



## AMarion County Board of County Commissioners

### Growth Services

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

## MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1\_\_ - \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
<b>LARGE-SCALE MAP AMENDMENT</b> _____ <b>TEXT AMENDMENT</b> <u>  X  </u>  We seek to amend <u>FLUE Policies 2.1,28 and 10.5.1</u>	<b>SMALL-SCALE MAP AMENDMENT</b> _____ <b>TEXT AMENDMENT</b> _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

### **REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

**(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)**

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category

Staff Use Only: Application Complete – Yes Received: Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_:\_\_\_\_ a.m. / p.m.

“Meeting Needs by Exceeding Expectations”

## ATTACHMENT A - Application Package AR32571

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

**CONCEPTUAL PLAN FOR SITE AVAILABLE? YES \_\_\_ NO \_\_\_ (IF YES, PLEASE ATTACH TO APPLICATION)**

**EXISTING USE OF SITE:**

----------------------

**PROPOSED USE OF SITE (IF KNOWN):**

----------------------

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well \_\_\_ Centralized water \_\_\_ Provider \_\_\_\_\_

Septic \_\_\_ Centralized sewer \_\_\_ Provider \_\_\_\_\_

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

W. JAMES GOODING III  
ROBERT W. BATSEL, JR.  
ROBERT W. BATSEL  
JAMES T. HARTLEY  
KENNETH H. MACKAY IV



1531 SE 36th Avenue  
Ocala, Florida 34471  
Phone: 352.579.1290  
Direct: 352.579.6580  
Fax: 352.579.1289  
jgooding@lawyersocala.com

ATTORNEYS AT LAW

February 26, 2025

**By Email and Hand Delivery**

Chuck Varadin, P.E.  
Growth Services Director  
Marion County Board of County Commissioners  
2710 E. Silver Springs Boulevard  
Ocala, FL 34470

Steven Cohoon, P.E.  
County Engineer  
Marion County Board of County Commissioners  
412 SE 25th Avenue  
Ocala, FL 34471

RE: Applications Being Submitted in Connection with World Equestrian Center Sports Complex

Dear Mr. Varadin and Mr. Cohoon:

On behalf of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, as well as related entities that have established and are operating the World Equestrian Center, we are submitting a series of applications for Comprehensive Plan amendments, rezonings and other matters.

Some of the applications involve the Growth Services Department and one involves the Engineering Department. Thus, this letter is addressed to both of you.

The applications are necessary to permit my client to construct the World Equestrian Center Sports Complex on the property that is the subject of the Amendments.

**Sports Complex**

The Sports Complex will be of a world-class sports complex for use by the public. The facility will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multipurpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings containing concessions, restrooms and field maintenance needs.

**Reasons for Changes**

Some of our project will consist of multi-purpose fields suitable for Polo. These fields are located upon a portion of our property that is designated, under our existing PUD, for Polo fields. My client has been able to commence development of those fields. Following approval of the Amendments we seek, these fields will also be used as soccer fields and other uses.

Other components of the Sports Complex require changes, however, for the following reasons:

## ATTACHMENT A - Application Package AR32571

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

Page 2

- a. The bulk of the property upon which the Sports Complex will be located is outside of the World Equestrian Center (“WEC”) land use under the Future Land Use Map in the Marion County Comprehensive Plan, and has a Low Residential land use. Although it may be possible to utilize the existing Equivalency Matrix to develop the property under the Low Residential use, we believe the better course of action is to change the land use from Low Residential to WEC.
- b. The WEC land use was established by Policy 2.1.28 of the Comp Plan. It provides that the land use is for a “regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general.” While we believe that the sports facilities would serve to support the horse community and community in general, we also recognize that this use is a significant change from the project for which this land use category was originally established. Thus, we propose to add regional sports facilities to the uses permitted by the Policy.
- c. The Comp Plan also contains a site specific Policy 10.5.1 for the portion of the WEC located near Golden Ocala. (A different Policy governs the portion of the WEC near the Jockey Club). Although, as under Policy 2.1.28, the uses that Policy 10.5.1 permits likely would likely permit the sports facilities we seek to construct, we seek to amend the Policy to confirm this. Further, the existing Policy contains a limit of 13,500 seats throughout the entire WEC. This limit was originally based upon a dramatic misunderstanding concerning how much traffic is generated by the WEC operation, and is certainly insufficient to accommodate the seats we will need for the sports facility. Thus, we will seek to eliminate this limit and replace it with acreage limitations on the following uses: (1) Equestrian Facilities; (2) Expo and Indoor Sports Facilities; and (3) Outdoor Sports Facilities.
- d. As set forth above, the existing PUD permits polo fields in a portion of the property that we seek to develop as a Sports Complex. The other uses are not specifically allowed, however, and thus we are amending the PUD to provide for them.
- e. My client and related entities are parties to a Development Agreement Concerning Concurrency (the “Concurrency Agreement”) recorded in OR Book 6791, Page 105, and amended in OR Book 7388, Page 861. It contains a limitation on concerts at the WEC. A portion of the Sports Complex would be suitable for concerts and thus, we are seeking to eliminate the restriction on concerts.
- f. A portion of the property upon which the Sports Complex will be built is encumbered by the Plat of World Equestrian Estates Phase 1 recorded at Plat Book 14, Page 86. None of the lots in the subdivision have been sold and thus, it may not be essential that we vacate the Plat but we will be seeking to partially do so to avoid confusion.

### Applications

We are submitting the following applications, each of which has, attached to it, a check for the application fee required as well as related materials necessary for the County to resolve the applications including, in most of the folders, a checklist as provided by the County; further, we have uploaded these applications to the Cloud at <https://tiny1.io/C6tW><sup>1</sup> and established a separate folder each application:

---

<sup>1</sup> Long url is :

<https://www.dropbox.com/scl/fo/yc2o7xd54ax4ua21jrxf/ALbduLCXi-iNugamFJlefJw?rlkey=07ztgfcxhw9gtre1jbqgol1wu&st=g0r9nfvq&dl=0>.

## ATTACHMENT A - Application Package AR32571

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

Page 3

1. *Map Amendment* – Application for Large-Sale Comprehensive Map Amendment seeking to change the Low Residential property to WEC.
2. *Text Amendment* – Application for Text Comprehensive Plan Amendment seeking to revise Policies 2.1.28 and 10.5.1.
3. *PUD* – Rezoning application with Concept Plan seeking to revise the PUD.<sup>2</sup>
4. *Concurrency-Concerts* - Proposed Second Amendment to Concurrency Agreement.
5. *Plat Vacation* – Application to partially vacate Plat of World Equestrian Estates Phase 1.<sup>3</sup>

While the procedure to consider these applications is subject to County approval (or more accurately, will be decided by the County), we suggest the following:

- We believe that the all of the applications should run simultaneously with each other.
- Each of the Comprehensive Plan applications must be transmitted to the State.
- And because the rezoning is linked to the Comprehensive Plan amendments, final action on it cannot take place until the Commission considers the Plan amendments. We believe that would also be the appropriate time to adopt the Second Amendment and the Plat Vacation.

Obviously, however, the procedure to be followed is subject to County approval (rather, it is dictated by the County) but we did want you to have our suggestions.

### Conclusion

My client and its representatives look forward to working with Marion County on these applications.

Sincerely,

GOODING & BATSEL, PLLC

*/s/ Jimmy Gooding /s/*

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Ken Weyrauch  
Mr. Chris Rison  
Mr. Cheryl Weaver  
Don DeLuca, Esq.

---

<sup>2</sup> Tillman Engineering is delivering the paper copies of the PUD material.

<sup>3</sup> Unlike the rest of the paper copies (which are being delivered to Growth Services), the paper copies of the Plat Vacation material are being delivered to County Engineering.

## ATTACHMENT A - Application Package AR32571

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

Page 4

Mr. Jeff Haungs

Mr. Roby Roberts

Mr. David Tillman

Mr. George Horton

Mr. Jon Harvey

Other client representatives

(All by email only with attachments)

P:\JG\RLR\Sports Facilities\Entitlements\All\Cover letter for applications 2-25-25.docx

**CHECKLIST FOR TEXT AMENDMENT**

<b><u>MINIMUM REQUIRED MATERIALS FOR A COMPLETE APPLICATION:</u></b>	<b><u>STATUS</u></b>
Please note: Items 2 to 6 are not required for applications for text amendments only.	
1. <b>Payment in full for the application fee:</b> preferably a check payable to “Marion County Board of County Commissioners” or cash. NOTE: The person dropping off a check for payment, whether it’s the property owner, agent or other individual, will be required to show a driver’s license and provide an address for the check payment to be processed.	\$5,000.00 check attached
2. <b>Submit one original of the completed application:</b> <u>all</u> application items, questions and/or attachment forms must be completed with appropriate responses or identified as “not applicable.” <u>All</u> responses must be printed or typed. It is recommended that the applicant keep a copy of the application for records.	Although the notes say that this is not required, it obviously is. Attached.
3. <b>Identify the parcel(s)</b> involved with the requested amendment.	N/A since Text Amendment
4. <b>Certified legal description(s) and boundary sketch from a professional land surveyor:</b> <u>provide a certified legal description, with a sketch, describing only the proposed amendment property. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor and must include the acreage of the proposed amendment.</u> Fractional lot and block legal descriptions must also be certified. Amendments comprising an entire lot or entire lots within a recorded subdivision shall not be required to provide certification by a surveyor if the acreage of the lot or lots is identified on the recorded plat or a copy of a survey is submitted with the application which identifies the total acreage contained within the lot or lots. Any inaccuracies in the legal description must be corrected by the applicant prior to notices being sent out for the public hearings.	N/A since Text Amendment
5. <b>Proof of ownership – property deed:</b> a copy of the most recent deed to the proposed amendment property must be submitted. The owner(s) listed on the submitted deed(s) must be identical to the owner(s) listed in the completed application and reflected on the Marion County Property Appraiser’s Office tax rolls.	N/A since Text Amendment

## ATTACHMENT A - Application Package AR32571

<p>6. <b>Owner affidavit: <u>All owners identified on the most recent deed and current tax roll must execute an owner affidavit. Copies of the affidavit form may be made as needed.</u> If an agent is not being authorized, indicate “n/a” in the blank on #2.</b> A property being purchased through contract for deed is not considered as being owned by the purchaser until the deed transferring title to the purchaser/grantee is recorded in the public records.</p>	<p>Even though materials say this is not needed, it is attached.</p>
<p>7. <b><u>Text amendment only:</u></b> underline (new language) and <del>strikethrough</del> (old language) for the Comprehensive Plan for one or more goals, objectives and/or policies that are to be amended or added. NOTE: If a map amendment is associated with a text amendment, fill out the respective information for both requests in one form.</p>	<p>Attached.</p>
<p>Although not required to submit an application, the applicant may choose to include additional <u>supplemental information supporting the request, such as:</u></p>	
<ul style="list-style-type: none"><li>– More detailed explanation for the requested amendment.</li></ul>	<p>See cover letter for all applications.</p>
<ul style="list-style-type: none"><li>– Analysis of the Florida Statutes (F.S.) as shown in the “APPLICATION EVALUATION CRITERIA” as it relates to the requested amendment.</li></ul>	
<ul style="list-style-type: none"><li>– Needs analysis to demonstrate the need for the request and/or explanation of market conditions.</li></ul>	
<ul style="list-style-type: none"><li>– Analysis showing the consistency of the request with the Comprehensive Plan.</li></ul>	
<ul style="list-style-type: none"><li>– Concept plan for the property.</li></ul>	
<ul style="list-style-type: none"><li>– Photographs of the surrounding area and/or site.</li></ul>	
<ul style="list-style-type: none"><li>– Analysis of existing and planned infrastructure and service conditions.</li></ul>	
<ul style="list-style-type: none"><li>– Traffic study – proposed development and/or maximum density/intensity of development.</li></ul>	

P:\JG\RLR\Sports Facilities\Entitlements\Comp Plan\Text\Checklist Text 2-25-25.docx

PROPERTY OWNER AFFIDAVIT  
(TEXT AMENDMENTS)

STATE OF FLORIDA

COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers:  
NOT APPLICABLE.
2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. Owner understands that false statements may result in denial of the application; and
7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Golden Ocala Equestrian Land, L.L.C.,  
an Ohio limited liability company

By: 

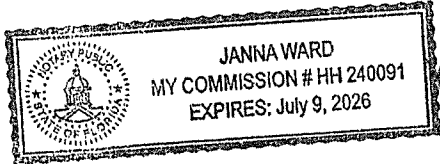
Donald R. DeLuca as Vice President of Legal

Date: 2.24.25

STATE OF FLORIDA

COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this February 24, 2025, by Donald R. DeLuca as Vice President of Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.



Janna Ward  
Notary Public, State of Florida

Name: Janna Ward  
(Please print or type)

Commission Number: HH240091

Commission Expires: 7-9-26

Notary: Check one of the following:

7

Personally known OR

       Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: \_\_\_\_\_

**Policy 2.1.28: World Equestrian Center (WEC)**

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), [sports facilities](#) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. [Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses.](#) The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibits “A1” and “A2” to Ordinance No 22-26 dated [June 21, 2022](#); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

**Future Land Use Element Table 2-1: Summary of Future Land Use Designations\***

FLU	DENSITY	FAR	USES
<b>RURAL AREAS (Outside UGB)</b>			
<b>AGRICULTURAL USES</b>			
<b>Rural Land (RL)</b>	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
<b>NON-RESIDENTIAL / MIXED USES</b>			
<b>Rural Activity Center (RAC)</b>	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
<b>URBAN AREAS (Inside and Outside UGB)</b>			
<b>RESIDENTIAL USES</b>			
<b>Low Residential (LR)</b>	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
<b>Medium Residential (MR)</b>	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
<b>High Residential (HR)</b>	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
<b>Urban Residential (UR)</b>	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
<b>NON-RESIDENTIAL / MIXED USES</b>			

# ATTACHMENT A - Application Package AR32571

<b>Commercial (COM)</b>	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
<b>Employment Center (EC)</b>	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
<b>Commerce District (CD)</b>	N/A	0 – 2.0	Office, Commercial, Industrial, Public
<b>ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)</b>			
<b>NON-RESIDENTIAL / MIXED USES</b>			
<b>Public (P)</b>	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
<b>Preservation (PR)</b>	N/A	N/A	Preservation, Conservation
<b>Municipality (M)</b>	N/A	N/A	Municipality
<b>World Equestrian Center (WEC)**</b>	<i>Rural Area (Outside UGB)</i>		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- <a href="#">(for Golden Ocala)</a> Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	<i>Urban Area (Inside UGB)</i>		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, <a href="#">Sports Facilities</a> , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

**NOTE:**

\* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

\*\* Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

P:\JG\RLR\Sports Facilities\Entitlements\Comp Plan\Text\2.1.28\Policy 2.1.28 ~~Current~~2-25-25.docx

**REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY****Future Land Use Element Policy 10.5.1: Golden Ocala**

[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendments 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024- and FLUM Amendment 2024- concerning approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

<b>RESIDENTIAL HOUSING</b>	
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
<b>NON-RESIDENTIAL</b>	
Commercial	4,000,000 square feet
Equestrian Facilities	<del>13,500 seats</del> <u>210 acres</u>
<u>Expo and Indoor Sports Facilities</u>	<u>30 acres</u>
<u>Outdoor Sports Facilities</u>	<u>90 acres</u>
Hotel	1, <del>36</del> <u>50</u> rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

## ATTACHMENT A - Application Package AR32571

above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:
  - A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
  - B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024-\_\_\_\_\_ and 2024-\_\_\_\_\_ neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer 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 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
6. 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).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes 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, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
  - A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
  - B. Equestrian Estate lots:
    - 1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and
    - 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

## ATTACHMENT A - Application Package AR32571

9. 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.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date-) [and FLUM Amendment 2022-L02.](#)

P:\JG\RLR\Sports Facilities\Entitlements\Comp Plan\Text\10.5.1\Text Policy 10.5.1 ~~Current~~ [2-25-25](#).docx