
FW: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

From Janiece Lucky <jlucky@ocalafl.gov>
Date Thu 3/5/2026 9:11 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>

Good morning Emily,

Another one.

JaNiece N. Lucky

Associate Planner

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From: Dayna Middlebrooks <daynam5169@gmail.com>
Sent: Wednesday, March 4, 2026 6:19 PM
To: Janiece Lucky <jlucky@ocalafl.gov>
Subject: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

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As a property owner within 300 feet of the subject property I wish to state objections/comments regarding the "invasion" of this land.

After observing what is taking place in the areas near this property with land being denuded and scraped clear of trees, we, as a neighborhood, have a great concern for the 100 year old oak trees on the parcel described above. Since the property is inside the City of Ocala city limits, will the Growth Management Dept be fully involved in managing the tree

protections? The protections were created for a good reason and we would like to feel confident that they will be followed. Additionally, the pond behind our end of The Loop (62nd Loop) has many trees which are within 15 feet of the pond which provides a gathering and resting place for migratory birds as well as a nesting area for a white egret (or perhaps it is a heron as I cannot see the color of his legs) nesting pair that have produced babies for the past 3-4 years. They are nesting now and the male quietly plays the role of sentry for hours for his mate, sometimes marching along the edge of the pond and other times perching on the lower branch of a dead tree that overhangs the end of the pond.

Seasonally, a raft of wild turkeys come for several months in the winter/spring, and at dusk rise into the safety of the tall oaks to sleep each night. During the daytime they feed in the pasture and the males strut around fanning their tail feathers attempting to interest one of the females. It works, because we have baby turkeys later in the Spring each year running around behind their mamas!

Last August we attended a meeting regarding the developer who had already named this property and listened to their presentation for over 550 homes to be built on the 283.55 acres along with clubhouse, swimming pool etc. When questioned about protecting the pond as well as the many oak trees the response was "We won't know until the street layout is completed in early 2026". It seemed to me at the time that one would need to know about tree and pond protection prior to creating a street layout, but they seemed confident that all would be fine.

In the meantime Hwy 200 has become overcrowded with vehicles and drivers from the new housing being developed in the area along Hwy 200. Therefore, the intersections at each end of SW 60th Street Road/ SW 49th Rd, being the only access and egress for Hwy 200, are currently backed up past the roundabout on the north end and past the entrance to

Publix on the south end when the traffic light is red. What will happen when an additional 1000 vehicles are exiting the new neighborhood onto SW 49th Rd (as shown on the plan they shared last summer) to access Hwy 200? My comment is to strongly consider that there to be no access or egress for the new neighborhood to SW 49th Rd. According to the plans shown last summer there are several access and egress points planned on the opposite side of the parcel with access and egress to the new SW 49th Avenue extension. My concern is that with the additional vehicles to Hwy 200 we will actually have gridlock and no one will go anywhere.

As I understand the PUD to PD request to rezone, PD will offer less flexibility to the planning of the neighborhood layout with regard to recreational areas and consideration for the variations in the land of the parcel. It is not a flat, furrowed, former farm. It is a pasture with some lovely features that could add to the beauty of a new neighborhood vs build as many houses as can be squeezed onto the property. If I am misinterpreting the difference between the two zoning designations, my apologies. It was not easy information to uncover.

Best regards,

Dayna Middlebrooks
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Dayna Middlebrooks sent from my gmail