Staff Report

Case No. ABR24-45753
Planning & Zoning Commission: November 13, 2024
City Council (Adoption): December 3, 2024

Petitioner:	Lorven Holdings, LLC
Property Owner:	City of Ocala
Agent:	Robert D. Wilson, Wilson & Williams, P.A.
Project Planner:	Kristina L. Wright, CNU-A, FRA-RA
Applicant Request:	A request to abrogate a portion of the railroad spur and utility right-of-way lying north of Lots 9-13, Block F and south of Lot 8, Block F of the Ocala Industrial Park as recorded in Plat Book H, Page 46, of the public records of Marion County, Florida.
Zoning District:	M-1, Light Industrial District
Future Land Use:	Employment Center

Parcel Information

Acres:	±0.57 acres
Parcel#:	A portion of 23690-000-01
Location:	railroad spur and utility right-of-way located between SW 15th Avenue and SW 17th Avenue
Existing use:	Undeveloped/Abandoned railroad right-of-way
Overlay(s):	N/A

Figure 1. Aerial Location Map

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center	M-1, Light Industrial	RoMac Building Supply
East	Employment Center	M-1, Light Industrial	Armstrong Homes and L&W Supply
South	Employment Center	M-1, Light Industrial	Lorven Heart & Vascular Institute
West	Employment Center	M-1, Light Industrial	Aquatic Reef Design, Tint Solutions, & Underground Gym

Applicant Request

The petitioner is requesting to abrogate the portion of the Ocala Industrial Park originally platted railroad spur and utility right-of-way that lies adjacent to the petitioner's parcel (23656-014-01) for the purpose of inclusion and maintenance of the abandoned railroad right-of-way parcel.

Background

The subject right-of-way, parcel 23690-000-01, is a 0.57-acre segment of an 8.56 acre railroad and utility right-of-way, which is currently unused and otherwise undeveloped. The subject property is part of the Ocala Industrial Park recorded in Plat Book H, Page 46 and as replatted in 1968 in Plat Book C, Page 74. The portion under consideration with this application pertains to the segment that lies between SW 17th Avenue and SW 15th Avenue, which is approximately 0.57 acres as indicated in the survey.

This 33-foot wide railroad spur and utility right-of-way were formerly part of an airport, known as Taylor Field, which closed in 1962. In June 1966, the City of Ocala adopted a replat of a portion of Taylor Field (Plat Book "C", Page 74), and named it the Ocala Industrial Park. Several railroad and utility rights-of-way were platted as part of the Ocala Industrial Park subdivision. The attached Abrogation map shows that many of these rights-of-way have already been abrogated. The current request, ABR24-45753, is also shown on that map. If abrogated, this will release the public use of the property, with the condition to retain an easement for utilities.

Staff Analysis

This abandoned railroad right-of-way will not negatively impact any adjacent properties. The petitioner will become responsible for the maintenance of this strip of land. This request is not anticipated to create any access orcirculation issues or any issues with open space and recreation since this fragment is not intended for those purposes. The adjacent properties include RoMac Building Supply to the north, Armstrong Homes and L&W Supply to the east, and Aquatic Reef Design, Tint Solutions, & Underground Gym to the west. The petitioner, Lorven Holdings LLC, is affiliated with the Lorven Heart & Vascular Institute adjacent to and south of this subject parcel portion. Adequate access and frontage to surrounding parcels exists.

Utility Responses

The utility responses are summarized as follows:

Utility	*Date*	*Response*
CenturyLink/Lumen: Owen Hurley	7/23/2024	Lumen/ CenturyLink facilities exist in area.
Spectrum: Dwayne Leachman	7/22/2024	No facilities and no objection
Cox Communications: Paul Christopher	8/06/2024	No facilities and no objection.
Electric (OEU): Donnie Fales and Randy Hahn	8/14/2024	No objection
Fiber: Oshane Parker	7/24/2024	No facilities and no objection.
Duke Energy	7/22/2024	No objections.
Public Works: Darren Park	7/26/2024	No facilities and no objection.
TECO: Landon Meahl	7/22/2024	No facilities and no objection.
SECO Hannah Clark	7/23/2024	No objection.
Transportation Engineering: Noel Cooper	7/31/2024	No objection.
Water Resources: Richard Ragosta	7/23/2024	No facilities and no objection.
Surveying R. Kelly Roberts	7/24/2024	No objection.

Staff Findings and Recommendation

- Staff recommends approval of the request to abrogate a 33-foot wide railroad spur and utility right-of-way lying within Block F, Ocala Industrial Park, as recorded in Plat Book H, Page 46, of the public records of Marion County, Florida, on the condition of reserving a utility easement within the adopting Resolution.
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Staff Recommendation:	***Approval of ABR24-45753, subject to the reservation of a utility easement.***