

C&M Investment Properties, LLC
Matthew Payne M.Ed. CCC/SLP
760 SE 56th Ave.
Ocala, Florida 34480
mattpayne915@gmail.com
(352) 598-7493

July 2, 2026

Ms. JaNiece Lucky
Department of Growth Management
201 SE 3rd Street, Second Floor
Ocala, Florida 34471

Email:jlucky@ocalafl.gov

Re: Objection to Rezoning Request-Portion of Parcel 2649-004-001, 1700 Block of NE 18th Place-
Request to Rezone from M-1 (Light Industrial) to M-2 (Medium Industrial).

Dear Ms. Lucky,

I am writing to formally express my opposition to the proposed rezoning of a portion of Parcel 2649-004-001 located in the 1700 block of NE 18th Place from M-1 (Light Industrial) to M-2 (Medium Industrial).

My family owns apartment buildings located less than 300 feet from the subject property. We are deeply concerned that approving this rezoning would negatively affect not only our investment but also the quality of life of the many residents who call our apartments home.

While the existing M-1 zoning already allows industrial development, the requested M-2 zoning would permit substantially heavier industrial uses. Those uses have the potential to create increased truck traffic, industrial noise, vibration, outdoor storage, lighting, dust, odors, and other impacts that are simply not compatible with residential apartments located so close to the property.

Our concerns include:

- A decrease in the value of our apartment property.
- Increased difficulty attracting and retaining tenants in an already highly competitive rental market.
- Increased vacancy rates and reduced rental income due to the proximity of heavier industrial activity.
- Increased heavy truck traffic, creating additional safety concerns for residents and visitors.
- Increased noise from trucks, machinery, loading operations, and industrial activity that could extend beyond normal working hours.
- Greater dust, odors, lighting, and other environmental impacts affecting the health, comfort, and enjoyment of nearby residents.
- The possibility that approval of this rezoning would encourage additional industrial development in the immediate area, permanently changing the character of the neighborhood.

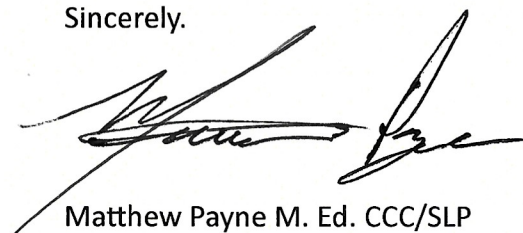
Our apartment community represents a significant long-term investment and provides quality housing for Marion County residents. We have worked diligently to maintain an attractive, safe and desirable place for families to live. Allowing heavier industrial use within approximately 300 feet of the occupied residential buildings would undermine those efforts and could have lasting consequences for surrounding property owners.

I respectfully ask that the Department of Growth Management, the Planning and Zoning Commission, and ultimately the appropriate governing body carefully consider whether this request is compatible with the surrounding land uses and consistent with the goals and policies of the Comprehensive Plan. In my opinion, changing the zoning from M-1 to M-2 is not necessary and that the public benefits outweigh the adverse impacts on neighboring residential properties.

For these reasons, I respectfully request that the rezoning application for the portion of the Parcel 2649-004-001 in the 1700 block of NE 18th Place be denied.

Thank you for your time, consideration, and service to our community. I respectfully request that this letter be included in the official record for the public hearing regarding this rezoning application.

Sincerely,



MED CCC/SLP

Matthew Payne M. Ed. CCC/SLP

Property Owner.