

January 29, 2026

City of Ocala Council and Planning Department
110 SE Watula Avenue
Ocala, FL 34471

RE: Objection to Proposed Rezoning and Development (Project Number 040746019)

We are writing to formally announce our objection to the proposed RV Park adjacent to our property. As pre-existing owners within the Secondary Springs Protection Overlay Zone, we have serious concerns about the impact that this new development will have on our property and the surrounding areas.

According to the Ocala/Marion TPO 2023 State of the System Report, the segment of SW 38th Avenue serving this site is already operating at 80% of its Level of Service D capacity. The TPO projects that this corridor will reach LOS E/F (Failure) by 2028. Under City Code Sec. 86-2, Certificate of Capacity, development must be denied if infrastructure cannot handle the load. Since the planned widening of SW 38th Avenue is not funded for construction until 2028, there is no "available capacity" to support this development in 2026.

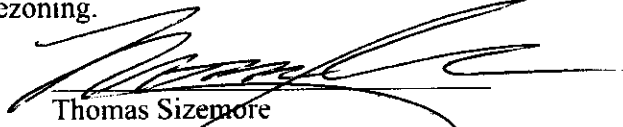
The SW 49th Ave Corridor Project is currently changing traffic patterns in our immediate vicinity. Approving this rezoning before the city has 12 months of post-construction data to assess the hazards for agricultural equipment on SW 38th Ave is not sound planning. An RV Park adds oversized vehicles that have a massive turning radius on an already overly congested and narrow road. We have concerns about oversized vehicles trying to navigate on the same roads as agricultural equipment. Large RVs require much wider turning radiuses, which may not be compatible with the current narrow infrastructure of SW 38th Avenue.

Our property sits over sensitive karst topography. Under the Springs Protection Overlay, any significant increase in pavement is a threat to the Floridan Aquifer. We have concerns the nitrogen the development of this property will produce and the affect that it will have on my property and the surrounding area.

Under City of Ocala Ordinance 122-949, an RV park represents a very high intensity of use and are often considered a commercial/recreational use, which is incompatible with the surrounding property. This type of property is incompatible with the dust, noise, and odors of an active farm that maintains livestock, including chickens, and equipment.

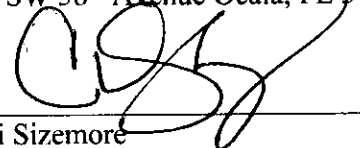
We are concerned with both the noise and sound that this new development will cause. RVs often have exterior mechanical systems that can run 24/7 and 24/7 security lighting that differ from fixed residential lighting. We are concerned with the noise that 300 idling engines and exterior RV generators will cause. Also, each RV has the potential to house multiple people, potentially adding thousands of different people and vehicles every year. We have concerns for the security of our property and want to ensure that the transient guests and their pets will not enter our farm.

Thank you for your time and attention to this matter. We hope that once you review all of our concerns, you will vote no to the proposed rezoning.



Thomas Sizemore

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Cheri Sizemore

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