



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**PLANNING & ZONING SECTION
STAFF REPORT**

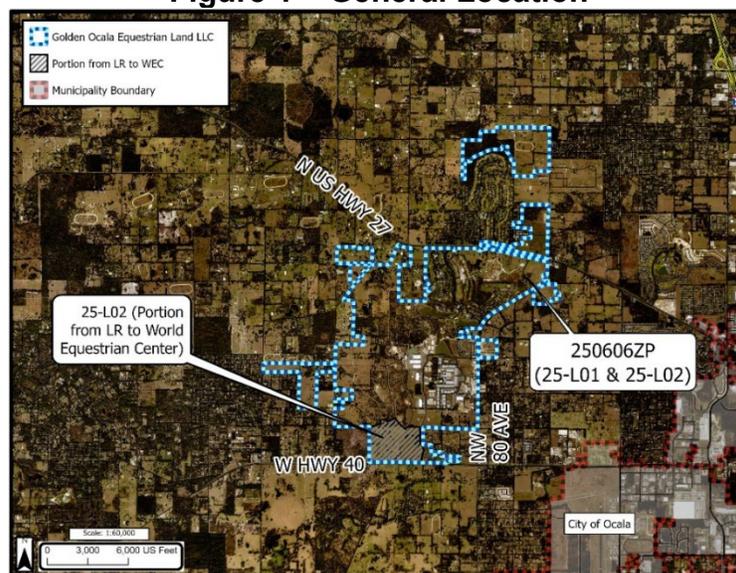
Public Hearings	P&Z Date: 06/30/2025	BCC Date: 3/18/2026
Case Number	250606ZP	
CDP-AR	32565	
Type of Case: PUD Rezoning / PUD Modification	Request to amend two existing Planned Unit Development (PUD) projects to combine the PUDs into a single united PUD and amend a portion of the united PUD to allow for indoor/outdoor sports complex and event venue facilities, along with establishing and modifying development standards for the new and existing uses.	
Owner	Golden Ocala Equestrian Land, LLC, et. al.	
Applicant	Tillman and Associates Engineering, LLC	
Street Address / Site Location	Multiple Address and/or No Addresses Assigned	
Parcel Number(s)	391 parcels of existing PUD including 1261-000-000, 12659-000-01, 12664-003-01 and Other Numerous Parcels	
Property Size	±4,276.21 acres	
Future Land Use	Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), World Equestrian Center (WEC)	
Existing Zoning	Planned Unit Development (PUD)	
Overlays Zones / Special Areas	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain Zone and Flood Prone Area	
Staff Recommendation	APPROVAL	
P&Z Recommendation	APPROVAL WITH CONDITIONS to be finalized with Board of County Commissioners	
Project Planner	Christopher Rison & Xinyi Cindy Chen	
Related / Concurrent Cases	Concurrent cases: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-L02 Comprehensive Plan Large-scale Map Amendment, 25-DM01 Developers Agreement	
Historic Cases	210302Z(P) - PUD (companion to 200201Z(P)); 200201Z(P) - Amend PUD & Rezone added land;	

I. ITEM SUMMARY:

The applicant, Tillman and Associates Engineering, LLC, on behalf of Golden Ocala Equestrian Land, LLC, et. al. (Developer), has applied to amend two existing Planned Unit Developments (PUDs), specifically 200201Z(P), *Golden Ocala-WEC* and 210302Z(P), *Golden Ocala Garcia*, in order to accomplish the following: 1) unify the two PUDs into a single consolidated PUD, and 2) revise the development program for the southern portion of the unified PUD to introduce new potential uses consisting of indoor/outdoor sports complex and event venue facilities. In addition, the application proposes to establish and modify development standards to accommodate both new and existing uses across the combined PUD. The overall PUD application conceptual plan and amended area conceptual plan are included in Attachments A and B. The modification encompasses $\pm 4,276.21$ acres consisting of 391 parcels, including, but not limited to, primary parcel numbers of interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00.

The primary properties of interest that are the focus of this PUD Modification lay along the north side of W. SR 40 extending to a depth of $\pm 1/2$ mile, generally between NW 100th Avenue and NW 80th Avenue, and the area is predominantly located in Marion County's Urban Growth Boundary, as well as in the Secondary Springs Protection Zone. The PUD includes portions of Flood Zone and Flood Prone areas, along with areas within a declared Opportunity Zone. The subject properties currently carry a range of Future Land Use designations, including Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), and World Equestrian Center (WEC). The current zoning for all parcels is Planned Unit Development (PUD). No changes are proposed for the existing PUD portion lying west of NW 100th Avenue within the Rural Land and Farmland Preservation Area.

Figure 1 – General Location



The proposed PUD modification has been submitted concurrently with Comprehensive Plan Amendments CPA 25-L01 (Text Amendment) and CPA 25-L02 (Map Amendment). Amendment 25-L01 proposes to revise the World Equestrian Center future land use designation definition to enable the requested sports/event facilities within the Urban WEC land use designation and change FLUE Policy 10.5.1 identifying the Golden Ocala development project. Amendment 25-L02 proposes to change the future land use of the primary area of change for the PUD; additionally, a Development Agreement Amendment (25-DM01) has also been submitted to further enable and address the proposed PUD changes. *In the event the Amendments are not approved in an appropriate form, this application will be ineligible for approval as it would not be consistent with the Comprehensive Plan.*

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. Staff finds the requested zoning does conform to LDC Section 2.7.3.E(2) as it would not adversely affect the public interest, is compatible with the Marion County Comprehensive Plan, and is compatible with the surrounding area.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 2.7.3. as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 3/2/2026	2.7.3.E
Sign	PUD Rezoning	Posted: 3/5/2026	2.7.3.B
300-foot Mail Notice	SPO Letter 277 - owners	Mailed: 2/27/2026	2.7.3.C

IV. BACKGROUND:

The subject properties make up the Golden Ocala / World Equestrian Center (GO-WEC) development, a master-planned, mixed-use project featuring residential uses that also serves as a regional attraction centered on equestrian activities, hospitality, and recreational amenities. The Golden Ocala project has undergone a significant transformation into a large-scale event destination focused on the equine industry while also accommodating complementary and related uses including residential, commercial, and limited community services.

The GO-WEC project, identified as a functional “Development of Regional Impact” (DRI) was initiated in 2016, and through Comprehensive Plan amendments, PUD rezonings, and Special Use Permit approvals. The key considerations for the GO-WEC project are

listed in Table B following. The DRI approval and implementing PUDs authorized a mix of uses, including equestrian and agricultural estate lots, single-family and multi-family residential units, commercial components (retail, office, hotel, and RV Park), and the central WEC event facility. The development also included affiliated support areas, such as restricted parking facilities for equestrian transport vehicles and utility facilities.

TABLE B. Golden Ocala - World Equestrian Center (GO-WEC) - Major Approvals				
GO-WEC PUD CASE NUMBER	160506Z	170302Z	200201Z & w/210302Z	250606ZP
Application Request	A-1 to PUD (AR18315)	PUD Amend.; (Plan Amend -Policy 10.6 & FLUE Map15.h)	PUD Amend. & Expansion; (Plan Amend - Policy 10.6 & FLUE Map 15.h)	PUD Modification to: 1) merge existing PUDs as one consolidated PUD, 2) add new uses such as indoor/outdoor sports complex and event venue, 3) revise development amounts and standards
Total Acres	504.46	504.46	4,224	4,276.21 (FLUM amended area: ± 250.86)
BCC Action	Approval	Approval	Approval	Staff Recommendation: Approval P&Z Recommendation: Approval

V. PROPOSED PUD MODIFICATION:

The applicant is requesting to amend two existing Planned Unit Developments (PUD) by consolidating them into a single, unified PUD and revising a portion of the consolidated area to enable the development of an indoor/outdoor sports complex and event venue facilities, and updating the PUD's development standards and amounts to reflect the new uses and adjustments in quantifying the enabled uses. This modification is part of a coordinated application package that includes Comprehensive Plan Text Amendment CPA 25-L01, Map Amendment CPA 25-L02, and Development Agreement 25-DM01, wherein this PUD Amendment request is dependent upon the approval of both Comprehensive Plan Amendments.

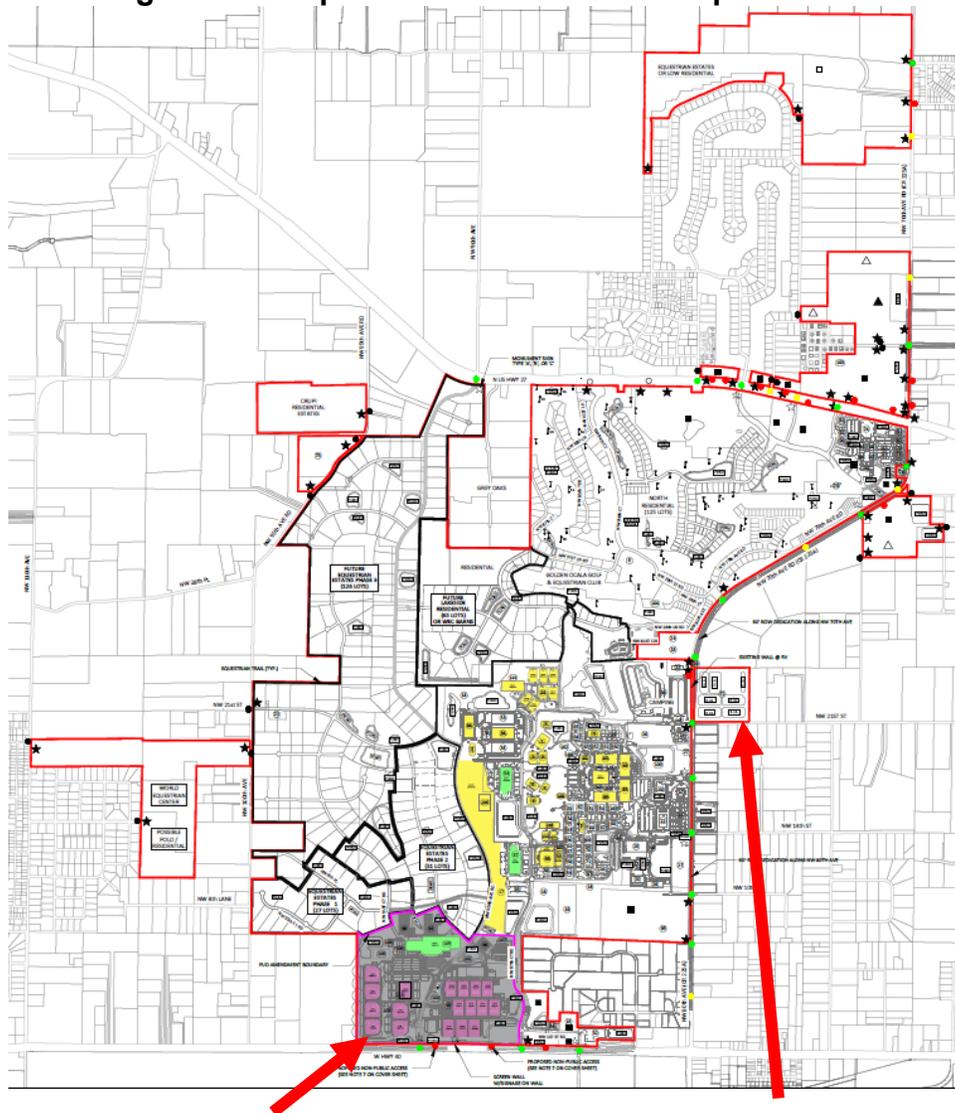
The proposed Comprehensive Plan Text and Map amendment as well as the PUD modification would establish new land use entitlements and development standards to support an indoor/outdoor multi-purpose sports complex and event venue facility. The facility is proposed to include outdoor sports fields (soccer, football, baseball, and polo, etc.) with spectator seating, parking areas, and indoor venues accommodating such sports and other events suited to the facilities, along with other event-oriented support infrastructure. The modification also includes updated development regulations that apply across both the existing and newly designated WEC lands within the PUD boundary. These regulations address permitted uses, intensity and density standards, phasing, landscaping, signage, and infrastructure requirements.

The unified PUD will maintain existing entitlements already approved under the original PUD, including residential neighborhoods, commercial centers, hospitality elements, and

equestrian venues. The new sports complex and venue facilities are proposed within a portion of the project area that was previously designated for agricultural/low-density residential uses that is requested to be designated an area of World Equestrian Center future land use to enable the proposed regional-scale recreational and event destination.

The application revises internal PUD boundaries and updates the master development plan to reflect the proposed integration of the sports/venue complex with the broader World Equestrian Center development. Figure 2 shows the proposed overall PUD Conceptual Plan. The newly added sports facilities will be located within the area corresponding to the requested FLUM Amendment from LR to WEC. Figure 3 shows a proposed conceptual plan for Land Use Amendment area within the PUD. While the modification does not propose changes to the underlying zoning classification (which will remain PUD), it substantially modifies the permitted land uses and design framework for part of the property.

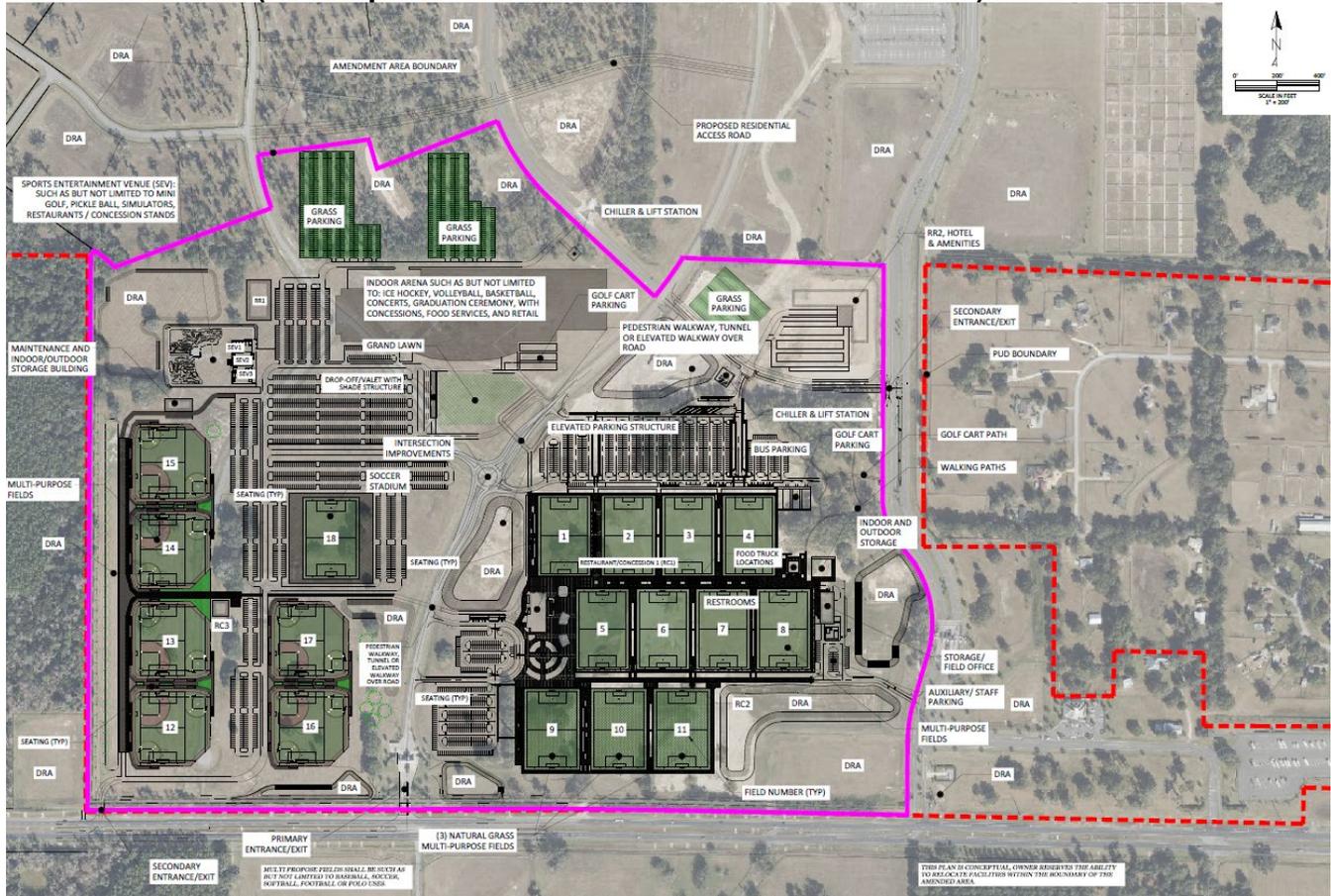
Figure 2 – Proposed Overall PUD Conceptual Plan



Sports / Event Complex

2021 WEC Garcia PUD
To Merge with Overall GO-WEC PUD

**Figure 3 – Proposed Sports/Event Complex - Enlarged Conceptual Plan
(Corresponds to FLUM Amendment 25-L02 Area)**



VI. ANALYSIS:

A. Land Use and Zoning Compatibility

Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The subject property lies within the Urban Growth Boundary and is surrounded by a mix of residential and agricultural development, as well as existing WEC-related facilities. The unification of the two PUDs and the integration of a sports and event complex will function as an extension of the site's operations and the area's evolving land use pattern. The proposed uses are compatible with the World Equestrian Center designation, contingent upon the approval of the Comprehensive Plan Amendments (25-L01 and 25-L02), which includes operations supportive of the proposed regional facilities including hotels/RV camping, restaurants, retail, and medical facilities. Figure 4 displays the expected to be existing FLUMS, which assumes the subject property is designated World

Equestrian Center via the concurrent Comprehensive Plan Amendments for the site previously note. Figure 5 display the existing and proposed zoning classification for the subject property which will functionally remain the same, while providing for unification the two existing PUDs into a single PUD. Figure 6 shows the uses of subject property and surrounding properties as classified by Marion County Property Appraiser.

Figure 4 - Proposed FLUMS Designation

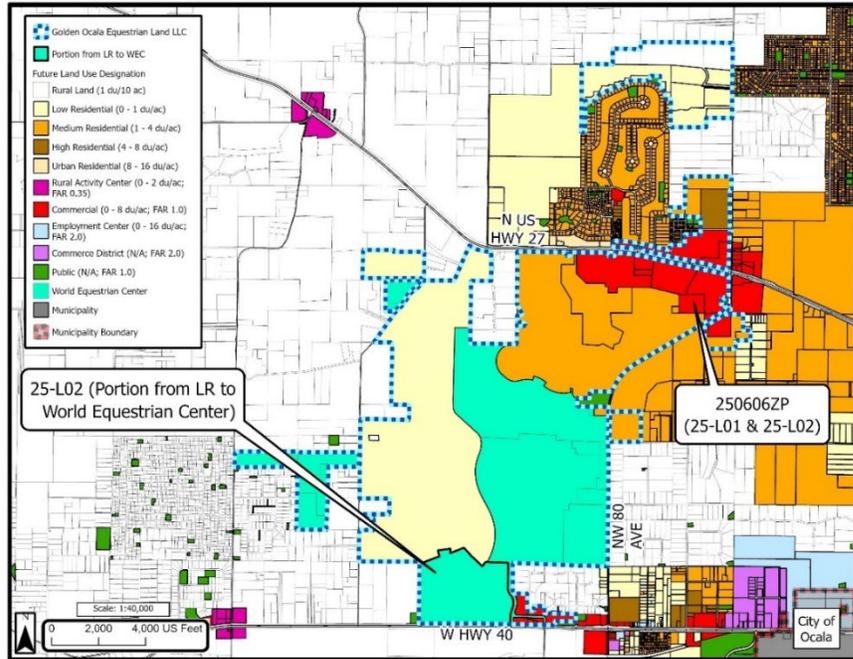


Figure 5 - Existing/Proposed Zoning Classification

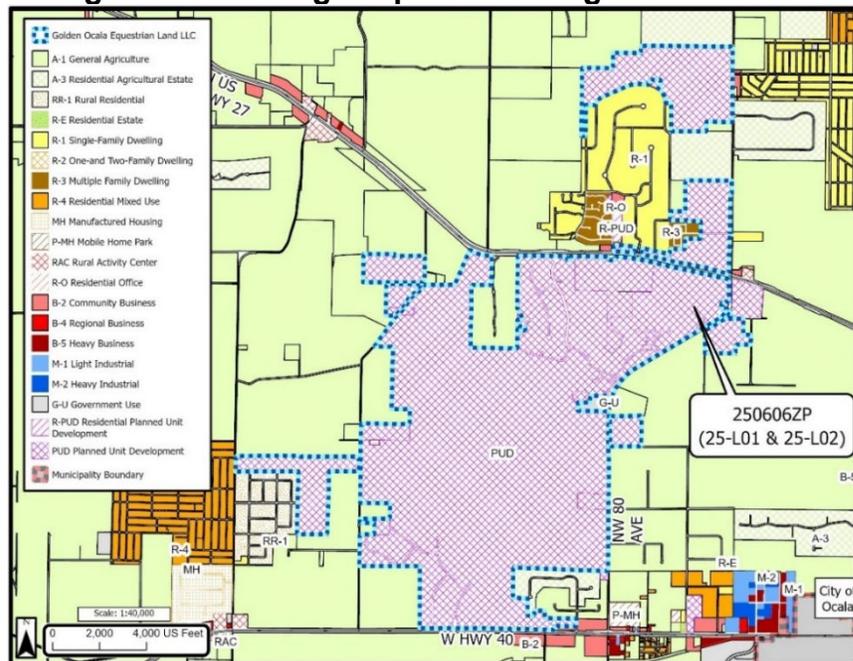
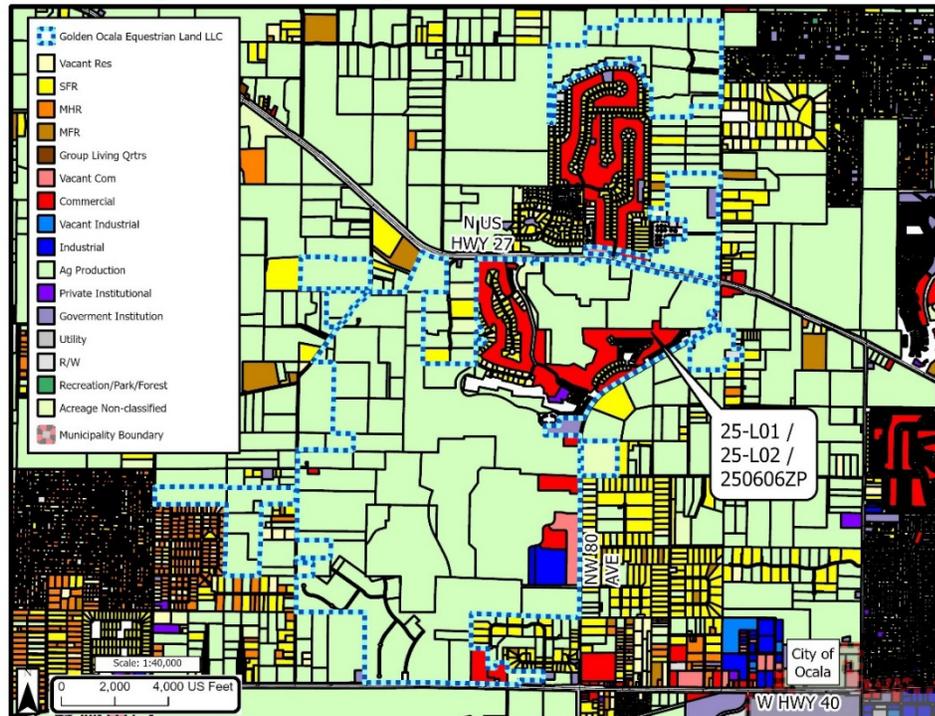


Figure 6 - Existing and Surrounding Land Uses



Staff notes that the functional change related to the request is the introduction of the sports complex/venue facilities at the southern end of the site along W. SR Hwy 40. No other functional changes in the location and placement of the PUD's potential development are proposed.

The proposed sports fields and event facilities will occupy ± 250 acres along W. Hwy 40, extending $\pm 1/2$ mile to the existing Golden Ocala development. The east boundary and northeast corner of the area will connect to existing World Equestrian Center facilities. North/northwest of the area will be the remaining Equestrian Estates area estimated to develop in three (3) phases. The west boundary of the area adjoins a ± 80 -acre parcel located in the Urban Growth Boundary that has a Rural Land future land use designation with General Agriculture (A-1) zoning.

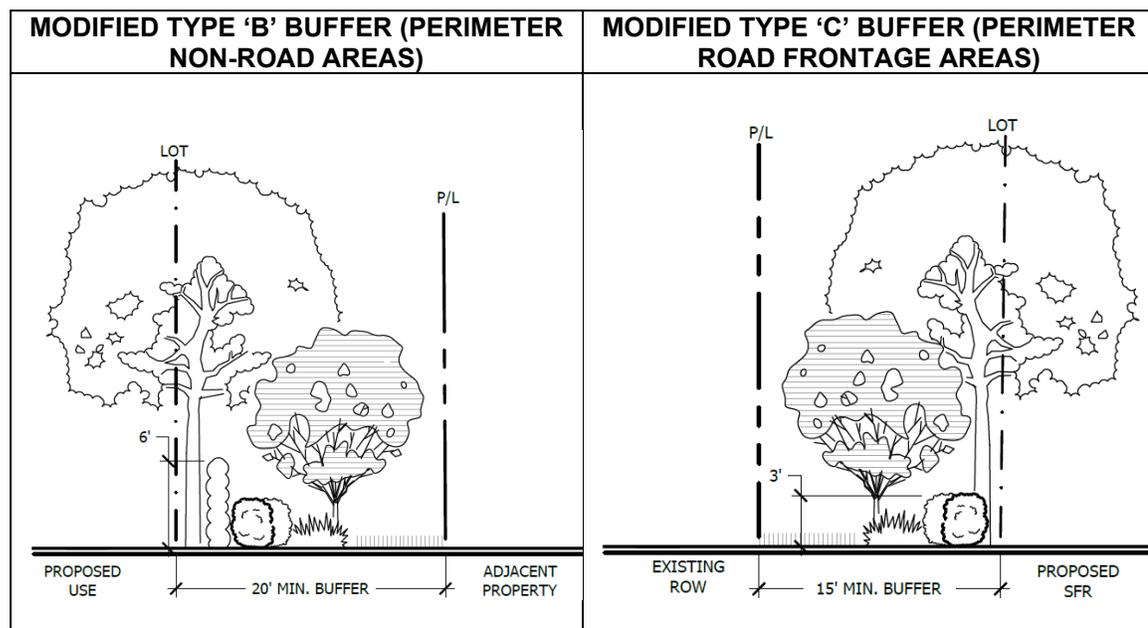
BUFFERS:

The Golden Ocala PUD was authorized to implement two buffer types to be provided along its perimeters in its 2020 PUD approval, based on buffers along roadway or other non-road areas. No specific internal buffers are required; wherein internal buffering is at the determination of the developer. No change to the perimeter non-road areas is proposed. Adjustments to the perimeter road frontage areas buffer are proposed (identified following with green underlined text), and staff does not object to the revision. Two new buffer types are proposed based on the location of the proposed sports fields area to be located along the site's western boundary and SR 40 frontage. The new buffer along the western boundary will be increased to a minimum of 35-feet wide, and the tree requirement for the western buffer increased to a minimum of six (6) trees. The new SR 40 frontage buffer is

similar to the current buffer standard but provides for an ornamental wall in place of the landscape strip. Staff does not object to the two additional buffer types as proposed.

MODIFIED TYPE 'B' BUFFER (PERIMETER NON-ROAD AREAS)

A MODIFIED TYPE 'B' BUFFER SHALL BE PROVIDED ALONG THE P . U . D. PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX -FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF. THE HEDGE OR HEDGE ON BERM COMBINATION SHALL ACHIEVE REQUIRED HEIGHT WITHIN TWO YEARS. THE GROUNDCOVER SHALL CONSIST OF SOD, MULCH, ADDITIONAL PLANTS, OR COMBINATION THEREOF.



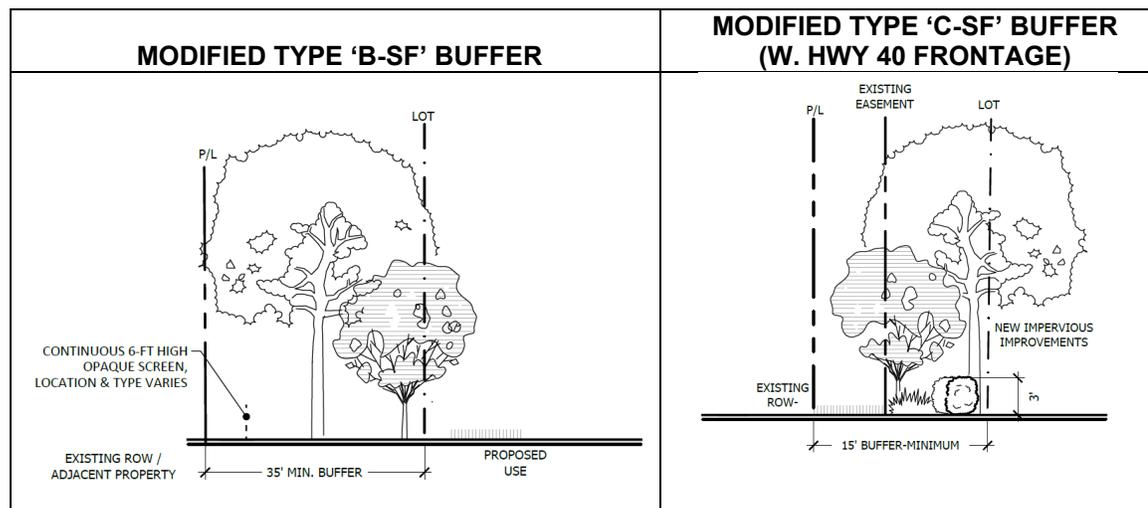
MODIFIED TYPE 'C' BUFFER (PERIMETER ROAD FRONTAGE AREAS)

A MODIFIED TYPE 'C' BUFFER SHALL BE PROVIDED ALONG THE P . U . D. PERIMETER ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREES, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR. LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE, HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON 100% FRONTAGE, EXCEPT ROAD ENTRY'S. THE LANDSCAPE STRIP SHALL BE

LOCATED BETWEEN PUD BOUNDARY LINE AND NEW IMPROVEMENTS. AN ORNAMENTAL WALL OR FENCE MAY BE USED AS A SUBSTITUTE FOR THE THREE FOOT HIGH SHRUBS. WHERE RESIDENTIAL DIRECTLY ABUTS PERIMETER ROAD FRONTAGE, THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX -FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF.

MODIFIED TYPE 'B-SF' BUFFER

MODIFIED TYPE 'B-SF' BUFFER SHALL BE PROVIDED ALONG THE P .U .D. PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 35-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF SIX TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 4-INCH MINIMUM CALIPER SHADE TREE, OR 2-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE. A MINIMUM OVERALL HEIGHT OF FOURTEEN FEET AND A SPREAD OF 72-INCHES FOR SHADE TREES, A MINIMUM OVERALL HEIGHT OF TWELVE FEET AND A SPREAD OF 60-INCHES FOR ACCENT TREES AT TIME OF INSTALLATION. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 24-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE LANDSCAPE STRIP SHALL INCLUDE 60% SHADE TREES AND 40% ACCENT TREES. THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX-FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF.



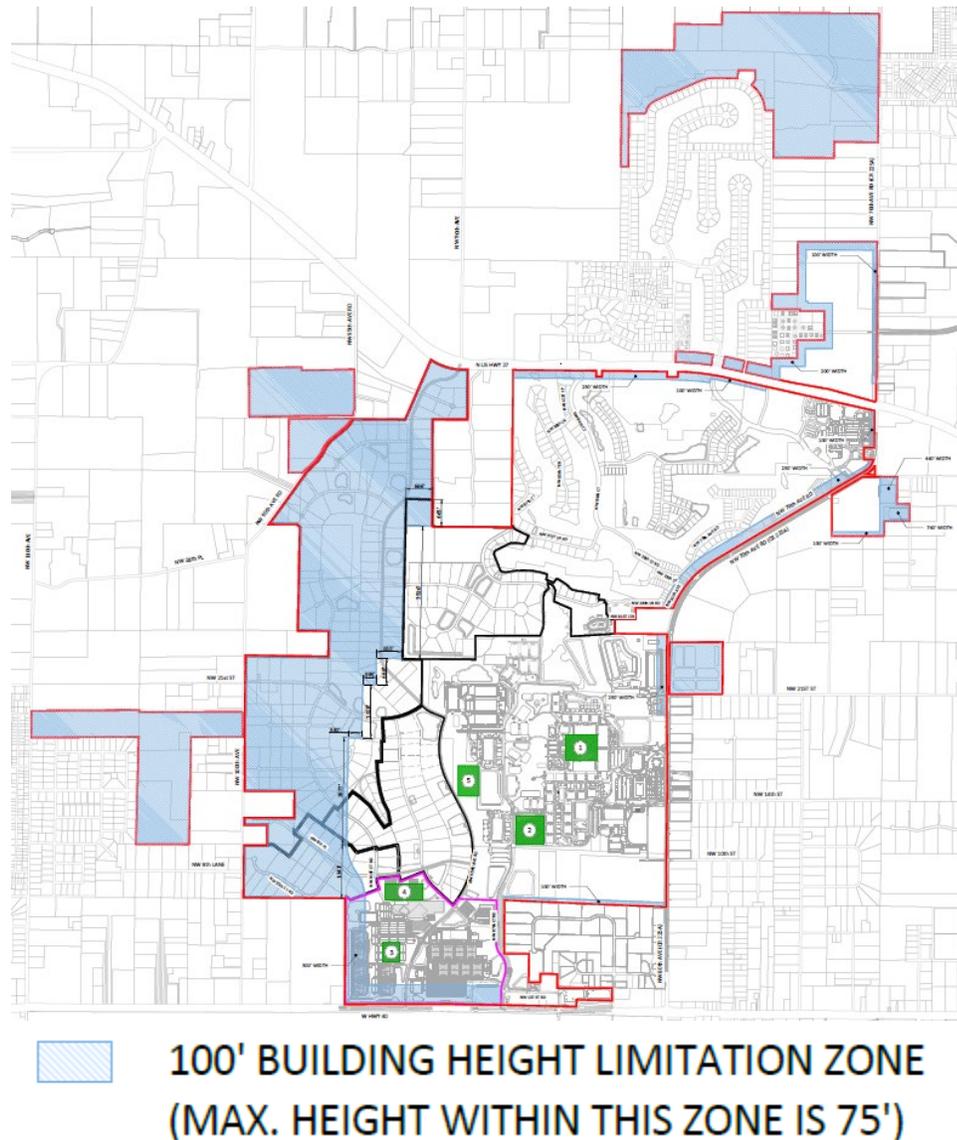
MODIFIED TYPE 'C-SF' BUFFER (W. HWY 40 FRONTAGE)

A MODIFIED TYPE 'C-SF' BUFFER SHALL BE PROVIDED BETWEEN THE P.U .D. ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A MINIMUM OF A 15-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREES, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT /UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF 6-FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVERS, EXCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3-FEET ACHIEVED WITHIN ONE YEAR. AN ORNAMENTAL WALL OR FENCE (MINIMUM OF 6-FT) MAY BE USED AS A SUBSTITUTE FOR THE LANDSCAPE STRIP. THE LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE, HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON 100% FRONTAGE, EXCEPT ROAD ENTRY'S. THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN W. HWY 40 AND THE IMPERVIOUS IMPROVEMENTS.

HEIGHTS:

The PUD Modification proposes an increase to the maximum allowed height for internal portions of the Golden Ocala / World Equestrian Center from 75-foot to 100-foot. However, as provided in the PUD Conceptual Plan – Sheet 9.01, specific perimeter areas will be limited to the original 75-foot limit (see Figure 7). With the recent acquisition of ladder truck located at the Golden Ocala Fire Station #20, and the general internal location of the increase height limit, staff has no objection to the height increase as proposed.

Figure 7 – Restricted Height Areas – Maximum 75-foot height limit.



LIGHTING:

Recreational fields are proposed for placement along the western boundary of the PUD, adjoining a currently vacant 80-acre Rural Land designated and General Agriculture (A-1) zoned property. Other fields will be located along W. SR Hwy 40

or along the east side of the complex area along the west side of the eastern main entry into the existing WEC Complex to the north. The proposed stadium space is proposed for placement along the east side of the western sports area, adjoining the existing main entry roadway NW 92nd Avenue Road. The proposed event venue space is then proposed for the north-central portion of the complex area, functionally internal to the site and in proximity to other established WEC Complex facilities.

The application notes all sight lighting will conform to LDC Section 6.19 - Outdoor Lighting, which will require any and all sight lighting to provide photometric plans which focus on targeting lighting based on tasks/activities and avoiding casting direct light to off-site areas. The active sports fields will include field lighting, along with the other facilities and the applicant has submitted additional application materials including an proposed photometric plan and other illustrations of field lighting (see Attachments D and E). Given the proposed locations of the various facilities, the internal focus of some facility components, and that changes to the western and SR 40 buffers have been proposed, while retaining the other buffer types approved and functionally established, staff finds the proposed indoor/outdoor sport complex and event venue facilities compatible with the surroundings.

NOISE/CONCERTS:

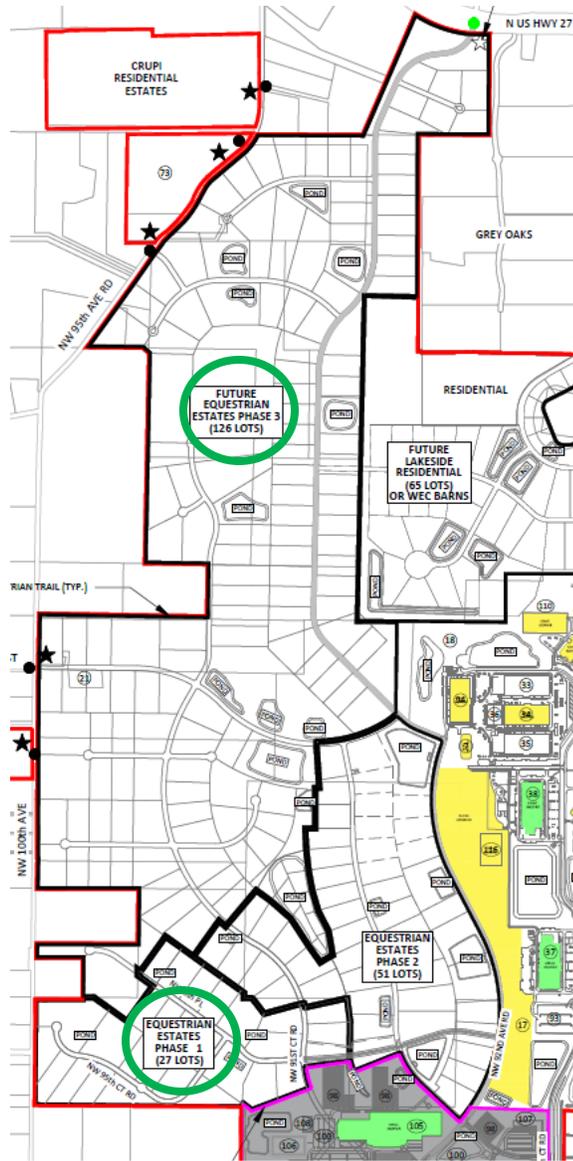
The PUD Modification proposes enabling the outdoor sport fields, event venues, and the potential to accommodate outdoor events and/or concerts. The applicant has submitted an Environmental Noise Analysis based on the current World Equestrian Center's existing facilities with estimations of potential effects upon the initiation of sports activities and event/concert activities. The study notes noise levels may at times exceed the County Noise and Vibration Control Ordinance (NCVO) provisions, particularly related to large, attended activities. The study recommends design and installation standards to minimize the effects achieve compliance with the MCVO provision. *Staff notes complete noise control may not be fully achievable and recommends compliance with nighttime/overnight restrictions be required; however, the developer may seek special event permits for activities expected to exceed that standard through Marion County Special Event Permit process.*

LAND USE EXCHANGES:

The PUD is authorized to permit land use exchanges based on an established Equivalency Matrix, based on traffic generation, to ensure the overall volume of traffic to be generated by the PUD will not be exceeded. A current PUD condition limits the exchange of land uses from Equestrian Estates to a different development amount based on a 2017 Comprehensive Plan Amendment. However, this PUD Modification is part of a series of concurrent applications that will amend the future land use designation and use of that area, and staff does not object to a revision to that condition. *However, staff recommends shifting that requirement west/northwest to the Phase 1 and Phase 3 areas (green circles on following Figure of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, to maintain a*

transition to the Rural Area and Farmland Preservation Area to the west of NW 100th Avenue and NW 95th Avenue Road. This adjustment will leave the Phase 2 area eligible for land use exchange opportunities.

Figure 8 – Alternative Equestrian Estates Land Use Exchange Prohibition.



SIGNS:

The original PUD provided for a variety of signage by types (see Attachment B, Sheet 4.01 and Attachment G) and the PUD Modification proposes a new sign type (Type “E”) and an increase in the number of vertical digital-LED monument signs (Type “D”) from 4 to 6. The PUD notes the anticipated locations for a variety of specialty monument signs in addition to a series of wall features (Types “A”, “B” or “C” – type at developer’s determination). Further, future general monument signs, as permitted by the LDC, may then be provided (e.g., commercial areas, residential areas, etc.). The two additional vertical Digital Monument Sign (Type “D”), for a

total of six (6), are proposed at the primary entrance for the sports/event facilities area and the second along NW 80th Avenue south of the NW 14th Street intersection. A new integrated screen wall/sign (Type "E") is proposed along the site's SR 40 frontage that will enable identifying uses internal to the sports/venue area. Staff has no objection to additional Type "D" digital signs or the integrated screen wall/sign (Type "E") as proposed. Additionally, the historic PUD approvals for the WEC "horsehead" signs, illuminated and non-illuminated, will continue.

B. Infrastructure and Public Services

The project area is within the Marion County Utility Service Area and subject to connection requirements for centralized water and sewer service. Marion County Utilities has noted that utility flows and connection requirements will be reviewed at the site plan stage. Staff notes that currently developed portions of the site are currently serviced with central potable water and central sewer from Marion County Utilities. While water and sewer mains may not currently reach the entire project area, their future availability is feasible given the existing service boundaries and continuing requirements of the PUD in its consolidated state. Development will be required to meet Level of Service standards in accordance with applicable Potable Water and Sanitary Sewer Element policies.

C. Environmental Features

The site is located within the Countywide Secondary Springs Protection Zone and includes areas of FEMA Flood Plain and Marion County identified Flood Prone Areas. Pursuant to the LDC, development within these areas will require compliance with local, state, and federal regulations for stormwater, floodplain management, and groundwater protection. These matters will be further addressed during development review and permitting. Staff further notes, the GO-WEC project includes stormwater drainage improvements completed consistent with the LDC as the development has progressed.

D. Transportation and Traffic

The PUD Conceptual Plan proposes maintaining all currently authorized entrances and exits for the project. Further, the request proposes an additional W. SR Hwy 40 access point at the western boundary of the project, adjoining an FDOT drainage retention area for W. SR Hwy 40, where an existing left-turn directional median crossing is currently provided $\pm 1,450$ -feet west of the currently existing main entrance to be used for the sports complex facilities. The applicant further notes that an existing "farm" access is located ± 820 -feet east of that existing main entrance, and the developer proposes enabling use of that access solely for the sports complex maintenance operations, and no public ingress or egress access will be authorized via that farm/maintenance access. Final alignment and arrange for turn accessibility, particularly along W. SR Hwy 40 will require coordination with the FDOT and Marion County, with final designs subject to approval by both FDOT and Marion County's County Engineer.

A Traffic Impact Analysis was submitted (TIA, Attachment I, AR 33436, approved February 2026). Traffic engineering's review comments related to the revised PUD Concept plan note that the traffic study identified multiple deficiencies. Most of

these deficiencies are caused by existing conditions or background traffic growth. Level of service deficiencies caused by existing conditions or background growth include the following: SR 40 from the Urban Area Boundary to SW 110th Avenue, SR 40 at SW 80th Avenue, SR 40 at SW 60th Avenue, and US 27 at NW 60th Avenue. The development is not responsible for providing a contribution to resolve the deficiencies. *The level of service deficiencies caused by the development include four segments on SR 40 from SW 60th Avenue to SW 27th Avenue. The development is responsible for providing a fair share contribution to address these deficiencies. The development's fair share is calculated to be between 3%-12% depending on the segment.* In the buildout year, all intersections are projected to operate within Level of Service standards. However, there are multiple intersections that have turn lane deficiencies caused by the development which is the responsibility of the development. There are multiple access improvements on SR 40 that were identified by the traffic study. These access improvements are the responsibility of the development. *The following PUD conditions are recommended:*

- 1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary, as determined by the Office of the County Engineer.*
- 2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex.*
- 3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.*

Staff further notes that a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment J, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

Based on this analysis, the proposed PUD Amendment will be consistent with TE Policies and FLUE Policies, with specific resolution completed with the concurrent Development Agreement Amendment (25-DM01) and its subsequent Development Agreement amendment requirement.

E. Concurrency and Phasing

The proposed development must demonstrate that adequate public facilities and infrastructure will be available concurrent with development. While water, sewer, and environmental systems may be addressed through standard development review procedures, the identified traffic impacts present unresolved concurrency issues that cannot yet be mitigated under the current application; however, a

current PUD condition, proposed to remain in place, will establish that the project has not achieved full Concurrency Certification and is subject to compliance with the LDC as development proceeds, which may include the noted Development Agreement amendments to address how identified transportation needs will be mitigated.

VII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed rezoning because the application:

- A. **Will not adversely** affect the public interest.
- B. **Is consistent** with the Comprehensive Plan because it is in conformance with:
 - 1. FLUE Policies 1.1.1, 2.1.23, 3.3.1, 5.1.3, 5.1.4, and Objective 10.4.
- C. **Is compatible** with the surrounding uses because the proposed zoning would allow a limited range and intensity of uses in an Employment Center (EC) designated area that is consistent with the CR 475A Overlay that includes use limitations and design requirements intended to support the Florida Horse Park and Cross-Florida Greenway 475A Landbrige Trailhead.
- D. If the PUD rezoning is approved, the recommended development conditions include:
 - 1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1., and the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].
 - 2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan, the project's PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] and the conditions of this approval.

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet

Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6 following, as listed on Sheet 3.01 and illustrated on Sheet 7.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

TABLE 5: GOLDEN OCALA PUD PROPOSED USES	
USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i>
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
<i>Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance, measured at the exterior boundary of the PUD. Any stages or structures used in conjunction with the area for outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1,2,7}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	10'
Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)*⁴							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS
Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).
Accessory = Customary individual unit residential accessory uses such as but not limited to; storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.
Commercial
Comply with B-4 (Regional Business) zoning uses.
Equestrian / Event Facilities - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Expo - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Sports Facility - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
¹ In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.
² LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.
³ Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.
⁴ Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet
⁵ Maximum principle structure building height is 100-ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit.
⁶ Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, outdoors at the World Equestrian Center Stadium, outdoors at the Soccer Stadium at Sports Facility, North Lawn at Indoor Sports Arena, and West Lawn at WEC Expo 1 & 2.
⁷ Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.

4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. In the event the use of current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80th Avenue and NW 21st Street and consisting of ±40-acres is redeveloped for residential purposes, its development shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units as listed in prior Condition #2.
6. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.
7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix						
A. LAND USE EQUIVALENCY RATES						
CHANGE FROM ↓	CHANGE TO →	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)		--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)		0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)		0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)		1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)		2.8689	5.5755	3.8129	1.5351	--
B. EQUIVALENCY EXAMPLES						
EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE						
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse						
= 100 hotel rooms /0.6839 DU of Residential Condominium/Townhouse						
= 146.22 x (DU) Residential Condominium/Townhouse						
= Reduce Residential Condominium/Townhouse by 146 dwelling units						
EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE						
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office						
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office						
= 15,351 x (1,000) SF Office						
= 15,351 SF Office						
EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL						
Add 150 DU of Single-Family Housing for ? Commercial Retail						
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail						
= 52,285 x (1,000) SF Commercial Retail						
= Reduce Commercial Retail by 52,285 SF						
C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES						
Land Use	Units	% New Trips [2]	Trips / Unit			
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618			
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318			
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465			
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155			
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773			
D. FOOTNOTES						
[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:						
Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.					
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.					
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.					
General Office	Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.					
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.					
[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.						
c:\users\kimberleigh.dinkins\appdata\local\microsoft\windows\temporary internet files\content.outlook\kheztmng2\trip equivalency matrix.xlsx\trip eq. matrix (updated)						

- 7.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.
- 7.2. The land use exchange tradeoff mechanism shown above applies to the entire Project boundary except that:
 - a) Within the Phase 1 and Phase 3 areas of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, Equestrian Estates is the only allowed use and ~~Within the portion of the project that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use and,~~
 - b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.
 - c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.
8. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

9. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.
10. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex
11. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.
12. The developer has not obtained full Concurrency Certification for the PUD and shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.).
13. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
14. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.
15. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales

center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however, the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

16. For the World Equestrian Center, the following conditions apply:
 - 16.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.
 - 16.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
 - 16.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
 - ~~16.4. The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations); gun and knife shows; car shows; RV shows; and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.~~
 - 16.5. All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.
 - 16.6. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Code of Ordinances (Noise and Vibration Control Ordinance), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.
 - 16.7. The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).
 - 16.8. Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the

- livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.
- 16.9. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.
17. Project buffers shall be provided consistent with those provided on Sheet 6.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].
18. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone. Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.
19. The PUD/WEC Master Sign Plan shall consist of three component parts:
- a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01 which identifies the conceptual sign locations, with attached Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit set, and. The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and
 - b) The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (horsehead logo and title, lighted and unlighted) per 20170605/200201Z. ~~and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).~~
 - c) ~~An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.~~

VIII. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the requested rezoning.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to **APPROVE** the requested rezoning.

- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation and make a recommendation to **TABLE** the application for up to two months in order for the applicant to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

IX. LIST OF ATTACHMENTS

- A. Application Package AR32565.
- B. PUD Concept Plan Amendment, Revised Set dated 1/9/2026, received 2/5/2026. The full enlarged version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
- C. PUD Architectural Standards Renderings 1/9/2026.
- D. PUD WEC Sports Field Lighting Example 3/6/2026.
- E. PUD Sports Photometric Plan July 2025.
- F. PUD WEC Multi-use Fields Environmental Noise Analysis 3/3/2026.
- G. PUD Sign Type Elevation View Exhibit.
- H. DRC Staff Comments Revised PUD PL PUD-000230-2026.
- I. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
- J. Proposed Second Amendment to Development Agreement, 25-DM01.
- K. Site Sign Photos.