



## Legislation Details (With Text)

**File #:** 2023-1233  
**Type:** Agenda Item **Status:** Passed  
**File created:** 5/18/2023 **In control:** City Council  
**On agenda:** 6/6/2023 **Final action:** 6/6/2023  
**Title:** Open a public hearing and approve a Concurrency Development Agreement between Lake Louise, LLC, The Rosemere Apartments, LLC, and the City of Ocala providing for vehicular trip capacity reservation and transportation mitigation contributions for required traffic improvements for the development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW Seventh Avenue and SW 32nd Street, approximately 88.73 acres. (This is the second of two public hearings. The first public hearing was held by the Planning & Zoning Commission on Monday, May 8, 2023.) (Case CDA23-45162)

**Sponsors:**

**Code sections:**

**Attachments:** 1. FINAL - 163 Development Agreement (Mesa Capital Partners - LL - City of Ocala) FNR 050223.3 w Exs, 2. Lake Louise PD MASTER PLAN, 3. Apartment site plan, 4. Star Banner proof, 5. P&Z minutes CDA23-45162 Lake Louise

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council	Approved	Pass

Submitted By: Patricia Hitchcock

Presentation By: Patricia Hitchcock

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Open a public hearing and approve a Concurrency Development Agreement between Lake Louise, LLC, The Rosemere Apartments, LLC, and the City of Ocala providing for vehicular trip capacity reservation and transportation mitigation contributions for required traffic improvements for the development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW Seventh Avenue and SW 32<sup>nd</sup> Street, approximately 88.73 acres. (This is the second of two public hearings. The first public hearing was held by the Planning & Zoning Commission on Monday, May 8, 2023.) (Case CDA23-45162)

**OCALA'S RELEVANT STRATEGIC GOALS:**

Economic Hub, Quality of Place

**PROOF OF PUBLICATION:**

The Star-Banner ad ran on May 26, 2023

**BACKGROUND:**

- Applicant: Lake Louise, LLC, and The Rosemere Apartments, LLC
- Property Owners: Lake Louise, LLC, and The Rosemere Apartments, LLC

The property is approximately 88.73 acres located northeast of the intersection of SW Seventh Avenue and SW 32<sup>nd</sup> Street. The property was annexed on January 18, 2022, and later given a land use designation of Low Intensity. Future Land Use Policy 18.35 was adopted which requires the property to be developed as a Planned Development and limits development to a maximum of 1146 dwelling units. Transportation impact analysis and mitigation is required.

The City Council held a public hearing in July 2022 approving the PD, Planned Development, for the entirety of the project area. In January 2023, the site plan for a portion of the Lake Louise Planned Development was given conditional approval for a 326-unit apartment complex. The Concurrency Development Agreement with the City of Ocala attached hereto will satisfy one of the conditions of approval.

The required traffic study for the entire Lake Louise Planned Development has been submitted, reviewed, and approved. It established that, based on buildout of background projects, certain intersections do not operate at specified levels of service. Proportionate share mitigation is not required. However, the Concurrency Development Agreement provides that signalization of the intersection of SW Seventh Avenue at SW 32<sup>nd</sup> Street shall be installed prior to the issuance of a Certificate of Occupancy within the Lake Louise Planned Development. Signalization of the intersection shall include:

1. Construction of a mast-arm traffic signal constructed to City specifications;
2. Construction of a 370-foot exclusive southbound left-turn lane;
3. Lengthening of the eastbound left-turn lane to 355 feet; and
4. Construction of a 180-foot westbound left-turn lane.

Florida Statutes require two public hearings for a Concurrency Development Agreement with the option of the first public hearing being with the Local Planning Agency (Planning and Zoning Commission). The development agreement is consistent with the findings of the approved traffic study, PD plan and site plan.

**FINDINGS AND CONCLUSIONS:** The Concurrency Development Agreement addresses the results of the approved traffic study for the PD Plan and apartment site plan. Staff recommend approval of the Concurrency Development Agreement.

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:**

This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

**ALTERNATIVE:**

- Approve with changes
- Table
- Deny

