



## Staff Report

Case No. ABR23-45350

Planning & Zoning Commission: January 13, 2025

City Council (Adoption): January 21, 2025

**Petitioner:** Navroz F. Saju  
**Property Owner:** City of Ocala  
**Agent:** DOMACH, LLC  
**Project Planner:** Kristina L. Wright, CNU-A, FRA-RA  
**Applicant Request:** A request to abrogate the eastern one-hundred and sixty-four (164) feet of the alley between SW 2nd Avenue and SW 3rd Avenue (Parcel 2854-025-010); approximately 0.06 acres.

### Subject Property Information

**Acres:** ±0.06 acres  
**Parcel#:** 2854-025-010  
**Location:** Alley between SW 2nd Avenue and SW 3rd Avenue  
**Existing use:** 14-foot-wide alleyway  
**Future Land Use Designation:** High Intensity/Central Core  
**Zoning Designation:** FBC, Form-based Code District  
**Overlay(s):** Downtown Community Redevelopment Area

**Figure 1. Aerial Location Map**



### Adjacent Property Information

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	High Intensity /Central Core	FBC, Form-based Code	Vacant/undeveloped
<b>East</b>	High Intensity /Central Core	FBC, Form-based Code	Parking Lot
<b>South</b>	High Intensity /Central Core	FBC, Form-based Code	Vacant/undeveloped
<b>West</b>	High Intensity /Central Core	FBC, Form-based Code	Vacant/undeveloped and a former café and real estate office

### Background

The subject alley, owned by the City of Ocala, is 14 feet wide and was historically used by the city for service access and utilities. Domach, LLC., owns the property on either side of the alley.

The portion of the subject alley being vacated runs east and west between SW 3<sup>rd</sup> Avenue and SW 2<sup>nd</sup> Avenue just south of SR 40 in the downtown area. The alley and surrounding area is located within the Form Based Code (FBC) zoning district and has an underlying land use of High Intensity/Central Core. The property is also within the Downtown Community Redevelopment Area. The applicant is requesting to abrogate the subject alley to allow for redevelopment of the property north and south of the intervening alley.

The subject 14-foot alley had city underground utilities that are in the process of being relocated. The northern portion of the property was formerly a repair garage doing business as European Car Clinic while the southern portion served as a surface parking lot.

This abrogation was approved by the Planning & Zoning Commission on November 13, 2023. The request never moved forward to City Council while ownership issues were resolved. The initial hearing occurred more than one year ago, meaning that a new hearing is now necessary.

### Staff Analysis

If approved, the abrogation of this alley will not adversely affect connectivity, and the petitioner will become responsible for the maintenance of this strip of land. The northwesternmost parcel is currently vacant. Adequate access and frontage to the surrounding parcels exists, and if approved, the city will continue to maintain ownership of the western sixty feet of the subject alley.

### Utility Responses

The utility responses are summarized as follows:

<b><i>Utility</i></b>	<b><i>Date</i></b>	<b><i>Response</i></b>
-----------------------	--------------------	------------------------

CenturyLink/Lumen: Owen Hurley		No objection
Charter/Spectrum		<b><i>No Response</i></b>
Cox Communications	9/27/2023	No objection
Electric (OEU): Donnie Fales	11/06/2023	No objection
Fiber: Jessey Shoopke	09/26/2023	No objection
Duke Energy		<b><i>No Response</i></b>
Public Works: Dwayne Drake	09/26/2023	No objection
TECO: Landon Meahl	9/27/2023	No objection
Transportation: Noel Cooper	10/20/2023	No objection
Water Resources: Richard Ragosta	09/26/2023	No objection
Stormwater: Payal Panda	10/17/23	No objection
Real Estate: Tracy Taylor	11/06/2023	No objection
Surveying: R. Kelly Roberts	1/03/2025	No objection

**Staff Findings and Recommendation** The requested abrogation does not adversely affect connectivity and will promote redevelopment within the downtown area. As such, staff recommends approval of the request to abrogate the eastern 164 feet of the alley located between SW 2<sup>nd</sup> Avenue and SW 3<sup>rd</sup> Avenue (Parcel 2854-025-010).

<b>Staff Recommendation:</b> <i>Approval of ABR23-45350.</i>
--