



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

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

Background

Domach, LLC., is the owner of the property that is bisected by the subject alley. The property is within the Form Based Code (FBC) zoning district and has an underlying land use of High Intensity/Central Core. The property is located at the intersection of State Road 40, a Core Street as indicated in the FBC, and SW 1st Avenue, a Standard Street. The property is also within the Downtown Community Redevelopment Area.

The subject alley, owned by the City of Ocala, is 14-feet-wide and was historically used by the City for stormwater utilities. The utilities are in the process of being relocated. The northern most portion of the petitioner's property was formerly a repair garage doing business as European Car Clinic, the southern portion is a surface parking lot. The applicant is requesting to abrogate the subject alley to allow for redevelopment. The applicant has expressed a desire to redevelop the property as a multi-story hotel.

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. As the initial hearing occurred more than one year previously, it is appropriate for the Planning and Zoning Commission to consider the petition again for recommendation to City Council.

Staff Analysis

If approved, the abrogation of this alley will not adversely affect connectivity and no utility issues have been identified. The petitioner will assume ownership and maintenance responsibility for the portion of the alley being abrogated. The northwesternmost parcel is currently vacant and fronts along SR 40 to the north and SW 3rd Avenue to the west. 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:

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen:		No objection

Owen Hurley		
Charter/Spectrum		<i>No Response</i>
Cox Communications	9/27/2023	No objection
Electric (OEU): Donnie Fales	11/06/2023	No objection
Fiber: Jessey Shoepke	09/26/2023	No objection
Duke Energy		<i>No Response</i>
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 no utility issues have been identified. As such, staff recommends approval of the request to abrogate the eastern 164 feet of the alley located between SW 2nd Avenue and SW 3rd Avenue (Parcel 2854-025-010).

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