



**Marion County
Board of County Commissioners**

Growth Services

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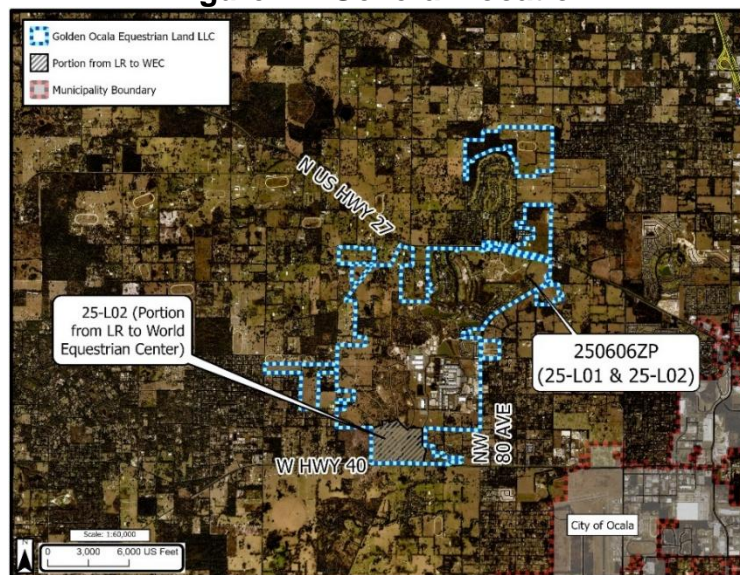
**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 05/28/2025	BCC Date: 06/17/2025
Case Number	250606ZP
CDP-AR	32565
Type of Case: PUD Rezoning/PUD Amendment	Request to amend two existing Planned Unit Development (PUD) projects to combine the PUDs into a single united PUD and amend a portion of the united PUD to allow for an indoor/outdoor sports complex and event venue facilities, along with establishing and modifying development standards for the new and existing uses.
Owner	Golden Ocala Equestrian Land, LLC, et. al.
Applicant	Tillman and Associates Engineering, LLC
Street Address/Site Location	Multiple Address and/or No Addresses Assigned
Parcel Number(s)	391 parcels of existing PUD including 1261-000-000, 12659-000-01, 12664-003-01 and Other Numerous Parcels
Property Size	±4,276.21 acres
Future Land Use	Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), World Equestrian Center (WEC)
Existing Zoning Classification	Planned Unit Development (PUD)
Overlays Zones/Special Areas	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain Zone and Flood Prone Area
Staff Recommendation	APPROVAL
P&Z Recommendation	TBD
Project Planner	Christopher Rison & Xinyi Cindy Chen
Related Cases	Concurrent cases: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-L02 Comprehensive Plan Large-scale Map Amendment, 25-DM01 Developers Agreement
Historic Cases	210302Z(P) - PUD (companion to 200201Z(P)); 200201Z(P) - Amend PUD & Rezone added land;

I. ITEM SUMMARY:

The applicant, Tillman and Associates Engineering, LLC, on behalf of Golden Ocala Equestrian Land, LLC, et. al. (Developer), has applied to amend two existing Planned Unit Developments (PUDs), specifically 200201Z(P), *Golden Ocala-WEC* and 210302Z(P), *Golden Ocala Garcia*, in order to accomplish the following: 1) unify the two PUDs into a single consolidated PUD, and 2) revise the development program for the southern portion of the unified PUD to introduce new potential uses consisting of indoor/outdoor sports complex and event venue facilities. In addition, the application proposes to establish and modify development standards to accommodate both new and existing uses across the combined PUD. The overall PUD application conceptual plan and amended area conceptual plan are included in Attachments A and B. The amendment encompasses $\pm 4,276.21$ acres consisting of 391 parcels, including, but not limited to, primary parcel numbers of interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00. The properties lying east of NW 100th Avenue are the focus of this PUD Amendment, are predominantly located in Marion County's Urban Growth Boundary, as well as in the Secondary Springs Protection Zone. The PUD includes portions of Flood Zone and Flood Prone areas, along with areas within a declared Opportunity Zone. The subject properties currently carry a range of Future Land Use designations, including Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), and World Equestrian Center (WEC). The current zoning for all parcels is Planned Unit Development (PUD). No changes are proposed for the existing PUD portion lying west of NW 100th Avenue within the Rural Land and Farmland Preservation Area.

Figure 1 – General Location



The proposed PUD amendment has been submitted concurrently with Comprehensive Plan Amendments CPA 25-L01 (Text Amendment) and CPA 25-L02 (Map Amendment), that proposes to revise the World Equestrian Center future land use designation definition to enable the requested sports/event facilities within the Urban WEC land use designation; additionally, a Development Agreement (25-02DM). *In the event the*

Amendments are not approved in an appropriate form, this application will be ineligible for approval as it would not be consistent with the Comprehensive Plan.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. Staff finds the requested zoning does conform to LDC Section 2.7.3.E(2) as it would not adversely affect the public interest, is compatible with the Marion County Comprehensive Plan, and is compatible with the surrounding area.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on May 18, 2025. Consistent with LDC Section 2.7.3.C., notice of public hearing was mailed to all property owners (427 owners) within 300 feet on May 9, 2025. Consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on May 12, 2025. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference. Letters of opposition and support have been received related to this request.

IV. BACKGROUND:

The subject properties make up the Golden Ocala / World Equestrian Center (GO-WEC) development, a master-planned, mixed-use project featuring residential uses that also serves as a regional attraction centered on equestrian activities, hospitality, and recreational amenities. The Golden Ocala project has undergone a significant transformation into a large-scale event destination focused on the equine industry while also accommodating complementary and related uses including residential, commercial, and limited community services.

The GO-WEC project, identified as a functional “Development of Regional Impact” (DRI) was initiated in 2016, and through Comprehensive Plan amendments, PUD rezonings, and Special Use Permit approvals, obtained its most recent PUD zoning related approvals in 2020 and 2021; the key consideration for the GO-WEC project are listed in Table A following. The DRI approval and implementing PUDs authorized a mix of uses, including equestrian and agricultural estate lots, single-family and multi-family residential units, commercial components (retail, office, hotel, and RV Park), and the central WEC event facility. The development also included affiliated support areas, such as restricted parking facilities for equestrian transport vehicles and utility facilities.

TABLE A. Golden Ocala - World Equestrian Center (GO-WEC) - Major Approvals				
Golden Ocala WEC PUD	160506Z	170302Z	200201Z & w/210302Z	250606ZP
Application Request	A-1 to PUD (AR18315)	PUD Amend.; Plan Amend - Policy 10.6 & FLUM Map	PUD Amend. & Expansion; Plan Amend - Policy 10.6 & FLUM Map	PUD Amendment to: 1) merge existing PUDs as one consolidated PUD, 2) add new uses such as indoor/outdoor sports complex and event venue.
Total Acres	504.46	504.46	4,224	4,276.21 (FLUM amended area: 250.86)
BCC	Approval	Approval	Approval	Staff Recommendation: Approval P&Z Recommendation: TBD

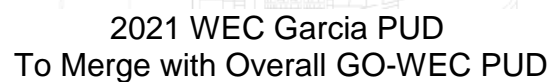
V. PROPOSED PUD AMENDMENT:

The applicant is requesting to amend two existing Planned Unit Developments (PUD) by consolidating them into a single, unified PUD and revising a portion of the consolidated area to enable the development of an indoor/outdoor sports complex and venue facilities, and updating the PUD's development standards and amounts to reflect the new uses and adjustments in quantifying the enabled uses. This amendment is part of a coordinated application package that includes Comprehensive Plan Text Amendment CPA 25-L01, Map Amendment CPA 25-L02, and Development Agreement 25-02DM, wherein this PUD Amendment request is dependent upon the approval of both Comprehensive Plan Amendments.

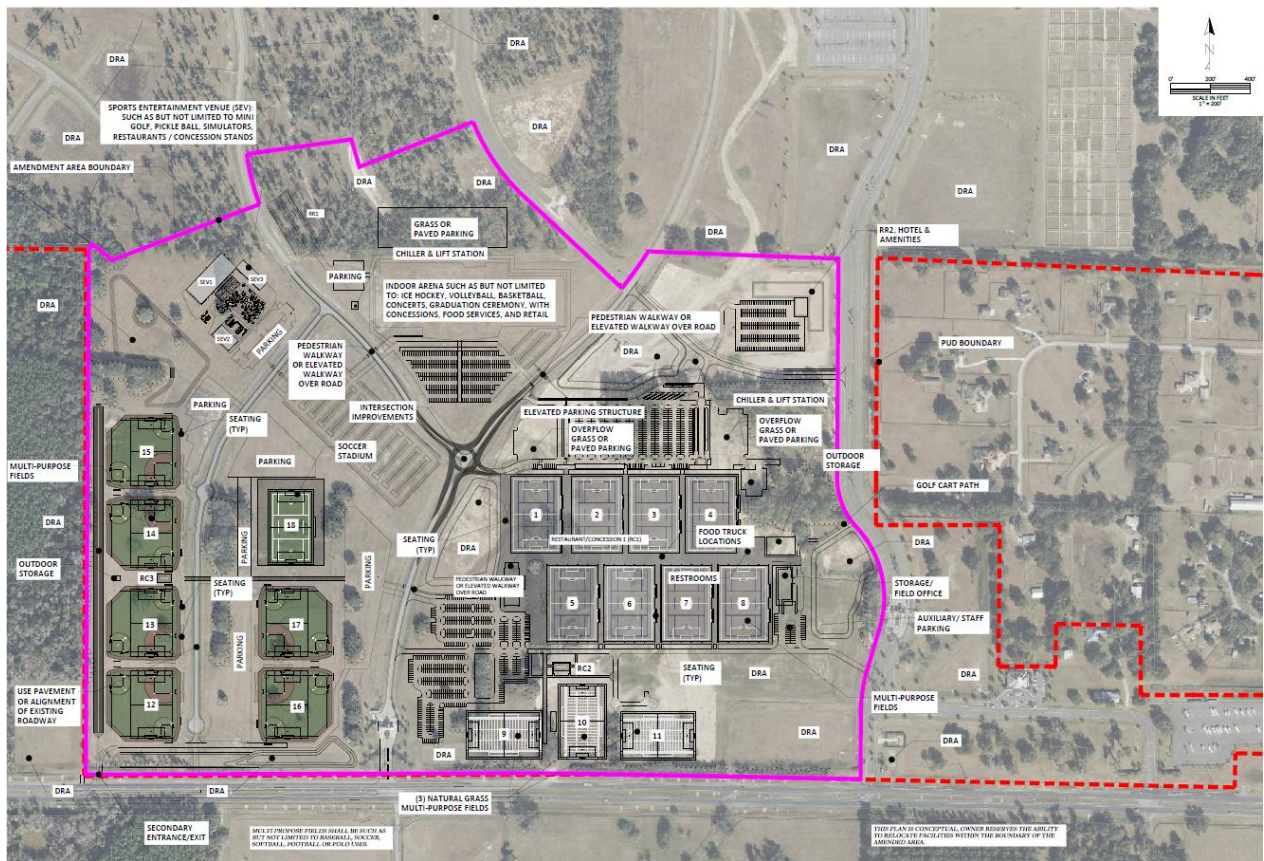
The proposed Comprehensive Plan Text and Map amendment as well as the PUD amendment would establish new land use entitlements and development standards to support a multi-purpose sports complex and venue facility. The facility is proposed to include outdoor sports fields (soccer, football, baseball, and polo, etc.) with spectator seating, parking areas, and indoor venues accommodating such sports and other events suited to the facilities, along with other event-oriented support infrastructure. The amendment also includes updated development regulations that apply across both the existing and newly designated WEC lands within the PUD boundary. These regulations address permitted uses, intensity and density standards, phasing, landscaping, signage, and infrastructure requirements.

The unified PUD will maintain existing entitlements already approved under the original PUD, including residential neighborhoods, commercial centers, hospitality elements, and equestrian venues. The new sports complex and venue facilities are proposed within a portion of the project area that was previously designated for agricultural/low-density residential uses but is requested to be designated an area of World Equestrian Center future land use to enable the proposed regional-scale recreational and event destination.

Figure 2 – Proposed Overall PUD Conceptual Plan



**Figure 3 – Proposed Sports/Event Complex - Enlarged Conceptual Plan
(Corresponds to FLUM Amendment 25-L02 Area)**



VI. ANALYSIS:

A. Land Use and Zoning Compatibility

Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The subject property lies within the Urban Growth Boundary and is surrounded by a mix of residential and agricultural development, as well as existing WEC-related facilities. The unification of the two PUDs and the integration of a sports complex will function as an extension of the area's evolving land use pattern. The proposed uses are compatible with the World Equestrian Center designation, contingent upon the approval of the Comprehensive Plan Amendments (25-L01 and 25-L02), which includes operations supportive of the proposed regional facilities including hotels/RV camping, restaurants, retail, and medical facilities. Figure 4 displays the expected to be existing FLUMS, which assumes the subject property is designated World Equestrian Center via the concurrent Comprehensive Plan Amendments for the site previously note. Figure 5 display the existing and proposed zoning classification for the subject property which will functionally remain the same, while

providing for unification the two existing PUDs into a single PUD. Figure 6 shows the uses of subject property and surrounding properties as classified by Marion County Property Appraiser.

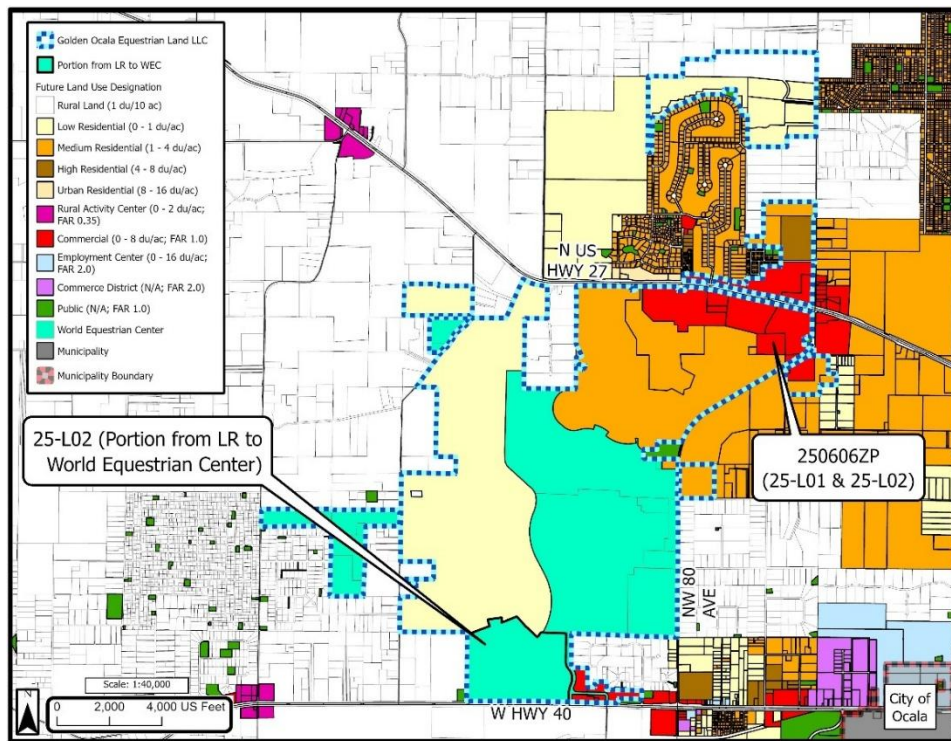


Figure 4 - Anticipated/Proposed FLUMS Designation

Figure 5 - Existing/Proposed Zoning Classification

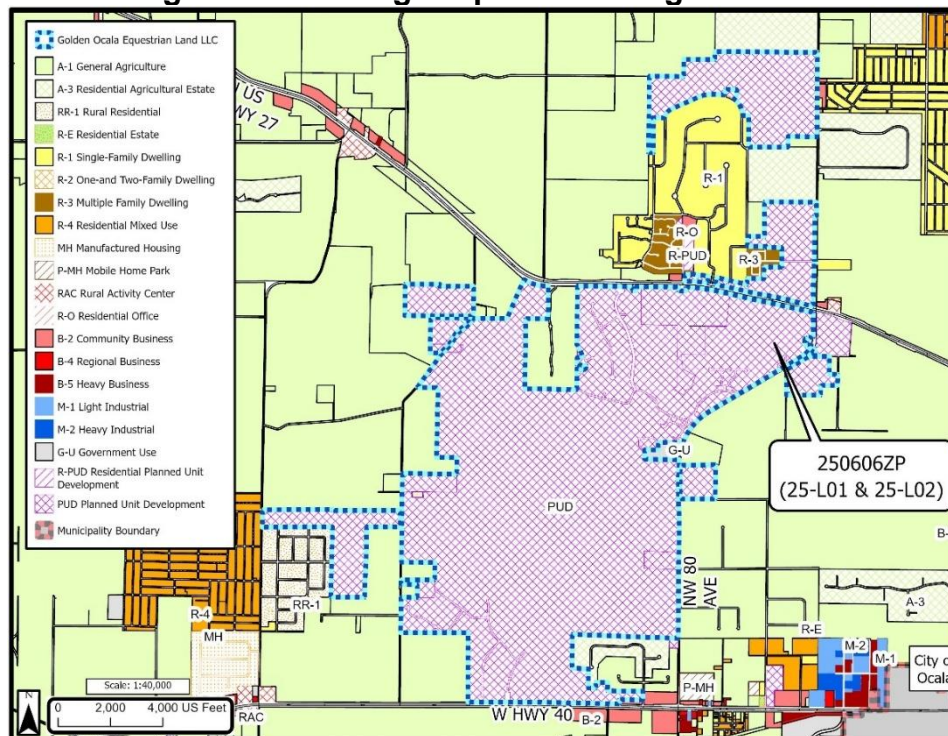
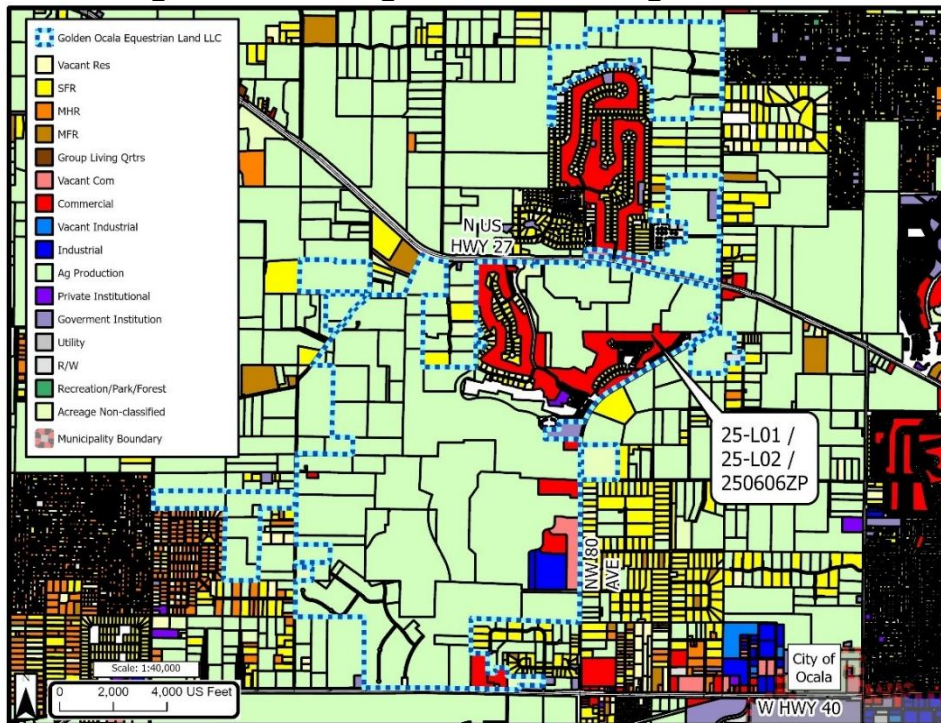


Figure 6 - Existing and Surrounding Land Uses



Staff notes that the functional change related to the request is the introduction of the sports complex/venue facilities at the southern end of the site along W. SR Hwy 40. No other functional changes in location and placement of the PUD's potential development are proposed.

However, the project proposes revisions to the project's land use buffers based on whether the perimeter boundaries are roadways or other lands, regardless of their use. The proposed buffers are those previously approved for the original 2020 PUD, and no modifications are proposed. Recreational fields are proposed for placement along the western boundary of the PUD, adjoining a currently vacant 80-acre Rural Land designated and General Agriculture (A-1) zoned property. Other fields will be located along W. SR Hwy 40 or along the east side of the complex area along the west side of the eastern main entry into the existing WEC Complex to the north. The proposed stadium space is proposed for placement along the west side of the existing westernmost entrance to W. SR 40 initially established for the future agricultural estate lots. The proposed event venue space is then proposed for the north-central portion of the complex area, functionally internal to the site and in proximity to other established WEC Complex facilities. The application notes all sight lighting will conform to LDC Section 6.19 - Outdoor Lighting, which will require any and all sight lighting to provide photometric plans which focus on targeting lighting based on tasks/activities and avoiding casting direct light to off-site areas. Given the proposed locations of the various facilities, the internal focus of some facility components, and that no changes in the external buffers already approved and functionally established, staff finds the proposed indoor/outdoor sport complex and event venue facilities compatible with the surroundings.

B. Infrastructure and Public Services

The project area is within the Marion County Utility Service Area and subject to connection requirements for centralized water and sewer service. Marion County Utilities has noted that utility flows and connection requirements will be reviewed at the site plan stage. Staff notes that currently developed portions of the site are currently serviced with central potable water and central sewer from Marion County Utilities. While water and sewer mains may not currently reach the entire project area, their future availability is feasible given the existing service boundaries and continuing requirements of the PUD in its consolidated state. Development will be required to meet Level of Service standards in accordance with applicable Potable Water and Sanitary Sewer Element policies.

C. Environmental Features

The site is located within the Countywide Secondary Springs Protection Zone and includes areas of FEMA Flood Plain and Marion County identified Flood Prone Areas. Pursuant to the LDC, development within these areas will require compliance with local, state, and federal regulations for stormwater, floodplain management, and groundwater protection. These matters will be further addressed during development review and permitting. Staff further notes, the GO-WEC project includes stormwater drainage improvements completed consistent with the LDC as the development has progressed.

D. Transportation and Traffic

The PUD Conceptual Plan proposes maintaining all currently authorized entrances and exits for the project. Further, the request proposes an additional W. SR Hwy 40 access point at the western boundary of the project, adjoining an FDOT drainage retention area for W. SR Hwy 40, where an existing left-turn directional median crossing is currently provided $\pm 1,450$ -feet west of the currently existing main entrance to be use for the sports complex facilities. The applicant further notes that an existing "farm" access is located ± 820 -feet east of that existing main entrance, and the developer proposes enabling use of that access solely for the sports complex maintenance operations, and no public ingress or egress access will be authorized via that farm/maintenance access. The developer has submitted a Traffic Methodology (AR# 32342) that is current undergoing staff review.

According to the DRC Traffic Review (Attachment D), the proposed changes are expected to significantly increase traffic volumes in the surrounding area. Specifically, the introduction of sports facilities and event uses would result in an estimated increase of 2,926 external daily trips (a 131% increase) and 494 external PM peak hour trips (a 223% increase) compared to what is currently allowed under the Low Residential land use. These additional trips would adversely affect seven roadway segments along SR 40 that already exceed or are close to exceeding their LOS thresholds under existing conditions.

Further, County Traffic raised methodological concerns regarding the use of acreage-based entitlements for sports and equestrian facilities. The ITE Trip

Generation Manual does not support estimating traffic impacts based on acres; it uses metrics such as number of seats (for horse racetracks) or number of fields (for soccer complexes). The reliance on acres introduces uncertainty into traffic projections and complicates the evaluation of operational impacts.

Additionally, the request to increase the cap on hotel rooms from 1,350 to 1,650 was not supported. At present, only 642 rooms have been constructed, and 708 additional rooms remain under the current entitlement. County Traffic recommends addressing any need for further hotel expansion through a future amendment, once current capacity is utilized.

Lastly, the proposal to remove existing restrictions on concerts - including the special event permit and traffic management plan requirements - was not supported due to the inability to quantify traffic impacts. The current Development Agreement allows up to four concerts per year with conditions that help manage traffic impacts. County Traffic is not opposed to increasing the number of concerts but maintains that the special event permit and traffic plan requirements must remain in place to protect public safety and transportation infrastructure.

Based on this analysis, the proposed amendment is not consistent with TE Policies and FLUE Policies. County Traffic recommends denial of the amendment due to the projected increase in traffic, the lack of reliable trip generation methodology, and concerns regarding impacts to already-constrained roadway segments and concurrency. Without modifications to reduce or offset the proposed entitlements, the amendment poses substantial operational and safety risks to the transportation network.

Staff notes that this PUD Amendment request, due to its contingency and dependency on the concurrent Comprehensive Plan Amendments previously noted in this report, will not be eligible for final consideration by the Board of County Commissioners until September 2025 at the earliest in order to undergo State and Regional Agency review of the Amendments. This extended timeline is expected to provide an opportunity to resolve and complete the submitted Traffic Methodology and complete the Traffic Study for the PUD Amendment, wherein at that time this PUD consideration is also due to be accompanied by the consideration of a Development Agreement Modification that will outline how need transportation improvements identified by the study will be addressed and coordinated by the developer in conjunction with FDOT and Marion County. As such, staff is currently recommending approval of this PUD Amendment in anticipation of the currently identified issues being resolved, or mechanisms established to address how short- and long-term transportation system needs and improvements will be properly addressed and mitigated, before final consideration of this request by the Board of County Commissioners.

E. Concurrency and Phasing

The proposed amendment must demonstrate that adequate public facilities and infrastructure will be available concurrent with development. While water, sewer, and environmental systems may be addressed through standard development

review procedures, the identified traffic impacts present unresolved concurrency issues that cannot yet be mitigated under the current application; however, at the time final consideration of this request is undertaken, measures to address how identified transportation needs will be mitigated may be established as part of the then PUD consideration along with part of the consideration of the concurrent Development Agreement Modification (25-02DM).

VII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed rezoning because the application:

- A. **Will not adversely** affect the public interest.
- B. **Is consistent** with the Comprehensive Plan because it is in conformance with:
 - 1. FLUE Policies 1.1.1, 2.1.23, 5.1.3, 5.1.4, and Objective 10.4.
- C. **Is compatible** with the surrounding uses because the proposed zoning would allow a limited range and intensity of uses in an Employment Center (EC) designated area that is consistent with the CR 475A Overlay that includes use limitations and design requirements intended to support the Florida Horse Park and Cross-Florida Greenway 475A Landbrige Trailhead.
- D. If the PUD rezoning is approved, the recommended development conditions include:

CONDITIONS FROM 200201Z(P)

- 1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1.
- 2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan, the project's Master Plan, consisting of the Overall Master Plan and WEC Plan as depicted on the Master Plan submitted [5/7/2025], and the conditions of this approval. (table to be changed out if Text Amendment for FLUE 10.5.1 is approved)

TABLE #1: GOLDEN OCALA PUD MAXIMUM DEVELOPMENT AMOUNTS	
DEVELOPMENT USES	AMOUNT
RESIDENTIAL	
Equestrian Estates	300 Dwelling Units
Low Residential	400 Dwelling Units
Medium Residential (Single-Family/Duplex Residential)	1,103 Dwelling Units
High Residential (Multiple-Family Residential)	408 Dwelling Units

Condominium	170 Dwelling Units
Rural	16 Dwelling Units
<i>Total Housing Units</i>	<i>2,397 Dwelling Units</i>
NON-RESIDENTIAL	
World Equestrian Center w/accessory concessionary uses (snack bars, limited retail, etc.)	13,500 Seats
Commercial Retail/Office	4,000,000 Square Feet
Commercial Hotel	1,350 Rooms
Commercial Recreational Vehicle Park	280 RV Unit Parking Spaces
Restricted Equestrian Facility Transport Parking	±29.5 acres

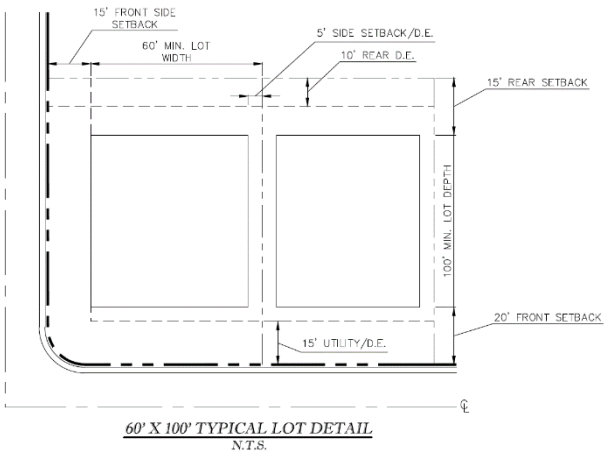
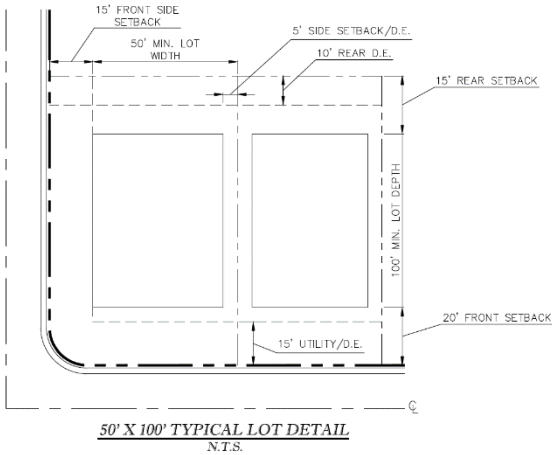
TABLE 5: GOLDEN OCALA PUD PROPOSED USES

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).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
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. <i>Special Use Permit.</i>
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, 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 fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, 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.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, 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.
<i>Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/ots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
<i>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 outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.</i>	

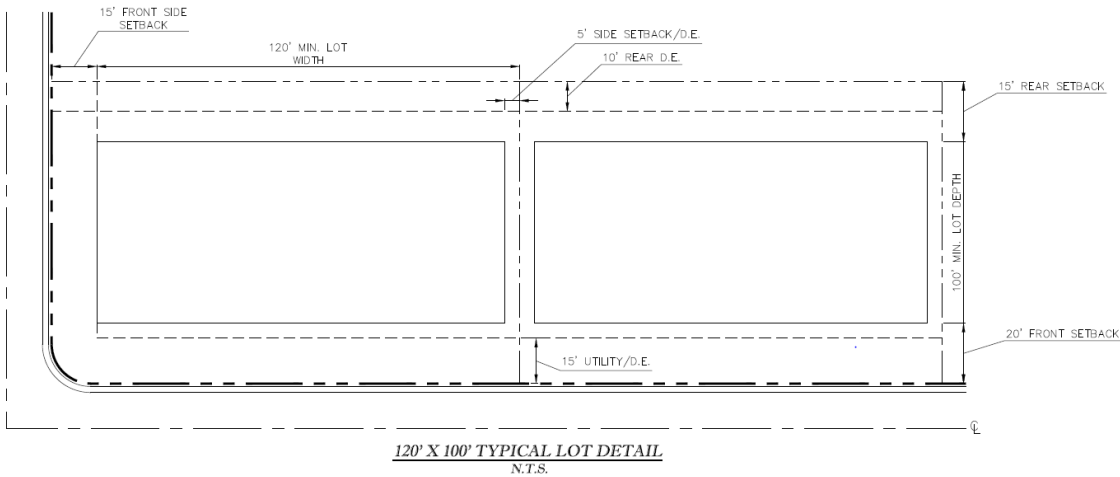
3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6;

TABLE #5: PROPOSED GOLDEN OCALA PUD MINIMUM LOT DESIGN TYPICALS

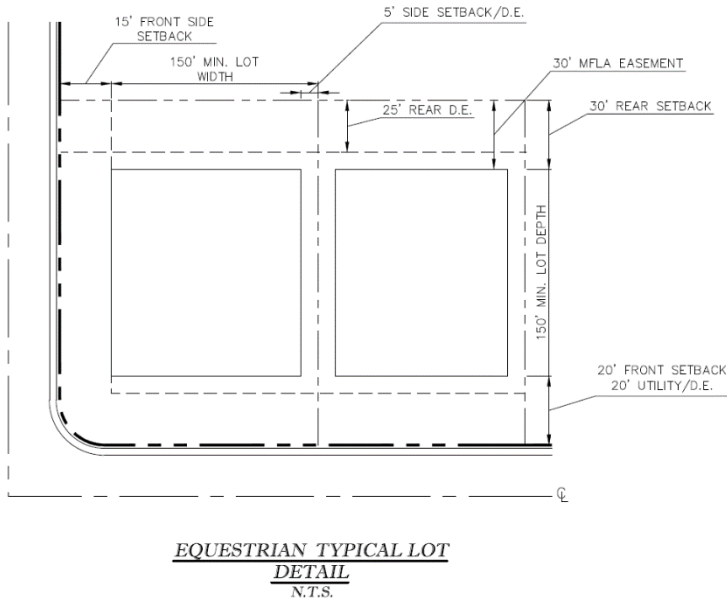
DETACHED SFR



DETACHED SFR



EQUESTRIAN ESTATES SFR



MINIMUM STANDARDS	50' SFR* (4 DU/AC)	60' SFR* (4 DU/AC)	120' SFR (4 DU/AC)	EQUESTRIAN ESTATES (1 DU/3 AC)	RURAL EQ. ESTATES 1 DU/10 AC	COMMERCIAL	MFR
LOT AREA (SF/AC)	5,000 SF (0.11 AC)	6,000 SF (0.14 AC)	21,780/ (0.5 AC)	130,680 SF (3 AC)	435,600 SF (10 AC)	N/A	N/A
LOT WIDTH	50'	60'	100'	150'	150'	85'	85'
LOT DEPTH	100'	100'	100'	150'	150'	N/A	N/A
RAW	30'	30'	30'	40'	40'	N/A	N/A
RAW & UTILITY & DRAINAGE EASEMENT	60'	60'	60'	80'	80'	N/A	N/A

FRONT SETBACK	20'	20'	20'	20'	20'	20'	20'
FRONT SIDE (CORNER) SETBACK	15'	15'	15'	15'	15'	8'	8'
SIDE SETBACK	5'	5'	5'	5'	5'	8'	8'
REAR SETBACK	15'	15'	15'	30'	30'	40'	40'
HEIGHT	35'	35'	40'	60'	60'	75'	65'

FRONT SETBACK	20'	20'	20'	20'	20'	20'	20'
FRONT-SIDE (CORNER) SETBACK	40'	40'	40'	40'	40'	40'	40'
SIDE SETBACK	5'	5'	5'	5'	5'	5'	5'
REAR SETBACK	5'	5'	5'	5'	5'	5'	5'
HEIGHT	20'	20'	25'	50'	50'	35'	25'

PARKING LOT SETBACK	N/A	N/A	N/A	N/A	N/A	10'	10'
SIDE DRAINAGE EASEMENT	5'	5'	5'	5'	5'	N/A	N/A
REAR DRAINAGE EASEMENT	10'	10'	10'	25'	25'	N/A	N/A
MFLA EASEMENT	N/A	N/A	N/A	30'	30'	N/A	N/A

~~*For single-family attached (duplex) development, one of the side-yard setbacks may be 0' subject to compliance with Florida Building Code construction requirements.~~

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 10-Acre*							
Principle	150'	150'	435,600 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-ac*							
Principle	40'	60'	130,680 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 Detached*							
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)*							
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							
Overall Principal 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	25'	N/A	1,200 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'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'
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**

Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).

Accessory = Customary individual unit residential accessory uses such as but not limited to: storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.

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)

Comply with defined uses within PUD Conditions.

Sports Facility - World Equestrian Center (WEC)

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.

³Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.

⁴Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet (30').

4. 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).
5. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.
6. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

CHANGE FROM

↓

CHANGE TO

→

	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE

Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms / 0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE

Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15,351 x (1,000) SF Office
= 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL

Add 150 DU of Single-Family Housing for ? Commercial Retail
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 52,285 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES

[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:

Single-Family

Residential Condominium/Townhouse

Hotel

General Office

Commercial Retail

Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.

Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.

Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.

Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.

Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

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- 6.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.
- 6.2. The land use tradeoff mechanism shown above applies to the entire Project boundary except that:
 - a) Within the portion of the project that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use and,

- b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.
 - c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.
- 7. 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.
- 8. The developer has not obtained full Concurrency Certification for the PUD and 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 1, etc.).
- 9. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) 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, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
- 10. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.
- 11. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however, the office shall be connected to central

sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

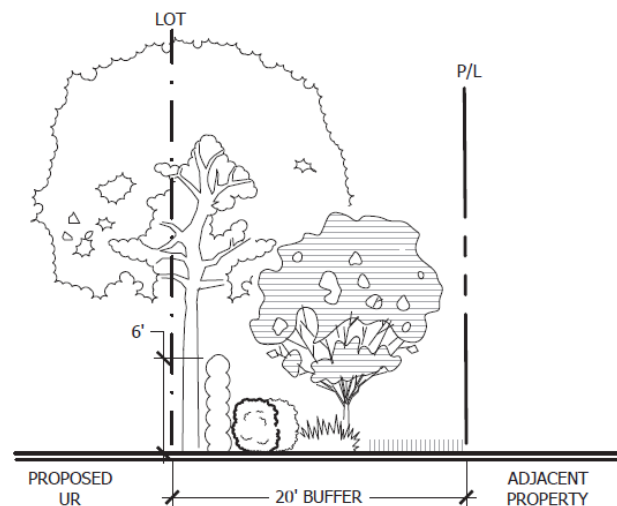
12. For the World Equestrian Center, the following conditions apply:

- 12.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.
- 12.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
- 12.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
- 12.4. The height of all buildings (other than non-occupied architectural features constructed of non-combustible materials and at a height of no more than 75 feet) shall be less than 65ft from the ground surface.
- 12.5. The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations); gun and knife shows; car shows; RV shows; and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.
- 12.6. All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.
- 12.7. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).
- 12.8. The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).
- 12.9. Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the

livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.

12.10. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

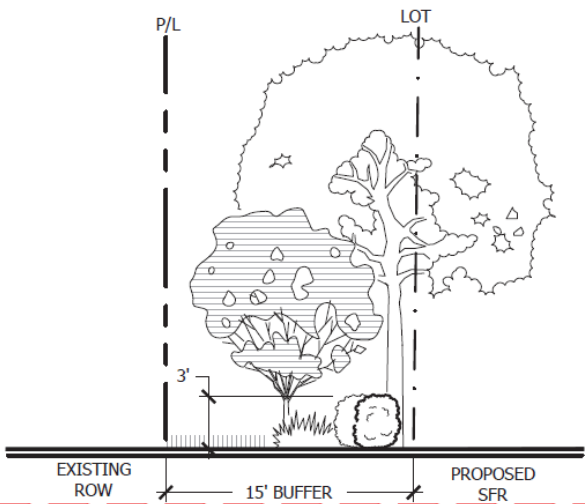
13. **Project buffers shall be provided consistent with Table #9.** Buffers for the project may be established and maintained in easements or independent tracts separate from residential, commercial, or WEC complex properties, with the ownership and maintenance addressed with the final approval of their corresponding development phase or activity (e.g., Final Plat, Major Site Plan, etc.). No accessory structures for the residential, commercial, or WEC complex properties shall be placed in the buffers. Buffer support facilities and overall project community amenities (e.g., wells, irrigation pump house, equine trails, multi-modal paths, sidewalks, etc.) may be integrated with the buffers subject to ensuring the buffers achieve their intended purpose of screening light, noise, dust, and other similar effects, particularly in relation to the WEC complex. Trees and shrubs may be clustered, thereby creating a non- continuous but aesthetically pleasing screen to adjacent properties, however, groundcover must be present in sufficient quantities and locations to prevent offsite erosion. Existing vegetation is eligible for inclusion to meet minimum requirements and native vegetation is encouraged. Equestrian or multi-use, unpaved trails and sidewalks are permitted within the buffer area.



MODIFIED TYPE 'B' BUFFER (PERIMETER NON-ROAD AREAS)

NOT TO SCALE

A MODIFIED TYPE 'B' BUFFER SHALL BE PROVIDED ALONG THE P.U.D. PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX-FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF. THE HEDGE OR HEDGE ON BERM COMBINATION SHALL ACHIEVE REQUIRED HEIGHT WITHIN TWO YEARS. THE GROUNDCOVER SHALL CONSIST OF SOD, MULCH, ADDITIONAL PLANTS, OR COMBINATION THEREOF.

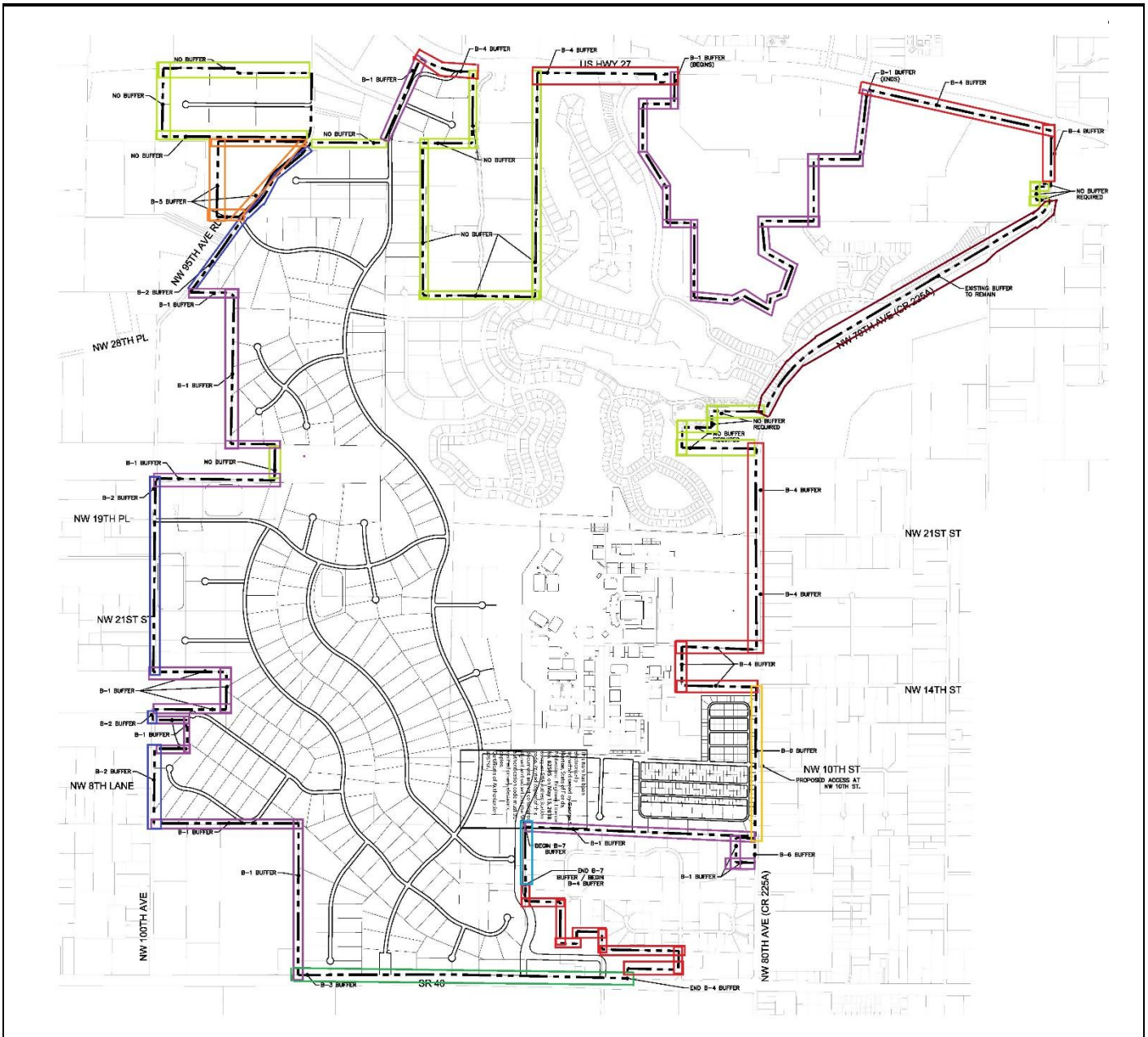


MODIFIED TYPE 'C' BUFFER (PERIMETER ROAD FRONTAGE AREAS)

NOT TO SCALE

A MODIFIED TYPE 'C' BUFFER SHALL BE PROVIDED ALONG THE P.U.D. PERIMETER ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREES, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR. AN ORNAMENTAL WALL OR FENCE MAY BE USED AS A SUBSTITUTE FOR THE THREE FOOT HIGH SHRUBS. WHERE RESIDENTIAL DIRECTLY ABUTS PERIMETER ROAD FRONTAGE, THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX-FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF.

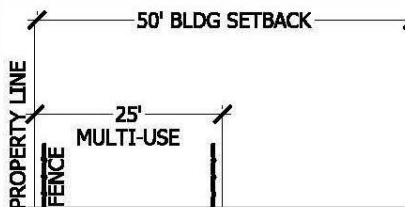
TABLE #7: GOLDEN OCALA PUD CONCEPT MASTER PLAN WITH BUFFER TYPES



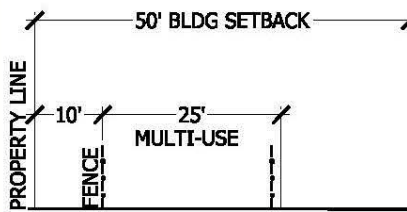
EXISTING BUFFER
REMAINS (WALL)



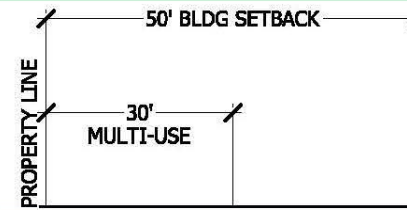
NO BUFFER



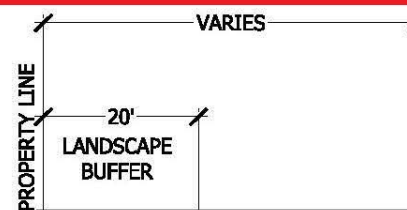
BUFFER B-1
25' BUFFER (MIN.) AND MULTI-USE TRAIL EASEMENT
5' HIGH FENCE ON PROPERTY LINE. 5' HIGH BOARD
FENCE ON INTERIOR EASEMENT LINE. PRESERVE
DESIRABLE TREES >10" DBH AND IN GOOD HEALTH. SELECTIVE
CLEARING AND NUISANCE VEGETATION REMOVAL PERMITTED.

**BUFFER B-2**

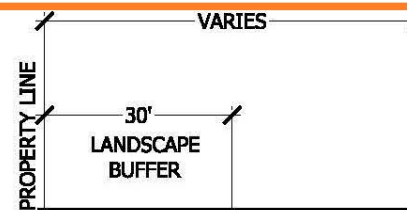
35' TOTAL WIDE BUFFER AND MULTI-USE TRAIL EASEMENT. PRESERVE EXISTING VEGETATION IN 10' WIDE STRIP ADJACENT TO PROPERTY LINE. 25' MULTI-USE TRAIL EASEMENT TO MATCH BUFFER B-1.

**BUFFER B-3**

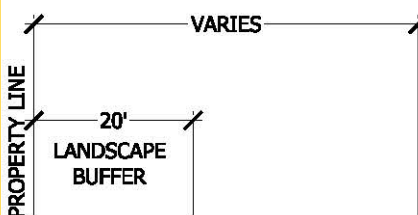
30' WIDE BUFFER PRESERVE EXISTING VEGETATION PER PERPETUAL RIGHT OF WAY EASEMENT ORB 1774, PG 465, ORB 1775, PG 534.

**BUFFER B-4**

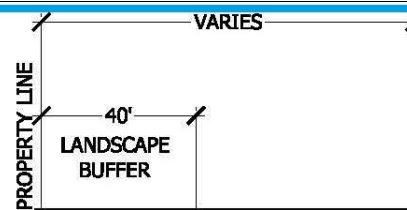
20' WIDE LANDSCAPE STRIP WITHOUT WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT / ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVER, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3' ARCHIVED WITHIN ONE YEAR.

**BUFFER B-5**

THE "RESTRICTED EQUESTRIAN FACILITY TRANSPORT PARKING" SHALL BE BUFFERED WITH A 30 FT. WIDE BUFFER CONTAINING 2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F.. A CONTINUOUS HEDGE AND A 3 FT. TALL EARTHEN BERM SHALL BE PROVIDED AS WELL. THIS BUFFER SHALL BE ONLY BE PROVIDED ALONG THE RIGHT-OF-WAY AND ON PARCEL BOUNDARIES WHERE THE ADJACENT PROPERTY IS NOT UNDER THE SAME OWNERSHIP.

**BUFFER B-6**

20' WIDE LANDSCAPE STRIP WITHOUT WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT / ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVER, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 6' ARCHIVED WITHIN TWO YEARS.

**BUFFER B-7**

40' WIDE LANDSCAPE STRIP WITH 6 FT. TALL FENCE ON 6 FT. TALL EARTHEN BERM. BERM SHALL BE SODDED AND SLOPE AT 3:1. FENCE SHALL BE FIELD FENCE OR EQUAL, WITH VINES OR OTHER PLANTS TO ATTAIN A HEIGHT OF 6 FT.

14. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone. Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.
15. **The PUD/WEC Master Sign Plan shall consist of two component parts:**
- a) The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and
 - b) The WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted), and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).
 - c) An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.
 - d) Fifth gateway monument sign at the new sport complex/venue facility primary entrance on W. Hwy 40 for a 2nd sign resulting in a maximum of two (2) gateway monument signs along the W. Hwy 40 frontage.

CONDITIONS FROM 210302Z(P)

- 1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions and the conditions approved with the Golden Ocala WEC PUD (200201Z).
- 2. The proposed addition shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units.
- 3. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. Adequate capacity shall be demonstrated prior to the approval of Improvement Plans.

VIII. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the requested rezoning.

- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to **APPROVE** the requested rezoning.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation and make a recommendation to **TABLE** the application for up to two months in order for the applicant to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

IX. LIST OF ATTACHMENTS

- A. Application Package AR32565.
- B. Proposed PUD Concept Plan Amendment Master Plan, revised 05/07/2025.
- C. WEC Sports-Event Complex Addition Survey
- D. DRC Comments Letter AR# 32565
- E. Site Photos