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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.

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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)

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