
	Internal Capture - Residential		782	4	2	2	78	46	32
	Internal Capture - Office		103	17	7	10	10	2	8
	Net New Trips		2,639	287	101	186	235	141	94
42nd St PD Uses ²									
Multi-family Residential (Low-Rise) Multi-family Residential (Mid-Rise) General Office Building	220	48 DU	383	38	9	29	41	26	15
	221	480 DU	2,243	200	46	154	188	115	73
	710	30,000 Sq Ft	407	59	52	7	61	10	51
	Subtotal		3,033	297	107	190	290	151	139
	Internal Capture - Residential		685	4	2	2	64	36	29
	Internal Capture - Office		79	14	6	8	14	3	11
Net New Trips		2,269	279	99	180	212	112	99	
Net New Trip Difference (proposed uses - approved trips)			-370	-8	-2	-6	-23	-29	5
Note 1: Trip Generation is from the approved Grand Oaks Town Center (Stolen Hours) PUD (TIA11-0001, approved February 24, 2012)									
Note 2: Trip Generation for the proposed uses is calculated using the following data from ITE's Trip Generation, 11th Edition.									
Multifamily Residential (Low-Rise) [ITE 220]									
Daily			T = 6.41(X) + 75.31 (X is the Number Dwelling Units)						
AM Peak Hour of Adjacent Street			T = 0.31(X) + 22.85 (X is the Number Dwelling Units; 24% in, 76% out)						
PM Peak Hour of Adjacent Street			T = 0.43(X) + 20.55 (X is the Number Dwelling Units; 63% in, 37% out)						
Multifamily Residential (Mid-Rise) [ITE 221]									
Daily			T = 4.77(X) - 46.46 (X is the Number Dwelling Units)						
AM Peak Hour of Adjacent Street			T = 0.44(X) - 11.61 (X is the Number Dwelling Units; 23% in, 77% out)						
PM Peak Hour of Adjacent Street			T = 0.39(X) + 0.34 (X is the Number Dwelling Units; 61% in, 39% out)						
General Office Building [ITE 710]									
Daily			Ln(T) = 0.87 Ln(X) + 3.05 (X is 1000 Sq. Ft. GFA)						
AM Peak Hour of Adjacent Street			Ln(T) = 0.86 Ln(X) + 1.16 (X is 1000 Sq. Ft. GFA; 88% in, 12% out)						
PM Peak Hour of Adjacent Street			Ln(T) = 0.83 Ln(X) + 1.29 (X is 1000 Sq. Ft. GFA; 17% in, 83% out)						

K:\OCA_Civil\142263007-Ocala 42nd PUD Rev\Traffic\xls\42nd ST Trip Gen.xlsx\JG

The SW 42nd Street PD has a lesser PM peak hour trip potential than that reserved within the 2013 CDA. The transportation mitigation required within the CDA has been fulfilled. Therefore, no additional study or mitigation is needed for transportation concurrency for the PD.

P:\JG\Leon Ben\Grand Oaks Apts - Multi-Family 2022\163K\Amendment to 163K JG 3-5-25.docx

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

November 5, 2024

By Email Only

City of Ocala
Growth Services Director Jeff Shrum
Planning Director Aubrey Hale
Senior Planner Endira Madraveren
201 SE 3rd Street, 2nd Floor
Ocala, FL 34471

RE: Amendment to Concurrency Agreement

Dear Jeff, Aubrey, and Endira:

As required by Ordinance 2024-47, I have attached the following:

- A proposed *Amendment to Amended and Restated Site and Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes [Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD]*.
- Letter dated September 20, 2024, with attached materials (referred to in the proposed Amendment as the “2024 Traffic Analysis”), prepared by Amber Gartner, PE of Kimley-Horn, excerpts of which are attached as Exhibit C to the proposed Amendment.

Although I sought to limit the Amendment to the matters that were changed as a result of the recent rezoning, I found it necessary to include a lot of historical information to place the changes in context or avoid confusion (e.g. as set forth in paragraph 1.3 below):

The Amendment can be summarized as follows:

1. Paragraph 3 of the Amendment:
 - 1.1. Increases the number, and changes the type of, residential units in Phase 2.
 - 1.2. Allows for apartments to be up to four stories in Phase 2.
 - 1.3. Restates provisions from the Original Agreement to make the paragraph comprehensible.
2. Paragraph 4 updates the traffic information based upon the 2024 Traffic Analysis, and acknowledges the current tolling.

Letter to City Representatives

November 5, 2024

Page 2

3. Paragraph 5 deletes several provisions that are no longer necessary in light of subsequent changes to the City Code and Comp Plan.
4. Paragraph 6 changes the former Section 14 concerning local laws and policies so that the language now matches language that has been used by the City in recent agreements.

Please review the attached and then get back to me with your comments.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachment: as stated

cc: Mr. Michael Shealy
Richard Busche, P.E.
Jameson Frederick, P.E.
Amber Gartner, P.E.

(All by email only with attachment)

P:\JG\Leon Ben\Grand Oaks Apts - Multi-Family 2022\Corr\Letter to City staff re Amendment 163 K REV.docx

CASE MAP

Case Number: DMA25-0001

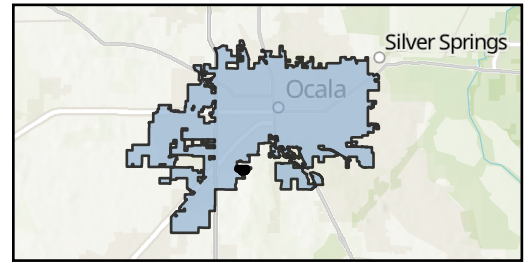
Parcel: 23930-000-00, 23930-002-00,
23930-003-00, 23930-003-01,
23930-003-03, and 23930-005-00

Property Size: 57.51 Acres

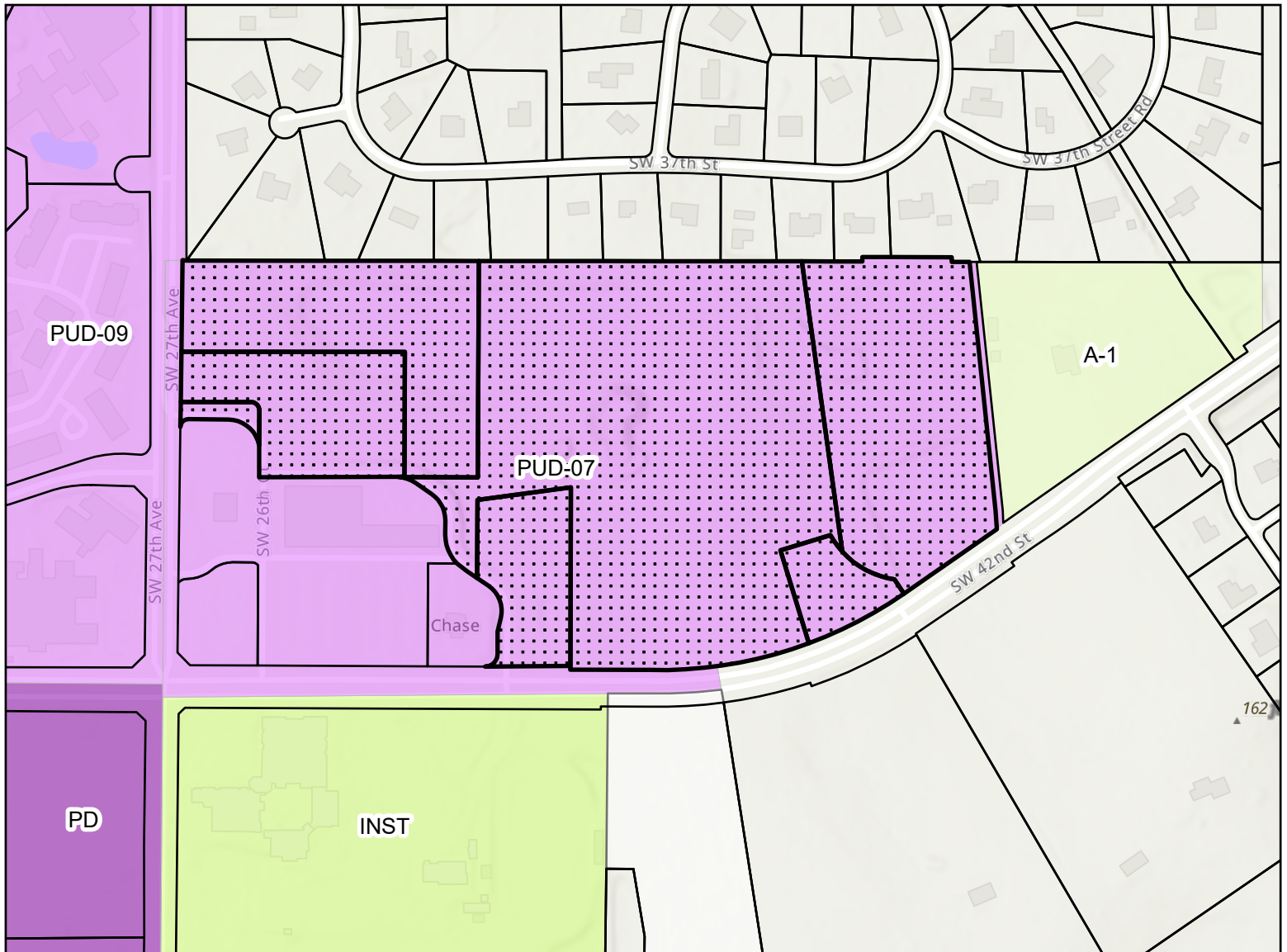
Land Use Designation: Low Intensity

Zoning: PD, Planning Development

Proposal: Amendment to site and concurrency development agreement pursuant to chapter 163



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- Parcels selection
- Parcels
- A-1:Agricultural
- INST:Institutional
- PUD-09:Planned Unit Development-9 Units
- Planned Development
- PUD-07:Planned Unit Development-7 Units
- NO ZONING

0 500 1,000 2,000 Feet



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

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Growth Management Department
by ekrepps on 4/10/20: 72

CASE MAP

Case Number: DMA25-0001

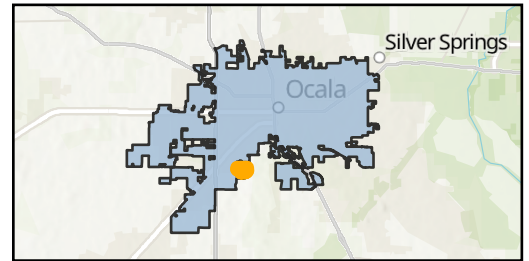
Parcel: 23930-000-00, 23930-002-00,
23930-003-00, 23930-003-01,
23930-003-03, and 23930-005-00

Property Size: 57.51 Acres

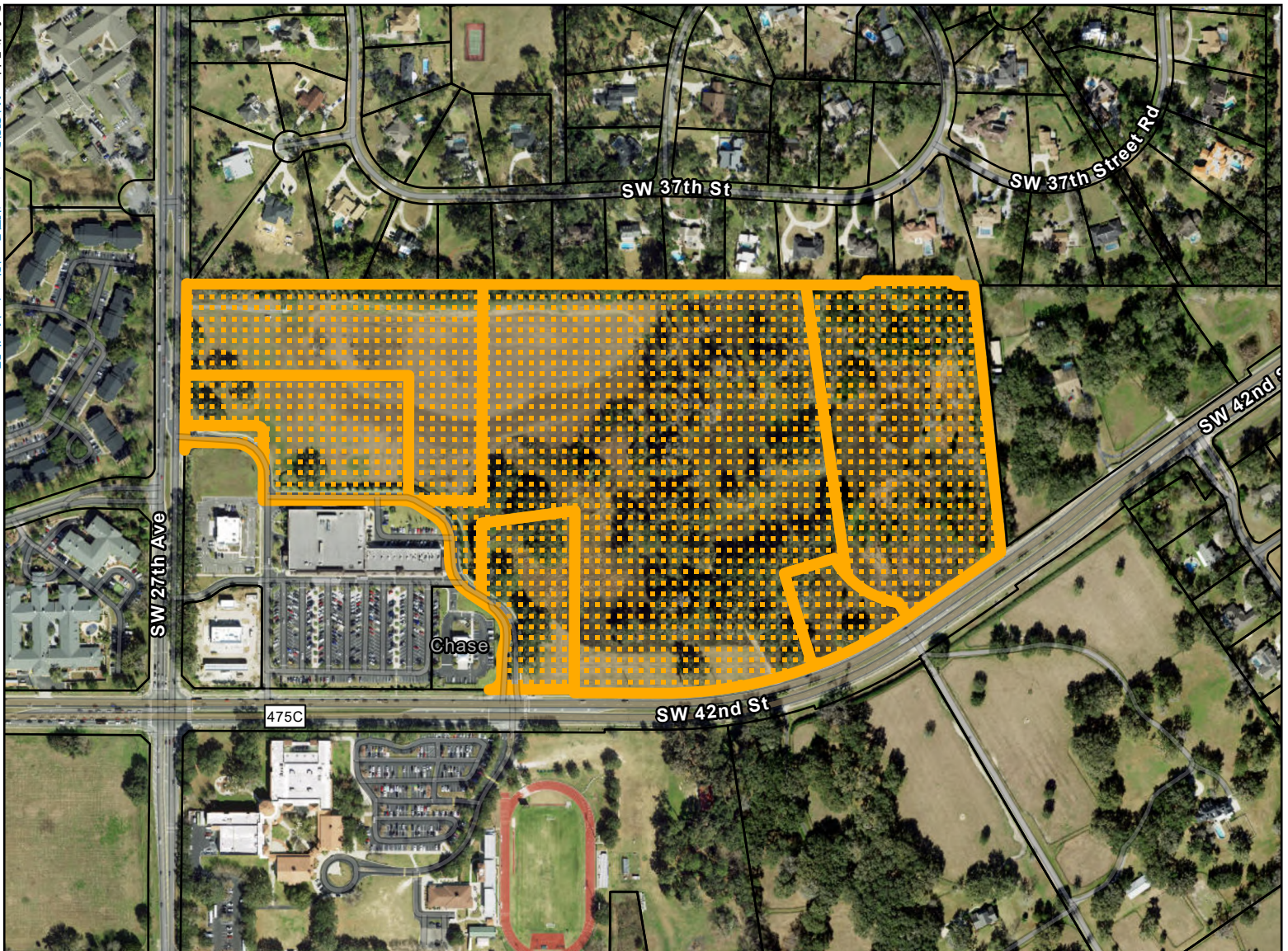
Land Use Designation: Low Intensity

Zoning: PD, Planning Development

Proposal: Amendment to site and concurrency development agreement pursuant to chapter 163



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--- SubjectParcel

□ Parcels

0 500 1,000 2,000 Feet



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