



Staff Report

Case No. ABR24-0019

Planning & Zoning Commission: June 09, 2025

City Council (Adoption): July 01, 2025

Petitioner/ Property Owner: Florida Hospital Ocala, Inc. & Marion County Hospital District

Agent: Catalyst Design Group, PC

Project Planner: Breah Miller

Applicant Request: A request to abrogate a 12-foot-wide alley, lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida.

Zoning District: B-2A and B-4

Future Land Use: High Intensity/Central Core

Parcel Information

Acres: ±1.12 acres

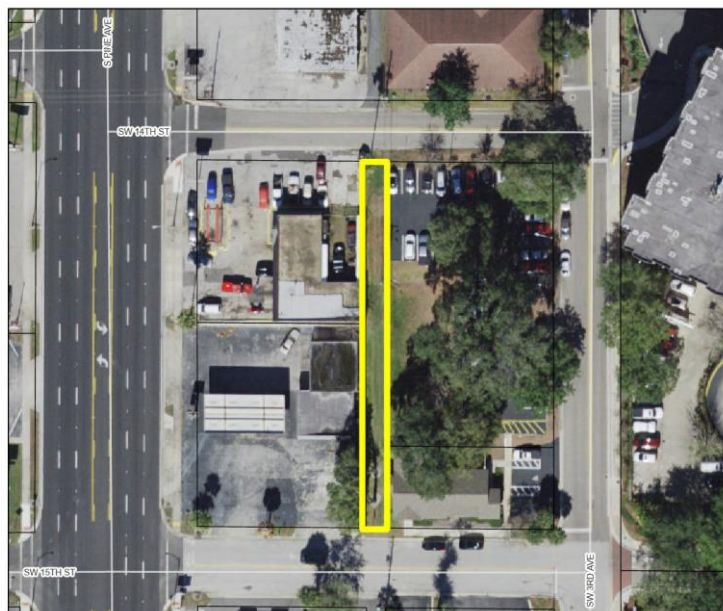
Parcel#: 28574-007-01, 28574-007-03, 28574-007-10, and 28574-007-14

Location: Alley located between S Pine Avenue and SW 3rd Avenue and between SW 14th Street and SW 15th Street

Existing use: Undeveloped alleyway between developed lots

Overlay(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

| <u>Direction</u> | <u>Future Land Use</u> | <u>Zoning District</u> | <u>Current Use</u> |
|-------------------------|---------------------------------|--|---------------------------|
| North | High Intensity/ Central Core | B-4, General Business District | Retail/Medical Offices |
| East | High Intensity/ Central Core | B-2A, Limited Community Business District | Medical Office/Parking |
| South | High Intensity/ Central Core | B-4, General Business District | Retail/Medical Offices |
| West | High Intensity/ Central Core | B-4, General Business District | Auto Sales and Repair |

Applicant Request

The petitioners Florida Hospital Ocala, Inc. & Marion County Hospital District have submitted this petition to abrogate an alley way located between their properties to allow for further development. Specifically, the petitioners are requesting to abrogate a 12-foot wide alley, lying east of and adjacent to lots 10 through 18, inclusive of block 7, and west of and adjacent to lots 1 through 9, inclusive of block 7, of the Meadow View Plat, recorded in Plat Book B, page 233, within the public records of Marion County, Florida, which lies south of SW 14th Street (40 feet wide) and lies north of SW 15th Street (50 feet wide).

Background

The subject alley is adjacent to four parcels: 28574-007-10 and 28574-007-14 (owned by the Florida Hospital Ocala, Inc.), and parcels 28574-007-03, and 28574-007-01 (owned by the Marion County Hospital District) totaling approximately 1.12 acres in size. The subject alley contains underground utilities and is otherwise undeveloped. There is an existing gravity main sewer line within the alley that will remain in place. The electric utility facilities are subject to relocation. This request pertains to the 12-foot alley located between SW 14th Street and SW 15th Street, which is part of the Meadow View Addition Plat (Plat Book B, page 233), which abuts the Hillview Addition plat (Plat Book A, page 192). The adjacent properties include retail and medical offices to the north, medical offices and associated parking to the east, medical offices and retail to the south, and auto sales and repair to the west. Adequate access and frontage to the surrounding parcels exists and will not be impacted by the abrogation.

Staff Analysis

The potential abrogation of this 12-foot alley will not negatively impact any adjacent properties under ownership by the petitioners. If approved, ownership of half of the alley width will go to Florida Hospital Ocala, Inc, and the other half will go to the Marion County Hospital District. Upon abrogation, the petitioners will become responsible for the maintenance of this strip of land. However, the gravity sewer main to remain in place must have a dedicated utility easement in place prior to the abrogation of the alley to ensure the city has continued access and maintenance for the utilities to remain. Additionally, the applicant has also been working with Ocala Electric Utility (OEU) to develop an

agreement for the relocation of the electric utilities within the subject alley. Provided, the dedication of a utility easement and agreement is established with OEU for utility relocation, this request to abrogate the subject alley is not anticipated to create any issues.

Utility Responses

The utility responses are summarized as follows:

| <i>Utility</i> | <i>Date</i> | <i>Response</i> |
|---|-------------|---|
| CenturyLink/Lumen: Owen Hurley | 1/08/2025 | No objection. |
| Cox Communications: Paul Christopher | | No response. |
| Electric (OEU): Donnie Fales | 12/20/2024 | OEU has facilities in the alley and has presented the applicant with a payment plan to relocate these facilities and is awaiting a signed agreement and payment. |
| Fiber: Oshane Parker | 1/14/2025 | <ul style="list-style-type: none">• OFN has aerial fiber on that existing outline. We are aware of the construction going on in that area. We are in the process of removing our fiber.• No anticipated future need for use of the subject area• No objections to the request |
| Public Works: Darren Park | 12/12/2024 | No objection. |
| TECO: Landon Meahl | 12/18/2024 | No facilities in the highlighted area and no objection. |
| SECO Idalia Butler | 1/14/2025 | No objection. |
| Transportation Engineering: Noel Cooper | 12/23/2024 | No objection. |
| Water Resources: Richard Ragosta | 12/17/2024 | Water resources engineering has a gravity sewer main that runs through this alley way and needs to remain active in place. |
| Stormwater Engineering: Payal Panda | 12/18/2024 | No objection. |
| Surveying R. Kelly Roberts | 12/12/2024 | No objection. |
| Commercial Sanitation: Cloretha McReynolds | 12/18/2024 | No objection. |

Staff Findings and Recommendation

Staff recommends approval of the request to abrogate a 12-foot alley as recorded in Plat Book B, page 233 of the public records of Marion County, Florida, **subject to completing the following conditions prior to adoption of the abrogation resolution:**

1. **Dedication of a utility easement to the city in perpetuity sufficient to allow for continued access and maintenance of utilities to remain in place.**
2. **Executed agreement with Ocala OEU for the relocation of the existing electric utilities.**

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| Staff Recommendation: | <i>Approval of ABR24-0019, subject to the conditions #1 and 2 (above) be satisfied prior to adoption of the resolution to abrogate the proposed alley.</i> |
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