

**ORDINANCE NO. 26-** [REDACTED]

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE MARION COUNTY COMPREHENSIVE PLAN:**

**25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.  
FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:  
±251 ACRES, INCLUDING ALL, OR A PORTION OF,  
THE FOLLOWING PARCELS  
21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00,  
21087-001-02, 21065-000-00, 21069-010-03;  
FROM LOW RESIDENTIAL (LR)  
TO WORLD EQUESTRIAN CENTER (WEC)**

**FROM LOW RESIDENTIAL TO WORLD EQUESTRIAN CENTER (WEC)**

**PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

**WHEREAS**, the Board has authority to approve large-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3184, Florida Statutes, and

**WHEREAS**, the property owner submitted Application No. 25-L02 for a large-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel numbers, and such identification of property is hereby incorporated into this ordinance by reference, and the property description, illustration, and map are attached hereto as Exhibits "A1," "A2," and "B," and

**WHEREAS**, the Marion County Planning & Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on June 30, 2026, at 5:30 p.m., to consider Amendment No. 25-L02. The Planning & Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of facts related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

**WHEREAS**, the Board conducted an advertised transmittal public hearing on July 21, 2025, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, public comment received, and acted to transmit the Amendment to the Florida Department of Economic Opportunity (DEO) and other designated agencies for review consistent with Chapter 163.3184, Florida Statutes, and

**WHEREAS**, the DEO and other agencies received Amendment 25-L02, and provided comments but had no objections regarding the proposed Amendment, and

**WHEREAS**, the Board conducted an advertised adoption public hearing on March 18, 2026, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, the agency transmittal review responses received (if any), and public comment received, and acted to adopt the Amendment.

**NOW, THEREFORE BE IT ORDAINED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. LARGE-SCALE AMENDMENT APPROVAL.** The Board hereby approves the below-listed large-scale amendment and authorizes the necessary amendment to Comprehensive Plan Future Land Use Element Map #1 "*Marion County 2035 Future Land Use Map*," with Exhibits "A" and "B" attached hereto and by this reference made part hereof, based on affirmative findings that the Amendment is compatible with the surrounding land uses, consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and is not adverse to the public interest:

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**SECTION 2. APPEALS.** Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this large-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

**SECTION 3. SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

**SECTION 4. CONFLICTS.** In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

**SECTION 5. EFFECTIVE DATE.** This large-scale amendment shall not become effective until 31 days after the DEO, as the State Land Planning Agency, determines the Amendment adoption package is complete and no petition is filed by an affected party. If the large-scale amendment is challenged within 30 days after adoption, the large-scale amendment shall not become effective until the DEO or the Administration Commission, respectively, issues a final order determining the adopted large-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**SECTION 6. CERTIFIED COPY.** A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department/Planning & Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of March, 2026.

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

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CARL ZALAK, III, CHAIRMAN

**ATTEST:**

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GREGORY C. HARRELL, CLERK

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY**

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MATTHEW MINTER, COUNTY ATTORNEY

## EXHIBIT "A"

### Legal Description

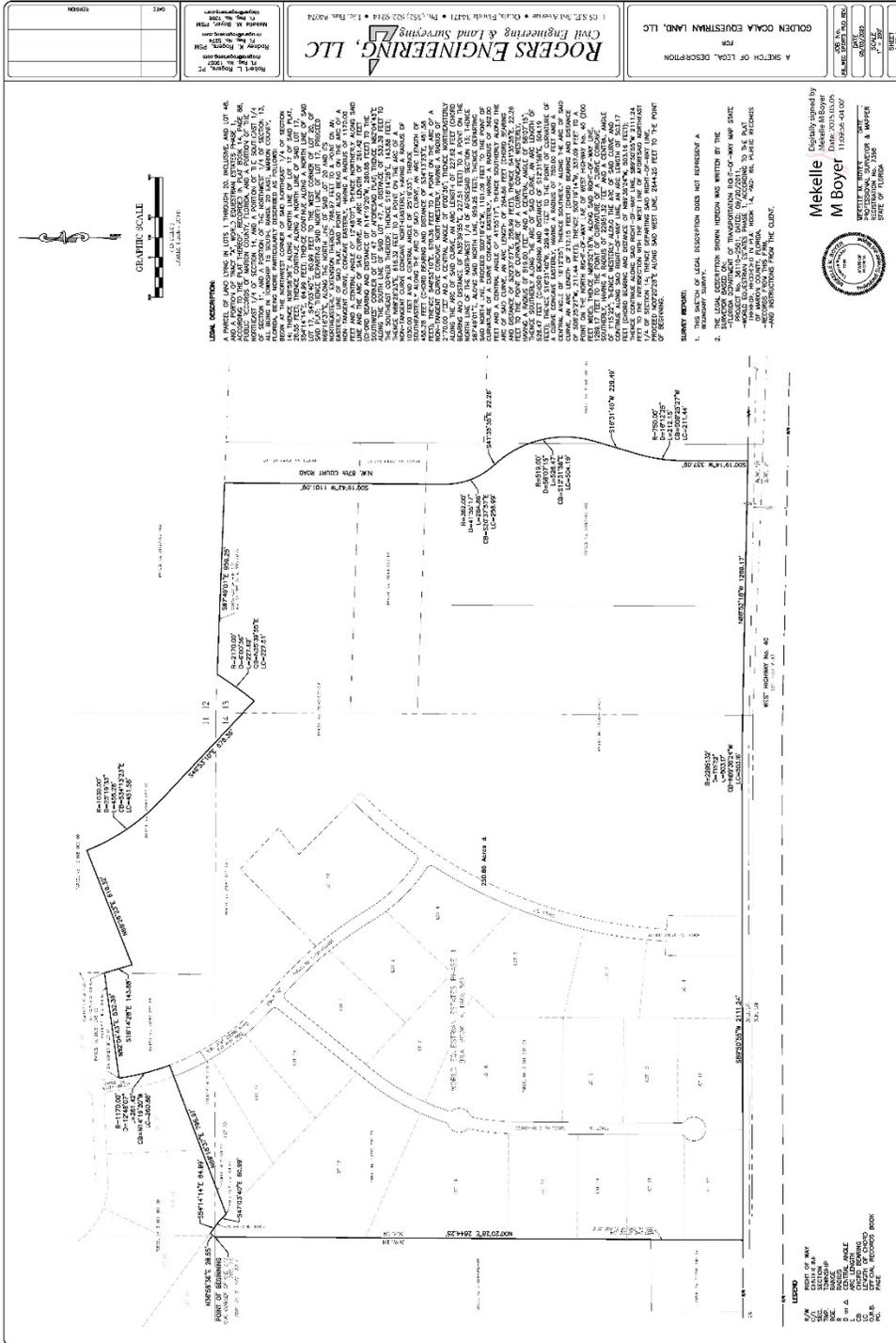
#### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT-OF-WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

# EXHIBIT "A" CONTINUED

## Sketch of Description



# EXHIBIT "B"

## FLUE MAP AMENDMENT

