



Monday, January 09, 2023

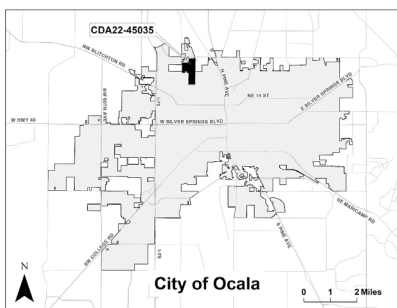
5:30 P.M.

**(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 A CONCURRENCY DEVELOPMENT AGREEMENT (CDA22-45035) (WEST OAK, LLC) (Pursuant to Sections 163.3220 - 163.3243, Florida Statutes)

The Ocala Planning & Zoning Commission will hold a first public hearing on Monday, January 09, 2023, to consider a Concurrency Development Agreement (CDA22-45035) to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City) and West Oak, LLC. 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. The second and final public hearing will be held by City Council on Tuesday, February 21, 2023, at 4:00 pm. Interested parties may appear at the meeting and be heard regarding their opinion of the proposed Concurrency Development Agreement.

The property is approximately 213.2 acres located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad. (Parcels #21385-001-01, 21418-000-00, 21387-000-00, 21387-001-00, 21382-001-00, 21385-001-00, and 21385-000-00). The location of the property is further shown on the following map:



The proposed Concurrency Development Agreement will address capacity reservation for the project and proportionate share contributions for required traffic improvements. The improvements are identified in the traffic study for the development which consists of mixed-use housing for a large portion of the project and commercial development along NW 35th Street. To improve the LOS to satisfactory levels a westbound left on NW 35th Street is required at the northern driveway entrance. An eastbound left and westbound right turn lanes will be added along NW 21st Street at the southern driveway entrance to the property. Capacity improvements are also required to the eastbound left turn lane and northbound right turn lane to the intersection of NW 35th Avenue Road and US 27 and the eastbound right turn lane at the intersection of NW Martin Luther King Jr. Avenue and NW 21st Street.

A copy of the proposed 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 this 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.