

Chen, Xinyi

From: Scott, Dane
Sent: Tuesday, May 20, 2025 10:40 AM
To: Chen, Xinyi
Cc: Rison, Christopher; Watson, Donald
Subject: RE: AR 32571 - Comp Plan Text Amend

Hi Cindy,

Below are our intended comments related to AR 32571. Traffic is unable to complete the review due to an ePlans error (shown after the comments). We escalated this to our customer service who then escalated to Growth Services (including Michelle Fenelli since the error message mentions her specifically). No one has responded to us regarding this issue and we are still unable to add our comments.

Comments intended for AR 32571:

INFO

4/4/25 – Recommend Denial: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts. County Traffic does not support the proposed changes for the following reasons.

1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala.
2. There is no established practice of estimating trip generation for Equestrian Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.
3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.
4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.

Error message received when attempting to provide comments in ePlans:

Marion County ePlans

An unexpected error has occurred.

If you continue to receive this error please report the steps you took to receive i additional information to your system administrator at Michelle.Fanelli@marionfl.org

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From: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Sent: Tuesday, May 20, 2025 10:26 AM
To: Scott, Dane <Dane.Scott@marionfl.org>
Cc: Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: AR 32571 - Comp Plan Text Amend

Hi Dane,

AR 32571 is scheduled for a P&Z hearing next Wednesday. Chris Rison and I are currently working on the staff report, due later this week.

If possible, could you please complete the traffic review for this AR? I noticed that Traffic has recommended denial for its concurrent Comp Plan Map Amendment (AR 32628), with several major concerns. If similar issues apply to this application, I'd like to incorporate them into the staff report once your review completes.

Thank you in advance for your help!

Best,
Cindy

Xinyi Cindy Chen, AICP, LEED AP

Senior Planner

Growth Services

Main: 352-438-2600 | Direct: 352-439-2623

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