

**Ocala Planning and Zoning Commission Meeting Minutes
May 8, 2023**

6. Development Agreement

CDA23-45162 / Lake Louise

Ms. Hitchcock displayed maps and photos of the property and adjacent properties while providing staff comments and the findings of fact.

Fred Roberts (agent) 40 SE 11th Avenue, Ocala, FL, said when the project was approved a land use policy was adopted that required improvements be made and the development agreement is related to the traffic improvements.

Karen Fleetwood, 3140 SE 1st Court, Ocala, FL, asked about the entrances to the complex, the traffic, and the total of units. Mr. Roberts responded the access will be centrally located for the units and limits the number of access points on 7th and 32nd. The PD plan is now a Phase II plan. Phase I is a multifamily project that consists of 326 units. It will be developed once approved; and access will be to 7th and 32nd. The master plan will come back for the next project, which will be part of a PD plan approval and will limit access points on 7th and 32nd. The number of cars was addressed by the traffic study per the land use policy. There are 1,146 units across the entire acreage, but there are only 326 units that are currently approved through the PD plan.

Mr. Kesselring asked staff to give Ms. Fleetwood a copy of the plans; so that she can understand where the access points are located. Ms. Hitchcock said she would give Ms. Fleetwood her card, so they can review the plans and answer her questions.

Motion to approve a request to approve a Concurrency Development Agreement providing for capacity reservation and transportation mitigation contributions for required traffic improvements for development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 acres.

RESULT:	APPROVED
MOVER:	Brent Malever
SECONDER:	Arthur "Rus" Adams
AYE:	Vice Chair Adams, Kesselring, Chairperson Lopez, and Malever
ABSENT:	Gilchrist, and Boone
RECUSED:	Rudnianyn

