



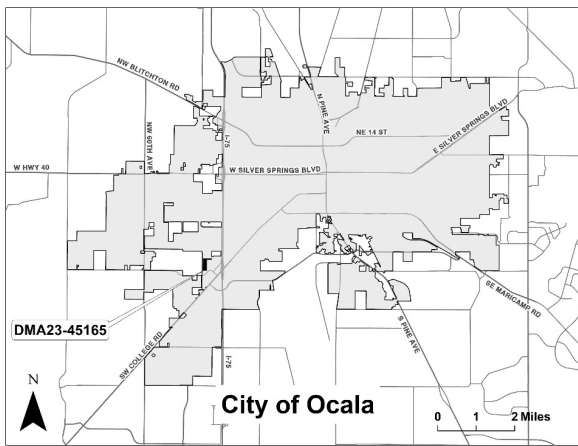
Tuesday, May 16, 2023
4:00 P.M.

(or, as soon thereafter as possible)
City Hall City Council Chambers (2nd Floor)
110 SE Watula Avenue

NOTICE OF PUBLIC HEARING OCALA CITY COUNCIL AND NOTICE OF INTENT TO CONSIDER A REVISED CHAPTER 163 DEVELOPMENT AGREEMENT (200 Club of Ocala, LLC) (Pursuant to Sections 163.3220 - 163.3243, Florida Statutes) WITH A SETTLEMENT AGREEMENT CONCERNING THE FLORIDA LAND USE ENVIRONMENTAL DISPUTE RESOLUTION ACT (FLUEDRA) PROCEEDINGS (Pursuant to Section 70.51, Florida Statutes)

The Ocala City Council will hold a second public hearing on **Tuesday, May 16, 2023**, to consider a Chapter 163 Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes that includes a Settlement Agreement pursuant to Section 70.51 Florida Statutes, between the City of Ocala (City) and 200 Club of Ocala, LLC (Owner), project **DMA23-45165**. The public hearing will start at **4:00 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 second of two public hearings regarding this Chapter 163 Development Agreement/Settlement Agreement. The first public hearing was held on **Tuesday, May 2, 2023, at 4:00 pm or soon thereafter**. At the **May 16, 2023**, public hearing, the Ocala City Council will also consider a rezoning ordinance (**ZON23-45169**) for a portion of the property (15 acres). Interested parties may appear at the meeting and be heard regarding their opinion of the proposed Chapter 163 Development Agreement/Settlement Agreement.

The entire property (Parcel # 23816-000-00) is approximately 26.63 acres located on the east side of SW 43rd Court in the 3600 block (across from Saddlewood Elementary). A detailed legal description of the property is on file with the City's Growth Management Department, located at 201 SE 3rd Street, 2nd Floor, Ocala, Florida. The location of the property is further shown on the following map:



In December 2021, the Owner made an application to the City to have the southern 15 acres of the property rezoned to R-3 (Multi-Family Residential District) that included a Chapter 163 Development Agreement for all 26.63 acres. The agreement addressed access, road improvements, proportionate share for costs of road improvements, construction timing, allowable uses, maximum densities/intensities, building heights, setbacks, design, signage, and buffers. On May 3, 2022, the Ocala City Council denied the rezoning ordinance (Ord # 2022-25) and the Chapter 163 Development Agreement (DMA22-44686). Immediately following the denial, the property owner filed a Petition for Relief under the Florida Land Use Environmental Dispute Resolution Act (FLUEDRA), Section 70.51, Florida Statutes. After the City and Owner engaged a special magistrate, a noticed FLUEDRA final hearing was held on March 7, 2023. At the hearing, the City and Owner agreed to terms that would include a new rezoning ordinance to R-3 and a revised Chapter 163 Development Agreement/Settlement Agreement for consideration by the Ocala City Council.

The proposed Chapter 163 Development Agreement/Settlement allows for single-family residential and multi-family residential and related accessory uses. The density of the Multi-Family Parcel (15 acres) shall not exceed a maximum of 320 multi-family residential dwelling units (21.3 units per acre), or any combination of single-family and multi-family residential dwelling units such that the traffic impact of such combination of single-family and multi-family residential units does not exceed the number of p.m. peak hour trips that would be generated by 288 multi-family residential dwelling units (19.2 units per acre). The height of the multi-family parcel shall not exceed 50 feet. The remaining 11.63 acres will have a medium-intensity land use classification that allows a minimum of 5 dwelling units per acre or 0.15-floor area ratio and a maximum of 30 dwelling units per acre or a 4.0-floor area ratio. The height for the 11.63-acre parcel shall not exceed 50 feet. The revised agreement addresses the commencement of construction of the project related to the SW 43rd Court improvements as well as setbacks, buffers, landscaping, design, parking, lighting, signage, utilities, vehicular/pedestrian facilities, and traffic/concurrency/proportionate share payments.

A copy of the proposed Chapter 163 Development Agreement/Settlement 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.