



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2023-1540

Agenda Item #: a.

ABR23-45262 / Florida Hospital Ocala, Inc and Marion County Hospital District

Petitioner: Florida Hospital Ocala, Inc and Marion County Hospital District

Agent: Catalyst Design Group, PC Inc

Planner: Divya Govindaraju (352) 629-8305

dgovindaraju@ocalafl.org

A request to abrogate the portion of SW 13th Street as recorded in Plat Book A, Page 192, Marion County Public Records, located between S Pine Ave and SW 3rd Ave, along with a 12-foot-wide alley as recorded in Plat Book A, Page 192, Marion County Public Records, located east of lots 2, 3, and 6 and west of lots 1, 4 and 5; approximately 0.36 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for a public hearing at the **Tuesday, September 19, 2023** City Council meeting, pending the completion of conflict review by all utilities.

CITY OF OCALA**Meeting Date: August 14, 2023****PLANNING AND ZONING COMMISSION MEMO**

Subject: Abrogation**Submitted by:** Divya Govindaraju, Planner II**City Council Date:** September 19, 2023 (public hearing) – Pending receipt of review results from all utilities

STAFF RECOMMENDATION (Motion Ready): Recommend approval of the request to abrogate the portion of SW 13th Street between South Pine Avenue and SW 3rd Avenue and a 12-foot wide alley running south said portion of SW 13th Street to SW 14th Street, approximately 0.36 acres. (Case ABR23-45262)

OCALA’S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Applicant: Marion County Hospital District
- Property Owner: Marion County Hospital District
- Agent: Catalyst Design Group, PC, Inc
- The Marion County Hospital owns all the properties abutting the portion of SW 13th Street between S. Pine Ave and SW 3rd Ave, and the 12-foot-wide alley between SW 13th and SW 14th Street.
- The applicant is requesting to abrogate the subject rights-of-way to allow for redevelopment.
- The portion of SW 13th Street between S. Pine Ave and SW 3rd Street is a 45-foot-wide public right-of-way, currently used by the Marion County Hospitals for emergency vehicle access. SW 12th Street and SW 14th St are parallel to the subject street provide alternative access to the Marion County Hospital.
- The 12-foot-wide alley between SW 13th and SW 14th Street connects medical offices and the parking lot at the Marion County Hospitals.

FINDINGS AND CONCLUSIONS: The proposed abrogation of the subject street and alley does not adversely affect connectivity and staff recommends approval of requested abrogation.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial map



Planning & Zoning Commission

August 14, 2023

Case No. ABR23-45262

Staff Report

Petitioner: Marion County Hospital District

Property Owner: Marion County Hospital District

Project Planner: Divya Govindaraju, Planner II

Public Hearing: A request to abrogate the portion of SW 13th Street as recorded in Plat Book A, Page 192, Marion County Public Records, located between S Pine Ave and SW 3rd Ave, along with a 12-foot wide alley as recorded in Plat Book A, Page 192, Marion County Public Records, located east of lots 2, 3, and 6 and west of lots 1, 4 and 5; approximately 0.36 acres.

Parcel Information:

Location: Portion of SW 13th Street, between S Pine Ave and SW 3rd Ave; and 12-foot-wide alley between SW 13th Street and SW 14th Street.

Existing use: 45-foot-wide street and 12-foot-wide alley

Land Use: paved two-lane local street and one-lane alley

Background:

The Marion County Hospital owns all the properties abutting the portion of SW 13th Street between S. Pine Ave and SW 3rd Ave, and the 12-foot-wide alley between SW 13th and SW 14th Street. They are requesting to abrogate the subject rights-of-way to allow for redevelopment. The proposed development includes medical office and parking in the area covering the two blocks between SW 12th street to the north, SW 14th Street to the south, S Pine Ave to the West and SW 3rd Ave to the east. A site plan (SPL23-45289) is currently under review.

The portion of SW 13th Street between S. Pine Ave and SW 3rd Street is a 45-foot-wide public right-of-way, currently used by the Marion County Hospitals for emergency vehicle access. SW 12th Street and SW 14th Street are parallel to the subject street provide alternative access to the Marion County Hospital. The properties along the portion of SW 13th Street between S. Pine Ave and SW 3rd Street are as follows:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Current Use</u>
North	High Intensity/ Central Core	B-4, General Business	Unimproved parking and storage
South	High Intensity/ Central Core	B-4, General Business	Medical Office
	High Intensity/ Central Core	INST, Institutional	Parking lot

The 12-foot-wide alley between SW 13th and SW 14th Street connects medical offices and the parking lot at the Marion County Hospitals. The properties along the 12-foot-wide alley between S. Pine Ave and SW 3rd Street are as follows:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Current Use</u>
West	High Intensity/ Central Core	B-4, General Business	Medical Office
	High Intensity/ Central Core	B-4, General Business	Medical Office

	High Intensity/ Central Core	B-4, General Business	Medical Office
East	High Intensity/ Central Core	INST, Institutional	Parking lot
	High Intensity/ Central Core	INST, Institutional	Parking lot
	High Intensity/ Central Core	B-2A, Neighborhood Business	Parking Lot

Utility Responses

The utility responses are summarized in the table below. There are multiple utility lines within the subject area. The city requests that utility easements be retained over the existing subject area.

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Owen Hurley	08/09/2023	<ul style="list-style-type: none"> - There is a service line in the subject alley that serves the existing buildings adjacent to the alley. - No objection if existing buildings were to be demolished.
TECO: Landon Meahl	08/08/2023	<ul style="list-style-type: none"> - No objection. However, there is an underground gas facility in the subject portion of SW 13th St.
Cox Communications:		No Response
Charter/Spectrum:		No Response
Real Estate: Tracy Taylor		No objection
Sanitation:	08/09/2023	No objection
Electric: Donnie Fales	08/09/2023	<ul style="list-style-type: none"> - There is an existing overhead electrical facilities in the subject alleyway. - Engineering technician, Paul Sookdeo is currently working with Advent Health's engineering team to eventually have the electric facilities removed in the subject alley between SW 14 St and SW 12 St. - The City of Ocala will need to retain an Electrical easement (10' wide by 30' in length) for an anchor and pole at SW 14 St and the subject alley way. - Ocala Electric would not object to this abrogation provided, the Marion County Hospitals provide a survey description and sketch of the exact location of the easements along with the easements prior to the hearing dates.
Water Resources: Richard Ragosta	08/10/2023	<ul style="list-style-type: none"> - There is a 6-inch water main on SW 13th ST that would require a 20-foot utility easement. - There is an 8-inch gravity sewer on SW 13th ST that would require a 30-foot utility easement.

		- There is an 8-inch gravity sewer running North and South within the alley way would require a 30-foot utility easement.
Fiber		<i>No Response</i>
Stormwater		<i>No Response</i>
Transportation: Noel Cooper		<i>No Response</i>

Staff Recommendation: Approval of ABR23-45262, subject to reservation of utility easements

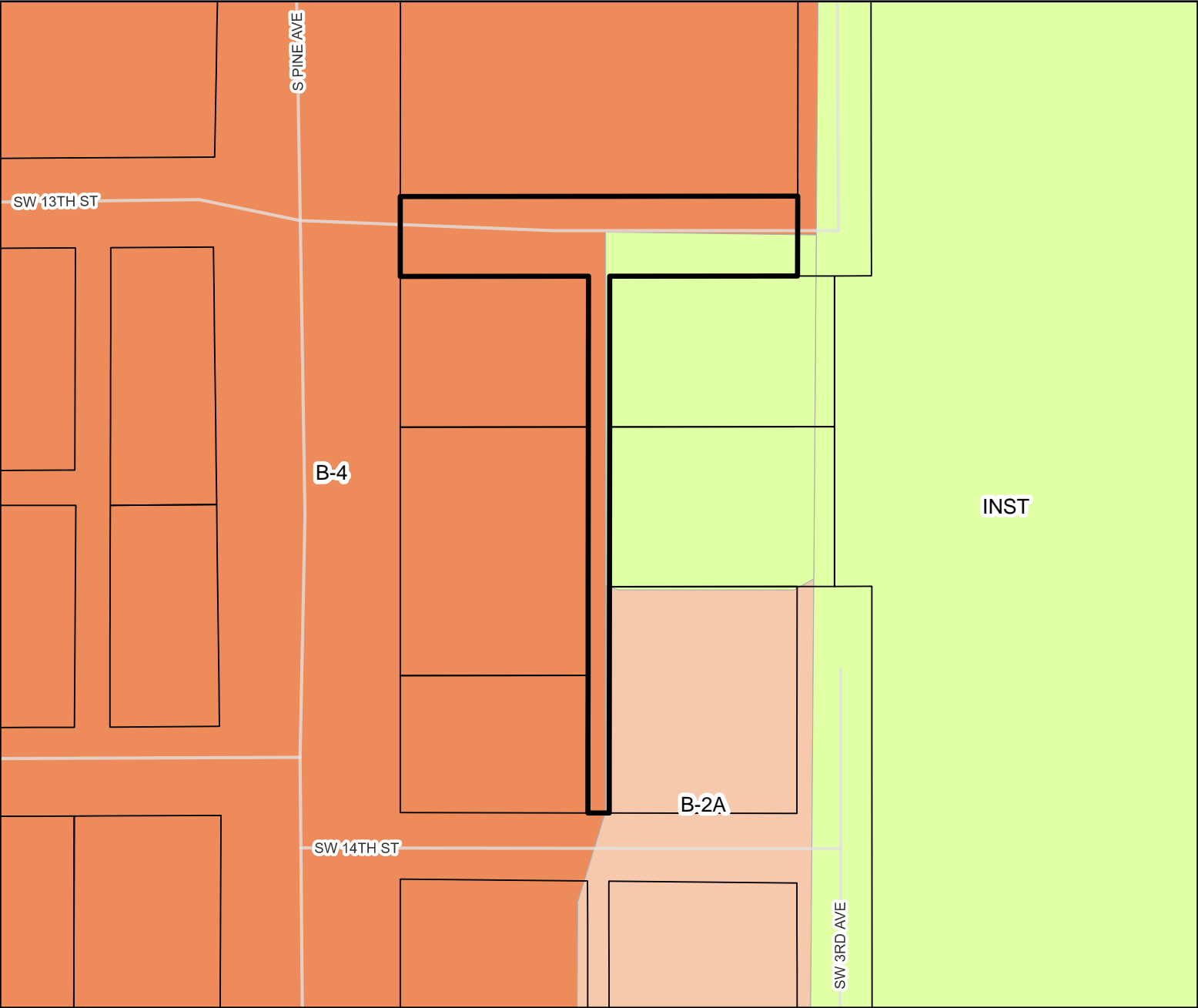
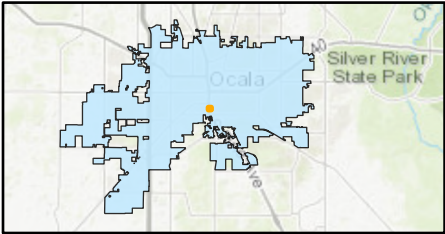
Recommendation:

The proposed abrogation of the subject street and alley does not adversely affect connectivity and staff recommends approval of the request to abrogate the portion of SW 13th Street as recorded in Plat Book A, Page 192, Marion County Public Records, located between S Pine Ave and SW 3rd Ave, along with a 12-foot wide alley as recorded in Plat Book A, Page 192, Marion County Public Records, located east of lots 2, 3, and 6 and west of lots 1, 4 and 5; approximately 0.36 acres.

CASE MAP

Case Number: ABR23-45262

Property Size: Approximately 0.36 acres
Land Use Designation: High Intensity/Central Core
Zoning: B-4, General Business and INST, Institutional
Proposal: A request to abrogate the portion of SW 13th Street as recorded in Plat Book A, Page 192, Marion County Public Records, located between S Pine Ave and SW 3rd Ave, along with a 12-foot wide alley as recorded in Plat Book A, Page 192, Marion County Public Records, located east of lots 2, 3, and 6 and west of lots 1, 4 and 5.



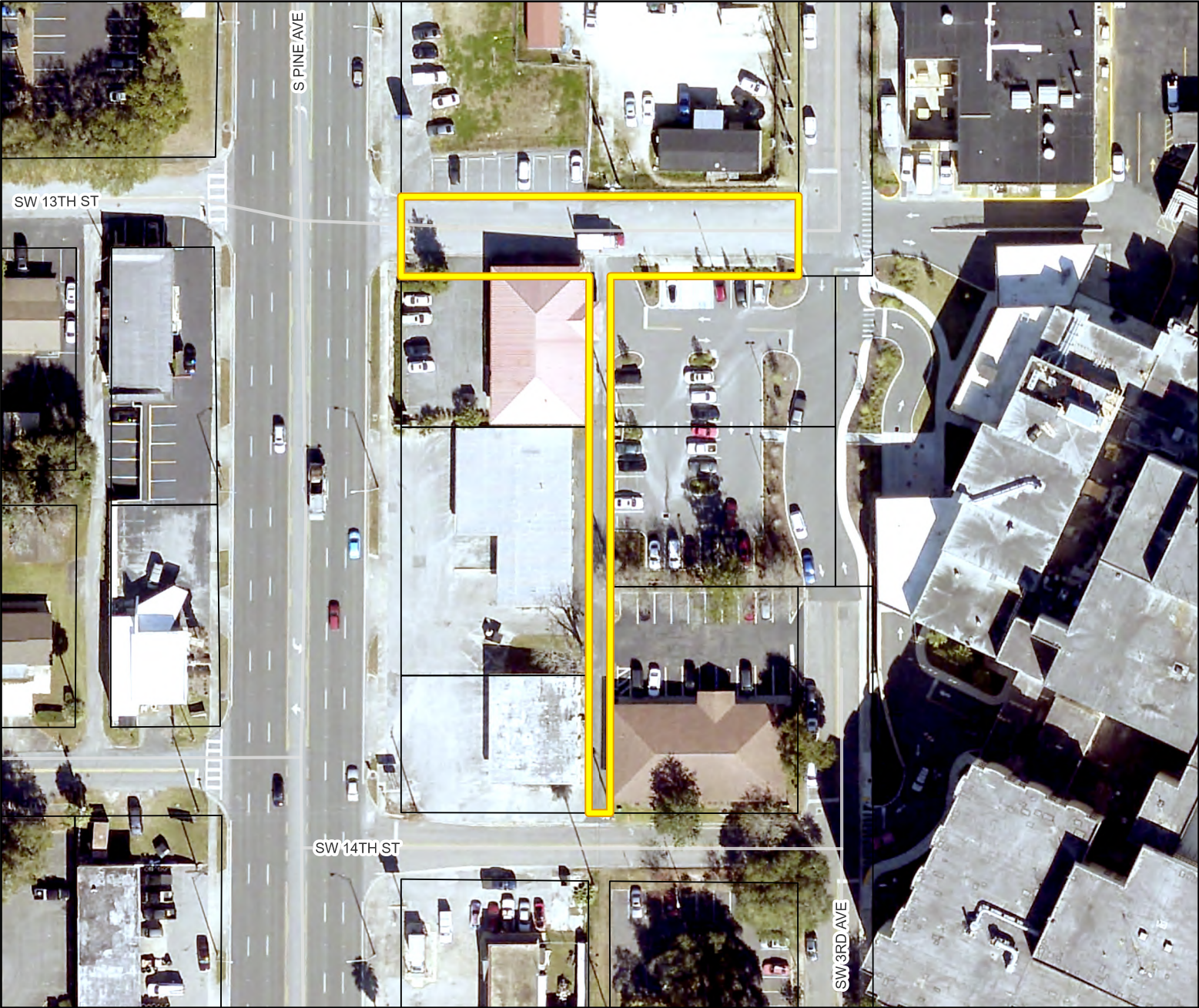
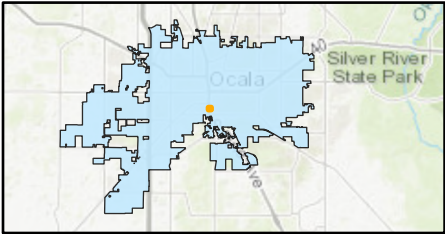
- Property
- Parcels
- B-2A:Limited Community Business
- B-4:General Business
- INST:Institutional




AERIAL MAP

Case Number: ABR23-45262

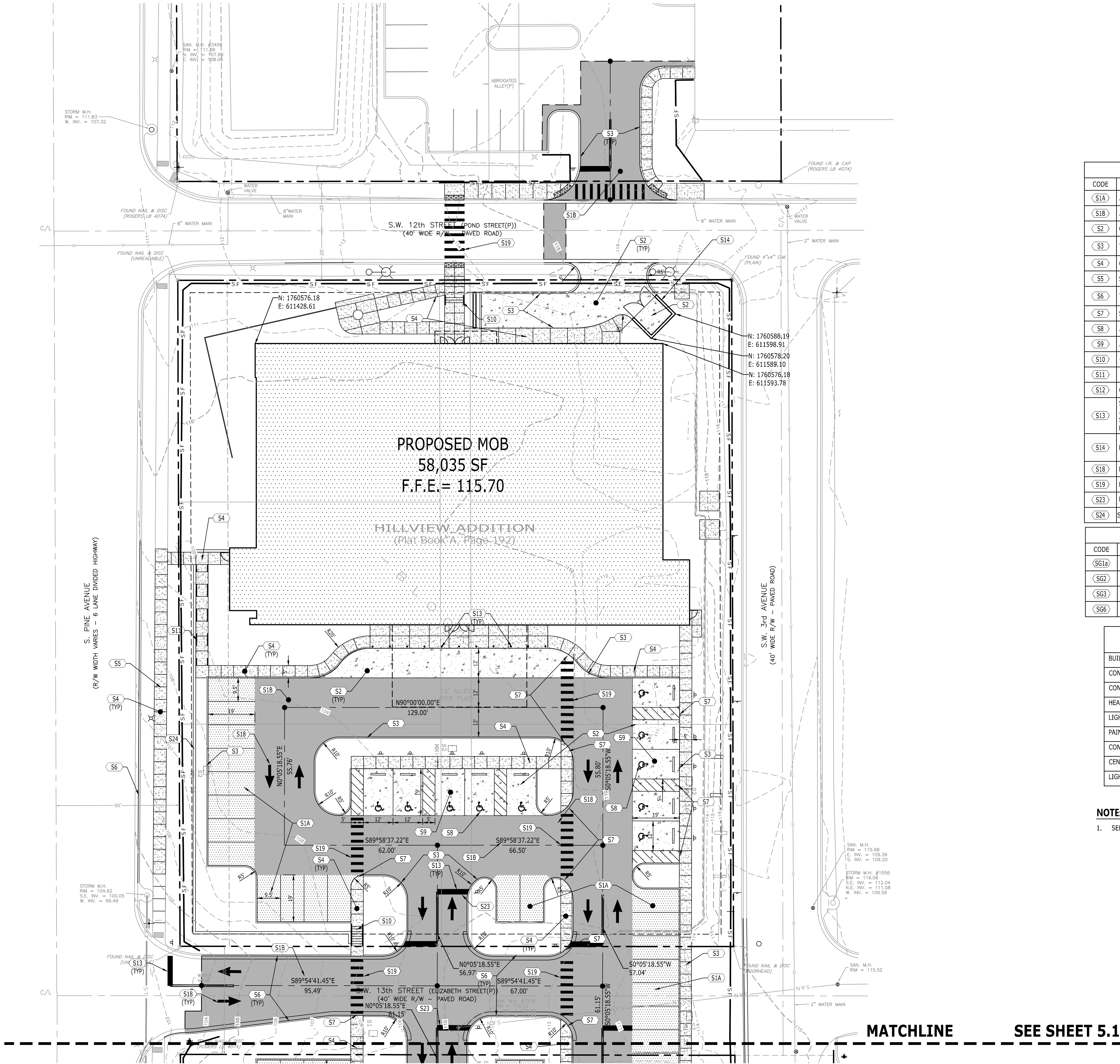
Property Size: Approximately 0.36 acres
Land Use Designation: High Intensity/Central Core
Zoning: B-4, General Business and INST, Institutional
Proposal: A request to abrogate the portion of SW 13th Street as recorded in Plat Book A, Page 192, Marion County Public Records, located between S Pine Ave and SW 3rd Ave, along with a 12-foot wide alley as recorded in Plat Book A, Page 192, Marion County Public Records, located east of lots 2, 3, and 6 and west of lots 1, 4 and 5.



 Property
 Parcels

0 150 Feet





SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S2	CONCRETE PAVEMENT	2 / C8.0
S3	TYPE "D" CURB	FDOT INDEX 520-001
S4	CONCRETE SIDEWALK	4 / C8.0
S5	SIDEWALK JOINTS	3 / C8.0
S6	TYPE "E" CURB	FDOT INDEX 520-001
S7	SIDEWALK TRANSITION	7 / C8.1
S8	ACCESSIBLE SYMBOL	6 / C8.1
S9	ACCESSIBLE PARKING SPACE	5 / C8.1
S10	CONCRETE STAIRS WITH HANDRAIL	6 / C8.0
S11	RAMP WITH HANDRAIL/GUARDRAIL	7 / C8.0
S12	CONCRETE WHEELSTOP	4 / C8.1
S13	STEEL BOLLARDS WITH STAINLESS STEEL COVERS @7' OC ACROSS FLUSH CONDITION 4.5" BOLLARD, 34" TALL STAINLESS STEEL COVER FROM RELIANCE FOUNDRY, MODEL R-7303	10 / C8.1
S14	DUMPSTER ENCLOSURE	SW-12A3 / C9.0 & SEE ARCH PLANS
S18	DIRECTIONAL ARROWS	1 / C8.1
S19	PEDESTRIAN CROSSWALK	5 / C8.0
S23	PAINTED STOP BAR (24")	10 / C8.0
S24	SEGMENTAL RETAINING WALL	SEE ARCH PLANS

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
SG1a	ACCESSIBLE PARKING SIGN (FTP-20-06 & FTP-22-06)	9 / C8.1
SG2	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	3 / C8.1
SG3	"STOP" SIGN (R1-1)	8 / C8.0
SG6	MONUMENT SIGN	SEE ARCH PLANS

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
LIGHT POLE	

NOTE:
1. SEE SHEET C2.0 FOR GENERAL NOTES.

811

Know what's below.
Call before you dig.

N

0 10 20 40 60

GRAPHIC SCALE

Catalyst

DESIGN GROUP

1085 W. MORSE BLVD., WINTER PARK, FL 32789
(888) 219-8900 | WWW.CATALYST-DC.COM
GEORGE MADOLESTON P.E. 15468
Florida Firm Registration No. 13093

GEORGE BEESLEY MADOLESTON

LICENSE

No. 75618

1/12/23

STATE OF FLORIDA

PROFESSIONAL ENGINEER

ADVENTHEALTH

OCALA MOB

OCALA, FLORIDA

NO.	DATE	DESCRIPTION
06/21/2023		SITE PERMIT

DRAWING TITLE

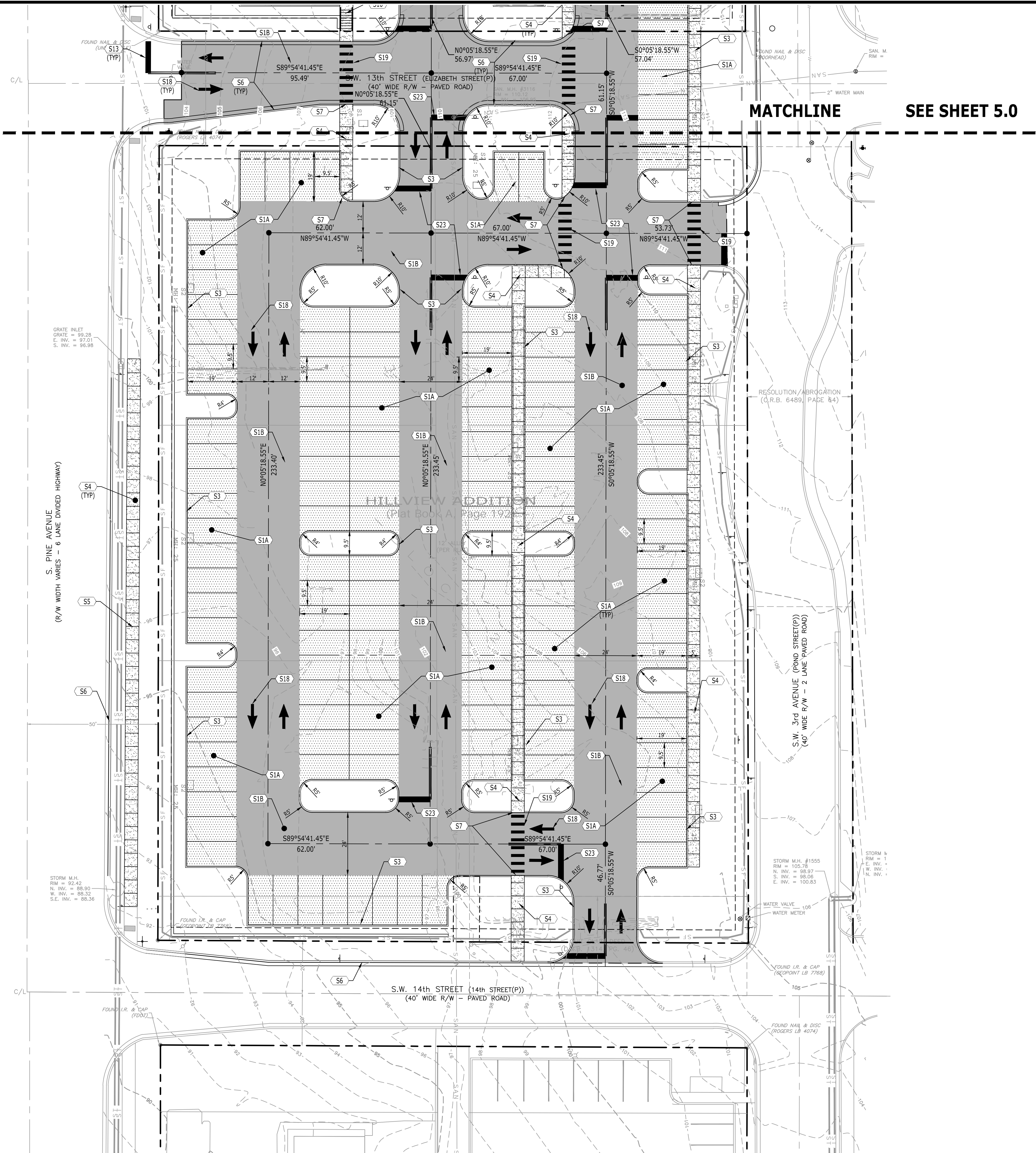
SITE LAYOUT PLAN

PROJECT NUMBER

2022037

DRAWING NUMBER

C5.0

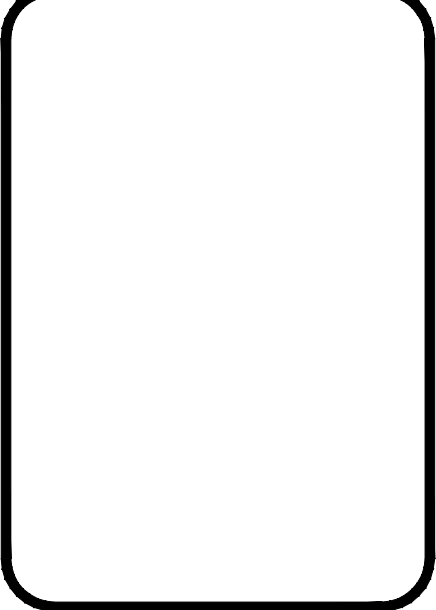
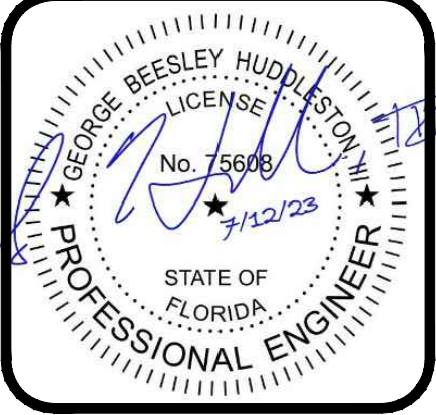
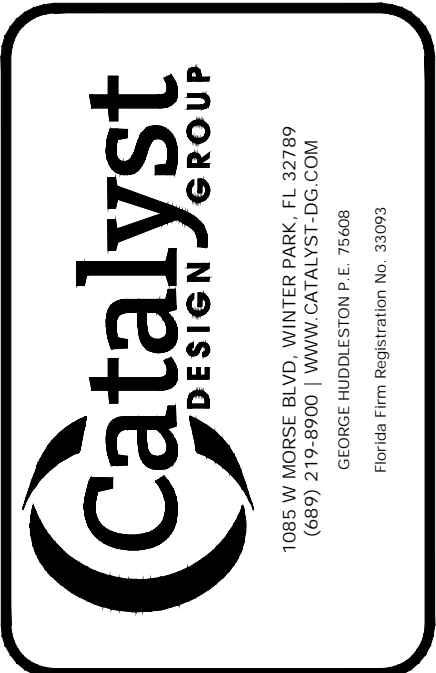
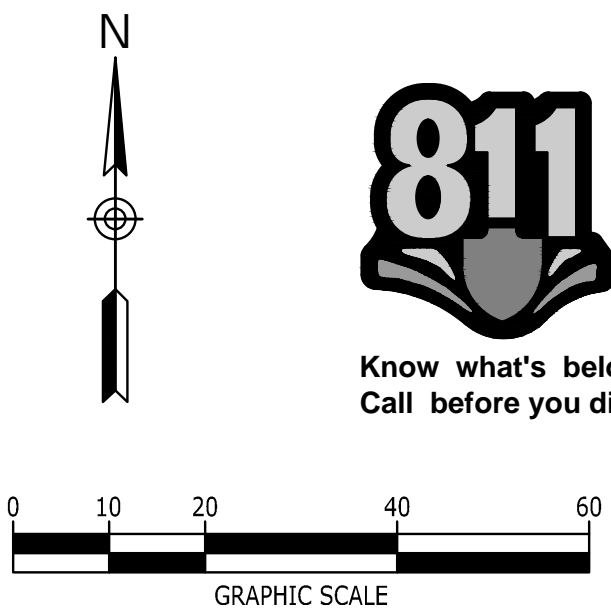


SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
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(S1B)	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
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(S11)	RAMP WITH HANDRAIL/GUARDRAIL	7 / C8.0
(S12)	CONCRETE WHEELSTOP	4 / C8.1
(S13)	STEEL BOLLARDS WITH STAINLESS STEEL COVERS @7' OC ACROSS FLUSH CONDITION 4.5" BOLLARD, 34" TALL, STAINLESS STEEL COVER FROM RELIANCE FOUNDRY, MODEL R-7303	10 / C8.1
(S14)	DUMPSTER ENCLOSURE	SW-12A3 / C9.0 & SEE ARCH PLANS
(S18)	DIRECTIONAL ARROWS	1 / C8.1
(S19)	PEDESTRIAN CROSSWALK	5 / C8.0
(S23)	PAINTED STOP BAR (24")	10 / C8.0
(S24)	SEGMENTAL RETAINING WALL	SEE ARCH PLANS

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(SG2)	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	3 / C8.1
(SG3)	"STOP" SIGN (R1-1)	8 / C8.0
(SG6)	MONUMENT SIGN	SEE ARCH PLANS

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
LIGHT POLE	

NOTE:
1. SEE SHEET C2.0 FOR GENERAL NOTES.



ADVENTHEALTH
OCALA MOB
OCALA, FLORIDA

DESCRIPTION	
NO.	DATE
06/21/2023	SITE PERMIT

DRAWING TITLE	
SITE LAYOUT PLAN	
PROJECT NUMBER	20220237
DRAWING NUMBER	C5.1

From: [Hurley, Owen](#)
To: [Divya Govindaraju](#)
Cc: [Judd, Kurt E](#); [Brittian, Joy](#); [Prashad, Ricky](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Wednesday, August 9, 2023 7:55:36 AM
Attachments: [image001.png](#)

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.

Good morning Divya,

Per our conversation, Lumen does in fact have active customers within the described area. If the existing buildings are to be demolished, our customers would have to disconnect. Once that occurs, Lumen would not object to removing those facilities.

Thank you,

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

owen.hurley@lumen.com

From: Hurley, Owen
Sent: Monday, August 7, 2023 4:33 PM
To: 'Divya Govindaraju' <dgovindaraju@ocalafl.gov>
Cc: Judd, Kurt E <Kurt.E.Judd@lumen.com>
Subject: RE: Proposed Abrogation: ABR23-45262

Good afternoon Divya,

Lumen does have facilities at this location. I will review this request and respond to you by August 10, 2023.

Thank you,

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

owen.hurley@lumen.com

From: Judd, Kurt E <Kurt.E.Judd@lumen.com>
Sent: Monday, August 7, 2023 12:31 PM

To: Hurley, Owen <Owen.Hurley@lumen.com>
Cc: 'Divya Govindaraju' <dgovindaraju@ocalafl.gov>
Subject: FW: Proposed Abrogation: ABR23-45262

I have added the OSP Engineer for this area.

Thank you

Kurt Judd

ENGINEERING

319 SE Broadway ST., Florida 34471

tel: 352-401-6555

Kurt.E.Judd@centurylink.com

From: Divya Govindaraju <dgovindaraju@ocalafl.gov>
Sent: Monday, August 07, 2023 12:28 PM
To: Judd, Kurt E <Kurt.E.Judd@lumen.com>
Subject: FW: Proposed Abrogation: ABR23-45262

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

Good afternoon,

I had previously reached out to you regarding the abrogation of SW 13th St, between S Pine Ave and SW 3rd Ave. The case is scheduled for a public hearing on August 14, 2023, and we requested a response from utility providers by August 07, 2023. If we do not get a response from utility providers, the case would have to be tabled. I request you to kindly respond to the following request by close of business on August 10, 2023.

The City of Ocala has received a request to abrogate the portion of SW 13th street, between S. Pine Ave and SW 3rd Ave; and a 12-foot-wide alley, between SW 13th St and SW 14th St. The case is scheduled for the Planning and Zoning Commission hearing on August 14, 2023. Attached is the case map and legal description for the abrogation request.

Kindly respond to the following:

- Do you have any utility lines at this location.
- Do you anticipate the need for use of the subject area? If yes, explain.
- Do you object to this request?

If you have any comments on the proposed abrogation, please email Divya Govindaraju (dgovindaraju@ocalafl.org) or “reply all” by close of business on **August 10, 2023**.

Thankyou,

Divya Govindaraju

Planner II
City of Ocala Growth Management Department
Office: 352-629-8305 | dgovindaraju@ocalafl.gov
[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)



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

From: Divya Govindaraju
Sent: Tuesday, July 25, 2023 3:25 PM
To: john.wolski@charter.com; lmeahl@tecoenergy.com; kurt.e.judd@centurylink.com; Christopher, Paul A (CCI-Florida) <Paul.Christopher@cox.com>
Subject: FW: Proposed Abrogation: ABR23-45262

Good afternoon,

The City of Ocala has received a request to abrogate the portion of SW 13th street, between S. Pine Ave and SW 3rd Ave; and a 12-foot-wide alley, between SW 13th St and SW 14th St. The case is scheduled for the Planning and Zoning Commission hearing on August 14, 2023. Attached is the case map and legal description for the abrogation request. If you have any comments on the proposed abrogation, please email Divya Govindaraju (dgovindaraju@ocalafl.org) or "reply all" by close of business on **August 07, 2023**. Thankyou,

Divya Govindaraju

Planner II
City of Ocala Growth Management Department
Office: 352-629-8305 | <mailto:dgovindaraju@ocalafl.org>
[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)



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From: [Meahl, Landon](#)
To: [Divya Govindaraju](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Tuesday, August 8, 2023 4:59:11 PM
Attachments: [image002.png](#)
[image003.png](#)

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.

Hi Divya,

TECO PGS has no objection to the alleyway closure. However, we do have underground gas facilities in that section of existing ROW of SW 13th St.

Thank you,

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



From: Divya Govindaraju <dgovindaraju@ocalafl.gov>
Sent: Monday, August 7, 2023 12:17 PM
To: Meahl, Landon <LMeahl@tecoenergy.com>
Subject: FW: Proposed Abrogation: ABR23-45262

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Good afternoon,

I had previously reached out to you regarding the abrogation of SW 13th St, between S Pine Ave and SW 3rd Ave. The case is scheduled for a public hearing on August 14, 2023, and we requested a response from utility providers by August 07, 2023. If we do not get a response from utility providers, the case would have to be tabled. I request you to kindly respond to the following request by close of business on August 10, 2023.

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If you have any comments on the proposed abrogation or want to indicate there are no utilities in the subject area, please email Divya Govindaraju (dgovindaraju@ocalafl.org) or “reply all” by close of business on **August 10, 2023**.

Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department

Office: 352-629-8305 | dgovindaraju@ocalafl.org

[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)

-



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

From: Divya Govindaraju

Sent: Tuesday, July 25, 2023 3:25 PM

To: john.wolski@charter.com; lmeahl@tecoenergy.com; kurt.e.judd@centurylink.com;

Christopher, Paul A (CCI-Florida) <Paul.Christopher@cox.com>

Subject: FW: Proposed Abrogation: ABR23-45262

Good afternoon,

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Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department

Office: 352-629-8305 | <mailto:dgovindaraju@ocalafl.org>

[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)



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

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From: [Stephanie Galarza](#)
To: [Divya Govindaraju](#)
Cc: [Tracy L. Taylor](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Thursday, August 10, 2023 10:03:20 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Divya –

Per our phone conversation, Real Estate has not comments in regards to the proposed abrogation. Thank you.

Sincerely,

Stephanie Galarza, BBAM, LREA

Real Estate Project Manager I
Real Estate Division
City of Ocala | Engineering & Water Resources Dept
1805 NE 30th Avenue | Bldg 700
Ocala, FL 34470
Office: 352-351-6786 | Fax: 352-351-6726
sgalarza@ocalafl.gov



From: Divya Govindaraju <dgovindaraju@ocalafl.gov>
Sent: Tuesday, August 8, 2023 3:32 PM
To: Richard Ragosta <RRagosta@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Dwayne Drake <DDrake@Ocalafl.org>; Donnie Fales <DFales@Ocalafl.gov>; Rusella Bowes-Johnson <RJohnson@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Stephanie Galarza <SGalarza@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>
Subject: Proposed Abrogation: ABR23-45262

Good afternoon,

The City of Ocala has received a request to abrogate the portion of SW 13th street, between S. Pine Ave and SW 3rd Ave; and a 12-foot-wide alley, between SW 13th St and SW 14th St. The case is scheduled for the Planning and Zoning Commission hearing on August 14, 2023. Attached is the case map and legal description for the abrogation request.

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- Do you object to this request?

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(dgovindaraju@ocalafl.org) or “reply all” by close of business on **August 11, 2023**.

Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department

Office: 352-629-8305 | dgovindaraju@ocalafl.gov

[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)

-



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

From: [Dwayne Drake](#)
To: [Divya Govindaraju](#); [Richard Ragosta](#); [Payal Pandya](#); [Noel J. Cooper](#); [Donnie Fales](#); [Rusella Bowes-Johnson](#); [Kelly Roberts](#); [Stephanie Galarza](#); [Tracy L. Taylor](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Wednesday, August 9, 2023 7:36:15 AM
Attachments: [image001.png](#)

Sanitation is good. Thank you.

Dwayne Drake

From: Divya Govindaraju <dgovindaraju@ocalafl.gov>
Sent: Tuesday, August 8, 2023 3:32 PM
To: Richard Ragosta <RRagosta@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Dwayne Drake <DDrake@Ocalafl.org>; Donnie Fales <DFales@Ocalafl.gov>; Rusella Bowes-Johnson <RJohnson@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Stephanie Galarza <SGalarza@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>
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Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department
Office: 352-629-8305 | dgovindaraju@ocalafl.gov
[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)

-



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current and future expectations.

Divya Govindaraju

From: Donnie Fales
Sent: Wednesday, August 9, 2023 3:35 PM
To: Divya Govindaraju; Richard Ragosta; Payal Pandya; Noel J. Cooper; Dwayne Drake; Rusella Bowes-Johnson; Kelly Roberts; Stephanie Galarza; Tracy L. Taylor
Cc: Randy Hahn; Paul Sookdeo; Karen Cupp; Aubrey Hale
Subject: RE: Proposed Abrogation: ABR23-45262

Divya,

Ocala Electric Utility has existing overhead electrical facilities in the subject alleyway that has been proposed for abrogation.

Our engineering technician(Paul Sookdeo) is currently working with Advent Health's engineering team to eventually have our facilities removed in the subject alley between SW 14 Street and SW 12 ST.

The City of Ocala will need to retain an Electrical easement(10' wide by 30' in length) for an anchor and pole at SW 14 Street and the subject alley way. This easement/easements will also need to incorporate a portion of the South west corner of parcel 28576-002-05. The exact location of the easement/easements would need to be surveyed and require a description and sketch(by Advent) to be provided along with the easement/easements. **If this can be resolved(the easements retained) prior to hearing date then Ocala Electric would not object to this abrogation at that time.**

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Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department

Office: 352-629-8305 | dgovindaraju@ocalafl.gov

201 SE 3rd Street, 2nd floor, Ocala, FL 34471



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From: [Richard Ragosta](#)
To: [Divya Govindaraju](#)
Cc: [Rusella Bowes-Johnson](#); [Hector Colon](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Thursday, August 10, 2023 9:07:54 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning,

Water resources has:

6" water main on SW 13th ST that would require a 20' utility easement.

8" gravity sewer on SW 13th ST that would require a 30' utility easement.

8" gravity sewer running North and South within the alley way would require a 30' utility easement.

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.org



From: Divya Govindaraju <dgovindaraju@ocalafl.gov>

Sent: Tuesday, August 8, 2023 3:32 PM

To: Richard Ragosta <RRagosta@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Dwayne Drake <DDrake@Ocalafl.org>; Donnie Fales <DFales@Ocalafl.gov>; Rusella Bowes-Johnson <RJohnson@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Stephanie Galarza <SGalarza@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>

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Thankyou,

Divya Govindaraju

Planner II

City of Ocala Growth Management Department

Office: 352-629-8305 | dgovindaraju@ocalafl.gov

[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)

-



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From: [William P. Weakland](#)
To: [Divya Govindaraju](#)
Cc: [Oshane Parker](#); [Jessey Schoepke](#); [Patt Murphy](#); [Kenneth Jamerson](#); [Jose Colon](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Thursday, August 10, 2023 11:50:11 AM
Attachments: [image002.png](#)
[image003.png](#)
[_Coordination Meeting Mark-Ups.pdf](#)

Good Morning,

We have a tentative agreement with the developer to provide a new conduit from both ends of their project to allow us to serve the four connections south of the planned demolition and subsequent new buildings and parking. I've attached the proposed pipe for access to old as well as new Hospital services in the future. If they perform this work, we do not object to the Abrogation of the overhead access.

Regards

Billy Weakland

Ocala Fiber Network, Project Manager II

Direct email weakland@ocalafl.gov Office email telecom@ocalafl.gov

Direct 352-401-6912 Mobile 352-843-8482 Office 352-401-3999

OFN website <http://www.cityofocalafiber.com>



From: Divya Govindaraju <dgovindaraju@ocalafl.gov>
Sent: Tuesday, August 8, 2023 4:55 PM
To: William P. Weakland <WWeakland@ocalafl.gov>
Subject: FW: Proposed Abrogation: ABR23-45262

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Thankyou,

Divya Govindaraju

Planner II
City of Ocala Growth Management Department
Office: 352-629-8305 | dgovindaraju@ocalafl.gov
[201 SE 3rd Street, 2nd floor, Ocala, FL 34471](#)



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From: [Noel J. Cooper](#)
To: [Divya Govindaraju](#); [Richard Ragosta](#); [Payal Pandya](#); [Dwayne Drake](#); [Donnie Fales](#); [Rusella Bowes-Johnson](#); [Kelly Roberts](#); [Stephanie Galarza](#); [Tracy L. Taylor](#)
Subject: RE: Proposed Abrogation: ABR23-45262
Date: Thursday, August 10, 2023 10:35:03 AM
Attachments: [image002.png](#)
[image003.png](#)

Divya,

No objections. Utility easements will be required. Abrogation Agreement shall include:

No buildings or structures are allowed within easement areas. The city will not be responsible for reconstruction/replacement of any above-ground construction (except for pavement) within easement areas for utility work. This includes fence, gate, pavement marking, curbing, sidewalk, and landscaping. Access to utilities must be allowed.

Thank you.

Noel Cooper, P.E., PTOE
Transportation Engineer
1805 NE 30th Ave
Bldg 300
Ocala, FL 34470
Phone: 352-351-6708



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To: Richard Ragosta <RRagosta@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Dwayne Drake <DDrake@Ocalafl.org>; Donnie Fales <DFales@Ocalafl.gov>; Rusella Bowes-Johnson <RJohnson@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Stephanie Galarza <SGalarza@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>
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