



Staff Report

Case No. ABR25-0008

Planning & Zoning Commission: June 8, 2026

City Council (Adoption): July 7, 2026

Applicant/Property Owner: Lake Louise, LLC

Agent: John Rudnianyn

Project Planner: Endira Madraveren, AICP

Applicant Request: A request to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

Zoning District: PD, Planned Development

Future Land Use: Low Intensity

Parcel Information

Acres: ±7.21 acres

Location: located between SW 3rd Avenue and SW 6th Avenue, generally north of SW 28th Street, but including the westerly extension of SW 29th Street (Siesta Drive), and south of the CSX Transportation Railroad right-of-way, located north of SW 32 Street and south of SW 29th Street.

Existing use: Undeveloped

Special District(s)/Plan(s): N/A

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	Commerce District (County)	M-1 (County)	Railroad
	High Residential (County)	R-3 (County)	Multi-Family residential
East	Low Intensity (City)	OP, Office Park (City)	Undeveloped
	Medium Residential (County)	R-1 (County)	Single-family residential
South	Medium Residential (County)	R-1 (County)	Single-family residential
	Public (County)	R-1 (County)	DRA
West	Medium Residential (County)	R-1 (County)	Single-family residential
	Public (County)	A-1 (County)	Undeveloped

Applicant Request

The applicant is requesting to abrogate portions of public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

Background

The Lake Louise Estates (Plat Book F, Page 114) was recorded in June of the year 1959, while Lake Louise Manor (Plat Book G, page 58) was recorded May the following year 1960, with the First Addition to Lake Louise Manor recorded in July 1960. The platted subdivisions are primarily undeveloped. The property owners must vacate the underlying plats, lots, easements, and rights-of-way for portions of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor, if development occurs other than the approved plats.

An 88.73-acre portion of the above listed plats was annexed into the City to obtain city services in 2022. It was originally platted for single-family development, but most lots and infrastructure were not developed. Low Intensity land use and an associated future land use policy (FLUP) was approved in May 2022. The FLUP controls the maximum number of dwelling units, as well as identifying buffers, circulation, access, and traffic concurrency. It includes, but is not limited to, a requirement that the property be developed as a Planned Development (PD). A maximum of 1,146 dwelling units may be

developed and that number shall be reduced based on any neighborhood business proposed within the PD. The FLUP also requires that access be maintained or provided to existing single-family homes internal to the property. Development of the PD will require the vacation of the underlying plats, lots, and rights-of-way for portions of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor.

Staff Analysis

The subject right-of-way contains no existing infrastructure or easements. The proposed abrogation of these rights-of-ways 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.

This abrogation request is considered a part of phase 2 of the approved PD. An adjoining property owner raised a concern that existing unimproved right-of-way that provides a potential connection between SW 29th Street and SW 32nd Street would be abrogated. The applicant amended the application to preserve the access/connection. However, the exact location for connection has not been determined at this time as development plans have not been submitted for review. Therefore, it is appropriate that the existing access/connection remain in place at this time. As future development plans are submitted, staff will review to ensure that traffic from the development functions appropriately.

Utility Responses

The utility responses are summarized as follows:

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Cloey Kranock	3/30/2026	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	12/8/2022	No Objection.
Spectrum: Dwayne Leachman	1/21/2026	This would be Cox Cable facilities in the area and not Spectrum. No facilities or objection.
TECO: Landon Meahl	11/18/2022	No Objection.
Electric (OEU): JD Purcell	04/28/2026	No objection.
Water Resources: Richard Ragosta	11/18/2025	Water Resources Engineering has no utilities within the areas for abrogation. Water Resources Engineering has no objections at this location.
Commercial Sanitation: Dwayne Drake	11/21/2025	No Objection.
Fiber: Kevin Hooker	11/18/2025	No facilities or objection.
Transportation Engineering: Noel Cooper	11/25/2025	No Objection.
Stormwater Engineering: Peter Williams	11/19/2025	No City of Ocala assets.
Surveying R. Kelly Roberts	1/22/2026	Legal Description issues resolved. No objection.

Staff Findings and Recommendation

Staff recommends approval to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

Staff Recommendation: <i>Approval</i>
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