

June 23, 2026

The Honorable Ben Marciano
Mayor, City of Ocala
110 Southeast Watula Avenue
Ocala, Florida 34471

Dear Mayor Marciano,

FloridaCommerce has reviewed the City of Ocala's proposed comprehensive plan amendment (Amendment No. 26-01ESR), received on June 3, 2026, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the local government's comprehensive plan to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment 1: Insufficient Data and Analysis

The analysis provided was insufficient in demonstrating the effects of the amendment on public facilities, particularly for transportation. The analysis provided states that "developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The concurrent PD Plan indicates that a maximum of 590 new dwelling units are proposed, a traffic study will be required during the site plan process." A detailed analysis of the anticipated effects of the amendment was not provided. Additionally, the maximum number of dwelling units allowed under the proposed Low Intensity future land use category is approximately 1,483 units.

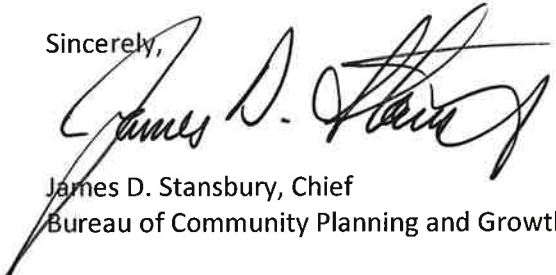
Prior to adoption, FloridaCommerce recommends that the City provides additional transportation data and analysis that demonstrates the anticipated effects of the amendment on transportation, or that needed facilities are planned for. Additionally, FloridaCommerce recommends the City considers the potential impacts that could occur based upon the maximum development potential allowed under the Low Intensity future land use category. The City may also want to consider a site-specific policy located within the City's comprehensive plan that details the maximum development allowed for this site.

The local government should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the local government is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendment is deemed withdrawn.**
- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date** is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, by telephone at (850)-717-8504 or by email at Avian.Williams@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

Enclosure(s): Procedures for Adoption

cc: Endira Madraveren, AICP, Chief Planning Official, Growth Management Department
John Patterson, AICP, Planner III, East Central Florida Regional Planning Council I

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "[Comprehensive Plan and Amendment Upload](https://fideo.my.salesforce-sites.com/cp/)" (<https://fideo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

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RECEIVED

JUL 1 2026

The Honorable Ben Marciano
Mayor, City of Ocala
110 S.E. Watula Avenue
Ocala, FL 34471

City Manager's Office

34471-218010

City of Ocala
City Manager's Office
110 S.E. Watula Avenue
Ocala, FL 34471
34471-218010





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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

June 24, 2026

Ms. Endira Madraveren, AICP
Chief Planning Official
City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
Ocala, FL 34471

Subject: **Ocala 26-1ESR**

Dear Ms. Madraveren:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as Case No. LUC26-0001. We offer the following technical assistance comment for consideration.

Regional Water Supply

1. The staff report indicates the project is within the City's service area and capacity is available. However, no analysis was provided. The amendment should be supported by data and analysis demonstrating the availability of adequate potable water capacity to meet the additional demand due to the annexation and land use change, pursuant to Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see page 4, item "B of DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:

<http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning>

Floodplains and Floodprone Areas

2. No comments.

Wetlands and Other Surface Waters

3. No comments.

A preapplication meeting with District Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP evaluation manager, at (813) 985-7481 or rob.mcdaniel@watermatters.org.

Ms. Endira Madraveren, AICP
June 24, 2026
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We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

A handwritten signature in black ink, appearing to read "James J. Golden".

James J. Golden, AICP
Senior Planner

JG

cc: Yazmin Valdez, DOC
Lindsay Weaver, DEP
Rob McDaniel, SWFWMD
Morgan LaValle, SWFWMD

FW: Ocala 26-01ESR Proposed

From Endira Madraveren <emadraveren@ocalafl.gov>

Date Thu 7/2/2026 8:25 AM

To David Sablan <dsablan@ocalafl.gov>

Cc Aubrey Hale <ahale@ocalafl.gov>

David – please include a copy of this email as an attachment to the LUC case in Legistar and Centralsquare. Thanks!

Endira Madraveren, AICP
Chief Planning Official
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8440
Cell: 352-502-5927 | emadraveren@ocalafl.gov



From: Plan_Review <Plan.Review@FloridaDEP.gov>

Sent: Wednesday, July 1, 2026 6:12 PM

To: Endira Madraveren <emadraveren@ocalafl.gov>; dcpextex@commerce.fl.gov

Cc: Plan_Review <Plan.Review@FloridaDEP.gov>

Subject: Ocala 26-01ESR Proposed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Endira Madraveren, AICP, Chief Planning Official

Re: Ocala 26-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's

jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

A handwritten signature in cursive script, appearing to read "Lindsay Weaver".

 [Dep Customer Survey](#)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

July 1, 2026

Endira Madraveren, AICP
Chief Planning Official
Growth Management Department
City of Ocala
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
352-629-8440
emadraveren@ocalafl.gov

Subject: Ocala Proposed Comprehensive Plan Amendment 26-01ESR

Dear Ms. Madraveren,

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 Comprehensive Plan Amendment (CPA) Ocala 26-01ESR.

CPA Background:

The proposed CPA, locally designated as Case No. LUC26-001 (Ordinance 2026-18), proposes to amend the Future Land Use (FLU) Map on +/- 82.40 acres from Marion County High Residential to City of Ocala Low Intensity. The amendment entails an annexation of the subject property from Marion County to the City of Ocala accompanied by a proposed rezoning from County General Agriculture (A-1) to City Planned Development (PD). The property is located on the north side of SW 52nd St, east of SW 60th Ave, generally north of SR 200, and west of I-75, in the City of Ocala, Marion County, FL.

Analysis:

Based on the staff report text, City staff noted that the companion rezoning request includes a PD limited to 7.16 dwelling units (DU) per acre, which is lower than the adopted maximum density of 8 DU per acre for the existing FLU of County High Residential, thus representing a decrease to the maximum allowable density and trip generation potential of the property. Therefore, the proposed maximum development based on the PD would not result in adverse impacts to state facilities beyond the currently adopted FLU.

Due to the reduction in trip generation potential associated with the rezoning limitations, FDOT has no comments on this CPA.

Technical Assistance Comment:

1. The staff report notes that a traffic study will be required at the time of site plan approval. Due to the proximity of the development to SR 200, the Department (Planning) requests that the City coordinates on review of the traffic study (and methodology if applicable) as the development moves forward.

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.

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,

A handwritten signature in black ink, appearing to be 'T. Hill' with a stylized flourish at the end.

Tiffany Hill
Planning Supervisor II

cc: Donna Harris, FL Commerce
Steven Buck, FDOT