



Applicant: Saving Mercy Corporation
Property Owner: Saving Mercy Corporation
Agent: Chuck Pigeon
Project Planner: Tye Chighizola
Public Hearing: A request to vacate Parcel # 22817-000-00 from the West End Ocala Plat recorded in Plat Book A, Page 78, located at 3601 West Silver Springs Blvd, approximately 9.31 acres.

Parcel Information

Acres: ~9.31
Parcel(s)#: 22817-000-00
Location: 3601 West Silver Springs Blvd
Existing use: Mercy Inn and RV park
Future Land Use: Employment Center
Zoning: Planned Development

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	M-1/M-2	Vacant
East	Employment Center	B-2	Vacant
South	Employment Center	B-2	Retail/Vacant
West	Employment Center	B-2	Vacant/Hotel

Background

Saving Mercy Corporation is a nonprofit organization dedicated to providing affordable housing and case management services to at-risk and vulnerable homeless individuals. A key initiative of Saving Mercy is the development of Mercy Village, a housing project that will offer 59 supportive housing units and 10 duplexes for individuals and families in need. As part of the redevelopment process, the old motel and most of the RV spaces on the site have been removed.

The property owner has requested the vacation of Parcel #22817-000-00 from the West End Ocala Plat, originally platted in 1892. This plat encompasses parts of West Ocala on both sides of I-75. The vacation of this parcel is essential to provide a clear title for the redevelopment. Such vacations are consistent with past actions by the city and county, which have previously vacated parcels from the same plat for similar redevelopment needs.

Utility Infrastructure

- The site is supported by city water, sewer, and electric services, all of which are already in place.
- Additionally, TECO gas service will continue to serve the site.
- Utilities have been addressed in the approved site plan or will be during the construction phase of Mercy Village.

Utility Responses

Currently, the utility responses are summarized in the table below.

<i>Utility</i>	<i>Date</i>	<i>Response</i>
Cox Communications: Paul Christopher		No Response
Charter/Spectrum: John Wolski		No objections
TECO: Landon Meahl		No Response
Century Link: Kurt Judd	-	No Response

<i>Department</i>	<i>Date</i>	<i>Response</i>
Stormwater Engineering: Oscar		No objections
Water Resources Engineering: Richard Ragosta		No objections
Fire: Anthony Ortiz		No objections
Real Estate: Tracy Taylor		No objections
Electric engineering: Donnie Fales		<p>Ocala Electric Utility(OEU) has existing overhead facilities on site that may be used to temporarily serve the new construction and the existing structures may remain during construction.</p> <p>These facilities will need to stay in place until the new electric facilities are installed or relocated. The new or relocated facilities will also need new easements but these can be addressed during construction.</p>
Traffic engineering: Noel Cooper		No objections
Sanitation:		No objections

Dwayne Drake		
Fiber: Oshane Parker		No objections
Civil: Gary Anson		No objections

Staff Recommendation: Approval of PLV24-01

Recommendation:

Staff recommends approving the request to vacate Parcel # 22817-000-00 from the West End Ocala Plat recorded in Plat Book A, Page 78, located at 3601 West Silver Springs Boulevard, subject to addressing any easements needed during construction.