



**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**

Hearing Dates:	BCC Date 1: 2/18/2026	BCC Date 2: 3/18/2026
Case Number	25-DM01	
CDP-AR	32573	
Type of Case	<b>Chapter 163, F.S. Development Agreement</b>	
Owner(s)	Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC.	
Applicant	W. James Gooding, III, Esq. Gooding & Batsel, PLLC.	
Street Address / Site Location	Multiple areas: north of W. Hwy 40, west of NW Hwy 225A, east of NW 110 <sup>th</sup> Avenue, and south of NW 70 <sup>th</sup> Street, and with areas lying east of NW Hwy 225A at NW 35 <sup>th</sup> Street and NW 21 <sup>st</sup> Street	
Parcel Number(s)	Multiple Parcels	
Property Size	±4,277.05 acres	
Future Land Use	Rural Land, Low Residential, Medium Residential, High Residential, Commercial and World Equestrian Center.	
Existing Zoning Classification	Planned Unit Development (PUD)	
Overlays Zones & Special Areas	Inside & Outside the Urban Growth Boundary (UGB); County-wide Secondary Springs Protection Zone (SSPZ); Opportunity Zone, Marion County Utilities Service Area; portions within FEMA Flood Plain and County Flood Prone Area	
Staff Recommendation Hearing 1	No action; review and provide direction to staff; and confirm second public hearing date for 3/18/26 at 1:30 a.m.	
Staff Recommendation Hearing 2	TBD	
Project Planner	Christopher D. Rison, AICP	
Related Cases	Concurrent cases: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-L02 Comprehensive Plan Large-scale Map Amendment, and 250606ZP PUD Amendment	

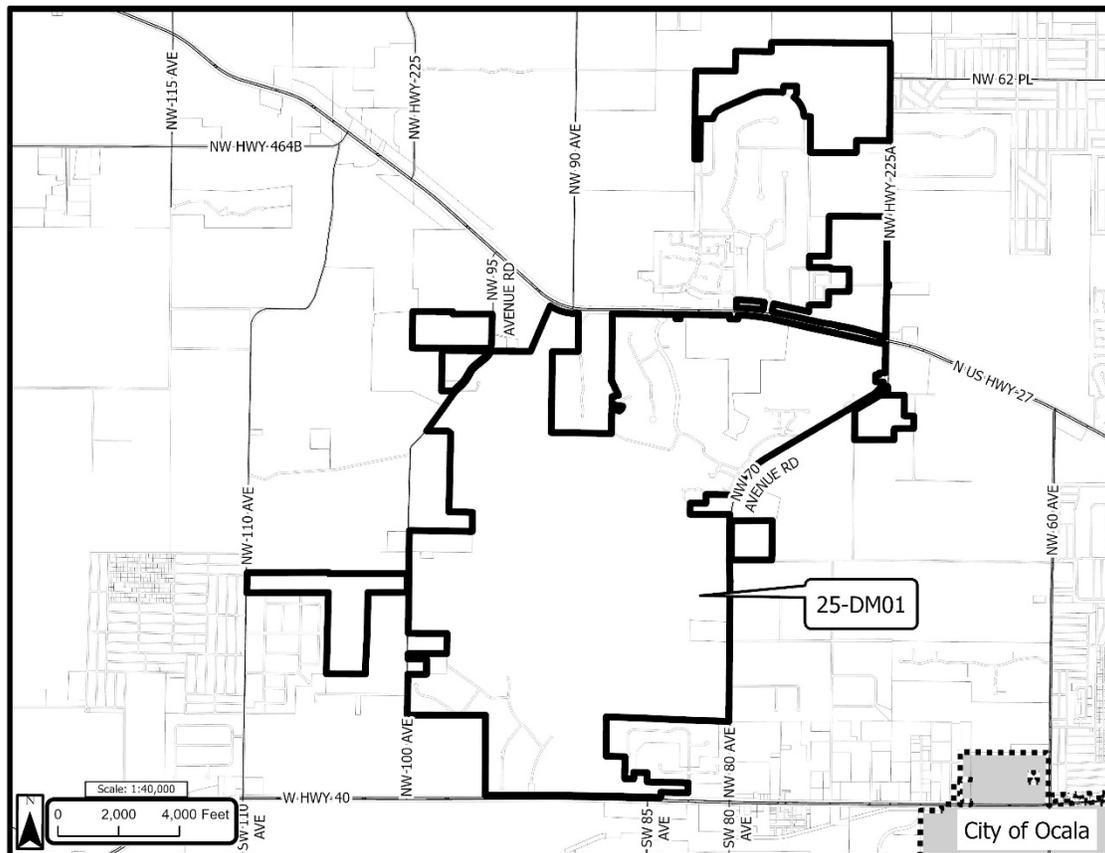
## I. ITEM SUMMARY

James W. Gooding, III, Esq., on behalf of Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC., (Owners), has submitted a Development Agreement Amendment (Amendment) related to the Golden Ocala development, including the World Equestrian Center, encompassing  $\pm 4,277.05$  acres, regarding potential development within the project including, but not limited to, deleting a provision prohibiting conducting certain concert event within the project, revising the listing of uses, increasing potential hotel room development amounts, and potentially addressing concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements. The Agreement was previously considered in a public hearing on February 18, 2026, at 1:30 p.m. and this hearing represents the second and final consideration for approval.

## II. STAFF SUMMARY RECOMMENDATION

Staff recommend the Board conduct a public hearing regarding the Agreement, by providing discussion and direction to staff regarding the Agreement, and motion to approve the Agreement, subject to revisions as directed.

**Figure 1**  
**General Location Map**



## Figure 2 Aerial Map

### III. NOTICE OF PUBLIC HEARING

Consistent with Chapter 163.3225(2)(a), F.S., notice of public hearing was mailed to all property owners (277 owners) within 300 feet of the subject property on February 2, 2026. Consistent with Chapter 163.3225(2)(a), due public notice was published in on Marion County's Legal Notice Webpage on February 9, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received regarding the Development Agreement Amendment.

### IV. ANALYSIS

The Golden Ocala/World Equestrian Center (GOWEC) development was approved via a series of Comprehensive Plan and Rezoning Applications. Currently, two Comprehensive Plan Amendments (25-L01 and 25-L02) and a Planning Unit Development (PUD, 250606ZP) Modification are being considered concurrently with this Development Agreement Amendment that proposes to reflect those concurrent requests.

The original request proposed deleting provisions restricting conducting concert events within the project, revising the list of development uses and amounts allowed, increasing the potential hotel room development amount to 1,650 hotel rooms, and establishing a timeframe to complete an additional amendment to the overall Development Agreement to reflect updated determinations regarding concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements related to the project.

The implementation of concerts is a concern related to potential transportation system impacts along with other factors. As part of this Amendment, staff supports limitations on the concerts along with requiring the developer to seek annual Right-of-Way Utilization Permits to address the coordination of traffic demand management for all events to coordinate transportation system impacts.

The applicant submitted a Traffic Impact Analysis that identified some transportation system deficiencies to occur in future years. Marion County is undertaking a series of transportation improvements in the area which may further influence effects on the transportation network. The requirement to seed an additional Amendment will provide an opportunity to evaluate progress on current projects and coordinate with FDOT where the key deficiencies are expected.

Table A below identifies each section of the Agreement and provides staff's remarks regarding the Agreement sections.

<b>Table A. Modification and Current Development Agreement Comparison &amp; Remarks</b>		
<b>Section</b>	<b>PROVISION</b>	<b>STAFF REMARKS, DISCUSSION, RECOMMENDATIONS</b>

1	Development Uses Permitted.	No objection, subject to approval of 25-L01, 25-L02, and 250606ZP.
2	Concert Uses (and other event uses).	Coordination and timing for concerts is a concern; recommend requiring annual Right of Way Usage Permit (RUP) and establishing conditions on the number and timing of concerts.
3	Further Amendment to Agreement.	No objection to deadline for further Development Agreement amendment to enable coordination with agencies, and for evaluation of the status of existing transportation improvement projects; subject to PUD conditions.
4	Adopted Pursuant to Florida Local Government Development Agreement Act.	No objection.
5	General Provisions.	No objection.
6	Effect Date.	No objection.
7	Effect on Current Agreement.	No objection.

## V. STAFF RECOMMENDATION

Staff recommends the Board of County Commissioners :

- A. Receive public comment,
- B. Provide direction to staff (if any), and
- C. Motion to confirm the second public hearing to consider the Agreement for Tuesday, March 18, 2026, at 1:30 p.m.

## VI. BOARD OF COUNTY COMMISSIONERS ACTION #1 – 2/18/2026

The Board considered the Agreement and provided direction to staff, including requesting further provisions related to concerts. The Board established and confirmed the second public hearing to be held March, 18, 2026, at 1:30 p.m.

## VII. BOARD OF COUNTY COMMISSIONERS ACTION #2 – 3/18/2026

TBD

## VIII. LIST OF ATTACHMENTS

- A. County Attorney LRM Review Request.
- B. 1. Staff Proposed Development Agreement Amendment  
2. Staff Revisions to Development Agreement ULSO - 20260306
- C. Initial/Current Recorded Development Agreement as reference in the proposed Agreement.
- D. First Amendment to Development Agreement as reference in the proposed Agreement.
- E. DRC Staff Comments for initial Development Agreement Amendment.
- F. OCE Traffic Engineering Additional Remarks regarding Amendment.
- G. 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](http://www.MarionFL.org/GoldenOcalaWEC).