



Florida Department of Transportation

RON DESANTIS
GOVERNOR

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DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

December 4, 2025

Ms. Emily W. Johnson, AICP
Senior Planner
Growth Management Department
201 SE 3rd Street, Second Floor
Ocala, Florida 34471

Subject: Ocala Proposed Comprehensive Plan Amendment 25-02ESR

Dear Ms. Johnson,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed future land use map amendment Ocala 25-02ESR.

The Proposed Large-Scale Comprehensive Plan Amendment, locally designated as LUC25-0004, is a privately initiated Future Land Use Map amendment proposing to change the future land use map designation for the subject properties from Medium Intensity/Special District to Employment Center. The land use amendment is necessary to resolve the conflict between the existing comprehensive plan future land use designation of Medium Intensity/Special District existing uses of the property that include a Construction & Demolition (C&D) landfill and a materials recovery facility (MRF) on the 74.11-acre site. While these uses are permitted within the current zoning for the properties (M-1 and M-2), the uses are not identified as permitted uses within the Medium Intensity/Special District future land use category.

The subject properties consist of nine parcels totaling 74.11 acres and are located along the west side of NW 27th Avenue. The intensity and nature of the existing facility are incompatible with the intent and purpose of the current Medium Intensity/Special District land use. The proposed Employment Center future land use provides consistency with the existing M-1 and M-2 zoning districts, and the existing C&D landfill and MRF uses.

As there are no plans to expand the facility, and the land use change request aims to resolve an inconsistency between the existing uses, zoning, and future land use category- FDOT determined the proposed amendment has no significant adverse impacts to transportation resources or facilities of state importance.

We appreciate the opportunity to review the proposed amendment. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. The Department reserves the right to comment if the proposed amendment changes between transmittal and adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me in the Planning Department at 386-943-5421 or by email at tiffany.hill@dot.state.fl.us.

Sincerely,

Tiffany Hill
Planning Supervisor II

cc: Donna Harris, FL Commerce
Steven Buck, FDOT
Tiffany Hill, FDOT