



Ocala Planning & Zoning Commission Agenda - Final Monday, July 13, 2026

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins, Vice Chairman
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Thaddius Neasman
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.
2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on June 26, 2026.

 - a. [P&Z Ad Proof](#)
Attachments: [P&Z Draft Ad 07132026 PROOF](#)
3. Approval of Minutes
 - a. [June 8, 2026 Final Meeting Minutes](#)
Attachments: [June 8, 2026 Final Meeting Minutes](#)
4. Abrogations
 - a. [Resolution XX to abrogate portions of 30-foot-wide rights-of way generally associated with NW 13th Street and NW 1st Avenue of the 1300 block of N Magnolia Avenue more specifically lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, approximately 0.24 acres \(Case ABR25-0003\) \(Quasi-Judicial\).](#)

Presentation By: Andrew Gray, Planner I

Attachments: [ABR25-0003 Magnolia Extension Staff Report](#)
[ABR25_0003 Aerial](#)
[ABR25_0003 Case](#)
[ABR25-0003 Utility Responses](#)
[Exhibit A](#)
[Exhibit B](#)
[ABR25-0003 Utility Easement Magnolia Extension LLC . 13th St_ex](#)
[ABR25-0003 Utility Easement Cincinnati Capital . 13th St_ex](#)
[ABR25-0003 Corrective Easement Agreement](#)
5. Land Use Change

- a. [Ordinance to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 1700 block of NW Martin Luther King Jr Avenue \(Parcels 25502-000-00, 25502-002-00, and 25491-001-00\), approximately 11.20 acres \(Case LUC26-0002\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [LUC26-0002 Staff Report P&Z](#)
[LUC26_0002_Aerial](#)
[LUC26_0002_Case 1](#)

- b. [Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street \(Parcel 25785-000-00\), approximately 0.52 acres \(Case LUC26-0005\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [LUC26-0005 Staff Report P&Z](#)
[LUC26_0005_Aerial](#)
[LUC26_0005_Case 1](#)

6. Rezoning

- a. [Ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace \(Parcel 2572-018-001, 2572-017-004, and 2572-017-005\) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial \(Case ZON25-0008\) \(Quasi-Judicial\).](#)

Attachments: [Staff Report](#)
[ZON25_0008_Aerialrevised](#)
[ZON25_0008_Caserevised](#)

- b. [Ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street \(Parcel 25571-000-00\), approximately 3.23 acres \(Case ZON26-0006\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [ZON26-0006 Staff Report](#)
[ZON26-0006 Aerial](#)
[ZON26-0006 Case Map](#)
[ZON26-0006 MLK Road Expansion Appraisal](#)

- c. [Ordinance to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for property located 1700 block of NW Martin Luther King Jr Avenue \(Parcel 25502-000-00, 25502-002-00, and 25491-001-00\), approximately 11.20 acres \(Case ZON26-0007\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [ZON26-0007 Staff Report P&Z](#)
[ZON26_0007_Case](#)

- d. [Ordinance to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion \(3.05 acres\) of the property located in the 1700 block of NE 18th Place \(Parcel 2649-004-001\), approximately 4.95 acres in total \(Case ZON26-0010\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [ZON26-0010 Staff Report](#)
[ZON26-0010 Aerial Map](#)
[ZON26-0010 Case Map](#)
[Matthew Payne rezoning Parcel 2649-004-001 letter July 2 2026](#)

- e. [Ordinance to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for property located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place \(Parcel 25768-000-00, 25775+000-00, 25784+000-00, and 25786-000-00\), approximately 9.94 acres \(Case ZON26-0012\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [ZON26-0012 Staff Report P&Z](#)
[ZON26_0012_Aerial](#)
[ZON26_0012_Case](#)

7. Public Comments
8. Staff Comments
9. Board Comments

Next meeting: August 10, 2026

Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1714

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

P&Z Ad Proof

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette June 26, 2026

BACKGROUND:

N/A



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, July 13, 2026, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

NORTHWEST

Petitioner: Magnolia Extension, LLC; Case: ABR25-0003; A request to abrogate portions of 30-foot-wide rights-of way lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, approximately 0.24 acres.

Petitioner: Magnolia Extension, LLC; Case: ZON25-0008; A request to rezone from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial, for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcels 2572-018-001, 2572-017-004, and 2572-017-005), approximately 5.93 acres.

Petitioner: City of Ocala; Case LUC26-0002; A request to change the Future Land Use designation from Medium Intensity/Special District to Public for properties located in the 1400 block of NW 18th Street (Parcels 25491-001-00, 25502-000-00 and 25502-002-00); approximately 11.2 acres.

Petitioner: City of Ocala; Case ZON26-0007; A request to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for properties located in the 1400 block of NW 18th Street (Parcels 25491-001-00, 25502-000-00 and 25502-002-00); approximately 11.2 acres.

Petitioner: City of Ocala; Case LUC26-0005; A request to change the Future Land Use designation from Neighborhood to Public for property located at 701 NW 14th Street (Parcel 25785-000-00); approximately 0.52 acres.

Petitioner: City of Ocala; Case ZON26-0012; A request to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for properties located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place (Parcels 25768-000-00, 25775+000-00, 25784+000-00 and 25785-000-00); approximately 9.94 acres.

Petitioner: Generations Broadcasting Corp; Case ZON26-0006; A request to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for property located at 1501 NW 14th Street (Parcel 25571-000-00); approximately 3.23 acres.

NORTHEAST

Petitioner: B&W Land Holdings – CR, LLC; Case ZON26-0010; A request to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion of the property located in the 1700 block of NE 18th Place (Portion of Parcel 2649-004-001), approximately 3.05 acres.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting **6** will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1769

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

June 8, 2026 Final Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

N/A



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 8, 2026

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present Tamboura Jenkins, Daniel London, Justin MacDonald, Allison Campbell, Tucker Branson, and Thaddius Neasman

Excused Kevin Lopez, and Elgin Carelock

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on May 22, 2026.

a. P&Z Ad Proof

Attachments: [P&Z Draft Ad 06082026 PROOF](#)

3. Approval of Minutes

a. May 26, 2026 Meeting Minutes

Attachments: [May 26, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

4. Public Hearing

a. Mockingbird Ridge Conceptual Subdivision (SUB25-0016)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0016.

Thomas Trexler, Kimley-Horn, 1700 SE 17th Street, Ocala, FL, stated he was available to answer any questions.

Motion to approve Mockingbird Ridge Conceptual Subdivision, SUB25-0016.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Thaddius Neasman

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- b. TBMI Commercial Outparcel Development Conceptual Subdivision (SUB25-0011)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0011.

Motion to approve TBMI Commercial Outparcel Development Conceptual Subdivision, SUB25-0011.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- c. Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program

Attachments: [Exhibit A Recycling_SE_Aerial](#)
 [Exhibit A Recycling_SE_Case](#)
 [Exhibit A Recycling_NE_Aerial](#)
 [Exhibit A Recycling_NE_Case](#)

Planning Director, Aubrey Hale, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for Resolution 2026-XX.

Mr. MacDonald asked whether the property along SW 31st Street was residentially zoned. Aubrey responded the property was zoned R-3.

Mr. Jenkins asked about the size of the proposed recycling area. Aubrey stated the recycling container would be approximately eight yards in size but noted Public Works staff would be able to provide specific dimensions.

Ms. Campbell stated she believed the City had already approved the recycling locations through other platforms. Aubrey clarified the recycling programs had been approved, the specific locations had not previously been approved.

Motion to approve Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

5. Abrogations

- a. Public Hearing to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, approximately 7.21 acres. (Case ABR25-0008) (Quasi-Judicial).

Attachments: [ABR25-0008 Lake Louise](#)
 [ABR25_0008_Aerial](#)
 [ABR25_0008_Case](#)
 [Abrogation Utility Responses](#)
 [Lake Louise Survey_Roads Proposed for Abrogation](#)
 [Lake Louise Survey](#)
 [Exhibit A ABR25-0008 Lake Louise Road Abrogations](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR25-0008.

Mr. London asked whether the proposed abrogation would create any enclaves. Endira responded that it would not.

Mr. Neasman inquired about public access. Endira explained all access would remain internal.

Rachel Perez, International Property Services, 2441 NE 3rd Street, Ocala FL, stated she was available for any questions.

Motion to approve to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, Case ABR25-0008.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

6. Land Use Change

- a. Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case LUC26-0003) (Quasi-Judicial)

Attachments: [LUC26-0003 City of Ocala Staff Report](#)
[LUC26-0003 City of Ocala Aerial Map](#)
[LUC26-0003 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0003.

Motion to approve Ordinance to change the Future Land Use designation from Neighborhood to Public, Case LUC26-0003.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- b. Ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, for property located in the 2800 block of SW 20th Street (Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00), approximately 4.88 acres (Case LUC26-0004) (Quasi-Judicial)

Attachments: [LUC26-0004 Z&T Partners LLC Staff Report](#)
 [LUC26-0004 Z&T Partners LLC Aerial Map](#)
 [LUC26-0004 Z&T Partners LLC Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0004.

Mr. London asked whether the project was intended as a cleanup. Breah responded that it was.

Mr. Tim Haines, 211 NW 3rd Street, Ocala, Florida, stated that the purpose of the project is to align the zoning with the existing uses, create a buffer from the more intensive surrounding uses, and bring the property into compliance.

Doris Garcia, 1918 SW Terrace, Ocala, Florida, inquired whether the project was intended to align with the Capstone Academy. Mr. Haines responded that the B-2 zoning would remain but would serve as a transition to the Capstone Academy.

Motion to approve the ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, Case LUC26-0004.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

7. Rezoning

- a. Ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, for property located 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case ZON26-0008) (Quasi-Judicial)

Attachments: [ZON26-0008 City of Ocala Staff Report](#)
 [ZON26-0008 City of Ocala Aerial Map](#)
 [ZON26-0008 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0008.

Mr. MacDonald asked whether the project was intended as a cleanup. Breah responded that it was.

Motion to approve the ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, Case ZON26-0008.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Thaddius Neasman

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- b. Ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street (Parcel 23472-004-00 and a portion of 23472-001-00), approximately 2.99 acres (Case ZON26-0009) (Quasi-Judicial)

Attachments: [ZON26-0009 City of Ocala Staff Report](#)
[ZON26-0009 City of Ocala Aerial Map](#)
[ZON26-0009 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0009.

Mr. Tim Haines, 211 NW 3rd Street, Ocala, Florida, stated the project proposes changing the zoning to INST, which is a down zoning from R-3. He explained that the change is less intensive for the surrounding properties, creates a transition from the more commercial uses back to the neighborhood, and is intended to incorporate the property into the expansion of the Capstone Academy.

Siomara Cardona, 2908 SW 16th Place, Ocala, Florida, asked how the proposed rezoning would affect residences within 300 feet. Mr. Haines responded the current zoning is R-3, and the applicant is proposing to restrict the permitted uses due to the intended use for Capstone Academy. He stated any development would be required to go through the site plan review process, during which staff would provide comments regarding buffers and setbacks. He further noted that the intent is to limit the property to existing conditions.

Mr. Jenkins reiterated that the item was intended for public comment and not for back-and-forth discussion.

Motion to approve the ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, Case ZON26-0009.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- c. Ordinance to rezone approximately 82.10 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) from A-1, General Agriculture (County) to PD, Planned Development (City) (Case PD26-0001) (Quasi-Judicial).

Attachments: [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26_0001_Case](#)
[PD26_0001_Aerial](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD26-0001.

Mr. Neasman asked whether any additional actions would be required on the land prior to development. David responded environmental permits would be required prior to the issuance of any type of improvement plans, and noted the agent has more detailed information. Mr. Neasman further inquired about soil conditions and whether the site would be safe for development.

Mr. David Tillman, Tillman Associates Engineering, 1720 SE 16th Avenue, Building 100, Ocala, Florida, stated one of the biggest concerns prior to development is the type of soil present on the site, as conditions can vary significantly. He explained soil management techniques are typically used, including identifying and setting aside suitable sandy materials, grading the site with heavier clay soils, and maintaining separation between sandy and clay materials to prevent differential settlement in homes or structures.

Ms. Campbell inquired whether there was a change in the Comprehensive Plan to allow the school district to have concurrency. Planning Director, Aubrey Hale stated the statement was misstated and would be clarified prior to the City Council meeting. He explained the intent was not related to concurrency, but rather the school is collecting the applicable impact fees.

Sherry Dobratz, 4750 SW 54 Terrace, Ocala, Florida, stated that her primary concerns relate to water resources and sinkholes. She noted the property relies on well water for animals and there is no alternative water source available. She further stated development on a former mine site raises concerns due to potential hazardous conditions, including pond areas created during mining operations, and expressed concern that improper handling could increase the risk of contamination affecting well water. Ms. Dobratz also expressed concern regarding sinkholes, referencing extensive issues in the Fore Ranch area.

Danielle Dobratz, 4750 SW Terrace, Ocala, Florida, stated the immediate area surrounding the subject property is known for sinkholes and noted none were mentioned in the staff report. She expressed concern it seemed unreasonable for a large community to be constructed in that area given the potential risks.

Marcia Armstrong, 5765 SW 52nd Street, Ocala, Florida, provided printed photographs of the surrounding area for the record.

Mr. Timothy Armstrong, 5765 SW 52nd Street, Ocala, Florida, stated he purchased his home approximately 32 years ago and noted there has been heavy blasting in the area. He

asked whether any studies have been conducted regarding the pond on the site. He further questioned whether the applicant is seeking approval from the City due to potential county disapproval. Mr. Armstrong expressed concern regarding the proposal, stating he did not understand why it was being considered given existing issues in the Fore Ranch area.

Mr. Tillman stated the water quality is a concern for projects of this type. He explained if the property remains in agricultural use, there are typically fewer protections in place, which can allow runoff to enter the aquifer and create potential risks to water quality. He noted for a subdivision, permits are required through the City and the water management district, and the applicant must demonstrate a reduction in nutrient runoff compared to existing conditions. Mr. Tillman further stated sinkholes are generally formed by the dissolution of limestone above the water line. He explained secondary protective measures against sinkholes often include the use of heavy clay materials, noting there is a significant amount of clay on-site that would be distributed throughout the development area. He also stated that mining activities have ceased and that no blasting would occur on the site. The utilities the city has adjacent to the site is the reason for the annexation.

Mr. MacDonald asked whether residential development would provide greater protection for the water table compared to agricultural use. Mr. Tillman confirmed that residential development would provide more protection.

Mr. London asked what permits would be required. Mr. Tillman responded that a Florida Department of Environmental Protection (DEP) has been closed out, and the project will now fall under the jurisdiction of the Water Management District.

Motion to approve the ordinance to rezone approximately 82.10 acres from A-1, General Agriculture (County) to PD, Planned Development (City) with conditions as defined in the staff report, Case PD26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

- d. Public Hearing to consider a resolution for a PD Plan and Standards Book (Ocala 52 Partners PD) for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.10 acres (Case PD26-0001) (Quasi-Judicial).

Attachments: [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26 0001 Aerial](#)
[PD26 0001 Case](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD26-0001.

Motion to approve a resolution for a PD Plan and Standards Book with conditions as defined in the staff report, Case PD26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

AYE: Jenkins, London, MacDonald, Branson, and Neasman

EXCUSED: Lopez, and Carelock

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: July 13, 2026

12. Adjournment

Meeting adjourned at 6:57pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1712

Agenda Item #: a.

Submitted By: Andrew Gray, Planner I

Presentation By: Andrew Gray, Planner I

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Resolution XX to abrogate portions of 30-foot-wide rights-of way generally associated with NW 13th Street and NW 1st Avenue of the 1300 block of N Magnolia Avenue more specifically lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, approximately 0.24 acres (Case ABR25-0003) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Magnolia Extension, LLC
- Property Owner: Magnolia Extension, LLC and Cincinnati Capital Partners 521, LLC
- Agent: Kendall Drake

Key Points:

The properties impacted by the NW 13th Street abrogation include different ownership (Magnolia Extension, LLC and Cincinnati Capital Partners 521, LLC). The portion of NW 1st Avenue being abrogated is internal to the Magnolia Extension, LLC site and will only impact that property. Both rights-of-way contain existing 8" gravity sewer lines and NW 13th Street also includes a streetlight but are otherwise undeveloped. A utility easement has been reserved in favor of the City of Ocala upon the abrogated portions of the rights-of-way.

Zoning and Land Use Details:

The property is within the B-4, B-5, and M-1 zoning districts and has an underlying land use of Low Intensity. The property is located between N Magnolia Avenue and the Florida Northern Railroad and between NW 14th Street a previously abrogated portion of NW 1st Avenue per Resolution 99-33 and recorded in OR Book 2600, Page 1849. The applicant has indicated an intent to utilize the abrogated areas through further development of the site.

- **Rezoning to M-1 (ZON25-0008);** A request has also been submitted to rezone a portion of Parcel 2572 -018-001 including the north half of the requested abrogation from B-4, General Business, to M-1, Light Industrial.

FINDINGS AND CONCLUSIONS:

- The requested abrogation will not negatively impact any adjacent properties.
- Other than city utilities, no comments or objections have been received by other utility providers regarding the proposed abrogation.

Staff recommends approval of the request to abrogate, subject to the following condition:

1. The applicant will assume responsibility for maintenance of the 8” gravity sewer lines upon the north half of the abrogation of NW 13th Street and upon the abrogation of NW 1st Avenue and for charges related to convert the streetlight on NW 13th Street to a yard light subject to the applicable rates charged by OEU.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The resolution is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

RESOLUTION 2025-XX

A RESOLUTION FOR THE ABORGATION AND VACATION OF PORTIONS OF PUBLIC RIGHTS-OF-WAY APPEARING SOUTH OF LOT 3, BLOCK Q AND LYING NORTH OF LOT 2, BLOCK P AS WELL AS A RIGHT-OF-WAY LYING EAST OF LOT 1, BLOCK R, AND WEST OF LOTS 2 AND 3, BLOCK 2, OF ALLRED’S ADDITION TO OCALA PLAT AS RECORDED IN PLAT BOOK A, PAGE 74 AND 137, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

WHEREAS, application has heretofore been made by MAGNOLIA EXTENSION, LLC, a Florida limited liability company (“Applicant”) has heretofore made an application for the abrogation of the portions of rights-of-way (the “Abrogated Right-of-Way”) in Ocala, Marion County, Florida, as hereinafter more particularly described; and

WHEREAS, the City of Ocala is the owner of the right-of-way described above; and

WHEREAS, the applicant is seeking to abrogate the rights-of-way to allow for the expansion of the existing

industrial facility; and

WHEREAS, the proposed abrogation was submitted to all appropriate utilities for consideration and no comments or objections were raised.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session as follows:

1. A PORTION OF N.W. 13TH STREET (30 FEET WIDE) LYING EAST OF THE FLORIDA NORTHERN RAILROAD RIGHT OF WAY AND SOUTH OF BLOCK Q AND BLOCK R, AND NORTH OF BLOCK P OF ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT WIDE ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,292.08 SQUARE FEET (0.144 ACRES), MORE OF LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

2. THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2 OF "SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE), SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°14'59"W., ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, 69.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE

CONTINUE S.00°14'59"W., ALONG SAID EAST RIGHT OF WAY LINE, 69.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.89°47'19"W., 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 1ST AVENUE; THENCE N.00°14'59"E., ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO THE N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET; THENCE DEPARTING SAID WEST RIGHT OF WAY, N.89°41'58"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,188.18 SQUARE FEET (0.096 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

3. The City of Ocala does hereby abrogate rights-of-way located in Ocala, Marion County, Florida, as described and depicted on the attached Exhibits A and B.
4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida. This Resolution dated and adopted this ____ day of ____ 2026.

CITY OF OCALA

By: _____

Ire

J.
City Council President

Bethea

Sr.

Attest: _____

Angel B. Jacobs
City Clerk

Approved as to form and legality:

William E. Sexton
City Attorney



Staff Report

Case No. ABR25-0003

Planning & Zoning Commission: July 13, 2026

City Council (Adoption): August 18, 2026

Applicant/Property Owner:	Magnolia Extension LLC
Project Planner:	Andrew Gray
Applicant Request:	A request to abrogate portions of 30-foot-wide rights-of way lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida
Zoning District:	M-1, Light Industrial, B-4, General Business, and B-5, Wholesale Business
Future Land Use:	Low Intensity
Associated Applications:	ZON25-0008
Parcel Information	
Acres:	NW 13 th Street: ±6,292 SF or ±0.144 acres NW 1 st Avenue: ±4,188 SF or ±0.096 acres
Location:	NW 13 th Street west of N Magnolia Avenue and East of Florida Northern Railroad NW 1 st Avenue south of NW 14 th Street
Existing use:	Unimproved rights-of-way
Overlay(s):	N/A

Figure 1. Aerial Location Map



Adjacent Property Information (NW 13th Street)

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	M-1, Light Industrial B-4, General Business	Office/Warehouse with Storage Yard for Sterling Food Service
East	Low Intensity	B-4, General Business B-5, Wholesale Business	Improved right of way for NW 13 th Street
South	Low Intensity	B-5, Wholesale Business	Resource One (Office/Warehouse)
West	Low Intensity	M-1, Light Industrial	Florida Northern Railroad

Adjacent Property Information (NW 1st Avenue)

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	R-1A, Single-Family Residential R-1AA, Single-Family Residential	Single-Family Residence and Vacant Residential Lot
East	Low Intensity	B-4, General Business	Vacant Commercial Lots
South	Low Intensity	M-1, Light Industrial B-4, General Business	Office/Warehouse with Storage Yard for Sterling Food Service
West	Low Intensity	M-1, Light Industrial	Office/Warehouse with Storage Yard for Sterling Food Service

Applicant Request

The applicant is requesting to abrogate a 30-foot-wide right-of-way for NW 13th Street, lying south of and adjacent to Blocks Q and R (Parcel 2572-018-001), and north of and adjacent to Block P (Parcel 2572-016-002) of Allred's Addition to Ocala, recorded in Plat Book A, Page 74, within the public records of Marion County, Florida.

The applicant is also requesting to abrogate a 30-foot-wide right-of-way for NW 1st Avenue, lying east of and adjacent to Block R (Parcel 2572-018-001), Allred's Addition to Ocala, as recorded in Plat Book A, Page 74, and west of and adjacent to Block 2, Subdivision of Lots 1, 2, and 4 in Block Q (Parcels 2572-017-004 and 2572-017-005) of Allred's Addition to Ocala, as recorded in Plat Book A, Page 137, all within the public records of Marion County, Florida.

Background

The subject 30-foot-wide rights-of-way are depicted on the recorded plat of Allred's Addition to Ocala Street Avenue. The easterly ±195 feet of the right-of-way between N Magnolia Avenue and the proposed abrogation, the previously abrogated Magnolia Terrace, has been improved with a two-lane asphalt paved ingress/egress for access to the parcels north and south of the proposed abrogation and will remain public right-of-way. The southern portion of NW 1st Avenue was previously abrogated by Resolution 99-33, and was incorporated into development of the industrial site. Street

The concurrent zoning application (ZON25-0008) would allow a portion of the abrogated site to be incorporated into proposed expansion of the existing industrial use.

Staff Analysis

The subject right-of-way segments contain 8-inch gravity sewer lines that would become privately owned and maintained by the property owner subsequent to the abrogation and a streetlight that the applicant could assume charges for if they desire for it to remain. A utility easement has been reserved

in favor of the City of Ocala upon the abrogated portions of the rights-of-way. The applicant intends to incorporate the rights-of-way into the proposed expansion of the adjacent industrial use.

The potential abrogation of NW 13th Street and NW 1st Avenue will not negatively impact any adjacent properties; the applicant, Magnolia Extension LLC, owns the property on the north side of the right-of-way of NW 13th Street, while Cincinnati Capital Partners 521 LLC, owns the property on the south side of the right-of-way and will benefit from a nominal increase in site size. The applicant owns the property on the east and west side of the right-of-way of NW 1st Avenue and will benefit from an additional nominal increase in site size. If approved, the applicant and other benefitting parcel will become responsible for the maintenance of these strips of land. The applicant will also assume responsibility for maintenance of the 8” gravity sewer lines under the north half of the abrogation of NW 13th Street and upon the abrogation of NW 1st Avenue. If the applicant desires the streetlight to remain, the streetlight would be converted to a yard light upon request to Ocala Electric Utility (OEU) and charged the applicable rates.

Utility Responses

The utility responses are summarized as follows:

Utility	Date	Response
CenturyLink/Lumen: Jordan Gaard	6/4/2026	Level 3 (Lumen) has facilities within your proposed construction zone, but it has been determined that no conflict exists.
Spectrum: Dwayne Leachman	4/22/2026	No facilities or objection.
Duke Energy: Irma Cuadra	6/5/2025	Duke Energy does not serve this area. No objection.
SECO: Cynthia Clark	4/23/2026	No comments or objections.
TECO: Landon Meahl	4/23/2026	TECO PGS has no utilities within the bounds of and no object to the proposed abrogations.
Electric (OEU): Jason Rhodes	5/15/2026	Ocala Electric Utility is ok with the Abrogation. Once completed, we will contact the customer to see if they want to take over the charges for the streetlight.
Water Resources: Richard Ragosta	4/23/2026	Existing 8” gravity sewer lines in both locations will become privately owned/maintained. No anticipated future use. No objection.
Public Works: Darren Park	5/27/2026	Public Works has no issues with either abrogation request. Public Works does not have any infrastructure at either location.
Commercial Sanitation: Dwayne Drake	4/22/2026	No issue for Sanitation.
Fiber: Kenneth Jamerson	5/13/2026	OFN has no facilities in conflict with ABR25-0003 or objection to the Abrogation request.
Transportation Engineering: Gary Anson	5/13/2026	No objections to requested abrogation.
Stormwater Engineering: Peter Williams	5/13/2026	No objections.

Surveying R. Kelly Roberts	5/22/2026	Approved NW 13 th Street and NW 1 st Avenue
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Staff Findings and Recommendation

- The applicant will assume responsibility for maintenance of the 8” gravity sewer lines and potentially the streetlight Street that they may assume charges for, there are no known other utilities located within the subject right-of-way and no other comments or objections have been received.
- A utility easement has been reserved in favor of the City of Ocala upon the abrogated portions of the rights-of-way.
- The abrogation of NW 13th Street and NW 1st Avenue will not negatively impact access or availability of utilities for any adjacent properties.

Staff recommends approval of the request to abrogate a portion of NW 13th Street lying south of and adjacent to Blocks Q and R (PID 2572-018-001), and north of and adjacent to Block P (PID 2572-016-002) of Allred’s Addition to Ocala, recorded in Plat Book A, Page 74, and a portion of NW 1st Avenue lying east of and adjacent to Block R (PID 2572-018-001), Allred’s Addition to Ocala, as recorded in Plat Book A, Page 74, and west of and adjacent to Block 2, Subdivision of Lots 1, 2, and 4 in Block Q (PID 2572-017-004 and 2572-017-005) of Allred’s Addition to Ocala, as recorded in Plat Book A, Page 137, all within the public records of Marion County, Florida, with the following conditions:

1. The applicant will assume responsibility for maintenance of the 8” gravity sewer lines upon the north half of the abrogation of NW 13th Street and upon the abrogation of NW 1st Avenue and for charges related to convert the streetlight on NW 13th Street to a yard light subject to the applicable rates charged by OEU.

Staff Recommendation: <i>Approval of ABR25-0003, subject to conditions.</i>
--

AERIAL MAP

Case Number: ABR25-0003

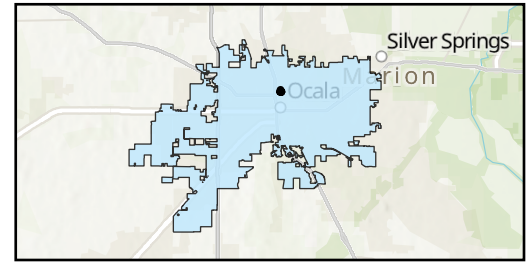
Parcel: 2572-018-0001

Property Size: Approximately 0.243 Acres

Land Use Designation: Low Intensity

Zoning: M1, Light Industrial
B4, General Business
B5, Wholesale Business

Proposal: Abrogate ROW after dead end of NW 13th St



Subject Property

Parcels

0 225 450 900 Feet



CASE MAP

Case Number: ABR25-0003

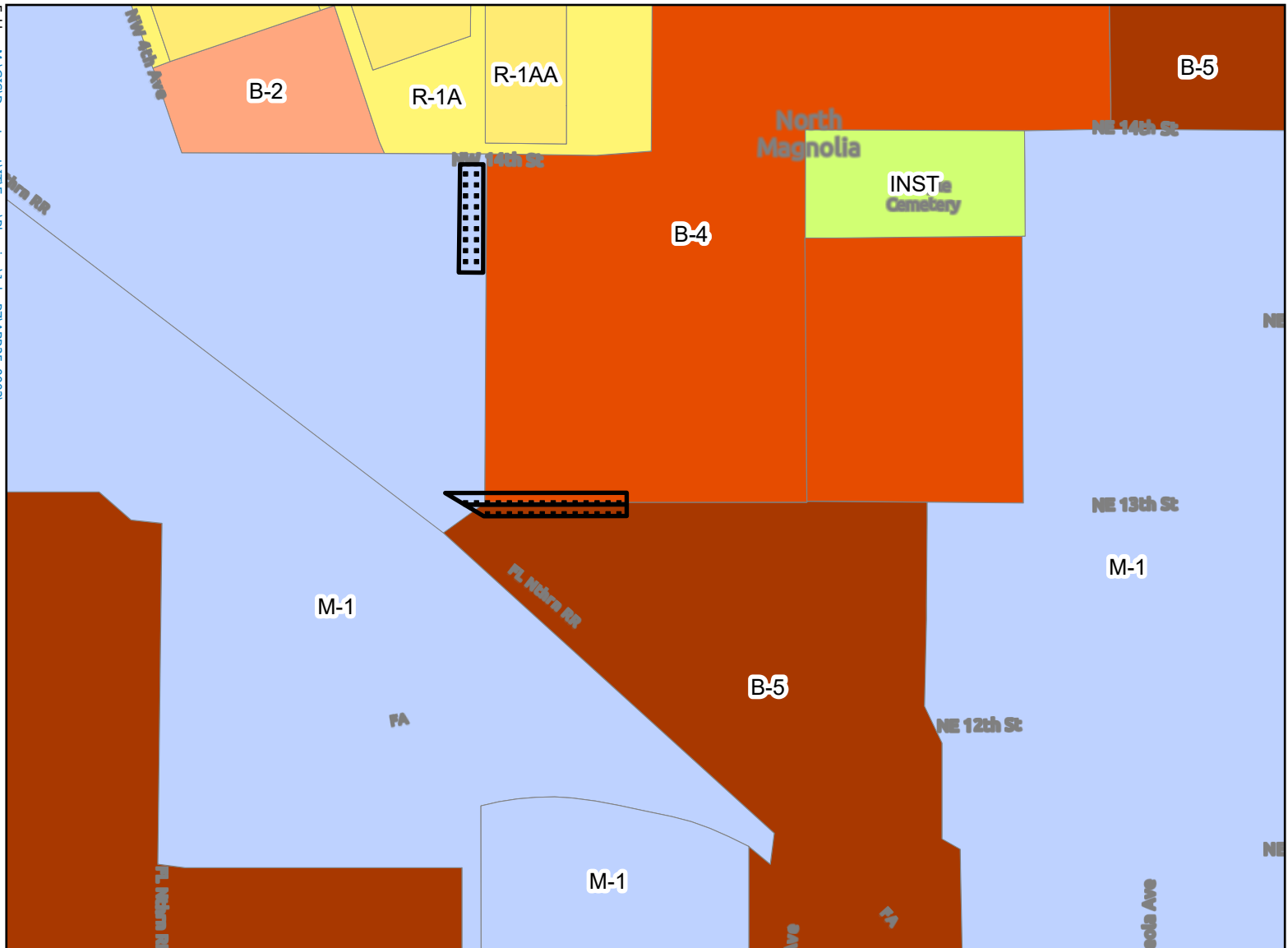
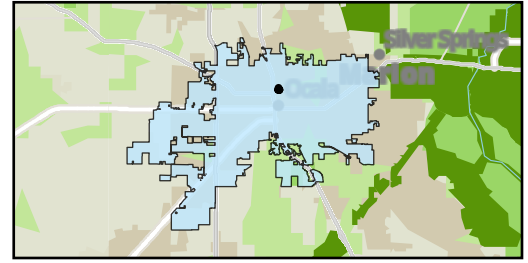
Parcel: 2572-018-0001

Property Size: Approximately 0.243 Acres

Land Use Designation: Low Intensity

Zoning: M1, Light Industrial
B4, General Business
B5, Wholesale Business

Proposal: Abrogate ROW after dead end of NW 13th St



- City Limits
- B-2:Community Business
- B-4:General Business
- B-5:Wholesale Business
- INST:Institutional
- M-1:Light Industrial
- R-1A:Single Family Residential
- R-1AA:Single Family Residential
- Parcels
- SubjectProperty

0 225 450 900 Feet



Andrew Gray

From: Andrew Gray
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds; Danielle Phillips; Darren Park; Steve C. Short; Dwayne Drake; Kelly Roberts; Noel J. Cooper; Ocala Telecommunications; Mel Poole; Kenneth Jamerson; Payal Pandya; Richard Ragosta; TJ Fulmer; Tom Casey; Tracy L. Taylor; Tiffany Stewart; 'Duke Energy'; 'No Objection Requests'; 'John Wolski - Charter / Spectrum'; 'Landon Meahl - TECO'; 'Leachman, Dwayne D'; 'relocations@centurylink.com'; 'Paul Christopher - Cox Communications'
Cc: Endira Madraveren
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: 1 v2 Abrogation or Plat Vacation Request-Stilring.pdf; ABR25_0003_Case.pdf; ABR25_0003_Aerial.pdf; 8 251030-NW 1ST AVENUE - ABROGATION.pdf; 5 Utility Easement_Magnolia Extension LLC 1st Street_ex.pdf; 9 251030-NW 13TH STREET - ABROGATION (R3).pdf; 6 Utility Easement_Magnolia Extension LLC . 13th St_ex.pdf; 7 Utility Easement_Cincinnati Capital . 13th St_ex.pdf

Good afternoon,

We had previously received a request to abrogate a portion of NW 13th St and received no objections (prior email from May 27, 2025 included below). However, it was subsequently determined that additional right of way needed to be abrogated. The abrogation of NW 13th St was placed on hold while the applicant acquired the additional information for the abrogation of NW 1st Ave.

The amended abrogation request received by the City of Ocala includes the portion of NW 13th St located to the W of N Magnolia Ave and E of the Florida Northern Railroad Right of Way to the South of Block Q and Block R and North of Block P, Allred's Addition to Ocala (PB A Pg 74) as well as the portion of NW 1st Ave located to the S of NW 14th St to the previously abrogated portion of the right of way. Attached is the application, case map, aerial photograph, surveys, legal descriptions, and easements for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (agray@ocalafl.org) or "reply all" by close of business on **May 6, 2026**.

Thanks,

Andrew (Andy) Gray

**Planner I, Growth Management Department
City of Ocala
201 SE 3rd Street, 2nd floor
Ocala, FL 34471**

Office: 352-629-8305

agray@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Andrew Gray

Sent: Tuesday, May 27, 2025 11:34 AM

To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; Dwayne Drake <DDrake@ocalafl.gov>; Idalia Butler - SECO <idalia.butler@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Kelly Roberts <rroberts@ocalafl.gov>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; Noel J. Cooper <NCooper@ocalafl.gov>; Owen Hurley - CenturyLink / Lumen <owen.hurley@lumen.com>; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Emily W. Johnson <ewjohnson@ocalafl.gov>

Subject: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Good morning,

The City of Ocala has received a request to abrogate the portion of NW 13th St located to the W of N Magnolia Ave and E of the Florida Northern Railroad Right of Way to the South of Block Q and Block R and North of Block P, Allred's Addition to Ocala (PB A Pg 74). Attached is the application, survey, legal description, aerial photograph, and case map for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (agray@ocalafl.org) or "reply all" by close of business on **June 10, 2025**.

Thank you,

Andrew (Andy) Gray
Planner I, Growth Management Department
City of Ocala
201 SE 3rd Street, 2nd floor
Ocala, FL 34471
Office: 352-629-8305
agray@ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

Andrew Gray

From: Gaard, Jordan <Jordan.Gaard@lumen.com>
Sent: Friday, April 24, 2026 9:36 AM
To: Andrew Gray
Subject: No Conflict: P-774024: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: Utility Map.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date Received: 04/22/2026

Attn: Andrew Gray

Important Notice – Centurylink Communications, LLC and Level 3 Communications, LLC have rebranded and are now Lumen.

Thank you for your project notification. LUMEN has reviewed your utility notice dated 04/22/2026 regarding the **P-774024** | Abrogation for NW 13th St NW 1st Ave ("Project"). In response to your inquiry please see below.

Centurylink has facilities within your proposed construction zone, but it has been determined that no conflict exists.

NOTE: CenturyLink does have facilities in the ROW along the south side of NW 14th St @ NW 1st Ave.

Please contact your [State One Call](#) prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. We hereby disclaim any responsibility for the accuracy of this information. Please reference the file number **P-774024** with any future communications.

Thank you for your cooperation!

LUMEN®

Jordan Gaard (She/Her)
Business Analyst
Relocations Department
Jordan.Gaard@lumen.com

NEW Relocation review with a self-serve option from Lumen. You can now automatically create a project case number, receive an instant response, and engage field engineers for a quicker review. Visit [RelocationIntakeWebPublic](#) and click "Create a New Project" to use this feature.

From: Hurley, Owen <Owen.Hurley@lumen.com>
Sent: Friday, April 24, 2026 7:57 AM
To: Gaard, Jordan <Jordan.Gaard@lumen.com>
Subject: Re: P-774024: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Hi Jordan,

No objections to this request.

Please note, Andrew Gray's email states that they actually added a portion of NW 1st Ave @ NW 14th St to the request, so it is different than the original request for the west end of NW 13th street.

Additionally, please include in the letter that we do have facilities in the ROW along the south side of NW 14th St @ NW 1st Ave

Thank you,

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

owen.hurley@lumen.com

[New - NI Organization \(corp.intranet\)](#)

From: Gaard, Jordan <Jordan.Gaard@lumen.com>
Sent: Thursday, April 23, 2026 14:40
To: Hurley, Owen <Owen.Hurley@lumen.com>
Subject: P-774024: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Hi Owen,

Please see the email below for ST **P-774024**.

I sent a no conflict response on 4/21. Please let me know if I should reopen the ST as under review or if a new no conflict response should be sent.

Andrew Gray

From: Gaard, Jordan <Jordan.Gaard@lumen.com>
Sent: Thursday, June 4, 2026 10:00 AM
To: kendall@drakeconstructionservices.com
Cc: Andrew Gray
Subject: No Conflict: P-793551 - Abrogation for NW 13th St Ocala FL
Attachments: 8 251030-NW 1ST AVENUE - ABROGATION LEVEL 3 Communications Mark up.pdf; 9 251030-NW 13TH STREET - ABROGATION (R3) LEVEL 3 Communications Mark up.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date Received: 04/01/2026

Attn: Kendall Drake

Important Notice – Centurylink Communications, LLC and Level 3 Communications, LLC have rebranded and are now Lumen.

Thank you for your project notification. LUMEN has reviewed your utility notice dated 04/01/2026 regarding the **P-793551** | **NATIONAL** - Abrogation for NW 13th St Ocala FL ("Project"). In response to your inquiry please see below.

Level 3 has facilities within your proposed construction zone, but it has been determined that no conflict exists.

Please contact your **State One Call** prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. We hereby disclaim any responsibility for the accuracy of this information. Please reference the file number **P-793551** with any future communications.

Thank you for your cooperation!

LUMEN®

Jordan Gaard (She/Her)
Business Analyst
Relocations Department
Jordan.Gaard@lumen.com

NEW Relocation review with a self-serve option from Lumen. You can now automatically create a project case number, receive an instant response, and engage field engineers for a quicker review. Visit [RelocationIntakeWebPublic](#) and click "Create a New Project" to use this feature.

From: Gaard, Jordan
Sent: Thursday, April 16, 2026 4:13 PM
To: kendall@drakeconstructionservices.com
Cc: Walls, Eric <Eric.Walls1@lumen.com>; agray@ocalafl.gov
Subject: Under Review: P-793551 - Abrogation for NW 13th St Ocala FL

Date Received: 04/01/2026
Attn: Kendall Drake

Important Notice – Centurylink Communications, LLC and Level 3 Communications, LLC have rebranded and are now Lumen.

Thank you for your project notification. LUMEN has reviewed your utility notice dated 04/01/2026 regarding the **P-793551** | **NATIONAL** - Abrogation for NW 13th St Ocala FL ("Project"). In response to your inquiry please see below.

Level 3 facilities are under review by our Field Engineer(s). For questions concerning the details of this review, please email relocations@lumen.com. Currently, the estimated completion date of review is 04/30/2026.

Please contact your **[State One Call](#)** prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. We hereby disclaim any responsibility for the accuracy of this information. Please reference the file number **P-793551** with any future communications.

Thank you for your cooperation!

Jordan Gaard (She/Her)
Business Analyst
Relocations Department
Jordan.Gaard@lumen.com

NEW Relocation review with a self-serve option from Lumen. You can now automatically create a project case number, receive an instant response, and engage field engineers for a quicker review. Visit [RelocationIntakeWebPublic](#) and click "Create a New Project" to use this feature.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Andrew Gray

From: Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Sent: Wednesday, April 22, 2026 3:58 PM
To: Andrew Gray
Subject: RE: [EXTERNAL] RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

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Same answer as before for Spectrum as we have no facilities near this in the city. Thanks



Dwayne Leachman | Construction Supervisor Citrus and Marion Counties | 407-532-8510
10357 US. Hwy. 441 | Belleview, FL. 34420 | 2850 S. Lecanto Hwy. | Lecanto, FL. 34461

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Mel Poole <MPoole@ocalafl.gov>; Kenneth Jamerson <KJamerson@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; TJ Fulmer <TFulmer@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>; Wolski, John <john.wolski@charter.com>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; relocations@centurylink.com; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: [EXTERNAL] RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

We had previously received a request to abrogate a portion of NW 13th St and received no objections (prior email from May 27, 2025 included below). However, it was subsequently determined that additional right of way needed to be abrogated. The abrogation of NW 13th St was placed on hold while the applicant acquired the additional information for the abrogation of NW 1st Ave.

The amended abrogation request received by the City of Ocala includes the portion of NW 13th St located to the W of N Magnolia Ave and E of the Florida Northern Railroad Right of Way to the South of Block Q and Block R and North of Block P, Allred's Addition to Ocala (PB A Pg 74) as well as the portion of NW 1st Ave located to the S of NW 14th St to the previously abrogated portion of the right of way. Attached is the

Andrew Gray

From: Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Sent: Tuesday, May 27, 2025 12:34 PM
To: Andrew Gray
Cc: Endira Madraveren; Emily W. Johnson; Wolski, John
Subject: RE: [EXTERNAL] Review Request | ABR25-0003 NW 13TH ST ABROGATION

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Fyi Spectrum doesn't have any facilities near this in the City. Thanks



Dwayne Leachman | Construction Supervisor Citrus and Marion Counties | 407-532-8510
10357 US. Hwy. 441 | Belleview, FL. 34420 | 2850 S. Lecanto Hwy. | Lecanto, FL. 34461

From: Andrew Gray <agray@ocalafl.gov>
Sent: Tuesday, May 27, 2025 11:34 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; Dwayne Drake <DDrake@ocalafl.gov>; Idalia Butler - SECO <idalia.butler@secoenergy.com>; Wolski, John <john.wolski@charter.com>; Kelly Roberts <rroberts@ocalafl.gov>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; Noel J. Cooper <NCooper@ocalafl.gov>; Owen Hurley - CenturyLink / Lumen <owen.hurley@lumen.com>; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Emily W. Johnson <ewjohnson@ocalafl.gov>
Subject: [EXTERNAL] Review Request | ABR25-0003 NW 13TH ST ABROGATION

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning,

The City of Ocala has received a request to abrogate the portion of NW 13th St located to the W of N Magnolia Ave and E of the Florida Northern Railroad Right of Way to the South of Block Q and Block R and North of Block P, Allred's Addition to Ocala (PB A Pg 74). Attached is the application, survey, legal description, aerial photograph, and case map for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area

Andrew Gray

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Thursday, June 5, 2025 11:05 AM
To: Andrew Gray
Subject: N. Magnolia Ave & NE 13th St, Ocala - FW: [EXTERNAL] RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: Abrogation or Plat Vacation Request-Stirling-ex.pdf; 250509_Abrogation_Request-StirlingFoods.pdf; Magnolia Extension ABR25_0003_Aerial.pdf; Magnolia Extension ABR25_0003_Case.pdf

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Good morning,

Duke Energy does not serve this area; therefore we have no objection to this request.

Please contact me if you have any questions.

Thank you,

Irma Cuadra

Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310



From: Andrew Gray <agray@ocalafl.gov>
Sent: Tuesday, May 27, 2025 11:34 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; Dwayne Drake <DDrake@ocalafl.gov>; Idalia Butler - SECO <idalia.butler@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Kelly Roberts <rroberts@ocalafl.gov>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; Noel J. Cooper <NCooper@ocalafl.gov>; Owen Hurley - CenturyLink / Lumen <owen.hurley@lumen.com>; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Emily W. Johnson <ewjohnson@ocalafl.gov>
Subject: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Andrew Gray

From: No Objection Requests <NoObjectionRequests@secoenergy.com>
Sent: Thursday, April 23, 2026 3:59 PM
To: Andrew Gray
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: 1 v2 Abrogation or Plat Vacation Request-Stilring.pdf; ABR25_0003_Case.pdf; ABR25_0003_Aerial.pdf; 8 251030-NW 1ST AVENUE - ABROGATION.pdf; 5 Utility Easement_Magnolia Extension LLC 1st Street_ex.pdf; 9 251030-NW 13TH STREET - ABROGATION (R3).pdf; 6 Utility Easement_Magnolia Extension LLC . 13th St_ex.pdf; 7 Utility Easement_Cincinnati Capital . 13th St_ex.pdf

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Good afternoon,

This project area is in SECO Energy's service territory. After reviewing the documents, here are engineering's comments:

We have no comments or objections to the proposed submittal.

SECO's response is based solely on the documents, plans, and information submitted for this review, as well as our existing and currently planned facilities as understood at the time of this review. Any future project revisions, additional development on this or adjacent properties, or changes to SECO's facilities will require separate review and evaluation. A "No Objection" applies only to this specific submittal and does not constitute approval of or review for any future, revised, or unsubmitted projects.

Cynthia "Cindy" Clark | Land Rights Specialist | E: Cynthia.Clark@secoenergy.com | O: 352-569-9545 | C: 352-603-0881

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Mel Poole <MPoole@ocalafl.gov>; Kenneth Jamerson <KJamerson@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; TJ Fulmer <TFulmer@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; relocations@centurylink.com; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Good afternoon,

Andrew Gray

From: Meahl, Landon <LMeahl@tecoenergy.com>
Sent: Thursday, April 23, 2026 11:47 AM
To: Andrew Gray
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

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Hi Andrew,

TECO PGS has no utilities within the bounds of and no object to the proposed abrogations.

Thank you,

Landon Meahl | Gas Design Project Manager | Engineering Services
407.408.5566 | 316 SW 33rd Ave | Ocala, FL 34474
lmeahl@tecoenergy.com



From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Mel Poole <MPoole@ocalafl.gov>; Kenneth Jamerson <KJamerson@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; TJ Fulmer <TFulmer@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Meahl, Landon <LMeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; relocations@centurylink.com; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

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Beware of links or attachments from external sources. If you are unsure, click "Forward to Phishing" to submit for review.**

Good afternoon,

We had previously received a request to abrogate a portion of NW 13th St and received no objections (prior email from May 27, 2025 included below). However, it was subsequently determined that

Andrew Gray

From: Jason Rhodes
Sent: Friday, May 15, 2026 7:14 AM
To: Tracy L. Taylor; Andrew Gray
Cc: Endira Madraveren; Steve C. Short
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Thank you Tracy.

@Andrew Gray

Ocala Electric Utility is ok with the Abrogation. Once the Abrogation has been completed, we will contact the customer to see if they want to take over the charges for the Streelight.

Respectfully,

Jason Rhodes

Electric Engineering Technician IV
City of Ocala - Electric Utility
1805 NE 30th Ave. Bldg. 400, Ocala, FL 34470
OEU Main: (352) 351-6600 | Fax: (352) 351-6630
Direct: (352) 351-6668
Email: JRhodes@Ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

From: Tracy L. Taylor <TLTaylor@ocalafl.gov>
Sent: Thursday, May 14, 2026 3:32 PM
To: Jason Rhodes <JRhodes@Ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Andrew Gray <agray@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Jason,

Questions/answers:

- Will the existing Easements remain after the abrogation of NW 1 Ave and NW 13 ST
Answer: Yes, the abrogation reserves an easement within the abrogated area.

- Ocala Electric Utility has an Easement for the Overhead line that runs into the parcel (see Book 7247/Page 1466) and will require that this easement remain after the abrogation .
Answer: The easement will remain, the abrogation affects that portion of NW 13th Street described in the legal description only, not the parcel.
- OEU does not have an Overhead Electric Easement in place for NW 13 ST. Will the General Utility Easement cover Electric Facilities for NW 13 ST when abrogated (see Book 8812/page 374)?
Answer: Yes, the recorded easement in BK 8812 Page 374 will cover facilities installed over and under the property described in the legal description.

Please reply with any questions,

Thanks,

Tracy L. Taylor MBA, SR/WA, R/W-NAC
Lic. Real Estate Broker
Real Estate Project Manager II
Growth Management
Real Estate Division
 352-351-8496 Office
 352-304-9216 Cell
tlrtaylor@ocalafl.gov



From: Jason Rhodes <JRhodes@Ocalafl.gov>
Sent: Thursday, May 14, 2026 9:00 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Andrew Gray <agray@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Tracy,

Can you confirm the following questions:

- Will the existing Easements remain after the abrogation of NW 1 Ave and NW 13 ST? Ocala Electric Utility has an Easement for the Overhead line that runs into the parcel (see Book 7247/Page 1466) and will require that this easement remain after the abrogation .
- OEU does not have an Overhead Electric Easement in place for NW 13 ST. Will the General Utility Easement cover Electric Facilities for NW 13 ST when abrogated (see Book 8812/page 374)?

Respectfully,

Jason Rhodes

Electric Engineering Technician IV

City of Ocala - Electric Utility

1805 NE 30th Ave. Bldg. 400, Ocala, FL 34470

OEU Main: (352) 351-6600 | Fax: (352) 351-6630

Direct: (352) 351-6668

Email: JRhodes@Ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Steve C. Short <sshort@ocalafl.gov>

Sent: Thursday, May 14, 2026 7:33 AM

To: Andrew Gray <agray@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>

Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Good morning,

I have included Jason Roads in this e-mail since he works the North area. Jason might have additional comments.

- The existence of any utility lines at this location. **Ocala Electric Utility does have existing utility lines at these locations (i.e., NW 13th St and NW 1st Ave).**
- Any anticipated future need for use of the subject area.
 1. **Ocala Electric Utility does have future need for NW 1st Ave location in which the entire primary line from NW 14th St to Stirling Food Systems needs to be within a new 20-foot Overhead Utility Easement.**
 2. **Regarding NW 13th St, growth management could decide to remove the city streetlight, or the light could get taken over and billed to Stirling Food Systems.**
- Any objections to the abrogation request.
 1. **From experience, typically new easements are obtained for existing lines before abrogation requests are filed for parcels; this would apply to the NW 1st Ave.**

2. Regarding NW 13th St, Ocala Electric Utility has no objections to the abrogation request. However, please let us know how you would like to proceed with the city streetlight.
 - a. Remove streetlight, or
 - b. Send monthly bill to Stirling Food Systems for this 100-Watt streetlight turned into a yard light.

Hope this helps.

Thank you,

Steve Short

Electrical Engineer II
City of Ocala Electric Utility
1805 NE 30th Ave, Bldg. 400
Ocala, FL 34470
PH: 352-351-6620
sshort@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 13, 2026 10:35 AM
To: Steve C. Short <sshort@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Steve,

Could you please review the abrogation request below and indicate any objection? Donnie Fales reviewed the NW 13th St portion on May 28, 2025 and indicated the following:

- The existence of any utility lines at this location. Ocala Electric Utility has no existing utility lines at this location.
- Any anticipated future need for use of the subject area. Ocala Electric Utility has no anticipated future need for this location.
- Any objections to the abrogation request. Ocala Electric Utility has no objections to the abrogation request.

Andrew Gray

From: Richard Ragosta
Sent: Thursday, April 23, 2026 11:19 AM
To: Andrew Gray
Cc: Hector Colon
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

- The existence of any utility lines at this location – existing 8" gravity sewer in both locations
- Any anticipated future need for use of the subject area – no anticipated future use
- Any objections to the abrogation request – no objection, the existing gravity sewer that would be on site would become privately owned and maintained by the property owner in both locations.

If you have any questions, please feel free to contact me.

Thank you,

Richard Ragosta

Civil Engineer I
City of Ocala Water Resources
1805 NE 30th Avenue, Building 600
Ocala, FL 34470
Office: (352) 351-6793
Cell: (352) 239-4254
rragosta@ocalafl.gov



Water Resources

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Mel Poole <MPoole@ocalafl.gov>; Kenneth Jamerson <KJamerson@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; TJ Fulmer <TFulmer@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; relocations@centurylink.com; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Andrew Gray

From: Darren Park
Sent: Wednesday, May 27, 2026 1:48 PM
To: Andrew Gray
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: 1 v2 Abrogation or Plat Vacation Request-Stirling.pdf; ABR25_0003_Case.pdf; ABR25_0003_Aerial.pdf; 8 251030-NW 1ST AVENUE - ABROGATION.pdf; 5 Utility Easement_Magnolia Extension LLC 1st Street_ex.pdf; 9 251030-NW 13TH STREET - ABROGATION (R3).pdf; 6 Utility Easement_Magnolia Extension LLC . 13th St_ex.pdf; 7 Utility Easement_Cincinnati Capital . 13th St_ex.pdf

Andy,

Public Works has no issues with either abrogation request. Public Works does not have any infrastructure at either location.

Thanks,

Darren Park
Director, Public Works
1805 NE 30th Ave, Bldg 300
Ocala, FL 34470
Phone: 352-351-6733
dpark@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 27, 2026 8:25 AM
To: Darren Park <DPark@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Darren,

I received a notification that you were out of the office when I sent the following review request for an abrogation. I know what its like to be inundated with emails when you return to the office, so I wanted to reach back out to make sure this email had not fallen into the cracks.

The city has been granted utility easements for the abrogation of both rights of way (see attached easements).

Please reply so that I know you have received this email and call if you have any questions.

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department
City of Ocala
201 SE 3rd Street, 2nd floor
Ocala, FL 34471
Office: 352-629-8305
agray@ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

From: Andrew Gray
Sent: Wednesday, May 13, 2026 10:26 AM
To: Darren Park <DPark@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Darren,

Could you please review the abrogation request below and indicate any objection? You reviewed the NW 13th St portion on May 28, 2025 and indicated the following:

- The existence of any utility lines at this location. Public Works does not have any utility lines or infrastructure at this location.
- Any anticipated future need for use of the subject area. Public Works does not anticipate any future need for use of the subject area.
- Any objections to the abrogation request. Public Works has no objection to the abrogation request.

Please let me know if I can be of further assistance.

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department

Andrew Gray

From: Dwayne Drake
Sent: Wednesday, April 22, 2026 4:00 PM
To: Andrew Gray
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

No issue for Sanitation.

Dwayne Drake

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Mel Poole <MPoole@ocalafl.gov>; Kenneth Jamerson <KJamerson@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; TJ Fulmer <TFulmer@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Duke Energy <TaxTeam@duke-energy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>; John Wolski - Charter / Spectrum <john.wolski@charter.com>; Landon Meahl - TECO <lmeahl@tecoenergy.com>; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; relocations@centurylink.com; Paul Christopher - Cox Communications <Paul.Christopher@cox.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Good afternoon,

We had previously received a request to abrogate a portion of NW 13th St and received no objections (prior email from May 27, 2025 included below). However, it was subsequently determined that additional right of way needed to be abrogated. The abrogation of NW 13th St was placed on hold while the applicant acquired the additional information for the abrogation of NW 1st Ave.

The amended abrogation request received by the City of Ocala includes the portion of NW 13th St located to the W of N Magnolia Ave and E of the Florida Northern Railroad Right of Way to the South of Block Q and Block R and North of Block P, Allred's Addition to Ocala (PB A Pg 74) as well as the portion of NW 1st Ave located to the S of NW 14th St to the previously abrogated portion of the right of way. Attached is the application, case map, aerial photograph, surveys, legal descriptions, and easements for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (agray@ocalafl.org) or "reply all" by close of business on **May 6, 2026**.

Andrew Gray

From: Kenneth Jamerson
Sent: Wednesday, May 13, 2026 3:01 PM
To: Andrew Gray; Endira Madraveren
Subject: Fw: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Good afternoon,

Please see our response. We are not in conflict.

From: Jessey Schoepke <jschoepke@ocalafl.gov>
Sent: Wednesday, May 13, 2026 2:54 PM
To: Kenneth Jamerson <KJamerson@ocalafl.gov>
Cc: Jason Cohen <jcohen@ocalafl.gov>
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

OFN has no facilities in conflict with ABR25-0003 or objection to the Abrogation request.

Regards,

Jessey Schoepke
Fiber Design Technician
Ocala Fiber Network
Phone: 352-629-8480
jschoepke@ocalafl.gov



From: Kenneth Jamerson <KJamerson@ocalafl.gov>
Sent: Wednesday, May 13, 2026 2:00 PM
To: Jessey Schoepke <jschoepke@ocalafl.gov>
Cc: Jason Cohen <jcohen@ocalafl.gov>
Subject: Fw: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Jessey can take a look at this and see if we would have any conflicts. Thanks.

Get [Outlook for iOS](#)

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 13, 2026 9:55:11 AM
To: Kenneth Jamerson <KJamerson@ocalafl.gov>

Andrew Gray

From: Gary Anson
Sent: Wednesday, May 13, 2026 11:38 AM
To: Andrew Gray
Cc: Endira Madraveren; Noel J. Cooper
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Hello Andrew,

I have no objection to the request.

Thanks.

Gary Anson
Civil Engineer I,
Transportation Engineering,
1805 NE 30th Ave, Building 300,
Ocala, FL 34470
Tel. (352) 351-6725
ganson@ocalafl.gov



The City of Ocala provides fiscally responsible services
consistent with the community's current and future expectations

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 13, 2026 11:03 AM
To: Gary Anson <GAnson@Ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Gary and Noel,

Could you please review the abrogation request below and indicate any objection? Noel reviewed the NW 13th St portion on June 20, 2025, and indicated the following:

No objections to abrogate the requested portion of NW 13th St.

Please let me know if I can be of further assistance.

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department

Andrew Gray

From: Peter B. Williams
Sent: Wednesday, May 13, 2026 4:46 PM
To: Andrew Gray
Cc: Endira Madraveren; Noel J. Cooper
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Andrew,

I have reviewed the proposed abrogation and have no objections

Regards

Peter B. Williams

Civil Engineer I

Engineering and Stormwater Department

City of Ocala, FL

Phone: (352) 351-6757

pwilliams@ocalafl.gov

From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 13, 2026 9:49 AM
To: Peter B. Williams <PWilliams@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Peter,

Could you please review the abrogation request below and indicate an objection. You reviewed the NW 13th St portion in June of 2025 and did not have any comments.

It appears that the distribution list I used still had Payal as the reviewer and I should have sent it to you instead. Please respond at your earliest convenience.

Please let me know if I can be of further assistance.

Thanks,

Andrew (Andy) Gray

Planner I, Growth Management Department

City of Ocala

201 SE 3rd Street, 2nd floor

Ocala, FL 34471

Office: 352-629-8305

agray@ocalafl.gov

Andrew Gray

From: Kelly Roberts
Sent: Friday, May 22, 2026 3:37 PM
To: Andrew Gray
Cc: Endira Madraveren; Charles Hogan
Subject: RE: Review Request | ABR25-0003 NW 13TH ST ABROGATION
Attachments: 8 251030-NW 1ST AVENUE - ABROGATION_Markup.pdf; OR 8812.374 ESMT NW 13th St (Magnolia Extension, LLC, to City of Ocala).pdf; OR 8812.379 ESMT NW 13th St (Cincinnati Capital, LLC, to City of Ocala).pdf; OR 8812.384 ESMT NW 1st Ave (Magnolia Extension, LLC, to City of Ocala).pdf

Andy:

I have completed the review of the documents provided in your supplemental review request. The survey and description of the proposed abrogation of NW 13th Street appears to be identical to the one previously reviewed and approved on behalf of the Survey Division.

Likewise, I have conducted a review of the newly submitted survey of the portion of NW 1st Avenue that has been added to the application. The description is correct with respect to format, however, it fails to mathematically close by 0.22'. After analyzing the other dimensions depicted on the survey, the error appears to be in the bearing along the south line of the proposed abrogation parcel identified as "S.89°47'19"W." which I believe should correctly be "N.89°47'19"W." to achieve closure. Of course, this should be independently evaluated, verified, and corrected as appropriate by Glen Preece, the Surveyor of Record. I have taken the liberty of including Glen in this email, so he is aware at the earliest possible opportunity.

Other than that, we have no objection to the proposed abrogation as amended.

For your information, I also reviewed the Grants of General Utility Easement provided with the application documents. The Grant of General Utility Easement associated with NW 1st Avenue contains the same dimensional error that creates the mathematical misclosure. I also notice that the Grants of General Utility Easement associated with NW 13th Street grant easement rights using the same description of the overall abrogation parcel rather than the portion corresponding with each adjoining owner (Magnolia Extension, LLC, as to the south half, and Cincinnati Capital, LLC, as to the north half) rather than the description of each respective half as more particularly described and depicted on the Preece Survey. As these are qualified to grant the easement rights over "All of Grantor's right, title in the easement area...", I don't see this as a problem for they can only convey easement rights over lands for which title has been vested into each.

I did discover that each of these easements has subsequently been recorded into the public records. Unfortunately, this means the Grant of General Utility Easement executed by Magnolia Extension, LLC, for the NW 1st Avenue abrogation parcel (OR Book 8812, page 384) has been recorded with the description that fails to mathematically close as described above. I recommend that a Corrective Grant of General Utility Easement be subsequently executed by Magnolia Extension, LLC, once the description has been corrected. I have attached these documents for your benefit.

Feel free to contact me should you have any questions.

R. Kelly Roberts, P.S.M.
Chief Land Surveyor

City of Ocala

1805 N.E. 30th Ave. Bldg. 700a
Ocala, Florida 34470
Phone: (352) 351-6741
Mobile: (352) 789-5660
Fax: (352) 351-6726
rroberts@ocalafl.gov



From: Andrew Gray <agray@ocalafl.gov>
Sent: Wednesday, May 13, 2026 10:49 AM
To: Charles Hogan <CHogan@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: FW: Review Request | ABR25-0003 NW 13TH ST ABROGATION

Charlie and Kelly,

Could you please review the attachments and abrogation request below and indicate any objection? Kelly had reviewed the legal description for the NW 13th St on June 6, 2025, and approved the application on behalf of survey after requested revisions were addressed by the surveyor, Glen Preece.

Please let me know if I can be of further assistance.

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department
City of Ocala
201 SE 3rd Street, 2nd floor
Ocala, FL 34471
Office: 352-629-8305
agray@ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

From: Andrew Gray
Sent: Wednesday, April 22, 2026 3:53 PM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts

Andrew Gray

From: Charles Hogan
Sent: Tuesday, June 9, 2026 10:48 AM
To: Andrew Gray
Cc: Kelly Roberts
Subject: RE: Stirling Foods

Andrew hello,

The Boundary Survey drawing and legal description depicted on the Boundary Survey have been revised to show the correct dimension of N. 89 degrees 47' 19" W. 30.00'.

Thank you,
Charlie

Charles Hogan, Jr., R.L.S.
Assistant Chief Land Surveyor
Engineering & Water Resources Department

City of Ocala
1805 N.E. 30th Ave. Bldg. 700a
Ocala, Florida 34470
Phone: (352) 351-6694
Cell: (352) 789-5658
chogan@ocalafl.gov



From: Andrew Gray <agray@ocalafl.gov>
Sent: Tuesday, June 9, 2026 8:57 AM
To: Charles Hogan <CHogan@ocalafl.gov>
Subject: FW: Stirling Foods

Charlie,

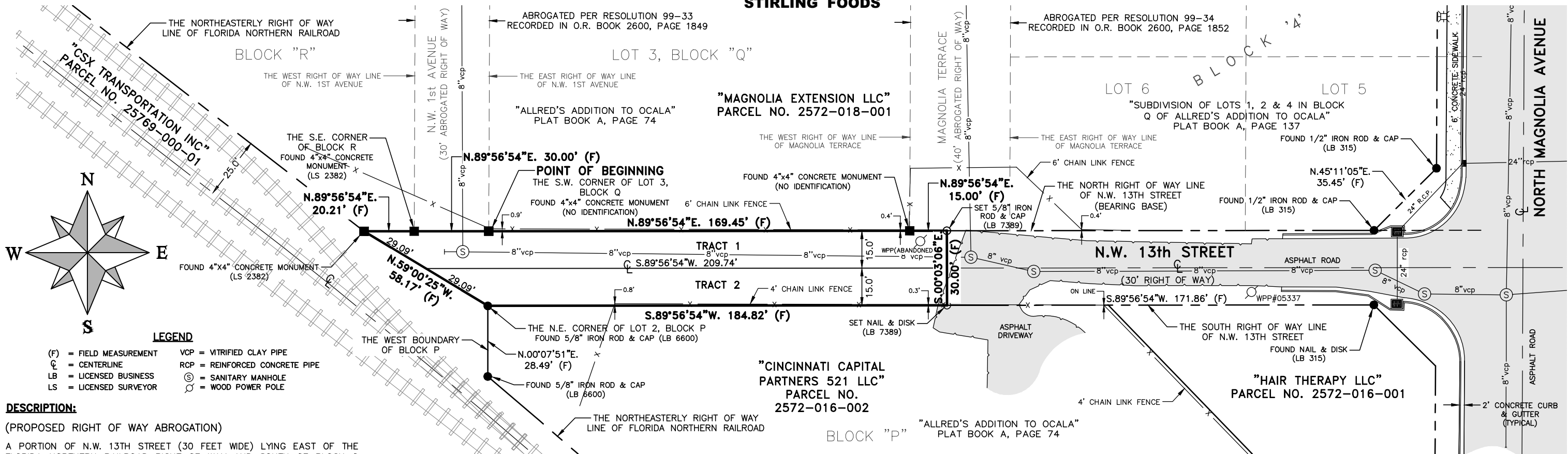
Glen Preece has revised the survey and legal description for ABR25-0003. Kelly had reviewed the case before going on vacation and requested on correction to a bearing for the description to close. I will also forward his email to you so that you can verify that the necessary changes were completed.

Can you please verify that the survey and description are now accurate?

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department

BOUNDARY SURVEY
FOR:
STIRLING FOODS



DESCRIPTION:
(PROPOSED RIGHT OF WAY ABROGATION)

A PORTION OF N.W. 13TH STREET (30 FEET WIDE) LYING EAST OF THE FLORIDA NORTHERN RAILROAD RIGHT OF WAY AND SOUTH OF BLOCK Q AND BLOCK R AND NORTH OF BLOCK P, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,292.08 SQUARE FEET (0.144 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

DESCRIPTION:
(TRACT 1) - "MAGNOLIA EXTENSION LLC"
THE NORTH 15.00 FEET OF THE FOLLOWING DESCRIBED:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3,332.94 SQUARE FEET (0.076 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

DESCRIPTION:
(TRACT 2) - "CININNATI CAPITAL PARTNERS 521 LLC"
THE SOUTH 15.00 FEET OF THE FOLLOWING DESCRIBED:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,959.14 SQUARE FEET (0.068 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

- SURVEYOR'S NOTES:**
- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET, TO BEAR N.89°56'54"E.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 - THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
 - THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 - ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 - THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 - PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 - THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 - THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 - THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.



SURVEYOR'S CERTIFICATION:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

8/XX/25
DATE
GLEN H. PREECE, JR., P.S.M. - LS 5427



PREECE
LAND SURVEYING, Inc.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

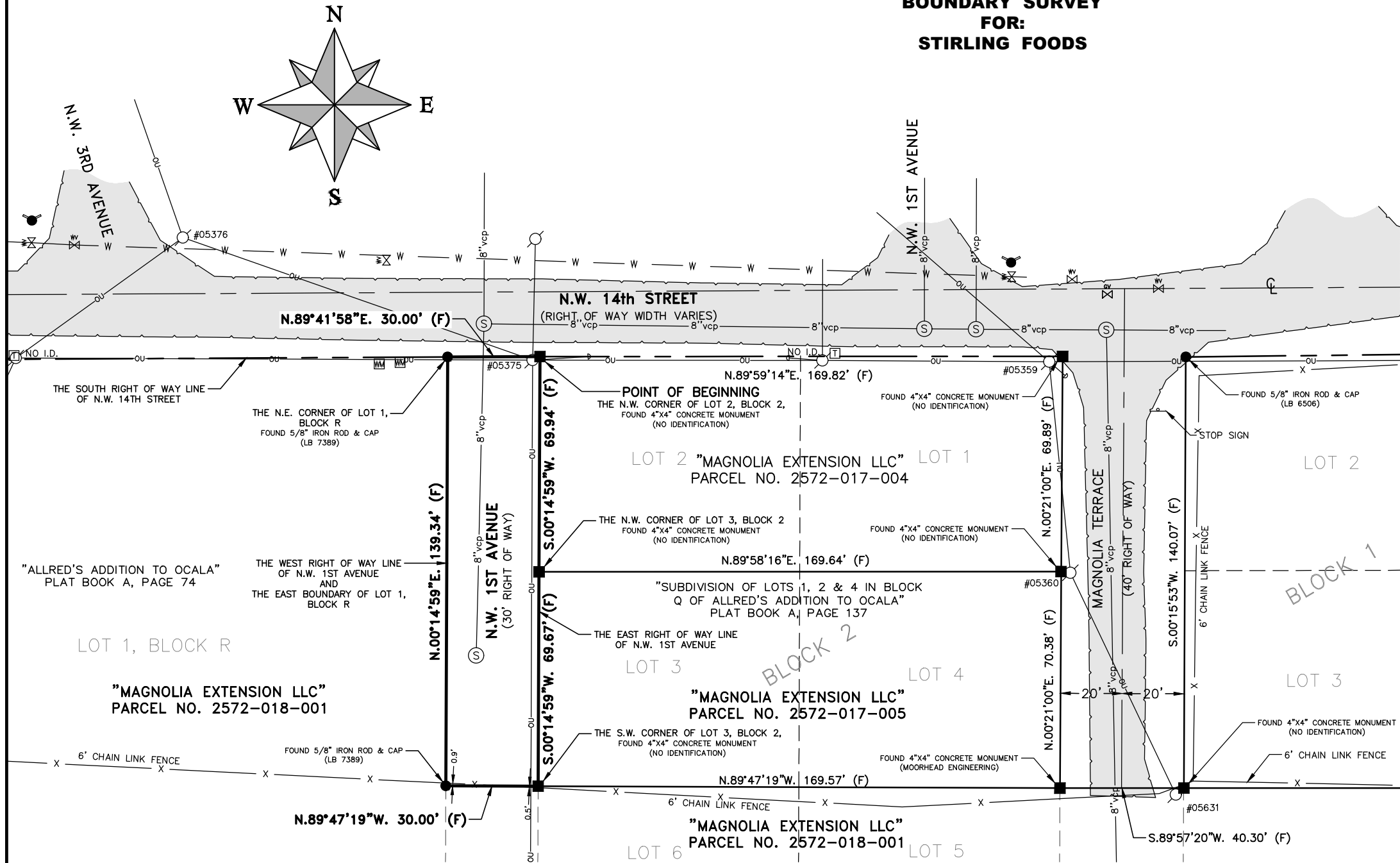
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SURVEY: MAY 6, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	CORRECT TYPO	GHP	6/6/25
FB/PG 128/24		CORRECT TYPO	GHP	7/2/25
FILE INFO: ALLRED'S ADDITION TO OCALA		ADD UTILITY EASEMENT TO DESCRIPTION	GHP	10/7/25
SCALE: 1" = 40'		COPYRIGHT © 2025		JOB ORDER # 08-003 ABROGATION(R3)

BOUNDARY SURVEY
FOR:
STIRLING FOODS



DESCRIPTION:

(PROPOSED RIGHT OF WAY ABROGATION)

THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2 OF "SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE), SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 AND 4 IN BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°14'59"W., ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, 69.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE CONTINUE S.00°14'59"W., ALONG SAID EAST RIGHT OF WAY LINE, 69.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.89°47'19"W., 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID N.W. 1ST AVENUE; THENCE N.00°14'59"E., ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO THE N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET; THENCE DEPARTING SAID WEST RIGHT OF WAY, N.89°41'58"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,188.18 SQUARE FEET (0.096 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE WEST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, TO BEAR N.00°14'59"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

LEGEND

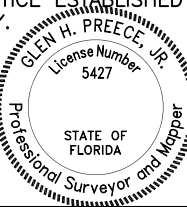
- | | |
|----------------------------|--------------------------------|
| (F) = FIELD MEASUREMENT | VCP = VITRIFIED CLAY PIPE |
| CL = CENTERLINE | RCP = REINFORCED CONCRETE PIPE |
| LB = LICENSED BUSINESS | SM = SANITARY MANHOLE |
| LS = LICENSED SURVEYOR | WP = WOOD POWER POLE |
| OU = OVERHEAD UTILITY(IES) | GA = GUY ANCHOR |
| WM = WATER METER | WA = WATER VALVE |
| TR = TELEPHONE RISER BOX | |

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

5/27/26
DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427



PREECE
LAND SURVEYING, Inc.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SURVEY: SEPTEMBER 12, 2025

DRAWN:	J.R.C.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	CORRECT TYPO	GHP	5/27/26
FB/PG 128/24				
FILE INFO: ALLRED'S ADDITION TO OCALA				
SCALE: 1" = 40'		COPYRIGHT © 2026	JOB ORDER # 08-003 ABROG NW 1ST AVE (R)	



STATE CERTIFIED SDVBE

Project: 13th St Abrogation Easement
Property Appraiser's Parcel ID No.: 2572-018-001

Return to:
Tracy Taylor
City of Ocala
City Engineer's Office - Real Estate Division
1805 NE 30 Ave., Bldg. 700
Ocala, Florida 34470

GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this 9 day of December, 2025 by Magnolia Extension LLC, a Florida limited liability company, whose address is: 514 SW 2nd Ave, Ocala, FL 34471, hereinafter called the Grantor*, and the City of Ocala, a Florida municipal corporation, whose address is: 1805 NE 30 Avenue, Building 700, Ocala, Florida 34470, hereinafter called the Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual and non-exclusive easement for the construction, operation and maintenance of utilities provided by Grantee, and related facilities including, without limitation, above-ground and underground water, sanitary sewer, storm water and electric transmission or distribution lines and systems (all of which items to be located in the easement area being referred to as the "facilities") over, under, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

All of Grantor's right, title in the easement area more particularly described in
the attached Exhibit "A-1", and depicted in the attached Exhibit "A-2"

The easement rights specifically include: (a) the right of perpetual and non-exclusive ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (c) the right to decrease or increase, or to change the quantity and type of, the facilities; (d) the right to permit any contractor or subcontractor of Grantee to attach lines or wires to such facilities and lay cable within the easement area; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (including, but not limited to, fences, landscaping, parking areas, drive aisles, sidewalks, lighting facilities and irrigation systems) shall be located, constructed, excavated, or created within the easement area by Grantor unless approved by the City of Ocala Engineering Department. Grantee and The City of Ocala Engineering Department agree to not unreasonably withhold their approval of the location, construction, excavation, or creation of such buildings, structures, or obstacles within the easement area. If Grantee damages any such improvements made by Grantor which were previously approved by the City of Ocala Engineering Department, Grantee shall promptly repair such damage. Grantee shall not be liable for any damage to or responsible for any repairs of improvements made by Grantor which were not previously approved by the City of Ocala Engineering Department.

Subsequent to the execution of this easement and subject to Grantee's approval, Grantor may request

* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Project: 13th St Abrogation Easement
 Property Appraiser's Parcel ID No.: 2572-018-001

that Grantee relocate its facilities over, under and upon subject parcel at the sole expense of Grantor and Grantee agrees to not unreasonably withhold its approval of such relocation. In the event of such relocation, the vacated portion of this easement shall be released by Grantee to Grantor and the site of the relocated facilities being conveyed shall be included in this easement grant as though it had been included ab initio.

Whenever any notice, demand, consent, delivery or request is required or permitted hereunder, it shall be in writing and shall be deemed to have been properly given or served (a) when delivered in fact to the other party, or (b) three (3) business days after having been deposited in the United States mail, with adequate postage prepaid and sent by registered or certified mail with return receipt requested, or (c) when delivered to Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery to the addresses set forth below or at such other addresses as are specified by written notice so given in accordance herewith. All notices and requests required or authorized hereunder shall be delivered as aforesaid to the respective parties hereto as follows:

TO GRANTOR:

Magnolia Extension LLC
 514 SW 2nd Ave
 Ocala, FL 34471

TO GRANTEE:

City of Ocala
 City Engineer
 1805 NE 30th Avenue, Bldg. 700
 Ocala, FL 34470

With a copy to:

City of Ocala
 City Manager
 110 SE Watula Avenue
 Ocala, FL 34471

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

The remainder of this page is intentionally left blank.

Project: 13th St Abrogation Easement
 Property Appraiser's Parcel ID No.: 2572-018-001

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

MAGNOLIA EXTENSION LLC,
 A Florida limited liability company

By: _____

(Signature)

Brandon Roberts
 (Printed Name)

As its

Managing Member

Signed, sealed, and delivered in the presence of:

Debbie Cribb

Witness

Debbie Cribb

 Printed Name

Post Office Address

Kendall Drake

Witness

Kendall Drake

 Printed Name

Post Office Address

STATE OF FLORIDA
 COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of December, 2025 by Brandon Roberts, as _____ of Magnolia Extension, LLC, a Florida limited liability company.



DEBRA L. CRIBB
 Comm.: # HH 299918
 Expires: November 13, 2026
 Notary Public - State of Florida

Debra L. Cribb
 Notary Public, State of Florida

Name: Debra L. Cribb
 (Please print or type)

Commission Number: _____

Commission Expires: _____

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

EXHIBIT "A-1"

A PORTION OF N.W. 13TH STREET (30 FEET WIDE) LYING EAST OF THE FLORIDA NORTHERN RAILROAD RIGHT OF WAY AND SOUTH OF BLOCK Q AND BLOCK R AND NORTH OF BLOCK P, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

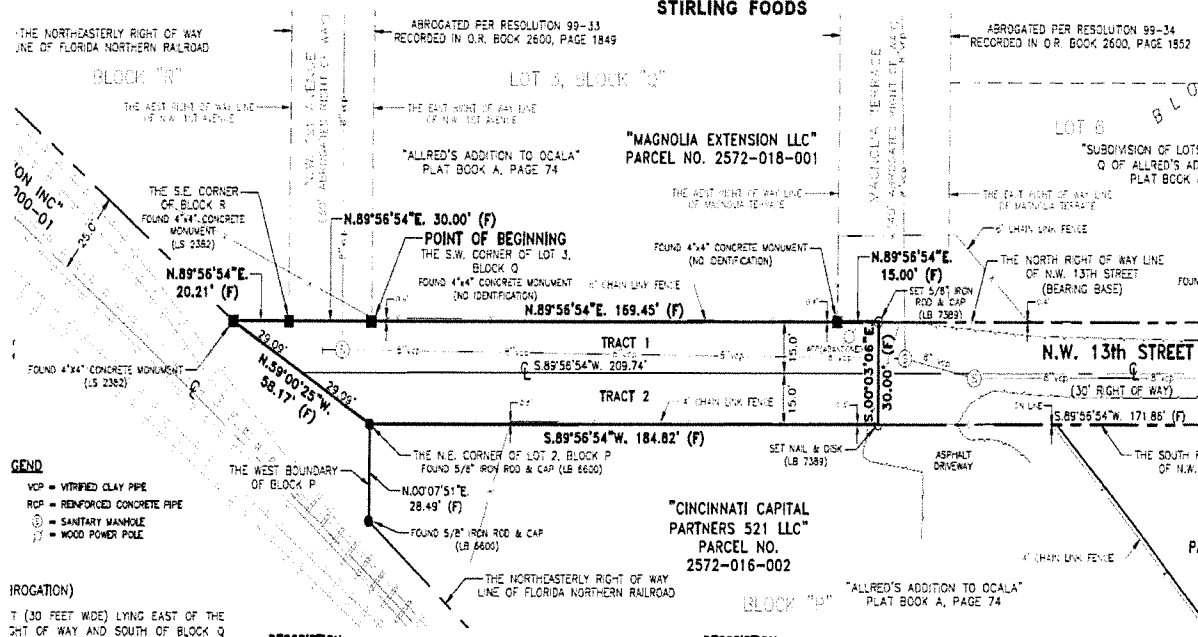
SAID LANDS CONTAINING 6,292.08 SQUARE FEET (0.144 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

Project: 13th St Abrogation Easement
 Property Appraiser's Parcel ID No.: 2572-018-001

Exhibit A-2"

FOR:
STIRLING FOODS



Project: 13th St Abrogation Easement
 Property Appraiser's Parcel ID No.: 2572-016-002

Return to:

Tracy Taylor
 City of Ocala
 City Engineer's Office - Real Estate Division
 1805 NE 30 Ave., Bldg. 700
 Ocala, Florida 34470

GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this 4th day of December, 2025 by Cincinnati Capital Partners 521 LLC, a Florida limited liability company, whose address is: 1202 N Magnolia Ave, Ocala, FL 34475, hereinafter called the Grantor*, and the City of Ocala, a Florida municipal corporation, whose address is: 1805 NE 30 Avenue, Building 700, Ocala, Florida 34470, hereinafter called the Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual and non-exclusive easement for the construction, operation and maintenance of utilities provided by Grantee, and related facilities including, without limitation, above-ground and underground water, sanitary sewer, storm water and electric transmission or distribution lines and systems (all of which items to be located in the easement area being referred to as the "facilities") over, under, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

All of Grantor's right, title in the easement area more particularly described in
 the attached Exhibit "A-1", and depicted in the attached Exhibit "A-2"

The easement rights specifically include: (a) the right of perpetual and non-exclusive ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (c) the right to decrease or increase, or to change the quantity and type of, the facilities; (d) the right to permit any contractor or subcontractor of Grantee to attach lines or wires to such facilities and lay cable within the easement area; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (including, but not limited to, fences, landscaping, parking areas, drive aisles, sidewalks, lighting facilities and irrigation systems) shall be located, constructed, excavated, or created within the easement area by Grantor unless approved by the City of Ocala Engineering Department. Grantee and The City of Ocala Engineering Department agree to not unreasonably withhold their approval of the location, construction, excavation, or creation of such buildings, structures, or obstacles within the easement area. If Grantee damages any such improvements made by Grantor which were previously approved by the City of Ocala Engineering Department, Grantee shall promptly repair such damage. Grantee shall not be liable for any damage to or responsible for any repairs of improvements made by Grantor which were not previously approved by the City of Ocala Engineering Department.

* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Project: 13th St Abrogation Easement
 Property Appraiser's Parcel ID No.: 2572-016-002

Subsequent to the execution of this easement and subject to Grantee's approval, Grantor may request that Grantee relocate its facilities over, under and upon subject parcel at the sole expense of Grantor and Grantee agrees to not unreasonably withhold its approval of such relocation. In the event of such relocation, the vacated portion of this easement shall be released by Grantee to Grantor and the site of the relocated facilities being conveyed shall be included in this easement grant as though it had been included ab initio.

Whenever any notice, demand, consent, delivery or request is required or permitted hereunder, it shall be in writing and shall be deemed to have been properly given or served (a) when delivered in fact to the other party, or (b) three (3) business days after having been deposited in the United States mail, with adequate postage prepaid and sent by registered or certified mail with return receipt requested, or (c) when delivered to Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery to the addresses set forth below or at such other addresses as are specified by written notice so given in accordance herewith. All notices and requests required or authorized hereunder shall be delivered as aforesaid to the respective parties hereto as follows:

TO GRANTOR:

Cincinnati Capital Partners 521 LLC
 1202 N Magnolia Ave
 Ocala, FL 34475

TO GRANTEE:

City of Ocala
 City Engineer
 1805 NE 30th Avenue, Bldg. 700
 Ocala, FL 34470

With a copy to:

City of Ocala
 City Manager
 110 SE Watula Avenue
 Ocala, FL 34471

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

The remainder of this page is intentionally left blank.

Project: 13th St Abrogation Easement
Property Appraiser's Parcel ID No.: 2572-016-002

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

CINCINNATI CAPITAL PARTNERS LLC,
A Florida limited liability company

By:

[Signature]
(Signature)
Paul Owens Jr
(Printed Name)

As its

President

Signed, sealed, and delivered in the presence of:

[Signature]
Witness
Kendall Drake
Printed Name

Post Office Address

Witness

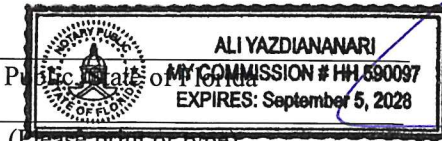
Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2025, by Paul D. Owens, as president of CINCINNATI CAPITAL PARTNERS LLC, a Florida limited liability company.

Notary Public in and for the State of Florida
Name:



(Please print or type)

Commission Number: HH 590097
Commission Expires: 09/05/2028

Notary: Check one of the following:

- ☐ Personally known OR
☐ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

EXHIBIT "A-1"

A PORTION OF N.W. 13TH STREET (30 FEET WIDE) LYING EAST OF THE FLORIDA NORTHERN RAILROAD RIGHT OF WAY AND SOUTH OF BLOCK Q AND BLOCK R AND NORTH OF BLOCK P, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,292.08 SQUARE FEET (0.144 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.



Prepared by/Return to:

Tracy Taylor
City of Ocala
City Engineer's Office - Real Estate Division
1805 NE 30 Ave., Bldg. 700
Ocala, Florida 34470

CORRECTIVE
GRANT OF GENERAL UTILITY EASEMENT

THIS INDENTURE made this _____ day of _____, 20__, by Magnolia Extension LLC, a Florida limited liability company, whose address is: 514 SW 2nd Ave, Ocala, FL 34471, hereinafter called the Grantor*, and the City of Ocala, a Florida municipal corporation, whose address is: 1805 NE 30 Avenue, Building 700, Ocala, Florida 34470, hereinafter called the Grantee*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual non-exclusive easement for the construction, operation and maintenance of utilities provided by Grantee, and related facilities including, without limitation, above-ground and underground water, sanitary sewer, storm water and electric transmission or distribution lines and systems (all of which items to be located in the easement area being referred to as the "facilities") over, under, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

All of Grantor's right, title in the easement area more particularly described in
the attached Exhibit "A".,

The easement rights specifically include: (a) the right of perpetual and non-exclusive ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (c) the right to decrease or increase, or to change the quantity and type of, the facilities; (d) the right to permit any contractor or subcontractor of Grantee to attach lines or wires to such facilities and lay cable within the easement area; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (including, but not limited to, fences, landscaping, parking areas, drive aisles, sidewalks, lighting facilities and irrigation systems) shall be located, constructed, excavated, or created within the easement area by Grantor unless approved by the City of Ocala Engineering Department. Grantee and The City of Ocala Engineering Department agree to not unreasonably withhold their approval of the location, construction, excavation, or creation of such buildings, structures, or obstacles within the easement area. If Grantee damages any such improvements made by Grantor which were previously approved by the City of Ocala Engineering Department, Grantee shall promptly repair such damage. Grantee shall not be liable for any damage to or responsible for any repairs of improvements made by Grantor which were not previously

approved by the City of Ocala Engineering Department.

Subsequent to the execution of this easement and subject to Grantee's approval, Grantor may request that Grantee relocate its facilities over, under and upon subject parcel at the sole expense of Grantor and Grantee agrees to not unreasonably withhold its approval of such relocation. In the event of such relocation, the vacated portion of this easement shall be released by Grantee to Grantor and the site of the relocated facilities being conveyed shall be included in this easement grant as though it had been included ab initio. Whenever any notice, demand, consent, delivery or request is required or permitted hereunder, it shall be in writing and shall be deemed to have been properly given or served (a) when delivered in fact to the other party, or (b) three (3) business days after having been deposited in the United States mail, with adequate postage prepaid and sent by registered or certified mail with return receipt requested, or (c) when delivered to Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery to the addresses set forth below or at such other addresses as are specified by written notice so given in accordance herewith. All notices and requests required or authorized hereunder shall be delivered as aforesaid to the respective parties hereto as follows:

TO GRANTOR:

Magnolia Extension LLC
514 SW 2nd Ave
Ocala, FL 34471

TO GRANTEE:

City of Ocala
City Engineer
1805NE 30th Avenue Bldg. 700
Ocala, FL 34470

With a copy to :

City of Ocala
City Manager
110 SE Watula Avenue
Ocala, FL 34471

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whosoever.

This "Corrective" Grant for Electric Utility Easement is recorded to correct / replace the sketch and legal description attached as Exhibit 'A' to the Grant for Electric Utility Easement originally recorded on January 22, 2026, in Official Records Book 8812, Page 384-388, Public Records of Marion County, Florida.

The remainder of this page is intentionally left blank.

Project: 1st St Abrogation Easement
Property Appraiser's Parcel ID No.: 2572-018-001; 2572-017-005; 2572-017-004

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

MAGNOLIA EXTENSION LLC
A Florida limited liability company

By: _____
(Signature)

(Printed Name)

As its _____

Signed, sealed, and delivered in the presence of:

Witness

Printed Name

Post Office Address

Witness

Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this _____ day of _____, 2026, by _____, as
_____ for _____, a
_____.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____

Commission Expires: _____

Notary: Check one of the following:

____ Personally known OR

____ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

EXHIBIT "A"

BOUNDARY SURVEY
FOR:
STIRLING FOODS

SHEET 1 OF 1

DESCRIPTION:

(PROPOSED RIGHT OF WAY ABROGATION)

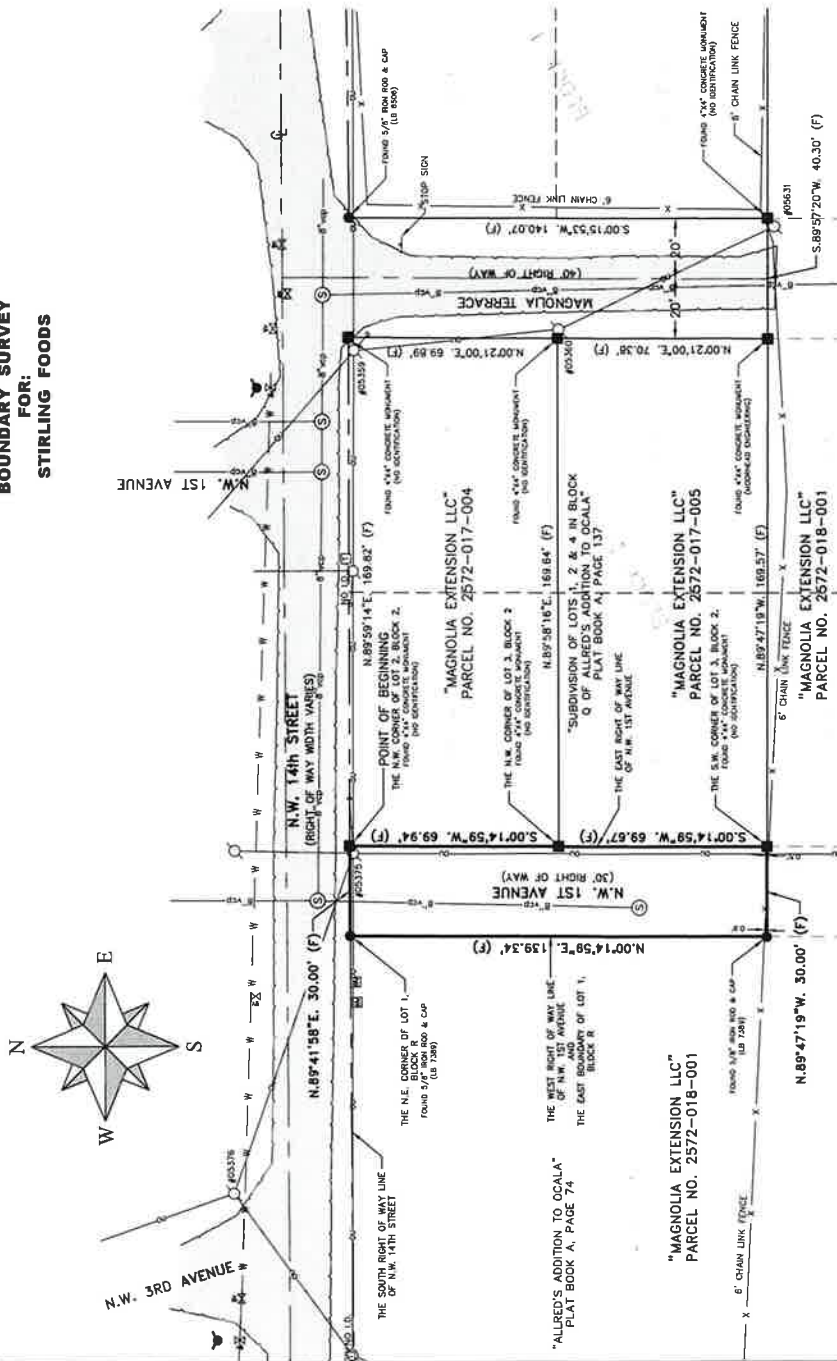
THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2, OF THE SUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 2, OF THE ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE), SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 2, OF THE ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S. 00°14'59"W. 69.94' (F) ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE 89.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE CONTINUE S. 00°14'59"W. ALONG SAID EAST RIGHT OF WAY LINE, 49.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N. 89°47'19"W. 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID N.W. 1ST AVENUE; THENCE N. 00°14'59"E, ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO THE N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO Ocala, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N. 89°41'58"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.18618 SQUARE FEET (0.096 ACRES) MORE OR LESS. RESERVING IN FAVOR OF THE CITY OF Ocala A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE WEST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, TO BEAR N. 00°14'59"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY. UNLESS OTHERWISE SHOWN, THE BEARING AND DISTANCE OF THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE BASED ON THE BEARING AND DISTANCE OF THE BOUNDARY LINES SHOWN ON THE DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY. UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND DO NOT REPRESENT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.



- LEGEND
- (F) = FIELD MEASUREMENT
 - C = CENTERLINE
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - OU = OVERHEAD UTILITIES
 - W = WATER METER
 - WV = WATER VALVE
 - VP = VITRIFIED CLAY PIPE
 - RFP = REINFORCED CONCRETE PIPE
 - SM = SANITARY MANHOLE
 - WPP = WOOD POWER POLE
 - CA = CUY ANCHOR
 - TPB = TELEPHONE PAPER BOX

SURVEYOR'S CERTIFICATION:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.



5/27/26
DATE

GLEN H. PRECEE, JR., P.S.M. - LS 5427

STATE CERTIFIED SURVEY



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
EMAIL: glen@preeceinc.com

PRECEE
LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 73589)

DATE OF SURVEY: SEPTEMBER 12, 2025

DRAWN: J.R.C.	REVISIONS	BY	DATE
CHECKED: G.H.P.	CORRECT TYPO	GHP	5/27/26
FILE INFO: FB/PG 128/24			
ALLRED'S ADDITION TO Ocala			
SCALE: 1" = 40'	COPYRIGHT © 2025	JOB ORDER # 08-003 ABROG NW 1ST AVE (R)	



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1705

Agenda Item #: a.

Submitted By: David Sablan

Presentation By: David Sablan

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 1700 block of NW Martin Luther King Jr Avenue (Parcels 25502-000-00, 25502-002-00, and 25491-001-00), approximately 11.20 acres (Case LUC26-0002) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and G-U, Governmental Use zoning district as needed. As a result of the recent acquisition by the city for parcel 25502-000-00, the combined 11.2 acres of land representing the three subject properties provide further opportunity for the expansion of city public services and infrastructure in this area.

This is a city staff-initiated request to change the Future Land Use designation for the subject property from Neighborhood to Public.

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcels 25502-000-00, 25502-002-00, and 25491-001-00, consists of

approximately 11.20 acres and was acquired by the City in two separate transactions, one in 2018 and the other more recently in 2026.

- The subject property consists of three contiguous parcels; two parcels (25502-000-00 & 25502-002-00) totaling 10.65-acres are zoned M-3, Heavy Industrial, and one parcel (25491-001-00) totaling 0.55 acres is zoned M-2, Medium Industrial.
- The M-2 zoning district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures.
- The M-3 zoning district is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. The M-3 zoning is currently not consistent with the underlying future land use designation of Medium Intensity/Special District.
- The subject property has a concurrent application to rezone the entire approximate 11.20 acres to G-U, Governmental Use (ZON26-0007).
- The subject property has an existing Future Land Use designation of Medium Intensity/Special District.

FINDINGS AND CONCLUSIONS:

- The requested Public Future Land Use category is consistent with the intended governmental use.
- The existing zoning district is not consistent with the proposed Public Future Land Use category. The associated application for a zoning map amendment is also necessary to provide consistency between the Future Land Use, zoning district, and the property's existing use.
- Public Future Land Use category is appropriate and aligns with the public use of the subject property.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny

- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC26-0002); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM MEDIUM INTENSITY/SPECIAL DISTRICT TO PUBLIC FOR PROPERTY LOCATED IN THE 1700 BLOCK OF NW MARTIN LUTHER KING JR AVENUE (PARCELS 25502-000-00, 25502-002-00, and 25491-001-00), APPROXIMATELY 11.20 ACRES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby

amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according to the City of Ocala Comprehensive Plan, Future Land Use Element as Public and the attached land use map is incorporated by reference into this ordinance:

PARCEL 25502-000-00:

PARCEL 4:

LYING IN SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THE SOUTH 7.47 CHAINS OF THE EAST 4.47 CHAINS OF THE NW 1/4 OF THE NW 1/4 AND ALL OF ROBINSON & LARGE ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 92, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 506.22 FEET, THENCE N 0°00'30"E 350.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 399.30 FEET, THENCE N 0°00'30"E 60 FEET, THENCE WEST 399.30 FEET, THENCE S 0°00'30"W 60 FEET TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, ALSO THE SW CORNER OF ROBINSON & LARGE ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 92, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N 0°03'08"E ALONG THE WEST BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA, 199.00 FEET TO THE POINT OF BEGINNING; THENCE N 0°03'08"E ALONG SAID ROBINSON & LARGE ADDITION TO OCALA 517.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF SEABOARD COAST LINE RAILROAD, ALSO NORTHERLY BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA; THENCE S 52°28'50"E ALONG SAID RIGHT OF WAY AND NORTHERLY BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA, 849.24 FEET; THENCE WEST 674.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL 1:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE EAST 904.20 FEET, THENCE NORTH 410.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 295.02 FEET, THENCE NORTH 83.02 FEET, THENCE WEST 295.02 FEET, THENCE SOUTH 83.02 FEET TO THE POINT OF BEGINNING.

PARCEL 25491-001-00:

PARCEL 1:

ALL OF THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF MARION AND THE STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 506.22 FEET, THENCE N.0°00'30"E., 350.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 399.30 FEET, THENCE N.0°00'30"E., 60.00 FEET, THENCE WEST 399.30 FEET, THENCE S.0°00'30"W., 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 25502-002-00:

PARCEL 2:

ALL OF THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF MARION AND THE STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, ALSO SOUTHWEST CORNER OF ROBINSON AND LARGE ADDITION TO OCALA, AS RECORDED IN PLAT BOOK A, PAGE 92, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.0°03'08"E., ALONG WEST BOUNDARY OF SAID ROBINSON AND LARGE ADDITION 199.00 FEET TO THE POINT OF BEGINNING; THENCE N.0°03'08"E., ALONG SAID ROBINSON AND LARGE ADDITION 517.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, ALSO NORTHERLY BOUNDARY OF SAID ROBINSON AND LARGE ADDITION; THENCE S.52°28'50"E., ALONG SAID RIGHT OF WAY AND NORTHERLY BOUNDARY OF SAID ROBINSON AND LARGE ADDITION 849.24 FEET; THENCE WEST 674.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ON THE NORTH 60 FEET OF THE REAL PROPERTY IN MARION COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE EAST 904.20 FEET; THENCE NORTH 410 FEET TO THE POINT OF BEGINNING; THENCE EAST 295.02 FEET; THENCE SOUTH 410 FEET; THENCE WEST 295.02 FEET; THENCE NORTH 410 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from Medium Intensity/Special District to Public as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional

public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 8. The effective date of this small-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545..

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Land Use Change Staff Report

Case No. LUC26-0002

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

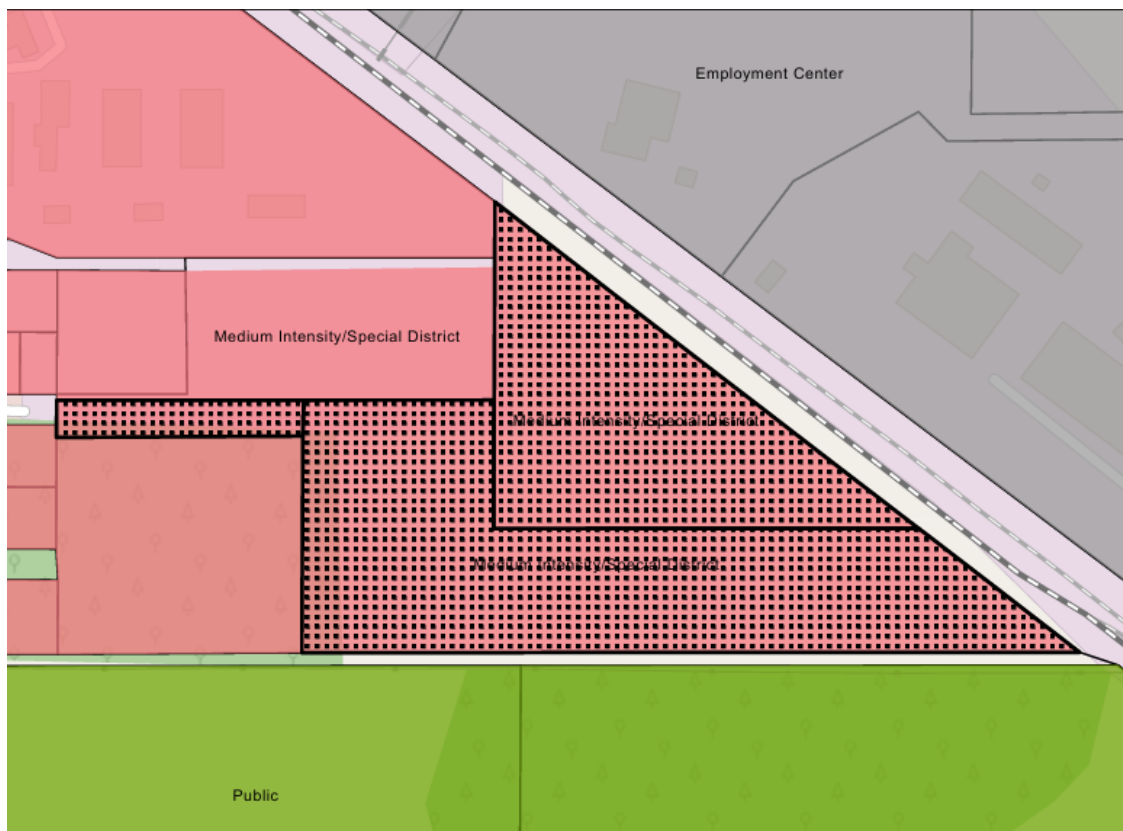
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Change the Future Land Use designation from Medium Intensity/Special District to Public

Parcel Information

Acres: ±11.20 acres
Parcel(s)#: 25502-000-00, 25502-002-00, & 25491-001-00
Location: 1700 Block of NW Martin Luther King Avenue
Existing use: Undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designations: M-2, Medium Industrial District, & M-3, Heavy Industrial District
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The City is requesting to change the Future Land Use designation for the subject property, which consists of three contiguous parcels totaling ± 11.20 acres from Medium Intensity/Special District to Public.

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed. As a result of the recent acquisition by the city for parcel 25502-000-00, the combined 11.2 acres of land representing the three subject properties provide further opportunity for the expansion of city public services and infrastructure in this area.

There is a concurrent application to rezone the subject property to G-U, Governmental Use (ZON26-0007).

Section 2 - Background Information

The subject property is comprised of three contiguous parcels totaling ± 11.20 acres. The current designations of the property are:

Zoning:

(25491-001-00) M-2, Medium Industrial, is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

(25502-000-00 & 25502-002-00) M-3, Heavy Industrial, is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. Outdoor manufacturing activities and storage associated with permitted uses may be allowed in the M-3 district. Service and commercial establishments as well as showroom and outdoor sales are not permitted in this district. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Future Land Use:

Medium Intensity/ Special District, between 5 to 30 dwelling units per acre, and between 0.15 to 4.0 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Medium Intensity/ Special District	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Vacant
East	Employment Center	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Warehouse (across railroad)
South	Public	R-2, Two-Family Residential G-U, Governmental Use	Undeveloped City of Ocala Drainage Retention Area (DRA)
West	Medium Intensity/ Special District	M-2, Intermediate Industrial M-3, Heavy Industrial	Undeveloped

The subject properties were annexed into the City in 1964. The three properties do not have adequate frontage along a public right-of-way (ROW). All three properties are situated approximately 540-feet east of NW Martin Luther King Jr Avenue, and at the terminus of the ROW for NW 18th Street, an unmaintained dirt road which was never constructed as a complete City street. Parcel 25491-001-00 was purchased by the City to provide access to the parcels further east. A CSX owned railroad runs along the eastern boundary of the project site and separates it from heavy industrial uses east of the railroad.

The City acquired parcels 25502-002-00 and 25491-001-00 in April 2018, and purchased the parcel 25502-000-00, in May 2026. The City's immediate plans for the subject property are to utilize as a Disaster Debris Management Site (DDMS) for storm debris.

As shown in Figure 1. Case Map the subject property is located north of city owned land that is utilized as a DRA and which are already designated with the Public Future Land Use designation.

Section 3 – Staff Analysis

The proposed Future Land Use change from Medium Intensity/Special District to Public is intended to bring the subject properties into compliance with its public function and future governmental use. While the existing Medium Intensity/Special District Future Land Use designation is generally compatible with the surrounding area, the Comprehensive Plan states that the Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions. The current M-3 zoned properties are not consistent with the comprehensive plan; a concurrent application to G-U, Governmental Use is also proposed as part of this request. Aligning the zoning and future land use to reflect the government purpose for the properties shall provide consistency with the comprehensive plan.

Consistency with Comprehensive Plan:

The requested land use change is consistent with the following Objectives and Policies of the City of

Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Public.* *The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.*

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The subject property is publicly owned by the City of Ocala and will be utilized for a governmental function that serves the general public. Additionally, the proposed Public future land use designation better reflects the operational purpose of the property and is compatible with the associated requested to rezone to G-U, Governmental Use district, which is intended to accommodate publicly owned and operated facilities. The subject property has a Floor Area Ratio (FAR) of zero and is proposed to remain as such. Therefore, the request is consistent with the maximum intensity standards established under the Public Future Land Use.

2. *Future Land Use Element Objective 14:* *The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.*

Staff Comment:

The proposed Public Future Land Use designation is compatible with the surrounding area.

The property will operate as a DDMS, material storage yard, and potentially as a passive stormwater facility. The request will not negatively impact surrounding development patterns, available public facilities and services, or existing topography and soil conditions, as the property will remain in its current stormwater retention configuration

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Medium Intensity/Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR
Proposed	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Land Use Change Staff Report

Case No. LUC26-0002

The benefit of LOS analysis for a land use change is limited due to the lack of specific proposed development. As a civic facility the likely impact any future use or development of the site may have on LOS would be minimal to increase capacities.

Section 5 - Staff Findings and Recommendation

- The requested Public Future Land Use designation is consistent with the intended governmental use as a City of Ocala facility.
- The existing zoning classification is not consistent with the proposed Public Future Land Use designation. Approval of the associated rezoning is also necessary to establish consistency between the Future Land Use, zoning classification, and the property's existing use.
- Public Future Land Use classification would be more appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of LUC26-0002

AERIAL MAP

Case Number: LUC26-0002

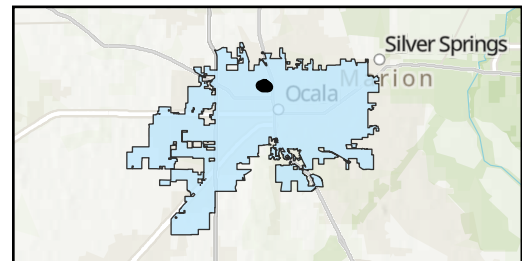
Parcel: 25502-000-00, 25502-002-00
and 25491-001-00

Property Size: Approximately 11.20 Acres

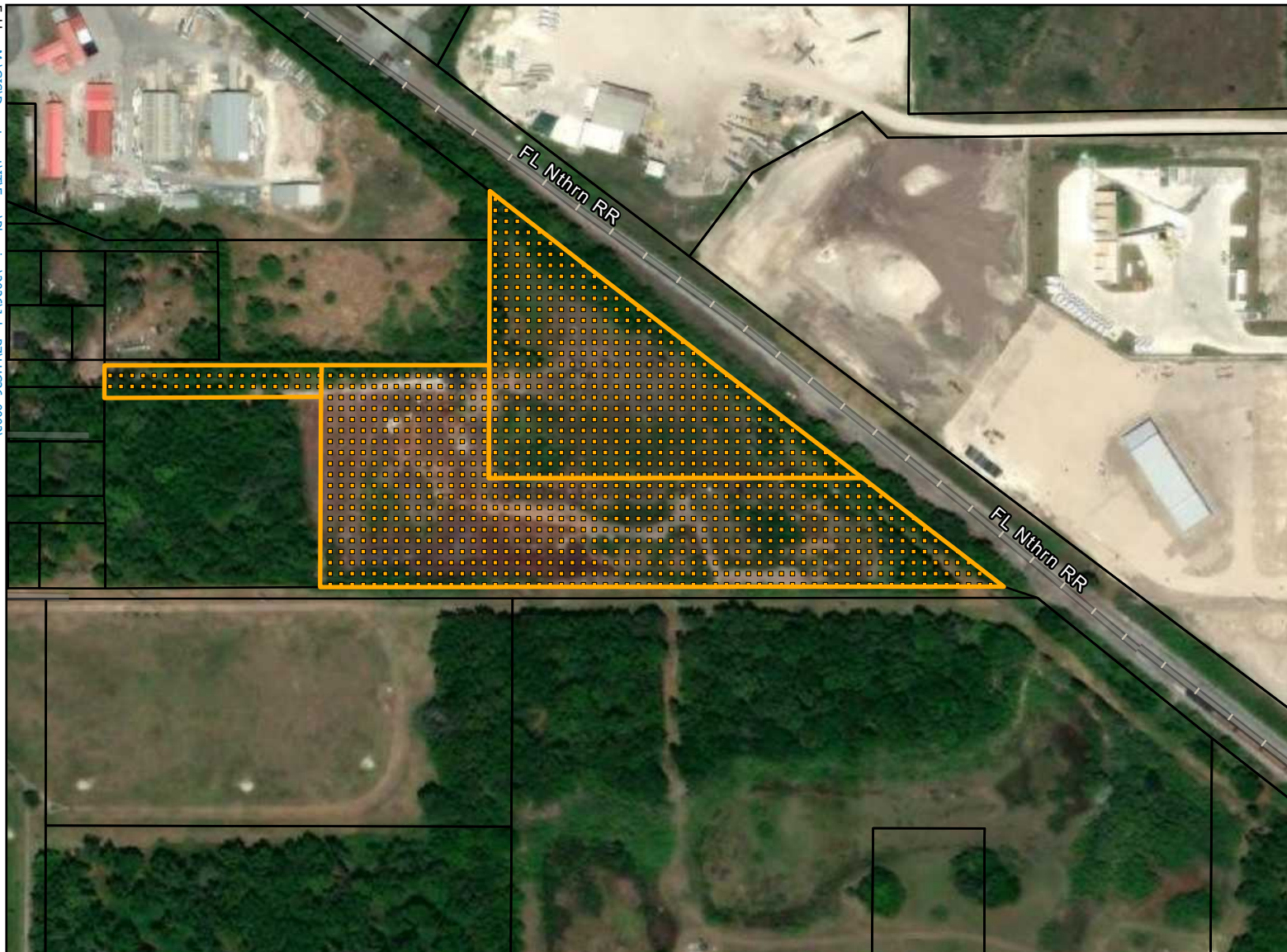
Land Use Designation: Medium Intensity/Special District

Zoning: M-3, Heavy Industrial

Proposal: A request to change the land use from MI/SD to Public



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- Parcels
- Subject Property

0 325 650 1,300 Feet



CASE MAP

Case Number: ZON26-0007

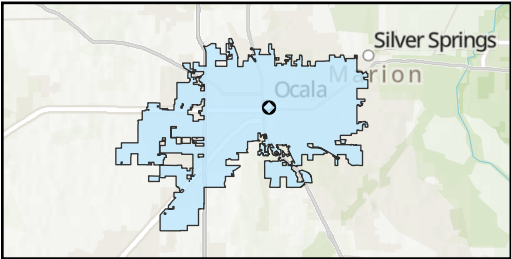
Parcel: 25502-000-00, 25502-002-00
and 25491-001-00

Property Size: Approximately 11.20 Acres

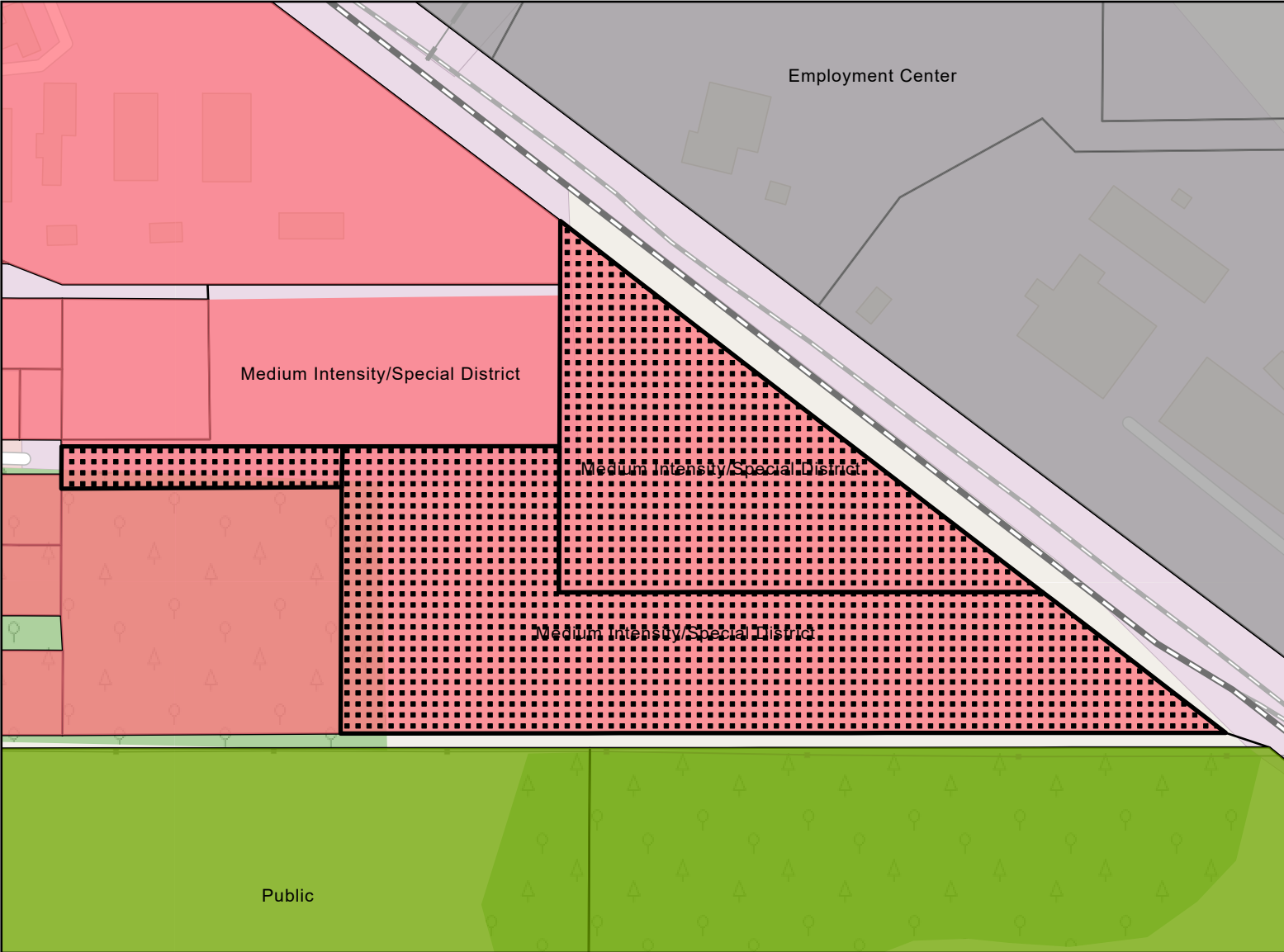
Land Use Designation: Medium Intensity/Special District

Zoning: M-3, Heavy Industrial and M-2, Medium Industrial

Proposal: A request to change the land use from
MI/SD to Public



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- Subject Property
- Medium Intensity/
Special District
- Public
- Parcels
- Employment Center





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1707

Agenda Item #: b.

Submitted By: David Sablan

Presentation By: David Sablan

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street (Parcel 25785-000-00), approximately 0.52 acres (Case LUC26-0005) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and G-U, Governmental Use zoning district as needed.

This is a city staff-initiated request to change the Future Land Use designation for the subject property from Neighborhood to Public.

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcel 25785-000-00, consists of approximately 0.52 acres and was acquired by the City in 2021.

- The City uses the subject property as a Disaster Debris Management Site (DDMS).
- The subject property is zoned R-2, Two-Family Residential.
- The R-2 zoning district is intended primarily for single-family and two-family residences.
- The subject property has a concurrent application to rezone to G-U, Government Use (ZON26-0012).
- The subject property has an existing Future Land Use designation of Neighborhood.

FINDINGS AND CONCLUSIONS:

- The requested Public Future Land Use category is consistent with the intended governmental use as a City of Ocala Disaster Debris and Management Site.
- The existing zoning district is not consistent with the proposed Public Future Land Use category. The associated zoning map amendment is also required to establish consistency between the Future Land Use, zoning district, and the property's existing use.
- The Public Future Land Use category is consistent with the current and intended use of the property pursuant to Section 122-244 of the Code of Ordinances and Comprehensive Plan.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC26-0005); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM NEIGHBORHOOD TO PUBLIC FOR PROPERTY LOCATED IN THE 700 BLOCK OF NW 14TH STREET (PARCEL 25785-000-00), APPROXIMATELY 0.52 ACRES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according to the City of Ocala Comprehensive Plan, Future Land Use Element as Public and the attached land use map is incorporated by reference into this ordinance:

PARCEL 25785-000-00:

LOTS 12, 13 AND 14 OF T. J. WALLACE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 70, OF THE PUBLIC RECORDS OF MARION COUNTY,

FLORIDA.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from Neighborhood to Public as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 8. The effective date of this small-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545..

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Land Use Change Staff Report

Case No. LUC26-0005

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

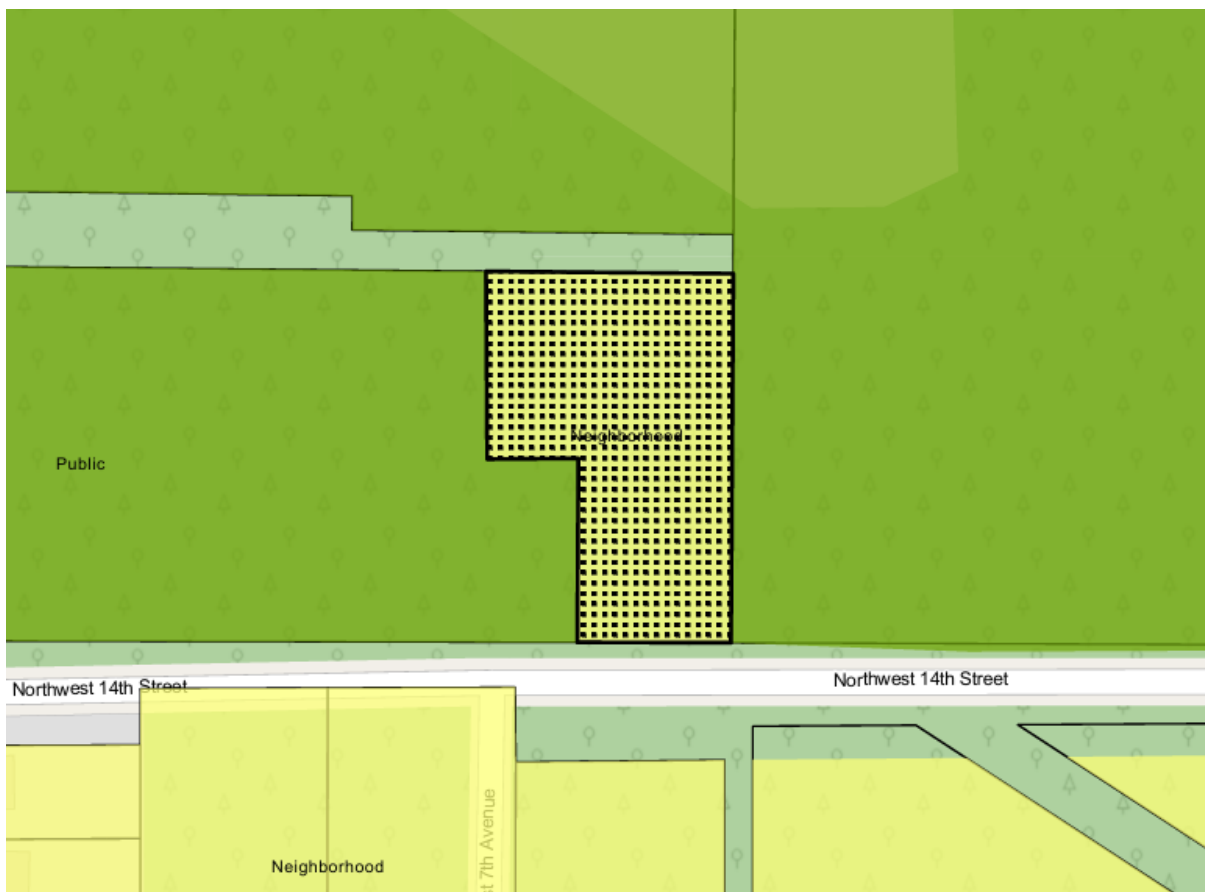
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Change the Future Land Use designation from Neighborhood to Public

Parcel Information

Acres: ±0.52 acres
Parcel(s)#: 25785-000-00
Location: 700 Block of NW 14th Street
Existing use: Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designations: R-2, Two-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and G-U, Governmental Use zoning district as needed.

The City is requesting to change the Future Land Use designation for the subject property totaling ±0.52 acres from Neighborhood to Public.

There is a concurrent application to rezone the subject property to G-U, Government Use (ZON26-0012).

Section 2 - Background Information

The subject property is ±0.52 acres. The current designations of the property are:

Zoning: **R-2, Two-Family Residential**, is intended to be of similar residential character to the single-family districts but also permits two-family dwellings and two dwellings on one lot.

Future Land Use: **Neighborhood**, up to 5 dwelling units per acre (single family residence) and up to 12 units per acre (multifamily), and up to 0.25 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Public	G-U	City of Ocala Disaster Debris Management Site (DDMS)
East	Public	G-U	City of Ocala DDMS
South	Neighborhood	R-1A, Single-Family Residence	Undeveloped (Across NW 14th Street)
West	Public	G-U	City of Ocala DDMS

The subject property was annexed into the City in 1964 and is located along the 700 block of NW 14th Street.

The City acquired the subject property in 2021. The property is part of an area referred to as the "Lagoons." The City's Water Resources Department, who have responsibility for maintaining the City's stormwater system, utilize the Lagoons as a Disaster Debris Management Site (DDMS). A DDMS is a temporary location designated for the collection, processing and disposal of debris

Land Use Change Staff Report

Case No. LUC26-0005

generated by natural or man-made disasters and is regulated through the Florida Department of Environmental Protection.

Section 3 – Staff Analysis

The proposed Future Land Use change from Neighborhood to Public is intended to bring the subject property into compliance with its public function and current governmental use as a DDMS. The Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions.

Consistency with Comprehensive Plan:

The requested land use change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Public. The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.*

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The subject property is publicly owned by the City of Ocala and will be utilized for a governmental function that serves the general public. The immediate use of the site as a DDMS falls within the intended use for the Public Future Land Use designation. Additionally, the proposed Public designation better reflects the operational purpose of the property and is compatible with the associated requested rezoning to G-U which is intended to accommodate publicly owned and operated facilities. The subject property has a Floor Area Ratio (FAR) of zero and is proposed to remain as such. Therefore, the request is consistent with the maximum intensity standards established under the Public Future Land Use.

2. *Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.*

Staff Comment:

The proposed Public Future Land Use designation is compatible with the surrounding area.

The property will continue to operate as a DDMS. The request will not negatively impact surrounding development patterns, available public facilities and services, or existing topography and soil conditions, as the property will remain in its configuration

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Residential, Recreation, institutional, limited neighborhood-scale office	Up to 5 units/acre (SFR) Up to 12	Up to 0.25 FAR

Land Use Change Staff Report

Case No. LUC26-0005

		and commercial, educational facilities	units/acre (MFR)	
Proposed	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a land use change is limited due to the lack of specific proposed development. As a civic facility the likely impact any future use or development of the site may have on LOS would minimal or be to increase capacities.

Section 5 - Staff Findings and Recommendation

- The requested Public Future Land Use designation is consistent with the intended governmental use as a City of Ocala facility.
- The existing zoning classification is not consistent with the proposed Public Future Land Use designation. Approval of the associated rezoning is necessary to establish consistency between the Future Land Use, zoning classification, and the property's existing use.
- The Public Future Land Use classification is consistent with the current and intended uses of the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of LUC26-0005

AERIAL MAP

Case Number: LUC26-0005

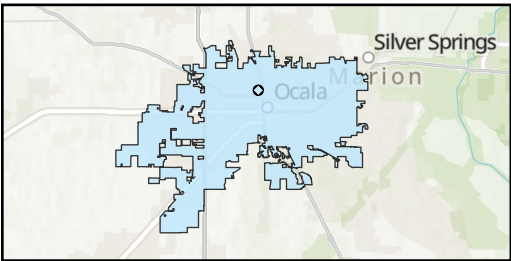
Parcel: 25785-000-00

Property Size: Approximately 0.52 Acres

Land Use Designation: Neighborhood

Zoning: GU, Governmental Use

Proposal: A request to change land use from neighborhood to public



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 Subject Property

 Parcels



CASE MAP

Case Number:

LUC26-0005

Parcel:

25785-000-00

Property Size:

Approximately 0.52 Acres

Land Use Designation:

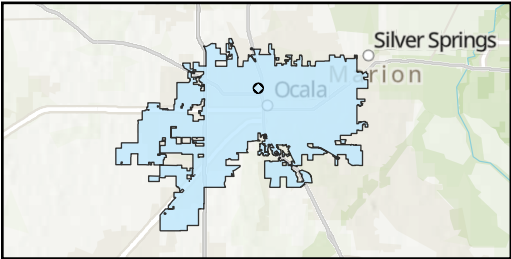
Neighborhood

Zoning:

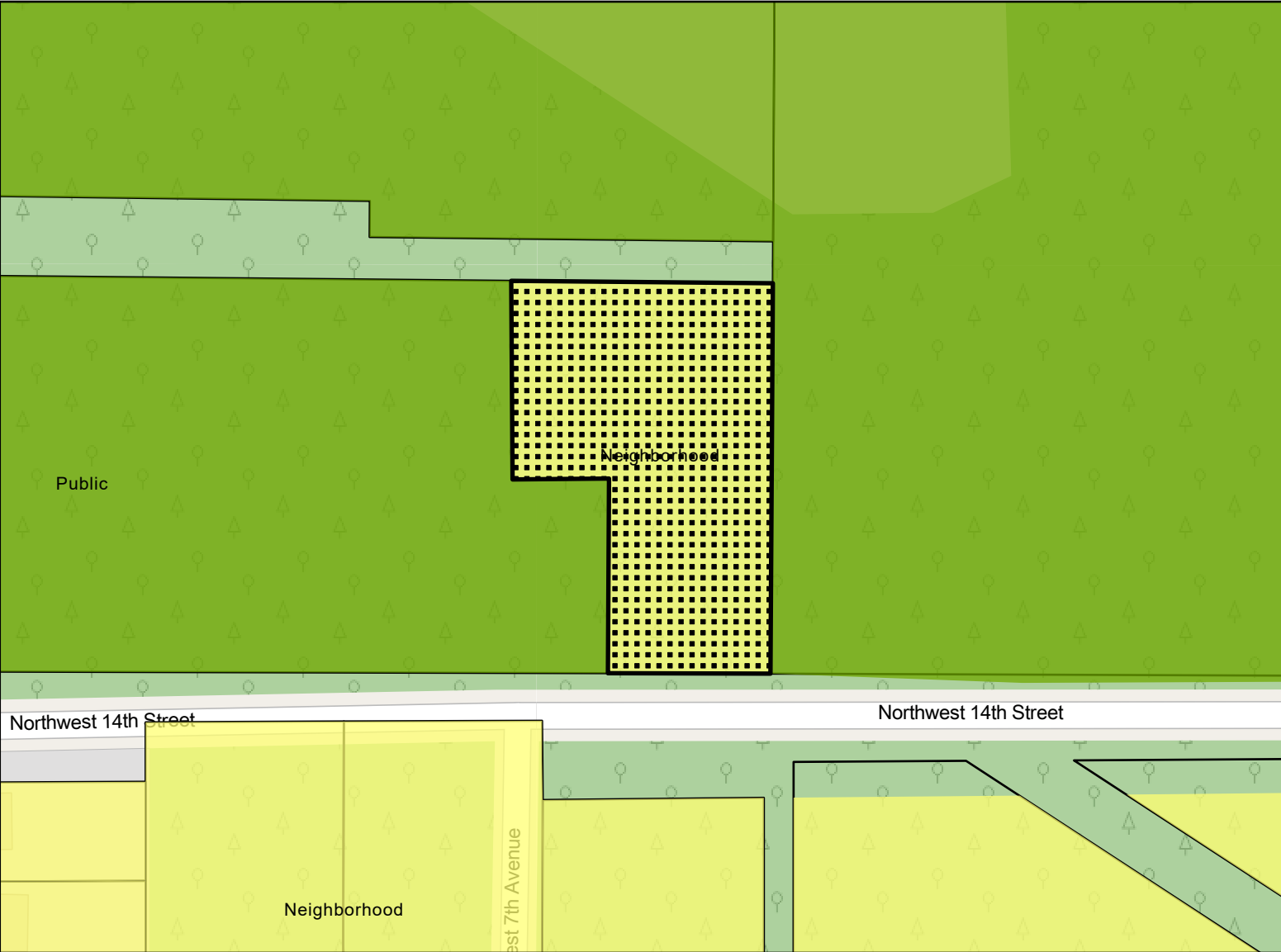
GU, Governmental Use

Proposal:

A request to change land use from neighborhood to public



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- Neighborhood
- Public
- Parcels
- Subject Property





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1711

Agenda Item #: a.

Submitted By: Ngozi Ajufo

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001, 2572-017-004, and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial (Case ZON25-0008) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant/Property Owner: Magnolia Extension LLC
- Agent: Kendall Drake, Drake Construction Services

Key Points:

The petitioner is requesting to rezone from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial, to allow for the continued expansion of the industrial development.

Parcel 2572-018-001 includes several warehouse buildings. The property was purchased by the applicant in 2021. The first two buildings were existing structures at the time of purchase, while the third was developed two years later. Two minor site plans (SPLM21-44330 and SPLM22-44964) have been approved for development of warehouse uses since the time of purchase. The other two properties (Parcels 2572-017-004 and 2572-017-005) are currently undeveloped.

Zoning and Land Use Details:

The subject properties are currently zoned B-4, with the western portion of Parcel 2572-018-001 already zoned M-1. The intent of the proposed rezoning is to provide for a unified M-1 zoning district for all of the subject

properties.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances.
- The requested M-1, Light Industrial, zoning is consistent with the existing development of the subject property and surrounding area.
- The M-1, Light Industrial, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the south and west are existing B-5 and M-1 zoned properties.
- No level of service issues have been identified for public facilities as a result of the zoning amendment.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM M-1, LIGHT INDUSTRIAL, AND B-4, GENERAL BUSINESS, TO M-1, LIGHT INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED AT 314 AND 28 NW 14TH STREET AND 1332 NW MAGNOLIA TERRACE (PARCELS 2572-018-001, 2572-017-004, AND 2572-017-005), APPROXIMATELY 5.93 ACRES (CASE NO. ZON25-0008); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular

session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-1, Light Industrial:

PARCEL 2572-017-004:

LOTS 1 AND 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q ALLRED'S ADDITION TO OCALA FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 137, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2572-017-005:

LOTS 3 AND 4, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2572-018-001:

LOTS 5 AND 6, BLOCK 1, and LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 4 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT the SOUTHEAST CORNER OF LOT 5, BLOCK 4 OF SAID SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°57'09"W., 43.00 FEET; THENCE N.45°06'54"E., 35.46 FEET; THENCE N.00°16'38"E., 255.00 FEET; THENCE N.89°57'09"E., 18.00 FEET; THENCE S.00°16'38"W., 280.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF MAGNOLIA TERRACE ADJACENT TO LOT 6, BLOCK 1 AND LOTS 2, 3 & 6, BLOCK 4 OF SAID SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

and together with:

LOTS 5 AND 6, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND TOGETHER WITH:

LOT 3, BLOCK Q, OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY,

FLORIDA.

AND TOGETHER WITH:

ALL OF N.W. 1ST AVENUE ADJACENT TO LOT 3 OF BLOCK Q OF ALLRED'S ADDITION TO OCALA; AND ALL OF N.W. 1ST AVENUE ADJACENT TO LOT 6, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

and

THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2 OF "SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT the INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE) SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS, 1, 2 and 4 IN BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00° 14'59"W., ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, 69.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE CONTINUE S.00° 14'59"W., ALONG SAID EAST RIGHT OF WAY LINE, 69.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.89°47'19"W., 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID N.W. 1ST AVENUE; THENCE N.00° 14'59"E., ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF way LINE OF N.W. 14TH STREET; THENCE DEPARTING SAID WEST RIGHT OF WAY, N.89°41'58"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE EAST 150 FEET OF LOT 1, BLOCK R, LYING NORTH OF RAILROAD OF ALLRED'S ADDITION TO OCALA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK R OF SAID PLAT OF ALLRED'S ADDITION TO OCALA; THENCE N.89°33'58"E., 43.28 FEET; THENCE S.18°56'02"E., 100.17 FEET; THENCE S.69°47'02"E., 184.71 FEET; THENCE SOUTH 10.26 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 14°03'04", A RADIUS OF 542.99 FEET, A CHORD BEARING OF S.79°22'09"E., AND A CHORD DISTANCE OF 132.83 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 133.16 FEET TO THE EAST BOUNDARY OF SAID BLOCK R; THENCE S.00°00'46"E., 223.94 FEET; S.89°44'14"W., 20.23 FEET; THENCE N.52°28'11"W., 453.59 FEET TO THE WEST BOUNDARY OF SAID BLOCK R; THENCE NORTH 140.73 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

BEGINNING AT A POINT ON THE SOUTH LINE OF N.W. 14TH STREET, 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF N.W. 4TH AVENUE; THENCE EASTERLY, 200.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES FROM THE PROCEEDING COURSE, 158.30 FEET; THENCE NORTHWESTERLY FORMING AN INTERIOR ANGLE OF 69°21', 179.80 FEET TO A POINT THAT IS 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF N.W. 4TH AVENUE; THENCE NORTHWESTERLY, PARALLEL WITH SAID LAST MENTIONED CENTERLINE AND FORMING AN INTERIOR ANGLE OF 129°09' WITH THE PRECEDING COURSE, 100.17 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE NORTH 15.00 FEET OF THE FOLLOWING DESCRIBED:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Staff Report: Rezoning

Case No. ZON25-0008

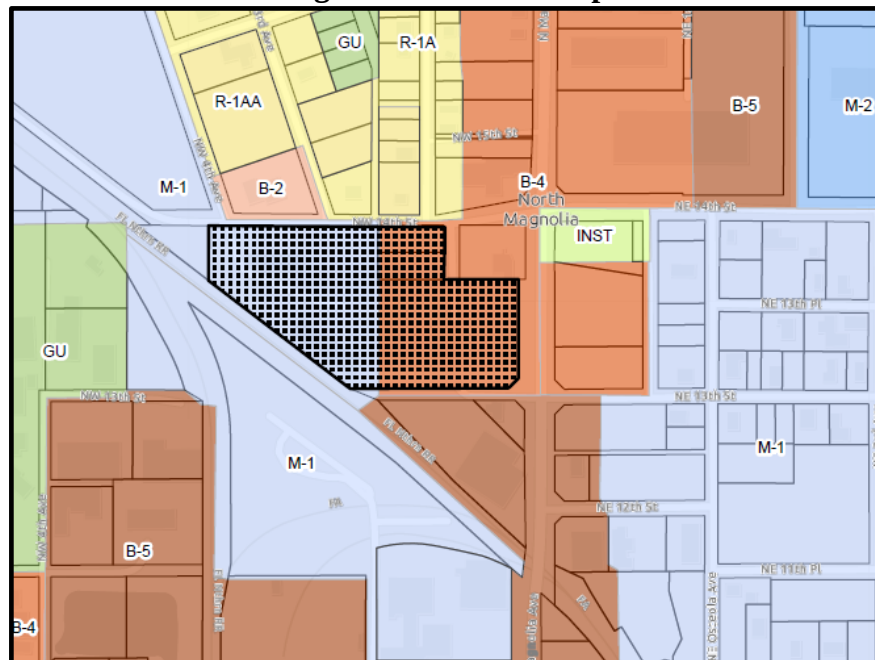
Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

City Council (Adoption): September 1, 2026

Applicant/Property Owner:	Magnolia Extension LLC.
Project Planner:	Ngozi Ajufu, Planner I
Amendment Request:	Rezone the subject properties from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial.
Subject Property Information	
Acres:	±5.93 acres
Parcel(s)#:	2572-018-001, 2572-017-004, and 2572-017-005
Location:	314 and 28 NW 14th Street and 1332 NW Magnolia Terrace.
Existing use:	Warehouse
Future Land Use Designation:	Low Intensity
Zoning Designation(s):	M-1, Light Industrial, B-4, General Business
Special District(s)/Plans(s):	North Magnolia Community Redevelopment Area
Approved Agreement(s):	N/A

Figure 1. Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-2, Community Business R-1A, Single- Family Residence B-4, General Business	Office use Residential Magnolia Bakery
South	Low Intensity	B-5, Wholesale Business M-1, Light Industrial	Warehouse Warehouse
East	Low Intensity	INST, Institutional B-4, General Business	Cemetery Vacant
West	Low Intensity	M-1, Light Industrial	CSX Transportation, Warehouse

Applicant Request

The petitioner is requesting to rezone the subject properties from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial.

Kendall Drake of Drake Construction Services is acting as the agent and representing the petitioner in this request.

Background:

Parcel 2572-018-001 includes a 5,670 square-foot office building and warehouse constructed in 1962, a 9,600 square-foot warehouse built in 1981, and a 4,500-square-foot warehouse completed in 2023. The property was purchased by the applicant in 2021. Two minor site plans (SPLM21-44330 and SPLM22-44964) have been approved for development of warehouse uses since the time of purchase. The other two properties are currently undeveloped.

The subject property is located within the boundaries of the North Magnolia Community Redevelopment Area (CRA). The North Magnolia Community Redevelopment Area Plan envisions corridors that provide inviting spaces for residents, businesses, visitors, and investors to shop, conduct business, interact socially, and pursue economic opportunities. The plan is aimed at enhancing the appearance, function, and market value of key commercial corridors to restore economic vitality. There is a community redevelopment agency grant application under review by city staff (CRA24-0020).

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	B-4, General Business	Intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a high volume of truck deliveries.	0	60 feet
Proposed	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763.	10,000 square feet	60 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.75 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Staff Comment: The Low Intensity Future Land Use classification identifies that light industrial uses shall only be allowable in locations specified by the Land Development Code. The subject properties are adjacent to the north and south to M-1 zoned properties. The proposed M-1, Light Industrial, zoning district is compatible with the existing Low Intensity future land use classification.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 5.93 acres and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – *District criteria*: Zoning districts allowed under the current land use classification.

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2, G-U, INST , A-1, PD, FBC
----------------------	--

Staff Comment: As indicated in Section 122-244 above, the M-1 zoning district is a permitted district within the subject property's current Low Intensity future land use.

Level of Service (LOS)

Transportation: The 2026 congestion management data from the Ocala-Marion TPO for the affected roadway segments are provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2025 AADT	Existing LOS
SR492	4	35 MPH	Arterial	D	38,430	17,100	C
Magnolia Avenue	2	30 MPH	Collector	E	15,479	2,600	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the site plan review. The affected segments of SR 492 and Magnolia Avenue are currently operating significantly within the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along NE 14th Street in front of the subject property.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).

- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along NE 14th Street in front of the subject property.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd). Currently 6.3 million gallons is consumed daily.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject properties are not located within a FEMA Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is currently serviced by Ocala Electric Utility.

Fiber: Fiber service is available at this location.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.68 miles from the subject property.

Schools: This amendment is not anticipated to affect any schools.

Conclusions

Parcel 2572-018-001 has gone through several land acquisitions is uniquely zoned, in that it comprises two zoning categories.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested M-1, Light Industrial zoning district shall be at least 100-foot-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and area requirements of the M-1, Light Industrial zoning district. The requested M-1, Light Industrial

zoning is consistent with the existing Low Intensity future land use classification pursuant to Code of Ordinances Section 122-244. The underlying Low Intensity land use designation has a maximum intensity of 0.75 Floor Area Ratio (FAR). Any future development will be required to meet the standards for site plan approval process.

Zoning Comparison: The existing B-4 zoning district is primarily intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks. Whereas the proposed M-1 zoning district is primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use if it complies with design criteria in Code of Ordinances Section 122-763.

Surrounding Area / Consistency:

The proposed rezoning to M-1 is consistent with the existing land use patterns and zoning designations in the surrounding area. The subject property is bordered by residential uses to the north, institutional and general business uses to the east, light industrial developments to the west, and wholesale business operations to the south.

Notably, four properties adjacent to the subject site located to the south and west are currently zoned M-1 (Light Industrial). The proposed rezoning would align the subject property with these existing properties, creating a more consistent and unified zoning pattern.

This zoning change supports the intent of the adopted Comprehensive Plan by promoting land use compatibility, enhancing economic development opportunities, and minimizing land use conflicts. The proposed rezoning will also facilitate the efficient use of infrastructure and services consistent with surrounding development.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The requested M-1, Light Industrial, zoning is compatible with the existing development on the property and with the surrounding area.
- The request is consistent with the Comprehensive Plan and the City's Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
--

Exhibit A. Permitted Uses Table

Permitted Use Type	B-4, General Business	M-1, Light Industrial
Residential Operation	- Community residential home, maximum of 14 unrelated residents per single-family residential dwelling. - Fraternity or sorority house (reference section 122-1219).	
Residential Uses		
General Retail	- Auto supply store. - Bakery store. - Building material sales. - Department store. - Drug store. - Electronic cigarette/vaporizer store. - Electronics store. - Furniture store. - Garden and nursery sales (reference section 122-1212). - Grocery store. - Hardware store. - Home decorating store. - Pawn shop. - Pharmacy (reference section 122-1227). - Playground equipment sales, outdoor (reference section 122-1209). - Roadside fruit and vegetable sales (reference section 122-1184). - Specialty retail store. - Swimming pool sales (enclosed). - Used merchandise store (reference section 122-283). - Videotape store.	- Furniture store, minimum of 10,000 square feet of warehouse space - Home garden / hobby farm equipment sales - Used merchandise store
Vehicular Sales	- Automobile rental sales - Automobile sales, new or used. - Automobile specialty sales, new or used.	- Construction / farm equipment sales* - Truck and rental sales*
Business Service	- Construction service establishment (reference section 122-722). - Equipment rental and leasing. - General business service. - Maintenance and cleaning service. - Parking garage.	- Advertising services (on-site / off-site signs) - Construction service establishment - Day labor service establishment (permitted by special exception in M-1) - Equipment rental and leasing

	• Parking lot. • Pest control service. • Radio/TV broadcasting facility. • Security systems service.	• General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio / TV broadcasting facilities • Security systems service
<i>Eating or Drinking Establishment</i>	• Alcoholic beverage establishment (off-premises consumption). • Alcoholic beverage establishment (on-premises consumption). • Drive-in or drive-through restaurant. • Fast-food restaurant. • Restaurant (enclosed), (drive-through window permitted as an accessory use).	• Alcoholic Beverage Establishment (off-premises) • Restaurant (enclosed)
<i>Hospitality and tourism</i>	• Antique gallery/art gallery/museum. • Conference center. • Hotel/convention center. • Motel.	
<i>Office Use</i>	• Bail bonds agency. • Commercial photography (art and graphic design service). • Computer maintenance and repair. • Financial institution. • Photocopying and duplicating service. • Photofinishing laboratory. • Prepackaged software services. • Print shop. • Professional and business office.	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
<i>Personal Service</i>	• Bail bonds agency. • Check cashing establishment. • Coin-operated laundry. • Emergency shelter. • Funeral home/crematory. • Hairstyling shop. • Laundry and dry-cleaning pickup establishment. • Laundry and dry-cleaning service. • Major household repair establishment. • Mini warehouse (reference section 122-1214). • Minor household repair establishment.	• Laundry and dry-cleaning service • Bail bonds agency • Kennel • Major household repair establishment • Mini- warehouse • Minor household repair establishment • Recycling collection point

	• Recreational vehicle park (reference section 122-1218). • Recycling collection point. • Tattoo or body piercing establishment.	
<i>Vehicular Service</i>	• Auto repair, minor. • Automobile cleaning, detailing service. • Drive-through facility (non-restaurant), accessory use only. • Full-service station (reference article IX, division 3 of this chapter). • Self-service station/convenience store (reference section 122-1196).	• Auto repair, minor • Repair garage Self-service station / convenience store
<i>Community Service</i>	• Church/place of worship. • Day care facility (reference article IX, division 5 of this chapter). • Library. • Private club.	Day care facilities*
<i>Educational Use</i>	• College/university. • Community education center. • School, private elementary and secondary. • Speech and language center/school. • Vocational/professional school.	• Community education center Vocational / professional school
<i>Recreational Use</i>	• Bowling center. • Commercial recreation, indoor. • Dance/art/music studio. • Drive-in theatre. • Motion picture theatres, except drive-in. • Multipurpose facility. • Physical fitness center. • Recreation facility, indoor.	• Recreation facility, indoor*
<i>Public Use</i>	• Post office • Public transportation	
<i>Health Care Use</i>	• Assisted living facility, subject to the requirement of section 122-1198 • Medical and dental laboratory. • Medical and dental office on major and minor arterials. • Medical and dental office on local and collector streets. • Transitional recovery facility,	• Medical and dental laboratory • Veterinarian office

	subject to the requirements of section 122-1198. • Transitional treatment facility, subject to the requirements of section 122-1207. • Veterinarian office. • Satellite hospital emergency room.	
<i>Low Impact Industrial Use</i>	• Low-impact industrial: Microbrewery/microdistillery	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Newspaper printing facilities • Packing and crating • Recycling center • Research and testing laboratory • Truck / freight terminal • Warehouse • Wholesale and distribution

*Permitted by Special Exception

AERIAL MAP

Case Number: ZON2025-0008

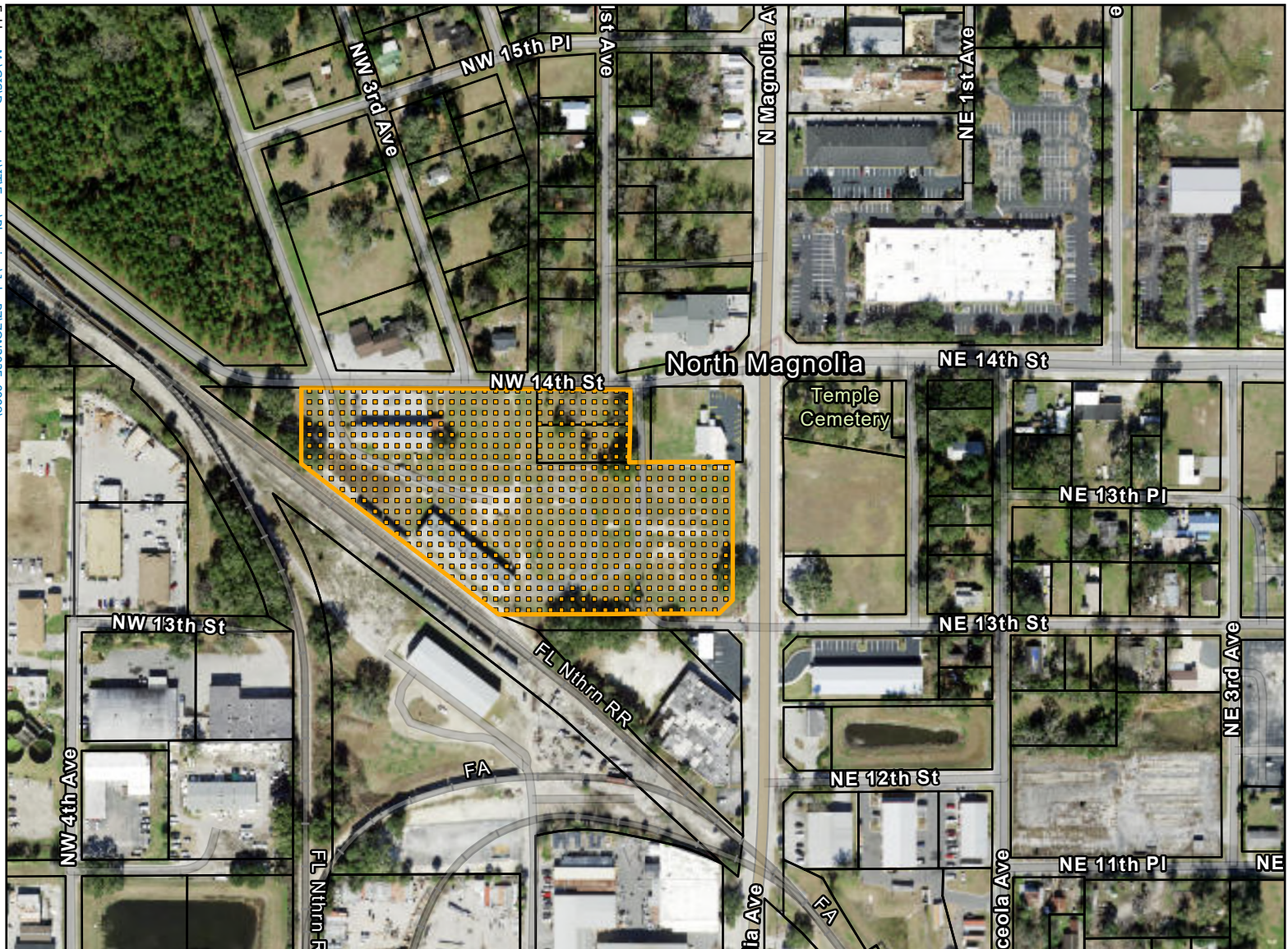
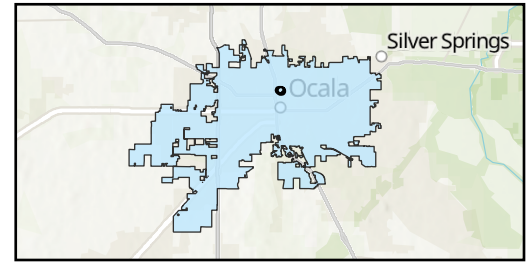
Parcel: 2572-018-0001

Property Size: Approximately 2.92 Acres

Land Use Designation: Low Intensity

Zoning: B4, General Business

Proposal: Request to rezone the sections of B-4 property to match existing M-1



Parcels

SubjectProperty

0 325 650 1,300 Feet





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1702

Agenda Item #: b.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street (Parcel 25571-000-00), approximately 3.23 acres (Case ZON26-0006) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner and Property Owner: Generations Broadcasting Corp.

Key Points:

The applicant is requesting to rezone parcel 25571-000-00 from G-U, Governmental Use, to B-1, Neighborhood Business.

The current G-U zoning designation for privately owned property has incorrectly been maintained. The issue has remained unknown through the years, most likely through no changes to the property that would have provided the opportunity for staff to identify the zoning issue sooner. As a result of recent development inquiries from the property owner, the zoning issue was brought to light. Therefore, the proposed rezoning from G-U to B-1 will provide the property with an appropriate zoning district that recognizes the privately owned use of the property. Further, the proposed B-1 zoning will provide consistency with the City of Ocala Comprehensive Plan and Code of Ordinances.

Zoning and Land Use Factors for Consideration:

- The subject property is located at the northeast corner of NW Martin Luther King Jr. Avenue and NW 14th Street and is currently developed with a radio broadcast antenna and ancillary equipment room.

- The property was annexed into the City of Ocala in 1964 and has historically operated as a communications site since the utility building and antenna were constructed in 1975. The radio tower was reconstructed in 2003.
- Martin Luther King Jr. Avenue was expanded to accommodate 4-lanes, before the time of expansion an appraisal was done of the subject property. The appraisal notes that the property would be required to be rezoned as G-U is not permitted for privately owned property.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning to B-1, Neighborhood Business will provide a correction to the current G-U, Governmental Use zoning district designation for the property which has been incorrectly maintained for property not owned by a governmental entity.
- The proposed rezoning is consistent with the Neighborhood Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed B-1, Neighborhood Business district is intended to accommodate neighborhood-serving commercial uses at an intensity compatible with surrounding residential development.
- The subject property is located within an established neighborhood consisting of residential, institutional, and undeveloped properties, and the proposed zoning district is compatible with the surrounding development pattern.
- The proposed rezoning establishes specific development standards, including minimum lot area and maximum building height requirements, which promote compatibility with adjacent properties.
- The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. Adequate public facilities exist to support future and existing development.
- The affected roadway segment currently operates above the adopted Level of Service standard, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards.
- Future development of the property will be subject to additional review during the site plan review process

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.

- Deny
- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING REZONE FROM G-U, GOVERNMENTAL USE, TO B-1, NEIGHBORHOOD BUSINESS, FOR CERTAIN PROPERTY LOCATED AT 1501 NW 14TH STREET (PARCEL 25571-000-00), APPROXIMATELY 3.23 ACRES (CASE NO. ZON26-0006); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as B-1, Neighborhood Business:

S 430 FT OF W 395 FT OF SW 1/4 OF NW 1/4
 LESS FOLLOWING PORTION:
 COM AT W 1/4 COR OF SEC 7 TH N 00-19-42 E 22 FT TH N 89-41-49 E 50 FT
 TO INTERSECTION OF E ROW LINE OF MARTIN LUTHER KING JR AVE & N ROW
 LINE OF NW 14TH ST POINT BEING POB; TH N 00-19-42E 16.69 FT TH
 S 54-51-03 E 28.78 FT TO N ROW LINE OF NW 14TH ST TH S 89-41-49 W 23.63 FT TO POB.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and

(3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from G-U, Governmental Use, to B-1, Neighborhood Business, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON26-0006

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

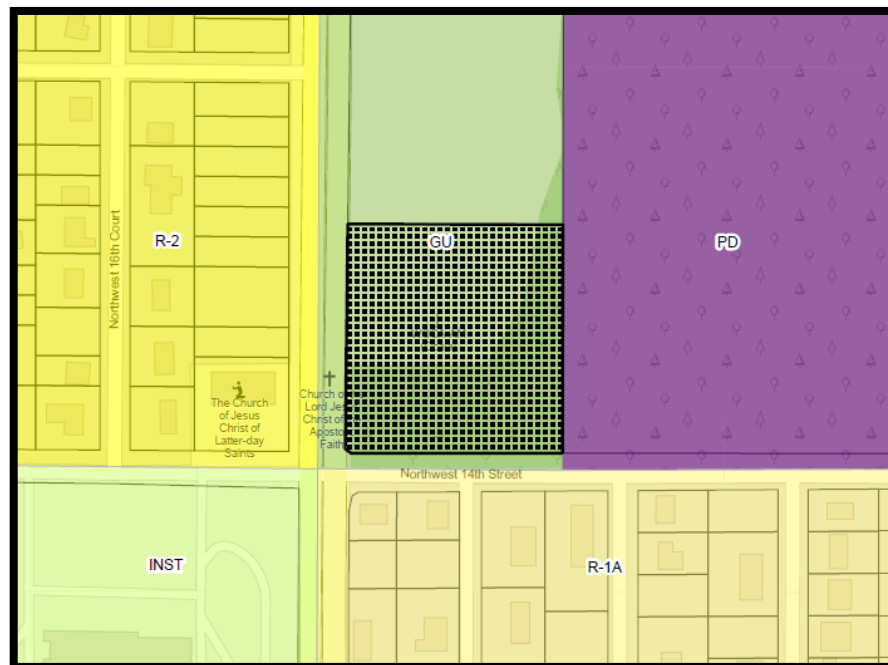
City Council (Adoption): September 1, 2026

Applicant/Property Owner: Generations Broadcasting Corp.
Project Planner: Breah Miller, Planner II
Amendment Request: Rezoning from G-U, Governmental Use, to B-1, Neighborhood Business

Parcel Information

Acres: ± 3.23 acres
Parcel(s)#: 25571-000-00
Location: 1501 NW 14th Street
Existing use: Radio Tower and associated utility building
Future Land Use Designation: Neighborhood
Zoning Designation: G-U, Governmental Use
Special District(s)/Plan(s): West Ocala Community Redevelopment Area
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone parcel 25571-000-00 from G-U, Governmental Use, to B-1, Neighborhood Business.

Section 2 - Background Information

The subject property was annexed into the City of Ocala in 1964. The property is located at the northeast corner of NW Martin Luther King Jr. Avenue and NW 14th Street. Historical records indicate that the property has historically been utilized as a communications site which contains a radio broadcast antenna and an ancillary equipment room. The existing equipment room and antenna were originally constructed in 1975, with subsequent improvements and replacement of the 180-foot-tall radio tower occurring in 2003.

An appraisal report, which is attached as an exhibit to this staff report, was conducted on the subject property in 2005 when Martin Luther King Jr. Avenue was being expanded. The report states that the zoning for the property was potentially created in error, as privately owned properties are generally not zoned G-U. The report also indicates that the property was originally a municipally owned property circa 1950's.

In 2013, when the Comprehensive Plan was consolidated, the future land use designation was changed from Public Building and Facilities to a more appropriate Neighborhood. The report goes on to further explain that an appropriate zoning for the tower would be M-1, Light Industrial.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	G-U, Government Use	City DRA and Walking Trail
East	Neighborhood	PD, Planned Development	Undeveloped – Pine Oaks Preserve
South	Neighborhood	R-1A, Single family residential	Single family residences
West	Neighborhood	R-2, Two family residential	Church and Undeveloped

The subject property is located within an area characterized by a residential development pattern with several undeveloped properties neighboring it to the North and East. The surrounding property to the north is zoned G-U and functions as both a City owned drainage retention area and the William James Walking Trail. The property adjacent to the east is zoned PD, Planned Development, with a maximum 88 single-family residential lots and is currently undergoing subdivision plan review. The properties to the south, across NW 14th Street, are zoned R-1A, Single-Family Residential, and developed with single-family residences. The property to the west, across Martin Luther King Jr. Avenue, is zoned R-2, Two-Family Residential, and contains a church as well as undeveloped land. The surrounding zoning and land use pattern reflects residential neighborhood patterns, with nearby institutional and undeveloped properties.

Section 3 – Staff Analysis

As mentioned in the background information of this report, there are indications that the current G-U

zoning has incorrectly been maintained on the property. Additionally, there appears to have been no activity on the property that would have provided the opportunity for staff to identify the zoning issue sooner. As a result of recent development inquiries from the property owner, the zoning issue was brought to light. Therefore, the proposed rezoning from G-U to B-1 will provide the property with an appropriate zoning district that recognizes the privately owned use of the property. Further, the proposed B-1 zoning will provide consistency with the City of Ocala Comprehensive Plan and Code of Ordinances. The Neighborhood Future Land Use designation permits neighborhood-serving non-residential uses when developed at an intensity compatible with surrounding residential areas. The proposed B-1 district is intended to provide convenience goods and services to nearby residents while maintaining a scale and character compatible with adjacent development through established lot size, building height, and design standards.

The subject property is located within an area consisting primarily of residential, institutional, and undeveloped properties, and the proposed B-1 district is intended to accommodate low-intensity neighborhood-serving uses that complement the surrounding area, while limiting the scale, lot, and setbacks of commercial buildings that are consistent with the surrounding neighborhoods of which it serves.

Additionally, the requested B-1 zoning district is permitted within the Neighborhood Future Land Use designation pursuant to Section 122-244 of Code of Ordinances. Compared to the existing G-U district, which is intended for governmental uses and contains limited development standards, the B-1 district establishes specific regulations regarding lot size and building height to ensure compatibility with surrounding residential development. Therefore, staff finds the request to be consistent with the Comprehensive Plan, Code of Ordinances, and the established development pattern of the surrounding area.

Consistency with Comprehensive Plan:

The requested rezoning is **consistent** with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.4: Neighborhood.* *The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.*

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single family detached homes, attached homes like row houses or townhomes, and garden style multifamily buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed rezoning is consistent with Future Land Use Policy 6.4 of the Neighborhood Future Land Use category. While residential development is intended to be the predominant use within the Neighborhood designation, the policy also recognizes that concentrated areas of neighborhood-serving non-residential uses, including commercial, office, institutional, educational, recreational, and cultural facilities, may be appropriate when developed at an intensity compatible with surrounding neighborhoods.

The subject property is located within an established neighborhood setting and is surrounded by residential and institutional uses, including single-family residences and a church. The proposed B-1 zoning district is intended to accommodate low-intensity commercial uses that serve the daily needs of nearby residents. The district is designed to provide services at a neighborhood scale and is generally compatible with the character of surrounding residential development.

Additionally, the Neighborhood Future Land Use category permits non-residential uses when they are supported by the surrounding street network and serve as a convenience to the surrounding neighborhood area. The proposed rezoning would allow development that is consistent with these objectives while maintaining an intensity that is compatible with adjacent residential properties. Therefore, the request is consistent with the intent of Policy 6.4 and the overall purpose of the Neighborhood Future Land Use designation.

2. *Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.*

Staff Comment:

The subject property is located within an area consisting of residential, institutional, and undeveloped properties. Unlike the existing G-U district, which allows a broad range of governmental uses and does not establish specific dimensional standards, the proposed B-1 district includes development regulations such as a minimum lot area requirement and a maximum building height of 35 feet to promote compatibility with adjacent properties. Additionally, the B-1 district is intended to provide convenience goods and services to nearby residents while limiting the scale and intensity of development.

The property is served by existing public infrastructure and municipal services, including transportation facilities, potable water, sanitary sewer, solid waste collection, and emergency services. Furthermore, no issues related to topography or soil conditions have been identified that would prevent development under the proposed zoning district. Therefore, the proposed rezoning is consistent with Objective 14 and compatible with the surrounding development pattern and available public facilities

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

Neighborhood	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, B-1 , B-1A, G-U, INST, A-1***, PD, FBC
---------------------	---

Staff Comment: The requested B-1 zoning district is allowed within the Neighborhood Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	G-U, Government Use	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. However, any governmental use or related use shall be compatible with surrounding uses.	0	0-feet
Proposed	B-1, Neighborhood Business	Intended for neighborhood convenience goods and services involving basic, regular household purchases. In order to keep building scale and intensity compatible with surrounding residential development, there is a maximum allowable square footage, and an architectural review is necessary for more intense uses.	7500	35-feet

Staff Comment:

While the B-1 district introduces neighborhood-scale commercial uses that are not currently permitted under the G-U district, the purpose of the B-1 district is to provide convenience goods and services at an intensity compatible with surrounding residential development. Unlike the existing G-U district, which is intended for governmental and related uses, the B-1 district establishes development standards including a minimum lot area of 7,500 square feet and a maximum building height of 35 feet to ensure compatibility with adjacent properties. The proposed B-1 zoning district is intended to accommodate low-intensity, neighborhood-serving uses while maintaining a scale and character consistent with the surrounding residential development pattern and the intent of the Neighborhood Future Land Use designation.

Section 5 - Level of Service (LOS) Analysis

The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. Staff has identified available capacity for transportation, potable water, sanitary sewer, and parks and recreation facilities. The proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards. Future development of the property will be subject to concurrency requirements and additional review during the site plan review process.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The subject property has direct access to NW Martin Luther King Avenue a collector roadway, and NW 14th Street, a local roadway. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below and updated traffic counts as of 2026.

- Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2026 AADT	Existing LOS
NW Martin Luther King Ave	4	40	Collector	E	67,770	9,300	B

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

LOS Impact: The affected segment of the subject roadways are currently operating above the adopted Level of Service standards. NW Martin Luther King Ave operates at LOS B, exceeding the adopted LOS E standard. Based on 2023 traffic data, the subject roadway segment is functioning well below their available capacity. Future development of the property will be subject to the City's transportation concurrency requirements. In accordance with the Ocala-Marion TPO Congestion Management Program, developments anticipated to generate 100 or more net new PM peak hour trips will be required to submit a traffic study during the subdivision or site plan review process to evaluate potential impacts to the surrounding transportation network.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW Martin Luther King Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. A capacity analysis will be required at the time of site plan review for any future development.

Sanitary Sewer: Nearby properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located on the property line of the subject property off of NW 14th Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd) currently 6.3 million gallons is consumed daily..

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 6.3 mgd leaving a remaining capacity; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 71,017 requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Spring 2026 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The proposed rezoning is not anticipated to create additional demand for parks and recreation facilities within the northeast quadrant of the City.

B. Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject property is not located within a Flood Zone. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #1 is located approximately 0.56 miles from the subject property. This distance is within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact the schools servicing this area. There is currently not a proposed number of units for future development.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning to B-1, Neighborhood Business will provide a correction to the current G-U, Governmental Use zoning district designation for the property which has been incorrectly maintained for property not owned by a governmental entity.
- The proposed rezoning is consistent with the Neighborhood Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed B-1, Neighborhood Business district is intended to accommodate neighborhood-serving commercial uses at an intensity compatible with surrounding residential development.
- The subject property is located within an established neighborhood consisting of residential, institutional, and undeveloped properties, and the proposed zoning district is compatible with the surrounding development pattern.
- The proposed rezoning establishes specific development standards, including minimum lot area and maximum building height requirements, which promote compatibility with adjacent properties.
- The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. Adequate public facilities exist to support future and existing development.
- The affected roadway segment currently operates above the adopted Level of Service standard, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards.
- Future development of the property will be subject to additional review during the site plan review process

Staff Recommendation: Approval

AERIAL MAP

Case Number:

ZON26-0005

Parcel:

25571-000-00

Property Size:

Approximately 3.23 Acres

Land Use Designation:

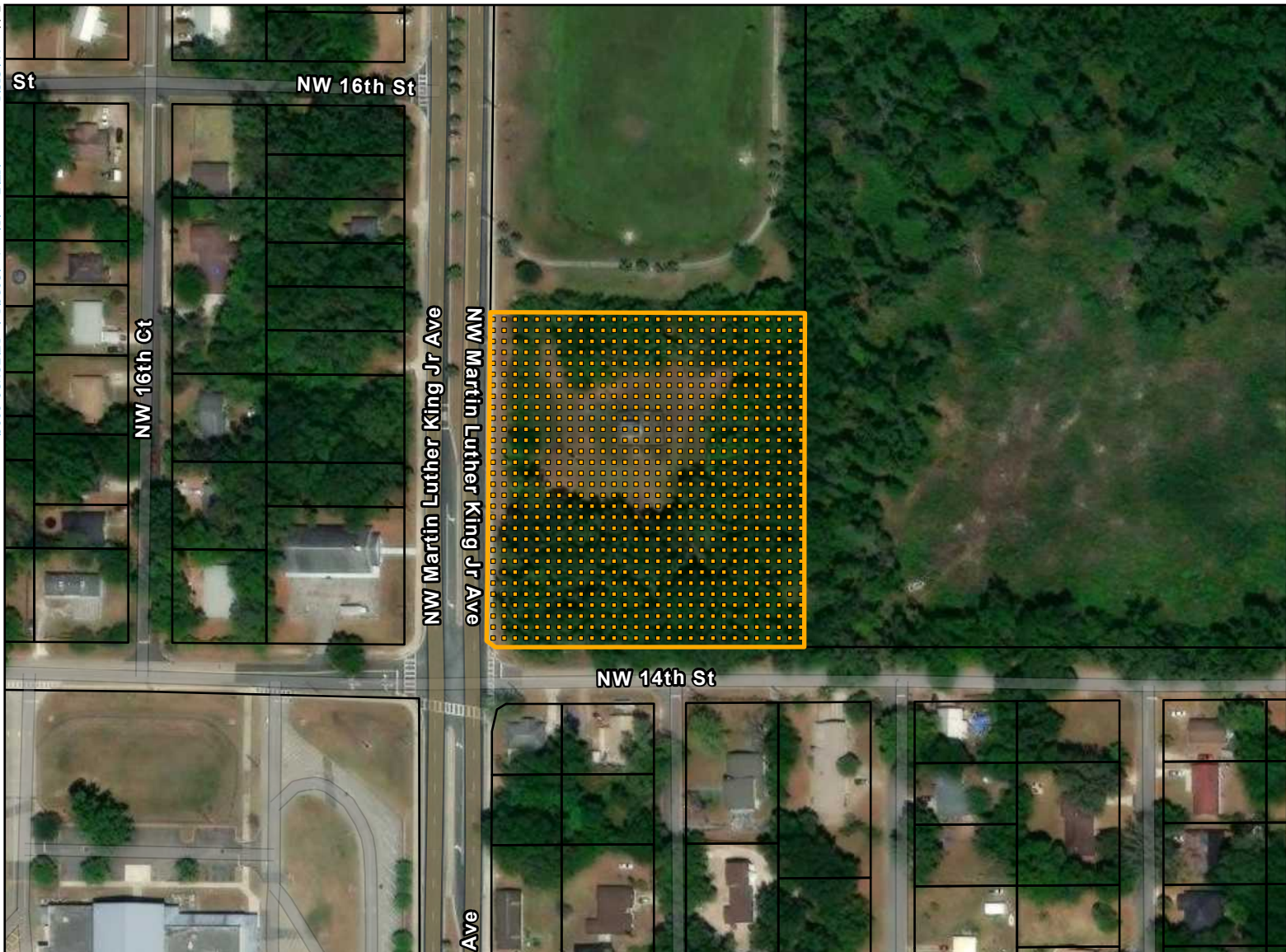
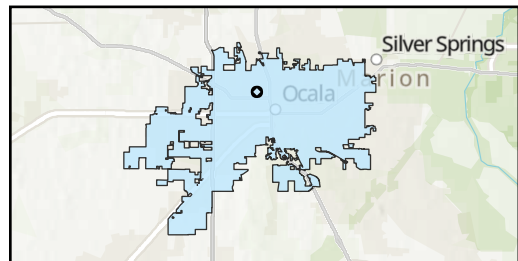
Neighborhood

Zoning:

GU, Governmental Use

Proposal:

A request to rezone from
GU to B-1



 Subject Property

 Parcels

0 200 400 800 Feet



CASE MAP

Case Number: ZON26-0005

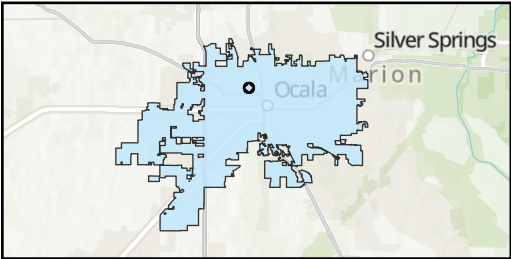
Parcel: 25571-000-00

Property Size: Approximately 3.23 Acres

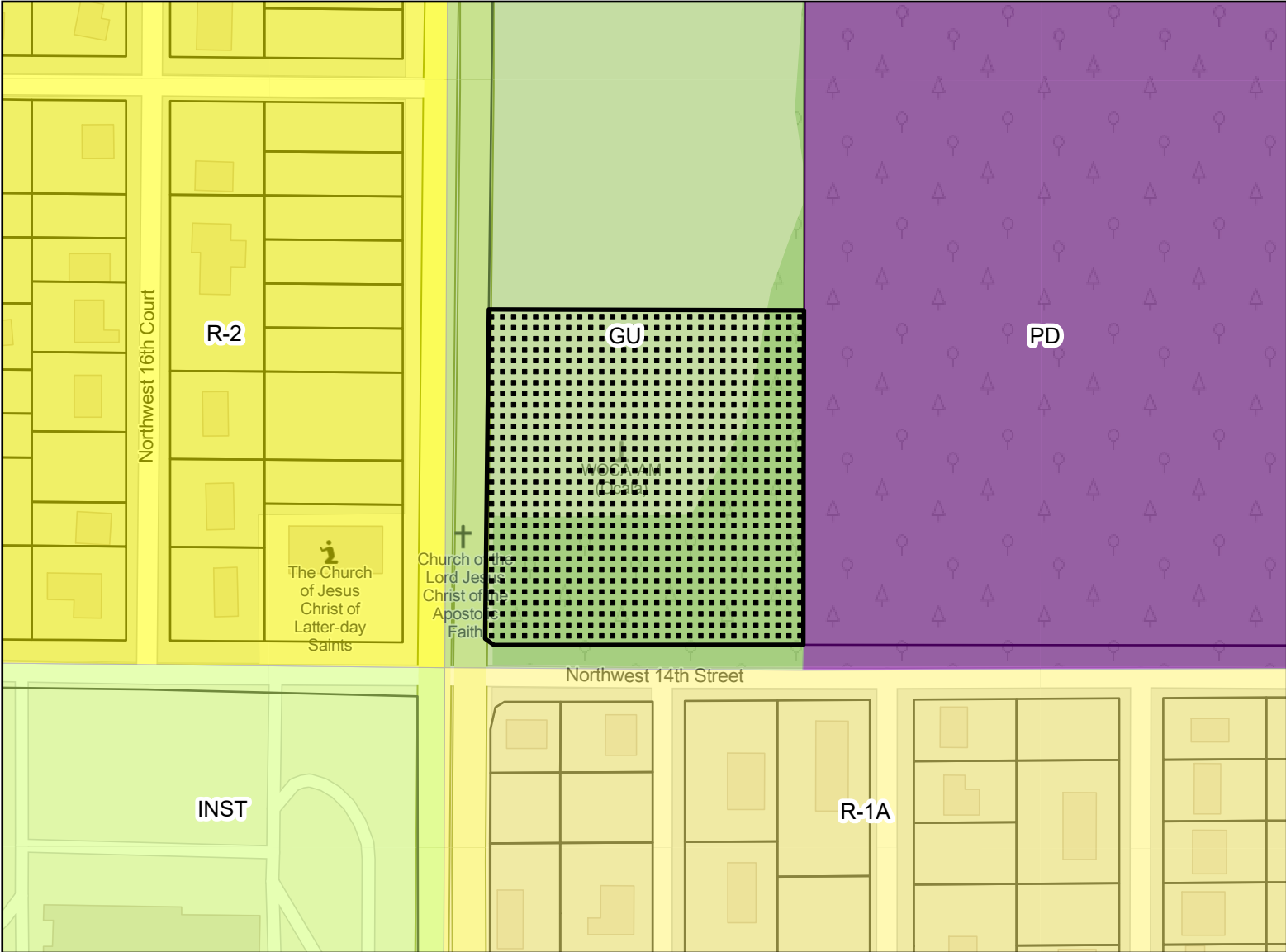
Land Use Designation: Neighborhood

Zoning: GU, Governmental Use

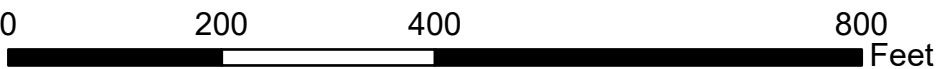
Proposal: A request to rezone from GU to B-1



Folder: M:\GIS\Department\IT\Plan\Planning\2026\July_PZ\ZON26_00061



- GU:Governmental Use
- INST:Institutional
- Planned Development
- R-1A:Single Family Residential
- R-2:Two-Family Residential
- Parcels
- Subject Property



CAS.10873

**SUMMARY APPRAISAL
OF**

Parcel No.	118
Project	MLK Road Improvement Project
MCPA Tax I.D.	25571-000-00
Property Owner:	Patricia L. Cox, et al

DATE OF SUBMISSION: March 11, 2005

**The City of Ocala
c/o Joseph S. Switt, Real Estate Officer
Engineering Department
City Hall Annex
405 S. E. Osceola Avenue
P. O. Box 1270
Ocala, Florida 34478-8242**

Prepared by:

**John W. Arline, MAI, SRA
State Certified General Appraiser RZ0000925**

**Donna M. Fulford
State Certified General Appraiser RZ2593**

**Arline and Company, Inc.
500 SE Fort King Street
Ocala, Florida 34471
(352) 351-8460**

Arline and Company, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS
500 S.E. FORT KING STREET, OCALA, FLORIDA 34471 • (352) 351-8460 • FAX (352) 351-1453

March 11, 2005

The City of Ocala
c/o Joseph S. Switt, Real Estate Officer
Engineering Department
City Hall Annex
405 SE Osceola Avenue
P. O. Box 1270
Ocala, Florida 33478-1270

RE:

Parcel No.	118
Project	MLK Road Improvement Project
MCPA Tax I.D.	25571-000-00
Property Owner:	Patricia Cox, et al

Dear Mr. Switt:

In accordance with your instructions, we have prepared a **Complete Appraisal** of the afore-referenced property, which is being transmitted within a **Summary Report** format. The complete legal description of the subject property appears in the following report.

The scope of this appraisal is to estimate the value of the subject property, which will be impacted in the proposed right-of-way expansion for Martin Luther King, Jr. Boulevard. This will include a fee simple acquisition across the southwest corner of the parcel, and an accompanying temporary construction easement along the larger parcel's entire NW 16th Avenue frontage. The valuation process will entail an estimate of compensation to the property owner, which will include the proposed "areas of acquisition", as well as any damages, less special benefits, accruing to the "remainder" as a result thereof. Damages or special benefits to the "remainder" are typically measured in a "before" and "after" valuation process. When it is clear, however, that damages or special benefits are not present, the more time consuming and costly "before" and "after" valuation can be eliminated.



However, in this instance the improvements situated outside the area of taking are not economically damaged, and the remaining land suffers no diminution as a result of the taking. Consequently, the non-impacted improvements will not be valued herein. Since this analysis would be considered an acceptable method of valuing the property within the scope of this assignment by other appraisers, it does not constitute a departure from the Uniform Standards of Professional Appraisal Practice (USPAP) Standards.

In valuing real estate, there are three approaches or valuation techniques available to the appraiser: the Cost, Sales Comparison, and Income Approaches. The larger parcel reflects a tract of land improved with a radio broadcast tower and long-term land lease. The site is also affected by various physical and legal impediments that would limit its potential for alternate uses. As a result of these "impediments" sales of similar tracts would be virtually impossible to find, thereby eliminating the Sales Comparison Approach. Furthermore, because only the land is being appraised herein, per the Scope of Work for this appraisal, the Cost Approach is not applicable. As a result, the only approach to value that would appear reflective of the market value of the larger parcel is the Income Approach. This will entail the valuation of the property under its existing land lease, with consideration given to a determination of market rent from competing radio broadcast, cable television tower and cell telephone sites.

The purpose of the appraisal report is to estimate the market value of the unencumbered or encumbered fee simple interest in the "larger parcel" as a result of the proposed widening of Martin Luther King Boulevard, and to provide an opinion as to the value of the areas to be acquired, as well as damages, if any, to the remainder. This valuation will be accomplished under the laws of the State of Florida, which require compensation for the taking, as well as any damages or special benefits to the remainder, should they exist.

The intended use of this appraisal is to provide a market value estimate of the compensation to the property as an assist to our client and the intended user of this report, the City of Ocala, in their proposed acquisition of additional right-of-way, and an accompanying temporary construction easement, over portions of the larger parcel, for the proposed widening of Martin Luther King, Jr. Boulevard.

The "larger parcel" was most recently inspected on March 4, 2005, which serves as the effective date of this appraisal. These inspections were made to study the physical characteristics of the land, with careful consideration given to all factors, which would tend to influence and affect the value of the "larger parcel", especially economic factors within the neighborhood.

The market value estimate stated below is based on the Appraisal Institute's definition of "market value" which assumes a most probable price in terms of cash or financial arrangement equivalent to cash, or, in such other terms as may be precisely defined. If the stated market value is based on sub-market financing or financing with unusual conditions or incentives, the terms will be so spelled out in the accompanying report and specified in this letter.

I, the undersigned, do hereby certify to the best of my knowledge and belief that the statements of fact contained in this report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

Also, this report sets forth all limiting conditions affecting the analyses, opinions and conclusions contained in this report. It has been completed in conformity with the Uniform Standards of Professional Appraisal Practice, and the Code of Ethics and Standards of Professional Conduct of the Appraisal Institute.

No one other than the undersigned prepared the analyses, opinions and conclusions concerning real estate set forth in this appraisal report.

The Appraisal Institute conducts a program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic education certification. As of the date of this report, John W. Arline, MAI, SRA, has completed the requirements of the continuing education program of the Appraisal Institute.

I certify that I have no present or contemplated future interest in the subject property appraised and that I have no personal interest or bias with respect to the subject matter or the parties involved in this appraisal. I further certify that my fee is in no way contingent upon the value findings of this appraisal report.

This appraisal includes the following assumptions and/or limiting conditions, which are specifically peculiar to the property and, if eliminated or ignored, could materially affect the appraisal.

1. The concurrency management system and the land use regulation segments adopted by City of Ocala require approval under the concurrency management segment, which can only be assured with a formal development plan submission. Therefore, as the appraiser, we can only assume that the "larger parcel" would meet concurrency requirements at this time.
2. A survey of the larger parcel was not provided to the appraiser; therefore, the tract size has been estimated from the legal description and the Marion County Property Appraiser's tax maps. The appraiser assumes no responsibility for the accuracy of these estimates, nor should any accompanying sketches of the larger parcel prepared by Arline and Company, Inc., be construed as a survey.

3. The legal description, dimensions and location of improvements for the "larger parcel", as well as the proposed right-of-way and temporary construction easements, are based on a Parcel Sketch and Descriptions for the City of Ocala prepared by Berryman and Henigar, Inc., File No. 3M/1316-R, dated November 9, 2004. The legal descriptions furnished for the proposed right-of-way and easements are assumed correct; and, there has been no attempt on the part of the appraiser to verify their accuracy.
4. The language for the Temporary Construction Easement (TCE) was taken from a temporary construction easement utilized by the City of Ocala on their North Magnolia Avenue road-widening project. We have been instructed to rely upon this wording for the Martin Luther King Boulevard Project, by W. James Gooding, III, the City Attorney for Ocala. A copy is retained in our files.
5. The larger parcel is appraised herein based upon discussions with Tye Chighizola, City Planning Director, that the zoning and land use designation would most likely be changed to Light Industrial and M-1, Light Industrial, respectively, because of a scrivener's error in its current GU, Governmental zoning designation, which is not permitted for privately owned property.
6. We assume no responsibility for matters in legal character, nor do we render any opinions as to title, which is assumed to be good. This report contains a section entitled "Ownership and Sales History", which describes the recent title history of the subject property. This should not be construed to be a title search or a report of title. We render no opinion as to title, which is assumed to be good and marketable.
7. All existing liens and encumbrances have been disregarded, and the properties have been appraised as though free and clear, under responsible ownership and competent management, except as may be noted within the appraisal of any respective larger parcel.
8. Site plans, sketches, drawings and other exhibits in this report are included only to assist the reader in visualizing the property. We assume no liability for their accuracy.
9. The appraiser assumes no liability for structural conditions, which are not visible through ordinary inspection.

10. Information obtained from Public Records, files, Realtors, buyers and sellers, etc. was utilized in the preparation of this appraisal report. The information obtained from these sources was assumed to be accurate and correct. A reasonable effort has been made to verify all such information; however, the appraisers accept no responsibility for its accuracy.
11. Our appraisals assume there are no hazardous materials on the property, as we are not aware of the existence of potentially hazardous material(s) on the properties. Furthermore, we are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
12. We are not aware of any soil or subsoil conditions, which would affect the property. The discovery of soil conditions is beyond our area of expertise.

Based upon my investigations and studies, the estimated compensation to the property owner, as of March 4, 2005, is:

ONE THOUSAND ONE HUNDRED TWENTY ONE DOLLARS

(\$1,121.00)

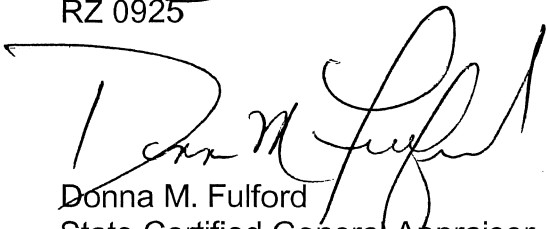
You are referred to the following text, which includes all of the pertinent facts and data that contributed to the estimate of compensation.

Respectfully submitted,

ARLINE AND COMPANY, INC.



John W. Arline, MAI, SRA, President
State Certified General Appraiser
RZ 0925



Donna M. Fulford
State Certified General Appraiser
RZ 2593

JWA/DMF

TABLE OF CONTENTS

Letter of Transmittal	
Table of Contents	
General Location Map	
Photographs	(Larger Parcel and Proposed Area of Taking)

General Information:

Page

Introduction	1
Scope of Work	1
Statement of Assumptions and Limiting Conditions	2
Legal Description	4
Purpose of Appraisal	4
Intended Use and User	5
Rights Appraised	5
Date of Appraisal	6
Owner of Record.....	6
Property Assessment	6
Zoning and Land Use Designation.....	7
Utilities and Services	7
Ownership History	8
Area Analysis	(See Data Book)
Neighborhood Map	(See Data Book)
Neighborhood Analysis.....	(See Data Book)
Site Sketch	9
Brief Description of Larger Parcel	10
Highest and Best Use	12
Appraisal Process.....	14
Income Approach.....	15

"Area of To Be Acquired":

Legal Description of Area to be Acquired	17
Site Sketch for Area to be Acquired	18
Introduction	19
Description of Area to be Acquired	19
Valuation of Area of Acquisition	20
Description of Remainder Property	23
Highest and Best Use of Remainder.....	23
Damages to Remainder.....	23
Summary of Compensation.....	23

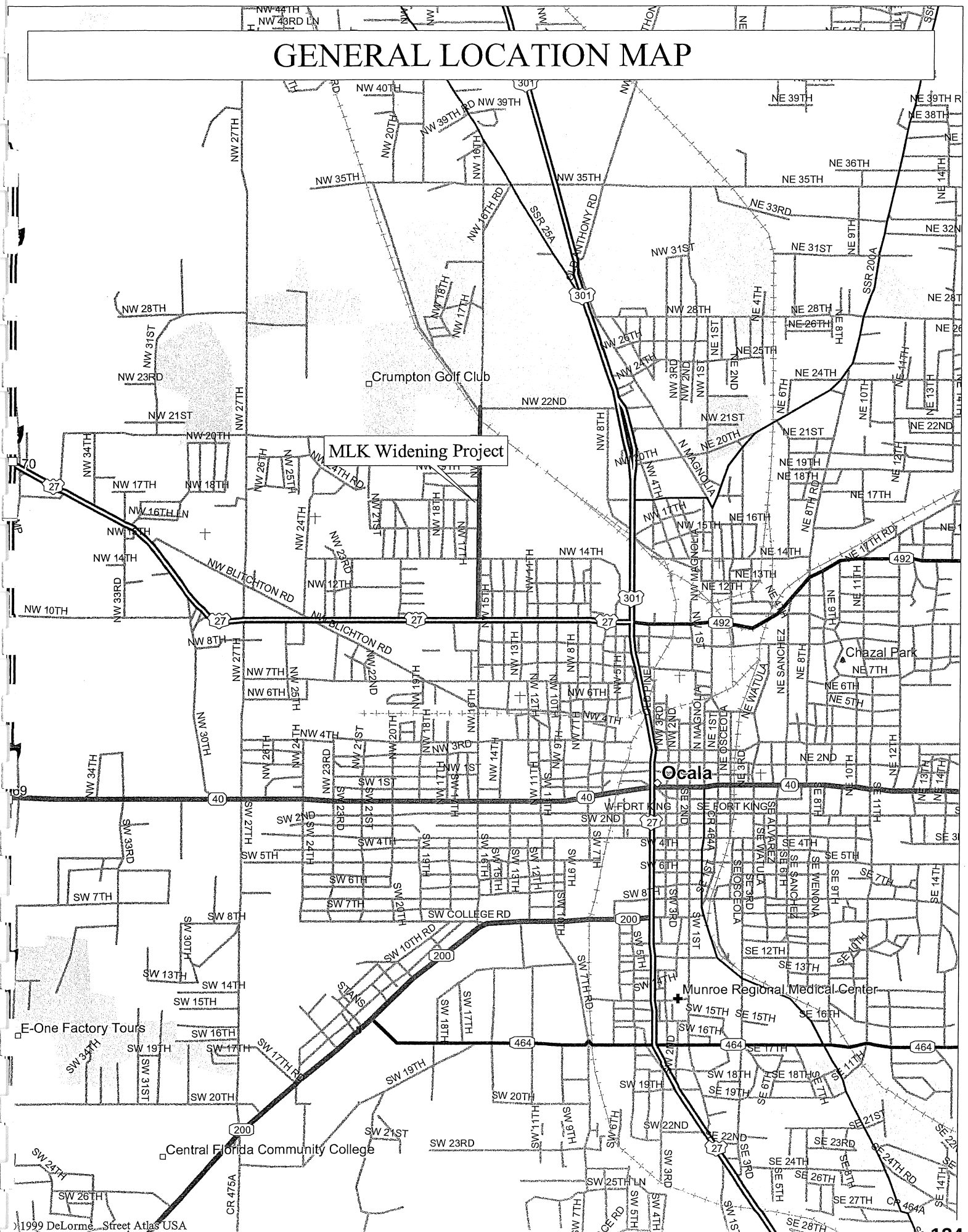
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TABLE OF CONTENTS - (Cont)

Addendum:

Certification and Statement of Limiting Conditions	
Property Owner Notification Letter	
Copy of Property Lease	
Appraiser's Qualifications	(See Data Book)

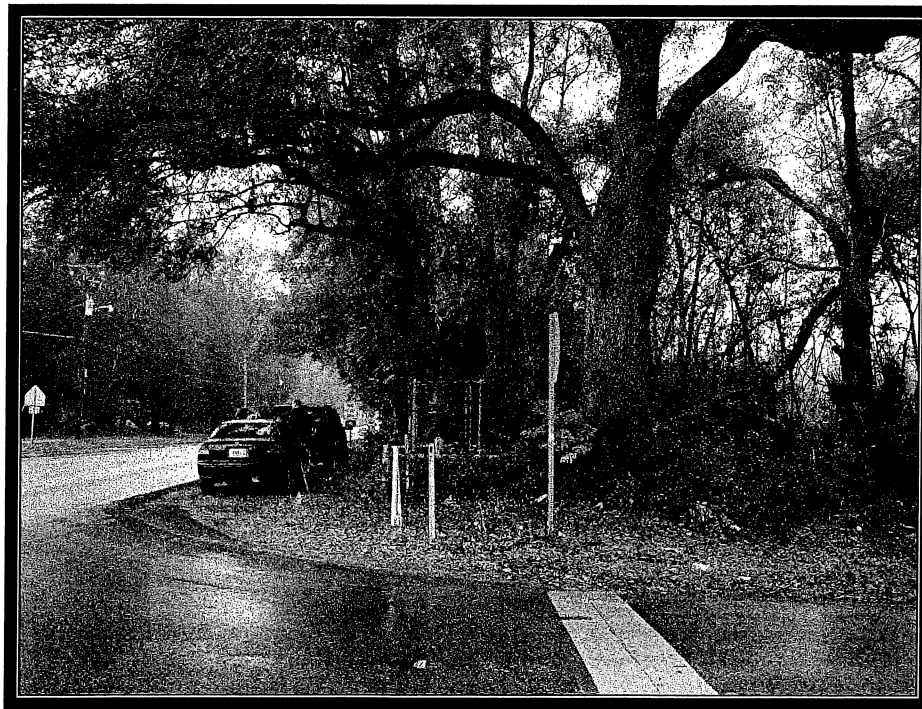
GENERAL LOCATION MAP



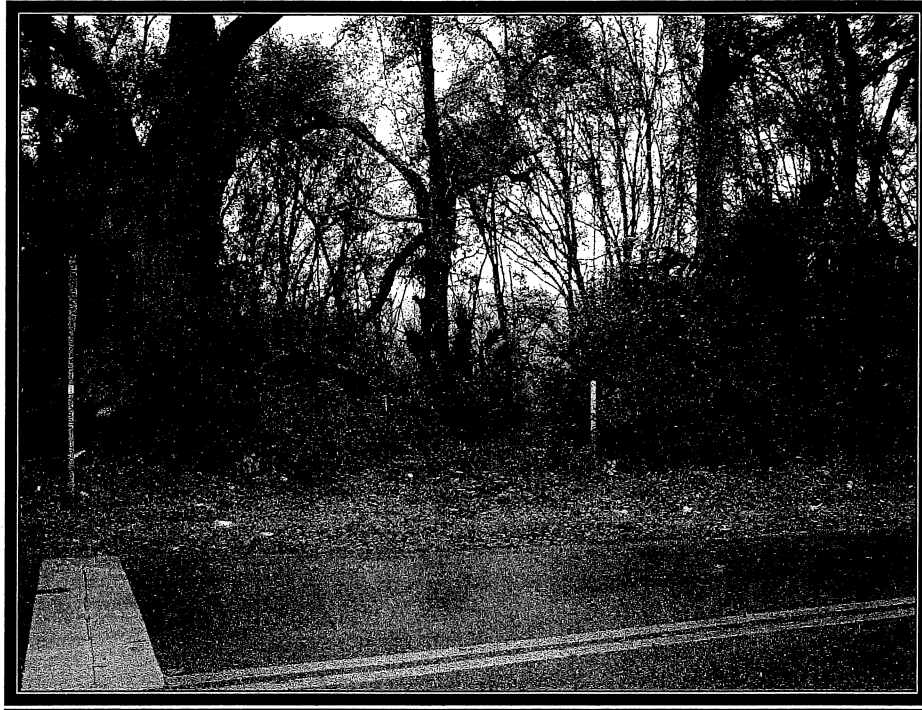
Date Photos Taken: February 2, 2005
and March 4, 2005



North along proposed right-of-way



North along roadway



Southwest corner of site



View from interior looking north to property line

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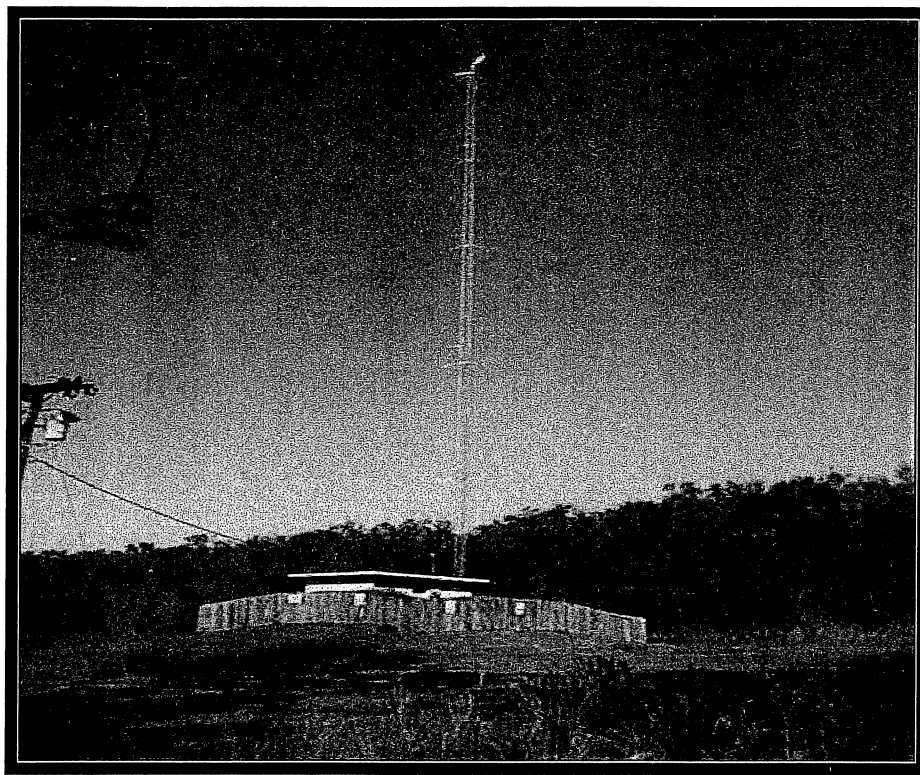


View of low lying area between NW 16th Avenue and
radio tower pad site

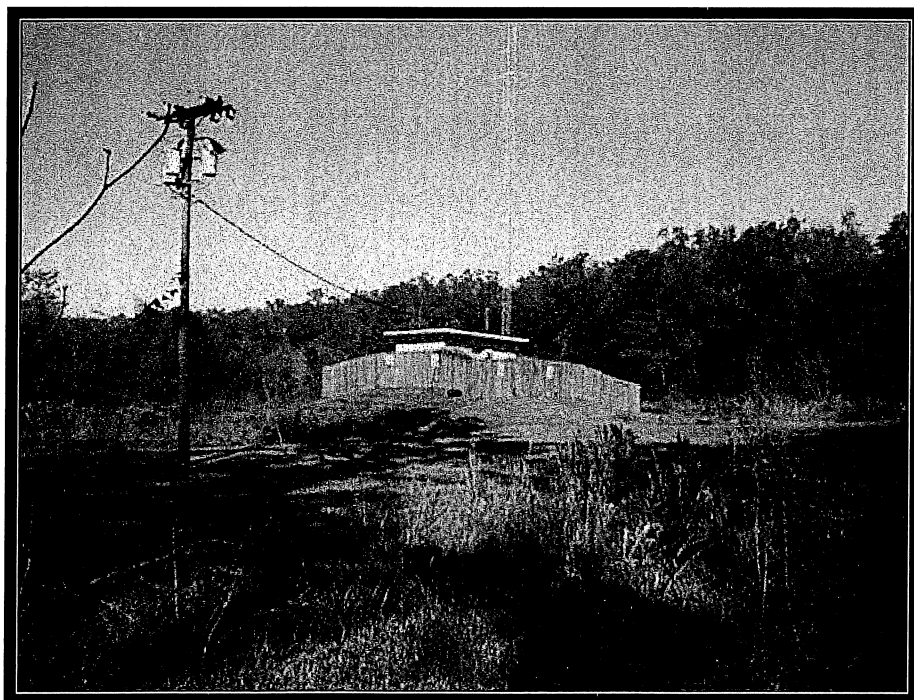


View of one of the three guide-wire set- ups (northeast corner)

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View of radio tower site looking northeast



A second view of radio tower site looking northeast

INTRODUCTION

The subject property or larger parcel is located along the eastern right-of-way of NW Martin Luther King, Jr. Boulevard (a/k/a NW 16th Avenue) and the north right-of-way of NW 14th Street, within the city limits of Ocala, in Marion County, Florida.

The City of Ocala is proposing the acquisition of a fee simple corner clip for right-of-way and an accompanying temporary construction easement from this property as part of their plans to four-lane of Martin Luther King Boulevard (NW 16th Avenue). The proposed project is divided into two phases; Phase I extends from NW 10th Street northward to NW 22nd Street, while Phase 2 extends from NW 22nd Street to Old US-441. Additionally, Phase 1 has been subdivided into Phase 1A and 1B. Phase 1A extends from NW 10th Street northward to one parcel north of NW 14th Street, while Phase 1B reflects the remainder of Phase I to NW 22nd Street. The portion of the larger parcel to be acquired is described as Parcel No.118 in this project.

For additional information and discussion of the Area Analysis, Neighborhood Analysis, Zoning and Land Use Designation and sales data summarized herein, refer to a Data Book prepared on this project as of March 4, 2005.

SCOPE OF WORK

The scope of this appraisal is to estimate the value of the subject property, which will be impacted in the proposed right-of-way expansion for Martin Luther King, Jr. Boulevard. This will include a fee simple acquisition across the southwest corner of the property for right-of-way and an accompanying temporary construction easement along the larger parcel's entire NW 16th Avenue frontage. The valuation process will entail an estimate of compensation to the property owner, which will include the proposed "areas of acquisition", as well as any damages, less special benefits, accruing to the "remainder" as a result thereof. Damages or special benefits to the "remainder" are typically measured in a "before" and "after" valuation process. When it is clear, however, that damages or special benefits are not present, the more time consuming and costly "before" and "after" valuation can be eliminated.

However, in this instance the improvements situated outside the area of taking are not economically impacted, and the remaining land suffers no diminution as a result of the taking. Consequently, the non-impacted improvements will not be valued herein. Since this analysis would be considered an acceptable method of valuing the property within the scope of this assignment by other appraisers, it does not constitute a departure from the Uniform Standards of Professional Appraisal Practice (USPAP) Standards.

ARLINE AND COMPANY, INC.
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SCOPE OF WORK - (Cont)

In valuing real estate, there are three approaches or valuation techniques available to the appraiser: the Cost, Sales Comparison, and Income Approaches. The larger parcel reflects a tract of land improved with a radio broadcast tower and long-term land lease. The site is also affected by various physical and legal impediments that would limit its potential for alternate uses. As a result of these "impediments" sales of similar tracts would be virtually impossible to find, thereby eliminating the Sales Comparison Approach. Furthermore, because only the land is being appraised herein, per the Scope of Work for this appraisal, the Cost Approach is not applicable. As a result, the only approach to value that would appear reflective of the market value of the larger parcel is the Income Approach. This will entail the valuation of the property under its existing land lease, with consideration given to a determination of market rent from competing radio broadcast, cable television tower and cell telephone sites.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

Extraordinary Assumptions:

1. The concurrency management system and the land use regulation segments adopted by City of Ocala require approval under the concurrency management segment, which can only be assured with a formal development plan submission. Therefore, as the appraiser, we can only assume that the "larger parcel" would meet concurrency requirements at this time.
2. A survey of the larger parcel was not provided to the appraiser; therefore, the tract size has been estimated from the legal description and the Marion County Property Appraiser's tax maps. The appraiser assumes no responsibility for the accuracy of these estimates, nor should any accompanying sketches of the larger parcel prepared by Arline and Company, Inc., be construed as a survey.
3. The legal description, dimensions and location of improvements for the "larger parcel", as well as the proposed right-of-way and temporary construction easements, are based on a Parcel Sketch and Descriptions for the City of Ocala prepared by Berryman and Henigar, Inc., File No. 3M/1316-R, dated November 9, 2004. The legal descriptions furnished for the proposed right-of-way and easements are assumed correct; and, there has been no attempt on the part of the appraiser to verify their accuracy.
4. The language for the Temporary Construction Easement (TCE) was taken from a temporary construction easement utilized by the City of Ocala on their North Magnolia Avenue road-widening project. We have been instructed to rely upon this wording for the Martin Luther King Boulevard Project, by W. James Gooding, III, the City Attorney for Ocala. A copy is retained in our files.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS - (Cont)

Extraordinary Assumptions: - (Cont)

5. The larger parcel is appraised herein based upon discussions with Tye Chighizola, City Planning Director, that the zoning and land use designation would most likely be changed to Light Industrial and M-1, Light Industrial, respectively, because of a scrivener's error in its current GU, Governmental zoning designation, which is not permitted for privately owned property.
6. We assume no responsibility for matters in legal character, nor do we render any opinions as to title, which is assumed to be good. This report contains a section entitled "Ownership and Sales History", which describes the recent title history of the subject property. This should not be construed to be a title search or a report of title. We render no opinion as to title, which is assumed to be good and marketable.
7. All existing liens and encumbrances have been disregarded, and the properties have been appraised as though free and clear, under responsible ownership and competent management, except as may be noted within the appraisal of any respective larger parcel.
8. Site plans, sketches, drawings and other exhibits in this report are included only to assist the reader in visualizing the property. We assume no liability for their accuracy.
9. The appraiser assumes no liability for structural conditions, which are not visible through ordinary inspection.
10. Information obtained from Public Records, files, Realtors, buyers and sellers, etc. was utilized in the preparation of this appraisal report. The information obtained from these sources was assumed to be accurate and correct. A reasonable effort has been made to verify all such information; however, the appraisers accept no responsibility for its accuracy.
11. Our appraisals assume there are no hazardous materials on the property, as we are not aware of the existence of potentially hazardous material(s) on the properties. Furthermore, we are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
12. We are not aware of any soil or subsoil conditions, which would affect the property. The discovery of soil conditions is beyond our area of expertise.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS - (Cont)

General Assumptions:

A listing of general assumptions and limiting conditions is included in the Addendum of this report.

LEGAL DESCRIPTION

The following denotes a brief legal description of the larger parcel as taken from the City of Ocala's Parcel Sketch and Descriptions as follows:

The South 430 feet of the West 395 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 15 South, Range 22 East, in Marion County, Florida;

Less and Except: The West 50 feet and the South 22 feet thereof for road right-of-way.

PURPOSE OF APPRAISAL

The purpose of the appraisal report is to estimate the market value of the unencumbered or encumbered fee simple interest in the "larger parcel" as a result of the proposed widening of Martin Luther King Boulevard, and to provide an opinion as to the value of the areas to be acquired, as well as damages, if any, to the remainder. This valuation will be accomplished under the laws of the State of Florida, which require compensation for the taking, as well as any damages or special benefits to the remainder, should they exist.

The Appraisal Institute as defines "Market value" as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

PURPOSE OF APPRAISAL - (Cont)

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

The term "compensation" is considered synonymous with "just compensation", which is defined as:

"In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken; should put the owner in as good a position pecuniary as he or she would be if the property had not been taken; generally held to be market value, but courts have refused to rule that it is always equivalent to market value."²

The subject property is referred to as the "larger parcel" or "parent tract". In condemnation, this term refers to:

"The tract or tracts of land which are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use."³

INTENDED USE/USER OF THE REPORT

The intended use of this appraisal is to provide a market value estimate of the compensation to the property as an assist to our client and the intended user of this report, the City of Ocala, in their proposed acquisition of additional right-of-way, and an accompanying temporary construction easement, over portions of the larger parcel, for the proposed widening of Martin Luther King, Jr. Boulevard.

RIGHTS APPRAISED

All real properties are considered to have multiples of rights inherent with the ownership of that property. These rights include the right to sell, to lease, to give away, to occupy, to leave unoccupied, among other rights. These rights are thought of as the "bundle of rights". An owner who enjoys all of the rights in this bundle is considered to own the property in fee simple estate, or commonly referred as "fee ownership". If he or she so chooses, the owner may transfer a portion or all of these rights in the property, e.g., through lease, sale, etc.

²Uniform Standards of Professional Appraisal Practice, 2005 Edition, Page 210.

³The Dictionary of Real Estate Appraisal, 3rd Edition, P202

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RIGHTS APPRAISED - (Cont)

The rights of the larger parcel as appraised herein, reflects the **fee simple estate** as if free of any encumbrances, which may directly affect its value except existing, leases, easements and rights-of-way of record. A current title search was provided; therefore, clear and marketable title is assumed, unless specified within this report. The appraiser accepts no responsibility for any encumbrances on the property not specifically addressed within the title report or this report.

DATE OF APPRAISAL

March 4, 2005

This reflects the date of our most recent physical inspection and also represents the effective date of this appraisal. During our initial inspection on February 2, 2005, John W. Arline, MAI, SRA and Donna M. Fulford of Arline and Company, Inc. were accompanied by Joe Switt, Ann Sawyer and Stephanie Canary of the City of Ocala Right-of-Way Department and, Trishia A. Moeller of WOCA Radio (the Tenant).

PROPERTY OWNER OF RECORD

Patricia L. Cox and Lee Ann Wilson
9833 Reflections Drive
Villa Rica, Georgia 30180

PROPERTY ASSESSMENT

The larger parcel is carried on the Marion County tax roll under Parcel #25571-000-00, and shows it as containing 4.0 acres. However, the legal description from the Property Appraiser's Office fails to less out the West 50 feet and the South 22 feet for road right-of-way. The assessed value for the 4.0 acres is shown below:

Items	1999
Land	\$21,569
Buildings	\$ 3,261
Miscellaneous Improvements	\$ 643
Total Assessment	\$25,473
Taxable Value	\$25,473
Millage Rate (Mills)	19.97000
Taxes Payable (March)	\$508.70

The property is located in Millage Group 1001, which reflects a millage rate for 2004 of 19.97 mils.

PROPERTY ASSESSMENT - (Cont)

Over the past three years assessments have both increased and decreased across the county during this time, as a result of reassessment by the Property Appraiser's Office. This process normally occurs for a specific property once every three years, unless a transfer of the property is detected.

UTILITIES AND SERVICES

The property is located within the city limits of Ocala and, as such, is supplied with a full complement of city services (i.e., electrical, water, sewer and garbage collection). Sprint Telephone Corporation supplies telephone, while natural gas is supplied by TECO Peoples Gas Company.

The City of Ocala Police and Fire Departments provide police and fire protection, respectively.

ZONING AND LAND USE

Local government as has established the legally permissible use of the larger parcel, which is one of the four primary categories influencing highest and best use, as:

Land Use: PBF, Public Buildings and Facilities

Zoning: GU, Governmental Use

The larger parcel is privately owned, which does not permit a GU, Governmental Use zoning. Based upon its adjacency to city-owned property and the fact that the larger parcel was sold by the City (circa 1950s), it appears the land use and zoning designations reflect a scrivener's error. While the PBF land use designation can include non-government properties that serve the public good, e.g., cemeteries, churches, etc., the GU zoning is not permitted under private ownership. Consequently, properties with a government zoning are not publicly traded, and therefore does not represent a viable economic use designation for this parcel.

Discussions with the City of Ocala Planning Director, Tye Chighizola revealed that the most likely land use and zoning he would support for this property, if vacant, would be Medium Density Residential and R-3, Multi-family respectively. This is because the site is bordered on the east and west by Low Density Residential, has a Medium Density Residential to the south and a governmental use (city-owned lands) to the north.

However, the city recently (2003) permitted the construction of a 180-foot replacement radio tower on the site, which was allowed because of the erroneous and non-permissible GU, Governmental Use zoning for a privately owned property.

ZONING AND LAND USE - (Cont)

The only zonings that permit a tower of this height are M-1, Light Industrial, M-2, Medium Industrial, M-3, Heavy Industrial, B-5, Wholesale Business, A-1, Agricultural and GU, Governmental Use (all permit radio broadcast towers to a height of 200 feet).

Mr. Chighizola further revealed that A-1 and GU would be excluded because they would not fit the likely future land use designation (the area is too intense for an Agricultural land use) or the governmental ownership requirement under GU. Also, he would not favor B-5, which is considered to be the most lenient zoning classification the City has, which in his opinion would be too intensive for the neighborhood.

In the final analysis, because the erroneous zoning and land use designation was not recognized before the new tower was permitted and built, a Light Industrial future land use and M-1, Light Industrial zoning appear to be the only viable solutions available, that would not create a non-conforming use. Furthermore, there is some rationale to these designations, as a large area of heavy industrial use begins just north of this parcel, along both the east and west right-of-way of NW 16th Avenue.

The property also would appear to meet concurrency requirements at this time. Copies of the land use and of zoning categories are included in the Data Book.

OWNERSHIP HISTORY

The larger parcel has been under the current ownership (Patricia L. Cox and Lee Ann Wilson) for more than three years. This satisfies the three-year requirement for sales history on the subject property by the Uniform Standards of Professional Appraisal Practice and the Appraisal Institute; therefore, additional research into the sales history of the larger parcel will not be conducted.

To our knowledge, the larger parcel is neither listed for sale nor under contract and there are no known contingencies of title, which may adversely affect the marketability of this property. These factors cannot be stipulated to by this office however and, therefore, should be verified by abstract or title insurance.

AREA ANALYSIS

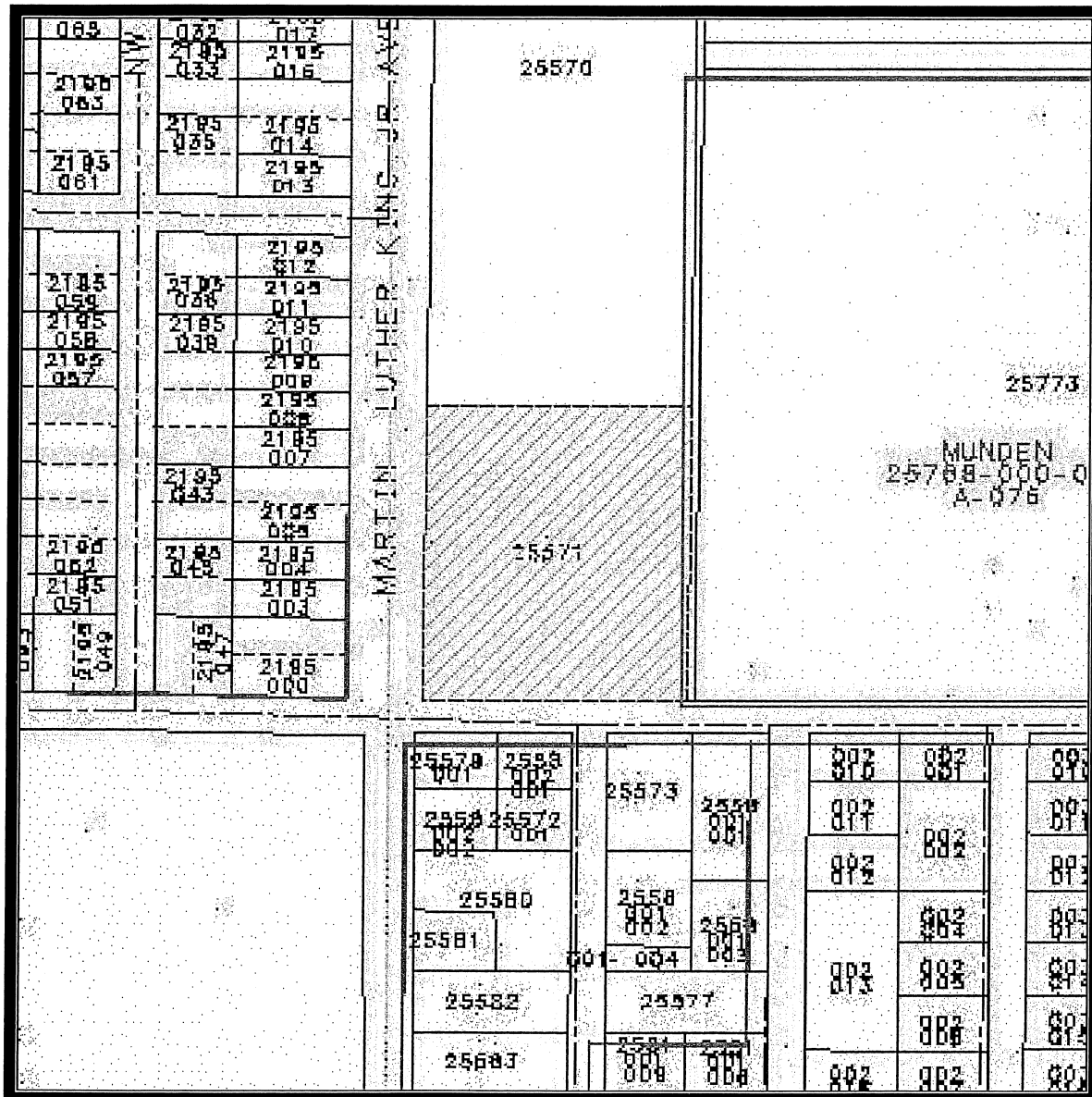
The Area Analysis of Marion County is contained within the Data Book submitted to The City of Ocala on March 8, 2005.

NEIGHBORHOOD ANALYSIS

The Neighborhood Analysis is contained within the Data Book submitted to The City of Ocala on March 8, 2005.

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**SITE SKETCH
(LARGER PARCEL)**



BRIEF DESCRIPTION OF THE LARGER PARCEL**Street/Road**

Road Access: NW 16th Avenue and NW 14th Street

Surface: Both are paved two-lane roadways

Site Description:

Tract Size: 3.232± acres

Site Dimensions: 408.2±FF x 345.02± FF (See sketch and legal description)

Access: Access to the interior of the larger parcel is limited by its topography (see below), consisting only of an elevated driveway in the southeast corner of the site extending from NW 14th Street.

Topography: Generally level, except the property appears to have been excavated to a dept of 8 to 10 feet in the distant past.

Soils: Arrendondo-Gainesville Association – Nearly level to sloping, well-drained soils, sand to a depth of more than 40 inches and loamy or clayey below.

Physical Condition: Excavated, low-lying site, with the northern portion of the property located within a National Wetland Inventory Classification. The property has a fairly dense growth of hardwoods around the perimeter. Also, the right-of-way of NW 16th Avenue at this point is 100-feet wide, with the existing paving being some 50 feet west of the west boundary of the larger parcel. This 50-foot area is currently covered by dense hardwood growth.

Drainage: Poor, based upon topography, wetlands designation and flooding easement (see discussion below).

FEMA Flood Map: Panel #1203300001C - Zone "X", property lying outside the 100-year flood plain. (This would appear inaccurate and not updated to reflect the low-lying condition.)

BRIEF DESCRIPTION OF THE LARGER PARCEL - (Cont)

Existing Easements:

The property is apparently encumbered by a flooding easement retained by the City of Ocala that was reserved at the time of its sale of the property to United Sales and Services, Inc. (Deed Book 360, Page 136) on April 16th, 1957. Title work provided for this appraisal does not include any documentation to indicate release of said easement.

The easement did permit the construction of a small building and radio broadcast tower on an area not to exceed what appears to be 300 SF.

Other:

A land lease exists between Patricia M. Cox, the Landlord, and Westshore Broadcasting, Inc, the Tenant. The lease is written for a five-year term that began on September 1, 2004 and terminates on August 31, 2009. The terms reflect rent of \$500/month, with the Tenant additionally responsible for all taxes levied against the property.

The lease is assignable with two weeks notice to the Landlord, however assignment does not release the Tenant of the first part from the lease.

The lease also includes a five-year option, beginning September 1, 2009, with the lease rate to be negotiated at the time.

Improvements:

The property is currently improved with a small building (160 SF) and a radio broadcast antenna (180 feet in height), along with minor paving and fencing. The tower site is located near the center of the larger parcel (per a sketch on file with the City of Ocala Engineering Department). The tower pad site is elevated an estimated 8-10 feet above the surrounding lands of the property, with three guyed-wires extending out in a tri-pod formation, some 150 feet from the tower. As a result of the location of the tower, the guyed-wires and the collapse zone for the tower, the larger parcel is entirely encompassed by the tower structure.

The building improvements, as reported by the tax roll, were constructed circa 1975, with the site improvements denoting a 1978 construction date. Per the engineering report from the City, the radio tower was replaced in 2003. The structural improvements have varying life expectancies; however, none of the improvements are located in the areas of acquisition proposed for this property and, therefore, are unaffected by those acquisitions. As a result, additional discussion of these improvements is not warranted.

BRIEF DESCRIPTION OF THE LARGER PARCEL - (Cont)

Improvements: - (Cont)

The areas of acquisition do, however, impact a heavily forested area of hardwoods, although a substantial area of trees will remain.

HIGHEST AND BEST USE

The highest and best use of a property is fundamental to the concept of market value for that particular property. Refer to the Data Book for a complete definition of "highest and best use".

"As Vacant":

Legally, the larger parcel is currently designated with a PBF, Public Buildings and Facilities land use designation and a GU, Governmental Use zoning, neither of which are commensurate with its existing use or private ownership. Furthermore, both appear to have been the result of a scrivener's error by the City, because the city previously owned the property and it remains adjacent to city-owned lands.

Conversations with the City Planning Director revealed the land use and zoning he would most like to see on this property, if vacant, would be Medium Density Residential and R-3, Multi-family Residential, respectively. However, because the City erroneously permitted the construction of a 180-foot replacement radio tower on the property in 2003 under the existing GU, Governmental zoning, which permits such improvements, the most likely change would have to be a Light Industrial land use and an M-1, Light Industrial zoning. As a result, the property as appraised herein is based upon the assumption that the scrivener's error will be corrected and the land use and zoning on the property will be so changed.

Physically, the property has the size and configuration to support such uses, and is well located along non-gridlocked roadways, with a full compliment of city services available.

However, the site appears to be some 8 to 10 feet below road grade along its NW 16th Avenue road frontage and throughout the site except around the perimeter and a radio tower pad in the center of the site is elevated to a similar 8 to 10 foot height. This lowered elevation appears to be a result of site having been excavated in the distant past.

Furthermore, it is encumbered by a flooding easement retained by the City of Ocala for periodic effluent overflow from their nearby sewage treatment plant, and a portion of the property resides within the National Wetlands inventory. Lastly, a land lease with four years remaining on the existing period, and a five-year option to renew further encumbers the site.

HIGHEST AND BEST USE - (Cont)

"As Vacant": - (Cont)

As a result, any future use of the site for building development would require extinguishment of the lease, removal of the easement, possible mitigation of the wetlands areas, and an extensive amount of fill to bring it up to road grade. While future use exceptions that could utilize the site without the fill requirement do exist, such as off-site mitigation for an adjoining property, stormwater retention or some use that could co-exist with these physical limitations, such as its existing radio tower use, they are obviously limited.

Likewise, from the standpoint of financial feasibility, the area reflects a mixture of commercial, residential, industrial and governmental uses, keeping in character with the location and size of tracts similar to the larger parcel. Consequently, the costs involved to remove the existing lease, flooding easement and fill the property would likely exceed any value derived by these actions at this time. Consequently, the most financially feasible use of the property, as if vacant, would appear to be some limited use that could co-exist with the current elevation, wetlands, flooding easement and land lease status. As stated, these would be extremely limited, resulting in marginal returns from a market value standpoint, except possibly from off-site mitigation and/or off-site stormwater usage. In either case, the existing lease would require negotiations with the existing tenant, which may or may not be compliant.

Taking the above into consideration, it is our opinion that the maximally productive use of the larger parcel and consequently its highest and best use, "as vacant" would be for use as off-site mitigation or off-site stormwater retention, or some use that could co-exist under the existing physical and legal constraints of a flooding easement and land lease. Again, these multiple deterrents leave the site with limited alternative considerations and greatly reduce its appeal and market value potential.

"As Improved":

The site is currently improved with a radio broadcast tower, with a broadcast generating facility owned by the land lease tenant. This use was permitted within the flooding easement, and apparently is able to co-exist with the low-lying conditions of the site and the existing easement. Furthermore, a replacement tower was erected in 2003, and the land lease has a remaining term of four years with a five-year option.

As a result, the existing use satisfies the requirements for the highest and best use of the site as if vacant, and is specifically permitted within the flooding easement, which is a severely restrictive legal impediment to most alternative uses of the site. As a result, the highest and best use of the property, as improved, is considered to be its existing use, a land lease that permits a marginal use of the property that can co-exist and is legally permissible within the various legal and physical constraints noted on this property.

APPRAISAL PROCESS

This section of the report entails the actual method(s) of estimating the subject's market value. The preceding portions of the report set the premise to the problem at hand and supply the reader with insight into the subject property and the surrounding area. Also, it determines the highest and best use of the subject, and whether that use is being obtained.

As stated, a land lease with a remaining term of four years and a five-year option period currently encumbers the larger parcel. The existing tenant improvements have been continually maintained and are also specifically permitted within an existing flooding easement to the City of Ocala that also encumbers the property and dramatically limits alternative uses.

As a result, valuation of the land value under the terms of the existing land lease, with consideration given to a determination of market rent, appears to best represent the market value of this property. This will be accomplished through the Income Approach, utilizing rents of radio broadcast, cable towers and or cell telephone towers to determine the market rent for the subject.

Furthermore, because of the physical and legal limitations on this site, which make a comparison to similar land sales virtually impossible the Sales Comparison Approach will not be employed. Likewise, because only the land is being appraised herein, per the Scope of Work for this appraisal, the Cost Approach is not applicable.

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INCOME APPROACH

Estimate of Land Value "As Vacant"

Lease	Orig. Date	Zoning	Present Use	Tract Size	Rent	SF-Value of Site	Rental Rate %
9	Jan. 1990	Ag.	Radio Tower (400 Foot)	405,979 SF (9.32± acres)	\$5,000/Yr. or \$0.012/SF/Yr	\$0.11	11.00%
10	May 1991	Ag.	Radio Tower (400 Foot)	335,412 SF (7.70± acres)	\$4,000/Yr. or \$0.012/SF/Yr	\$0.11	11.00%
11	Mar. 2002	Comm.	Cell Tower	81,022 SF (1.86± acres)	\$1,725/mon or \$0.255/SF/Yr	\$3.00	8.5%
12	June 2000	Ag.	Cell Tower	522,720 SF or (12± acres)	\$550/mon or \$0.013/SF/Yr	\$0.13	10.0%
Subject	Sept 2004	Industrial	Radio Tower (185 feet)	140,786 SF (3.232± acres)	\$500/mon or \$0.043/SF/Yr	N/A	N/A

The four rentals, which range from agricultural lands to a commercial site, indicate a rental range of \$0.012/SF/Year to \$0.255/SF/Year, while the subject (an assumed industrially zoned site for purposes of this appraisal) reflects a rent of \$0.043/SF/Year; with the exception of the subject, no rental data for towers situated on industrial tracts was discovered.

Consequently, the best information presented for comparison to the subject in this instance is the Rental Rate Percentage (%), denoting a range of 8.5% to 11.0%. Based upon this information, combined with the RealtyRates.com-Investor Survey data, a capitalization rate of 10.0% appears reasonable for the subject.

Applying this to the subject's rental rate would indicate a site value of \$0.43/SF. Comparing this to the industrial site sales in the Data Book, which denote a range of \$0.30/SF to \$1.22/SF, reveals the subject is at the lower end of the industrial sales range based on its current rent. Considering the existing flooding easement to the City and the low-lying condition created by the excavation of the subject site to a depth of some 8-10 feet below road grade, the subject's utility is significantly limited, indicating it should fall into the lower end of the value range for industrial use sites.

Furthermore, while a land lease may sometimes reflect only a partial use of the fee simple interest in a site, the same limiting factors combined with the existing tower use, virtually eliminates any other use on the subject at this time.

INCOME APPROACH**Valuation of Improvements:**

The only improvements noted on the larger parcel reflect leasehold improvements that are owned by the tenant, and possibly some hardwood timber. Since the leasehold improvements are not impacted by the Scope of Work or the Purpose of this appraisal, they will not be valued. Likewise, while the hardwood timber value may have some limited contribution as an offset to the cost of clearing, it would be negligible. Furthermore, market evidence for industrial site sales does not demonstrate any aesthetic contribution for trees.

EXPOSURE AND MARKETING TIME

Exposure and Marketing Time are a series of conditions in most market value definitions. *Exposure Time* is always presumed to precede the effective date of the appraisal, and is defined as:

"The estimated length of time the property interest being appraised would have been offered on the market prior to hypothetical consummation of a sale at market value upon the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market."⁴

While also referring to a property's exposure in the market, a property's *Marketing Time* refers to a prospective time period. Marketing Time is defined as:

"The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal."⁵

The subjects' Exposure Time and Marketing Time are considered equivalent, as there is no foreseeable change in market conditions or apparent external pressures on market participants (such as an acute need for liquidity or a statutory time limit imposed on the acquisition or sale of the subject). This market also demonstrates strong speculative power, which could decrease the marketing and exposure timeframe.

The subject's unusual physical and legal constraints, as discussed throughout this report, will clearly affect its marketability and highest and best use potential for alternative uses. Consequently, the property most likely has investor appeal only for its income stream. While marketing and exposure time for the subject property cannot be quantified, it seems reasonable to anticipate the period for both to exceed one year, if appropriately priced.

⁴ Uniform Standards of Professional Appraisal Practice, 2004, The Appraisal Foundation Statement on Appraisal Standards, No. 6, P.94

⁵ Uniform Standards of Professional Appraisal Practice, 2004, The Appraisal Foundation Statement on Appraisal Standards, No. 6, P.95

DESCRIPTION:

RIGHT-OF-WAY PARCEL

A PARCEL OF LAND LYING WITHIN THE SOUTH 430 FEET OF THE WEST 395 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE N00°19'42"E, ALONG THE WEST LINE OF SAID SECTION 7, 22.00 FEET; THENCE N89°41'49"E, 50.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE (100 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF NW 14TH STREET (52 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°19'42"E, ALONG SAID EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE, 16.69 FEET; THENCE S54°51'03"E, 28.78 FEET, TO SAID NORTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NW 14TH STREET, S89°41'49"W, 23.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 197 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT PARCEL

A PARCEL OF LAND LYING WITHIN THE SOUTH 430 FEET OF THE WEST 395 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE N00°19'42"E, ALONG THE WEST LINE OF SAID SECTION 7, 22.00 FEET; THENCE N89°41'49"E, 50.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE (100 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF NW 14TH STREET (52 FEET WIDE); THENCE N00°19'42"E, ALONG SAID EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE, 16.69 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N00°19'42"E ALONG SAID EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE, 391.33 FEET, TO THE NORTH LINE OF THE SOUTH 430.00 FEET OF THE WEST 395.00 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7; THENCE ALONG SAID NORTH LINE OF THE SOUTH 430.00 FEET OF THE WEST 395.00 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, N89°41'49"E, 29.94 FEET; THENCE S00°19'10"W, 408.02 FEET, TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NW 14TH STREET, S89°41'49"W, 6.38 FEET; THENCE N54°51'03"W, 28.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

REMAINDER PARCEL

THE SOUTH 430 FEET OF THE WEST 395 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, LYING AND BEING IN MARION COUNTY FLORIDA.

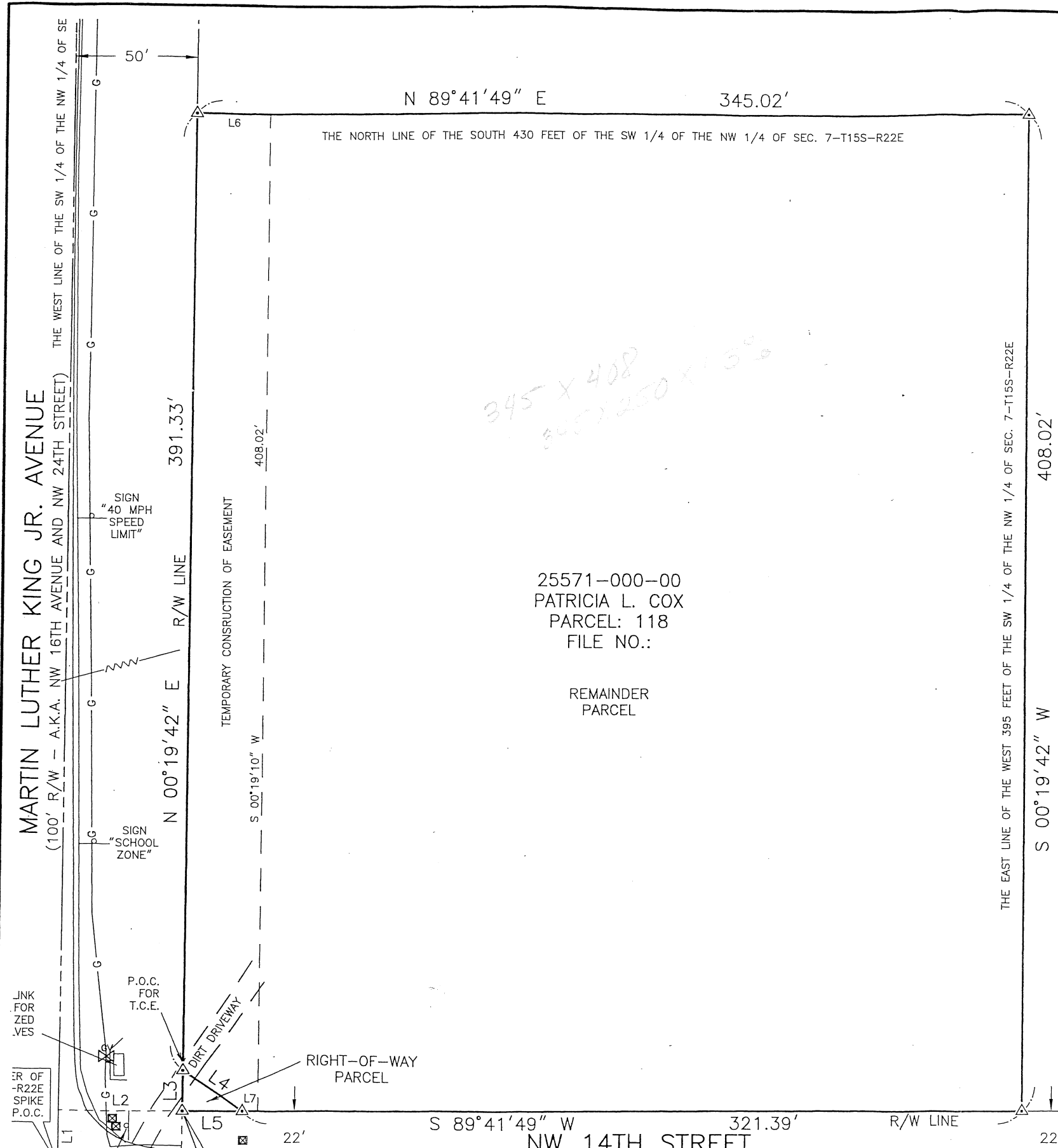
LESS AND EXCEPT:

THE WEST 50.00 FEET AND SOUTH 22.00 FEET THEREOF.

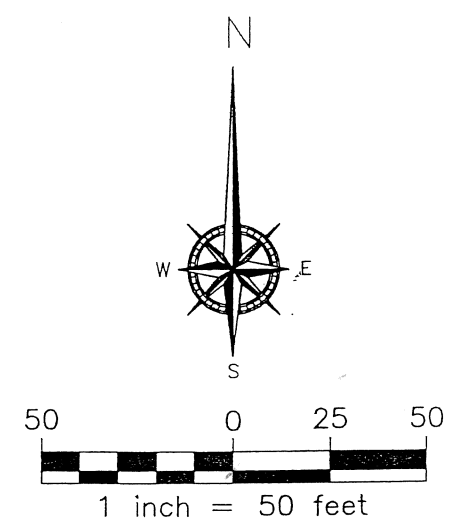
AND

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE N00°19'42"E, ALONG THE WEST LINE OF SAID SECTION 7, 22.00 FEET; THENCE N89°41'49"E, 50.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE (100 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF NW 14TH STREET (52 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°19'42"E, ALONG SAID EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. AVENUE, 16.69 FEET; THENCE S54°51'03"E, 28.78 FEET, TO SAID NORTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NW 14TH STREET, S89°41'49"W, 23.63 FEET, TO THE POINT OF BEGINNING.

me: S:_Land Projects\91901 CITY OF OCALA Martin Luther King Jr Ave Grid\dwg\PARCEL-118.dwg By: Lawhun Tab: SHEET 2 LTScale: 50 DimScale: 50 PSLTScale: 0



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°19'42" E	22.00
L2	N 89°41'49" E	50.00
L3	N 00°19'42" E	16.69
L4	S 54°51'03" E	28.78
L5	S 89°41'49" W	23.63
L6	N 89°41'49" E	29.94
L7	S 89°41'49" W	6.38



25571-000-00
PATRICIA L. COX
PARCEL: 118
FILE NO.: PENDING

- LEGEND:
- = FOUND RAILROAD SPIKE
 - △ = DESCRIPTIVE POINT
 - = MAILBOX
 - GV = GAS VALVE
 - ⊙ = SANITARY MANHOLE
 - ⊠ = BURIED UTILITY MARKER
 - A.K.A. = ALSO KNOWN AS
 - LB. = LICENSED BUSINESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - = EDGE OF ASPHALT PAVEMENT
 - = OVERHEAD ELECTRICAL LINE
 - G — = GAS LINE

PARCEL SKETCH AND DESCRIPTIONS
FOR
THE CITY OF OCALA

**Berryman
Henigar** Berryman & Henigar, Inc.
1414 S.W. MARTIN LUTHER KING JR. AVE.
OCALA, FLORIDA 34474-3129 (352) 368-5055
(LB 6895)

SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA				156
DRAWN BY:	C.C.L.	DATE OF SKETCH:	11-09-04	SCALE: 1" = 50'
REVISIONS		FIELD BOOK / PAGE		

ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

"AREA TO BE ACQUIRED"

INTRODUCTION

This portion of the report entails the valuation of the portion of the larger parcel to be acquired by the City of Ocala (Parcel 118). In this instance, the part to be acquired is a fee simple corner clip totaling 197± SF and a temporary construction easement totaling 12,196.80± SF (0.28± acres). The fee simple corner clip is located in the southwest corner of the parcel, while the temporary construction easement extends along the west boundary of the larger parcel and the east right-of-way of NW 16th Avenue. This acquisition was necessitated as part of the widening of NW 16th Avenue from two to four lanes.

LEGAL DESCRIPTION FOR AREA OF ACQUISITION

The legal description and sketch for the fee simple "corner clip" acquisition and Temporary Construction Easement (TCE) are shown on the previous pages. Berryman & Henigar, Inc prepared the legal description and sketch. A copy of the easement agreement is contained in the Addendum of this appraisal.

Right of Way:

Land within the Right-of-way Acquisition 197±SF (16.99' x 28.78' Triangle)

The proposed right-of-way acquisition of Parcel 118 reflects a triangularly shaped parcel of land in the southwest corner of the larger parcel containing 197± SF. (See Sketch of Acquisition on the preceding page.)

Improvements within the Right-of-way Acquisition:

The only items noted within the area were native vegetation, including hardwood trees.

Temporary Construction Easement (TCE):

Type of Easement:	Temporary Construction Easement (TCE)
Taking Size:	12,196.8± SF (0.28± acres) - (29.94' x 408.02', less corner clip)
Term of Easement:	Two years for construction

DESCRIPTION OF AREA OF ACQUISITION - (CONT)

Temporary Construction Easement (TCE): - (Cont)

The temporary construction easement portion of the area of acquisition of Parcel 118 is rectangular, being 29.94 feet in width and extending 408.02± feet along the western boundary of the larger parcel's existing right-of-way of NW 16th Avenue. It contains an overall land area of 12,196.8± SF (see sketch), and permits the City to adjust the grade of the site to fit the new road grade, which will be approximately six inches above the current grade.

Improvements within the TCE

The only items noted within the TCE were native vegetation, including hardwood trees.

VALUATION OF AREA OF ACQUISITION

Valuation of Land in Right-of-Way (Fee Simple):

Area of Taking: 197±SF (16.99' x 28.78' Triangle)

Proportionate Value of Larger Parcel: \$0.43/SF

Value of Acquisition: 197±SF @ \$0.43/SF = \$84.71

Rounded To \$85.00

Valuation of Improvements in Right-of-Way (Fee Simple):

There are no improvements located within the fee simple area of acquisition, only some native vegetation and hardwoods as discussed previously. However, since they would likely need to be removed under a normal development scenario of the property, the only value consideration would be contributing timber value of the hardwoods as an offset against the cost of clearing.

A review of hardwood timber values with Don Curtis, The Forestry Company, revealed that at present, hardwoods of the type found on the larger parcel have little if any commercial timber value. Furthermore, several of the vacant industrial land sales in the Data Book had similar vegetation to the larger parcel at the time of sale. As a result, no additional value will be given for them in this acquisition.

ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

VALUATION OF AREA OF ACQUISITION - (Cont)

Summary of Compensation for Right-of-Way Acquisition Fee Simple):

Therefore, based upon the information provided and the data analyzed, the estimated compensation to the property owner, for the "part taken", as a result of the fee simple acquisition of Parcel 118, is:

Land Area	\$85.00
Permanent Improvements	-0-
Landscaping	-0-
Estimate of Compensation	<u>\$85.00</u>

Valuation of the Temporary Construction Easement (TCE):

As discussed in the Data Book valuation of construction easements is likened to short-term land leases. It is necessary to estimate the lease rate for which the property can be rented during the construction period. The rate was estimated to be 10% (see Data Book for land lease rates), based upon the short duration and proposed use of the portions to be leased. Likewise, due to the short term, and based upon the leases analyzed, this rate reflects a gross lease amount with the property owner continuing to pay the real estate taxes on the property.

The temporary construction easement to be acquired herein reflects a period of two years or the completion of construction whichever comes first. Since it is not possible to estimate a completion date short of the maximum term the easement is considered to extend the full term. Likewise a temporary construction easement typically reflects 100% utilization of those lands by the grantee during the term of its duration. The lease rate therefore will be applied to the Proportionate Value of the Larger Parcel (\$0.435/SF) of the fee simple land it encumbers.

The calculation for the temporary construction easement for the area encumbered by the existing flooding easement is as follows:

Area of Temporary Easement:	12,196.8± SF (0.28± acres) - (29.94' x 408.02', less corner clip)
Proportionate Value of Larger Parcel's Fee Simple Interest:	\$0.43/SF
Value of Area to be Acquired:	12,196.8 SF @ \$0.43/SF = \$5,244.62
	Rounded to: <u>\$5,245</u>

ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

VALUATION OF AREA OF ACQUISITION - (Cont)

Valuation of the Temporary Construction Easement (TCE): - (Cont)

CALCULATION OF VALUE OF TEMPORARY CONSTRUCTION EASEMENT			
Total Value of Land Within Temporary Construction Easements			\$5,245.00
Annual Rent		10%	\$524.50
Present Value of Rent, Paid in Advance, Discounted at 10%			
Year	Annual Payment	PW Factor	PW of Rent Pmt.
1	\$542.50	1.0	\$542.50
2	\$542.50	1.9091-1.00	\$493.19
Total Present Value of Income			\$1,035.69
(Rounded)			\$1,036.00

EASEMENT

Valuation of Improvements within Temporary Easement (TCE):

There are no improvements located within the fee simple area of acquisition, only some native vegetation and hardwoods as discussed previously. However, since they would likely need to be removed under a normal development scenario of the property, the only value consideration would be contributing timber value of the hardwoods as an offset against the cost of clearing.

A review of hardwood timber values with Don Curtis, The Forestry Company, revealed that at present, hardwoods of the type found on the larger parcel, have little if any commercial timber value. Furthermore, several of the vacant industrial land sales in the Data Book had similar vegetation to the larger parcel at the time of sale. As a result, no additional value will be given for them in this acquisition.

Summary of Valuation of Land and Improvements within Area of Acquisition:

"Area of "Fee Simple "Corner Clip" Acquisition"

Land	\$ 85.00
Improvements	-0-
Total Value of Land and Improvements	\$ 85.00

"Temporary Construction Easement"

Land	\$1,036.00
Improvements	-0-
Total Value of Land and Improvements	\$1,036.00

Total Value of "Area of Acquisition" and "TCE" \$1,121.00

ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

DESCRIPTION OF REMAINDER PY

The remainder property retains the same characteristic features as existed prior to the taking, except it is altered slightly in the "after" situation denoting a reduction in size to 140,590± SF (3.228± acres). Furthermore, as set forth in the temporary construction easement, although some trees may be removed within the easement area, they were determined to offer no contributory value. Likewise, their potential removal will have no impact on the utility or value of the remainder.

The grade level of the new roadway will be some six inches above the existing road grade, which also does not present any problems with access. Lastly the remainder property will retain a similar amount of frontage along NW 16th Avenue, allowing for ample curb-cuts when and if development to an alternate use becomes feasible.

Therefore, the only difference noted in the remainder is the slightly reduced land area, which is insufficient to alter the utility of the remainder.

HIGHEST AND BEST USE OF REMAINDER

Unchanged as a result of the taking.

DAMAGES TO THE REMAINDER

The remainder property will retain the same size and utility as in the before situation, and no improvements were affected by the acquisition. As a result, no damages are noted to the remainder property and all unit values discussed are for land only.

COST TO CURE DISCUSSION

N/A

SUMMARY OF COMPENSATION

SUMMARY PARCEL 118	
Right of Way	\$ 85.00
Improvements	N/A
Damages	N/A
Temporary Easement	\$1,036.00
Improvements	N/A
Total Compensation	\$1,121.00

Certification and Statement of Assumptions and Limiting Conditions

Certification - The Appraisers certify and agree that:

1. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
2. The appraisers have no present or prospective future interest in the property appraised and we have no personal interest with respect to the parties involved.
3. The appraisers have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
4. The appraisers have personally inspected the property, both inside and outside, and have made an exterior inspection of all comparable sales listed in the report, unless otherwise stated in the report.
5. To the best of the appraisers' knowledge and belief, all statements and information in this report are true and correct, and the appraisers have not knowingly withheld any significant information.
6. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions and conclusions.
7. Our analyses, opinions and conditions were developed, and this appraisal report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, and is also subject to the requirements of the Code of Ethics and Standards of Professional Conduct of the Appraisal Institute.
8. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraisers whose signatures appear on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any unauthorized change(s).
9. No one provided significant professional assistance to the persons signing this report unless so named herein.

Certification and Statement of Assumptions and Limiting Conditions - (Cont)

10. The Appraisal Institute conducts a program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic education certification. As of the date of this report, John W. Arline, MAI, has completed the requirements of the continuing education program of the Appraisal Institute.

Contingent and Limiting Conditions - The certification of the appraisal appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by the appraisers in the report:

1. The appraisers do not assume responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property.
3. The appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such condition, or for engineering, which might be required to discover such features.
6. Information, estimates and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct.
7. Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the Uniform Standards of Professional Appraisal Practice and the Appraisal Institute.

Certification and Statement of Assumptions and Limiting Conditions - (Cont)

Contingent and Limiting Conditions - (Cont)

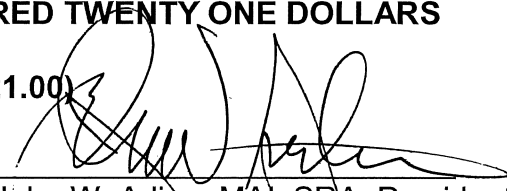
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the appraisers may be connected), shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any state or District of Columbia, without the previous written consent of the appraisers; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraisers.
9. On all appraisals, subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
10. The existence of potentially hazardous building material, i.e., urea-formaldehyde foam insulation, asbestos material, radon gas, and/or the presence of toxic waste material, has not been considered in this appraisal assignment. The appraisers are not qualified to detect such substances and accept no responsibility for their existence, if indeed they do exist either in the land or improvements.
11. Donna M. Fulford and John W. Arline, MAI have both personally inspected this property.

ONE THOUSAND ONE-HUNDRED TWENTY ONE DOLLARS

(\$1,121.00)

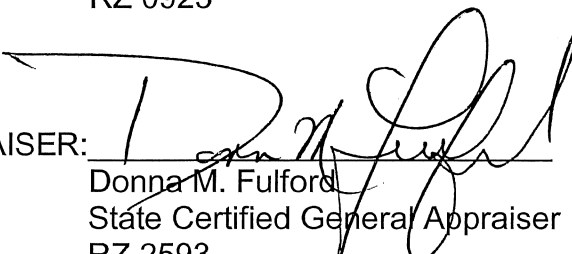
DATE: March 11, 2005

APPRAISER:


John W. Arline, MAI, SRA, President
State Certified General Appraiser
RZ 0925

DATE: March 11, 2005

APPRAISER:


Donna M. Fulford
State Certified General Appraiser
RZ 2593

Arline and Company, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS
500 S.E. FORT KING STREET, OCALA, FLORIDA 34471 • (352) 351-8460 • FAX (352) 351-1453

January 18, 2005

Ms. Patricia L. Cox
9833 Reflections Drive
Villa Rica, GA 30180

RE: Appraisal of your property located at 1501 NW 14th Street, Ocala, Florida in regards to the Martin Luther King, Jr., Boulevard Improvement Project; Phase 1A – Parcel 118

Dear Ms. Cox:

The City of Ocala has retained my firm to appraise the afore-referenced property. The purpose of this appraisal is to estimate compensation for your property, in conjunction with the proposed reconstruction of Martin Luther King, Jr. Boulevard (a/k/a NW 16th Avenue). The estimate of compensation will include the "area of taking", as well as any damages, less special benefits, accruing to the "remainder", as a result thereof. The City has proposed acquisition of lands for new right-of-way and/or easements, in order to improve the condition of the roadway and help move traffic in a more fluid manner.

We have scheduled a field inspection of your property on Wednesday, February 2, 2005, at 1:00 p.m. You or your designated representative may accompany us so that you may make us aware of any factors, which may affect the property's value.

If we do not receive a response, the inspection will be limited to what can be viewed from the existing right-of-way. This will be an exterior inspection of the premises specifically addressing the proposed area of acquisition and its impact on the property. If at that time we determine the necessity to complete a more thorough inspection requiring access to the interior of your property, we will subsequently arrange a mutually convenient time to meet with you or your representative.

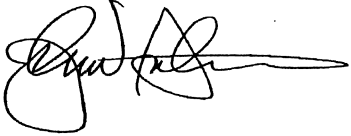


Ms. Patricia L. Cox
January 18, 2005
Page 2

Please notify Donna M. Fulford of my office at (352) 351-8460/Ext. 227 to confirm your desire to accompany us on the initial inspection, or if you have any questions regarding the appraisal.

Respectfully submitted,

ARLINE & COMPANY, INC.

A handwritten signature in black ink, appearing to read 'John W. Arline', with a long horizontal flourish extending to the right.

John W. Arline, MAI, SRA
President
State Certified General Appraiser RZ-0925

JWA:dmf

Cc: Joseph S. Switt, Real Estate Officer, City of Ocala Engineering

ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

Arline and Company, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS
500 S.E. FORT KING STREET, OCALA, FLORIDA 34471 • (352) 351-8460 • FAX (352) 351-1453

January 18, 2005

Mr. W. H. Martin
9833 Reflections Drive
Villa Rica, GA 30180

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Dear Mr. Martin:

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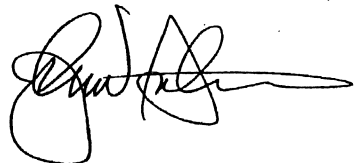


Mr. W. H. Martin
January 18, 2005
Page 2

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John W. Arline, MAI, SRA
President
State Certified General Appraiser RZ-0925

JWA:dmf

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ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

Arline and Company, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS
500 S.E. FORT KING STREET, OCALA, FLORIDA 34471 • (352) 351-8460 • FAX (352) 351-1453

January 18, 2005

Ms. Lee Ann Wilson
9833 Reflections Drive
Villa Rica, GA 30180

RE: Appraisal of your property located at 1501 NW 14th Street, Ocala, Florida in regards to the Martin Luther King, Jr., Boulevard Improvement Project; Phase 1A – Parcel 118

Dear Ms. Wilson:

The City of Ocala has retained my firm to appraise the afore-referenced property. The purpose of this appraisal is to estimate compensation for your property, in conjunction with the proposed reconstruction of Martin Luther King, Jr. Boulevard (a/k/a NW 16th Avenue). The estimate of compensation will include the "area of taking", as well as any damages, less special benefits, accruing to the "remainder", as a result thereof. The City has proposed acquisition of lands for new right-of-way and/or easements, in order to improve the condition of the roadway and help move traffic in a more fluid manner.

We have scheduled a field inspection of your property on Wednesday, February 2, 2005, at 1:00 p.m. You or your designated representative may accompany us so that you may make us aware of any factors, which may affect the property's value.

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Ms. Lee Ann Wilson
January 18, 2005
Page 2

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ARLINE & COMPANY, INC.

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John W. Arline, MAI, SRA
President
State Certified General Appraiser RZ-0925

JWA:dmf

Cc: Joseph S. Switt, Real Estate Officer, City of Ocala Engineering

**ARLINE AND COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS**

LEASE

This AGREEMENT made and entered into on this 16th day of August, 2004, by and between PATRICA M. COX, hereinafter referred to as "Landlord", and Westshore Broadcasting Inc., a corporation, hereinafter referred to as "Tenant".

WITNESSETH:

That in consideration of the rental, hereinafter obligated in the covenants and undertakings of the parties, Landlord does hereby rent, lease and demise unto the Tenant, the following described property situated in Marion County, Florida, to-wit:

South 430 feet of the west 395 feet of the southwest
¼ of the northwest ¼, Section 7, Township 15 south,
Range 22 east.

The lease shall be according to the following terms and conditions:

1. The term of this lease shall be for 5 years, commencing September 1, 2004 and terminating August 31, 2009. Monthly rent shall be \$500.00. Payment is due the 1st of each month.
2. Tenant shall have the option to renew this lease for an additional term of 5 years, beginning September 1, 2009 with the rent to be negotiated.

(2)

3. The Tenant, as further consideration for said lease, covenants and agrees to pay all taxes and assessments levied and assessed against the premises during the term of this lease, and shall pay same immediately with appropriate receipt to Landlord evidencing such payment.

4. This lease is further subject to provisions of all governmental regulations and municipal laws and ordinances now in force or hereinafter enacted covering the use of such premises.

5. Landlord recognizes that the transmitter tower now located on the demised premises is owned by the tenant.

6. In the event that Tenant shall default in any of the obligations hereinunder set forth for a period of thirty (30) days from the time that same may become due or required to be done, landlord may, at her option, declare all sums provided herein to be due and payable and, may, at its option, retake possession of the premises, force that breach, and as agent for the Tenant, proceed to rent and lease said premises; or, at their option, may elect to rescind and cancel this agreement, in which event Landlord shall be entitled to immediate possession of the premises in the event that it shall be necessary because of any default on the part of the Tenant, that Landlord retain counsel or litigate such controversy, Tenant agrees to pay all costs experience by landlord, including reasonable attorney's fees for the collection of such sums due or for the retaking of the premises.

(3)

7. Tenant may assign this lease to any solvent person, entity or corporation provided two (2) week's notice of such assignment is given in advance to landlord, but such assignment shall, in no wise, diminish the full responsibility of Tenant for the obligation of the lease.

8. In the event that Tenant shall be adjudicated or bankrupt or shall file any proceedings for a composition of creditors, such action shall be construed as a breach of this lease and landlord shall be entitled to the same rights and options as established hereinabove for the breach of covenants of said lease.

9. Any notice required under this lease shall be given as follows:

AS TO LANDLORD:

Patricia M. Cox
9833 Reflections Drive
Villa Rica, GA. 30180
770-459-6852

AS TO TENANT:

Mike Smith Co
Westshore Broadcasting Inc.
311 112th Ave N. E.
St Petersburg, FL. 33716
Phone - 727-576-2234

(4)

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witnesses:

Orville R. Shaduf

LANDLORD:

Patricia M. Cox

Patricia M. Cox

TENANT:

Westshore Broadcasting Inc.

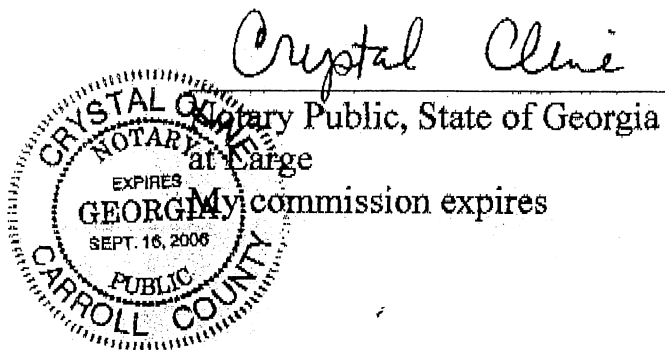
President

(5)

**STATE OF GEORGIA
COUNTY OF DOUGLAS**

I hereby certify that on this date before me, an officer duly qualified to take acknowledgements, personally appeared **PATRICIA M. COX**, known to me, as the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the county and state last aforesaid this 16th day of August, 2004.

**STATE OF FLORIDA
COUNTY OF PINELLAS**

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared **MIKE SMITH COO**, president of Westshore Broadcasting Inc., a corporation, known to be the person described in and who executed the foregoing instrument on behalf of Westshore Broadcasting Inc. and who acknowledged before me that he executed the same as the act and deed of said Westshore Broadcasting Inc.

Witness my hand and official seal in the county and state last aforesaid this _____ day of August, 2004.

Notary Public, State of Florida
at Large

My commission expires:



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1706

Agenda Item #: c.

Submitted By: David Sablan

Presentation By: David Sablan

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for property located 1700 block of NW Martin Luther King Jr Avenue (Parcel 25502-000-00, 25502-002-00, and 25491-001-00), approximately 11.20 acres (Case ZON26-0007) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed.

This is a city staff-initiated request to rezone the subject property from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use. An associated application to change the future land use designation to Public is also being considered (LUC26-0002).

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcels 25502-000-00, 25502-002-00, and 25491-001-00, consists of approximately 11.20 acres and was acquired by the City in two separate transactions in 2018 and 2026.

- The subject property consists of three contiguous parcels; two parcels (25502-000-00 & 25502-002-00) totaling 10.65-acres are zoned M-3, Heavy Industrial, and one parcel (25491-001-00) totaling 0.55 acres is zoned M-2, Medium Industrial.
- The M-2 zoning district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures.
- The M-3 zoning district is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas.
- The subject property has an existing Future Land Use designation of Medium Intensity/Special District. The M-3 properties are currently not compliant with the comprehensive plan.
- The subject property has a concurrent application to change the Future Land Use designation for the entire approximate 11.20 acres to Public.

FINDINGS AND CONCLUSIONS:

- The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with the existing use of the property.
- Public Future Land Use category is appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan.
- The G-U, Governmental Use, zoning district is consistent with the existing and intended use of the subject properties and compliant with the proposed future land use category.
- The proposed amendment will provide the city with additional opportunities for the expansion of city public services and infrastructure in this area.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING M-2, MEDIUM INDUSTRIAL, AND M-3, HEAVY INDUSTRIAL, TO G-U, GOVERNMENTAL USE, FOR CERTAIN PROPERTY LOCATED IN THE 1700 BLOCK OF NW MARTIN LUTHER KING JR AVENUE (PARCELS 25502-000-00, 25502-002-00, and 24591-000-00), APPROXIMATELY 11.20 ACRES (CASE NO. ZON26-0007); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as G-U, Governmental Use:

PARCEL 25502-000-00:

PARCEL 4:

LYING IN SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THE SOUTH 7.47 CHAINS OF THE EAST 4.47 CHAINS OF THE NW 1/4 OF THE NW 1/4 AND ALL OF ROBINSON & LARGE ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 92, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 506.22 FEET, THENCE N 0°00'30"E 350.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 399.30 FEET, THENCE N 0°00'30"E 60 FEET, THENCE WEST 399.30 FEET, THENCE S 0°00'30"W 60 FEET TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, ALSO THE SW CORNER OF ROBINSON & LARGE ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 92, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N 0°03'08"E ALONG THE WEST BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA, 199.00 FEET TO THE POINT OF BEGINNING; THENCE N 0°03'08"E ALONG SAID ROBINSON & LARGE ADDITION TO OCALA 517.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF SEABOARD COAST

LINE RAILROAD, ALSO NORTHERLY BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA; THENCE S 52°28'50"E ALONG SAID RIGHT OF WAY AND NORTHERLY BOUNDARY OF SAID ROBINSON & LARGE ADDITION TO OCALA, 849.24 FEET; THENCE WEST 674.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL 1:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE EAST 904.20 FEET, THENCE NORTH 410.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 295.02 FEET, THENCE NORTH 83.02 FEET, THENCE WEST 295.02 FEET, THENCE SOUTH 83.02 FEET TO THE POINT OF BEGINNING.

PARCEL 25491-001-00:

PARCEL 1:

ALL OF THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF MARION AND THE STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 506.22 FEET, THENCE N.0°00'30"E., 350.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 399.30 FEET, THENCE N.0°00'30"E., 60.00 FEET, THENCE WEST 399.30 FEET, THENCE S.0°00'30"W., 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 25502-002-00:

PARCEL 2:

ALL OF THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF MARION AND THE STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, ALSO SOUTHWEST CORNER OF ROBINSON AND LARGE ADDITION TO OCALA, AS RECORDED IN PLAT BOOK A, PAGE 92, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.0°03'08"E., ALONG WEST BOUNDARY OF SAID ROBINSON AND LARGE ADDITION 199.00 FEET TO THE POINT OF BEGINNING; THENCE N.0°03'08"E., ALONG SAID ROBINSON AND LARGE ADDITION 517.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, ALSO NORTHERLY BOUNDARY OF SAID ROBINSON AND LARGE ADDITION; THENCE S.52°28'50"E., ALONG SAID RIGHT OF WAY AND NORTHERLY BOUNDARY OF SAID ROBINSON AND LARGE ADDITION 849.24 FEET; THENCE WEST 674.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ON THE NORTH 60 FEET OF THE REAL PROPERTY IN MARION COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE EAST 904.20 FEET; THENCE NORTH 410 FEET TO THE POINT OF BEGINNING; THENCE EAST 295.02 FEET; THENCE SOUTH 410 FEET; THENCE WEST 295.02 FEET; THENCE NORTH 410 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as

provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from M-2, Medium Industrial and M-3, Heavy Industrial, to G-U, Governmental Use, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton

City Attorney

Ordinance No: 2026-XX

Introduced: Click or tap to enter a date.

Adopted: Click or tap to enter a date.

Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON26-0007

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

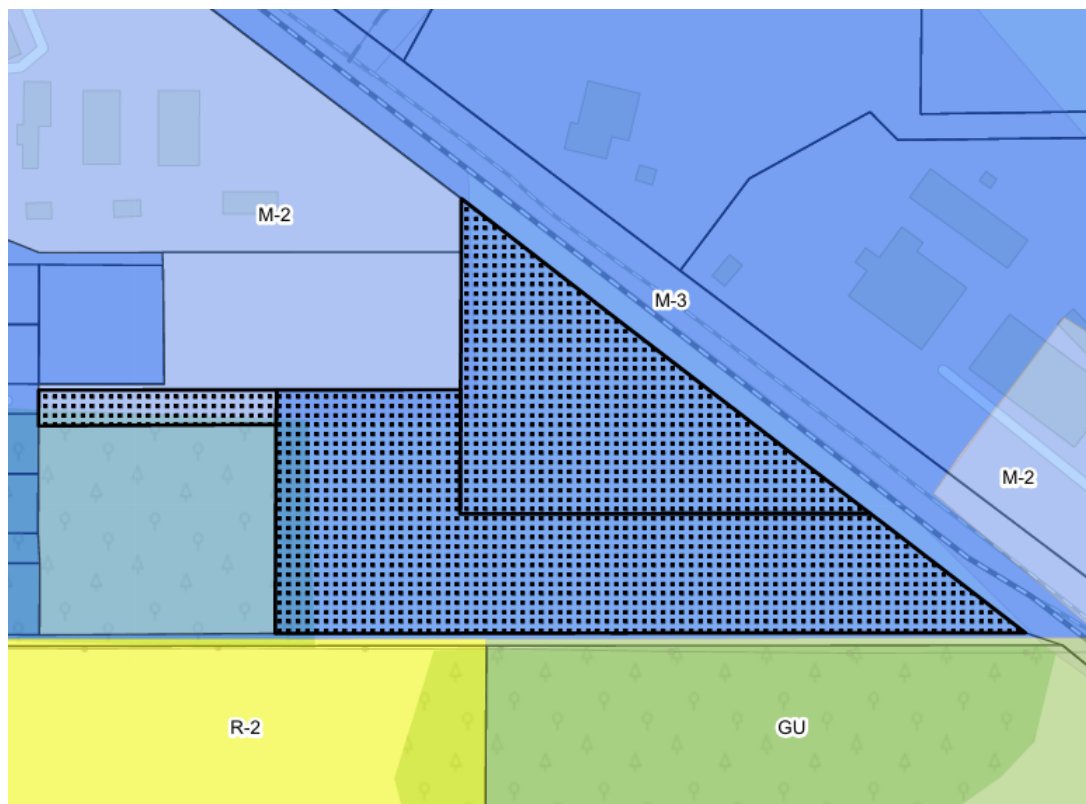
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from M-2, Medium Industrial District and M-3, Heavy Industrial District, to G-U, Governmental Use District

Parcel Information

Acres: ±11.20 acres
Parcel(s)#: 25502-000-00, 25502-002-00, & 25491-001-00
Location: 1700 Block of NW Martin Luther King Jr Avenue
Existing use: Undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designations: M-2, Medium Industrial District & M-3, Heavy Industrial District
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed.

The City is requesting a rezoning of three contiguous parcels; two parcels (25502-000-00 & 25502-002-00) totaling 10.65-acres from M-3, Heavy Industrial to G-U, Governmental Use, and one parcel (25491-001-00) totaling 0.55 acres from M-2, Medium Industrial to G-U.

There is a concurrent application to change the Future Land Use designation of all three parcels from Medium Intensity/Special District to Public (LUC26-0002).

Section 2 - Background Information

The subject property is comprised of three contiguous parcels totaling ±11.20 acres. The current designations of the properties are:

Zoning:

(25491-001-00) M-2, Medium Industrial, is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

(25502-000-00 & 25502-002-00) M-3, Heavy Industrial, is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. Outdoor manufacturing activities and storage associated with permitted uses may be allowed in the M-3 district. Service and commercial establishments as well as showroom and outdoor sales are not permitted in this district. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Future Land Use:

Medium Intensity/ Special District, between 5 to 30 dwelling units per acre, and between 0.15 to 4.0 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Medium Intensity/ Special District	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Vacant

Rezoning Staff Report

Case No. ZON26-0007

East	Employment Center	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Warehouse (across railroad)
South	Public	R-2, Two-Family Residential G-U, Governmental Use	City of Ocala Drainage Retention Undeveloped Area
West	Medium Intensity/ Special District	M-2, Intermediate Industrial M-3, Heavy Industrial	Undeveloped

The subject properties were annexed into the City in 1964. The three properties do not have adequate frontage along a public right-of-way (ROW). All three properties are situated approximately 540-feet east of NW Martin Luther King Jr Avenue, and at the terminus of the ROW for NW 18th Street, an unmaintained dirt road, which was never constructed as a complete City street. Parcel 25491-001-00 was purchased by the City to act as access to the parcels located further to the east. A CSX owned railroad runs along the eastern boundary of the project site and separates it from heavy industrial uses east of the railroad.

The City acquired parcels 25502-002-00 and 25491-001-00 in April 2018, and purchased parcel 25502-000-00, in May 2026. The City's immediate plans for the subject property are to utilize it as a Disaster Debris Management Site (DDMS) for storm debris.

As shown in **Figure 1. Case Map** the subject property is located north of land that is owned and utilized by the City as a DRA, some of which is already zoned GU and some of which is zoned R-2, Two-Family Residence. The properties which are zoned residentially have a concurrent application to rezone to G-U.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted comprehensive plan, and relevant land development regulations. The current M-2 zoning is compliant with the comprehensive plan and applicable land development regulations but the M-3 zoning is not compliant with the comprehensive plan future land use designation of Medium Intensity/Special District. The request to rezone from M-2 and M-3 to G-U will fix the Comprehensive Plan compliance issues and recognize the property as a publicly owned property. A concurrent application has been made to change the underlying land use from Medium Intensity/Special District to Public. Per the Code of Ordinances Section 122-481 the GU district is applied to those areas where the uses conducted are utilized by governmental agencies.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Public. The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.*

Rezoning Staff Report

Case No. ZON26-0007

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

There is a concurrent application to change the subject property's Future Land Use designation to Public. The immediate use of the site as a DDMS as well as the potential use as stormwater retention area, are civic facilities that fall within the intended use of the Public Future Land Use designation.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

2. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

<i>Public</i>	<i>G-U, FBC</i>
----------------------	------------------------

Staff Comment:

The requested G-U, Governmental Use, zoning district is consistent with the proposed Public Future Land Use Classification.

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a zoning amendment is limited due to the lack of specific proposed development. As a civic facility the likely impact any future use or development of the site may have on LOS would minimal or be to increase capacities.

Section 5 - Staff Findings and Recommendation

- The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with the existing use of the property.
- Public Future Land Use classification would be the appropriate designation for a property zoned G-U, pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The G-U, Governmental Use, zoning district is consistent with the existing and intended use of the subject properties.
- The proposed amendment will provide the city with additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of ZON26-0007

CASE MAP

Case Number:

ZON26-0007

Parcel:

25502-000-00, 25502-002-00
and 25491-001-00

Property Size:

Approximately 11.20 Acres

Land Use Designation:

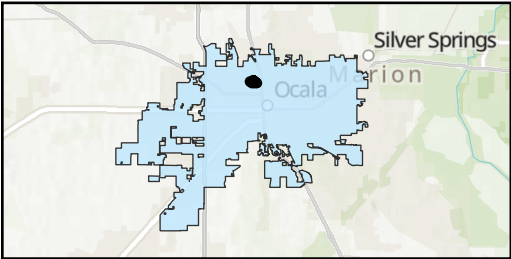
Medium Intensity/Special District

Zoning:

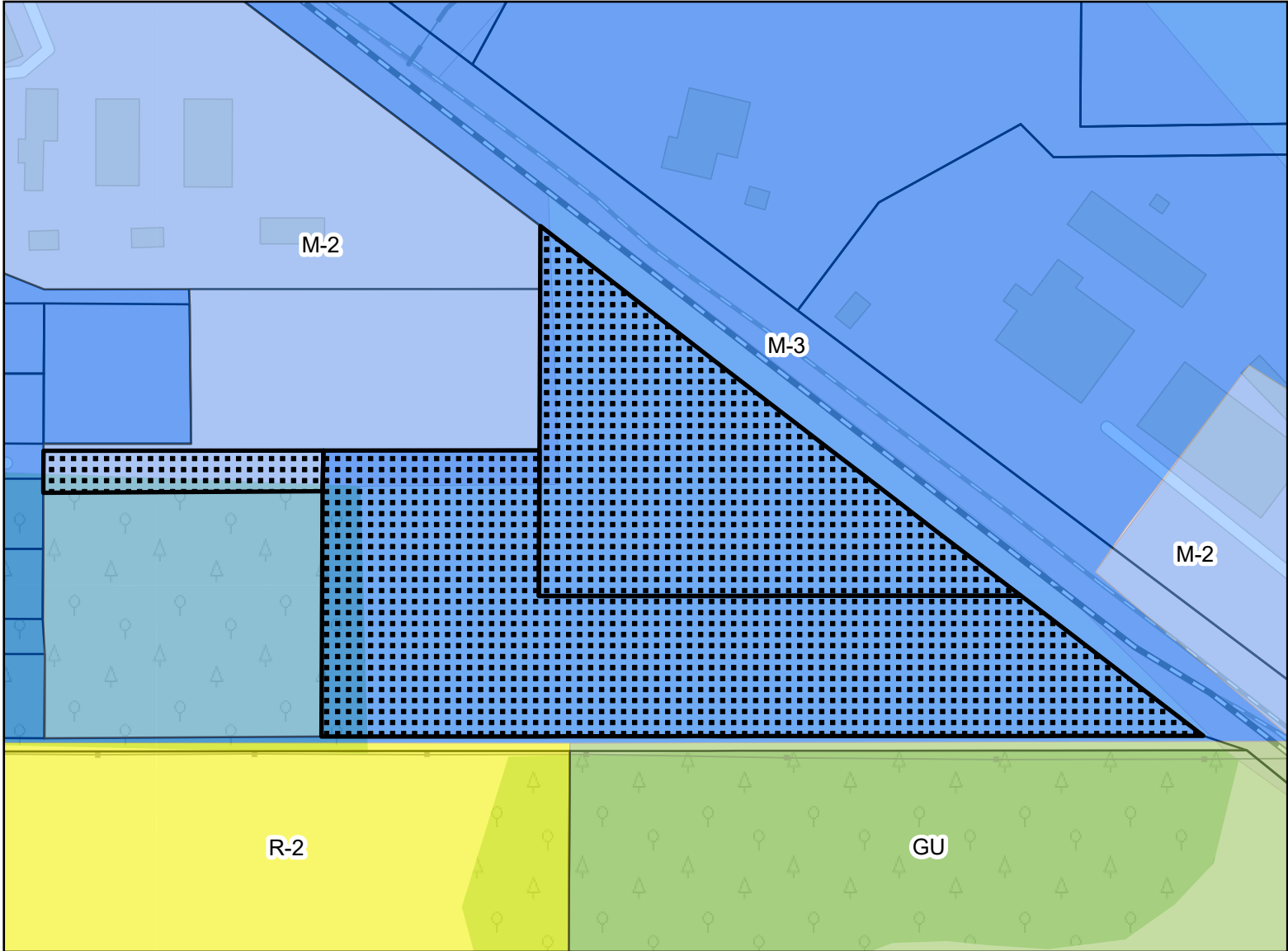
M-3, Heavy Industrial and M-2, Medium Industrial

Proposal:

A request to change zoning from
M-2 and M-3 to GU



Folder: M:\GIS\Department\IT\IT\Planning\2026\July_PZ\ZON26_0007\



- GU:Governmental Use
- M-2:Medium Industrial
- M-3:Heavy Industrial
- R-2:Two-Family Residential
- Parcels
- Subject Property





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1704

Agenda Item #: d.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion (3.05 acres) of the property located in the 1700 block of NE 18th Place (Parcel 2649-004-001), approximately 4.95 acres in total (Case ZON26-0010) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- **Applicant:** Brad Dinkins
- **Property Owner:** B & W Land Holdings - CR LLC
- **Agent:** Brad Dinkins

Key Points:

The applicant is requesting to rezone a portion (3.05 acres) of parcel 2649-004-001 comprising 4.95 acres in total, from M-1, Light Industrial, to M-2, Medium Industrial, to provide a unified zoning designation for the entire property.

Zoning and Land Use Factors for Consideration:

- The subject property currently has two zoning designations. The northern approximate one-third of the property is zoned M-2 and the southern two-thirds is zoned M-1. If approved, the request would rezone the M-1 portion to M-2, establishing an M-2 zoning designation across the entire parcel. The property was annexed into the City of Ocala in 1964.

- The subject property is currently undeveloped and is designated Low Intensity Future Land Use.
- The property is located within an established industrial area surrounded by warehouse distribution facilities, undeveloped industrial land, and the CSX railroad corridor.
- The subject property is under common ownership with the adjoining property to the east and the applicant has indicated their intent for this property to serve as an expansion of the existing warehouse distribution facility.
- Properties having multiple zoning designations can lead to challenges with design and site plan configuration to ensure compliance with the permitted uses and standards for each district are being maintained.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the Low Intensity Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed rezoning will eliminate the existing split-zoning condition on the property and establish a consistent zoning designation across the parcel.
- The subject property is located within an established industrial area and the proposed M-2 zoning district is complimentary with the surrounding development pattern.
- The subject property is served by existing public infrastructure and utilities, and no level of service issues have been identified.
- The affected roadway segments are operating within the adopted Level of Service standards, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards. Any proposed development of the site will require additional analysis for transportation impacts prior to site plan approval.
- Future development of the property will be subject to additional review and level of service analysis during the site plan review process.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.

- Deny
- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM M-1, LIGHT INDUSTRIAL, TO M-2, MEDIUM INDUSTRIAL, FOR A PORTION (3.05 ACRES) OF CERTAIN PROPERTY LOCATED IN THE 1700 BLOCK OF NE 18TH PLACE, PARCEL 2649-004-001, APPROXIMATELY 4.95 ACRES (CASE NO. ZON26-0010); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-2, Medium Industrial:

THAT PART OF LOT 4 OF N.E. 19TH AVE. INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 65, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING NORTH OF NE 18TH PLACE, A.K.A. THAT PART OF SAID LOT 4 THAT LIES NORTH OF THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE NW CORNER OF LOT 3 OF SAID PLAT OF NE 19TH AVENUE INDUSTRIAL PARK; THENCE NORTH 60.00 FEET; THENCE N89°35'04"E., 791.58 FEET; THENCE S00°09'43"W., 60.00 FEET; THENCE S.89°35'94"W., 791.41 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and

(3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from M-1, Light Industrial, to M-2, Medium Industrial, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON26-0010

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

City Council (Adoption): September 1, 2026

Applicant:	Brad Dinkins
Property Owner:	B & W Land Holdings - CR LLC
Agent:	Brad Dinkins
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from M-1, Light Industrial, to M-2, Medium Industrial
Parcel Information	
Acres:	± 3.05 acres
Parcel(s)#:	2649-004-001
Location:	1700 block of NE 18th Place
Existing use:	Undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	M-1, Light Industrial, & M-2, Medium Industrial
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map

Section 1 - Applicant Request

The applicant is requesting to rezone parcel 2649-004-001 from M-1, Light Industrial, & M-2, Medium Industrial.

At the time the application was submitted, RIZ Real Estate Holdings LLC were the property owners. Ownership changed in May 2026 when B&W Land Holdings – CR, LLC purchased the subject property. Bradford Dinkins, the registered agent for B&W Land Holdings – CR, LLC, is listed as the applicant and agent on the application.

Section 2 - Background Information

The subject property consists of approximately 4.95 acres and is currently undeveloped. The property was annexed into the City of Ocala in 1964 and was subsequently platted in 1982 as a portion of Lot 4 of the “N.E. 19th Avenue Industrial Park Plat,” as recorded in Plat Book V, Page 65, of the Public Records of Marion County, Florida.

In 1996, NE 18th Place was constructed, bisecting Lot 4 into two separate parcels. In 2019, the property owner submitted a Lot Reconfiguration application to adjust property boundary lines and surrounding properties to bring the lots into conformance with the City of Ocala Code of Ordinances.

Currently, the northern 1.90-acre portion of Lot 4 is zoned M-2, while the remaining 3.05 acres is zoned M-1, resulting in a split-zoned parcel. The applicant is requesting to rezone the southern 3.05-acre portion of the property from M-1 to M-2 to establish a single, consistent zoning designation across the entire parcel.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	M-1, Light Industrial	CSX RR Mill Oaks Industrial Complex
East	Low Intensity	M-2, Medium Industrial	City Owned Water Retention Area
South	Low Intensity	M-1, Light Industrial	Undeveloped
West	Low Intensity	M-1, Light Industrial M-2, Medium Industrial	Conmar Warehouse Distribution

The subject property is located within an area characterized by industrial zoning and development patterns. Properties to the north, south, and west are zoned M-1 and M-2. Existing uses in the surrounding area include a CSX railroad corridor, warehouse distribution facilities, industrial retention areas, and undeveloped industrially zoned land. The owner of the subject property also owns the adjoining property to the east of the subject property. The property is zoned M-2 and contains an existing warehouse distribution facility with associated stormwater retention area.

Section 3 – Staff Analysis

The purpose of the staff analysis is to review the request for consistency with the Comprehensive Plan, Land Development Code and the surrounding development pattern. The proposed rezoning extends the existing M-2 zoning district to the remainder of the subject property, replacing the split-zoning for a single zoning district that is comprehensive of the entire parcel. The subject property has a Low Intensity Future Land Use designation and is located within an established industrial subdivision. The surrounding area is characterized by warehouse distribution facilities, undeveloped industrial land, and a railroad corridor.

Consistency with Comprehensive Plan:

The requested rezoning is **consistent** with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the*

intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed rezoning is consistent with Future Land Use Element Policy 6.6, Low Intensity. The subject property has a Low Intensity Future Land Use designation, which allows light industrial uses in designated locations as specified in the Land Development Code. The property is located within an established industrial area and is surrounded by industrial zoning and uses, including warehouse distribution facilities, and a railroad corridor.

The request would rezone the portion of the property currently zoned M-1 to M-2 eliminating the split-zoning condition that currently exists on the parcel. The Future Land Use designation will remain Low Intensity which does not increase the density or intensity permitted by the Comprehensive Plan.

The subject property is under common ownership with the property immediately to the east and is intended to serve as an expansion of the existing warehouse distribution facility.

2. *Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.*

Staff Comment:

The requested rezoning aligns with the current zoning of the surrounding properties and is consistent with the underlying Low Intensity FLU.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances: Section 122-244 - *District criteria: Zoning districts allowed under each land use classification.*

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2 ^a , B-4, B-5****, SC, M-1, M-2 , G-U, INST, A-1***, PD, FBC
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Staff Comment: The requested M-2 zoning district is allowed within the existing Low Intensity Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, light manufacturing of finished or semi-finished products and other compatible uses. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763.	10,000	60-feet
Proposed	M-2, Medium Industrial	Intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception.	20,000	60-feet

Staff Comment:

The proposed rezoning would extend the existing M-2 zoning designation to the remainder of the parcel, eliminating the split-zoning condition that currently exists on the property. While the M-2 district permits a broader range of industrial uses and expands the amount of outdoor storage permitted than in the M-1 district, both districts are intended to accommodate industrial development, including warehouse storage, wholesale distribution, research and development, and light manufacturing activities. Additionally, the M-2 district requires a larger minimum lot area than the M-1 district, while maintaining the same maximum building height of 60 feet. Development of lots with multiple zoning designations creates challenges for the allocation of improvements and uses on the site to ensure

compliance with differing underlying permitted uses and development standards from each district as indicated in this section. The proposed M-2 zoning district is consistent with the existing industrial character of the area.

Section 4 - Level of Service (LOS) Analysis

The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. The proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards for public facilities. Future development of the property will be subject to concurrency requirements and additional review during the site plan review process.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The subject property has direct access to NE 18th Place, which provides connectivity to NE 19th Avenue, a local road. SR 492 intersects NE 19th Avenue to the south, an arterial roadway, and NE 24th Street to the north, a collector roadway. The subject property is under common ownership with parcel 26403-001-00 to the east, which is a developed manufacturing and warehouse facility. Parcel 26403-001-00 has direct access to NE 25th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below, along with updated 2026 Traffic Counts.

• Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2026 AADT	Existing LOS
SR 492	4		Arterial	D	38,430	20,100	C
NE 25th	2		Collector	E	11,232	9,700	E

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

LOS Impact: The affected segment of the subject roadways are currently operating within the adopted Level of Service standards. SR 492 operates at LOS C, exceeding the adopted LOS D standard, while NE 25th Avenue is operating at LOS E, which is the adopted LOS for this road segment. NE 19th Avenue is a local roadway and does not appear on the Congestion Management Plan, the current traffic counts indicate 2,800 AADT's and has remained relatively flat over the last five years. Based on 2026 traffic data, SR 492 is functioning well below its available capacity. NE 25th Avenue is indicated on the Congestion Management Plan as a congested road segment with the potential to exceed the LOS standard by 2028. However, the road segment recently saw a decline from the previous year of 10,400 to 9,700 AADT.

Future development of the property will be subject to the City's transportation concurrency requirements. In accordance with the City of Ocala's transportation concurrency management requirements, developments anticipated to generate 100 or more net new PM peak hour trips will be required to submit a traffic study during the subdivision or site plan review process to evaluate potential impacts to the surrounding transportation network. It is unknown at this time what development will occur on the property in question, but due to the overall size of the subject property and the existing development to the east under common ownership, it is unlikely that a significant development will occur that will cause a failure of the nearby road segments. Any proposed development of the site will

require additional analysis for transportation impacts prior to site plan approval.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along SW 18th Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. A capacity analysis will be required at the time of site plan review for any future development.

Sanitary Sewer: Nearby properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located on the property line of the subject property off of SW 18th Avenue.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *LOS Impact:* Solid waste is transported to facilities outside of the city.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 71,017 requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Spring 2026 Activity Guide released by the Recreation and Parks Department.

LOS Impact: N/A residential uses are not permitted in the M-2 zoning district.

B. Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject property is not located within a Flood Zone. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: City Fiber is located nearby and available for connection.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.56 miles from the subject property. This distance is within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment to M-2 zoning does not permit residential uses and will therefore not have any additional impact on school facilities.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the Low Intensity Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed rezoning will eliminate the existing split-zoning condition on the property and establish a consistent zoning designation across the parcel.
- The subject property is located within an established industrial area and the proposed M-2 zoning district is complimentary with the surrounding development pattern.
- The subject property is served by existing public infrastructure and utilities, and no level of service issues have been identified.
- The affected roadway segments are operating within the adopted Level of Service standards, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards. Any proposed development of the site will require additional analysis for transportation impacts prior to site plan approval.
- Future development of the property will be subject to additional review and level of service analysis during the site plan review process

Staff Recommendation: Approval

Exhibit A. Permitted Uses Table

Permitted Use Type	M-1, Light Industrial	M-2, Medium Industrial
<i>General Retail</i>	• Furniture store, with a minimum of 10,000 square feet of warehouse space • Home garden/hobby farm equipment sales • Used merchandise store	• Furniture store, with a minimum of 10,000 square feet of warehouse space • Home garden/hobby farm equipment sales • Used merchandise store
<i>Vehicular sales</i>	• <i>None Permitted</i>	• Truck rental and sales
<i>Agricultural use</i>	• Indoor greenhouse • Indoor hemp facility	• Indoor greenhouse • Indoor hemp facility
<i>Business service</i>	• Advertising services (on-site/off-site signs) • Construction service establishment • Equipment rental and leasing	• Advertising services (on-site/off-site signs) • Construction service establishment • Equipment rental and leasing

Rezoning Staff Report
Case No. ZON26-0010

	• General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio/TV broadcasting facilities • Security systems service • Day labor service establishment*	• General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio/TV broadcasting facilities • Security systems service • Day labor service establishment
<i>Eating or drinking establishment</i>	• Alcoholic beverage establishment (off-premises consumption) • Restaurant (enclosed)	• Alcoholic beverage establishment (off-premises consumption) • Restaurant (enclosed)
<i>Office Use</i>	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
<i>Personal Service</i>	• Bail bonds agency • Kennel • Laundry and dry-cleaning service • Major household repair establishment • Mini-warehouse • Minor household repair establishment • Recycling collection point	• Bail bonds agency • Kennel • Laundry and dry-cleaning service • Major household repair establishment • Mini-warehouse • Minor household repair establishment • Recycling collection point
<i>Vehicular service</i>	• Auto repair, minor • Repair garage • Self-service/convenience store	• Repair garage • Self-service/convenience store
<i>Community Service</i>	• Day care facilities*	• Day care facilities*
<i>Educational Use</i>	• Community education center • Vocational/professional school	• Community education center • Vocational/professional school
<i>Public Uses</i>	• <i>None Permitted</i>	• Airport
<i>Recreational Use</i>	• Recreation facility, indoor*	• Recreation facility, indoor*
<i>Health Care Use</i>	• Medical and dental laboratory • Veterinarian office	• Medical and dental laboratory • Veterinarian office
<i>High-impact Industrial Use</i>	• <i>None permitted</i>	• Construction and demolition landfill • Materials recovery facility • Industrial dry cleaning plant* • Outdoor manufacturing*
<i>Low-impact Industrial Use</i>	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Microbrewery/microdistillery • Newspaper printing facilities • Packing and crating	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Newspaper printing facilities • Packing and crating • Recycling center

Rezoning Staff Report
Case No. ZON26-0010

	• Recycling center • Research and testing laboratory • Truck/freight terminal • Warehouse • Wholesale and distribution	• Recreational vehicle and boat outdoor storage
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*Permitted by Special Exception

AERIAL MAP

Case Number: ZON26-0010

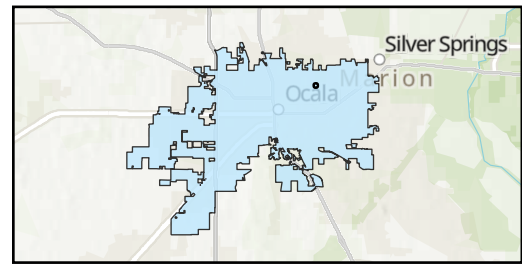
Parcel: 2649-004-001

Property Size: Approximately 3.05 Acres

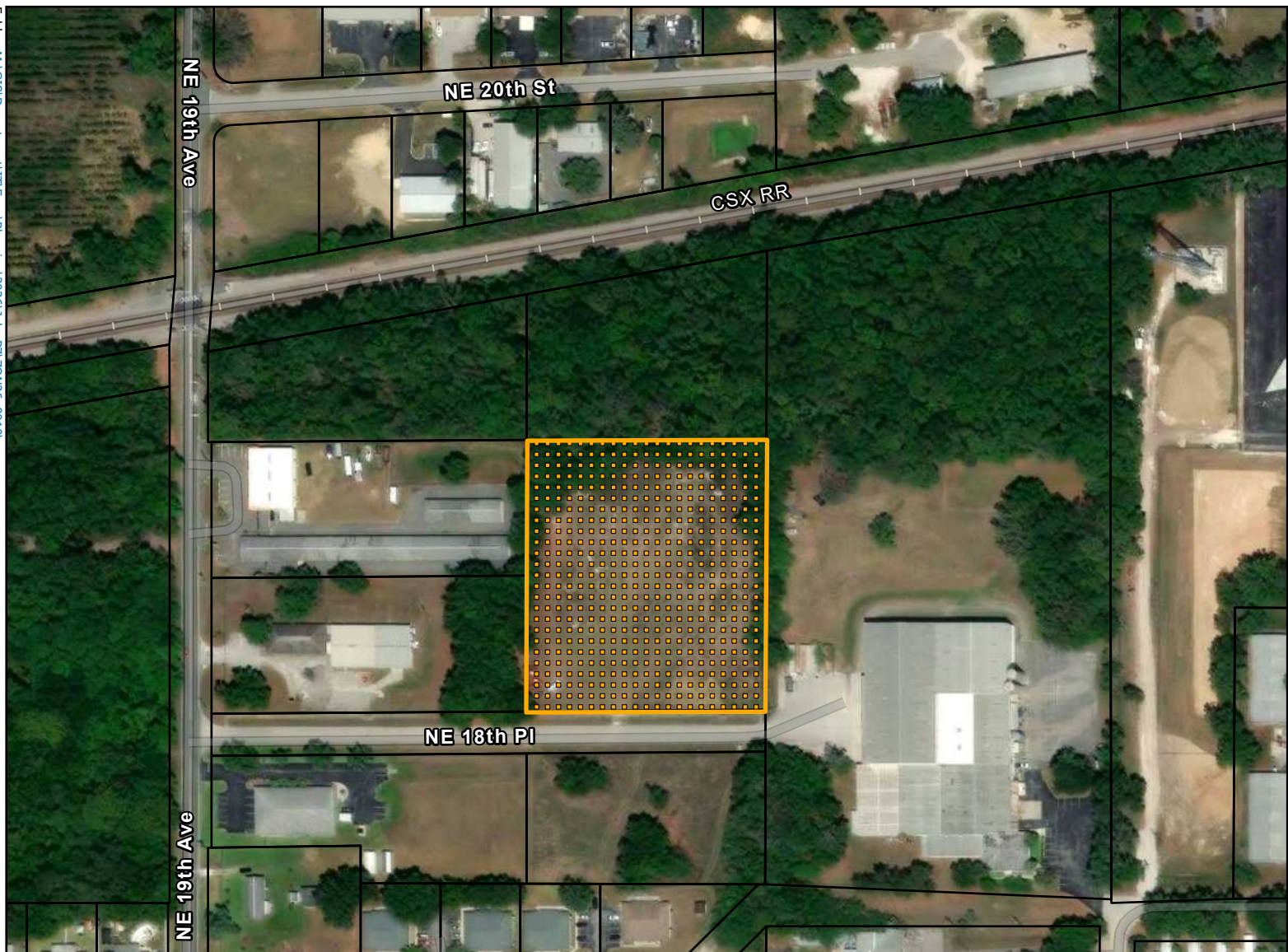
Land Use Designation: Low Intensity

Zoning: M-1, Light Industrial

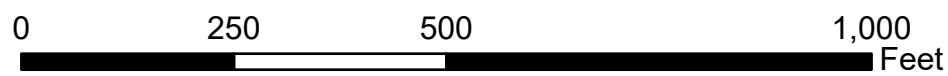
Proposal: A request to rezone a portion of the property from M-1 to M-2



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-  Subject Property
-  Parcels



CASE MAP

Case Number:ZON26-0010

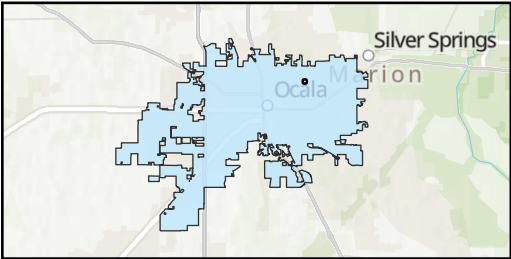
Parcel:2649-004-001

Property Size:Approximately 3.05 Acres

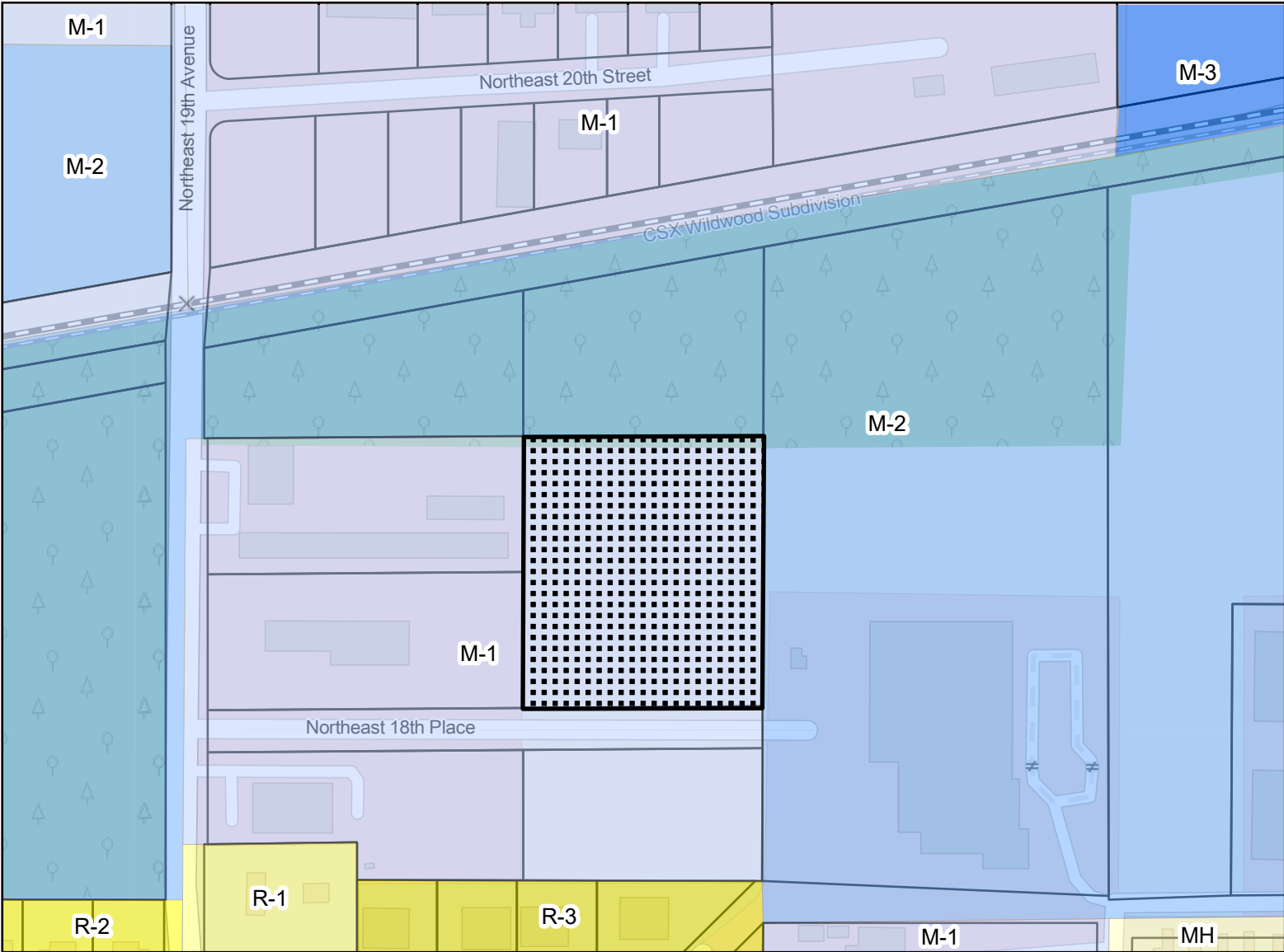
Land Use Designation:Low Intensity

Zoning:M-1, Light Industrial

Proposal:A request to rezone a portion of the property from M-1 to M-2



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- M-1:Light Industrial

M-2:Medium Industrial

M-3:Heavy Industrial

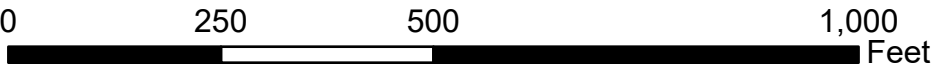
MH:Mobile Home Park

R-1:Single Family Residential
- R-2:Two-Family Residential

R-3:Multi-Family Residential

Parcels

Subject Property



C&M Investment Properties, LLC
Matthew Payne M.Ed. CCC/SLP
760 SE 56th Ave.
Ocala, Florida 34480
mattpayne915@gmail.com
(352) 598-7493

July 2, 2026

Ms. JaNiece Lucky
Department of Growth Management
201 SE 3rd Street, Second Floor
Ocala, Florida 34471

Email:jlucky@ocalafl.gov

Re: Objection to Rezoning Request-Portion of Parcel 2649-004-001, 1700 Block of NE 18th Place-
Request to Rezone from M-1 (Light Industrial) to M-2 (Medium Industrial).

Dear Ms. Lucky,

I am writing to formally express my opposition to the proposed rezoning of a portion of Parcel 2649-004-001 located in the 1700 block of NE 18th Place from M-1 (Light Industrial) to M-2 (Medium Industrial).

My family owns apartment buildings located less than 300 feet from the subject property. We are deeply concerned that approving this rezoning would negatively affect not only our investment but also the quality of life of the many residents who call our apartments home.

While the existing M-1 zoning already allows industrial development, the requested M-2 zoning would permit substantially heavier industrial uses. Those uses have the potential to create increased truck traffic, industrial noise, vibration, outdoor storage, lighting, dust, odors, and other impacts that are simply not compatible with residential apartments located so close to the property.

Our concerns include:

- A decrease in the value of our apartment property.
- Increased difficulty attracting and retaining tenants in an already highly competitive rental market.
- Increased vacancy rates and reduced rental income due to the proximity of heavier industrial activity.
- Increased heavy truck traffic, creating additional safety concerns for residents and visitors.
- Increased noise from trucks, machinery, loading operations, and industrial activity that could extend beyond normal working hours.
- Greater dust, odors, lighting, and other environmental impacts affecting the health, comfort, and enjoyment of nearby residents.
- The possibility that approval of this rezoning would encourage additional industrial development in the immediate area, permanently changing the character of the neighborhood.

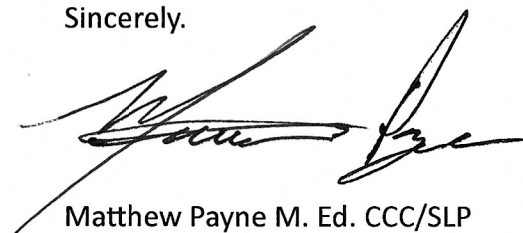
Our apartment community represents a significant long-term investment and provides quality housing for Marion County residents. We have worked diligently to maintain an attractive, safe and desirable place for families to live. Allowing heavier industrial use within approximately 300 feet of the occupied residential buildings would undermine those efforts and could have lasting consequences for surrounding property owners.

I respectfully ask that the Department of Growth Management, the Planning and Zoning Commission, and ultimately the appropriate governing body carefully consider whether this request is compatible with the surrounding land uses and consistent with the goals and policies of the Comprehensive Plan. In my opinion, changing the zoning from M-1 to M-2 is not necessary and that the public benefits outweigh the adverse impacts on neighboring residential properties.

For these reasons, I respectfully request that the rezoning application for the portion of the Parcel 2649-004-001 in the 1700 block of NE 18th Place be denied.

Thank you for your time, consideration, and service to our community. I respectfully request that this letter be included in the official record for the public hearing regarding this rezoning application.

Sincerely,



MED CCC/SLP

Matthew Payne M. Ed. CCC/SLP

Property Owner.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1708

Agenda Item #: e.

Submitted By: David Sablan

Presentation By: David Sablan

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for property located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place (Parcel 25768-000-00, 25775+000-00, 25784+000-00, and 25786-000-00), approximately 9.94 acres (Case ZON26-0012) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed.

This is a city staff-initiated request to rezone the subject property from R-2, Two-Family Residential, to G-U, Governmental Use.

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcels 25768-000-00, 25775+000-00, 25784+000-00, and 25786-000-00, consists of approximately 9.94 acres and was acquired by the City at various points between 1985 and 2021.

- The City intends to use the subject property as Drainage Retention Area (DRA) #140 and a Disaster Debris Management Site (DDMS).
- The subject property consists of four noncontiguous parcels zoned R-2.
- The R-2 zoning district is intended primarily for single-family and two-family residences.
- Three of the four subject parcels (25768-000-00, 25775+000-00, and 25784+000-00) have an existing Future Land Use designation of Public. The fourth parcel (25786-000-00) has an existing Future Land Use designation of Neighborhood.
- The subject parcel at 25786-000-00 has a concurrent application to change the Future Land Use designation for an approximate 0.52 acres from Neighborhood to Public.

FINDINGS AND CONCLUSIONS:

- The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore consistent with the existing and intended use of the property.
- Public Future Land Use category is appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The proposed amendment will provide the city with additional opportunities for the expansion of city public services and infrastructure in this area.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-2, TWO-FAMILY RESIDENTIAL, TO G-U, GOVERNMENTAL USE, FOR CERTAIN PROPERTY LOCATED IN THE 700 AND 800 BLOCKS OF NW 14TH STREET AND THE 1400 BLOCK OF NW 17TH PLACE (PARCELS 25768-000-00, 25775+000-00, 25784+000-00, AND 25785-000-00), APPROXIMATELY 9.94 ACRES (CASE NO. ZON26-0012); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as G-U, Governmental Use:

PARCEL 25768-000-00:

ALL OF BLOCKS 4 AND 5 AND LOTS 2 AND 3, BLOCK 3, MUNDEN'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 76, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST.

SUBJECT TO EASEMENT TO CITY OF OCALA AS SHOWN IN OFFICIAL RECORDS BOOK 130, PAGE 555 AND OFFICIAL RECORDS BOOK 135, PAGE 456.

PARCEL 25775+000-00:

THE WEST 1/2 OF LOT 2, BLOCK 11, AND LOT 1, BLOCK 12, LESS AND EXCEPT THE NORTH 100 FEET OF THE WEST 40 FEET THEREOF, OF MUNDEN'S SUBDIVISION IN SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK A, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 25784+000-00:

LOT 22 OF T. J. WALLACE'S SUBDIVISION OF PART OF SE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK A, PAGE 70, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 25785-000-00:

LOTS 12, 13 AND 14 OF T. J. WALLACE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 70, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as

provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-2, Two-Family Residential, to G-U, Governmental Use, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton

City Attorney

Ordinance No: 2026-XX

Introduced: Click or tap to enter a date.

Adopted: Click or tap to enter a date.

Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON26-0012

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

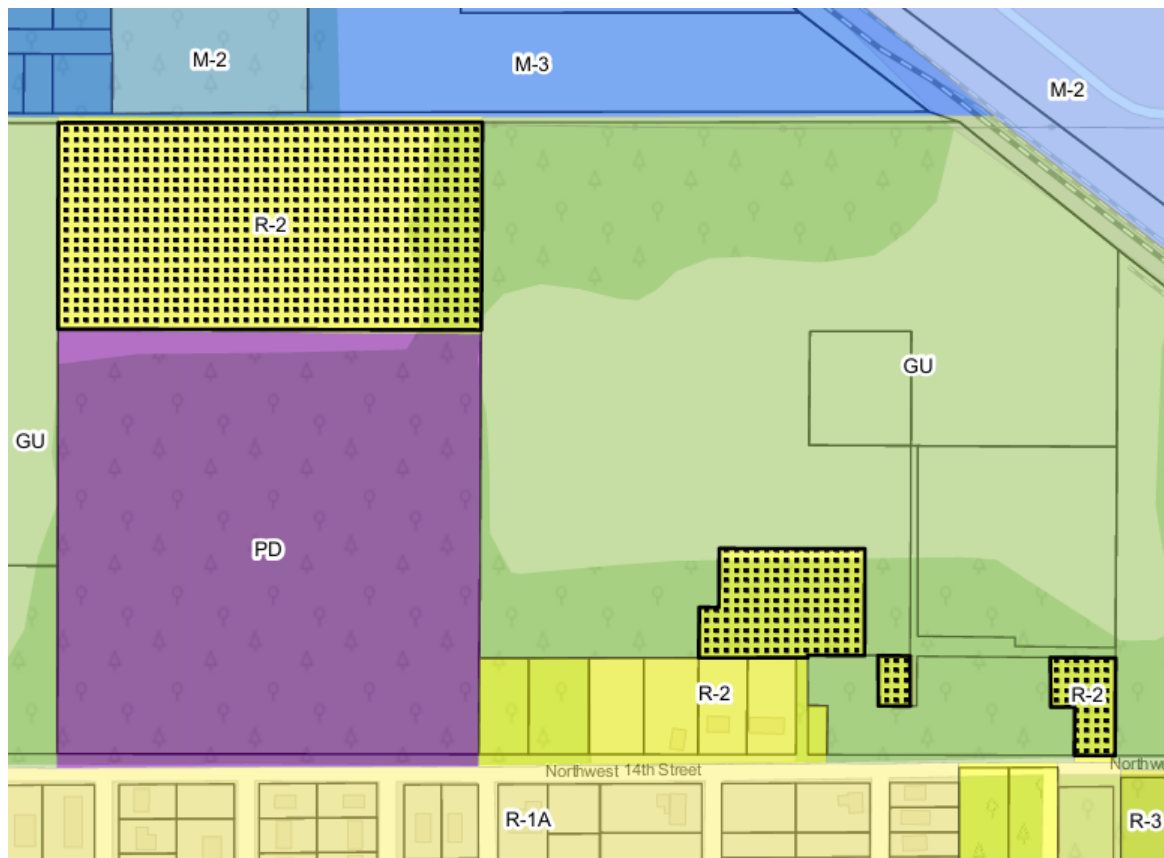
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from R-2, Two-Family Residential, to G-U, Governmental Use District

Parcel Information

Acres: ±9.94 acres
Parcel(s)#: 25768-000-00, 25775+000-00, 25784+000-00, and 25785-000-00
Location: 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place
Existing use: Water Retention Area (wra) & Undeveloped
Future Land Use Designation: Public and Neighborhood
Zoning Designations: R-2, Two-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The City is requesting a rezoning of four noncontiguous parcels from R-2, Two-Family Residential, to G-U, Government Use.

Three of the four subject parcels (25768-000-00, 25775+000-00, and 25784+000-00) have a Future Land Use designation of Public, while one of the four parcels (25785-000-00) has a Future Land Use designation of Neighborhood. There is a concurrent application to change the Future Land Use designation of parcel 25785-000-00 from Neighborhood to Public (LUC26-0005).

Section 2 - Background Information

The subject properties are comprised of four noncontiguous parcels totaling ±9.94 acres. The current designations of the property are:

<u>Zoning:</u>	R-2, Two-Family Residential , is intended to be of similar residential character to the single-family districts but also permits two-family dwellings and two dwellings on one lot.
<u>Future Land Use:</u>	(25785-000-00) Neighborhood , up to 5 dwelling units per acre (single family residence) and up to 12 units per acre (multifamily), and up to 0.25 floor area ratio (FAR).
	(25768-000-00, 25775+000-00, 25784+000-00) Public , residential not permitted, and up to 0.15 FAR

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Medium Intensity/ Special District	M-3, Heavy Industrial M-2, Intermediate Industrial	Undeveloped
East	Public	G-U	City of Ocala Disaster Debris Management Site
South	Neighborhood	R-2, Two-Family Residential PD, Planned Development	Undeveloped & Single-Family Residences (SFR) Undeveloped (88-unit SFR subdivision approved)
West	Public	G-U	William James Walking Trail

The subject properties were annexed into the City in 1964. Three of the four properties do not have adequate frontage on public rights-of-way and are therefore landlocked from public streets. These three properties are located approximately 350 feet east of NW Martin Luther King Jr Avenue and 100 feet north of NW 14th Street. The fourth property is located along the 700 block of NW 14th Street.

Parcel 25768-000-00 is a 8.10-acre parcel that contains City of Ocala Drainage Retention Area #140.

Rezoning Staff Report

Case No. ZON26-0012

Parcels 25775+000-00, 25784+000-00, and 25785-000-00 are undeveloped and interspersed throughout an area referred to as the “Lagoons.” The City’s Water Resources Department, who have responsibility for maintaining the City’s stormwater system, utilize the Lagoons as a Disaster Debris Management Site (DDMS). A DDMS is a temporary location designated for the collection, processing and disposal of debris generated by natural or man-made disasters and is regulated through the Florida Department of Environmental Protection.

The City acquired the subject properties at various times between 1985 and 2021.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted comprehensive plan, and relevant land development regulations. The current R-2 zoning is not compliant with Public Future Land Use designation. The request to rezone from R-2 to G-U will fix this Comprehensive Plan compliance issues. Per the Ocala Code of Ordinances Section 122-481 the G-U district is applied to those areas where the uses conducted are primarily of municipal governments.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Public. The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.*

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

Three of the four subject parcels currently have the Public Future Land Use Designation. There is a concurrent application to change the fourth subject property’s Future Land Use designation to Public. The existing and intended immediate use of the sites as a DRA and DDMS, are civic facilities that fall within the primary uses intended for the Public Future Land Use designation.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

<i>Public</i>	<i>G-U, FBC</i>
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Staff Comment:

The requested G-U, Governmental Use, zoning district is consistent with the Public Future Land Use Classification, which three of the four subject parcels currently have and is being proposed for the fourth parcel as part of a concurrent application (LUC26-0005).

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a zoning amendment is limited due to the lack of specific proposed development. As a civic facility, the likely impact any future use or development of the site may have on LOS would be minimal or possibly to increase capacities.

Section 5 - Staff Findings and Recommendation

- Public Future Land Use classification is appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The G-U, Governmental Use, zoning district is appropriate with the existing and intended use of the subject properties.

Staff Recommendation: Approval of ZON26-0012

AERIAL MAP

Case Number: ZON26-0012

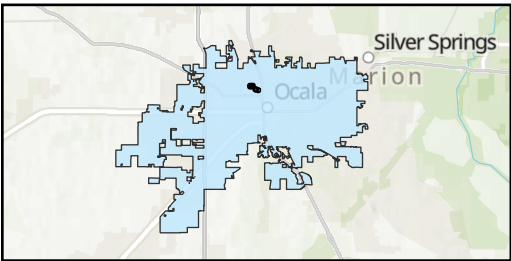
Parcel: 25768-000-00, 25775+000-00,
25784+000-00, and 25785-000-00

Property Size: Approximately 9.94 Acres

Land Use Designation: Public/Neighborhood

Zoning: R-2, Two-Family Residential

Proposal: A request to rezone from R-2
to GU



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 Subject Properties

 Parcels



CASE MAP

Case Number:ZON26-0012

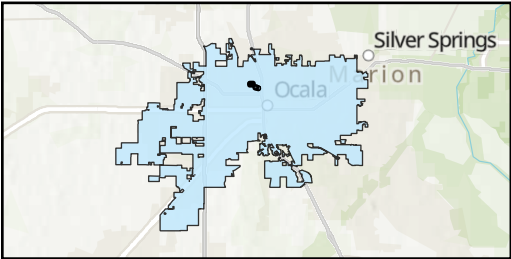
Parcel:25768-000-00, 25775+000-00,
25784+000-00, and 25785-000-00

Property Size:Approximately 9.94 Acres

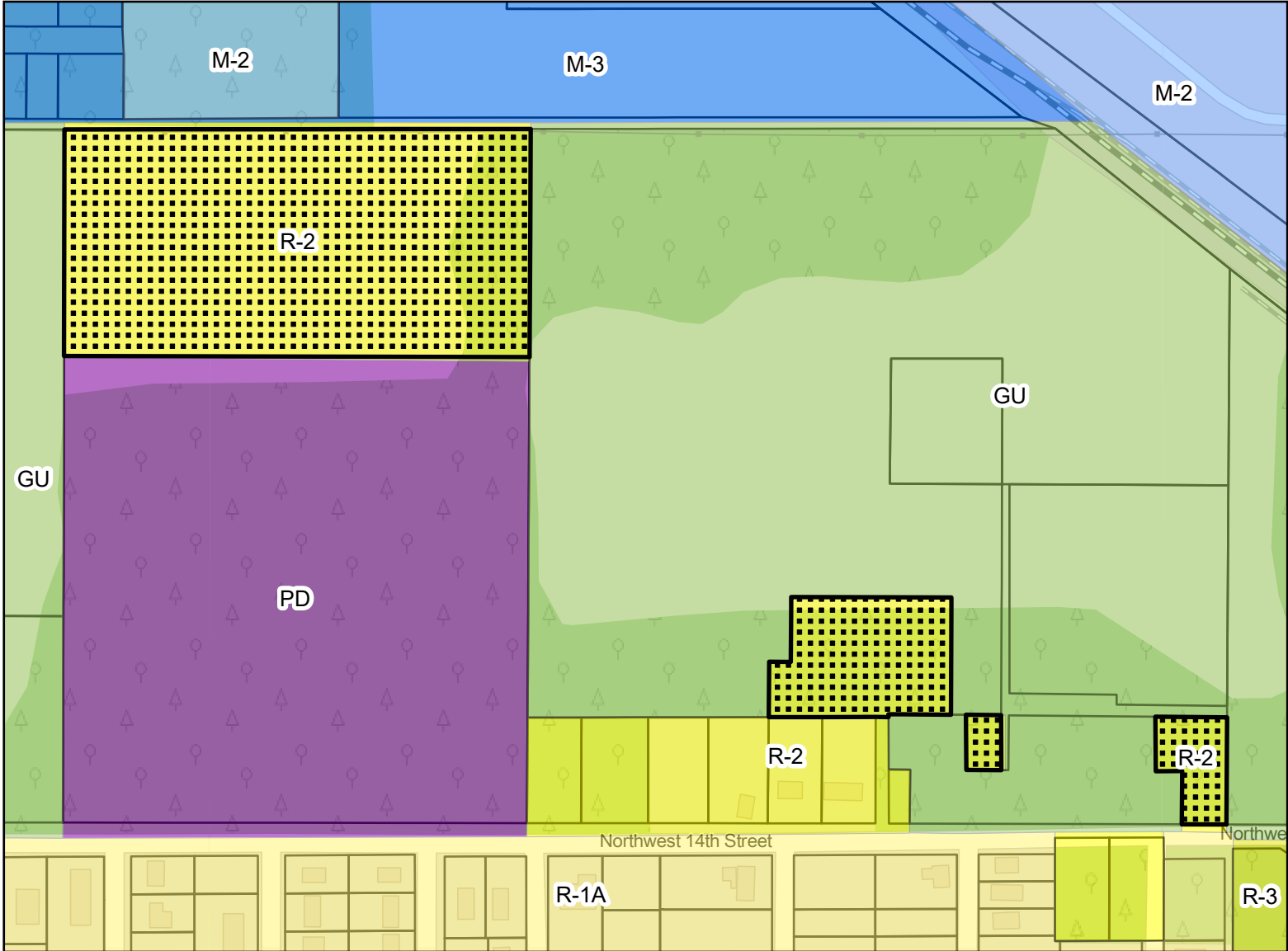
Land Use Designation:Public/Neighborhood

Zoning:R-2, Two-Family Residential

Proposal:A request to rezone from R-2
to GU



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-  GU:Governmental Use

 M-2:Medium Industrial

 M-3:Heavy Industrial

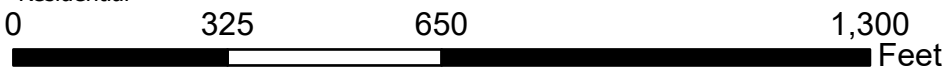
 Planned Development

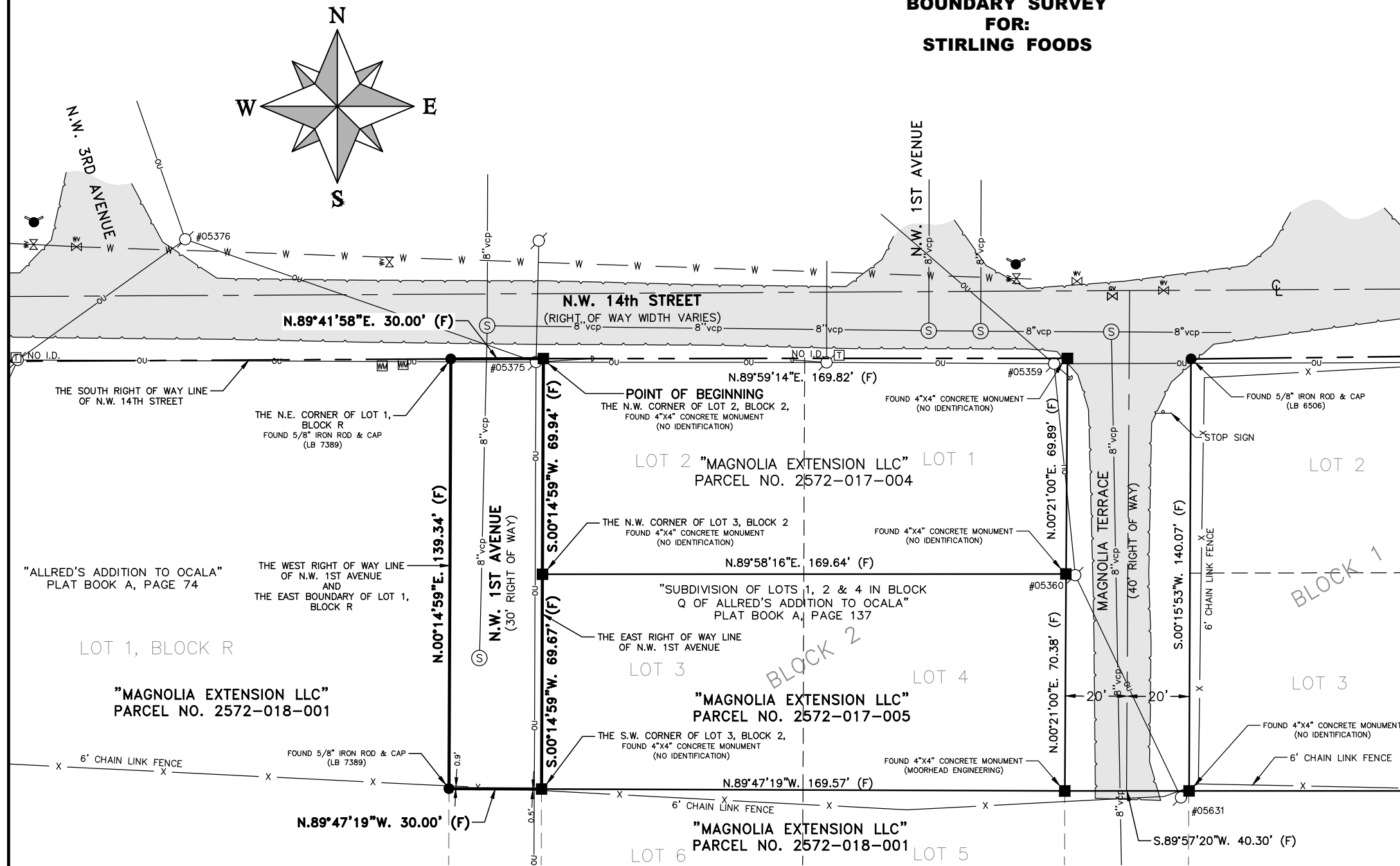
 R-1A:Single Family Residential
-  R-2:Two-Family Residential

 R-3:Multi-Family Residential

 Parcels

 Subject Properties



BOUNDARY SURVEY
FOR:
STIRLING FOODS

DESCRIPTION:

(PROPOSED RIGHT OF WAY ABROGATION)

THAT PORTION OF N.W. 1ST AVENUE (30 FEET WIDE) LYING ADJACENT TO LOTS 2 AND 3, BLOCK 2 OF "SUBDIVISION OF LOTS 1, 2 & 4 IN BLOCK Q OF ALLRED'S ADDITION TO OCALA", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND EAST OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SOUTH OF N.W. 14TH STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (WIDTH VARIES) AND THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE (30 FEET WIDE), SAID POINT BEING THE N.W. CORNER OF LOT 2, BLOCK 2 OF SUBDIVISION OF LOTS 1, 2 AND 4 IN BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 137, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°14'59"W., ALONG THE EAST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, 69.94 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 2 OF SAID PLAT; THENCE CONTINUE S.00°14'59"W., ALONG SAID EAST RIGHT OF WAY LINE, 69.67 FEET TO THE S.W. CORNER OF LOT 3 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.89°47'19"W., 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID N.W. 1ST AVENUE; THENCE N.00°14'59"E., ALONG SAID WEST RIGHT OF WAY LINE, 139.34 FEET TO THE N.E. CORNER OF LOT 1, BLOCK R, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET; THENCE DEPARTING SAID WEST RIGHT OF WAY, N.89°41'58"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4,188.18 SQUARE FEET (0.096 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE WEST RIGHT OF WAY LINE OF N.W. 1ST AVENUE, TO BEAR N.00°14'59"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

LEGEND

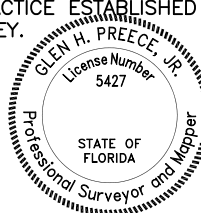
(F) = FIELD MEASUREMENT	VCP = VITRIFIED CLAY PIPE
CL = CENTERLINE	RCP = REINFORCED CONCRETE PIPE
LB = LICENSED BUSINESS	SM = SANITARY MANHOLE
LS = LICENSED SURVEYOR	WP = WOOD POWER POLE
OU = OVERHEAD UTILITY(IES)	GA = GUY ANCHOR
WM = WATER METER	WV = WATER VALVE
TR = TELEPHONE RISER BOX	

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

5/27/26
DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SURVEY: SEPTEMBER 12, 2025

DRAWN: J.R.C.	REVISIONS	BY	DATE
CHECKED: G.H.P.	CORRECT TYPO	GHP	5/27/26
FB/PG 128/24			
FILE INFO: ALLRED'S ADDITION TO OCALA			
SCALE: 1" = 40'	COPYRIGHT © 2026	JOB ORDER #	08-003 ABROG NW 1ST AVE (R)



STATE CERTIFIED SDVBE