



# Ocala Planning & Zoning Commission Agenda

## Monday, May 11, 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 April 24, 2026.

  - a. [P&Z AD Proof](#)

**Attachments:** [P&Z Draft Ad 05112026 PROOF](#)
  
3. Approval of Minutes
  - a. [April 13, 2026 Final Minutes](#)

**Attachments:** [April 13, 2026 Final Meeting Minutes](#)
  
4. Abrogations
  - a. [Public Hearing to abrogate the segment of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida. \(Parcel 22714-111-03\), approximately 0.179 acres. \(Case ABR26-0001\) \(Quasi-Judicial\).](#)

Presentation By: Brea Miller, Planner II

**Attachments:** [ABR26-0001 Legacy View Church Staff Report](#)  
[ABR26-0001 Legacy View Church Aerial Map](#)  
[ABR26-0001 Legacy View Church Case Map](#)  
[ABR26-0001 Legacy View Church Survey](#)  
[ABR26-0001 Legacy View Church Responses](#)  
[ABR26-0001 Legacy View Church West End Ocala Plat](#)
  
5. Rezoning
  - a. [Ordinance to rezone from O-1, Office District, to B-2A, Limited Business Commercial District, for property located at 619 SE 17th Street \(Parcel 2917-002-000\), approximately 2.04 acres \(Case ZON26-0002\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

**Attachments:** [ZON26-0002 Staff Report P&Z](#)  
[ZON26\\_0002\\_Aerial](#)  
[ZON26\\_0002\\_Case](#)

6. Next meeting: June 8, 2026
7. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-1277

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

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**FORMAL TITLE:**

P&Z AD Proof

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

Ocala Gazette

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**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, May 11, 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>.**

## SOUTHEAST

Petitioner: David Hammar; Agent: Sandon Wiechens, Wiechens Realty, Inc.; Case ZON26-0002; A request to rezone from O-1, Office District, to B-2A, Limited Community Business District, for property located at 619 SE 17<sup>th</sup> Street (Parcel 2917-002-000), approximately 2.04 acres.

## SOUTHWEST

Petitioner: Danny Nunn; Agent: Jonathan Flowers, Repset Survey, LLC; Case: ABR26-0001; A request to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida (Parcel 22714-111-03); approximately 0.179 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](http://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 3<sup>rd</sup> 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 **5** 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](http://www.ocalafl.gov)

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**File #:** 2026-1327

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

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**FORMAL TITLE:**

April 13, 2026 Final Minutes

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

N/A



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**Monday, April 13, 2026**

**5:30 PM**

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1. Call to Order

- a. Pledge of Allegiance

Roll Call for Determination of a Quorum

**Present** Daniel London, Kevin Lopez, Allison Campbell, Tucker Branson, and Elgin Carelock

**Excused** Justin MacDonald

**Late** Tamboura Jenkins

- 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 March 27, 2026.

- a. Ad Proof

**Attachments:** [P&Z Draft Ad PROOF 04132026](#)

3. Approval of Minutes

4. Public Hearing

- a. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, district for property located at 2236 NW 8th Street (Parcel 22508-000-00); approximately 0.24 acres

**Attachments:** [PH25-0002 Cry of Deliverance Staff Report](#)  
[PH25-0002 Cry of Deliverance Aerial Map](#)  
[PH25-0002 Cry of Deliverance Case Map](#)  
[PH25-0002 Cry of Deliverance Site Survey](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH25-0002.

Mr. Lopez requested clarification on Point 5. Breah responded that approval from City Engineering would be required for grass parking.

Mr. Carelock asked about sidewalk crossings. Breah responded there will be crosswalks

on NW 8th Street and sidewalks are provided on both sides of the street.

Mr. Lopez asked whether notices were sent to the properties in between. Breah confirmed they were.

Andy Kesslering, Landscape Architect (EDK EV), P.O. Box 2121, Ocala, FL 34473, stated the church would like to renovate the property and bring everything up to code. They acknowledged that City Engineering approval will be required and noted services are currently held only on Sundays.

Motion to approve off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, PH25-0002.

- RESULT:** APPROVED
- MOVER:** Daniel London
- SECONDER:** Tucker Branson
- AYE:** London, Lopez, Branson, and Carelock
- AWAY:** Jenkins
- EXCUSED:** MacDonald

- b. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential District (Parcel 22497-000-00); approximately 0.25acres

- Attachments:** [Staff Report](#)  
[PH26-0001 Cry of Deliverance Aerial Map](#)  
[PH26-0001 Cry of Deliverance Case Map](#)  
[PH26-0001 Cry of Deliverance Site Survey](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH26-0001.

Motion to approve off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential, PH26-0001.

- RESULT:** APPROVED
- MOVER:** Daniel London
- SECONDER:** Elgin Carelock
- AYE:** London, Lopez, Branson, and Carelock
- AWAY:** Jenkins
- EXCUSED:** MacDonald

5. Rezoning

- a. Ordinance to rezone from B-2, Community Business, to M-1, Light Industrial, for property located in the 200 block of SW 27th Avenue (Parcel 22780-002-00),

approximately 1.25 acres (Case ZON26-0001) (Quai-Judicial)

**Attachments:** [ZON26-0001 Staff Report P&Z](#)  
[ZON26 0001 Aerial](#)  
[ZON26 0001 Case](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0001.

Rodney Roger, 1105 SE 3rd Avenue, Ocala, Florida, stated he met with staff prior to submitting the application.

Motion to approve B-2, Community Business, to M-1, Light Industrial, ZON26-0001.

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Daniel London

**AYE:** Jenkins, London, Lopez, Branson, and Carelock

**EXCUSED:** MacDonald

6. Planned Development

- a. Resolution to consider the amendment to a Planned Development Plan and Standards Book for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (Parcel 23817-002-00 and 23817-002-02), approximately 61.4 acres (Case PD22-44929) (Quasi-Judicial)

**Attachments:** [PD22-44929 TBMI II, LLC Staff Report](#)  
[PD22-44929 TBMI II, LLC Aerial Map](#)  
[PD22-44929 TBMI II, LLC Case Map](#)  
[Exhibit B- PD PLAN](#)  
[Exhibit A- PD Standards](#)  
[Future Land Use Policy Amendment](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD22-44929.

Ms. Campbell asked whether SW 38th Street is in the process of being widened from a two-lane road to a four-lane road. Breah responded yes.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated this request is a modification to setback standards for single-family residential development in an area designated for residential use. The proposed setbacks are 20 feet in the rear, 10 feet on the sides, and front. He noted the request does not change density, does not alter the maximum number of allowable units, and does not reduce setbacks.

Breah requested the added condition in the staff report be entered into the record. Chief Planning Official, Endira Madraveren stated access to lots within the Planned

Development (PD) shall be restricted to the internal road network. The internal road network must be provided for each subdivision within the PD to ensure access to all lots and to promote interconnectivity between subdivisions. The internal road network shall adhere to all applicable Land Development Regulations, and single-lot subdivisions are not permitted. Mr. Lopez asked for clarification regarding a single residential subdivision along the main road. Planning Director, Aubrey Hale responded that this condition reinforces all access and connections will occur through the internal road network.

Mr. Jenkins asked how many exits are proposed. Aubrey responded there are two access points off SW 60th Street and one off SW 38th Street.

Mr. London asked whether there is an avigation easement. Fred responded that one exists and has been recorded.

Mal Formela, 501 SE 36th Lane, stated he did not understand some of the proposed changes. Break responded that no changes are being made to the Planned Development (PD). She explained one lot is being converted from a commercial lot to a stormwater retention area and the other lot will be split in half to accommodate the missing lot.

Motion to approve amendment to a Planned Development Plan and Standards Book with the conditions presented, PD22-44929.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Elgin Carelock

**AYE:** Jenkins, London, Lopez, Branson, and Carelock

**EXCUSED:** MacDonald

- b. Resolution to consider an amendment to the PD Plan and Standards book for property located at 3610 NW 1st Loop (a portion of Parcel 22817-000-00), approximately 9.31 acres (Case PD20-0003) (Quasi-Judicial)

**Attachments:** [PD20-0003 Saving Mercy Staff Report](#)  
[Exhibit A - Saving Mercy PD Plan](#)  
[Exhibit B - Saving Mercy PD Standards Book](#)  
[Prior Approval Documents](#)  
[PD20\\_0003\\_Case](#)  
[PD20\\_0003\\_Aerial](#)

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 PD20-0003.

Ms. Campbell asked whether the plan is for children to reside in the homes. Mr. Jenkins responded yes, that is the plan.

Chuck Pigeon with Adurra Grouping, 925 SE 17th Street, Ocala, Florida, stated the

proposed change is due to the group securing housing grant support. The funding has made it more economical and feasible to develop the project as multifamily. He noted the proposal remains under the maximum density and below the threshold of 100 trips per hour. He also stated he had no objections to the staff's recommendations.

Mr. Lopez asked whether parking would be increased. Mr. Pigeon responded currently there is one parking space per unit. In the master plan, the development was designed to provide 1.5 parking spaces for two-bedroom units.

Motion to approve amendment to the PD Plan and Standards book with conditions presented by staff, PD20-0003.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Tamboura Jenkins

**AYE:** Jenkins, London, Lopez, Branson, and Carelock

**EXCUSED:** MacDonald

- c. Resolution to consider an amendment to the Planned Development Plan and Standards book for property located at 5451 SW 66th Street (Parcel 2389-100-009), approximately 32.22 acres (Case PD25-0003) (Quasi-Judicial)

**Attachments:** [PD25-0003 Kinward at HB Staff Report](#)  
[Exhibit A - Kinward at HB PD Plan](#)  
[Exhibit B - Kinward at HB PD Standards Book](#)  
[Previously Approved Documents](#)  
[PD25\\_0003\\_Case](#)  
[PD25\\_0003\\_Aerial](#)

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 PD25-0003.

Mr. Carelock asked if a traffic impact study had been submitted. Endira responded she believes the trips were previously accounted for through the original Heatbrook DRI.

Mr. London asked about the intent of the condition related to multiple property owners. Endira responded the intent is to ensure more than one property owner is not purchasing units for rental purposes. Planning Director Aubrey Hale added there can be potential issues when multiple owners are involved, and the condition is intended to help ensure the long-term stability of the project. He stated it is a condition provided for the Board's consideration. Mr. London stated he had concerns with the condition, noting that individuals could potentially form separate LLCs to purchase units. He suggested there should be a better way reflect that intent. Ms. Campbell asked whether the intent was for one owner per quad unit. Aubrey responded that the goal is for individual ownership of each unit.

Mr. Lopez asked if there was an increase. Endira responded the only increase is in open

space.

Rob Batsel, 1531 SE 36th Ave, Ocala, Florida, stated the project is being changed from duplexes to townhomes. The development consists of twenty-one (21) six-unit townhome buildings and five (5) four-unit buildings. The project is anticipated to be platted into individual lots. He further stated each unit will include a garage and driveway, providing sufficient parking. He noted the most recent traffic study was completed in 2018 and included reserved trips specifically for this phase. Mr. Batsel requested approval subject to staff recommendations. He asked the condition prohibiting multiple units from being sold to the same owner not be considered at this time.

Kelly Hayes, 6560 SW 51st Court, Ocala, Florida, stated there are wooded areas behind her home. She noted when she initially attended meetings and the project was approved in 2022, the wooded area was intended to be preserved as open space. However, she expressed concern that it now appears condominiums may be constructed in that area.

Brian Hayes, 6560 SW 51st Court, Ocala, Florida, asked if anyone knew what happened to the wetlands behind his property. He stated, to his understanding, development is not permitted within wetlands and expressed concern regarding the impact to the wetland area.

Mr. Batsel stated along the east boundary, a Type III buffer will be provided. He noted the boundary will include a 25-foot vegetative buffer. He further explained that there will be a wall due to the front elevation of the neighboring homes, and that no structures will be located uphill or directly adjacent to them. Mr. Batsel also stated wetlands are being impacted and they are coordinating with the Water Management District to complete all required mitigation efforts.

Motion to deny the amendment to the Planned Development Plan and Standards book, PD25-0003.

**RESULT:** DENIED  
**MOVER:** Kevin Lopez  
**SECONDER:** Elgin Carelock  
**AYE:** Jenkins, Lopez, and Carelock  
**NAY:** London, and Branson  
**EXCUSED:** MacDonald

- 7. Vision 2050
  - a. Resolution 2026-XX to adopt Vision 2050.

Growth Management Director, Jeff Shrum, presented Ocala Vision 2050.

Ms. Campbell stated that she recommends, under Item 2.5, the Safe Routes to School program be made a priority.

Motion to approve Resolution 2026-XX to adopt Vision 2050 with recommendation of Safe Routes to School program be a priority.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Tamboura Jenkins

**AYE:** Jenkins, London, Lopez, Branson, and Carelock

**EXCUSED:** MacDonald

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: May 11, 2026

12. Adjournment

Meeting adjourned at 6:56pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-1247

**Agenda Item #:** a.

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Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

Public Hearing to abrogate the segment of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida. (Parcel 22714-111-03), approximately 0.179 acres. (Case ABR26-0001) (Quasi-Judicial).

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Economic Hub.

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**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

- Petitioner: Danny Nunn
- Property Owner: Legacy View Church, Inc.
- Agent: Jonathan Flowers, Repset Survey, LLC

Key Points:

The applicant is requesting to abrogate the segment of SW 25th Street located between Blocks 91 and 111 in the West End Ocala Plat which has no utilities and is otherwise undeveloped.

Zoning and Land Use Details:

Prior actions by the Ocala Board of Adjustment and Planning and Zoning Commission were taken without knowledge of the existing City of Ocala right-of-way for SW 25<sup>th</sup> Street. Specifically, the subject property previously received conditional approvals for a Special Exception to allow a church from the Board of Adjustment, as well as off-site parking within 300 feet from the Planning & Zoning Commission. Required conditions, including conditional site plan approval, have been met as of January 16, 2026. The city attorney has indicated that the prior board actions remain valid subject to the abrogation approval.

The existing SW 25<sup>th</sup> Street right-of-way was not discovered until further survey and title research was conducted by the applicant through the site plan review process. Approval of the site plan is therefore contingent upon completing this abrogation request.

**FINDINGS AND CONCLUSIONS:**

Staff recommends approval of the request to abrogate the segment of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

**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 2025-0521**

A RESOLUTION APPROVING RECOMMENDATIONS OF THE OCALA PLANNING AND ZONING COMMISSION FOR THE ABROGATION AND VACATION OF THE SEGMENT OF SW 25TH STREET LYING BETWEEN BLOCKS 91 AND 111 AS SHOWN ON THE WEST END OCALA PLAT, PLAT BOOK A, PAGE 78, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

WHEREAS, application has heretofore been made by LEGACY VIEW CHURCH, INC, a Florida limited liability company (“Applicant”) has heretofore made an application to the Ocala Planning and Zoning Commission for the abrogation of the portion of right- 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, this segment of SW 25<sup>th</sup> Street right-of-way was not discovered to exist until after previous public hearings with the Board of Adjustment (Special Exception for a church/place of worship with off-site parking) and the Ocala Planning and Zoning Commission (approval for off-site parking) had occurred; and

WHEREAS, the applicant is seeking to abrogate the right-of-way for SW 25<sup>th</sup> Street to allow for the development of their project; 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. That segment of 25th Street between blocks 91 and 111 as per plat of West End Ocala, Plat Book A, Page 78, lying within section 13, Township 15 South, Range 21 East, of the public records of Marion County, Florida, being more particularly described as follows:

A PORTION OF 25TH STREET BETWEEN BLOCKS 91 AND 111 AS SHOWN ON THE PLAT OF WEST END OCALA, PLAT BOOK A, PAGE 78, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF BLOCK 91 OF RHEINAUER'S ADDITION TO MARTI CITY, PLAT BOOK A PAGE 112, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N 87° 51' 17" W., 17.42 FEET, TO A MARION ENGINEERING 4"X4" CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SW FORT KING STREET (A PUBLIC RIGHT-OF-WAY 60 FEET WIDE FORMERLY KNOWN AS FAIRMOUNT AVENUE) WITH THE WEST RIGHT-OF-WAY LINE OF THE UNNAMED STREET (A PRIVATE RIGHT-OF-WAY OF VARYING WIDTH PREVIOUSLY ABROGATED AND CLOSED PURSUANT TO RESOLUTION NO. 78-43, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 862, AT PAGE 702, OF SAID PUBLIC RECORDS) LYING WEST OF AND IMMEDIATELY ADJACENT TO BLOCK 91 OF SAID RHEINAUER'S ADDITION TO MARTI CITY, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N 00° 43' 07" E., ALONG SAID WEST RIGHT-OF-WAY LINE. 186.06 FEET, TO A 5/8" REBAR WITH NO ID MARKING ITS NON-TANGENT INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST SILVER SPRINGS BOULEVARD (A PUBLIC RIGHT-OF-WAY 107.50 FEET WIDE, ALSO KNOWN AS STATE ROAD 40) SAID RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 5783.40 FEET; THENCE WESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 42.61 FEET, THROUGH A CENTRAL ANGLE OF 00°25'20" AND A CHORD BEARING AND DISTANCE OF N 89° 33' 03" W., 42.61 FEET, TO A 5/8" REBAR WITH NO ID MARKING ITS NON-TANGENT INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 25TH STREET (A PUBLIC RIGHT-OF-WAY 60 FEET WIDE AS SHOWN ON THE PLAT OF WEST END OCALA, PLAT BOOK A, PAGE 78, OF SAID PUBLIC RECORDS), THENCE S 00° 24' 31" W., ALONG SAID WEST RIGHT-OF-WAY LINE, 186.23 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF SW FORT KING STREET, THENCE ALONG SAID RIGHT OF WAY LINE, S 89° 47' 30" E., 41.60 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 7836 SQUARE FEET (0.179 ACRE), MORE OR LESS.

2. The City of Ocala does hereby abrogate right-of-way located in Ocala, Marion County, Florida, as described and depicted on the attached Exhibit A.
3. 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.

Bethea

Sr.

City Council President

Attest: \_\_\_\_\_

Angel B. Jacobs  
City Clerk

Approved as to form and legality:

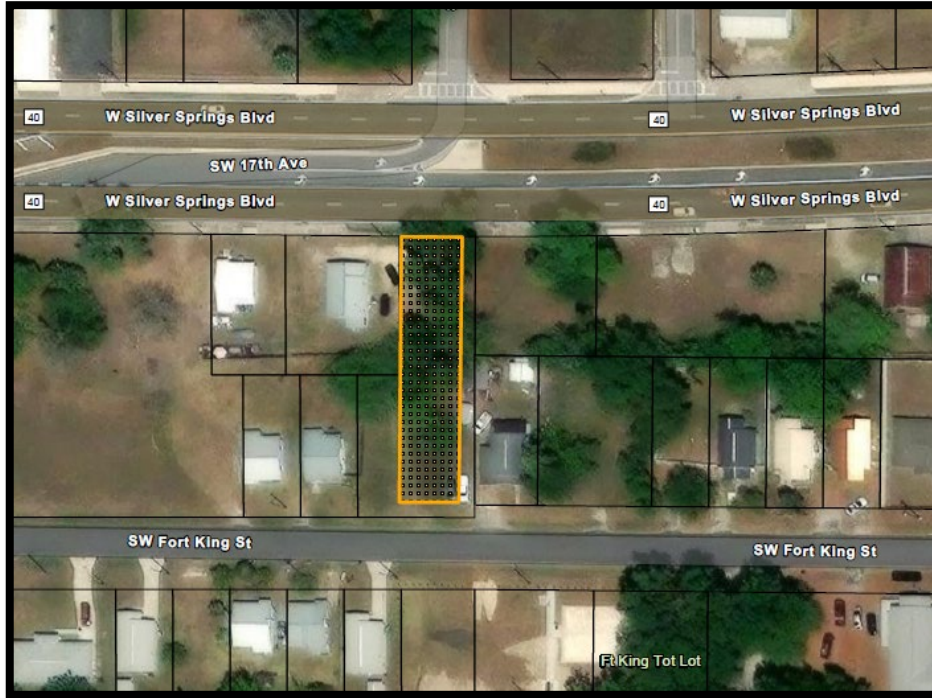
\_\_\_\_\_

William Sexton  
City Attorney



**Applicant/Property Owner:** Danny Nunn/Legacy View Church, Inc.  
**Agent:** Jonathan Flowers, Repset Survey, LLC  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** A request to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.  
  
This request is associated with Legacy View Church development and approved off-site parking. During site plan review, it was determined by the City's Surveying Department that the subject right-of-way had not been formally abrogated, despite being depicted as such in the current Property Appraiser's records. Formal abrogation is required to proceed with development.  
  
**Zoning District:** R-2, Two Family Residential  
**Future Land Use:** Low Intensity  
**Parcel Information**  
**Acres:** ±0.18 acres  
**Parcel:** 22714-111-03  
**Location:** 1700 block of West Silver Springs Boulevard  
**Existing use:** Vacant/Undeveloped  
**Special District(s)/Plan(s):** West Ocala Community Redevelopment Area (CRA)  
**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	Neighborhood	R-2, Two-Family Residential	Residential
East	Medium Intensity/Special District	R-2, Two-Family Residential	Residential
South	Neighborhood	R-1AA, Single-Family Residential	Residential
West	Neighborhood	R-2, Two-Family Residential	Vacant/Undeveloped

**Applicant Request**

The applicant is requesting to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

**Background**

On October 28, 2024, the subject property (Parcel 22714-111-03), along with nearby properties (Parcels 22714-000-00 and 22715-000-00), received conditional approval from the Board of Adjustment for a

Special Exception to allow the construction of a church/place of worship with an accessory use of an off-site parking lot subject to Planning & Zoning Commission approval of the off-site parking. On November 13, 2024, the Planning & Zoning Commission (P&Z) conditionally approved the off-site parking within 300 feet of the subject property, at 1734 and 1748 West Silver Springs Boulevard. The conditional approval from P&Z for off-site parking had the following conditions:

1. This approval for off-site parking is granted only to the applicant for Legacy View Church.
2. The entire project and both the on-site and off-site parking are subject to the review and approval of the site plan review committee.
3. All conditions pertaining to the Special Exception must also be met.

The previous application process did not require submission of a legal description, survey, or title opinion; therefore, staff was not aware that the property was inaccurately depicted in the current Property Appraiser's records. However, the site plan review process does require a legal description and survey, which are reviewed by the City of Ocala's Surveying Department. During site plan review for the approved off-site parking, it was discovered by the Surveying Department that, although other segments of 25th Street had been abrogated, the segment associated with this request had not yet been shown on public maps as property. The subject segment of right-of-way is depicted on the recorded plat of West End Ocala (Plat Book A, Page 78) and was subsequently designated as 25th Street. The site plan has been conditionally approved contingent to the approval of the subject abrogation.

### **Staff Analysis**

The subject right-of-way contains no existing infrastructure or easements. The proposed abrogation of this portion of 25th Street will not adversely impact any adjacent properties. If approved, the applicant and other benefiting parcel(s) will assume responsibility for the maintenance of their respective portions of the abrogated area.

A special exception and public hearing were approved for the use of an off-site parking lot and site plan was conditionally approved. Staff conditionally approved the site plan, subject to abrogation of a right-of-way, which was discovered during the in-depth review of legal descriptions that occur during the site plan review process. One condition of the Special Exception stated: "The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be issued within 18 months of the date of approval by the Board of Adjustment, or this Special Exception shall expire." The required site plan did receive conditional approval on January 16, 2026, thereby satisfying this condition of the special exception. The Planning & Zoning Commission did not include this condition of approval.

**Utility Responses**

The utility responses are summarized as follows:

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Cloey Kranock	4/06/2026	It was determined that there are no objections with respect to the areas proposed for vacation as shown and/or described. It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.
Cox Communications: Paul Christopher	4/08/2026	No Objections. Facilities located across and north of W Silver Springs Blvd.
Spectrum: Dwayne Leachman	03/20/2026	This would be Cox Cable facilities in the area and not Spectrum. No facilities or objection.
Duke Energy: Todd Boyer	3/30/2026	Duke Energy does not serve this area. No objection.
SECO:	4/20/2026	The project area is not within SECO Energy's service territory. No comments or objections.
TECO: Landon Meahl	3/20/2026	TECO PGS does not have any facilities within the bounds of this parcel and has no objections to this abrogation request.
Electric (OEU): JD Purcell	04/28/2026	No objection.
Water Resources: Richard Ragosta	3/24/2026	Water Resources Engineering has no utility lines at this location. Water Resources Engineering has no future need at this location. Water Resources Engineering has no objections at this location.
Public Works: Darren Park	3/23/2026	P/W has no utilities at this location. P/W has no future need for this area. P/W has no objection to abrogation request. No objection.
Commercial Sanitation: Dwayne Drake	4/20/2026	No Objection.
Fiber: Kevin Hooker	4/21/2026	No facilities or objection.
Transportation Engineering: Noel Cooper	4/20/2026	Does not have any anticipated future need for use of the subject area or objections to the abrogation request.
Real Estate Tracy Taylor	4/07/2026	Real Estate has no objections to the Abrogation.
Stormwater Engineering: Charles Johnston	3/23/2026	This parcel is free of city of Ocala Infrastructure. No Objection.
Surveying R. Kelly Roberts	3/31/2026	Legal Description issues resolved. No objection.

**Staff Findings and Recommendation**

Staff recommends approval of the request to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

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

**AERIAL MAP**

**Case Number:** ABR26-0001

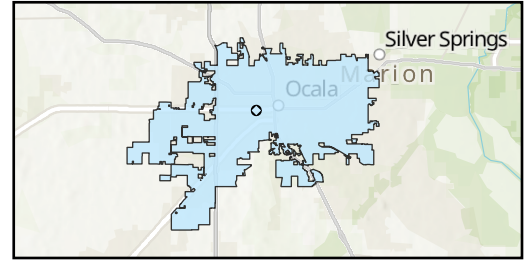
**Parcel:** 22714-111-03

**Property Size:** Approximately 0.18 Acres

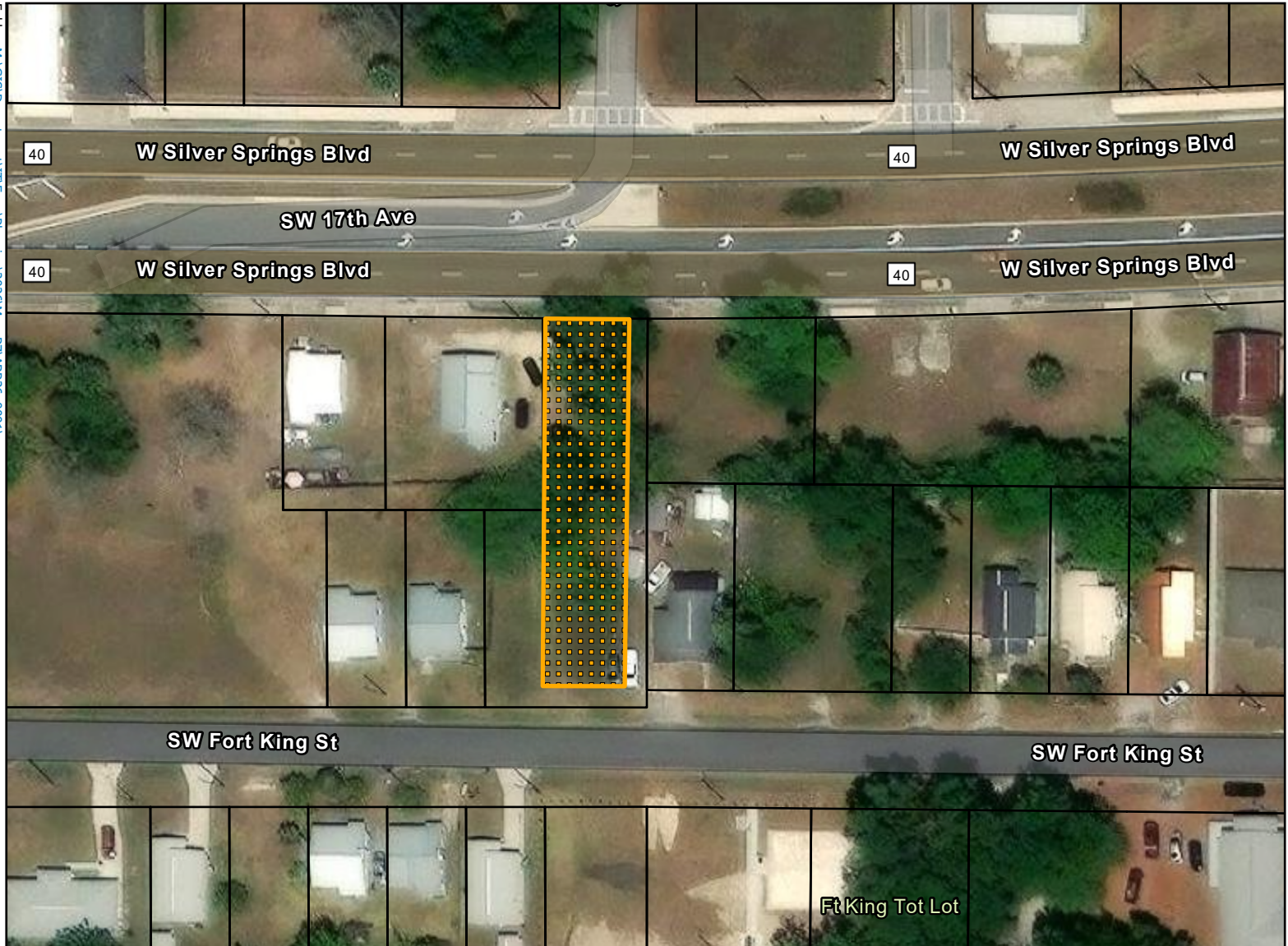
**Land Use Designation:** Neighborhood


**Zoning:** R-2, Two-Family Residential

**Proposal:** Abrogation of the right-of-way.

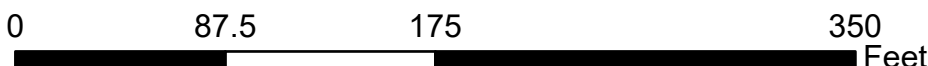


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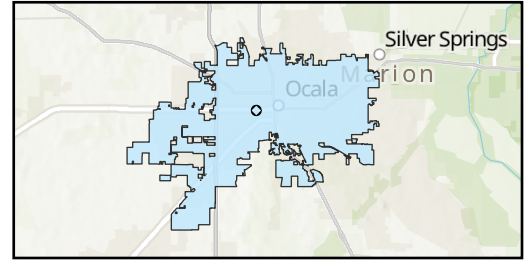
 ABR260001

 Parcels

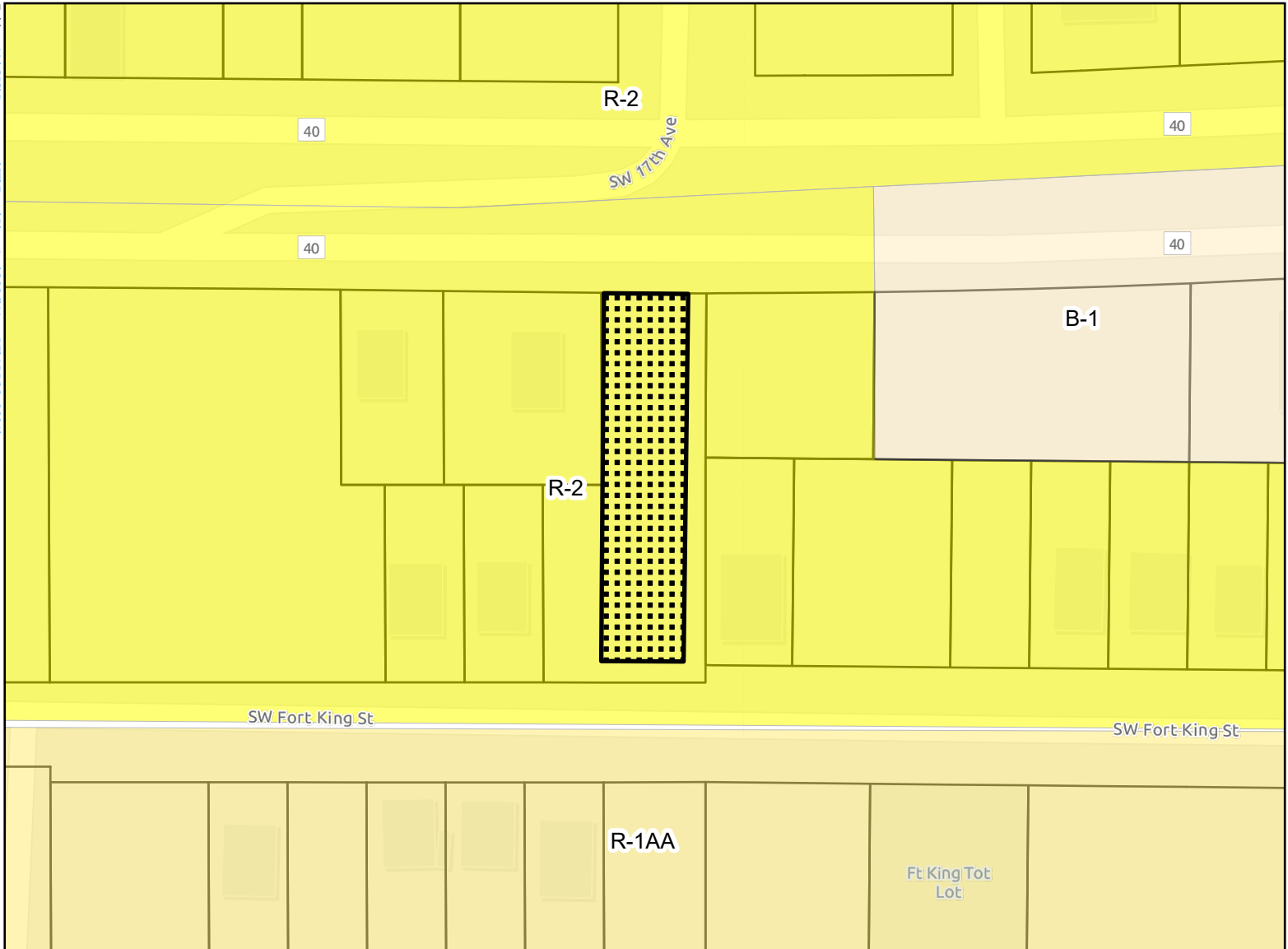


**CASE MAP**

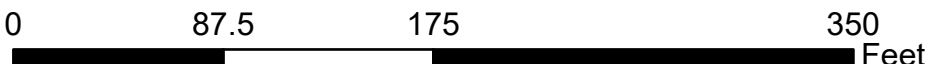
**Case Number:** ABR26-0001  
**Parcel:** 22714-111-03  
**Property Size:** Approximately 0.18 Acres  
**Land Use Designation:** Neighborhood  
**Zoning:** R-2, Two-Family Residential  
**Proposal:** Abrogation of the right-of-way.



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- B-1:Neighborhood Business
- R-2:Two-Family Residential
- R-1AA:Single Family Residential
- Parcels
- ABR260001



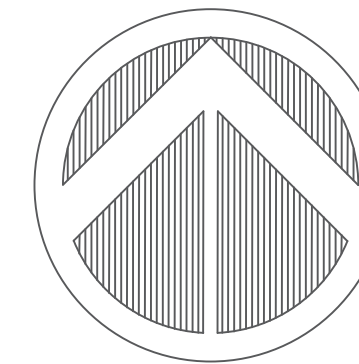


BOUNDARY, IMPROVEMENT + TOPOGRAPHIC SURVEY FOR PARCES 22714-000-00 + 22714-111-03

# SECTION 13, TOWNSHIP 15 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

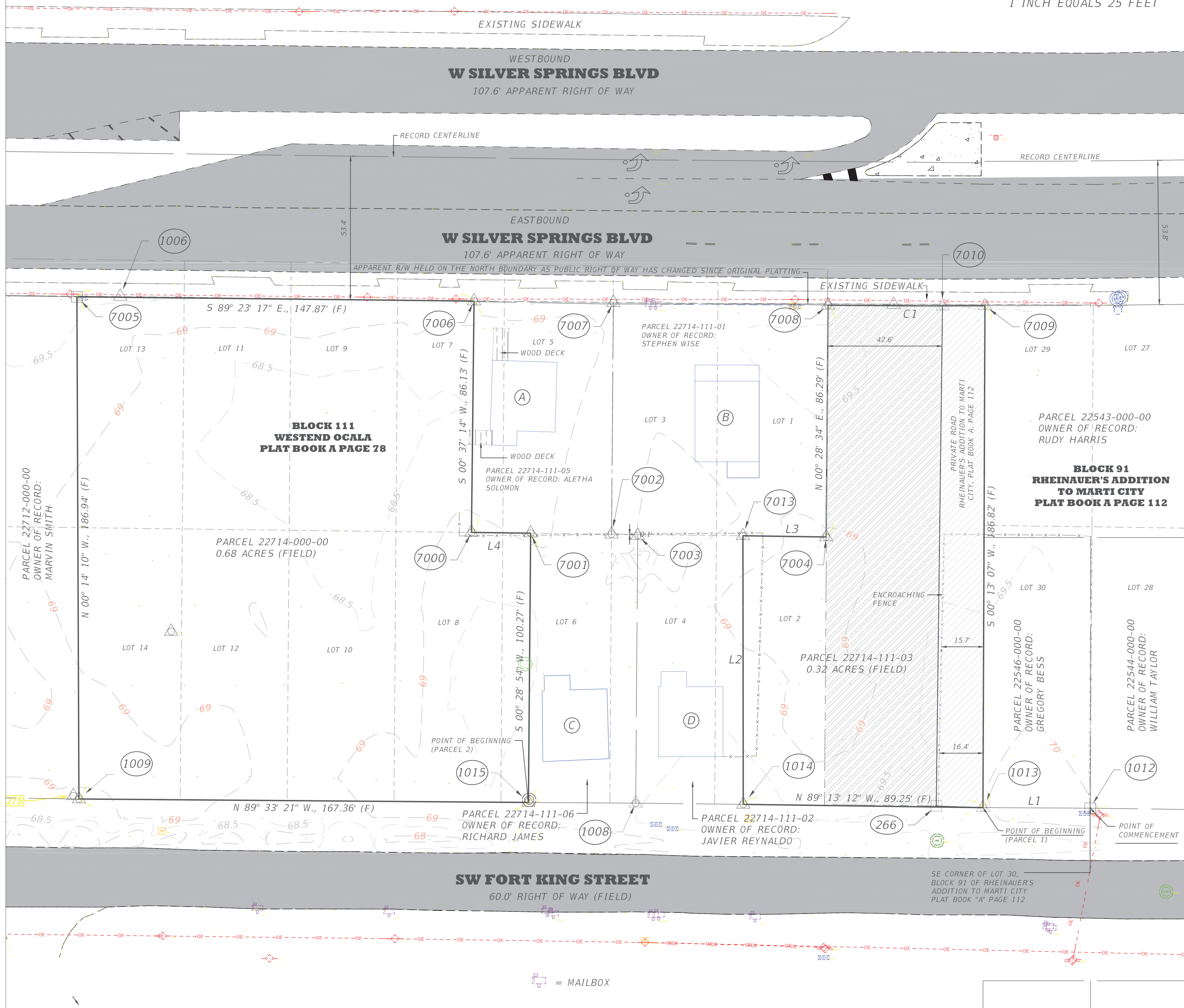
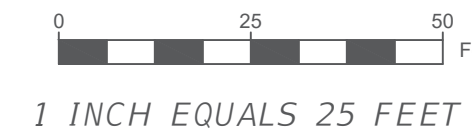
**NORTH**



**CERTIFIED TO:**

1. LEGACY VIEW  
CHURCH INC

**GRAPHIC SCALE**



**LEGEND:**

	AIR CONDITIONING UNIT
	ASPHALT PAVEMENT
	BRICK AND MORTOR RESIDENCE 1
	BRICK AND MORTOR RESIDENCE 2
	BRICK AND MORTOR RESIDENCE 3
	BRICK AND MORTOR RESIDENCE 4
	CONCRETE
	ELECTRIC METER
	ELECTRIC POWER POLE
	EXISTING FENCE
	EXISTING WELL
	FIELD DIMENSION
	FIRE HYDRANT
	OVERHEAD POWER LINE
	PLAT DIMENSION
	PRIVATE RIGHT OF WAY AS SEEN IN RHEINAUER'S ADDITION TO MARTI CITY, ABROGATED BY RESOLUTION # 78-43 OFFICIAL RECORD BOOK 862 PAGE 702
	R/W RIGHT OF WAY
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SINGLE SUPPORT SIGN
	REMAINING PORTION OF SIXTY FOOT PUBLIC RIGHT OF WAY AS SEEN IN PLAT OF WESTEND OCALA PLAT BOOK A, PAGE 78. SEE SURVEY NOTE 11 FOR DETAILS ON ABROGATION STATUS
	TELEPHONE PEDESTAL
	WATER MANHOLE
	WATER METER
	WATER VALVE

**MONUMENTS:**

ID	NORTHING	EASTING	DESC	STAMPING	STATUS
266	1763761.485	606873.5771	CMON	MARION ENG	FOUND
1008	1763762.507	606761.662	CIRC	NO ID	FOUND
1009	1763764.044	606554.373	CIRC	LB 8465	SET
1012	1763760.632	606930.914	CMON	NO ID	FOUND
1013	1763760.833	606890.981	CIRC	LB 8465	SET
1014	1763762.048	606801.738	CIRC	LB 8465	SET
1015	1763762.747	606721.723	CNL	LB 8465	SET
7000	1763863.274	606700.535	CIRC	NO ID	FOUND
7001	1763863.011	606722.566	CIRC	LS 2893	FOUND
7002	1763862.613	606752.685	CIRC	LS 2893	FOUND
7003	1763862.126	606762.421	CIRC	LS 2893	FOUND
7004	1763861.572	606832.587	CIRC	NO ID	FOUND
7005	1763950.981	606553.603	CMON	NO ID	FOUND
7006	1763949.402	606701.468	CIRC	NO ID	FOUND
7007	1763948.77	606753.399	CIRC	LS 2893	FOUND
7008	1763947.864	606833.304	CIRC	NO ID	FOUND
7009	1763947.647	606891.694	CIRC	NO ID	FOUND
7010	1763947.53	606875.911	CIRC	NO ID	FOUND
7011	1763865.022	606555.006	CIRC	LB 8465	SET
7012	1763863.915	606649.916	CIRC	LB 8465	SET
7013	1763862.028	606801.587	CIRC	LB 8465	SET
7014	1763950.038	606649.874	CIRC	LB 8465	SET

**SURVEYOR'S NOTES:**

- MEASUREMENTS DEPICTED ON THIS MAP WERE TAKEN UNDER THE RESPONSIBILITY AND CHARGE OF JONATHAN FLOWERS AND WERE COLLECTED IN ACCORDANCE WITH MINIMAL STANDARDS PER 5J-17.051 ADDITIONS OR DELETIONS TO THIS SURVEY ARE NOT PERMITTED WITHOUT CONSENT.
- BEARINGS DEPICTED ON THIS MAP ARE BASED GEODETIC NORTH AND REDUNDANT GPS OBSERVATIONS.
- ONLY VISIBLE, MARKED, OR ACCESSIBLE UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- LANDS SHOWN MAY OR MAY NOT BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER USES THAT A REASONABLE TITLE SEARCH COULD DISCOVER.
- ORIGINAL DESCRIPTION WAS EDITED TO CAPTURE CHANGES MADE SINCE ORIGINAL DESCRIPTION.
- NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
- INTERIOR CORNERS FOR PARCEL 22715-000-00 NOT SHOWN AS THIS PARCEL WAS COMBINED WITH THE SUBJECT PARCEL.
- THE DESCRIPTION SHOWN BELOW WAS CREATED BY THE SURVEYOR OF RECORD AT TIME OF SURVEY TO CAPTURE THE NEW CONFIGURATION OF THIS PARCEL.
- ENCROACHMENT FOUND ON PARCEL 1, SHOWN ON SURVEY.
- CENTERLINE SHOWN IS ONE OF RECORD BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING.
- REMAINING PORTION OF 60' FOOT RIGHT OF WAY ALSO KNOWN AS 25TH STREET AS SEEN IN THE PLAT OF WESTEND OCALA, PLAT BOOK A, PAGE 78 IS CURRENTLY IN THE PROCESS OF BEING ABROGATED. ONCE THE ABROGATION IS COMPLETE THIS SURVEY WILL BE UPDATED TO INCLUDE THE INSTRUMENT, AND OFFICIAL BOOK AND PAGE FOR THAT ABROGATION.
- RESOLUTION 78-43 DEALING WITH THE PRIVATE ROAD SHOWN ON THE RHEINAUER'S ADDITION TO MARTI CITY, PLAT BOOK A, PAGE 112 AUTHORIZED THE CITY TO EXECUTE QUIT-CLAIM DEEDS FOR ADJACENT LAND OWNERS UPON WRITTEN REQUEST AND PAYMENT OF RECORDING FEES. NO SUCH QUIT-CLAIM DEEDS WERE FOUND AT TIME OF SURVEY.

**DESCRIPTION:**

PARCEL 1  
A PART OF BLOCK 111 RHEINAUER'S ADDITION TO MARTI CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 112, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF BLOCK 91, LOT 30 OF RHEINAUER'S ADDITION TO MARTI CITY THENCE N.89°42'45" W., 39.94' FEET TO THE POINT OF BEGINNING, THENCE N.89°13'12"W., 89.25' FEET, THENCE N.00°05'12" W., 99.98' FEET, THENCE S.89°09'26"E., 31.00' FEET, THENCE N.00°28'34"E., 86.29' FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5783.4' FEET AND A CHORD BEARING AND DISTANCE OF S.89°47'13"E., 58.39' FEET, THENCE S.00°13'07"W., 186.82' BACK TO THE POINT OF BEGINNING.

PARCEL 2  
COMMENCING AT THE SE CORNER OF BLOCK 91, LOT 30 OF RHEINAUER'S ADDITION TO MARTI CITY THENCE N.89°25'15"W., 209.21' FEET TO THE POINT OF BEGINNING, THENCE N.89°33'21"W., 167.36' FEET, THENCE N.00°14'10"W., 186.94' FEET, THENCE S.89°23'17"E., 147.87' FEET, THENCE S.00°37'14"W., 86.13' FEET, THENCE S.89°18'58"E., 22.03' THENCE S.00°28'54"W., 100.27' FEET, BACK TO THE POINT OF BEGINNING.

DESC = DESCRIPTION  
CIRC = 3/8" IRON ROD AND CAP  
LB = LICENSED BUSINESS  
LS = LICENSED SURVEYOR  
CMON = 4X4 CONCRETE MONUMENT  
CNL = NAIL AND DISK

**LINES AND CURVES:**

- L1: WEST 40.00' (P)
- L1: N 89° 42' 45" W., 39.94' (F)
- L2: N 00° 05' 12" W., 99.98' (F)
- L3: S 89° 09' 26" E., 31.00' (F)
- C1: CHORD = S 89° 47' 13" E., 58.39' (F)
- C1: RADIUS = 5783.4' (F)
- L4: S 89° 18' 58" E., 22.03' (F)

**BENCHMARKS:**

ID	NORTHING	EASTING	ELEVATION	DESC	STAMP
1006	1763951.102	606569.728	69.515	CNL	LB 8465
1007	1763826.411	606588.714	68.995	CIRC	LB 8465
1009	1763764.044	606554.373	69.248	CIRC	LB 8465

GPS COORDINATES SHOWN HERE ARE IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983. THE PROJECTION IS STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE. VERTICAL CONTROL IS IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. VERTICAL CONTROL WAS ESTABLISHED WITH GPS STATIC SESSIONS AND CONVENTIONAL CONTROL LEVELS. STATIC OBSERVATIONS WERE POST PROCESSED WITH THE FLORIDA PERMANENT REFERENCE NETWORK COMPUTATION SYSTEM AND NATIONAL GEOLOGICAL SURVEY'S EXTENDED POST PROCESSING AND COMPARED. STATIC SESSIONS WERE OBSERVED ON 3 HOUR INTERVALS.

**SITE ADDRESS:**

1734 W SILVER SPRINGS  
BLVD, OCALA FL, 34475

**REPSET SURVEY LLC**

LB# 8465  
13125 SW 16TH ST RD  
OCALA, FLORIDA  
34481

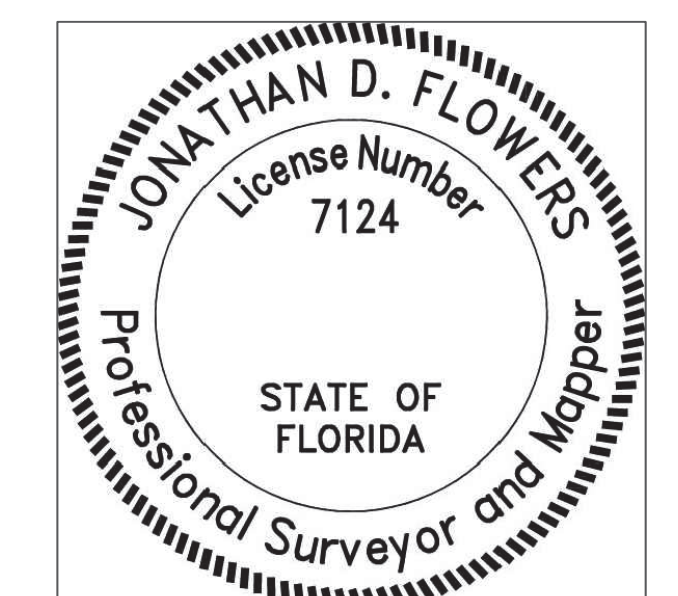
A MINORITY BUSINESS ENTERPRISE

SURVEYED BY: J.FLOWERS, M.GREEN, K.GLAZE  
DATE SURVEYED: 06-14-2024 THRU 06-17-2024  
DRAWN BY: J.FLOWERS  
DATE DRAWN: 07-03-2024  
REVIEWED BY: J.FLOWERS  
REVIEW DATE: 07-17-2025  
REVISED: 01-06-2026

DWG FILE: 565\_REVISION.DWG

**SURVEYOR'S CERTIFICATE:**

THIS SURVEY MAP AND ANY COPIES ARE NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF JONATHAN FLOWERS. A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AS DEFINED IN 177.503, (1).



Jonathan Flowers Digitally signed by Jonathan Flowers  
Date: 2026.01.06 12:17:43 -0500

JONATHAN FLOWERS, PSM 7124, 5640  
SE 44TH AVENUE, OCALA FLORIDA  
34480

## Breah Miller

---

**From:** Kelly Roberts  
**Sent:** Tuesday, March 31, 2026 7:26 AM  
**To:** Endira Madraveren  
**Cc:** Janiece Lucky; Breah Miller  
**Subject:** RE: Abrogation Request - Legacy View Church

Endira:

I have reviewed the updated description provided by Jonathan Flowers and find it acceptable for use in processing the subject abrogation request. Further, I have no objection to the abrogation of this right-of-way as proposed.

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](mailto:rroberts@ocalafl.gov)



**From:** Endira Madraveren <emadraveren@ocalafl.gov>  
**Sent:** Monday, March 30, 2026 8:41 AM  
**To:** Kelly Roberts <rroberts@ocalafl.gov>  
**Cc:** Janiece Lucky <jlucky@ocalafl.gov>; Breah Miller <bmillier@ocalafl.gov>  
**Subject:** FW: Abrogation Request - Legacy View Church

Kelly,

We received this legal from the property owner's surveyor on Saturday. It is vastly different from the one you provided on the 4<sup>th</sup>. Do you mind verifying that this legal is the one that we should utilize for the abrogation?

Thank you!

Endira Madraveren, AICP  
Chief Planning Official  
City of Ocala Growth Management Department  
201 SE 3rd Street, 2nd floor, Ocala, FL 34471  
Office: 352-629-8440  
Cell: 352-502-5927 | [emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)

## Breah Miller

---

**From:** Darren Park  
**Sent:** Monday, March 23, 2026 8:01 AM  
**To:** Breah Miller; Cloretha McReynolds; Danielle Phillips; TaxTeam@duke-energy.com; Dwayne Drake; Kelly Roberts; lmeahl@tecoenergy.com; Dwayne.Leachman@charter.com; Noel J. Cooper; Ocala Telecommunications; Hurley, Owen; Paul.Christopher@cox.com; Payal Pandya; Richard Ragosta; TJ Fulmer; Tom Casey; Tracy L. Taylor  
**Cc:** Endira Madraveren; Aubrey Hale  
**Subject:** RE: Abrogation Request (ABR26-0001)  
**Attachments:** ABROGATION REQUEST 25TH STREET\_LEGAL\_DESCRIPTION.docx; 565\_FINAL\_APPROVED\_SIGNED\_PRINT.pdf; Abrogation\_Signed\_Notorized.pdf

Breah,

See Public Works' responses below.

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:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Friday, March 20, 2026 10:24 AM  
**To:** Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; TaxTeam@duke-energy.com; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; lmeahl@tecoenergy.com; Dwayne.Leachman@charter.com; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <Telecom@ocalafl.gov>; Hurley, Owen <owen.hurley@lumen.com>; Paul.Christopher@cox.com; 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>

**Cc:** Endira Madraveren <emadraveren@ocalafl.gov>; Aubrey Hale <ahale@ocalafl.gov>  
**Subject:** Abrogation Request (ABR26-0001)

Good morning,

The City of Ocala has received a request to abrogate a portion of 25th Street located between Blocks 91 and 111, as depicted on the plat of West End Ocala, recorded in Plat Book A, Page 78, lying within Section 13, Township 15 South, Range 21 East. Attached is the application and survey for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location – P/W has no utilities at this location
- Any anticipated future need for use of the subject area – P/W has no future need for this area
- Any objections to the abrogation request – P/W has no objection to abrogation request

If you have any comments on the proposed abrogation, please email me ([bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)) or “reply all” by close of business on **April 3rd, 2026**.

**Breah Miller**

Planner II

Growth Management

City of Ocala

201 SE 3<sup>rd</sup> St – 2<sup>nd</sup> Floor

Ocala, FL 34471

Phone # (352) 629-8341

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)



## Breah Miller

---

**From:** Leachman, Dwayne D <Dwayne.Leachman@charter.com>  
**Sent:** Friday, March 20, 2026 10:57 AM  
**To:** Breah Miller  
**Cc:** Endira Madraveren; Aubrey Hale  
**Subject:** RE: [EXTERNAL] Abrogation Request (ABR26-0001)

**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.

This would be Cox Cable facilities in the area and not Spectrum. 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:** Breah Miller <bmill@ocalaf.gov>  
**Sent:** Friday, March 20, 2026 10:24 AM  
**To:** Cloretha McReynolds <CMcReynolds@Ocalaf.gov>; Danielle Phillips <dphillips@ocalaf.gov>; Darren Park <DPark@ocalaf.gov>; TaxTeam@duke-energy.com; Dwayne Drake <DDrake@ocalaf.gov>; Kelly Roberts <rroberts@ocalaf.gov>; lmeahl@tecoenergy.com; Leachman, Dwayne D <Dwayne.Leachman@charter.com>; Noel J. Cooper <NCooper@ocalaf.gov>; Ocala Telecommunications <Telecom@ocalaf.gov>; Hurley, Owen <owen.hurley@lumen.com>; Paul.Christopher@cox.com; Payal Pandya <PPandya@ocalaf.gov>; Richard Ragosta <RRagosta@ocalaf.gov>; TJ Fulmer <TFulmer@ocalaf.gov>; Tom Casey <TCasey@ocalaf.gov>; Tracy L. Taylor <TLTaylor@ocalaf.gov>  
**Cc:** Endira Madraveren <emadraveren@ocalaf.gov>; Aubrey Hale <ahale@ocalaf.gov>  
**Subject:** [EXTERNAL] Abrogation Request (ABR26-0001)

**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 a portion of 25th Street located between Blocks 91 and 111, as depicted on the plat of West End Ocala, recorded in Plat Book A, Page 78, lying within Section 13, Township 15 South, Range 21 East. Attached is the application and survey 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

## Breah Miller

---

**From:** Meahl, Landon <LMeahl@tecoenergy.com>  
**Sent:** Friday, March 20, 2026 12:18 PM  
**To:** Breah Miller  
**Subject:** RE: Abrogation Request (ABR26-0001)

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**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.

TECO PGS does not have any facilities within the bounds of this parcel and has no objections to this abrogation request.

Thank you,

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



**From:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Friday, March 20, 2026 10:24 AM  
**To:** Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; TaxTeam@duke-energy.com; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Meahl, Landon <LMeahl@tecoenergy.com>; Dwayne Leachman@charter.com; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <Telecom@ocalafl.gov>; Hurley, Owen <owen.hurley@lumen.com>; Paul.Christopher@cox.com; 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>  
**Cc:** Endira Madraveren <emadraveren@ocalafl.gov>; Aubrey Hale <ahale@ocalafl.gov>  
**Subject:** Abrogation Request (ABR26-0001)

**\*\*\*Exercise Caution - This is an external email.**

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

Good morning,

The City of Ocala has received a request to abrogate a portion of 25th Street located between Blocks 91 and 111, as depicted on the plat of West End Ocala, recorded in Plat Book A, Page 78, lying within Section 13, Township 15

## Breah Miller

---

**From:** Charles Johnston  
**Sent:** Monday, March 23, 2026 1:27 PM  
**To:** Payal Pandya  
**Cc:** Breah Miller  
**Subject:** RE: Abrogation Request (ABR26-0001)  
**Attachments:** ABR265-0001 Report.pdf

Hello Payal,  
I have reviewed this parcel requested for abrogation. This parcel is free of city of Ocala Infrastructure. Please see my report attached above for additional observations.  
Thank you,

*GRATEFUL for the Opportunity  
to Serve The CITY of OCALA*

Cordially,

*Charles Johnston*

**Engineering Technician I  
of the City Engineer's Office**

**Stormwater Engineering Division  
CITY of OCALA - Public Works Complex  
1805 NE 30<sup>th</sup> Ave, Bldg 300, Ocala, FL 34470  
Direct Telephone No: (352) 351-6727**

[cjohnston@ocalafl.gov](mailto:cjohnston@ocalafl.gov)



The CITY of OCALA Provides Fiscally Responsible Services  
Consistent with the Community's Current and Future Expectations

Under Florida Law, email addresses are public record.  
If you do not want your e-mail address related in response to a public records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing. Effective 7/1/2006, Approved by Governor, Chapter No. 2006-232

**From:** Payal Pandya <PPandya@ocalafl.gov>  
**Sent:** Monday, March 23, 2026 8:45 AM  
**To:** Charles Johnston <cjohnston@ocalafl.gov>  
**Subject:** FW: Abrogation Request (ABR26-0001)

Good morning Charlie,

Please check this and give me your comments.



**Division:  
Stormwater**

25<sup>TH</sup> St (22714-111-03)

Revision #

Implementation Date 03/24/2026

Last Reviewed/Update  
Date

**Task: Review ABR26-0001**

1 of 1

March 23, 2026

**ABR26-0001 25<sup>th</sup> Street (22714-111-03)**

A portion of 25<sup>th</sup> Street between block 91 and block 111 as shown on the plat of West End Ocala, recorded in Plat book A, page 78, Public Records of Marion County, Florida.

**Adjoining Parcels**

22714-111-02	Javier Reynaldo
22714-111-01	Steven Wise
22543-000-00	Rudy Harris
22546-000-00	Gregory Bess

Subject Parcel lies within a FEMA Zone of “X” and a Special Flood Hazard Area determined by Ocala Flood Study. The current ground elevation is approximately 70.0’ (North American Vertical Datum of 1988).

Subject Parcel is free of City Infrastructure.

There is a City of Ocala Water Main, North of subject parcel in the South Right of Way of West Silver Springs Blvd. Florida Department of Transportation has Reinforced concrete Stormwater pipes, North of subject parcel in the South Right of Way of West Silver Springs Boulevard.

There is a City of Ocala Water Main, South of subject parcel in the North Right of way of SW Fort King Street, and a Gravity Main in the center of SW Fort King.

There is a fence line West of parcel 22546-000-00 that appears to encroach onto subject parcel between 15 and 16 feet. There is a roofed area across the West boundary of parcel 22546-000-00 that appears to encroach onto subject parcel.

There is a dirt path across the West portion of subject parcel, apparent of ingress, egress and crossing. There are existing trees on the East portion of subject parcel.

Observations are based on City of Ocala GIS mapping and a boundary survey by Repset Survey LLC; Certified to “Legacy View Church Inc”, Dwg File 565\_Revise.DWG Signed January 8, 2026. No on-site inspection was performed.



**Task: Review ABR26-0001**

**Division:  
Stormwater**

**2 of 1**

**25<sup>TH</sup> St (22714-111-03)**

**Revision #**

**Implementation Date** 03/24/2026

**Last Reviewed/Update  
Date**

## Breah Miller

---

**From:** Richard Ragosta  
**Sent:** Tuesday, March 24, 2026 9:11 AM  
**To:** Breah Miller  
**Cc:** Hector Colon  
**Subject:** RE: Abrogation Request (ABR26-0001)

Good morning,

- The existence of any utility lines at this location – Water Resources Engineering has no utility lines at this location
- Any anticipated future need for use of the subject area - Water Resources Engineering has no future need at this location
- Any objections to the abrogation request - Water Resources Engineering has no objections at this location

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



**From:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Friday, March 20, 2026 10:24 AM  
**To:** Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; TaxTeam@duke-energy.com; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; lmeahl@tecoenergy.com; Dwayne.Leachman@charter.com; Noel J. Cooper <NCooper@ocalafl.gov>; Ocala Telecommunications <Telecom@ocalafl.gov>; Hurley, Owen <owen.hurley@lumen.com>; Paul.Christopher@cox.com; 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>

## Breah Miller

---

**From:** Kranock, Cloey <Cloey.Kranock@lumen.com>  
**Sent:** Monday, April 6, 2026 4:11 PM  
**To:** Breah Miller  
**Cc:** Wood, Kali; Garcia, Luis G  
**Subject:** Easement Vacate/ Release - P869617 - Ocala, FL Vacate (1734 W Silver Springs Blvd)  
**Attachments:** img-93184139-732e-4b79-8c87-51863f02f6bf; No Reservations - P869617.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.

Good morning!

Please find attached Lumen's official response to your request. Once you've had a chance to review it, let me know if you require any further information. Kindly acknowledge receipt of this email so I can finalize the request in our system.

Thank you,

Cloey Kranock  
ROW Agent | SelectROW Team  
(585)307-3877 | Cloey.Kranock@Lumen.com  
Direct Report: Luis.Garcia@Lumen.com



---

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.



4/6/26

City of Ocala  
ATTN: Breah Miller  
201 SE 3<sup>rd</sup> St, 2<sup>nd</sup> Floor  
Ocala, FL 34471

No Reservations/No Objection

**SUBJECT: Vacation of a Portion of 25<sup>th</sup> Street Between Blocks 91 and 111, 1734 W Silver Springs Blvd, Ocala, FL 34475, Marion County, FL.**

To Whom It May Concern:

CENTURYLINK OF FLORIDA, INC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Cloey Kranock at (585) 307-3877, Cloey.Kranock@Lumen.com, or [nre.easement@lumen.com](mailto:nre.easement@lumen.com).

Sincerely yours,

Cloey Kranock  
Network Infrastructure Services  
Lumen  
P869617



## Breah Miller

---

**From:** Dwayne Drake  
**Sent:** Monday, April 20, 2026 11:42 AM  
**To:** Breah Miller  
**Subject:** FW: Abrogation Request (ABR26-0001)  
**Attachments:** ABROGATION REQUEST 25TH STREET\_LEGAL\_DESCRIPTION.docx; 565\_FINAL\_APPROVED\_SIGNED\_PRINT.pdf; Abrogation\_Signed\_Notorizzed.pdf

Shame on me. I am very sorry about that. I am good with the abrogation.

*Dwayne Drake*

**From:** Breah Miller <bmillers@ocalafl.gov>  
**Sent:** Monday, April 20, 2026 11:36 AM  
**To:** Dwayne Drake <DDrake@ocalafl.gov>; OEU Mail <OEU@ocalafl.gov>  
**Subject:** FW: Abrogation Request (ABR26-0001)

Hello,

I was unable to find a response from you in regards to the email below. Please let me know who within your department I should be in contact with to get the proper response. 😊

### Breah Miller

Planner II  
Growth Management  
City of Ocala  
201 SE 3<sup>rd</sup> St - 2<sup>nd</sup> Floor  
Ocala, FL 34471  
Phone # (352) 629-8341  
[bmillers@ocalafl.gov](mailto:bmillers@ocalafl.gov)



**From:** Breah Miller  
**Sent:** Monday, April 20, 2026 8:53 AM  
**To:** Ocala Telecommunications <[ocalafiber@ocalafl.gov](mailto:ocalafiber@ocalafl.gov)>; Noel J. Cooper <[NCooper@ocalafl.gov](mailto:NCooper@ocalafl.gov)>; Sean Lanier <[SLanier@ocalafl.gov](mailto:SLanier@ocalafl.gov)>  
**Cc:** Aubrey Hale <[ahale@ocalafl.gov](mailto:ahale@ocalafl.gov)>; Endira Madraveren <[emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)>  
**Subject:** FW: Abrogation Request (ABR26-0001)

Hello,

This serves as a follow-up regarding the abrogation request referenced below. As this is my fourth attempt to obtain feedback, I would greatly appreciate your review and any comments or objections you may have.

Thank you in advance for your time and assistance.

---

**RE: Abrogation Request (ABR26-0001)**

---

**From** Noel J. Cooper <NCooper@ocalafl.gov>

**Date** Mon 4/20/2026 5:20 PM

**To** Breah Miller <bmillier@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Sean Lanier <SLanier@ocalafl.gov>

**Cc** Aubrey Hale <ahale@ocalafl.gov>; Endira Madraveren <emadraveren@ocalafl.gov>

Breah,

Transportation Engineering does not have any anticipated future need for use of the subject area or objections to the abrogation request.

Thank you.

*Noel Cooper, P.E., PTOE, PTP*

**Deputy City Engineer**

1805 NE 30th Ave, Bldg 300

Ocala, FL 34470

352-351-6708 (p)



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

**From:** Breah Miller <bmillier@ocalafl.gov>

**Sent:** Monday, April 20, 2026 8:53 AM

**To:** Ocala Telecommunications <ocalafiber@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Sean Lanier <SLanier@ocalafl.gov>

**Cc:** Aubrey Hale <ahale@ocalafl.gov>; Endira Madraveren <emadraveren@ocalafl.gov>

**Subject:** FW: Abrogation Request (ABR26-0001)

Hello,

This serves as a follow-up regarding the abrogation request referenced below. As this is my fourth attempt to obtain feedback, I would greatly appreciate your review and any comments or objections you may have.

Thank you in advance for your time and assistance.

**Breah Miller**

Planner II

Growth Management

City of Ocala

201 SE 3<sup>rd</sup> St - 2<sup>nd</sup> Floor

---

**Re: Abrogation Request (ABR26-0001)**

---

**From** Breah Miller <bmillier@ocalafl.gov>  
**Date** Tue 4/21/2026 3:57 PM  
**To** Kevin Hooker <khooker@ocalafl.gov>

Thank you!

**Breah Miller**  
Planner II  
Growth Management  
City of Ocala  
201 SE 3<sup>rd</sup> St - 2<sup>nd</sup> Floor  
Ocala, FL 34471  
Phone # (352) 629-8341  
[bmillier@ocalafl.gov](mailto:bmillier@ocalafl.gov)



---

**From:** Kevin Hooker <khooker@ocalafl.gov>  
**Sent:** Tuesday, April 21, 2026 1:14 PM  
**To:** Breah Miller <bmillier@ocalafl.gov>  
**Cc:** Jason Cohen <jcohen@ocalafl.gov>; Jose Millan <jmillan@ocalafl.gov>; Oshane Parker <OParker@ocalafl.gov>  
**Subject:** RE: Abrogation Request (ABR26-0001)

I am very sorry about the delay.

I have checked our prints, and we have no facilities in that area.

Ocala Fiber is clear of that area.

**From:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Monday, April 20, 2026 8:53 AM  
**To:** Ocala Telecommunications <ocalafiber@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Sean Lanier <SLanier@ocalafl.gov>  
**Cc:** Aubrey Hale <ahale@ocalafl.gov>; Endira Madraveren <emadraveren@ocalafl.gov>  
**Subject:** FW: Abrogation Request (ABR26-0001)

Hello,

This serves as a follow-up regarding the abrogation request referenced below. As this is my fourth attempt to obtain feedback, I would greatly appreciate your review and any comments or objections you may have.

## Breah Miller

---

**From:** Williams, Bryan (CCI-Southeast) <bryan.williams6@cox.com>  
**Sent:** Wednesday, April 8, 2026 12:55 PM  
**To:** Breah Miller  
**Cc:** Christopher, Paul A (CCI-Florida)  
**Subject:** Abrogation Request (ABR26-0001)  
**Attachments:** 565 FINAL APPROVED COX.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**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.

As discussed here is the facilities marked up on your drawing. Let me know if anything changes! Have a good week.

Regards,

<p><b>Bryan Williams</b> Construction Planner I</p> <p><b>Mobile</b> (352) 966-8107 <b>Email</b> <a href="mailto:bryan.williams6@cox.com">bryan.williams6@cox.com</a> 6020 NW 43<sup>rd</sup> ST, Gainesville, FL</p>	
---	--

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**From:** Christopher, Paul A (CCI-Florida) <Paul.Christopher@cox.com>  
**Sent:** Tuesday, April 7, 2026 9:13 AM  
**To:** Williams, Bryan (CCI-Southeast) <bryan.williams6@cox.com>  
**Subject:** Fw: [EXTERNAL] Fw: Abrogation Request (ABR26-0001)

Bryan,

I think I forwarded this to you, can you look at this and complete mark ups as needed?  
Thank you sir,

---

**From:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Tuesday, April 7, 2026 8:50 AM  
**To:** Ocala Telecommunications <ocalafiber@ocalafl.gov>; Ocala Telecommunications <ocalafiber@ocalafl.gov>; Christopher, Paul A (CCI-Florida) <Paul.Christopher@cox.com>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>



---

**RE: Abrogation Request (ABR26-0001)**

---

**From** JD Purcell <jdpurcell@ocalafl.gov>  
**Date** Tue 4/28/2026 2:34 PM  
**To** Breah Miller <bmillier@ocalafl.gov>  
**Cc** Endira Madraveren <emadraveren@ocalafl.gov>

Good afternoon,

Electric has no objections to the abrogation request.

Respectfully,

*J. D. Purcell*  
Electric Engineering Supervisor  
1805 NE 30<sup>TH</sup> AV, Bldg 400  
Ocala, FL 34470  
(352) 351 – 6624  
[jdpurcell@ocalafl.gov](mailto:jdpurcell@ocalafl.gov)



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

**From:** Breah Miller <bmillier@ocalafl.gov>  
**Sent:** Tuesday, April 21, 2026 3:57 PM  
**To:** JD Purcell <jdpurcell@ocalafl.gov>  
**Subject:** Re: Abrogation Request (ABR26-0001)

Please see attached.

**Breah Miller**

Planner II

Growth Management

City of Ocala

201 SE 3<sup>rd</sup> St - 2<sup>nd</sup> Floor

Ocala, FL 34471

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 93 R 22 RECORDED IN OFFICIAL RECORD BOOK 2345, PAGE 091.

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 00-R-267 RECORDED IN OFFICIAL RECORD BOOK 2842, PAGE 1023.

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 97 R 216 RECORDED IN OFFICIAL RECORD BOOK 2398, PAGE 0784.

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 95 R 78 RECORDED IN OFFICIAL RECORD BOOK 2306, PAGE 1465.

TOWN 15 S. R. 21 E.

OCALA AND SILVER SPRINGS CO.

TOWN 15 S. R. 22 E.

571	541	491	481	471	461	451	441	431	421	411	401	391	381	371	361	351	341	331	321	
572	542	492	482	472	462	452	442	432	422	412	402	392	382	372	362	352	342	332	322	
573	543	493	483	473	463	453	443	433	423	413	403	393	383	373	363	353	343	333	323	
574	544	494	484	474	464	454	444	434	424	414	404	394	384	374	364	354	344	334	324	
575	545	495	485	475	465	455	445	435	425	415	405	395	385	375	365	355	345	335	325	
576	546	496	486	476	466	456	446	436	426	416	406	396	386	376	366	356	346	336	326	
577	547	497	487	477	467	457	447	437	427	417	407	397	387	377	367	357	347	337	327	
578	548	498	488	478	468	458	448	438	428	418	408	398	388	378	368	358	348	338	328	
579	549	499	489	479	469	459	449	439	429	419	409	399	389	379	369	359	349	339	329	
580	550	500	490	480	470	460	450	440	430	420	410	400	390	380	370	360	350	340	330	
581	551	521	501	301	281	261	241	221	201	181	161	141	121	101	81	61	41	21	1	
582	552	522	502	302	282	262	242	222	202	182	162	142	122	102	82	62	42	22	2	
583	553	523	503	303	283	263	243	223	203	183	163	143	123	103	83	63	43	23	3	
584	554	524	504	304	284	264	244	224	204	184	164	144	124	104	84	64	44	24	4	
585	555	525	505	305	285	265	245	225	205	185	165	145	125	105	85	65	45	25	5	
586	556	526	506	306	286	266	246	226	206	186	166	146	126	106	86	66	46	26	6	
587	557	527	507	307	287	267	247	227	207	187	167	147	127	107	87	67	47	27	7	
588	558	528	508	308	288	268	248	228	208	188	168	148	128	108	88	68	48	28	8	
589	559	529	509	309	289	269	249	229	209	189	169	149	129	109	89	69	49	29	9	
590	560	530	510	310	290	270	250	230	210	190	170	150	130	110	90	70	50	30	10	
United States Experimental Station	531	511	311	291	271	251	231	211	191	171	151	131	111	91				31	11	
	532	512	312	292	272	252	232	212	192	172	152	132	112	92				32	12	
	533	513	313	293	273	253	233	213	193	173	153	133	113	93				33	13	
593	563	533	513	313	293	273	253	233	213	193	173	153	133	113	93				33	13
594	564	534	514	314	294	274	254	234	214	194	174	154	134	114	94				34	14
595	565	535	515	315	295	275	255	235	215	195	175	155	135	115	95				35	15
596	566	536	516	316	296	276	256	236	216	196	176	156	136	116	96				36	16
597	567	537	517	317	297	277	257	237	217	197	177	157	137	117	97				37	17
598	568	538	518	318	298	278	258	238	218	198	178	158	138	118	98				38	18
599	569	539	519	319	299	279	259	239	219	199	179	159	139	119	99				39	19
600	570	540	520	320	300	280		240	220		180	160	140		100				40	

Additional resolutions that are not recorded on this plat that may be found in the public records of this County.

Recorded this 23<sup>rd</sup> day of April A.D. 1892  
D.R. Miller Clerk,  
By: S.T. Sistrunk, D.C.

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 95 R 78 RECORDED IN OFFICIAL RECORD BOOK 2306, PAGE 1465.

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 97 R 216 RECORDED IN OFFICIAL RECORD BOOK 2398, PAGE 0784.

The design of this plat is to show the relative position of lots owned by Ocala & Silver Spgs Co. in the West End Ocala. For detailed description of lots see pages 53, 54, 55, & 56 of Plat Book of Marion Co. Regular sized lots are 40' x 100'. Short dashes = projected RR. Long dashes = See lines. Solid lines in stis = RR. built & operated.

Plat of West End Ocala, Marion Co. Florida. 1892

Blks. 55-75. 563-593 have 15 lots each as per BK 55  
" 1 to 40 + 321 to 340 " 24 " " " " 20  
" 101 to 140 + 371 to 390 " 28 " " " " 120  
" 41 to 100 ex. 55 + 75 also 141 to 320 also  
" 341 to 370 also 391 to 600 ex. 563 + 593 have 30 lots  
Blks. 7 through which R.R. pass have irregular sized lots as per maps recorded from surveys.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

---

**File #:** 2026-1259

**Agenda Item #:** a.

---

Submitted By: David Sablan

Presentation By: David Sablan

Department: Growth Management

---

**STAFF RECOMMENDATION** (Motion Ready):

Ordinance to rezone from O-1, Office District, to B-2A, Limited Business Commercial District, for property located at 619 SE 17th Street (Parcel 2917-002-000), approximately 2.04 acres (Case ZON26-0002) (Quasi-Judicial)

---

**OCALA'S RELEVANT STRATEGIC GOALS:**

Economic Hub.

---

**PROOF OF PUBLICATION:**

N/A

---

**BACKGROUND:**

- Petitioner and Property Owner: David Hammar, York Hill Properties LC
- Agent: Sandon Wiechens, Wiechens Realty, Inc.

Key Points:

The petitioner is requesting to rezone 2.04-acres of property from O-1, Office, to B-2A, Limited Community Business.

Zoning and Land Use Factors for Consideration:

- The B-2A district contains a number of new uses that the O-1 district does not allow such as but not limited too; broad mix of general retail, business service, eating or drinking establishments, health care, recreational, and educational uses.
- The subject property's access is from SE 17<sup>th</sup> Street, a minor arterial roadway.
- The surrounding area is comprised of a mixture of office and commercial properties along the SE 17<sup>th</sup>

Street and SE Magnolia Ave Extension/SE Lake Weir Avenue corridors.

**FINDINGS AND CONCLUSIONS:**

- Rezoning the property will not result in the creation of a non-conforming use or structure.
- The proposed B-2A zoning district is consistent with the subject property’s current Low Intensity Future Land Use designation, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).
- The B-2A zoning district is consistent with the surrounding O-1, SC, and RO zoning designations.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

**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 O-1, OFFICE DISTRICT TO B-2A, LIMITED COMMUNITY BUSINESS DISTRICT, FOR CERTAIN PROPERTY LOCATED AT 619 SE 17TH STREET (PARCEL 2917-002-000), APPROXIMATELY 2.04 ACRES (CASE NO. ZON26-0002); 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-2A, Limited Community Business:

PARCEL NUMBER 2917-002-000

THAT PART OF LOT "H" OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS RECORDED IN PLAT BOOK "E", PAGE 4 AND IN DEED BOOK K, AT PAGE 741, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT H, THENCE EASTERLY ALONG NORTH BOUNDARY OF SAID LOT H, 230 FEET, THENCE SOUTHERLY PARALLEL TO THE WEST BOUNDARY OF SAID LOT H TO THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET, SAID POINT BEING 30 FEET FROM AND AT RIGHT ANGLES TO THE CENTER LINE OF 17TH STREET (S464), THENCE N. 88° 11'05" W. ALONG SAID NORTH RIGHT OF WAY LINE 230 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SAID LOT H, THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT ALONG THE WEST 25 FEET THEREOF.

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 O-1, Office District, to B-2A, Limited Community Business District, 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. ZON26-0002

Planning & Zoning Commission: May 11, 2026

City Council (1<sup>st</sup> Reading): June 16, 2026

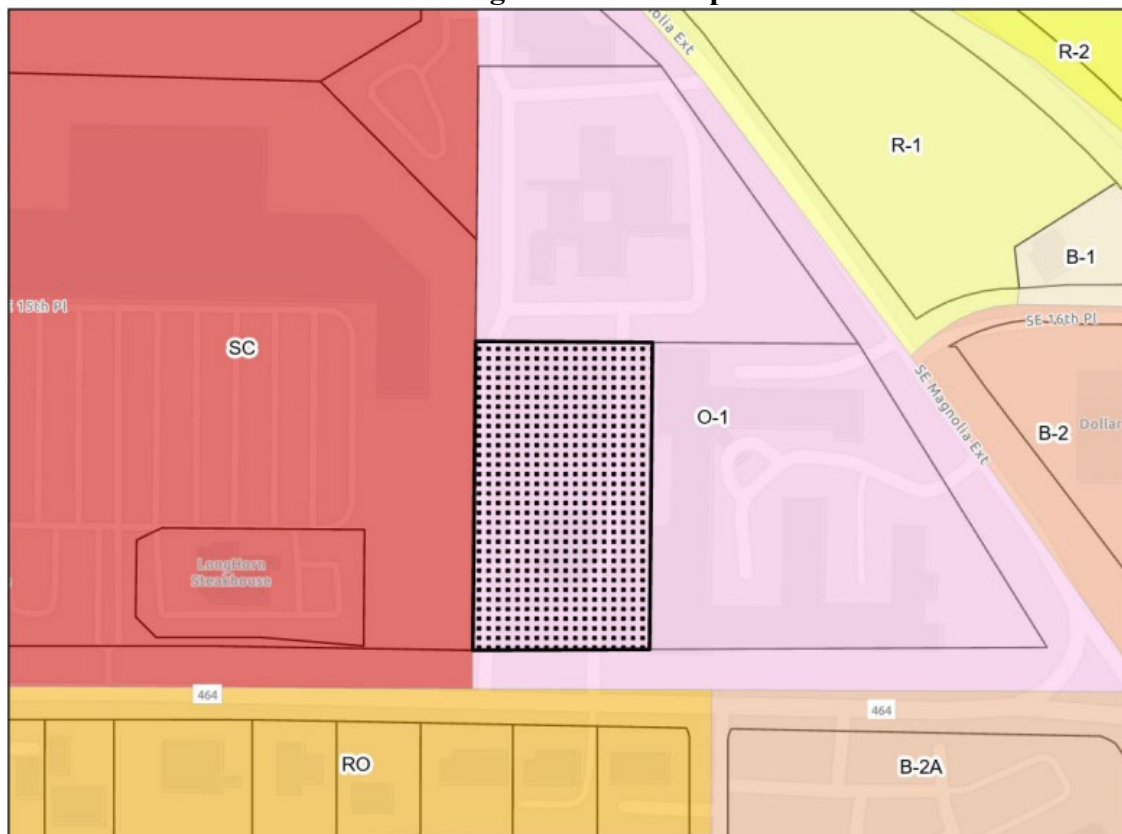
City Council (Adoption): July 7, 2026

**Applicant:** David Hammar  
**Property Owner:** York Hill Properties, L.C.  
**Project Planner:** David Sablan, Planner II  
**Amendment Request:** Rezone from O-1, Office District, to B-2A, Limited Community Business District

## Parcel Information

Acres: ±2.04 acres  
Parcel(s)#: 2917-002-000  
Location: 619 SE 17th Street  
Existing use: Specialty Retail and Pharmacy  
Future Land Use Designation: Low Intensity  
Zoning Designation: O-1, Office  
Special District(s)/Plan(s): N/A  
Approved Agreement(s): N/A

**Figure 1. Case Map**



**Section 1 - Applicant Request**

The applicant is requesting a rezoning of 2.04-acres from O-1, Office, to B-2A, Limited Community Business.

The agent, Sandon Wiechens, Wiechens Realty, Inc., is representing the applicant in this request.

**Section 2 - Background Information**

The subject property encompasses approximately 2.04 acres. The current designations of the property are:

**Zoning:**                    **O-1, Office,** is intended to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.

**Future Land Use:**    **Low Intensity,** between 3 to 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

The subject property was part of four-square miles comprising the original incorporated City Limits of Ocala According to City records, the property was developed in 1965 when the current ±5,000 square foot building was constructed. The current occupant of the building, Bitting’s Pharmacy, Medical Equipment & Supplies, is classified as a specialty retail and pharmacy use. This is a permitted principal use in the O-1 zoning district. City records indicate Bitting’s has been in operation at this location as early as 1987. The site has 59 parking spaces servicing the existing building. The subject property has a 25-foot-wide access easement along the western boundary that provides the Ocala Medical Park, located to the north of the subject property, access to SE 17<sup>th</sup> Street.

**Table 1: Adjacent Property Information:**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	Low Intensity	O-1, Office	Ocala Medical Park
<b>East</b>	Low Intensity	O-1, Office	The Lodge Healthcare and Rehabilitation Center
<b>South</b>	Low Intensity	RO, Residential-Office	Law Office & Medical Office (across SE 17 <sup>th</sup> Street)
<b>West</b>	Low Intensity	SC, Shopping Center	Churchill Square Shopping Center

The subject property is located along the north side of SE 17th Street, a minor arterial roadway, approximately 500-feet west of the intersection of SE 17<sup>th</sup> Street and South Magnolia Avenue Extension/SE Lake Weir Avenue. Access to the property is from SE 17<sup>th</sup> Street. The SE 17<sup>th</sup> Street

corridor between S Pine Ave and the SE Magnolia Ave Extension/SE Lake Weir Ave intersection features a mixture of retail, shopping center, professional and business office, medical office, and institutional uses.

As shown in Figure 1. Case Map the subject property is surrounded on two sides (north and east) by parcels with O-1 zoning. The property to the west is occupied by the Churchill Square shopping center and is zoned SC, Shopping Center. Across SE 17<sup>th</sup> Street to the south are several small professional and medical offices, which are zoned RO, Residential Office. Approximately 500 feet east of the intersection, SE 17<sup>th</sup> Street and SE Magnolia Ave Extension/SE Lake Weir Ave; properties are zoned B-2A, or B-2 Community Business on three corners of the intersection, the remaining corner contains O-1, of which the subject property is adjacent too.

## 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 O-1 zoning is compliant with the comprehensive plan and applicable land development regulations. The request to rezone from O-1 to B-2A is not to fix any compliance issues, rather to expand the allowable uses from generally office oriented to a mix of office and general retail uses. As evidenced in the following consistency areas the B-2A appears to align with the applicable land development regulations and is a permitted zoning district within the comprehensive plan, Low Intensity future land use.

### 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 6.3: 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 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 non-residential 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.*

### **Staff Comment:**

Commercial uses are permitted within the Low Intensity Future Land Use Category. The proposed B-2A zoning district pursuant to Sec.122-621 is, “intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.” The subject property is located along a minor arterial roadway.

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 is consistent with the existing future land use category of Low Intensity. The current development of the subject property and mix of surrounding retail, institutional and office uses are generally oriented towards the automobile as the primary mode of transportation.

**Consistency with Land Development Regulations:**

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

1. Subsection 122-133(b)(1) - *The application requests to rezone to 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 drainage retention area.*

**Staff Comment:**

The subject property is 2.04 acres (88,624 square feet) and therefore exceeds the minimum land area required for rezoning.

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

<b>Low Intensity</b>	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>B-2A</b> , B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, PD, FBC
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\*\*\* *As of June 1, 2014, a rezoning application for A-1 must be associated with an annexation case where a portion of the annexed property is already zoned A-1 in the county.*

\*\*\*\* *B-5 zoning shall be consistent with the low-intensity future land use classification for parcels located within the North Magnolia CRA Subarea boundary.*

**Staff Comment:**

The requested B-2A zoning district is consistent with the existing Low Intensity Future Land Use category.

3. Section 122-260 – *Buffers*

**Staff Comment:**

Buffers are required when higher intensity uses are adjacent to less intense uses. The existing use of subject property is not anticipated to change as a result of this request. Buffer requirements will be evaluated upon any further development or redevelopment of the property.

4. Section 122-286 – Lot Requirements

**Table 2: Existing and Proposed Zoning District Standards**

	<b>Zoning District</b>	<b>Intent and Purpose</b>	<b>Minimum Lot Area (square feet)</b>	<b>Maximum Building Height (feet)</b>
<b>Existing</b>	O-1, Office	Intended to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.	12,500	35-feet
<b>Proposed</b>	B-2A, Limited Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.	10,000	50-feet

**Staff Comment:**

The subject property, comprising 2.04-acres meets the minimum lot area (10,000 square feet) and the approximate 230 feet of frontage on SE 17<sup>th</sup> Street meets the minimum 100 feet lot width required for the B-2A zoning district. The maximum height of structures increases from 35 to 50feet.

5. Section 122-287 – Table of permitted uses (see Exhibit A for full table)

**Staff Comment:**

The site’s current uses of, Specialty Retail and Pharmacy, are permitted in the B-2A zoning district; rezoning the property will not create a non-conforming use. The B-2A district contains a number of new uses that the O-1 district does not allow such as but not limited too; broad mix of general retail, business service, eating or drinking establishments, health care, recreational, and educational uses. However, the type and nature of potential new uses that would be permitted at this location upon rezoning to B-2A are consistent with the existing developments along the SE 17<sup>th</sup> Street corridor in this area.

6. Section 122-1010 – Required number of spaces

**Staff Comment:**

The subject property currently has 59 off-street parking spaces. Any expansion of the building or redevelopment of the site will be subject to the Site Plan review process and will be required to remain consistent with Section 122-1010.

**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. While worst case buildout scenarios can be reviewed, they are typically unrealistic and provide significantly overstated impacts to public facilities. Further detailed LOS impact analysis will be required to address the specific proposed development as part of any subsequent application review. Improvements to the property that result in a net increase of 100 peak hour trips a traffic study will be required to analyze impacts on LOS.

**Section 5 - Staff Findings and Recommendation**

- Rezoning the property will not result in the creation of a non-conforming use or structure.
- The proposed B-2A zoning district is consistent with the subject property's current Low Intensity Future Land Use designation, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).
- The B-2A zoning district is consistent with the surrounding O-1, SC, and RO zoning designations.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

**Staff Recommendation: Approval of ZON26-0002**

**Exhibit A. Permitted Uses Table**

\*Permitted by Special Exception

<b>Permitted Use Type</b>	<b>O-1, Office</b>	<b>B-2A, Limited Community Business</b>
<b><i>Residential Operation</i></b>	<ul style="list-style-type: none"> <li>• Residence - gallery</li> <li>• Residence - office</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.</li> <li>• Fraternity or sorority house</li> <li>• Residence - gallery</li> <li>• Residence - office</li> <li>• Rooming/boarding house</li> </ul>
<b><i>Residential Type</i></b>	<ul style="list-style-type: none"> <li>• Single-family dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Multifamily dwellings*</li> <li>• Single-family dwelling</li> <li>• Single-family (attached) dwelling unit</li> <li>• Two-family dwelling</li> </ul>
<b><i>General Retail</i></b>	<ul style="list-style-type: none"> <li>• Pharmacy</li> <li>• Specialty retail stores</li> </ul>	<ul style="list-style-type: none"> <li>• Auto Supply Store</li> <li>• Bakery Store</li> <li>• Department store</li> <li>• Drugstore</li> <li>• Electronics store</li> <li>• Furniture store</li> <li>• Garden and nursery sales</li> <li>• Grocery store</li> <li>• Hardware store</li> <li>• Home decorating store</li> <li>• Pharmacy</li> <li>• Specialty retail stores</li> <li>• Used merchandise store</li> <li>• Videotape store</li> </ul>
<b><i>Vehicular Sales</i></b>		
<b><i>Agricultural Use</i></b>		
<b><i>Business Service</i></b>	<ul style="list-style-type: none"> <li>• Parking garage (or structure)*</li> <li>• Parking lot*</li> </ul>	<ul style="list-style-type: none"> <li>• Equipment rental and leasing</li> <li>• General business service</li> <li>• Parking garage (or structure)</li> <li>• Parking lot</li> <li>• Radio/TV broadcasting facility</li> </ul>
<b><i>Eating or Drinking Establishment</i></b>	<ul style="list-style-type: none"> <li>• Alcoholic beverage establishment (on-premises consumption)</li> <li>• Restaurant (enclosed)</li> </ul>	<ul style="list-style-type: none"> <li>• Alcoholic beverage establishment (off-premises consumption)</li> <li>• Alcoholic beverage establishment (on-premises consumption)</li> <li>• Fast-food restaurant</li> <li>• Restaurant (enclosed)</li> </ul>
<b><i>Hospitality and Tourism</i></b>	<ul style="list-style-type: none"> <li>• Antique gallery/art gallery/museum</li> </ul>	<ul style="list-style-type: none"> <li>• Antique gallery/art gallery/museum</li> <li>• Conference center</li> <li>• Hotel/convention center</li> <li>• Motel</li> </ul>
<b><i>Office Use</i></b>	<ul style="list-style-type: none"> <li>• Financial institution</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial photography (art and graphic)</li> </ul>

# Rezoning Staff Report

Case No. ZON26-0002

	<ul style="list-style-type: none"> <li>• Photocopying and duplicating services</li> <li>• Professional and business office</li> </ul>	<ul style="list-style-type: none"> <li>design service)</li> <li>• Financial institution</li> <li>• Photocopying and duplicating services</li> <li>• Photofinishing laboratory</li> <li>• Prepackaged software services</li> <li>• Print shop</li> <li>• Professional and business office</li> </ul>
<i>Personal Service</i>	<ul style="list-style-type: none"> <li>• Funeral home and/or crematory*</li> <li>• Hairstyling shop</li> </ul>	<ul style="list-style-type: none"> <li>• Coin-operated laundry and dry cleaning</li> <li>• Emergency shelter</li> <li>• Hairstyling shop</li> <li>• Laundry and dry cleaning pickup establishment</li> <li>• Laundry and dry cleaning service</li> <li>• Major household repair establishment</li> <li>• Minor household repair establishment</li> <li>• Tattoo or body piercing establishment</li> </ul>
<i>Vehicular Service</i>	<ul style="list-style-type: none"> <li>• Drive-through facility (non-restaurant)</li> </ul>	<ul style="list-style-type: none"> <li>• Auto repair, minor</li> <li>• Automobile cleaning/detailing services</li> <li>• Drive-through facility (non-restaurant)</li> </ul>
<i>Community Service</i>	<ul style="list-style-type: none"> <li>• Day care facility*</li> <li>• Private club*</li> </ul>	<ul style="list-style-type: none"> <li>• Church/place of worship</li> <li>• Day care facility</li> <li>• Library</li> <li>• Private club</li> </ul>
<i>Educational Use</i>	<ul style="list-style-type: none"> <li>• Speech and language center/school</li> </ul>	<ul style="list-style-type: none"> <li>• Colleges/universities</li> <li>• Community education center</li> <li>• School, private elementary and secondary</li> <li>• Speech and language center/school</li> <li>• Vocational professional school</li> </ul>
<i>Recreational Use</i>	<ul style="list-style-type: none"> <li>• Physical fitness center</li> </ul>	<ul style="list-style-type: none"> <li>• Bowling center</li> <li>• Commercial recreation, indoor</li> <li>• Dance/art/music studio</li> <li>• Motion picture theaters (except drive-in)</li> <li>• Physical fitness center</li> <li>• Recreation facility, indoor</li> </ul>
<i>Public Use</i>	<ul style="list-style-type: none"> <li>• Park/open space area*</li> <li>• Post office (federal)</li> </ul>	<ul style="list-style-type: none"> <li>• Park/open space area*</li> <li>• Post office (federal)</li> </ul>
<i>Health Care Use</i>	<ul style="list-style-type: none"> <li>• Assisted living facility</li> <li>• Medical and dental laboratory</li> <li>• Medical and dental office on major and minor arterials</li> <li>• Medical and dental office on local and collector streets</li> <li>• Veterinarian office</li> </ul>	<ul style="list-style-type: none"> <li>• Assisted living facility</li> <li>• Medical and dental laboratory</li> <li>• Medical and dental office on major and minor arterials</li> <li>• Medical and dental office on local and collector streets</li> <li>• Transitional/recovery facility</li> <li>• Transitional treatment facility</li> <li>• Veterinarian office</li> </ul>

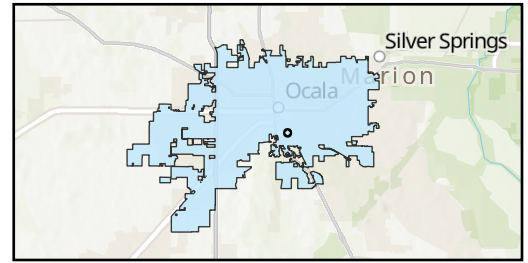
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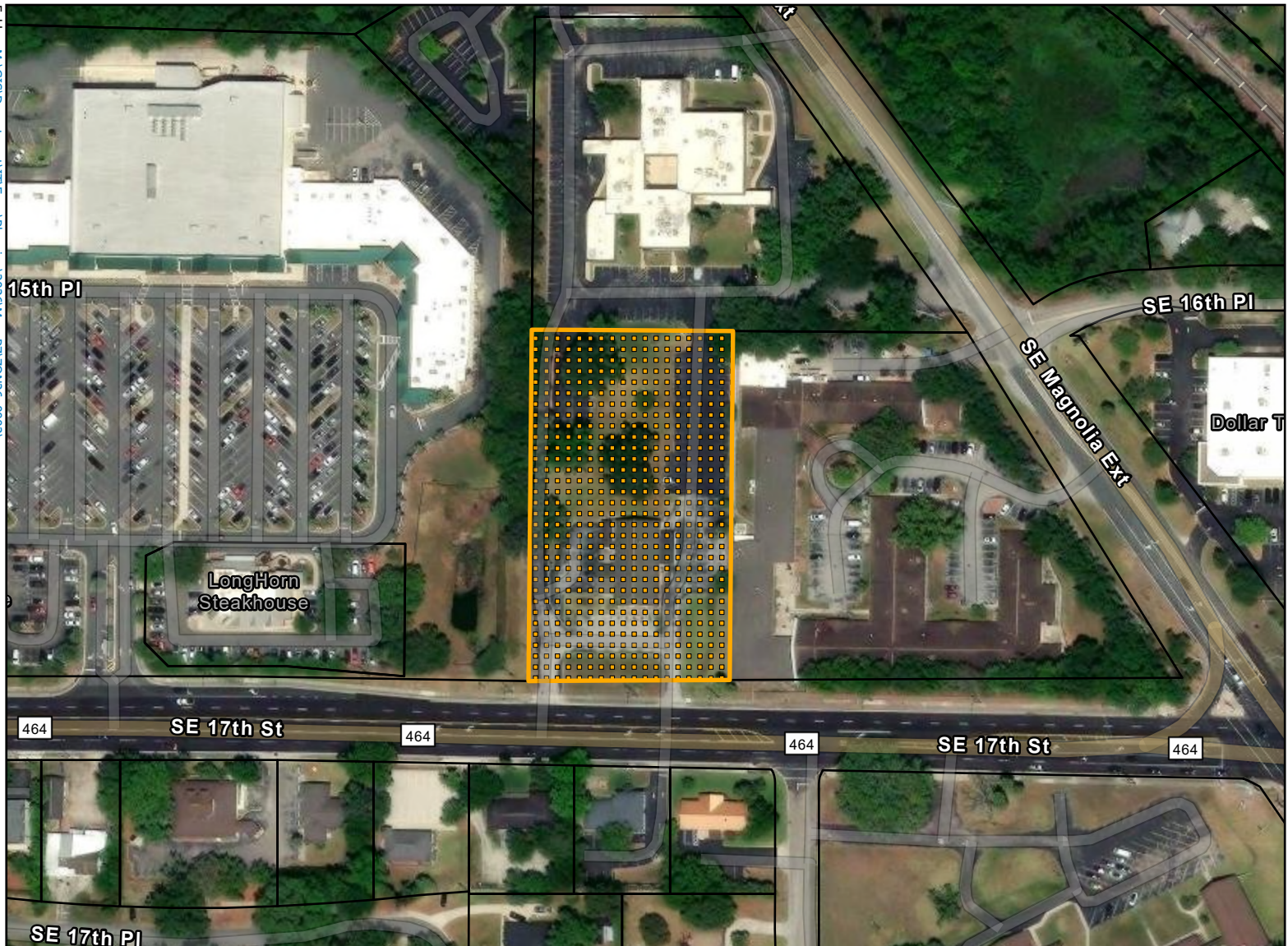
<i>Low-Impact Industrial Use</i>		<ul style="list-style-type: none"><li>• Microbrewery/microdistillery</li></ul>
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# AERIAL MAP

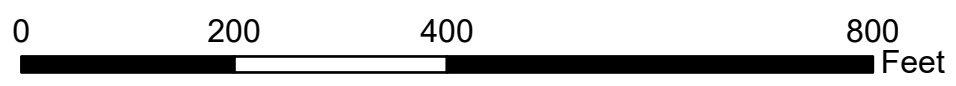
**Case Number:** ZON26-0002  
**Parcel:** 2917-002-000  
**Property Size:** Approximately 2.04 Acres  
**Land Use Designation:** Low Intensity  
**Zoning:** O-1, Office  
**Proposal:** Rezone from O-1 to B-2A



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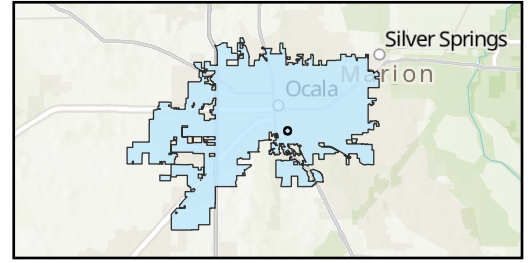


 Subject Property  
 Parcels

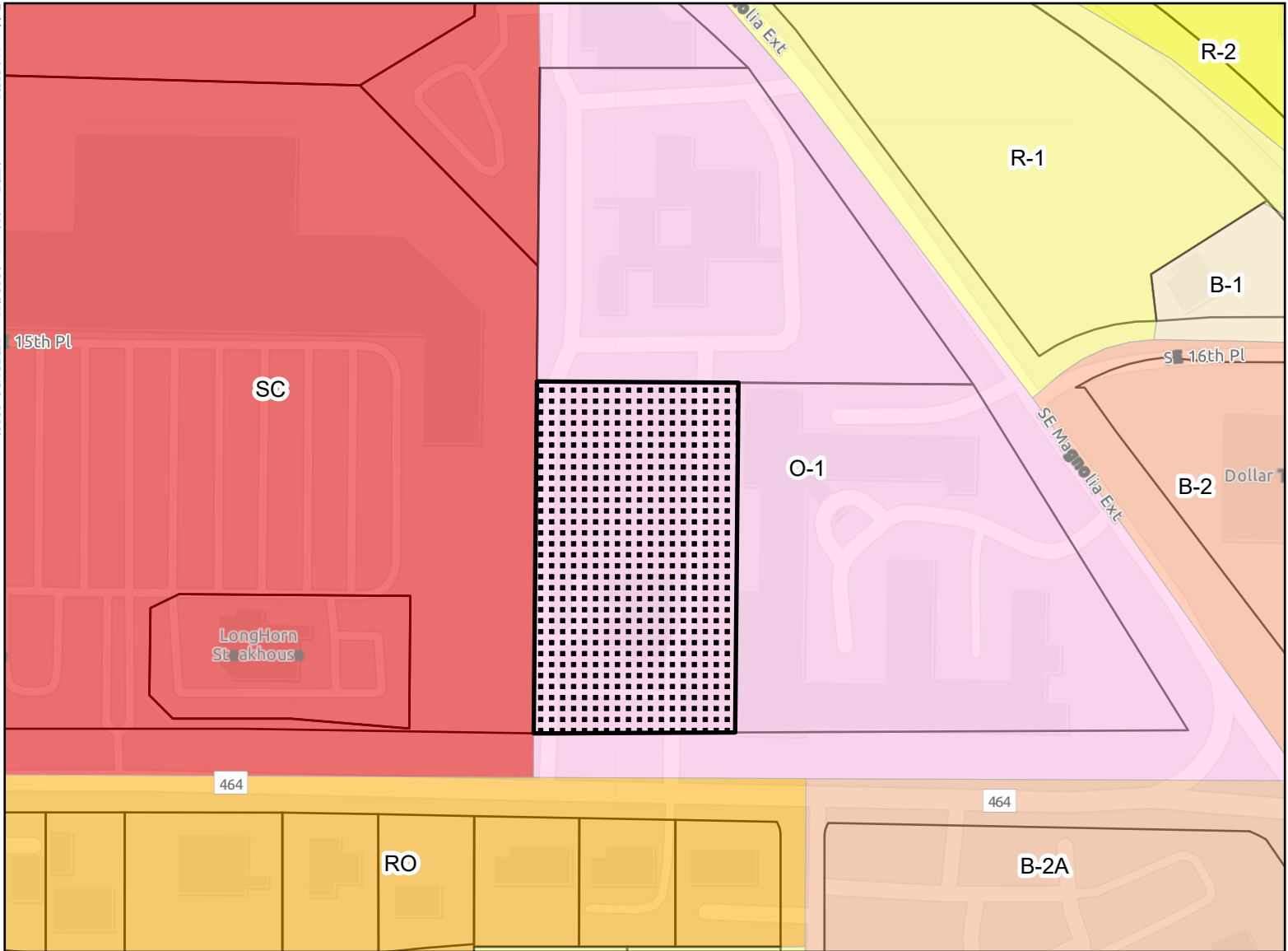


**CASE MAP**

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- |                                 |                               |                    |
|---------------------------------|-------------------------------|--------------------|
| B-1:Neighborhood Business       | O-1:Office                    | SC:Shopping Center |
| B-2:Community Business          | R-1:Single Family Residential | Parcels            |
| B-2A:Limited Community Business | R-2:Two-Family Residential    | Subject Property   |
|                                 | RO:Residential Office         | Subject Property   |

