

From: [Kelly Roberts](#)
To: [Endira Madraveren](#)
Cc: [Janiece Lucky](#)
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC
Date: Wednesday, May 20, 2026 11:34:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Endira:

Yes. The proposed abrogation of public right-of-way includes a combined total of 7.21 acres, more or less.

I was wrapping up a MS Teams meeting when you called and attempted to call you back within about 30 seconds, but your line was busy. When I finally got it to ring, it took me to voice mail. I assume this is what you were calling about, but if not, please call me back at your convenience.

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



From: Endira Madraveren <emadraveren@ocalafl.gov>
Sent: Wednesday, May 20, 2026 11:21 AM
To: Kelly Roberts <rroberts@ocalafl.gov>
Cc: Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Kelly, can I ask you for one additional favor – do you have a total number of acres to be abrogated with the Lake Louise case that you helped us with back in January?

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



From: Kelly Roberts <kroberts@ocalafl.gov>
Sent: Thursday, January 22, 2026 7:07 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Elizabeth Schor <Elizabeth@ipsocala.com>; Travis Barrineau (<travis@rmbarrineau.com>
<travis@rmbarrineau.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Emily:

I spoke with Travis Barrineau, Surveyor of Record on behalf of Lake Louise, LLC, concerning the descriptions he previously prepared to describe the portions of public rights-of-way intended for abrogation pursuant to the above referenced application. Travis confirmed to me that the intent by the applicant is to essentially abrogate the portions that lie within the boundaries of Parcels 1 through 4, inclusive, as shown on the Boundary Survey that accompanied the application (copy attached here for your benefit).

Due to complications caused by the geometric elements of rights-of-way, lots, etc., established by the plats of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor, the description initially produced by Travis towards the goal of using a simple approach (which frequently work for these applications) creates ambiguities in interpretation as to the intended portion of rights-of-way to be abrogated. As a result, I am of the opinion that this approach had to be modified somewhat in order to produce descriptions that remove the ambiguities and potential for uncertainty by those who will be required to interpret the description to understand the limits of lands which will be subject to the official action of the city, assuming the application is approved.

I took the liberty of preparing a draft version of the approach I think suitably addresses my concerns. As descriptions for the above referenced Parcels 1 through 4 had been previously provided by the applicant in metes and bounds format, I utilized those where appropriate to qualify the portions proposed for abrogation. This was further complicated a bit as a result of Resolution 2022-54 (OR Book 7894, page 1627), previously executed by the city and affecting some of the rights-of-way within Parcel 3. For that reason, those applicable segments also

include an exception for the portions previously vacated by the resolution.

I also performed computational analysis of the metes and bounds descriptions of Parcels 1 and 3 as provided with the application. The description of Parcel 1 appears to have a dimensional error resulting in a misclosure of 1.00 foot. After some comparison to the plats, I have highlighted the most likely segment of the description to contain the error in red within the Parcel 1 description. In addition, I supplemented the preamble of both Parcels 1 and 3 to include those segments of right-of-way that lie between the referenced lots or portions thereof that are included in each parcel.

It's taken a bit of time to get through this today, but I believe the description should be sufficient once Travis confirms or corrects the dimensional error within the Parcel 1 description. It would also be appropriate for him to perform a general cursory check of the description to ensure we're both on the same page as to the suitability of this description to describe the relevant portions of public rights-of-way sought for abrogation pursuant to this application.

In addition to the ones referenced above, I've included the other relevant documents that may be beneficial to you concerning the draft of the revised description. Once Travis deals with the apparent dimensional error in the Parcel 1 description, and assuming he is good with the approach and format of the balance of the description, Emily should be able to proceed with the balance of the process.

Please reach out should you have additional questions.

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



From: Elizabeth Schor <Elizabeth@ipsocala.com>

Sent: Thursday, January 22, 2026 11:04 AM

To: Kelly Roberts <rroberts@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Emily W.

Johnson <ewjohnson@ocalafl.gov>

Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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.

Kelly,

Awesome! Thank you so much for the updated. I just didn't know if anyone was waiting on me. I appreciate all the help from everyone.

Thanks,

Elizabeth Schor

Real Estate Assistant

International Property Services, Corp.

2441 NE 3rd Street, Suite 201

Ocala, FL 34470

Ph: (352) 629-6101 x210

Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Kelly Roberts <rroberts@ocalafl.gov>

Sent: Thursday, January 22, 2026 10:42 AM

To: Elizabeth Schor <Elizabeth@ipsocala.com>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Emily W. Johnson <ewjohnson@ocalafl.gov>

Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Elizabeth:

My apologies for the delayed response.

I was awaiting a call from Travis so we could chat about a few questions I had, and he returned my call a short while ago. I will be able to complete my work on this now and hope to have it wrapped up by the end of the day today, at which time I'll provide my comments back to Emily so she may continue the process from there.

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



From: Elizabeth Schor <Elizabeth@ipsocala.com>

Sent: Wednesday, January 21, 2026 2:45 PM

To: Emily W. Johnson <ewjohnson@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>

Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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Good Afternoon,

Just wanted to follow up and see if I'm missing anything for our Abrogation Request for Lake Louise.

Thank you,

Elizabeth Schor

Real Estate Assistant

International Property Services, Corp.

2441 NE 3rd Street, Suite 201

Ocala, FL 34470

Ph: (352) 629-6101 x210

Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Elizabeth Schor

Sent: Wednesday, January 7, 2026 9:24 AM

To: Emily W. Johnson <ewjohnson@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau <travis@rmbarrineau.com>

Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Good Morning,

Roads requesting to abrogate at Lake Louise:

- SW 28th Street (Sunrise Drive) – portion lying between Lot 8, Block D and Lot 13, Block C.
- SW 26th Street (Sunset Boulevard) – portion lying between Lots 1 & 9, Block E, Lots 9 & 10, Block G
- St. Mary's Place
- Lakewood Drive
- SW 25th Lane (Sunset Boulevard)
- SW 29th Street Road (Siesta Drive) – portion lying between Lots 1 & 3, Block B, and Lots 2, 3, & 4, Block C
- SW 30th Street (St. Jude Terrace)

Thank you,

Elizabeth Schor

Real Estate Assistant

International Property Services, Corp.

2441 NE 3rd Street, Suite 201

Ocala, FL 34470

Ph: (352) 629-6101 x210

Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Monday, January 5, 2026 3:23 PM

To: Elizabeth Schor <Elizabeth@ipsocala.com>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky

<jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau
<travis@rmbarrineau.com>

Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good afternoon Elizabeth — this is what staff estimated to be abrogated, based on the survey that was provided with the application.

Can you please confirm the list of roads that **are** being abrogated? This will make it easier for Kelly to review the legal description and staff to ensure the maps are correct.

Thanks,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Elizabeth Schor <Elizabeth@ipsocala.com>

Sent: Monday, January 5, 2026 3:02 PM

To: Emily W. Johnson <ewjohnson@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau <travis@rmbarrineau.com>

Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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 Afternoon Emily,

The roads listed with City Assets on the attached Review Report are not requested to be abrogated.

- SW 26th Street – the portion requested is between Lot 1 and Lot 9.
- SW 29th Street Rd – the portion requested is between Lot 8 Block D, and Lot 13 Block C.
- SW 1st Avenue – not requested to be abrogated.

I've copied our Surveyor, Travis, on this email in case any additional information is needed. Please let me know how you would like me to proceed.

Thanks,
Elizabeth Schor
Real Estate Assistant
International Property Services, Corp.
2441 NE 3rd Street, Suite 201
Ocala, FL 34470
Ph: (352) 629-6101 x210
Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, December 15, 2025 10:29 AM
To: Elizabeth Schor <Elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

Thank you for providing the legal description, Elizabeth. Please be advised that we have been made aware that some City assets lie within the rights-of-way proposed to be abrogated. This infrastructure will need to remain, and easements will need to be granted prior to the abrogation. As discussed in the Teams meeting we had with John and Rachel, we will need the easement documents provided prior to taking the abrogation forward, at the direction of the City Attorney.

If you have any questions, please do not hesitate to contact me.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Elizabeth Schor <Elizabeth@ipsocala.com>
Sent: Thursday, December 11, 2025 9:48 AM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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 Emily,

Please find attached an updated Legal Description for the Lake Louise road abrogation. I've also added it our online application. Let me know if any additional information is needed.

Thanks,

Elizabeth Schor

Real Estate Assistant

International Property Services, Corp.

2441 NE 3rd Street, Suite 201

Ocala, FL 34470

Ph: (352) 629-6101 x210

Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Monday, December 8, 2025 10:35 AM

To: John Rudnianyn <John@ipsocala.com>; Elizabeth Schor <Elizabeth@ipsocala.com>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>

Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good afternoon,

I just wanted to follow up on the below; if the requested information is not provided by Friday, December 12th, your abrogation request will not be able to move forward on the January hearing dates.

Best regards,

Emily W. Johnson, AICP

Senior Planner

City of Ocala Growth Management Department

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

Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, November 24, 2025 9:38 AM
To: john@ipsrealtor.com <john@ipsrealtor.com>;
elizabeth@ipsocala.com <elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>
Subject: Fw: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

Please see the below comments from the city surveyor — it appears that there is a deficiency in the description of the rights-of-way to be abrogated. I have copied Kelly on this email to assist you with any questions.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Kelly Roberts <rroberts@ocalafl.gov>
Sent: Friday, November 21, 2025 6:07 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Emily:

I finally got to your email a little while ago to begin to review your request. Contrary to your email, I didn't find the application attached, only the description in MS Word format and a copy of the survey. From a cursory review, it appears that the applicant is requesting to abrogate the public rights-of-way that lie with the limits of Parcels 1 through 4, inclusive. However, the description as written does not describe any reference to the rights-of-way that you describe in your email but they do generally appear to agree with the extent of the lands shown on the Boundary Survey. We are slammed here in survey and the timing of this request with the holiday and my schedule further challenges the review.

It will take a good bit of time for me to conduct a thorough review of the description provided. Unfortunately, I will be out of the office next week and am scheduled to return on Tuesday, December 2. Consequently, I'm reaching out to inform you of my quick findings so you can contact the applicant about the deficiency unless there is more information that you haven't shared with me that may actually describe the rights-of-way that are intended for abrogation.

I will be checking email from time to time and will look for a reply from you. That said, the best I can offer at this point is to dive into this when I return to the office and push to get through it as quickly as I can, but it will take several hours at a minimum.

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



From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description 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

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org





**Division:
Stormwater**

Lake Louise LLC

Revision #

Implementation Date

11/19/2025

Task: Review ABR25-0008

1 of 1

**Last Reviewed/Update
Date**

November 19, 2025

ABR25-0008 Lake Louise LLC

Review request for a possible abrogation of portions of Lake Louise, LLC.

SW 6th Avenue Right of way contains no City of Ocala assets.

SW 28th Street Right of way contains no City of Ocala assets.

SW 26th Street Wood utility pole (K1108) and overhead wires to the west on North Side of right of way. Wood utility pole (K4287) on South right of Way.

St. Mary's Place Unimproved right of way contains no City of Ocala assets.

Lakewood Drive Unimproved right of way contains no City of Ocala assets.

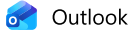
SW 2nd Court Unimproved right of way contains no City of Ocala assets.

SW 29th Street Road City water force main on North right of way, including 2 fire hydrants. 2 Wood utility poles and overhead lines on North Right of way. 1 Wood utility pole on South right of way with Overhead lines to the North.

SW 1st Avenue Wood light pole (K4635) & (K4636) on South right of way. Wood utility pole (T74) and Wood utility pole (K3682) with Overhead wires cross right of way to the East.

SW 30th Street Unimproved right of way contains no City of Ocala assets.

Observations are based on City of Ocala GIS mapping and a boundary survey by R.M. Barrineau and Associates; JO# 17024, Dwg # 17024 BND County, signed Oct 10, 2025. No on-site inspection was performed.



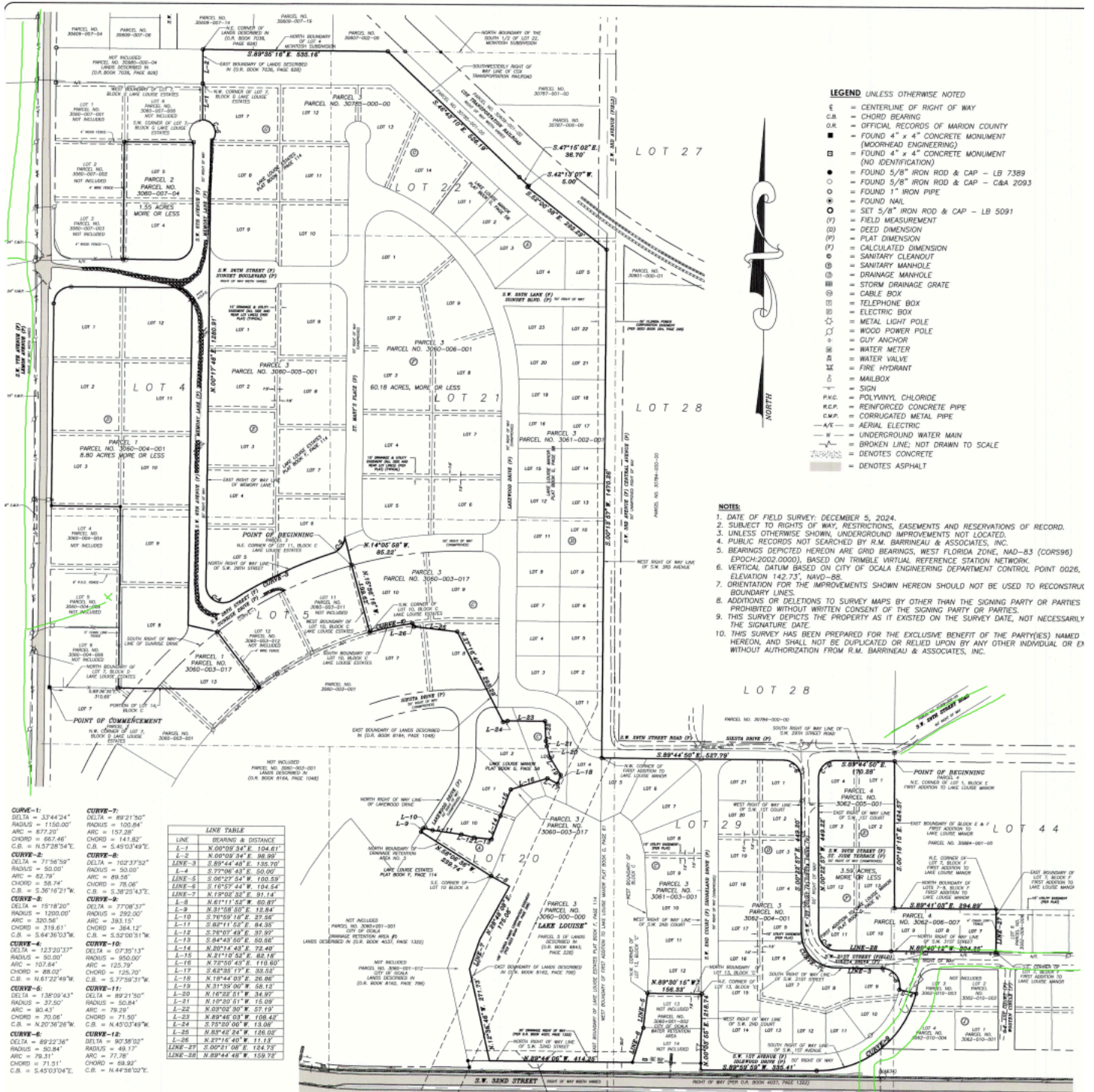
RE: Review Request | ABR25-0008 Lake Louise LLC

From Jose Colon <jcolon@ocalafi.gov>

Date Tue 11/18/2025 10:10 AM

To Emily W. Johnson <ewjohnson@ocalafi.gov>

OFN fiber location (green line)



Jose Colon

Ocala Fiber Network, Project Manager I

Direct email jcolon@ocalafi.gov Office email telecom@ocalafi.gov

Direct (352)401-6901 Office (352)401-3999

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



From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:40 AM
To: Ocala Telecommunications <Telecom@ocalafl.gov>
Subject: Fw: Review Request | ABR25-0008 Lake Louise LLC

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description 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

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org





RE: Review Request | ABR25-0008 Lake Louise LLC

From Dwayne Drake <DDrake@ocalafl.gov>

Date Fri 11/21/2025 3:28 PM

To Emily W. Johnson <ewjohnson@ocalafl.gov>; Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>

Cc Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

No issues for Sanitation.

Dwayne Drake

From: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Tuesday, November 18, 2025 9:39 AM

To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description 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

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org





**Division:
Stormwater**

Lake Louise LLC

Revision #

Implementation Date

11/19/2025

Task: Review ABR25-0008

1 of 1

**Last Reviewed/Update
Date**

November 19, 2025

ABR25-0008 Lake Louise LLC

Review request for a possible abrogation of portions of Lake Louise, LLC.

SW 6th Avenue Right of way contains no City of Ocala assets.

SW 28th Street Right of way contains no City of Ocala assets.

SW 26th Street Wood utility pole (K1108) and overhead wires to the west on North Side of right of way. Wood utility pole (K4287) on South right of Way.

St. Mary's Place Unimproved right of way contains no City of Ocala assets.

Lakewood Drive Unimproved right of way contains no City of Ocala assets.

SW 2nd Court Unimproved right of way contains no City of Ocala assets.

SW 29th Street Road City water force main on North right of way, including 2 fire hydrants. 2 Wood utility poles and overhead lines on North Right of way. 1 Wood utility pole on South right of way with Overhead lines to the North.

SW 1st Avenue Wood light pole (K4635) & (K4636) on South right of way. Wood utility pole (T74) and Wood utility pole (K3682) with Overhead wires cross right of way to the East.

SW 30th Street Unimproved right of way contains no City of Ocala assets.

Observations are based on City of Ocala GIS mapping and a boundary survey by R.M. Barrineau and Associates; JO# 17024, Dwg # 17024 BND County, signed Oct 10, 2025. No on-site inspection was performed.



RE: Review Request | ABR25-0008 Lake Louise LLC

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

Date Tue 11/25/2025 3:33 PM

To Emily W. Johnson <ewjohnson@ocalafl.gov>

Emily,
Transportation Engineering has no objections.

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: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Tuesday, November 18, 2025 9:39 AM

To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description 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

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP

Senior Planner

City of Ocala Growth Management Department

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

Office: 352-629-8313 | ewjohnson@ocalafl.org





RE: Review Request | ABR25-0008 Lake Louise LLC

From Richard Ragosta <RRagosta@ocalafl.gov>

Date Tue 11/18/2025 4:13 PM

To Emily W. Johnson <ewjohnson@ocalafl.gov>

Cc Hector Colon <HColon@ocalafl.gov>

 1 attachment (2 MB)

Lake louise.pdf;

Good afternoon,

Water Resources Engineering has a 12" water main on SW 29th St Rd that needs to remain. The apartment complex for Lake Louise has approved plans to use this water main as their connection point. I attached a location map for reference.

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: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Tuesday, November 18, 2025 9:39 AM

To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>

Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

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- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP

Senior Planner

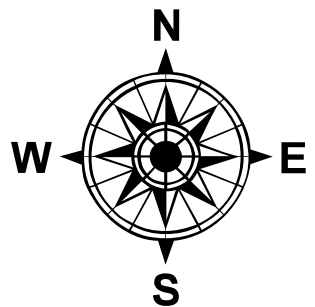
City of Ocala Growth Management Department

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

Office: 352-629-8313 | ewjohnson@ocalafl.org



Lake Louise LLC



SS Manholes

Priority

- Gravity
- Carries FM Refuse
- FM Dumps Into

Gravity Main

Asset Status, GM Priority

- Active In Service, Carries FM Refuse
- Active In Service, Gravity

Force Mains

Asset Status

- Active

Water Group

Water Main In Service

Pipe Type, Asset Status

- Distribution Main, Active





3/30/2026

City of Ocala
ATTN: Emily W. Johnson
201 SE 3rd Street, 2nd floor,
Ocala, FL 34471

No Reservations/No Objection

SUBJECT: Vacation portions of the Public Right-of-Ways being SW 28th St (Sunrise Dr), SW 26th St (Sunset Blvd), Lakewood Dr, SW 25th Ln (Sunset Blvd); SW 29th St Rd (Siesta Dr), and SW 30th St (St. Jude Terrace), Lake Louise, Estates and Sanchez Grant, Marion County, Florida

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.

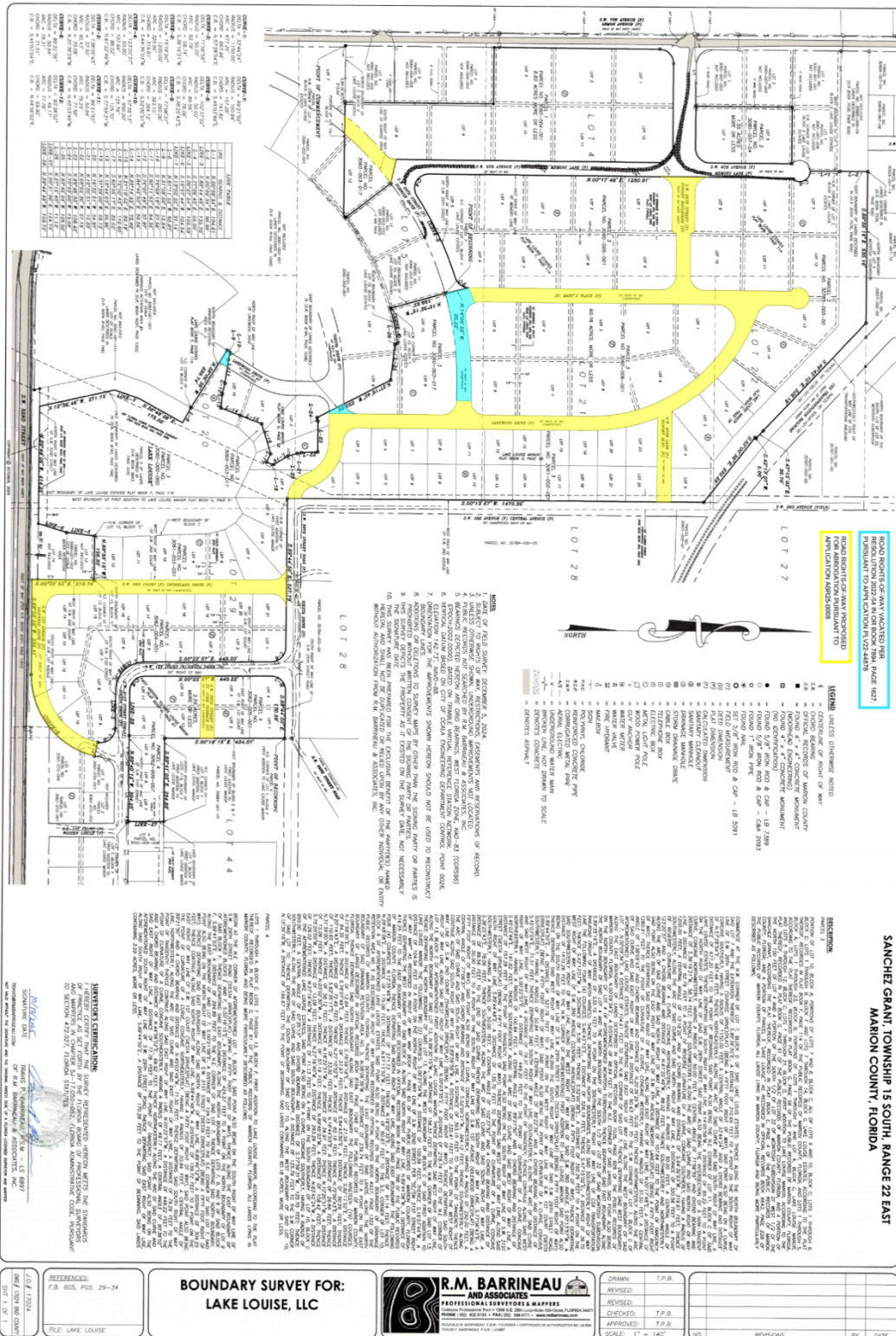
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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 Briana Salles at (361) 652-8608, Briana.Salles@lumen.com , or nre.easement@lumen.com.

Sincerely yours,

Briana Salles
Network Infrastructure Services
Lumen
P869147

Exhibit A





RE: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

From Leachman, Dwayne D <Dwayne.Leachman@charter.com>

Date Wed 1/21/2026 10:35 AM

To Emily W. Johnson <ewjohnson@ocalafl.gov>

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 facilities in the area not Spectrum. Thanks

From: Wolski, John <john.wolski@charter.com>

Sent: Wednesday, January 21, 2026 10:14 AM

To: Emily W. Johnson <ewjohnson@ocalafl.gov>

Cc: Leachman, Dwayne D <Dwayne.Leachman@charter.com>

Subject: RE: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

Good morning Emily. Dwayne Leachman is now the contact for Marion County at Spectrum for these type of things. I have forwarded the original email to him and copied him on this so you have his email address.

From: Emily W. Johnson <ewjohnson@ocalafl.gov>

Sent: Wednesday, January 21, 2026 9:13 AM

To: Duke Energy <taxteam@duke-energy.com>; Wolski, John <john.wolski@charter.com>; Meahl, Landon <lmeahl@tecoenergy.com>; Hurley, Owen <owen.hurley@lumen.com>; Paul Christopher - Cox Communications <paul.christopher@cox.com>

Subject: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

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 portions of SW 28th Street (Sunrise Drive) – portion lying between Lot 8, Block D and Lot 13, Block C; SW 26th Street (Sunset Boulevard) – portion lying between Lots 1 & 9, Block E, Lots 9 & 10, Block G; St. Mary's Place; Lakewood Drive; SW 25th Lane (Sunset Boulevard); SW 29th Street Road (Siesta Drive) – portion lying between Lots 1 & 3, Block B, and Lots 2, 3, & 4, Block C; and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description 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

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **January 30, 2026**.

Best regards,

Emily W. Johnson, AICP

Senior Planner

City of Ocala Growth Management Department

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

Office: 352-629-8313 | ewjohnson@ocalafl.org



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