

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

February 18, 2026

CALL TO ORDER:

The Marion County Board of County Commissioners met in regular session in Commission Chambers at 1:30 p.m. on Wednesday, February 18, 2026 at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

1:30 PM ROLL CALL:

Upon roll call the following members were present: Chairman Carl Zalak, III, District 4; Vice-Chairman Matthew McClain, District 3; Commissioner Craig Curry, District 1; Commissioner Kathy Bryant, District 2; and Commissioner Michelle Stone, District 5.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Transportation Planner Ken Odom, Planners Jared Rivera and Sarah Wells, Administrative Manager Autumn Williams, Staff Assistant Kim Lamb, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and Assistant County Administrator (ACA) Tracy Straub.

1. PLANNING & ZONING - REQUEST PROOF OF PUBLICATION (AT 1:30 PM):

Deputy Clerk Mills-McAllister advised that there are two Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is entitled, "Notice of Public Hearing By Marion County Board of County Commission to Consider Adoption of an Ordinance" published on the publicly accessible website www.MarionFL.org/LegalNotices on February 2, 2026.

The second Proof of Publication is entitled, "Notice of Public Hearing by Marion County Board Of County Commissioners" published on the publicly accessible website www.MarionFL.org/LegalNotices on February 9, 2026.

County Attorney Matthew G. Minter provided a brief overview of the process for today's Planned Unit Development (PUD) Master Plan approvals and public hearing.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

1.1 Planning and Zoning Consent Items: NONE

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. 250407ZP - Southeast 73rd Avenue, LLC, Approval for the Final Planned Unit Development Master Plan for a maximum proposed total of 159 lots, 39.94 Acre Parcel, Parcel 48347-000-00, Site Address 16205 SE 73rd Avenue, Summerfield, FL 34491

Deputy Growth Services Director Ken Weyrauch presented to following recommendation:

Description/Background: Tillman and Associates Engineering, LLC, on behalf of Southeast 73rd Avenue, LLC, has requested approval of the Planned Unit Development (PUD) Master Plan (Parcel 48347-000-00). The PUD Concept Plan Amendment was approved with conditions on April 15, 2025. The approved PUD

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includes 159 single-family residential units and associated amenities. The Master Plan illustrates the layout of the approved PUD Concept Plan, updated amenity area plan, and revised buffer plan. The site is located outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone.

The following is a brief history of prior approvals leading up to the current request: The property was rezoned from its original General Agriculture (A-1) zoning classification to Single-Family Dwelling (R-1) in 2010. The initial Heritage Oaks Village PUD, rezoned from R-1, was approved in 2016 to allow 130 residential lots on 39.67 acres. In the same application, the termination of a Developer's Agreement was granted. The PUD with an updated concept plan was requested again and approved in 2022 to increase the total residential lots to 158 units.

Budget/Impact: None.

Recommended Action: Receive public comment and provide direction to staff, if any, and motion to approve the Southeast 73rd Avenue, LLC Planned Unit Development Final PUD Master Plan.

Deputy Growth Services Director Ken Weyrauch provided an overview of the PUD Master Plan approval request including amenities.

In response to Chairman Zalak, Mr. Weyrauch confirmed that the adjustment relating to a tree was done. He stated staff recommends approval of the final Master Plan.

Matt Fabian, SW 43rd Place, applicant, stated part of the Conditions required meeting with County staff relating to landscaping, noting it was requested that the amenities be rearranged in order to preserve some oak trees in that area.

In response to Chairman Zalak, Mr. Fabian advised that the plan as presented today will resolve the issue relating to the trees.

Chairman Zalak opened the floor to public comment.

Chairman Zalak advised that public comment is now closed.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve the Southeast 73rd Avenue, LLC PUD Master Plan. The motion was unanimously approved by the Board (5-0).

1.2.2. 221107ZP - Maricamp Investment, LLC, requests Approval for the Final Planned Unit Development Master Plan, on an approximate 61.17 Acre Tract, Parcels 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00, 9018-0327-26, 37471-008-00, Site Addresses 6650 and 6670 SE Maricamp Road and 5700 SE 67th Avenue, Ocala, FL

Deputy Growth Services Director Weyrauch presented to following recommendation:

Description/Background: Mastrosiero Engineering, Inc., on behalf of the landowner, Maricamp Investment, LLC, has filed a request for Final Master Plan Approval of the Planned Unit Development (PUD) 221107ZP, Arden of Ocala (parcels 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00, 9018-0327-26, 37471-008-00). The PUD proposes 648 multifamily residential units (180 Townhomes and 468 Apartments) and 8.95 acres of commercial use consistent with Regional Business (B-4) zoning uses. The project proposes two pools (2,000 and 2,300 SF) with landscaped decks and pool cabanas, two playgrounds each adjacent to the pool for that phase, pickleball court, a dog park, and a community garden. This project was approved on February 21, 2023. Since approval the project has completed the Master Plan process through the Development Review Committee (DRC). Now the project seeks final approval from the Board of County Commissioners (BOCC).

Budget/Impact: None.

Recommended Action: Receive public comment and provide direction to staff, if any, and motion to approve the Final PUD Master Plan for Arden of Ocala.

Mr. Weyrauch commented on the PUD Master Plan approval request.

In response to Chairman Zalak, Mr. Weyrauch provided an overview of the amenities relating to the project.

Dave Schmitt, Dave Schmitt Engineering, Inc., Lake Underhill Road, Orlando, advised that he has the same renderings of the amenities that were previously seen on the overhead screens during staff's presentation. He stated there is a pool and cabana, which has the restrooms on both sides. The pool for the residential and the pool for the apartment side are both 2,000 square feet (sq ft). There is a tot lot (playground) near the northeastern most pool and cabana as well as pickleball courts and a dog park.

Chairman Zalak requested additional detail relating to what is included in each of the amenities.

Mr. Schmitt stated the dog park will have benches, trash cans and a running area, but no structures. He advised that the only structures other than the playground equipment is the cabana for the pool, which has the restrooms.

Chairman Zalak stated the tot lot needs to have a shade structure.

In response to Chairman Zalak, Mr. Schmitt advised that the pool cabana will be a small building with indoor restrooms on both sides. He stated the cabana does not include a space where individuals could have a meeting, birthday party, etc. Mr. Schmitt advised that individuals could have birthday parties or other events on the pool deck.

Chairman Zalak stated without a covered pavilion or shade structure on/included with the pool deck it is not an option he will support.

Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, advised that he spoke to his client and they are willing to include a covered area in the cabana with an area for birthday parties. He indicated shade sails for the tot lot will be included.

Chairman Zalak opined that the meeting/party area for each pool should be at least 1,000 sq ft.

In response to Mr. Weyrauch, Chairman Zalak stated the space can be in the cabana or a pavilion, but one is needed for each pool.

Commissioner Curry questioned what traffic improvements are anticipated relating to the project. Amber Gartner, Kimley-Horn and Associates (KHA), advised that there will be improvements made at the site entrance to help facilitate traffic in and out, noting there will be turn lanes added on State Route (SR) 464 at the main entrance. She stated the County requested that KHA delineate left turns, so some access management is being implemented along the front of the property. Ms. Gartner commented on the requirement to install a traffic signal at the main entrance, noting the developer is moving forward with that now. She advised that all of the offsite improvements are being made with the initial development so that will be installed at the time of the improvement plan and all of the internal infrastructure.

Chairman Zalak commented on the level of service (LOS) relating to Maricamp Road and questioned whether there will be adequate stacking and vehicle turn capacity at maximum buildout. Ms. Gartner stated the turn lane will be 400 feet (ft). She advised that there will be a right and left turn lane, with a shorter left turn lane going north. The medians on either side of the access connection are required to be 800 ft, which will restrict movements from some other smaller driveways that currently have all movement access in this area.

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In response to Chairman Zalak, County Engineer Steven Cohoon, Office of the County Engineer (OCE), stated Maricamp Road is approaching a failing LOS, and this project will add to the traffic; however, additional capacity improvements are being constructed that will provide some relief. He advised that the alternate paths outside of Maricamp Road are an option including Emerald Road and proposed improvements at Baseline Road and SR 464.

Ms. Gartner stated the development has an access in the rear so residents can go through the Pine areas and get to Baseline Road.

Chairman Zalak questioned if that access comes out behind the Mobil.

Mr. Cohoon advised that those types of connections are another way to relieve some congestion.

In response to Chairman Zalak, Ms. Gartner stated the access in the rear of the development is a full connection.

Commissioner Curry questioned whether the development has adequate interior parking.

Chairman Zalak questioned whether the project has sufficient guest parking. Mr. Weyrauch advised that staff reviewed the parking and it meets LDC standards.

Ms. Straub stated the Board's concerns exceed what the Code allows for, noting a Condition would need to be added. She advised that this plan was under review well before the County starting making those comments relating to parking.

Commissioner Curry commented on parking issues relating to other projects.

Chairman Zalak stated apartments have been the issue, noting they lack guest parking for the most part.

Mr. Weyrauch referred to the overhead screens and commented on the parking breakdown as shown on the PUD Master Plan. He advised that the applicant is required to provide 936 spaces for the 468 apartment units, noting they are providing 989. The requirement for the townhomes is 360 parking spaces, and the applicant is providing 360 spaces.

Chairman Zalak stated the parking for the townhomes is not enough. He stated the Board is requesting additional parking be added to corner lots.

Mr. Schmitt advised that street parking can be added for guests; however, one of the requirements was no street parking.

In response to Chairman Zalak, Mr. Schmitt stated the street could be widened to accommodate parallel parking.

Commissioner Bryant advised that the Board would have to specify how big it will be and it must accommodate 2 lane traffic and a parking lane.

Mr. Schmitt stated the wider lanes will be included with the infrastructure plans.

Chairman Zalak questioned if there can be an additional parking space for every block or particular number of homes. Mr. Schmitt stated it can be done. He advised that where there are no driveways, like on the side roads, 3 or 4 spaces can be added.

In response to Chairman Zalak, County Administrator Mounir Bouyounes stated the applicant can take the plan through the Development Review Committee (DRC) and add more parking.

Mr. Bouyounes opined that relating to the townhomes, if the street is widened it will encroach on the driveway and garage, which has a lot of impact.

Mr. Gooding requested the applicant be allowed to address the additional parking as part of the Subdivision Improvement Plan.

Chairman Zalak advised that the applicant could work with staff on the additional parking.

Mr. Bouyounes stated the most effective way would be to provide an area for visitor parking every so many units.

In response to Chairman Zalak, Mr. Bouyounes advised that he will ensure it gets done. Chairman Zalak clarified that the applicant would make the improvements to the amenities as discussed for their plan; however, when they come back for the plat they will go through DRC for the parking.

Ms. Straub stated staff will look for spacing on the plat accordingly; however, the parking will be part of the Subdivision Improvement Plan.

Chairman Zalak opened the floor to public comment.

There being none, Chairman Zalak advised that public comment is now closed.

A motion was made by Commissioner Curry, seconded by Commissioner McClain, to approve the Final PUD Master Plan for Arden of Ocala. The motion was unanimously approved by the Board (5-0).

1.2.3. PUBLIC HEARING: First of Two Public Hearings for Presentation and Discussion to Consider a Development Agreement Amendment (Amendment, 2025-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC., Related to the Golden Ocala Development, Including the World Equestrian Center; and Request to Confirm the Second Public Hearing to Consider the Agreement Amendment on Wednesday, March 18, 2026, at 1:30 p.m.

Deputy Growth Services Director Weyrauch presented the following recommendation:

Description/Background: 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, 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 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.

The Golden Ocala & World Equestrian Center (GO-WEC) development project is a mixed-use development consisting of residential, commercial, and indoor/outdoor event facilities lying west/northwest of the City of Ocala. The GO-WEC development is a development of regional impact equivalent project reflected in Marion County's Comprehensive Plan through a series of future land use designations and future land use policies via a series of Comprehensive Plan Amendments and various Rezoning & Special Use Permit Applications. This Amendment proposes revising an existing amended Development Agreement to reflect concurrent Comprehensive Plan Amendment (25-L01 and 25-L02) and Rezoning (250606ZP) Application requests. The Amendment proposes deleting a provision prohibiting conducting certain concert events within the project, revising the listing of uses, providing for event and sports facilities, increasing potential hotel room development amounts, and establishing a timeframe to complete an

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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.

This public hearing represents the first of two (2) public hearings regarding the Amendment. The Board's regularly scheduled Planning & Zoning Agenda date of March 18, 2026, at 1:30 p.m. is available and staff recommends establishing March 18, 2026, at 1:30 p.m. in the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, for the second hearing.

Budget/Impact: None.

Recommended Action: Receive public comment, provide direction to staff, and motion to confirm the second public hearing to consider the Agreement on Wednesday, March 18, 2026, at 1:30 p.m.

Senior Planner Chris Rison, Growth Services, advised that this is the first of 2 public hearings to consider a Development Agreement Amendment (Amendment, 2025-DM01) related to the Golden Ocala overall development including the World Equestrian Center (WEC). He stated the application is applicable to their overall site, which is approximately 4,200 acres generally located off of the Highway 225A, State Road (SR) 40 in US 27 corridors. This request is related to ongoing considerations that are also being contemplated in a concurrent process including Comprehensive Plan Amendments to revise both the text and the future land use map (FLUM) as well as a PUD Amendment for the existing overall PUD for the Golden Ocala development.

Mr. Rison advised that at today's public hearing the Board will not take action; however, they will allow for public comment and approve March 18, 2026 at 1:30 p.m. as the date and time for the second public hearing to consider all of the items.

Mr. Rison stated the Development Agreement focuses on 3 items: 1) development uses permitted; 2) concert uses; and 3) further amendment to agreement. He provided an overview relating to the Comprehensive Plan Amendments (25-L01 and 25-L02) and the PUD Amendment.

In response to Chairman Zalak, Mr. Rison advised that the 30 acres relating to exposition and indoor sports facilities is divided up on the site; however, most of the exposition centers are somewhat contiguous and in a row. He stated the other facilities (arenas and equestrian facilities) are scattered through the development. Mr. Rison clarified that he will not be addressing the Comprehensive Plan Amendments or the PUD today, noting they were referenced due to the fact that they relate to the Development Agreement Amendment 2025-DM01. He advised that if the Comprehensive Plan Amendments are modified in any way, the permitted development uses as seen on the overhead screens would also be changed. Mr. Rison stated the same is true relating to concert uses, which are currently listed as prohibited activities. He advised that the applicant is proposing to eliminate this provision from this agreement and provide for them through the Comprehensive Plan Amendments and the PUD. Mr. Rison referred to a rendering on the overhead screens depicting the applicant's newer PUD plan, which identifies locations where outdoor concerts could occur. He provided an overview of the current and proposed concert venues locations (1 through 5) throughout the property.

Chairman Zalak advised that would allow the applicant to have any outdoor concert any day at any time if approved. Mr. Rison concurred.

Chairman Zalak stated initially most things were to occur indoors and then there would be a few Special Use Permits (SUPs) throughout the year.

Mr. Rison advised that the applicant is requesting that be changed. He stated the last component relates back to the traffic studies. The applicant is proposing to move forward, but have a provision that within 6 months they will pursue another Amendment to their Development Agreement to adapt the Agreement to include anything that is identified through those studies and updated at that point in time. Mr. Rison advised that the current agreement does have a number of items that relate to traffic, concurrency, improvements and so on, noting if anything else is identified, it would then be added. He stated there might be updates to reflect things that have been completed on the prior list, so they could be removed.

Commissioner Stone commented on right-of-way (ROW) that is still necessary to complete the project relating to NW 80th Avenue. She requested the status of those acquisitions.

Mr. Cohoon advised that he has been working with the applicant regarding the ROW needs on NW 80th Avenue, noting they have verbally committed to a Right of Entry (ROE) Agreement allowing the County to move forward with advertising. He stated staff are on the cusp of getting that finalized. Mr. Cohoon advised that there are roughly 21 parcels that WEC has holdings in, of those, 11 are already in the County's ownership through prior amendments and Developer's Agreements. The last 10 are what is being worked on, the ROE is ready and the next stage will be to negotiate what the final settlement will be relating to the final ROW acquisitions.

In response to Commissioner Stone, Mr. Cohoon stated he would defer to the applicant regarding when they will be ready to finalize those negotiations.

Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, advised that the County was given a ROE Agreement for a piece of property that the County is already in the process of acquiring in Sherman Oaks several weeks ago. He stated his client had consented to giving the County ROE on the additional parcels on NW 80th Avenue. Mr. Gooding advised that a draft ROE Agreement was sent to Mr. Cohoon yesterday, noting today Mr. Cohoon sent him the attachments to that Agreement. He stated the applicant is ready to give the ROE. Mr. Gooding commented on Mr. Cohoon's request to meet with the client to discuss overall compensation and acquisition, noting he has alerted his client's leadership and provided Mr. Cohoon the contact information for Don Deluca and his team.

Mr. Gooding stated the table of permitted uses is not being changed by this Development Agreement Amendment, noting the table that was included is only valid if the Comprehensive Plan Amendments are approved. He advised that the Amendment addresses 2 issues including concerts and future traffic. Mr. Gooding stated his recollection relating to prohibition came about due to concerns about traffic, not noise. He advised that at the next public hearing there will be a sound designer present to speak to noise mitigation, noting the applicant will still have to comply with the County's Noise Ordinance.

Chairman Zalak opined that an inordinate amount of concerts could significantly change the game. He stated the applicant has not used the 4 concerts they were allowed and questioned why it cannot stay the same until such time as the applicant needs more. Commissioner Zalak commented on working with the applicant to see how the traffic flows prior to removing the regulation.

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Mr. Gooding advised that it would be appropriate to discuss the matter at the next public hearing, noting the applicant is proposing to deal with that through the PUD.

Commissioner Curry commented on the transmittal hearing, noting he had concerns relating to noise and the amount of outside activity. He stated his recollection was that loud speakers would only be used during championship games.

Mr. Gooding advised that may have been a discussion but is not the current plan. He stated the applicant is proposing to have loud speakers in the fields; however, they will be directed in such a way as not to generate a lot of noise. Mr. Gooding noted the noise will not be constant, but rather intermittent brief announcements.

In response to Commissioner Curry, Mr. Gooding advised that the original concert prohibition occurred in 2019.

Commissioner Curry stated relating to the athletic area the applicant was considering 1 concert per quarter.

Chairman Zalak advised that the area originally contemplated for concerts is internal to the property and could capture a lot of the sound, but the newly designated areas raise a concern relating to simultaneous concerts or prolonged events. He questioned if it is better to require a SUP for those events to ensure there is a traffic plan similar to what is for Rock The Country.

David Tillman, Tillman and Associates Engineering, LLC, SE 16th Avenue, referred to the map that identifies the proposed locations for concerts on the property, noting numbers 1 and 2 are facilities that are currently being utilized for outside events. He commented on other events that have large amounts of individuals onsite. Mr. Tillman stated most of the time traffic trickles out.

Chairman Zalak opined that the traffic impacts have turned out far better than anticipated when the Development of Regional Impact (DRI) was originally discussed.

Mr. Tillman advised that there will be \$1,500,000,000.00 invested in this community when it is done and they want to use it at the highest reasonable level. He stated the WEC hosted the Lineman Competition for the southeastern region, noting the applicant was asked to obtain a Special Event Permit (SEP). He commented on the additional costs associated with that process. Mr. Tillman advised that the site is designed to handle the traffic coming in and leaving. He commented on Rock The Country at the Florida Horse Park, which does not have Emergency Medical Services (EMS) on site day in and day out, off duty sheriff's patrol working there, on site security that is full time, nor do they have the whole site covered with cameras. Mr. Tillman stated the applicant has things on site that manage the crowds and deal with that type of thing. He opined that the SEP requirements are over the top.

Chairman Zalak advised that the list of requirements relating to the SEP can be worked through. He directed staff to bring that list back for the Board to work through with the applicant. Chairman Zalak stated the concert aspect is different depending on the size and scope. He advised that the applicant could host musical events inside that are likely larger than most outdoor events in Marion County. Chairman Zalak stated when it does come to the concerts that are similar to Rock The Country or bigger the County needs to be involved, noting it will impact everything around the facility, not just the venue. He opined that the WEC itself cannot handle that without all of the other resources the EMS the Sheriff and everything else that goes into that size of an event.

Commissioner McClain advised that the Florida Horse Park needs the additional things for an event like Rock The Country; however, they already exist at the WEC, except possibly relating to traffic.

In response to Chairman Zalak, Commissioner McClain stated there is a Noise Ordinance.

Chairman Zalak advised that an event like Rock The Country cannot keep the noise from going off the property; however, it is one time a year.

Mr. Gooding reiterated there will be a sound designer who will opine on that very issue. He stated the applicant is aware they will have to comply with the Noise Ordinance.

Mr. Gooding advised that Kittelson and Associates has performed 3 studies: 1) parking; 2) operational analysis; and 3) traffic. He stated there is not adequate time to conduct another full concurrency agreement to deal with those items, noting the applicant is proposing to submit something in 6 months and then go through the analysis.

Mr. Cohoon advised that the applicant had 3 studies performed relating to parking, there were multiple analyses with the 5th analysis representing what occurs when everything happens at once (sports fields are full, concerts happening at the same time, etc.). He stated as a step down from the 5th analysis, 10 different locations were studied or parking analysis, assumptions staff were comfortable with were made and the number of parking spaces needed came back at 4,061 instead of 5,030 that assumes everything is occurring at the same time. Mr. Cohoon commented on demand study that makes assumptions relating to mass flushing. He advised that there needs to be some sort of SUP, ROW use permit, or some sort of condition on the PUD that gives the authority back to the County Engineer or some other designee if there are problems so there is some ability for the County to go back and tell the applicant they need to do something different.

In response to Chairman Zalak, Mr. Cohoon opined that everything the Board has stated here today is fair and reasonable, noting it is consistent with staff comments. He stated staff are requesting some conditions to be on the PUD to prevent the applicant from constant activity without the ability to go back and make corrections if things start to happen that are not desired. Mr. Cohoon advised that traffic numbers will be different than what is seen today during special events, noting the applicant has a lot of area and there is a good bit of internal capture with this particular site. He stated he is not terribly concerned about spill back on SR 40 or some other parallel roads; however, if they become a problem the ability of those to be rectified should be taken into account. Mr. Cohoon advised that there are different segment failures, and some capacity failures staff are already seeing in the traffic study, noting the applicant is also proposing proportionate share payment to try to rectify some of those issues. He stated when the study looked at different areas that were similar to this in use and for these types of events, those flush plans were reasonable, noting he does not anticipate an issue if the plans are put together the way that they are proposed.

Mr. Tillman advised that the applicant plans to make intersection improvements due to the current need to make a U-turn when coming back to town.

Stephanie Shealey, Kittelson and Associates, East Robinson Street, Orlando, commented on work being conducted with FDOT along SR 40 relating to accesses for 4 different intersections. On the west side there is an FDOT driveway, which will be a shared access. She referred to the map on the overhead screens, noting the access just to the east of number 3 (soccer stadium and sports facility) will allow for a left turn in, but not a left out. Ms. Shealey stated NW 87th Court Road will become a signalized, full access.

Mr. Tillman advised that this would become a full median opening with a signal, instead of the current U-turn activity.

Ms. Shealey stated this will be the main egress from the site relating to events allowing for a left turn out heading east towards town.

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In response to Commissioner Bryant, Ms. Shealey advised that the entrance to the west of NW 87th Court Road will be the main entrance into the sports field during a tournament; however, the exit will be at the signalized intersection to the east. She stated where the full access to east exists now, will become directional and NW 87th Court Road will be the main entrance.

General discussion ensued relating to the accesses on SR 40.

Commissioner Curry questioned whether it would be appropriate to have individuals park in the main area of the property and be bused to other locations within the facility. Ms. Shealey advised that part of the overall transportation demand management strategies is to be able to take advantage of the entire facility when there are concurrent events, noting the applicant has already committed to having internal transportation through the site.

Chairman Zalak stated when certain events happen, the County still needs staff to look at the traffic management outside of WEC.

Mr. Cohoon advised that part of staff's comments is to have a right-of-use or other annual permit as part of the PUD Conditions that will designate the applicant's plan including placement of digital message boards, positioning of law enforcement, what signal may get additional signal green time for certain movements, etc.

Mr. Tillman commented on the attendance figures relating to Rock The Country and questioned if the Board anticipates something similar at WEC events. Chairman Zalak opined that the WEC has the capacity to do whatever they want size-wise. He commented on the applicant's request relating to no regulation, noting that is unlikely to work.

Mr. Tillman stated the applicant is building an entirely different type of facility now and requested they be allowed something more than the 4 SEPs.

Commissioner Stone commented on restricting the areas for these events, noting there is a lot of vacant property on that site.

Chairman Zalak stated some of it is located much closer to SR 40. He advised that the applicant does not use what they already have, noting it will take a few years to build so there is no need to change it today. Chairman Zalak questioned whether there is a better way for the applicant and staff to work together on that element.

Chairman Zalak opened the floor to public comment.

Steve Cline, Hill Ward Henderson, East Kennedy Avenue, Tampa, presented a 14 page letter dated February 18, 2026 and a 20 page letter dated February 18, 2026. He expressed opposition to moving forward with the proposed Amendment today.

In response to Chairman Zalak, Mr. Minter stated he spoke to Mr. Cline prior to this meeting and he understands these things are contingent on the Board's ultimate decision on the Comprehensive Plan Amendments and he is comfortable.

Chairman Zalak questioned whether staff has what they need for the application. Mr. Rison advised that staff believe they have that information at this time and that information will be contained in the submittal package for the adoption consideration presuming that moves forward in a positive manner.

Chairman Zalak advised that public comment is now closed.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to confirm the second public hearing to consider the Agreement on Wednesday, March 18, 2026, at 1:30 p.m. The motion was unanimously approved by the Board (5-0).

1.3. Adoption of Ordinance: NONE

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There being no further business to come before the Board, the meeting thereupon adjourned at 2:51 p.m.

Carl Zalak, III, Chairman

Attest:

Gregory C. Harrell, Clerk

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