



**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	Chapter 163, F.S. Development Agreement	
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 th Avenue, and south of NW 70 th Street, and with areas lying east of NW Hwy 225A at NW 35 th Street and NW 21 st 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 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 ±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 must be considered in two separate public hearings per Florida Statute (F.S.), with the first to be held on February 18, 2026, at 1:30 p.m. and the second tentatively scheduled for March 18, 2026, at 1:30 p.m.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends the Board conduct a public hearing regarding the Agreement, by providing discussion and direction to staff regarding the Agreement, and motion to confirm the second (2nd) public hearing regarding the Agreement for Tuesday, March 18, 2026, at 1:30 p.m.

Figure 1
General Location Map

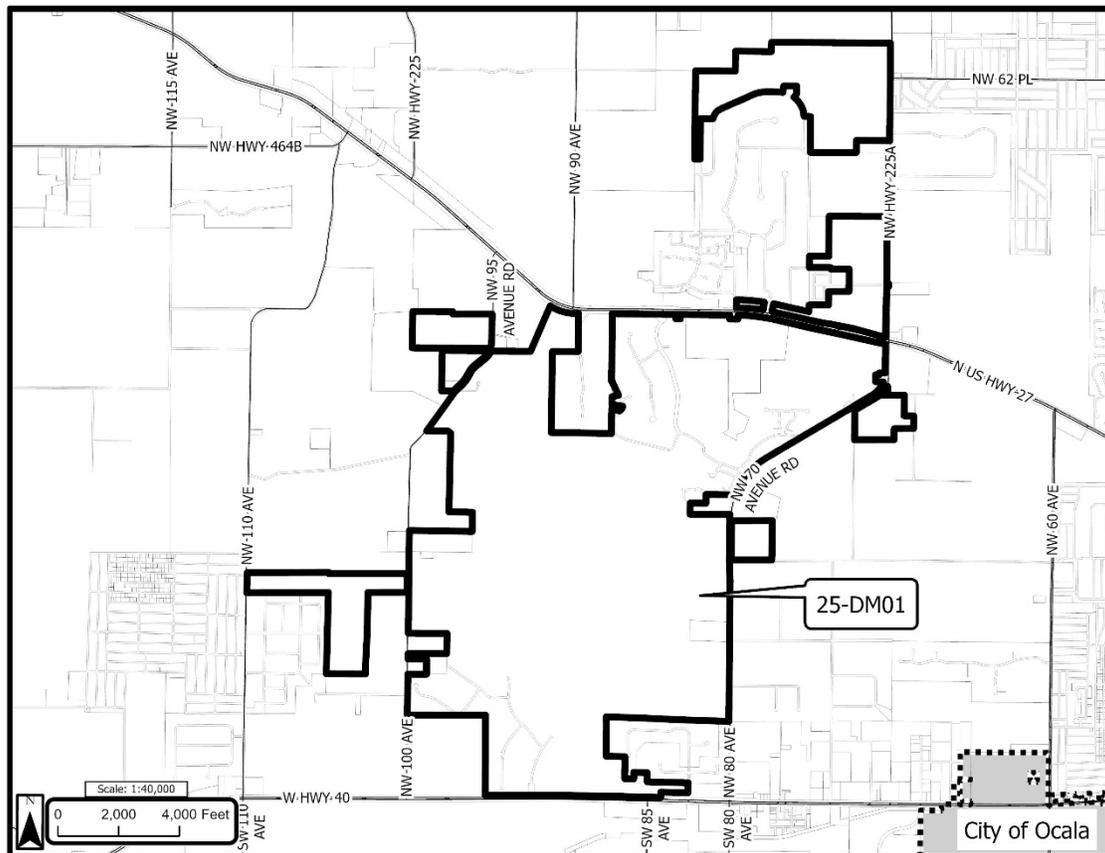


Figure 2 Aerial Map

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) Amendment are being considered concurrently with this Development Agreement Amendment that proposes to reflect those concurrent requests.

The overall request proposes deleting a provision prohibiting conducting certain concert event within the project, revising the listing of uses, increasing potential hotel room development amounts, 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 and the improvements based on traffic studies currently completing final review.

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

Table A. Modification and Current Development Agreement Comparison & Remarks		
Section	PROVISION	STAFF REMARKS, DISCUSSION, RECOMMENDATIONS
1	Development Uses Permitted.	No objection, subject to 25-L01, 25-L02, 250606ZP
2	Concert Uses.	No objection, subject to PUD and condition.
3	Further Amendment to Agreement.	No objection, subject to PUD and condition.
4	Adopted Pursuant to Florida Local Government Development Agreement Act.	No objection.
5	General Provisions.	No objection.
6	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

TBD

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

TBD

VIII. LIST OF ATTACHMENTS

- A. County Attorney LRM Review Request.
- B. Proposed Development Agreement Amendment (rev)
- 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. GOWEC Sports Traffic Impact Analysis.
- H. GOWEC Traffic Demand Management Study.
- I. GOWEC Sports Parking Study.