

From: [Janiece Lucky](#)
To: [Emily W. Johnson](#)
Cc: [Endira Madraveren](#)
Subject: FW: Case FLUP25-0001
Date: Wednesday, September 3, 2025 11:35:21 AM
Attachments: [image001.png](#)

Good morning,

Please see opposition below.

Thank you.

JaNiece N. Lucky

Associate Planner

City of Ocala Growth Management Department

201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8344



From: Christy Manna <christykmanna@gmail.com>
Sent: Wednesday, September 3, 2025 11:26 AM
To: Janiece Lucky <jlucky@ocalafl.gov>
Cc: Fisher Mayme <mbfisher94@gmail.com>
Subject: Case FLUP25-0001

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Dear City of Ocala Department of Growth Management and City Manager,

In regards to case FLUP25-0001

I am writing to respectfully but firmly voice my opposition to the proposed amendment of the City's Future Land Use Element of the comprehensive plan by deleting Policy 18.13 and Policy 18.24, which set development conditions for the properties located in the 3000, 4000, and 4300 blocks of SW 43rd Court.

I have been a resident of Bear Track Ranch for 46 years. I raised my family here, served this community as a nurse, and welcomed countless neighbors who, like me, chose this neighborhood because of its larger lots, natural surroundings, and peaceful character. Bear Track Ranch is one of the last neighborhoods in Ocala where residents can still enjoy open space without feeling crowded by overdevelopment.

The proposed changes would erase the natural buffer of woods behind our community and replace it with dense townhomes and apartments. This would not only disrupt the quiet character of Bear Track Ranch, but it would also destroy valuable wildlife habitat. For decades, that wooded area has provided a home for countless species. Removing it will force displaced wildlife into neighboring yards and busy roads, creating unnecessary and avoidable human-wildlife conflicts.

When the previous developer engaged with our community, they at least considered adjustments, such as placing parking lots closer to our side rather than homes, and preserving a significant buffer of woods and landscaping between the subdivisions. This new developer, however, has shown no willingness to listen to residents' concerns. Without buffers or fencing, our privacy, safety, and property values will be directly compromised. Residents from the new development will have direct access to our backyards, an unacceptable intrusion into our homes and lives.

I understand that Ocala is growing rapidly. Growth is not the issue—unchecked, poorly planned growth is. Within just a 10-mile radius, there are already numerous new apartment and townhouse developments, many of which still have availability. Timberline, Carlton Arms, and both new Pointe Grand complexes are examples of projects with ample room for new residents. In addition, the luxury apartments off 38th Avenue are adding 476 units, with more than 50 still available today. This clearly shows that the demand for additional high-density housing is already being met in the area.

Traffic and safety are also major concerns. The surrounding roads are already struggling to handle current levels, with regular backups and multiple accidents reported in the area. Adding another high-density development here could mean thousands of additional cars on the road every single day, further straining infrastructure, endangering drivers, and reducing the quality of life for existing residents.

All we are asking for is respect for the existing community. Ocala's history is rooted in beautiful properties, farmland, and open space. It is heartbreaking to see that heritage erased by overbuilding and short-sighted planning. At the very least, this project should include substantial wooded buffers, fencing, and other measures to protect existing homeowners. Ideally, the City should deny this amendment altogether in order to preserve the character and livability of Bear Track Ranch.

Thank you for taking the time to hear the concerns of a resident who has proudly called Ocala home for nearly half a century. I urge you to carefully consider the long-term consequences of this amendment and to protect the values of both the natural environment and the existing community.

Warm regards,

Mayme Fisher