



Staff Report

Case No. ABR26-0001

Planning & Zoning Commission: May 11, 2026

City Council (Adoption): June 16, 2026

Applicant/Property Owner: Danny Nunn/Legacy View Church, Inc.

Agent: Jonathan Flowers, Repset Survey, LLC

Project Planner: Breah Miller, Planner II

Applicant Request: A request to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

This request is associated with Legacy View Church development and approved off-site parking. During site plan review, it was determined by the City's Surveying Department that the subject right-of-way had not been formally abrogated, despite being depicted as such in the current Property Appraiser's records. Formal abrogation is required to proceed with development.

Zoning District: R-2, Two Family Residential

Future Land Use: Low Intensity

Parcel Information

Acres: ±0.18 acres

Parcel: 22714-111-03

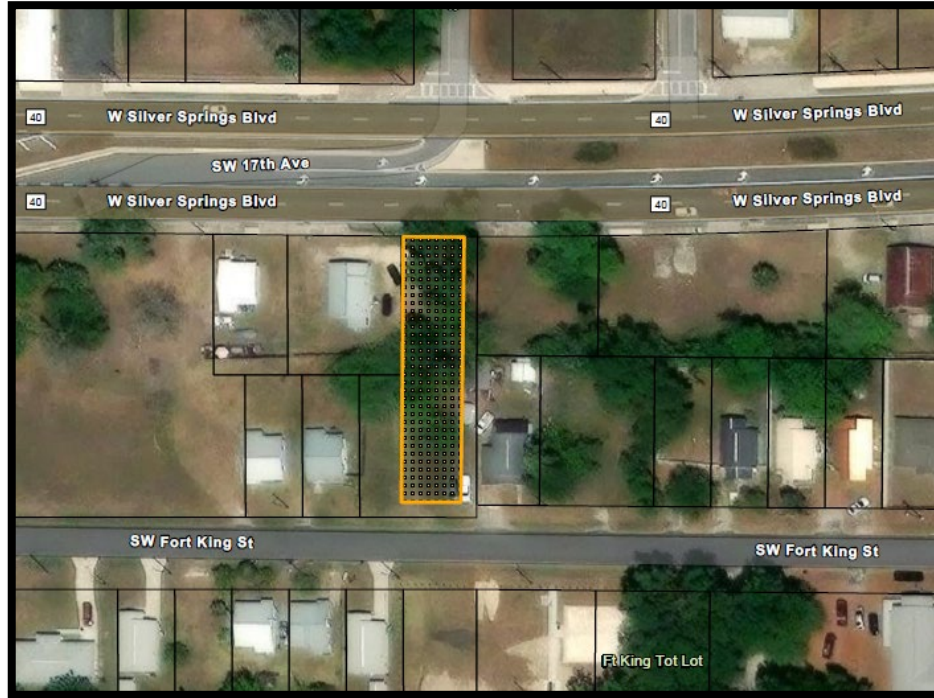
Location: 1700 block of West Silver Springs Boulevard

Existing use: Vacant/Undeveloped

Special District(s)/Plan(s): West Ocala Community Redevelopment Area (CRA)

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	Neighborhood	R-2, Two-Family Residential	Residential
East	Medium Intensity/Special District	R-2, Two-Family Residential	Residential
South	Neighborhood	R-1AA, Single-Family Residential	Residential
West	Neighborhood	R-2, Two-Family Residential	Vacant/Undeveloped

Applicant Request

The applicant is requesting to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

Background

On October 28, 2024, the subject property (Parcel 22714-111-03), along with nearby properties (Parcels 22714-000-00 and 22715-000-00), received conditional approval from the Board of Adjustment for a

Special Exception to allow the construction of a church/place of worship with an accessory use of an off-site parking lot subject to Planning & Zoning Commission approval of the off-site parking. On November 13, 2024, the Planning & Zoning Commission (P&Z) conditionally approved the off-site parking within 300 feet of the subject property, at 1734 and 1748 West Silver Springs Boulevard. The conditional approval from P&Z for off-site parking had the following conditions:

1. This approval for off-site parking is granted only to the applicant for Legacy View Church.
2. The entire project and both the on-site and off-site parking are subject to the review and approval of the site plan review committee.
3. All conditions pertaining to the Special Exception must also be met.

The previous application process did not require submission of a legal description, survey, or title opinion; therefore, staff was not aware that the property was inaccurately depicted in the current Property Appraiser's records. However, the site plan review process does require a legal description and survey, which are reviewed by the City of Ocala's Surveying Department. During site plan review for the approved off-site parking, it was discovered by the Surveying Department that, although other segments of 25th Street had been abrogated, the segment associated with this request had not yet been shown on public maps as property. The subject segment of right-of-way is depicted on the recorded plat of West End Ocala (Plat Book A, Page 78) and was subsequently designated as 25th Street. The site plan has been conditionally approved contingent to the approval of the subject abrogation.

Staff Analysis

The subject right-of-way contains no existing infrastructure or easements. The proposed abrogation of this portion of 25th Street 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.

A special exception and public hearing were approved for the use of an off-site parking lot and site plan was conditionally approved. Staff conditionally approved the site plan, subject to abrogation of a right-of-way, which was discovered during the in-depth review of legal descriptions that occur during the site plan review process. One condition of the Special Exception stated: "The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be issued within 18 months of the date of approval by the Board of Adjustment, or this Special Exception shall expire." The required site plan did receive conditional approval on January 16, 2026, thereby satisfying this condition of the special exception. The Planning & Zoning Commission did not include this condition of approval.

Utility Responses

The utility responses are summarized as follows:

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Cloey Kranock	4/06/2026	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	4/08/2026	No Objections. Facilities located across and north of W Silver Springs Blvd.
Spectrum: Dwayne Leachman	03/20/2026	This would be Cox Cable facilities in the area and not Spectrum. No facilities or objection.
Duke Energy: Todd Boyer	3/30/2026	Duke Energy does not serve this area. No objection.
SECO:	4/20/2026	The project area is not within SECO Energy's service territory. No comments or objections.
TECO: Landon Meahl	3/20/2026	TECO PGS does not have any facilities within the bounds of this parcel and has no objections to this abrogation request.
Electric (OEU): JD Purcell	04/28/2026	No objection.
Water Resources: Richard Ragosta	3/24/2026	Water Resources Engineering has no utility lines at this location. Water Resources Engineering has no future need at this location. Water Resources Engineering has no objections at this location.
Public Works: Darren Park	3/23/2026	P/W has no utilities at this location. P/W has no future need for this area. P/W has no objection to abrogation request. No objection.
Commercial Sanitation: Dwayne Drake	4/20/2026	No Objection.
Fiber: Kevin Hooker	4/21/2026	No facilities or objection.
Transportation Engineering: Noel Cooper	4/20/2026	Does not have any anticipated future need for use of the subject area or objections to the abrogation request.
Real Estate Tracy Taylor	4/07/2026	Real Estate has no objections to the Abrogation.
Stormwater Engineering: Charles Johnston	3/23/2026	This parcel is free of city of Ocala Infrastructure. No Objection.
Surveying R. Kelly Roberts	3/31/2026	Legal Description issues resolved. No objection.

Staff Findings and Recommendation

Staff recommends approval of the request to abrogate a portion of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida.

Staff Recommendation: <i>Approval</i>
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