

October 3, 2025

The Honorable Kathy Bryant
Chair, Marion County
Board of County Commissioners
601 SE 25th Avenue
Ocala, Florida 34471

Dear Chair Bryant,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Marion County (Amendment No. 25-01DRI), which was received on August 4, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection.

The County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

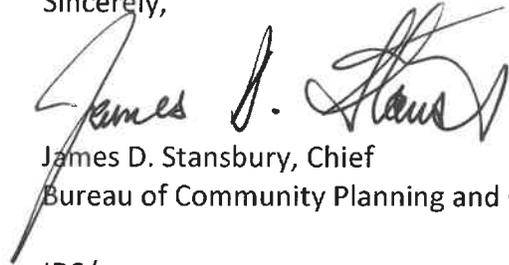
The Honorable Kathy Bryant

October 3, 2025

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FloridaCommerce staff is available to assist the County to address the objection. If you have any questions related to this review, please contact Avian Williams, Planning Analyst, by telephone at (850)-717-8504 or by email via Avian.Williams@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Christopher Rison, Senior Planner, Marion County Growth Services
Kenneth Weyrauch, Deputy Director, Marion County Growth Services
John Patterson, Planner III, East Central Florida Regional Planning Council

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Marion County 25-01DRI

The Florida Department of Commerce (“FloridaCommerce”) has identified an objection regarding Marion County’s (the “County”) proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the County could take to resolve issues of concern. If the County adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the County to address the objection.

I. Objection:

Objection 1: Lack of Demonstrated Data and Analysis

The proposed amendment is not supported with adequate data and analysis and is not based upon surveys, studies and data regarding the text amendment including the availability of water supplies, public facilities and services as required in section 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S. The County did not demonstrate the impacts of the increased development potential on public facilities and did not identify the public facility improvements needed for the increased development potential allowed by the proposed amendment. The County also did not demonstrate that the improvements have been included in the comprehensive plan and have been adequately planned for as required in section 163.3177(1)(f), F.S.

Statutory Authority: 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a), 163.3177(6)(b), and 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.

Recommendation: Amendment 25-01DRI proposes to allow sports facilities within the World Equestrian Center and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the affective controlling land use description for the site. The County must support the amendment with adequate data and analysis to demonstrate the effects of the increased development potential on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment and demonstrate that the improvements have been included in the Comprehensive Plan. The amendment must be based upon surveys, studies and data regarding the amendment stie, including the availability of water supplies, public facilities, and services.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**FOR STATE COORDINATED REVIEW****Section 163.3184(4), Florida Statutes**

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, August 29, 2025 4:57 PM
To: DCPexternalagencycomments
Cc: Rison, Christopher; kenneth.weyrauch@marionfl.org; Williams, Autumn
Subject: [EXTERNAL] - Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI
Attachments: RE: Marion County 10 Year WSP; RE: Marion County 10 Year WSP; Marion County 10 Year WSP

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Dear Mr. Stansbury and Ms. Harris,

St. Johns River Water Management District (SJRWMD) staff have reviewed Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, SJRWMD staff have no comments on the proposed amendment. Please note that the County is within the boundaries of both the SJRWMD and Southwest Florida Water Management District. The Southwest Florida Water Management District will provide their comments in a separate response.

However, as a reminder, SJRWMD approved the 2022 Central Springs/East Coast Regional Water Supply Plan (CSEC RWSP) in February 2022. Subsequently, in accordance with Section 163.3177(6)(c)4, *Florida Statutes*, the County was required to adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment within 18 months of approval of the 2022 CSEC RWSP (i.e., by August 2023). Although SJRWMD and County representatives had previously coordinated on the County's efforts to adopt an updated WSFWP, the last point of related communication received by SJRWMD on that effort was in December 2023 (see attached emails). Therefore, SJRWMD is also providing this reminder about the requirement for the County to adopt an updated WSFWP and related comprehensive plan amendment.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to SJRWMD by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 27, 2025

Ms. Yazmin Valdez, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Marion 25-1DRI**

Dear Ms. Valdez:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG

cc: Kenneth Weyrauch, Marion County



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

August 27, 2025

Ms. Donna Harris
Senior Plan Processor
Florida Commerce, Bureau of Comprehensive Planning
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

Subject: Marion County Proposed Comprehensive Plan Amendment 25-01DRI

Dear Ms. Harris,

Pursuant to Section 163.3184(4), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed text amendment Marion County 25-01DRI.

The proposed Large-Scale Comprehensive Plan Amendment, identified as Amendment #25-L01(D), proposes revisions to four components of the Future Land Use Element (FLUE), specifically Policy 2.1.28, Table 2-1, Policy 10.5.1, and Map 15.h. This amendment was submitted concurrently with Marion County 25-02DRI (25-L02). The following is a summary of the proposed text changes:

- FLUE Policy 2.128 – World Equestrian Center (WEC); Revise the future land use designation definition to increase the range of potential uses within the land use to include indoor and outdoor sports facilities and event venues for areas subject to the land use designation in the County's designated Urban Area.
- FLUE Table 2-1 – Summary of Future Land Use Designations; Revise the table to reflect the additional uses enabled by revisions to the WEC future land use designation
- FLUE Policy 10.531 – Golden Ocala (DRI): Increase the maximum development amounts for some identified uses and revise the method of assessing development eligibility amounts for other uses within the development.
- FLUE Map 15.h – Golden Ocala, Proposed DRI: Revise the Golden Ocala functional DRI map to identify the revised arrangement of adopted and enabled land uses.

We appreciate the opportunity to review the proposed amendment. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. The Department reserves the right to comment if the proposed amendment changes between transmittal and adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5457 or by email at james.rodriquez@dot.state.fl.us.

Sincerely,

A handwritten signature in black ink that reads "James Rodriguez". The signature is written in a cursive, flowing style.

James Rodriguez
Systems Planning Coordinator

cc: Tiffany Hill, FDOT
Steven Buck, FDOT
Jennifer Carver, FDOT

Harris, Donna

From: Baysinger, Samantha <Samantha.Baysinger@MyFWC.com>
Sent: Wednesday, August 27, 2025 11:35 AM
To: Kenneth.Weyrauch@marionfl.org
Cc: Conservation Planning Services; Hannan, Catherine; DCPexternalagencycomments; Gruver, Pamela
Subject: [EXTERNAL] - FWC's Comments on Marion County 25-01DRI (Golden Ocala DRI Text)

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Dear Mr. Weyrauch,

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Samantha Baysinger
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 354-3578

Marion County 25-01DRI_63610

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, August 29, 2025 2:47 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Marion County 25-01DRI Proposed

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To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Marion County 25-01DRI – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

