



Staff Report

Case No. ABR25-0003

Planning & Zoning Commission: July 13, 2026

City Council (Adoption): August 18, 2026

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

Figure 1. Aerial Location Map



Adjacent Property Information (NW 13th Street)

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

Adjacent Property Information (NW 1st Avenue)

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

Applicant Request

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

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

Background

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

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

Staff Analysis

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

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

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

Utility Responses

The utility responses are summarized as follows:

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

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

Staff Findings and Recommendation

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

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

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

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