



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-0684

Agenda Item #: a.

CDP Ocala VA, LLC / PLV23-45481

Petitioner: CDP Ocala VA, LLC

Agent: Austin Dailey, Esq. and Fred Roberts Jr, Klein & Klein, LLC

Planner: Breah Miller 352-629-8341

bmiller@ocalafl.gov

A request to vacate a 10-foot utility easement lying along the boundary between Lots 16 and 17, and the parallel access and drainage easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2, as recorded in Plat Book 9, Pages 149-152 (Parcel 23874-000-16 and 23874-000-17); approximately 0.33 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for a public hearing at the **Tuesday, March 5, 2024**, City Council meeting.

CITY OF OCALA**Meeting Date: February 12, 2024****PLANNING AND ZONING COMMISSION REPORT**

Subject: Plat Vacation**Submitted By:** Breah Miller**City Council Date:** March 5, 2024 (1st and only resolution reading)

STAFF RECOMMENDATION (Motion Ready): Approval for a partial plat vacation to vacate easements on the Plat of Heath Brook North B-2 as recorded in Plat Book 9, Page 149-152, Marion County Public Records located at along the boundary between Lots 16 and 17, and running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2 (Case PLV23-45481).

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

BACKGROUND:

- Petitioner: CDP Ocala VA, LLC
- Property Owner: CDP Ocala VA, LLC
- Agent: Austin Dailey, Esq. & Fred Roberts, Esq.
- The Plat of Heath Brook North B-2 includes 10-foot Utility Easement lying along the boundary between Lots 16 and 17, and the Parallel Access and Drainage Easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17.
- The property owner has submitted a request for a partial vacation to vacate the easement with future plans to develop Lots 16 and 17 with the parcel to the southwest (23877-000-10).
- Utility companies and internal departments have no objections to the proposed vacation.

FINDINGS/CONCLUSIONS: The vacation of these easements will not affect the existing infrastructure as long as the access to the 10-foot utility easement that lies above the northwestern property line and through Lots 13, 14 and 15 of the Heath Brook North B-2 Plat remain.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Legal Description
- Responses
- Case Map
- Case Aerial



Staff Report

Case No. PLV23-45481

Planning & Zoning Commission: February 12, 2024

City Council (Adoption): March 5, 2024

Petitioner: CDP Ocala VA, LLC
Property Owner: CDP Ocala VA, LLC
Agent: Austin Dailey, Esq. & Fred Roberts, Esq.
Project Planner: Breah Miller, Planner II
Applicant Request: A request for a partial plat vacation to vacate easements on the Plat of Heath Brook North B-2 as recorded in Plat Book 9, Page 149-152, Marion County Public Records; approximately 0.33 acres.
Zoning District: PD, Planned Development
Future Land Use: Low Intensity

Parcel Information

Acres: ± 0.33 acres
Parcel(s)#: 23874-000-16 & 23874-000-17
Location: 10-foot Utility Easement lying along the boundary between Lots 16 and 17, and the Parallel Access and Drainage Easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2.
Existing use: Undeveloped
Overlay(s): N/A

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center District	Market Street at Heathbrook; Dillards
East	Low Intensity	B-2, Community Business District	The Estates at Heathbrook; Multi-family apartments
South	Low Intensity	PD, Planed Development	Undeveloped
West	Low Intensity	B-2, Community Business District	Hilton Homewood Suites Hotel

Background

The subject easements are located on Lots 16 and 17 of the Heath Brook North B-2 Plat (Plat Book 9 Page 149-152). The Heath Brook North B-2 Plat consists of 19 lots and was approved by City Council on March 21, 2006. Lot 16 is approximately 147.6 feet long by 329.29 feet wide; while lot 17 is approximately 147.6 feet long by 337.52 feet wide. Both are currently undeveloped. Two 10-foot utility easements exist along each side of the property lines between Lots 16 and 17. A 25-foot utility and drainage easement exists along the rear (or southwestern) property line of both lots, while a 24-foot parallel access and drainage easement exists along the northeastern property line of the lots.

A proposed multi-family development was approved under SPL23-45258, this project includes Lots 16 and 17 as well as the parcel to the southwest (23877-000-10). The site plan proposes a 230-unit, multi-family development, Lots 16 and 17 are proposed to be developed as apartment buildings, parking, and a secondary access. The applicant is requesting to vacate two of the above-mentioned easements in order for the lots may be developed as proposed. The request includes the vacation of the two 10-foot utility easements on each side of the property line between Lots 16 and 17 and the 24-foot parallel access and drainage easement on the northeastern property line of the lots.

North of Lots 16 and 17 is a 50-foot dedicated right-of-way, SW 46th Court, which has an underground, 8" force main serviced by the City of Ocala's Water Resources Department. North of the 50-foot right-of-way is the Dillard's of Market Street at Heath Brook. Located to the southeast of is The Estates at Heathbrook multi-family development. Homewood Suites by Hilton is located to the northwest of Lots 16 and 17. Lastly, to the south of the subject lots there is the aforementioned 10.60 acre property that will be developed under SPL23-45258.

Utility Responses

The utility responses are summarized in the table below. Identify if any utilities exist and whether an easement reservation is requested. Identify whether the request will affect connectivity, traffic circulation, or any LOS.

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Owen Hurley	1/17/2024	- No objection.
Sumter Electric (SECO) Hannah Clark	1/11/2024	- SECO Energy has no objection to vacating the following easements within Heath Brook North B-2 Plat PB 9 Pg 149. SECO will be retaining the 10' utility easements on the NE boundary of Lots 16 & 17, and the NW boundary of Lot 16, for access and maintenance of our existing facilities.
Charter/Spectrum: Dwayne Leachman	1/12/2024	- No objection.
Cox Communications: Mathew Berry	12/26/2023	- No objection.

Electric (OEU): Donnie Fales	1/09/2024	- No objection.
Fiber: Oshane Parker	1/12/2024	- No objection.
Public Works: Darren Park	1/11/2024	- There is a 12" stormwater pipe between Parcel ID# 23874-000-16 and the stormwater inlet adjacent this parcel on SW 46th Ct. There is no future need for use of the subject area. Public works has no objection to the plat vacation.
TECO: Landon Meahl	12/15/2023	- No objection.
Transportation Engineering: Noel Cooper	1/11/2024	- No objection.
Water Resources: Richard Ragosta	1/09/2024	- Water Resources has an 8" FM that runs along the north-western side of Lot 16. This does not appear to be affected by this vacation. Water resources has no objection.

Staff Analysis

Per the plat, the drainage easements redirect all drainage to the 2.46-acre drainage retention area that lies about .02 miles southwest of Lots 16 and 17. The utility easements within the plat were created for the facilities and services of electric, telephone, gas, cable, etc. Vacating these easements eliminate the granted access for any future and existing facilities on those properties unless otherwise given in the proposed development in SPL23-45258. Even though Water Resources has existing infrastructure in the area, vacating these easements will not affect the access to the existing infrastructure as long as they can continue to access the forcemain through the 10-foot utility easement that lies above the northwestern property line and through Lots 13, 14 and 15 of the Heath Brook North B-2 Plat. There was no objection to the vacation of the two easement by any utility.

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

Breah Miller

From: Meahl, Landon <LMeahl@tecoenergy.com>
Sent: Friday, December 15, 2023 12:24 PM
To: Breah Miller
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Follow Up Flag: 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.

Hi Breah,

TECO PGS does not have any facilities directly at that location, and has no objection to the plat vacation.

Thank you,

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



From: Breah Miller <bmill@ocalafl.gov>
Sent: Friday, December 15, 2023 10:15 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Jennifer Constable <JConstable@ocalafl.gov>; Zachary Fairbrother <zfairbrother@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Clint Welborn <CWelborn@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; mbaklen@ocalapd.org; Lou Biondi <lbiondi@ocalapd.org>; Angel Jacobs <AJacobs@ocalafl.gov>; Peter Lee <PLee@ocalafl.gov>; Ken Whitehead <kwhitehead@ocalafl.gov>; Christopher Watt <CWatt@ocalafl.gov>; Fazillete Gonzalez <fgonzalez@ocalafl.gov>; Lori Boley <LBoley@ocalafl.gov>
Cc: owen.hurley@lumen.com; Meahl, Landon <LMeahl@tecoenergy.com>; Paul.Christopher@cox.com; kyla.herbert@secoenergy.com; john.wolski@charter.com; Tax Team@duke-energy.com <TaxTeam@duke-energy.com>; Donnie Fales <DFales@Ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>
Subject: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

CAUTION - External Email

***** **Don't be quick to click! We're counting on you! This email is from an external sender! Don't click links or open attachments from unknown sources. To report a suspicious email, click the Forward**

Breah Miller

From: Richard Ragosta
Sent: Tuesday, January 9, 2024 8:57 AM
To: Breah Miller
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Follow Up Flag: Follow up
Flag Status: Flagged

Yes, we need to keep the platted easement on the North side for the existing forcemain.

If you have any questions, please feel free to contact me.

Thank you,

Richard Ragosta

Civil Engineer I

City of Ocala Water Resources

1805 NE 30th Avenue, Building 600

Ocala, FL 34470

Office: (352) 351-6793

Cell: (352) 239-4254

rragosta@ocalafl.org



From: Breah Miller <bmiller@ocalafl.gov>
Sent: Tuesday, January 9, 2024 8:38 AM
To: Richard Ragosta <RRagosta@ocalafl.gov>
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

This is my first plat vacation. Sorry if my follow up question seems silly. Does this mean that you all are objecting to the vacation of the easements?

From: Richard Ragosta <RRagosta@ocalafl.gov>
Sent: Tuesday, January 9, 2024 7:25 AM
To: Breah Miller <bmiller@ocalafl.gov>
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Good morning,

We have an 8" FM that runs along the North side of parcel 23874-000-16. I have attached the as built for your records.

If you have any questions, please feel free to contact me.

Breah Miller

From: Richard Ragosta
Sent: Tuesday, January 9, 2024 7:25 AM
To: Breah Miller
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)
Attachments: 07715-001 FM SH 8.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

We have an 8" FM that runs along the North side of parcel 23874-000-16. I have attached the as built for your records.

If you have any questions, please feel free to contact me.

Thank you,

Richard Ragosta

Civil Engineer I

City of Ocala Water Resources

1805 NE 30th Avenue, Building 600

Ocala, FL 34470

Office: (352) 351-6793

Cell: (352) 239-4254

rragosta@ocalafl.org



From: Breah Miller <bmiller@ocalafl.gov>
Sent: Monday, January 8, 2024 2:08 PM
To: owen.hurley@lumen.com; john.wolski@charter.com; Donnie Fales <DFales@Ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Hello,

Before the holidays I sent over the email below in regards to a proposed plat vacation on the properties mentioned in the subject line above. I wanted to send a follow up email as we are slowly approaching January 12th, 2024. Please email bmiller@ocalafl.gov or reply all. Thank you.

Breah Miller

Planner II

Growth Management Department

201 SE 3rd Street Ocala, Florida 34471

Breah Miller

From: Donnie Fales
Sent: Tuesday, January 9, 2024 10:48 AM
To: Breah Miller; owen.hurley@lumen.com; john.wolski@charter.com; Noel J. Cooper; Richard Ragosta
Cc: Randy Hahn; Paul Sookdeo; Steve C. Short
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)
Attachments: PLV23-45481 Aerial Map CDP Ocala VA.pdf; Heathbrook (Ocala VA) - Legal Description - 4880-1329-0637 2.pdf; PLV23-45481 Case Map CDP Ocala VA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Breah,
Ocala Electric Utility has no current facilities on the subject parcels. Ocala Electric will be serving the 2 parcels in the future.
At that time we will be asking the owners/developers for new easements. Ocala Electric Utility has no objections.

From: Breah Miller <bmillier@ocalafl.gov>
Sent: Monday, January 8, 2024 2:08 PM
To: owen.hurley@lumen.com; john.wolski@charter.com; Donnie Fales <DFales@Ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Hello,

Before the holidays I sent over the email below in regards to a proposed plat vacation on the properties mentioned in the subject line above. I wanted to send a follow up email as we are slowly approaching January 12th, 2024. Please email bmillier@ocalafl.gov or reply all. Thank you.

Breah Miller

Planner II
Growth Management Department
201 SE 3rd Street Ocala, Florida 34471
352.629.8341

From: Breah Miller
Sent: Friday, December 15, 2023 10:15 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Jennifer Constable <JConstable@ocalafl.gov>; Zachary Fairbrother <zfairbrother@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Clint Welborn <CWelborn@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; mbaklen@ocalapd.org; Lou Biondi <lbiondi@ocalapd.org>; Angel Jacobs <AJacobs@ocalafl.gov>; Peter Lee <PLee@ocalafl.gov>; Ken Whitehead <kwhitehead@ocalafl.gov>; Christopher Watt

Breah Miller

From: Clark, Hannah <hannah.clark@secoenergy.com>
Sent: Thursday, January 11, 2024 12:18 PM
To: Breah Miller
Cc: Hagins, Christopher; No Objection Requests; Hutto, Jacob
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

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.

Thank you, Breah.

After review with our Engineering department, SECO Energy has no objection to vacating the following easements within Heath Brook North B-2 Plat PB 9 Pg 149:

1. 10' utility easement lying along each side of the boundary line separating lots 16 & 17
2. Access and drainage easement running parallel and connecting SW 46th Court and the north boundary of lots 16 and 17
3. 25' drainage and utility easement running along the southernly boundary of both lots 16 and 17

We will be retaining the 10' utility easements on the NE boundary of Lots 16 & 17, and the NW boundary of Lot 16, for access and maintenance of our existing facilities.

Thank you,

Hannah Clark

Land Rights Specialist
SECO Energy
P.O. Box 301
Sumterville, FL 33585
Office: 352-569-9547
Cell: 352-603-1006
hannah.clark@secoenergy.com



Where Every Moment is Meaningful, Every Minute Counts and Every Member Matters!

From: Breah Miller <bmillier@ocalafl.gov>
Sent: Wednesday, January 3, 2024 9:59 AM
To: Clark, Hannah <hannah.clark@secoenergy.com>
Cc: Hagins, Christopher <christopher.hagins@secoenergy.com>; No Objection Requests <NoObjectionRequests@secoenergy.com>
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Hello,

Breah Miller

From: Darren Park
Sent: Thursday, January 11, 2024 4:32 PM
To: Breah Miller
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)
Attachments: Heathbrook (Ocala VA) - Legal Description - 4880-1329-0637 2.pdf; PLV23-45481 Aerial Map CDP Ocala VA.pdf; PLV23-45481 Case Map CDP Ocala VA.pdf

Breah,

Thank you for the reminder. See my responses below.

Thanks,

Darren

From: Breah Miller <bmillier@ocalafl.gov>
Sent: Friday, December 15, 2023 10:15 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Jennifer Constable <JConstable@ocalafl.gov>; Zachary Fairbrother <zfairbrother@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Clint Welborn <CWelborn@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; mbaklen@ocalapd.org; Lou Biondi <lbiondi@ocalapd.org>; Angel Jacobs <AJacobs@ocalafl.gov>; Peter Lee <PLee@ocalafl.gov>; Ken Whitehead <kwhitehead@ocalafl.gov>; Christopher Watt <CWatt@ocalafl.gov>; Fazillete Gonzalez <fgonzalez@ocalafl.gov>; Lori Boley <LBoley@ocalafl.gov>
Cc: owen.hurley@lumen.com; lmeahl@tecoenergy.com; Paul.Christopher@cox.com; kyla.herbert@secoenergy.com; john.wolski@charter.com; Tax Team@duke-energy.com <TaxTeam@duke-energy.com>; Donnie Fales <DFales@Ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>
Subject: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Good afternoon,

The City of Ocala has received a request for a partial plat vacation to vacate 3 easements located on parcel numbers 23874-000-16 & 23874-000-17. The Planning and Zoning Commission will review the case at the February 12, 2023, meeting. Attached are the case maps and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location – 12" stormwater pipe between Parcel ID# 23874-000-16 and the stormwater inlet adjacent this parcel on SW 46th Ct
- Any anticipated future need for use of the subject area – None
- Any objections to the partial plat vacation request – None

If you have any comments on the proposed plat vacation, please email Breah Miller (bmillier@ocalafl.gov) or "reply all" by close of business on January 12, 2024.

Breah Miller

From: Noel J. Cooper
Sent: Thursday, January 11, 2024 4:57 PM
To: Breah Miller
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Breah,

Transportation has no objections to the requested partial plat vacation to vacate the easements on parcel numbers 23874-000-16 & 23874-000-17.

Thank you.

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



From: Breah Miller <bmillier@ocalafl.gov>
Sent: Monday, January 8, 2024 2:08 PM
To: owen.hurley@lumen.com; john.wolski@charter.com; Donnie Fales <DFales@Ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Hello,

Before the holidays I sent over the email below in regards to a proposed plat vacation on the properties mentioned in the subject line above. I wanted to send a follow up email as we are slowly approaching January 12th, 2024. Please email bmillier@ocalafl.gov or reply all. Thank you.

Breah Miller

Planner II
Growth Management Department
201 SE 3rd Street Ocala, Florida 34471
352.629.8341

From: Breah Miller
Sent: Friday, December 15, 2023 10:15 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Jennifer Constable <JConstable@ocalafl.gov>; Zachary Fairbrother <zfairbrother@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; William P.

Breah Miller

From: Berry, Mathew (CCI-Southeast) <Mathew.Berry@cox.com>
Sent: Tuesday, December 26, 2023 7:14 AM
To: Breah Miller
Subject: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Follow Up Flag: 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.

Good morning

Our Cox infrastructure doesn't seem to be going through that area of land. You should be good to go.

Thanks

Mathew Berry
Construction Planner, Ocala FL
Phone: 602-859-8672
"Success is not final; failure is not fatal: it is the courage to continue that Counts" - Winston Churchill

Breah Miller

From: Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Sent: Tuesday, January 9, 2024 11:21 AM
To: Donnie Fales
Cc: Powell, Kenneth
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)
Attachments: Map_Exports_20240109111935.pdf

We have no facilities on the property as we are running parallel to the roadside to go past this property. I have attached a map of the street that shows our dashed lines with boxes is underground plant. Thanks



Dwayne Leachman | Construction Supervisor Citrus and Marion Counties | 407-532-8510

From: Wolski, John <John.Wolski@charter.com>
Sent: Tuesday, January 9, 2024 11:00 AM
To: DFales@Ocalafl.gov
Cc: Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Donnie, my work area has changed. Dwayne Leachman now handles Marion for Spectrum. I have copied him on this email

From: Donnie Fales <DFales@Ocalafl.gov>
Sent: Tuesday, January 9, 2024 10:48 AM
To: Breah Miller <bmiller@ocalafl.gov>; owen.hurley@lumen.com; Wolski, John <John.Wolski@charter.com>; Noel J. Cooper <NCooper@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>
Cc: Randy Hahn <RHahn@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Steve C. Short <sshort@ocalafl.gov>
Subject: [EXTERNAL] RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Breah,
Ocala Electric Utility has no current facilities on the subject parcels. Ocala Electric will be serving the 2 parcels in the future.
At that time we will be asking the owners/developers for new easements. Ocala Electric Utility has no objections.

From: Breah Miller <bmiller@ocalafl.gov>
Sent: Monday, January 8, 2024 2:08 PM
To: owen.hurley@lumen.com; john.wolski@charter.com; Donnie Fales <DFales@Ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Breah Miller

From: Oshane Parker
Sent: Friday, January 12, 2024 9:36 AM
To: Breah Miller
Cc: Jessey Schoepke
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

- The existence of any utility lines at this location No
- Any anticipated future need for use of the subject area No
- Any objections to the partial plat vacation request No

Oshane Parker
Fiber Network Designer
OParker@ocalafl.gov
[Ocala Fiber Network](#)
Desk: (352) 401-6950



From: Breah Miller <bmiller@ocalafl.gov>
Sent: Friday, January 12, 2024 9:11 AM
To: Oshane Parker <OParker@ocalafl.gov>
Subject: FW: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Breah Miller

Planner II
Growth Management Department
201 SE 3rd Street Ocala, Florida 34471
352.629.8341

From: Breah Miller
Sent: Friday, December 15, 2023 10:15 AM
To: Tracy L. Taylor <TLTaylor@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Donnie Fales <DFales@Ocalafl.gov>; Paul Sookdeo <PSookdeo@Ocalafl.gov>; Jennifer Constable <JConstable@ocalafl.gov>; Zachary Fairbrother <zfairbrother@ocalafl.gov>; Jason Rhodes <JRhodes@Ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Noel J. Cooper <NCooper@Ocalafl.org>; Kelly Roberts <rroberts@ocalafl.gov>; Clint Welborn <CWelborn@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; mbaklen@ocalapd.org; Lou Biondi <lbiondi@ocalapd.org>; Angel Jacobs <AJacobs@ocalafl.gov>; Peter Lee <PLee@ocalafl.gov>; Ken Whitehead <kwhitehead@ocalafl.gov>; Christopher Watt <CWatt@ocalafl.gov>; Fazillete Gonzalez <fgonzalez@ocalafl.gov>; Lori Boley <LBoley@ocalafl.gov>

Breah Miller

From: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Sent: Wednesday, January 17, 2024 11:44 AM
To: Breah Miller
Cc: Hurley, Owen
Subject: RE: CenturyLink

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 Breah,

We Deny the vacation of the 25' Utility Easement running along the southerly boundary of both Lot 16 and 17. This is due to CenturyLink/Lumen having working service via this cable that is placed in the ground.

Thank you,

CURTISS GRAY

Associate Engineer OPS- Academy

319 Se Broadway St

Ocala, FL 34471

Cell: 352-537-6005

Curtiss.Gray@lumen.com

LUMEN[®]

From: Hurley, Owen <Owen.Hurley@lumen.com>
Sent: Wednesday, January 17, 2024 11:30 AM
To: Gray, Curtiss A <Curtiss.Gray@lumen.com>; Breah Miller <bmill@ocalafl.gov>
Subject: FW: CenturyLink

Adding Curtiss

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

owen.hurley@lumen.com

From: Breah Miller <bmill@ocalafl.gov>
Sent: Wednesday, January 17, 2024 10:44 AM
To: Hurley, Owen <Owen.Hurley@lumen.com>
Subject: RE: CenturyLink

Breah Miller

From: Richard Ragosta
Sent: Wednesday, January 17, 2024 11:47 AM
To: Austin Dailey; Breah Miller
Cc: Endira Madraveren; Hector Colon
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

Austin,

According to the as built I attached the 10' Easement should remain all the way to the NW boundary as well. As long as that is the case, we have no objection.

If you have any questions, please feel free to contact me.

Thank you,

Richard Ragosta

Civil Engineer I

City of Ocala Water Resources

1805 NE 30th Avenue, Building 600

Ocala, FL 34470

Office: (352) 351-6793

Cell: (352) 239-4254

rragosta@ocalafl.org



From: Austin Dailey <austin@kleinandkleinpa.com>
Sent: Wednesday, January 17, 2024 10:03 AM
To: Breah Miller <bmillier@ocalafl.gov>; Richard Ragosta <rragosta@ocalafl.org>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: RE: City of Ocala - Plat Vacation (PLV23-45481 | Parcel: 23874-000-16, 23874-000-17)

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.

Richard,

Attached is the depiction of what we are asking to vacate. As we discussed, the 10' Utility Easement along our NW boundary is not being vacated.

Please confirm you have no objection to the highlighted easements being vacated, or let me know your objection so we can seek a resolution.

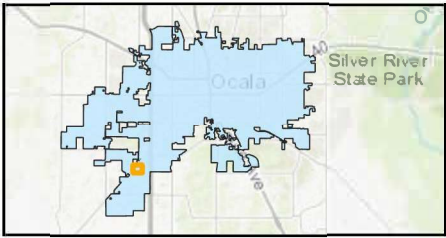
Thank you.

CASE MAP

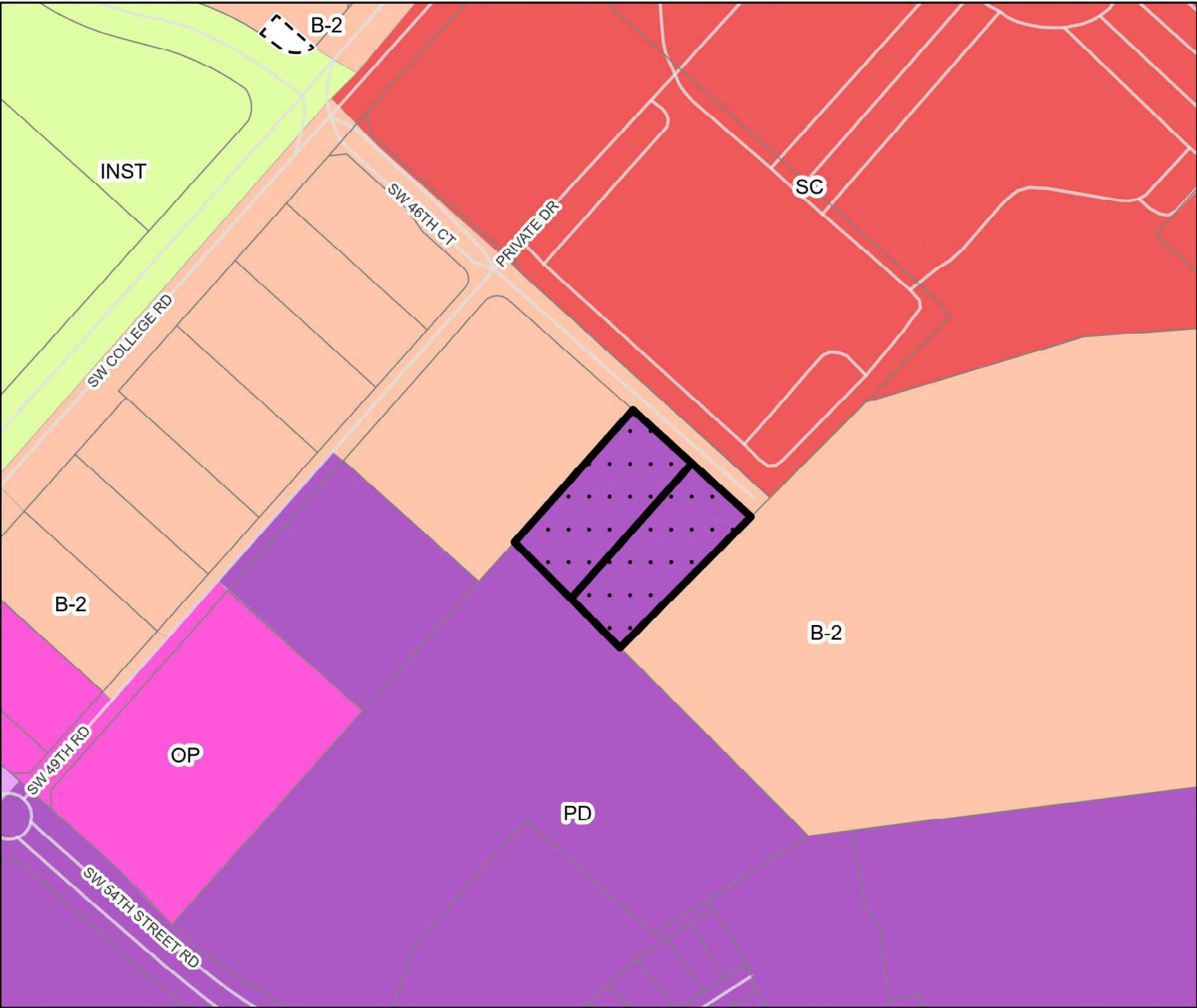
P&Z Meeting:February 12, 2024

Case Number: PLV23-45481
Parcel: 23874-000-16 & 23874-000-17

Location Map



Property Size: Approximately .33 acres
Land Use Designation: Low Intensity Low Intensity
Zoning: PD, Planned Development PD, Planned Development
Proposal: A request to vacate a 10-foot utility easement lying along the boundary between Lots 16 and 17, and the parallel access and drainage easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17



Subject Property

Parcels

City Limits

B-2:Community Business

INST:Institutional

OP:Office Park

PUD-03:Planned Unit Development-3 Units

Planned Development

SC:Shopping Center

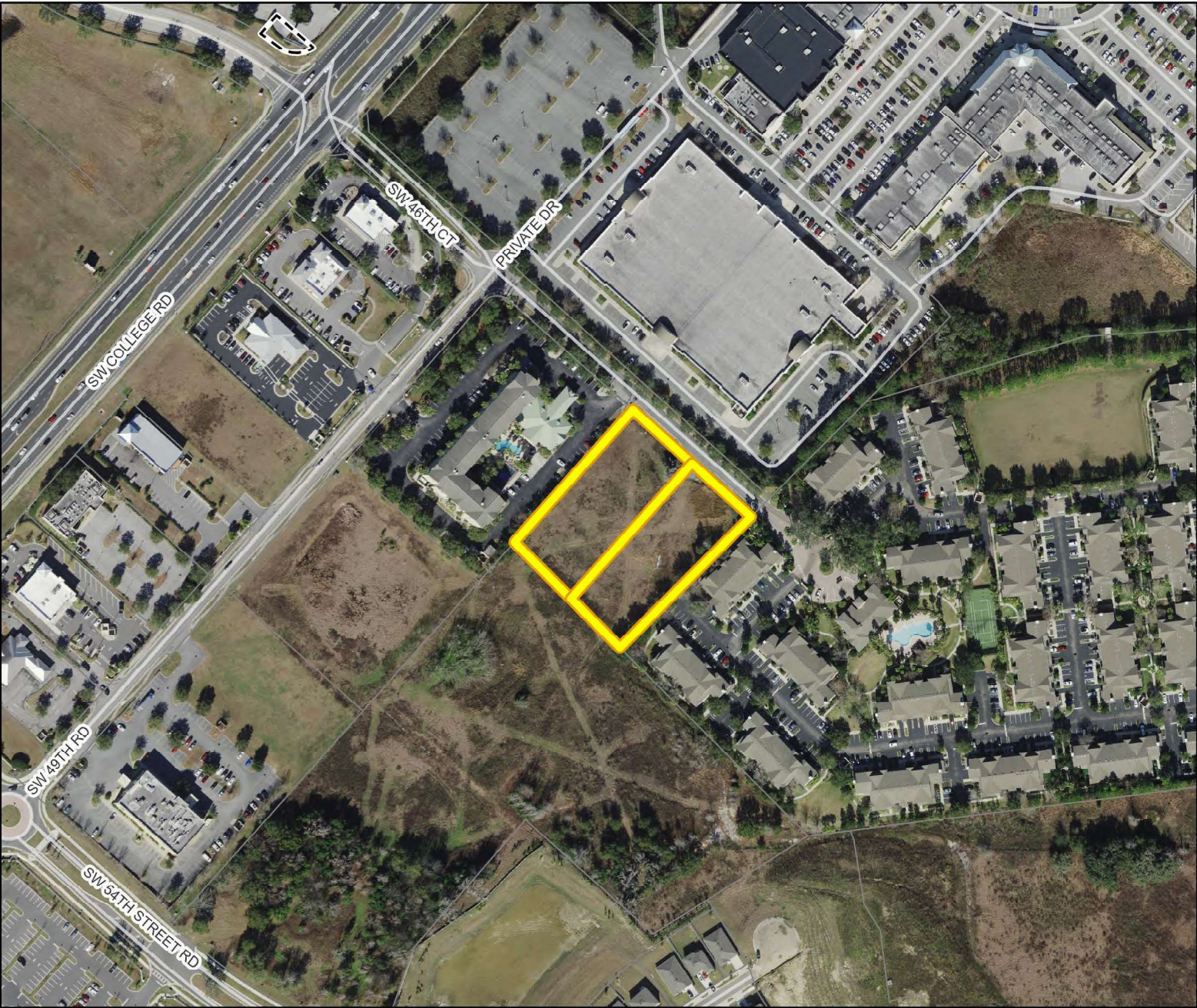
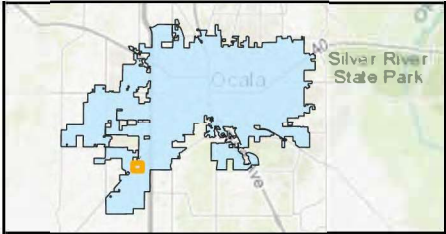
0325 Feet


AERIAL MAP


Case Number: PLV23-45481
Parcel: 23874-000-16 & 23874-000-17


Property Size: Approximately .33 acres
Land Use Designation: Low Intensity Low Intensity
Zoning: PD, Planned Development PD, Planned Development
Proposal: A request to vacate a 10-foot utility easement lying along the boundary between Lots 16 and 17, and the parallel access and drainage easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17

Location Map



 Subject Property

 Parcels

 City Limits

