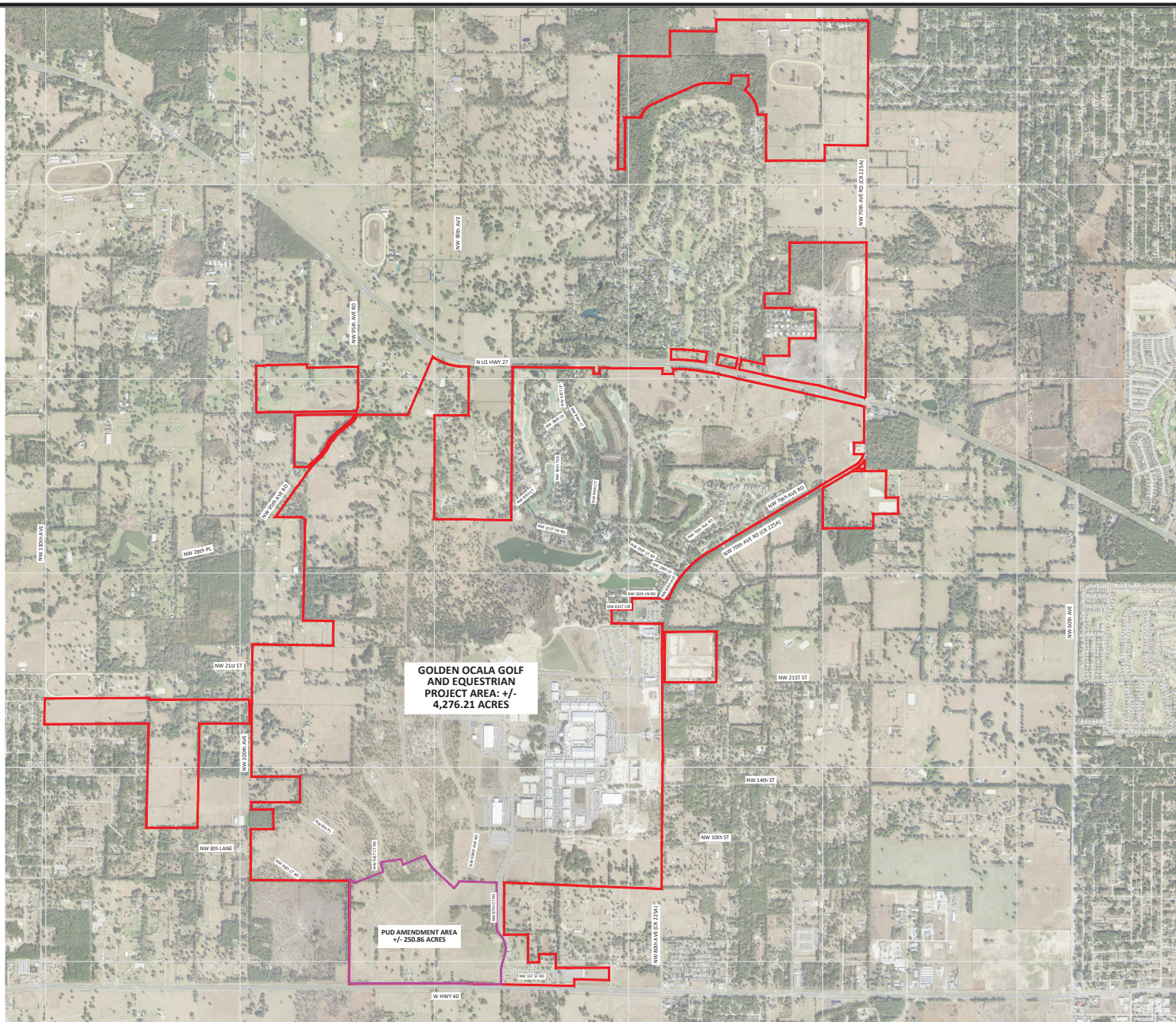


MARION COUNTY, FLORIDA

TOTAL PROJECT AREA: ± 4,276.21 ACRES
 AMENDED PROJECT AREA: ± 250.86 ACRES
 FUTURE LAND USE: WEC, LR, MR, HR, COM.
 CURRENT ZONING: PUD (200201Z)
 PROPOSED ZONING: PUD-AMENDED

COVER SHEET



PUD PARCELS			SCALE IN FEET
(391 TOTAL)			1" = 120'
12674-002013	12673-100003	20945-000000	
12674-002014	12673-100004	20945-000001	
12674-002015	12674-000000	21089-010003	
12674-002016	12674-000001	21089-010004	
12674-002019	12674-000004	21089-010005	
12674-002020	12674-000005	21089-010006	
12674-002021	12674-000006	21089-010007	
12674-002022	12674-000007	21089-010008	
12674-002023	12674-000008	21089-010009	
12674-002024	12674-000009	21089-010010	
12674-002025	12674-000010	21089-010011	
12674-002026	12674-000011	21089-010012	
12674-002027	12674-000012	21089-010013	
12674-002028	12674-000013	21089-010014	
12674-002029	12674-000014	21089-010015	
12674-002030	12674-000015	21089-010016	
12674-002031	12674-000016	21089-010017	
12674-002032	12674-000017	21089-010018	
12674-002033	12674-000018	21089-010019	
12674-002034	12674-000019	21089-010020	
12674-002035	12674-000020	21089-010021	
12674-002036	12674-000021	21089-010022	
12674-002037	12674-000022	21089-010023	
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12674-002040	12674-000025	21089-010026	
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12674-002044	12674-000029	21089-010030	
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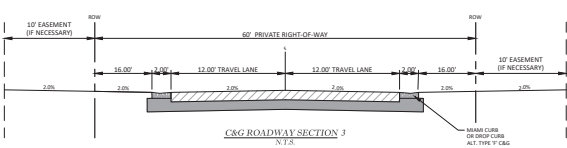
Tillman & Associates
— ENGINEERING, LLC. —
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

GOLDEN Ocala GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

DATE 05-06-25
DRAWN BY HB
CHKD. BY GH
JOB NO. 25-0001

SHT. 02.01



C&G ROADWAY SECTION
N.T.S.

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).
MIX TI-P L-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multi-family residence (apartment, condominium, townhome, or row house).
Maximum Aggregate Residential Amount	Up to 2.37 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.
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. Special Use Permit. Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, equestrian veterinary clinics, equestrian boarding facilities, horse feed stores, tack stores, chaps, 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.
EQUESTRIAN FACILITIES	Multi-purpose facilities including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: picnic grounds, playgrounds, sports fields, parking facilities, 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 facilities including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: picnic grounds, playgrounds, sports fields, parking facilities, 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.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multitude of purposes including, without limitation: meetings, exhibit exhibition, trade shows, entertainment events, graduations, shows (e.g. dog, UPR, 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.
	Maximum development amounts are: Commercial development is 4,000,000 RSF; Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres. Hotel is 1,500 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.
	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 live 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}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached '0-Acre'							
Principle	150	150	435,000 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+⁴							
Principle	40'	60'	130,180 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 Detached⁴							
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)⁴							
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)^{4,4}							
Overall Principle 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	26'	N/A	1,300 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'
Mechanical	N/A	N/A	N/A	25'	10'	Int. 0'/Ext. = 10'	25'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	100'
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'	100'
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'	100'
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

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)

Expo - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.

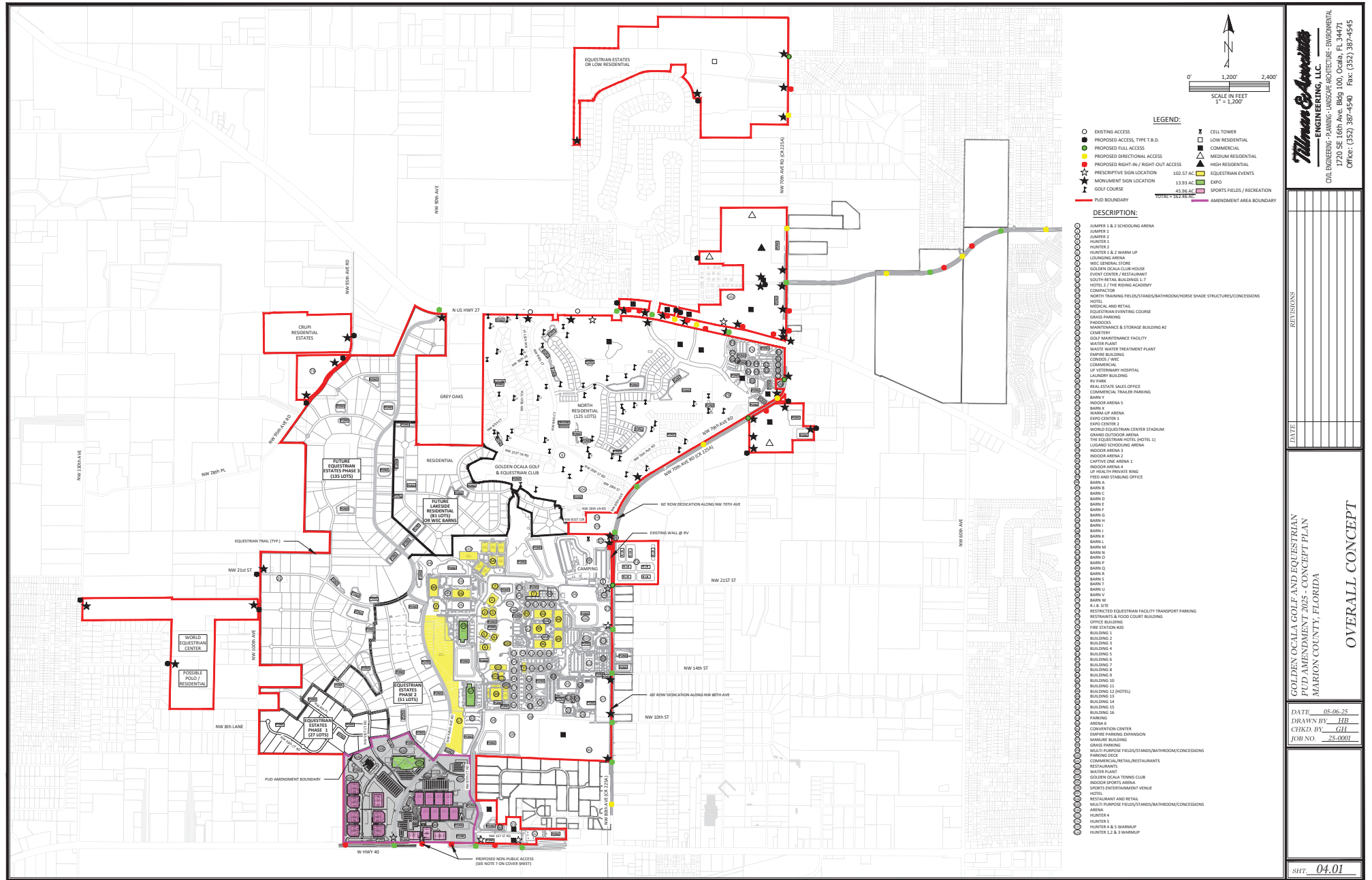
Sports Facility - World Equestrian Center (WEC)

Sports Facility - World Equestrian Center
Comply with defined uses within PUD Conditions.

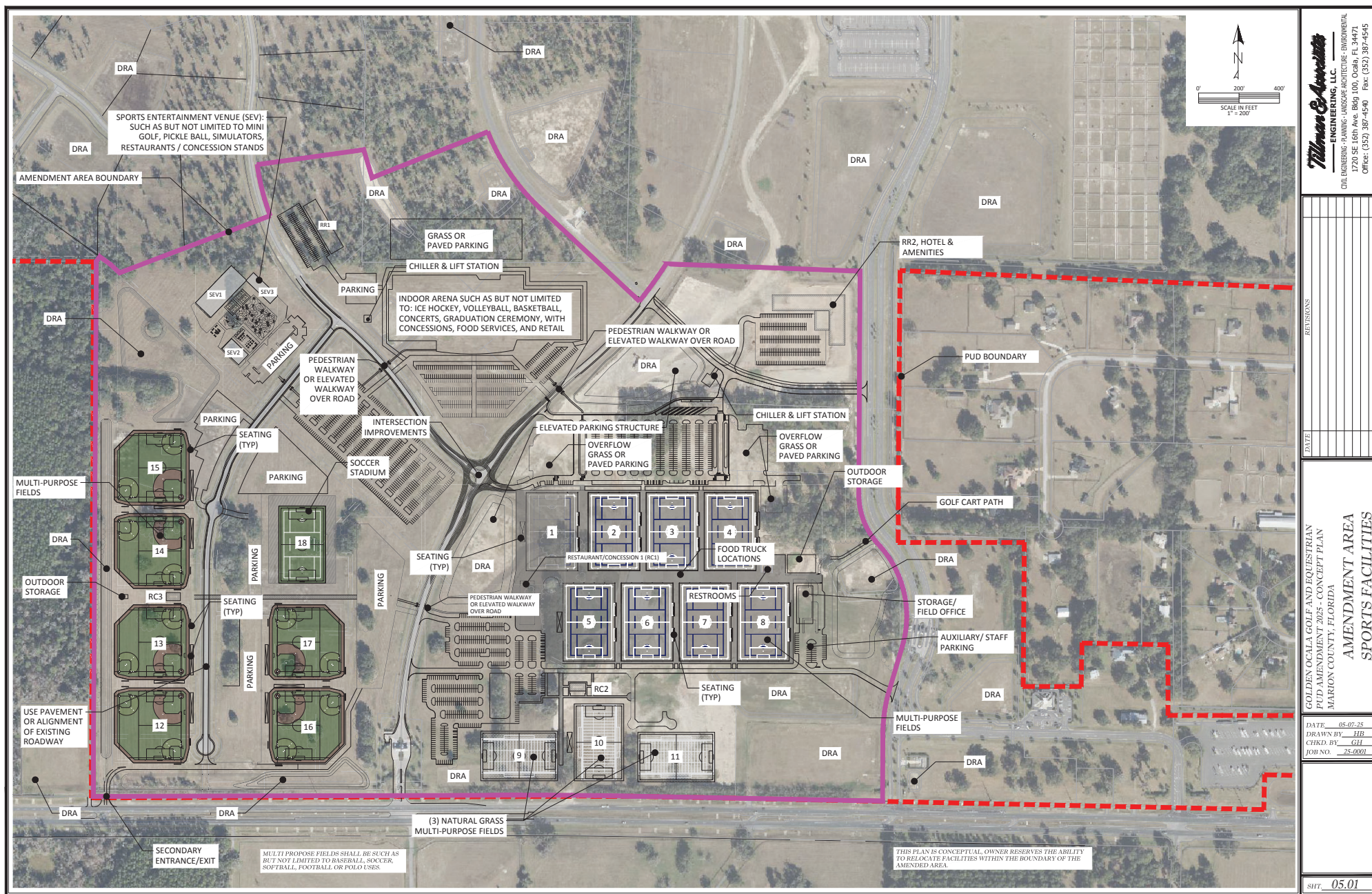
¹In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.

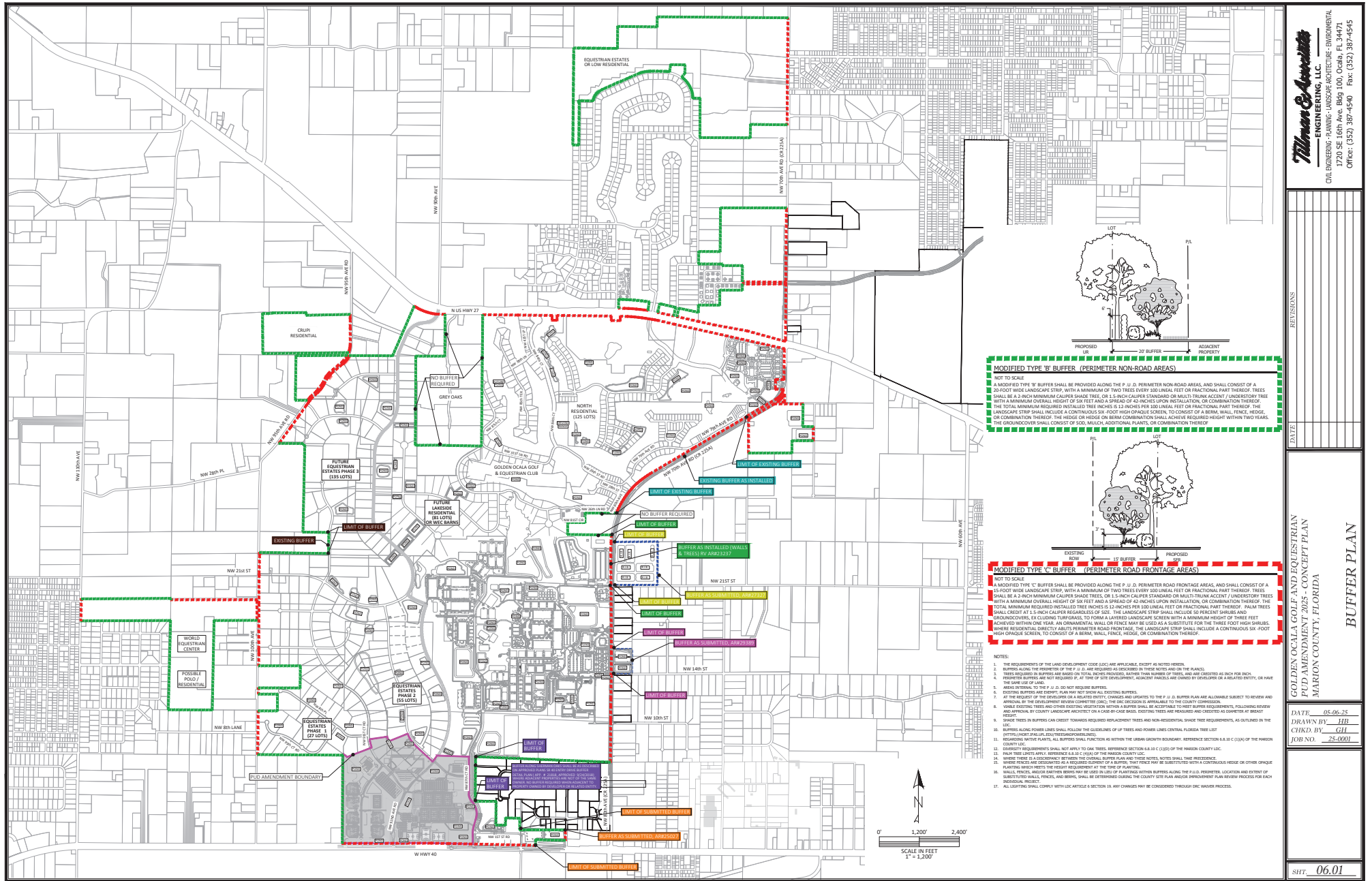
²LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.

²Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER