



Monday, April 14, 2025

5:30 P.M.

(or, as soon thereafter as possible)

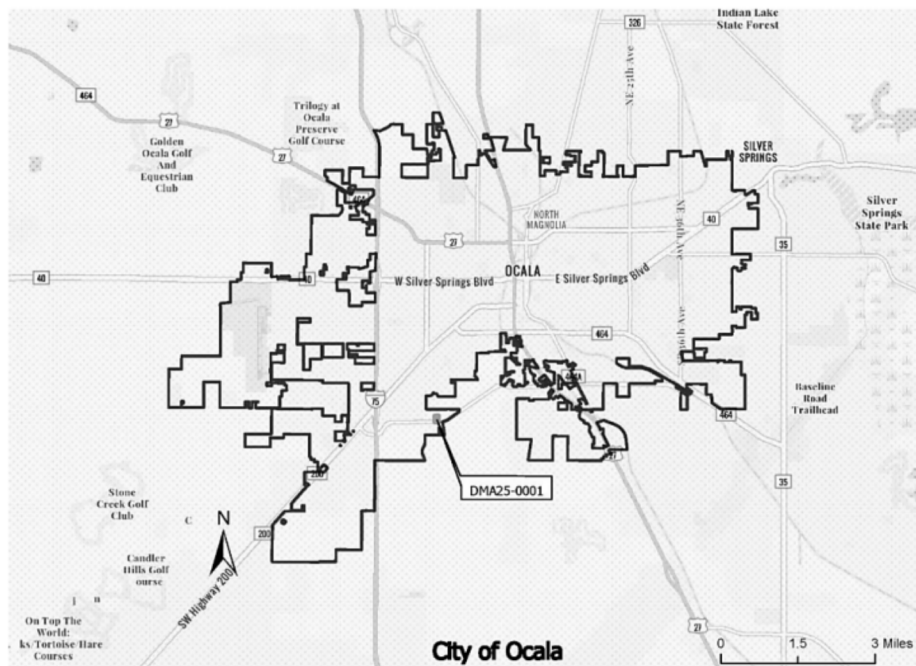
City Hall City Council Chambers (2nd Floor)

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.