



Marion County

Board of County Commissioners

Planning and Zoning

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Monday, July 21, 2025

1:30 PM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS

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

[Present Cover Documents from Planning and Zoning Commission Public Hearing](#)

1.1. Planning and Zoning Consent Items: NONE

1.2. Planning and Zoning Items for Individual Consideration:

- 1.2.1.** [231007ZP - Westwood Trails Planned Unit Development FKA Fun N Games or Vila Verde, Final Master Plan Approval for Planned Unit Development Approved in Resolution 23-R-478, 18.13 Acre Parcel, Parcel Account Number 35461-000-00, 7875 SW 75th Ave. The Planned Unit Development was Approved for 72 Single-Family Homes](#)
- 1.2.2.** [25-S09 - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Small-Scale Land Use Change from Rural Land \(RL\) to Commercial \(COM\), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned](#)
- 1.2.3.** [250705ZC - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Zoning Change from General Agriculture \(A-1\) to Recreation Vehicle Park \(P-RV\), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement \(25-DA02\) Proposed in Addition to this Zoning Change Request](#)
- 1.2.4.** [25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element \(FLUE\) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned](#)
- 1.2.5.** [25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential \(LR\) to World Equestrian Center \(WEC\), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned](#)

1.3. Adoption of Ordinance



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-19691

Agenda Date: 7/21/2025

Agenda No.:

SUBJECT:

Present Cover Documents from Planning and Zoning Commission Public Hearing

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Attached are:

- Proof of publication
- General location map for all applications being considered today
- The Planning and Zoning Commission recommendations for today's meeting
- The June 30, 2025, Planning and Zoning Commission Meeting Draft Minutes
- An interactive geographic information systems (GIS) map of various residential planned unit developments (PUDs) approved within unincorporated Marion County since 2016

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

For information only.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Autumn Williams
Marion County Growth Services
2710 E Silver Springs BLVD
Ocala FL 34470-7006

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

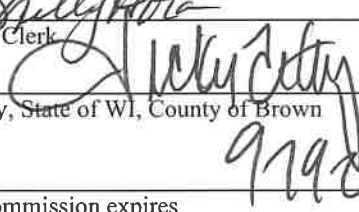
07/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$268.68

Tax Amount: \$0.00

Payment Cost: \$268.68

Order No: 11462780

Customer No: 533584

of Copies:

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF INTENTION TO
CONSIDER ADOPTION OF AN
ORDINANCE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, WILL HOLD A PUBLIC HEARING ON THE 21st DAY OF JULY, 2025 AT 1:30 PM, AT THE MCPHERSON GOVERNMENTAL CAMPUS AUDITORIUM, 601 SE 25TH AVENUE, OCALA, FLORIDA TO CONSIDER APPROVAL OF THE FOLLOWING COMPREHENSIVE PLAN AMENDMENT, REZONING AND/OR SPECIAL USE PERMIT APPLICATIONS, AND TO CONSIDER ADOPTION OF A PROPOSED ORDINANCE ALL INTERESTED PARTIES MAY APPEAR AT THIS PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE. SAID ORDINANCE ENTITLED:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING AND SPECIAL USE PERMIT PETITIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP, PROVIDING FOR AN EFFECTIVE DATE.

1. 231007ZP – Fun N Games, LLC, request Approval for the Westwood Trails Planned Unit Development (PUD) FKA Fun N Games or Vila Verde, Final Planned Unit Development Master Plan for 72 Single-Family Homes, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, Site Address 7875 SW 75th Avenue, Ocala FL 34476, current owner Fun N Games, LLC
2. 25-S09 – Raymond Rains, serving as Personal Representative of the Estate of John Rains Sr., requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Commercial (COM), on an approximate 20.0 Acre Parcel, on Parcel Account Number 45984-000-00, No Address Assigned
3. 250705ZC – Raymond Rains, serving as Personal Representative of the Estate of John Rains Sr., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), for all permitted uses, on an approximate 20.0 Acre Parcel, on Parcel Account Number 45984-000-00, No Address Assigned, accompanied by a Developer's Agreement (25-DA02) proposed in addition to this Zoning Change request.

IF REASONABLE ACCOMMODATIONS OF A DISABILITY ARE NEEDED FOR YOU TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE ADA COORDINATOR/HR DIRECTOR AT (352) 438-2345 AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE HEARING, SO APPROPRIATE ARRANGEMENTS CAN BE MADE.

BE ADVISED THAT IF ANY PERSON OR PERSONS WISH TO APPEAL A DECISION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, MADE AT THE ABOVE ADVERTISED MEETING, A RECORD OF THE PROCEEDINGS WILL BE NEEDED BY SUCH PERSON OR PERSONS AND A VERBATIM RECORD MAY BE NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/
LEGALNOTICES](https://www.marionfl.org/legalnotices)

PLEASE BE GOVERNED
ACCORDINGLY
DATED THIS 10TH DAY OF JUNE,
2025.

BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
D. WINDBERG, DEPUTY CLERK

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

06/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$553.10

Tax Amount: \$0.00

Payment Cost: \$553.10

Order No: 11393772

Customer No: 533707

of Copies:
1

PO #:

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DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF CHANGE TO COMPREHENSIVE PLAN TEXT
MARION COUNTY COMPREHENSIVE PLAN

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING
LARGE-SCALE TEXT AMENDMENT TO THE FUTURE LAND USE
ELEMENT OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L01, GOLDEN OCALA EQUESTRIAN LAND, LLC
FUTURE LAND USE ELEMENT TEXT AMENDMENTS:
POLICY 2.1.28 – WORLD EQUESTRIAN CENTER,
TABLE 2-1 – SUMMARY OF FUTURE LAND USE DESIGNATIONS,
POLICY 10.5.1 – GOLDEN OCALA,
MAP 15.h – GOLDEN OCALA;

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

A SERIES OF HEARINGS to consider proposed changes to the **MARION COUNTY COMPREHENSIVE PLAN** as proposed by Golden Ocala Equestrian Land, LLC., to amend the text within the Marion County Comprehensive Plan Future Land Use Element as shown in this advertisement shall be conducted as follows:

A public hearing conducted by the **Marion County Planning & Zoning Commission** will be held on **June 30, 2025, at 5:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider the listed Large-Scale Comprehensive Plan Text Amendment 25-L01.

A transmittal public hearing conducted by the **Marion County Board of County Commissioners** will be held on **July 21, 2025, at 1:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider transmitting the listed Large-Scale Comprehensive Plan text change Amendment 25-L01 to the State and Regional Agencies for their review regarding the amendment.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed amendment to the Comprehensive Plan.

Amend. No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN TEXT AMENDMENT
25-L01	Golden Ocala Equestrian Land, LLC	<ul style="list-style-type: none">• Future Land Use Element Policy 2.1.28 - World Equestrian Center (changes to the future land use designation definition) with corresponding change to Future Land Use Element Table 2-1 – Summary of Future Land Use Designations; and• Future Land Use Element Policy 10.5.1 - Golden Ocala (changes to the non-residential uses and maximum entitlements) with corresponding change to Future Land Use Map Series Map 15.h – Golden Ocala

The proposed 2025 Large-Scale Text Amendment to the Marion County Comprehensive Plan may be inspected by the public, and information and materials are available at the Marion County Growth Services Department/ Planning & Zoning Division, 2710 East Silver Springs Blvd, Ocala, Florida, 34470, and Telephone (352) 438-2600.

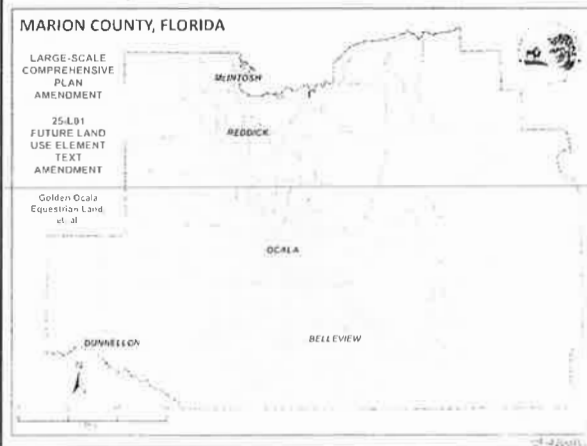
If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

Any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made. For more information:

<https://www.marionfl.org/legalnotices>

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 30th day of May, 2025
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY FLORIDA
KATHY BRYANT, CHAIRMAN





The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

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06/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

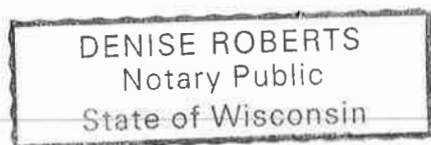
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$553.10	
Tax Amount:	\$0.00	
Payment Cost:	\$553.10	
Order No:	11393773	# of Copies:
Customer No:	533707	1
PO #:	Change of Land Use	

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Please do not use this form for payment remittance.



NOTICE OF CHANGE OF LAND USE
Marion County Comprehensive Plan

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP 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)

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

A SERIES OF HEARINGS to consider proposed changes to the **MARION COUNTY COMPREHENSIVE PLAN** as proposed by Golden Ocala Equestrian Land, LLC., to amend the land use designation on the future land use map and element text within the Marion County Comprehensive Plan Future Land Use Element as shown in this advertisement shall be conducted as follows:

A public hearing conducted by the **Marion County Planning & Zoning Commission** will be held on **June 30, 2025, at 5:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider the listed Large-Scale Comprehensive Plan land use designation on the future land use map Amendment 25-L02.

A transmittal public hearing conducted by the **Marion County Board of County Commissioners** will be held on **July 21, 2025, at 1:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider transmitting the listed Large-Scale Comprehensive Plan land use designation on the future land use map Amendment 25-L02 to the State and Regional Agencies for their review regarding the amendment.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed amendment to the Comprehensive Plan.

Amend. No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT
25-L02	Golden Ocala Equestrian Land, LLC	±251 Acres Low Residential to World Equestrian Center

The proposed 2025 Large-Scale Amendment to the Marion County Comprehensive Plan may be inspected by the public, and information and materials are available at the Marion County Growth Services Department/ Planning & Zoning Division, 2710 East Silver Springs Blvd, Ocala, Florida, 34470, and Telephone (352) 438-2600.

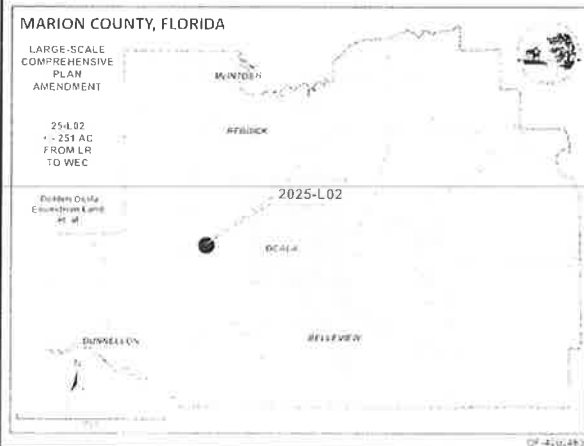
If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

Any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made. For more information:

<https://www.marionfl.org/legalnotices>

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 30th day of May, 2025
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY FLORIDA
KATHY BRYANT, CHAIRMAN

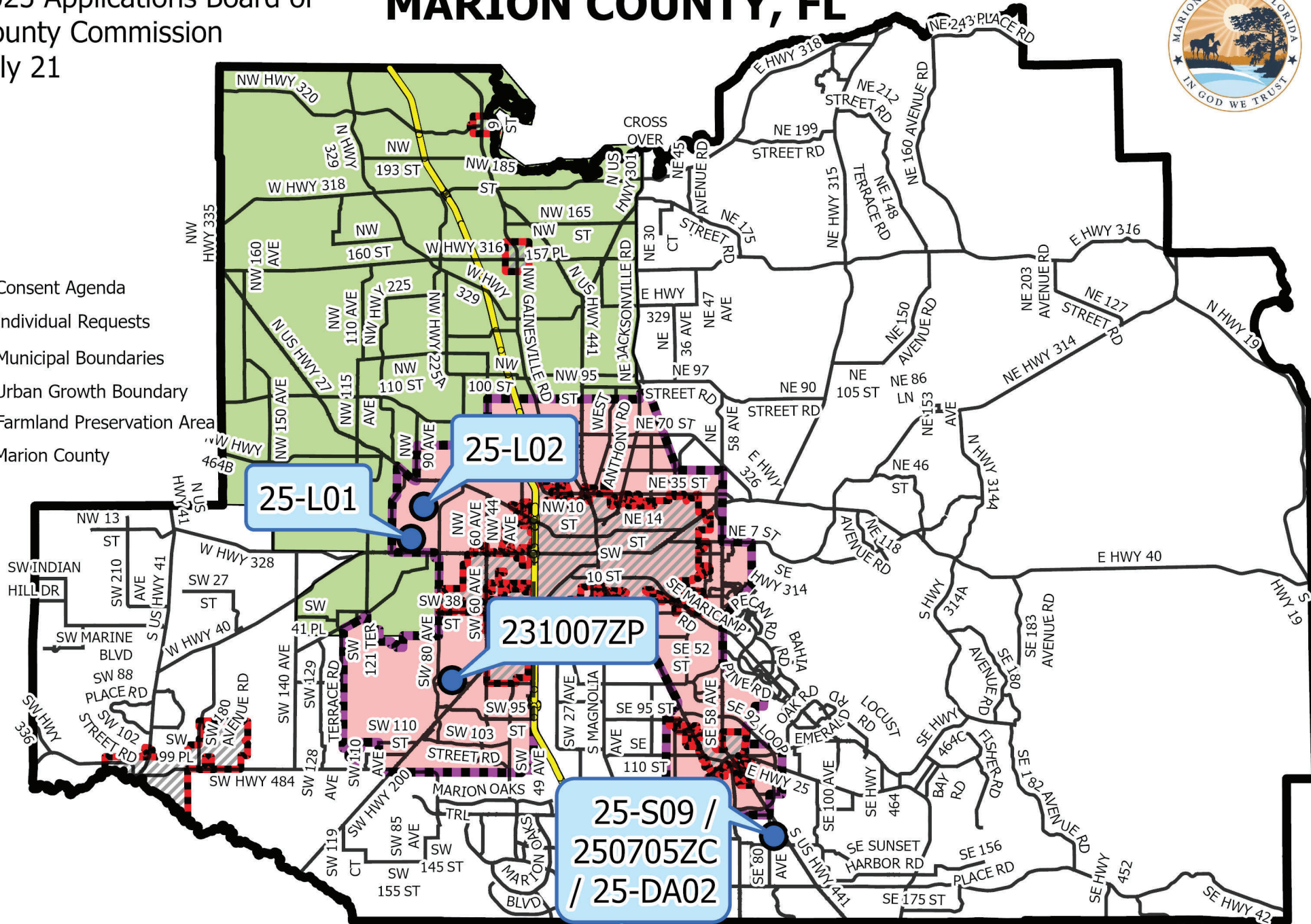


2025 Applications Board of
County Commission
July 21

MARION COUNTY, FL



- Consent Agenda
- Individual Requests
- Municipal Boundaries
- Urban Growth Boundary
- Farmland Preservation Area
- Marion County



Disclaimer: All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Scale: 1:350,000

0 2.5 5 Miles

Date: 7/3/2025
Department: Growth Services



Planning and Zoning Commission

Recommendation Report for the July 15 & 21, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on June 30, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

250703ZC – Justin and Katelyn Kardell

Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 4-0).

250704ZC – Sicurezza, LLC

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 4-0).

250707ZP – A & B Properties Services, LLC

Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 4-0).

Items for Individual Consideration

25-L03 – Estate of Michael Couture, Eva Couture, P.R. (CONTINUED TO AUGUST 25, 2025)

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

The case was advertised for the July 15, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their August 25, 2025, meeting (motion to continue passed unanimously, 4-0).

Planning and Zoning Commission
Recommendation Report for the July 15 & 21, 2025 BCC Public Hearing

250706ZP – Estate of Michael P. Couture, Eva Couture, P.R. (CONTINUED TO AUGUST 25, 2025)

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

The case was advertised for the July 15, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their August 25, 2025, meeting (motion to continue passed unanimously, 4-0).

250702ZC – Kevin and Barbara Marovich (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Staff recommends approval. Planning and Zoning made a motion to approve (motion passed unanimously, 4-0).

25-S08 – CCO Hospitality, LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

Staff recommends approval. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

25-S09 – Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed, 3-1).

250705ZC (with 25-DA02) Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

Staff recommends approval. Planning and Zoning recommends approval (motion passed, 3-1).

Planning and Zoning Commission
Recommendation Report for the July 15 & 21, 2025 BCC Public Hearing

25-S04 – Thomas R. Moore

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Staff recommends denial. Planning and Zoning recommends denial (motion passed, 3-1).

250207ZC – Thomas R. Moore

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 4-0).

25-L01 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

25-L02 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on September 25, 2023, during the P&Z Commission Public Hearing

231007ZP - Fun N Games, LLC

Master Plan Approval for the Westwood Trails Planned Unit Development (PUD) FKA Fun N Games or Vila Verde, Final Planned Unit Development Master Plan for 72 Single-Family Homes, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, Site Address 7875 SW 75th Avenue, Ocala FL 34476, current owner Fun N Games, LLC

Staff recommends approval. Planning and Zoning recommends approval (motion passed 5-2).

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Planning and Zoning Department files for record purposes.

The Marion County Planning and Zoning Commission met on June 30, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Michael Behar led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Vice Chair Michael Kroitor, Andy Bonner, Michael Behar, and Jerry Lourenco.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Manager Nate Mittler, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Autumn Williams read the Proof of Publication and the Affidavit of Mailing and Posting of Notice and advised that the meeting was properly advertised.

EXPLANATION OF PROCEDURE FOR HEARING REQUESTS

Vice Chairman Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

250703ZC – Justin and Katelyn Kardell

Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

250704ZC – Sicurezza, LLC

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

250707ZP – A & B Properties Services, LLC

Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

Michael Behar made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda because they will not adversely affect the public interest, are consistent with the Marion County Comprehensive Plan, and are compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests**250701SU – Raney's 13708 (CASE WITHDRAWN BY APPLICANT)**

Special Use Permit to Allow for Hosting Outside Music Events, Carnivals, Trade Shows, Expos, Car Shows, Food Truck Rallies, Festivals, Parties, Company Events, Speaking Events, Circus, Dance Galas, and Charity Events in a Heavy Business (B-5) Zone, 33.21Acre Parcel, Parcel Account Number 13708-000-00, Site Addresses 4121 and 4125 NW 44th Avenue, Ocala, FL 34482

This item was withdrawn by the applicant and not heard.

25-L03 – Estate of Michael Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

250706ZP – Estate of Michael P. Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

250702ZC – Kevin and Barbara Marovich (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Kevin and Barbara Marovich, 7600 S. Magnolia, Ocala, 34476, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Amy Morris – 7459 SW 5th Avenue, Ocala, 34476
 - Opposed to the use of SW 5th Avenue. Questions on the proposed access to the parcel and its uses. Concerns for her grandchild if this access is being used. States this road is not county-maintained and is maintained by the people who live in the area.
- Steven Griffin – 657 SW 72nd LN, Ocala, 34476
 - Opposed to the use of SW 5th Avenue. This is a small private/private maintained road to their neighborhood, and they do not want it used as a public access.
- Armando Santos – 7498 SW 5th Avenue, Ocala, 34476
 - Opposed, provided 2 written letters of opposition at the podium. Concurs with what has already been stated and is opposed to what is being proposed for this parcel.

Andy Bonner made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Behar. The motion passed unanimously, 4-0.

25-S08 – CCO Hospitality, LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

Planner Erik Kramer, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Fred Roberts, JR., 40 SE 11th Ave, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Andy Bonner made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Behar. The motion passed unanimously, 4-0.

25-S09 – Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Robert Gagnon – 14201 SE 80th Avenue, Summerfield, 34491
 - In favor, feels this property has been an eyesore for years. Asks that the trees bordering his parcel be removed because they are not maintained and continue to fall on his fence, and he has to fix it.
- Jo Cummings – 14345 SE 80th Avenue, Summerfield, 34491
 - Opposed, feels this request is not compatible with this area. States there are supposed to be shrubs to block the noise and sight of the existing PRV, but those were not maintained and have since died, no longer acting as a buffer at all. Feels the growth in the area is encroaching on the rural land in this area. The trees that are there are the only barrier to the existing PRV, and does not want them removed.
- David Cummings - 14345 SE 80th Avenue, Summerfield, 34491
 - Opposed, states he rescues bees. Feels the pesticides the RV park will spray will destroy his beehives. Concerns for the wildlife that are currently living in these 20 acres, they will have nowhere to go if they clear this land. The trees buffer his parcel from Highway 441. Feels the growth in the area is encroaching on the rural land in this area, and that the horse country is being destroyed. Concerns of traffic congestion becoming a bigger issue as more development has already been approved in the area.

- Mira Korber – 6555 SW 59th Street, Ocala, 34474
 - Opposed, concerns about the environmental impact this will cause. Questions why there are boundaries, such as the Urban Growth Boundary, if these types of requests are allowed to happen in areas not designated.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Michael Behar dissenting.

250705ZC (with 25-DA02) Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S09 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Michael Behar dissenting.

25-S04 – Thomas R. Moore

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends denial.

David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
 - Opposed, traffic concerns. She does not want heavy trucks and equipment on the roads that are already in poor condition. Feels this use is not needed in this area. Wants the Farmland Preservation Area protected and preserved.
- Lena Sandlin – 12720 W HWY 328, Ocala 34482
 - Opposed, feels there are enough of these businesses in this area. Asks when the growth will stop? Wants the Farmland Preservation Area protected and preserved.
- Busy Shires – 4899 NW 90th Avenue, Ocala, 34482
 - Opposed, this request is within the Farmland Preservation Area and does not feel it meets the requirement to be used for a Rural Activity Center (RAC). The existing RAC in the area is not being fully used/developed at this time, and thinks this should be utilized first before adding to it. Describes approving this as inefficient commercial sprawl. Concerns that once the land use change and zoning change are approved, it opens doors for a number of other uses than what is being proposed today.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Jerry Lourenco dissenting.

250207ZC – Thomas R. Moore

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends denial.

David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S04 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

25-L01 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Busy Shires – 4899 NW 90th Avenue, Ocala, 34482
 - Opposed, not to what is proposed, but where it is being proposed. She feels the proposed use will be located in the wrong area because the land falls within the Farmland Preservation Area. States this particular land was already removed from the Farmland Preservation Area and Urban Growth Boundary to act as a buffer for the existing horse farms. Feels these applications propose to undo all those things previously negotiated with the World Equestrian Center. States that there are no horses included in this request, making the application inconsistent with the Farmland Preservation Area.
- Ashley Johnson – 7744 NW 90th Avenue, Ocala, 34482
 - Opposed, works in the Farmland Preservation Area, and is constantly told by clients how beautiful this area is. She concurs with what was previously stated. Feels the Farmland Preservation Area should be protected. States that this proposed use can be done somewhere else within the county.
- Jenny Sesser – 12191 N Magnolia Avenue, Ocala, 34475
 - Opposed, feels this requested change breaches prior agreements, which prohibited these types of uses. Does not think this proposal is compatible with the area. States that the pesticides used to maintain these fields will ruin the soil. Feels the soccer fields are not as beautiful as a horse farm. Asks what kind of effect the noise and disruption from this type of facility will have on the horses in the area. Not opposed to what they are requesting, but is opposed to the location it is being proposed.

- Ira Stern – 4935 NW 135th Street, Reddick, 32686
 - Opposed, states this is part of the Farmland Preservation Area. Asks what the effect of these fields and hotels will be on our water sources? Asks how this will be mitigated, will there be land added to the Farmland Preservation Area? How will this affect the sports complex on 38th, which he always sees empty?
- Tim Gant – 17820 SW 3rd Street, Micanopy, 32667
 - Opposed, concurs with what has been previously stated. Asks what is the public interest in this request? How much revenue may or may not be brought to Marion County? Feels the community as a whole should be considered when speaking on public interest, and not just the applicant making the request.
- Ken Davis – 731 NE 95th Street, Ocala, 34479
 - Opposed, feels this is a deplorable thing coming to Marion County. Where is the water coming from to maintain these fields? States concerns for our Aquaphor. Asks how much of the stated revenue will actually trickle down and come into the county or stay on site for the applicant's own profits?
- Mira Korber – 6555 SW 59th Street, Ocala, 34474
 - Opposed, states that a sports facility does not support the horse community in any way. What is the community they are supporting, then?
- Nancy DiMaggio – 3358 NW 54th Court, Ocala, 34482
 - Opposed, states that what is proposed is similar to an ESP sports complex and explained that they cannot fill this more than a few event days a year, but it is mostly vacant. Concerns with the amount of water and pesticide that will be used to maintain these fields.
- Carol Demme – 11701 NW 13th Street, Ocala, 34482
 - Opposed, feels the signs were not appropriately posted, and does not think a 300ft mailing buffer is appropriate. Has safety concerns for the people who bike in this area. Traffic concerns. Feels this is not the area for this.
- Lena Sandlin – 12720 W 328, Ocala, 34482
 - Opposed, does not feel this is a good fit for the area. States her main concern is that the requested use includes building a concert hall and ice rink. Does not feel the community needs this here and asks to keep the agricultural integrity of the area.
- Greg Wheeler – 10137 NW 19th Place, Ocala, 34482
 - Opposed, concerned about the lights, bright neon colors, and noise of PA systems. Feels noise and lighting is already an issue here.
- Mark Savage – 4275 SW 177th Court, Dunnellon, 34432
 - Opposed, no interest in seeing Ft Lauderdale style development here in Marion County. Has no interest in the proposed request.

- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
 - Opposed, concerns of noise disruption to the horses. States she can already see the existing lights. Feels this will lead to people not bringing their horses here. Concerns about the pesticides that will be used to keep the fields pristine. Asks who is going to benefit from this? Concerns for increased numbers of sinkholes and negative effects on the springs.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

25-L02 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

250606ZP – Golden Ocala Equestrian Land, LLC, et. al

Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, 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 Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

3. Other Business**4. Review the Minutes of the Previous Meeting**

Michael Behar made a motion to approve the minutes from the May 28, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 8:52 PM

Attest:

Greg Lord, Chairman

Autumn Williams

Administrative Staff Assistant

Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November	December
Michael Behar	Board Member	X	X		X		X						
Danny Gaekwad	Board Member	X	X	X		X							
Greg Lord	Board Member	X		X	X	X							
Jerry Lourenco	Board Member		X	X	X	X	X						
Michael Kroitor	Board Member	X	X	X	X		X						
Andy Bonner	Board Member	X	X	X	X	X	X						
Donald Johnson	Board Member	-	-	-	-	X							
*Thomas Fisher	Alternate	X	X	X	X	X							
*Paul Stentiford	Alternate	-	-	-	-	-							

X Present

County-wide Development Map

A map of various residential planned unit development (PUD) projects approved within unincorporated Marion County since 2016 can be viewed at:

<https://marioncountyfl.maps.arcgis.com/apps/mapviewer/index.html?webmap=2dd674d3c3ae4a579e6f64f113873e90>

or by linking through this QR Code:



Projects are labelled as:

- APPROVED - Land Use or Zoning change has been approved by the Board of County Commissioners.
- DEVELOPMENT REVIEW - Site plan for approved application is in review.
- BUILDING PERMITTING - Site plan for approved application has been approved by the Development Review Committee and can apply for building permit(s) or has built.
- PENDING – Application has been submitted and is in consideration for a Land Use or Zoning change.
- DENIED – Application was denied a Land Use or Zoning change.

This map is intended to provide a visual reference only and is updated every 3 – 4 months. This map should not be relied on for project accuracy. For project details, please contact the Marion County Growth Services Department by telephone at 352-438-2600 or via email at Planning@MarionFL.org.



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-19702

Agenda Date: 7/21/2025

Agenda No.: 1.2.1.

SUBJECT:

231007ZP - Westwood Trails Planned Unit Development FKA Fun N Games or Vila Verde, Final Master Plan Approval for Planned Unit Development Approved in Resolution 23-R-478, 18.13 Acre Parcel, Parcel Account Number 35461-000-00, 7875 SW 75th Ave. The Planned Unit Development was Approved for 72 Single-Family Homes

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Paolo Mastroserio, agent for the applicant, Fun N Games, LLC, requests the final Master Plan approval for a Planned Unit Development (PUD) on a ±18.13 acres. The Parcel Identification Number for the subject parcel is 35461-000-00; Site Address is 7875 SW 75th Ave. The legal description is provided within the application. The site is located inside of the Urban Growth Boundary (UGB) and in the County-wide Secondary Springs Protection Zone (SS-SPOZ). No code cases have been found to be active at this location.

Westwood Trails Planned Unit Development FKA Fun N Games or Vila Verde PUD was approved per Resolution 23-R-478 on October 17, 2023. Attached is the Master Plan and renderings of the amenities and buffers proposed for the PUD. Planning staff is recommending approval.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval.



MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352).433.2185

paolo@mastroserioeng.com

June 11, 2025

Mr. Ken Weyrauch
Deputy Director of Growth Services
Marion County Growth Services
2710 EAST SILVER SPRINGS BLVD.
Ocala, Florida 34470

**RE: WESTWOOD TRAILS (F.K.A. "VILLA VERDE")
RESOLUTION NO. 23-R-478
PUD MASTER PLAN TRANSMITTAL TO BOCC**

Dear Mr. Weyrauch,

I am providing you with the following letter and supporting documents for the purpose of requesting to transmit the PUD Master Plan to the Marion County Board of County Commissioners for final approval of the project referenced above.

The Master Plan has been submitted to the county and all comments have been satisfied. While the project is still in the queue, the only remaining comment was from the traffic department. This comment from traffic was an additional comment regarding the additional right of way needed along SW 80th Street (this was a new comment). The traffic comment has now been satisfied at the time of this letter, therefore, there are no outstanding comments or rejections remaining, other than this required letter of transmittal.

Please see the attached PUD Master Plan, Architectural Styles, and the Amenity Documents to accompany this letter for transmittal to the BOCC.

I respectfully request that you schedule this project for the next possible BOCC meeting for consideration of final approval.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely,

Paolo Mastroserio, P.E.

WESTWOOD TRAILS (F.K.A. "VILLA VERDE") PUD
**ARCHITECTURAL STANDARDS &
DESCRIPTION OF AMENITIES**

SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed Playground, Dog Park, a Passive Park, a Pavilion and Picnic area. This proposed development only has 69 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.





PROPOSED HARDSCAPE

1. PROJECT ENTRY SIGN
2. 12'X12' SHADE STRUCTURE W/ PICNIC TABLE
3. DOG WASTE STATION
4. 4' BLACK CHAINLINK FENCE
5. PARK BENCH
6. 35'X40' PLAYGROUND AREA
7. TRASH RECEPTACLE
8. DRINKING FOUNTAIN
9. 80'X74' DOG PARK AREA
10. MAIL KIOSK
11. 6' PRIVACY FENCE



S.01

1" = 20'



MAIN ENTRANCE / COMMUNITY PARK AREA

FUN N GAMES, LLC - WESTWOOD TRAILS
MARION COUNTY, FLORIDA

CONCEPT PLAN RENDERING PROVIDED TO ILLUSTRATE DESIGN INTENT.
FINAL PRODUCTS, MATERIALS, COLORS, AND LAYOUT ARE SUBJECT TO
CHANGE AND ARE TO BE SELECTED BY OWNER.



PLAYGROUND OPTION



PLAYGROUND OPTION



SHADE STRUCTURE W /
PICNIC TABLE



DOG WASTE
STATION



TRASH RECEPTACLE



WATER FOUNTAIN



PARK BENCH



PICNIC TABLE

WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN

RECREATION/OPEN SPACE/MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA. 18.13 ACRES X 20% = 3.63 ACRES OF OPEN SPACE REQUIRED
15% OR 2.72 ACRES MUST BE M.F.L.A.
5.0% OR 0.907 ACRES MUST BE IMPROVED OPEN SPACE

ALL OPEN SPACES DESIGNATED AS RECREATION/OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A MAJOR PORTION OF THE ADDITIONAL AREA IS TO BE UTILIZED.

THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:

3.63 ACRES OF REQUIRED OPEN SPACE
3.72 ACRES OF THE 3.63 ACRES WILL BE MFLA
0.907 ACRES OF WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROVIDED & APPROVED TRAFFIC STUDY. NO OFFSITE TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

INTERNAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE ABUTTING ROADWAYS ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW BOTH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE B.O.C.C. REQUIREMENTS. BUFFER LAYOUT AND PLACEMENT WILL BE FINALIZED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS. IN CASES INVOLVING BUFFERS WITH TREES OR WALLS, THE PROPOSED LANDSCAPING WILL FACE THE ADJACENT LAND OWNERS' AND THE WALL WILL BE PLACED BEHIND THE LANDSCAPING.

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
MEDIUM RESIDENTIAL	4 D.U. PER ACRE	18.13 ACRES	72 UNITS

THEREFORE:

THIS PUD PLAN PROPOSES A MAXIMUM OF 69 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

- PROJECT SITE BOUNDARY WITHIN SECTION 10, TOWNSHIP 16, RANGE 21.
- THE TOTAL LAND AREA = 18.13 ACRES.
- EXISTING SITE CHARACTERISTICS:
THE EXISTING SITE IS CURRENTLY DEVELOPED AND UNDEVELOPED, MOSTLY CLEARED PASTURE LAND, WITH APPROXIMATELY 25% OF THE SITE HAVING SCATTERED TREE COVER. THE TERRAIN IS MOSTLY GENTLY ROLLING WITH APPROXIMATELY 80% OF THE SITE HAVING SLOPES OF 5% OR LESS. THE REMAINING PROPERTY HAS SLOPES BETWEEN 1 - 10%. THE SITE IS SURVEYED WITHIN THE PROPOSED DEVELOPMENT. THE U.S. GEOLOGICAL SURVEY, THE SOILS ON THIS SITE ARE SANDY, WELL DRAINING SOILS WITH A DEPTH TO A COMPACT LAYER AND WATER TABLE OF GREATER THAN 6.5 FEET. THE NATURAL LOT AREAS ARE SHOWN ON THIS PLAN.
- THE EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.
- THE EXISTING ZONING IS P.U.D.
- THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS. ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE OPEN SPACE, PARKS WITHIN THE PROPOSED DEVELOPMENT.
- SEE PLAN FOR ADJACENT ZONING AND LAND USE CLASSIFICATIONS.
- THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 75TH AVENUE AND SW 80TH STREET. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY.
- EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
- PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN ONE PHASE.
- UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
- AN H.O.A. SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

TYPICAL LOT STANDARDS

PRINCIPAL STRUCTURES	
LOT AREA	5,175 SF (MINIMUM)
LOT DEPTH	115 FEET (MINIMUM)
LOT WIDTH (INTERIOR)	45 FEET (MINIMUM)
LOT WIDTH (CORNER LOT)	60 FEET (MINIMUM)
FRONT SETBACK	30 FEET (MINIMUM)
SIDE SETBACK (INTERIOR)	5 FEET (MINIMUM)
SIDE SETBACK (CORNER LOT)	15 FEET (MINIMUM)
REAR SETBACK	15 FEET (MINIMUM)
MAXIMUM SINGLE FAMILY HOME HEIGHT	40 FEET
MAXIMUM ACCESSORY STRUCTURE HEIGHT	20 FEET

ACCESSORY STRUCTURES:

POOLS, SHEDS, & OTHER ACCESSORY STRUCTURES.
REAR SETBACK: 5 FEET (MINIMUM)

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE

FLOOD ZONE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 102010010E, EFFECTIVE DATE APRIL 18, 2017

BREAKDOWN OF ACREAGE (EXISTING)

18.13 ACRES, MORE OR LESS (TOTAL)

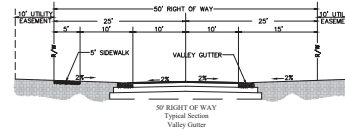
18.13 ACRES WITH P.U.D. ZONING & MEDIUM RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

NONE AT THIS TIME

IMPORTANT PUD PLAN NOTE:

THIS PLAN AND DESIGN IS SUBJECT TO CHANGE BASED ON DRAINAGE AND UTILITY INFRASTRUCTURE DESIGN AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL. NO ADDITIONAL DENSITY IS ALLOWED. THE PROJECT MUST ADHERE TO THE REQUIRED OPEN SPACE CRITERIA AS SPECIFIED IN THE LAND DEVELOPMENT CODE.



ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT CURE DISTANCE REQUIREMENTS.

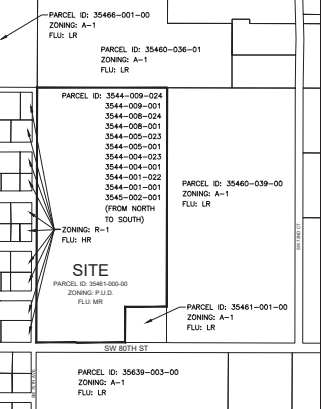
OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN.



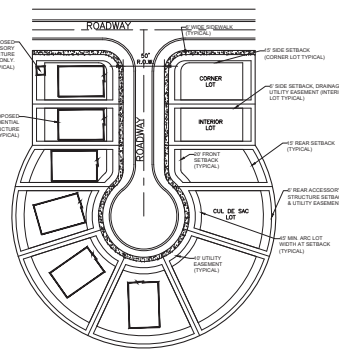
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. CA 85859
170 SE 32ND PLACE
OCALA, FL 34471

JOHN KURTZ, MGR.
P.O. BOX 1000
200 NE 20TH AVE., SUITE 311
OCALA, FL 34471



LOCATION MAP

SCALE: 1"=300'



LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 45 FT.
MINIMUM LOT DEPTH = 115 FT.
MINIMUM LOT SIZE = 5,175 S.F.
N.T.S.

SHEET INDEX:

C001 P.U.D. MASTER PLAN

REQUESTED WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

TITLE:	WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN	MASTROSERIO ENGINEERING, INC. CIVIL - ENVIRONMENTAL - SITE DESIGN 170 SE 32ND PLACE OCALA, FL 34471 PH: (352) 433-2185 PAOLO@MASTROSERIOENG.COM
LOCATION:	MARION COUNTY, FL SEC. 7, TWP. 16, RGE. 21	
DATE:	REVISION	JOB#: 23-12
06-04-2025:	30' R/W DEDICATION S.W. 80TH STREET	
05-08-2025:	PUD PLAN UPDATED FOR IMPROVEMENT PLAN	
11-07-2024:	REVISED PER COUNTY COMMENTS	
09-05-2024:	REVISED PER COUNTY COMMENTS	

SHEET
C1 of 1

RESOLUTION NO. 23-R-478

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±18.13 ACRES FOR FUN N GAMES, LCC., ZONING CASE NUMBER 231007ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on September 25, 2023; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, October 17, 2023. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 231007ZP – Fun N Games, LLC. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, Paolo Mastroserio Engineering, Ocala FL 34471, from General Agriculture (A-1) to Planned Unit Development (PUD)-Villa Verde, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, site address 7875 SW 75th Avenue, Ocala FL 34476.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Planned Unit Development and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD is restricted to a total of 72 detached single-family dwelling units (one- and two-story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Master Plan (attached).
2. The PUD shall be restricted to one-story homes along the boundaries of the project.
3. Accessory dwelling units are prohibited as they are not specifically called out.
4. The PUD shall provide 20% open space.
5. The amenities shall include a pavilion with a playground and a dog park.
6. Buffers shall be provided as shown on the submitted conceptual plan.
7. Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street

and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.

8. Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with an existing east/west road to the west. The access location is subject to approval by the County Engineer. This shall be developed as a full access connection but limited to emergency use with a "yelp gate". If the emergency access is at any time restored to a fully functioning access for Villa Verde, then the residents of Villa Verde will be included in the consideration of an MSTU Assessment for the improvement of SW 75th Place.
9. The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
10. An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. No sidewalk is required along the western boundary ROW. This path's construction will be due when SW 80th Street is widened.
11. The PUD shall connect to Marion County centralized water and sewer.
12. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
13. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
14. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.
15. Exhibit:
 - A. PUD Concept Plan
 - B. Architectural Standards & Amenities

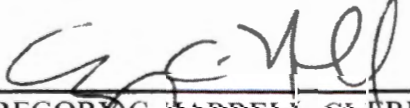
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall not take effect unless and until concurrent Ordinances Number 23-28 Adopting Small-Scale Amendment 23-S06 is effective.

DULY ADOPTED in regular session this 17th day of October, 2023.

ATTEST:

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



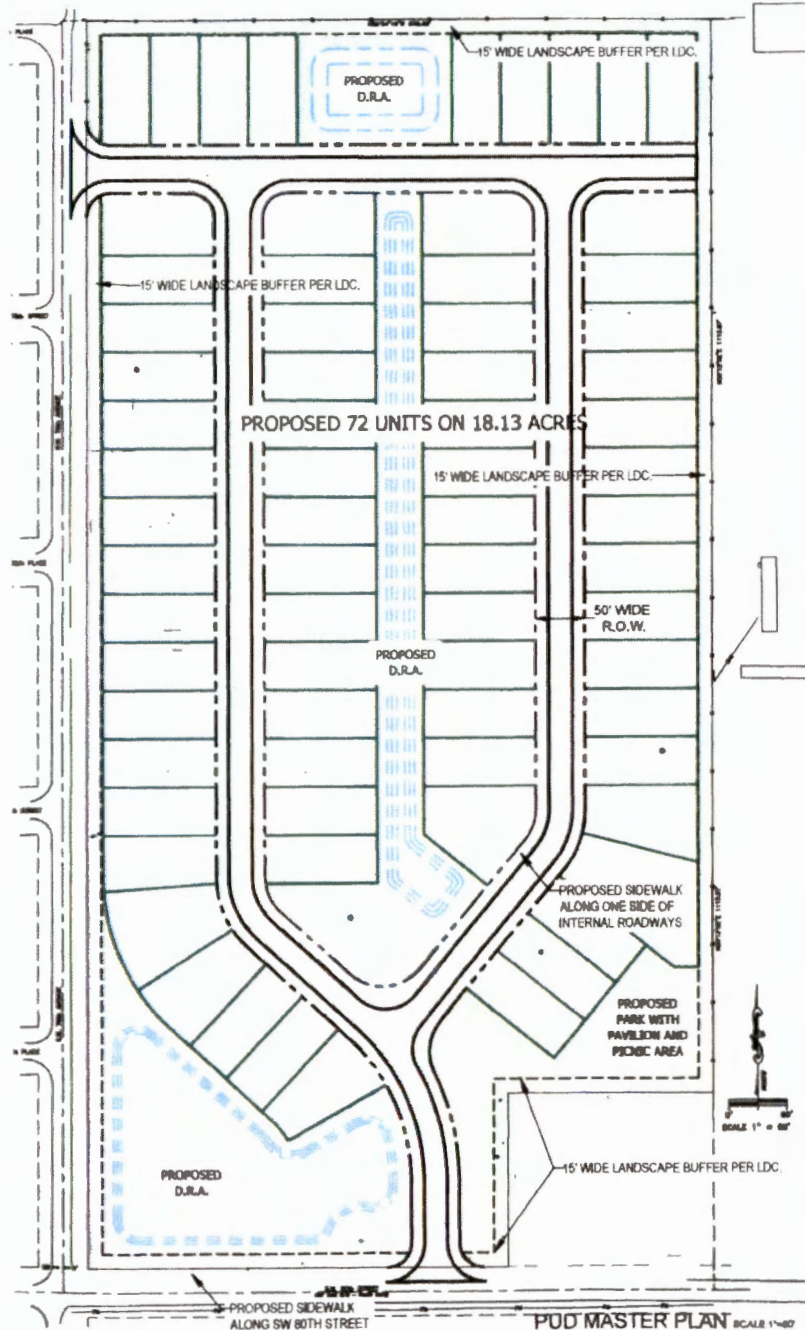
GREGORY C. HARRELL, CLERK



CRAIG CURRY, CHAIRMAN

ATTACHMENT A

VILLA VERDE P.U.D. CONCEPT PLAN



RECREATION/OPEN SPACE/MFLA DATA:

FOR MARION COUNTY USE THE MINIMUM OPEN SPACE REQUIRED IS 2% OF THE GROSS LAND AREA. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED.

TRAFFIC STUDY NOTE:

A TRAFFIC STUDY HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROPOSED & APPROVED TRAFFIC STUDY. NO OFF-PEAK TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THIS FINAL APPROVED TRAFFIC STUDY.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DEVELOPED AND MAINTAINED AT THE DEVELOPMENT STAGE. BUFFERS MAY NOT BE REQUIRED ON PAVED DRIVEWAYS AND BUFFERS MAY NOT BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

CONCURRENCY NOTE:

THE PROPOSED PROJECT HAS NOT BEEN SUBMITTED FOR CONCURRENT APPROVAL UNDER MARION COUNTY RESOLUTION 2015-001. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A FUTURE CONCURRENT APPROVAL AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE, DENSITY/INTENSITY, ACREAGE, GROSS MAX. DEVELOPMENT

RESIDENTIAL 1 D.U. PER ACRE 18.13 ACRES 18 UNITS

DENSITY ALLOCATION FOR PROPOSED PUD:

PROPOSED LAND USE, DENSITY/INTENSITY, ACREAGE ALLOCATED, GROSS MAX. DEVELOPMENT

RESIDENTIAL 4 D.U. PER ACRE 16.13 ACRES 72 UNITS

PLAN NOTES:

1. THE TOTAL LOTS AREA = 18.13 ACRES.
2. THE EXISTING LAND USE IS LOW DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 18 RESIDENTIAL UNITS.
3. THE EXISTING ZONING IS A-1.
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71. THE EXISTING ZONING IS A-1.
72. THE EXISTING ZONING IS A-1.

TYPICAL LOT STANDARDS:

PROPOSED LOT STANDARDS:
 LOT AREA: 5,176 SQ. FEET (MINIMUM)
 LOT WIDTH (BETWEEN): 45 FEET (MINIMUM)
 LOT DEPTH (BETWEEN): 115 FEET (MINIMUM)
 FRONT SETBACK: 25 FEET (MINIMUM)
 SIDE SETBACK (BETWEEN): 10 FEET (MINIMUM)
 REAR SETBACK (BETWEEN): 10 FEET (MINIMUM)
 REAR SETBACK (EXTERIOR LOT): 10 FEET (MINIMUM)
 REAR SETBACK (INTERIOR LOT): 10 FEET (MINIMUM)

ACCESSORY STRUCTURES:

ACCESSORY STRUCTURES SHALL BE SUBORDINATE TO THE MAIN STRUCTURE AND SHALL NOT EXCEED 10% OF THE GROSS FLOOR AREA OF THE MAIN STRUCTURE.

SPRINGS PROTECTION:

THE PROPOSED PROJECT IS LOCATED WITHIN A SPRINGS PROTECTION ZONE.

FLOOD ZONE:

THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD ZONE.

DEVELOPMENT AGREEMENTS:

DEVELOPMENT AGREEMENTS SHALL BE REQUIRED FOR THIS PROJECT.

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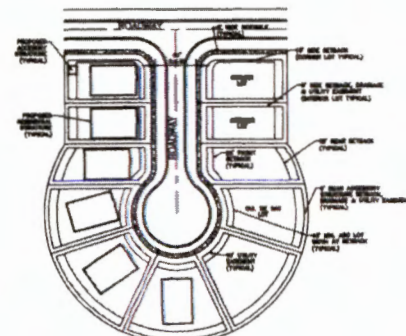
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PROJECT: VILLA VERDE P.U.D. PLAN
 MARION COUNTY, FL. SEC. 07, T4N, 18S, R0E, 21E

ENGINEER'S CERTIFICATION
 DATE: 10/10/2017
 PROJECT: VILLA VERDE P.U.D. PLAN
 MARION COUNTY, FL. SEC. 07, T4N, 18S, R0E, 21E

MAINTENANCE ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING
 1170 SE 22ND PLACE
 OCAULA, FL 32063
 PHONE: (904) 231-1111
 FAX: (904) 231-1112

34



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

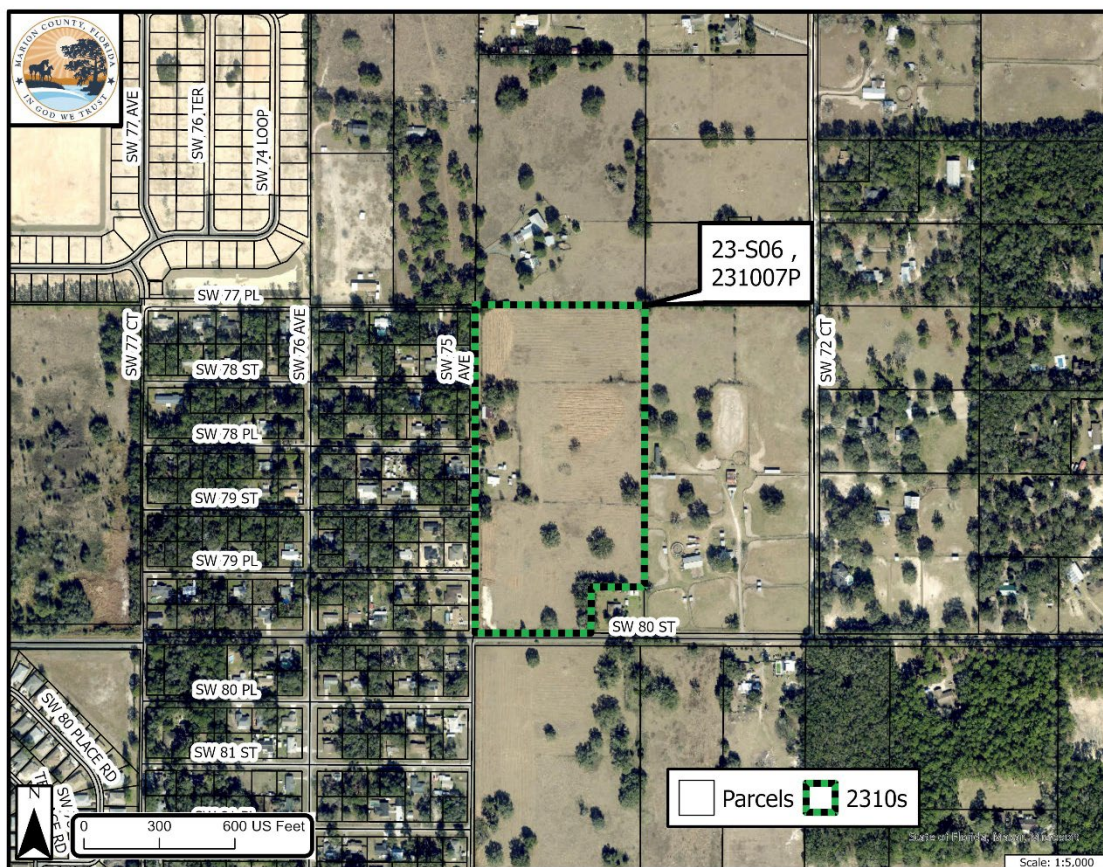
PLANNING & ZONING SECTION STAFF REPORT

	P&ZC Date: 9/25/2023	BCC Date: 10/17/2023
Case Number:	231007ZP	
CDP-AR:	30469	
Type of Case:	Rezoning from General Agriculture (A-1) to Planned Unit Development (PUD)	
Owner	Fun N Games, LLC/Jon Kurtz, MGR	
Applicant	Paolo Mastroserio	
Street Address	7875 SW 75 th Ave	
Parcel Number	35461-000-00	
Property Size	18.13 acres	
Future Land Use	Medium Residential (MR)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Urban Growth Boundary and Secondary Springs Protection Zone	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&ZC Recommendation	APPROVAL , 5-2	
Project Planner	Kenneth Weyrauch, Deputy Director	
Developer's Agreement	None	
Related Case(s)	23-S06, Land Use Amendment, from Low Residential to Medium Residential on 18.13 acres	

I. ITEM SUMMARY

Paolo Mastroserio, on behalf of the landowner Fun N Games, LLC, has filed an application to rezone a 18.13-acre property site, located at 7875 SW 75TH AVE, from General Agriculture (A-1) to Planned Unit Development (PUD) (see Attachment A). The request is for a 72-unit single-family residential development. Figure 1 is an aerial photograph showing the general location of the subject property. The subject property is situated within the Urban Growth Boundary (UGB) and is located within the secondary spring's protection overlay zone.

Figure 1
General Location Map

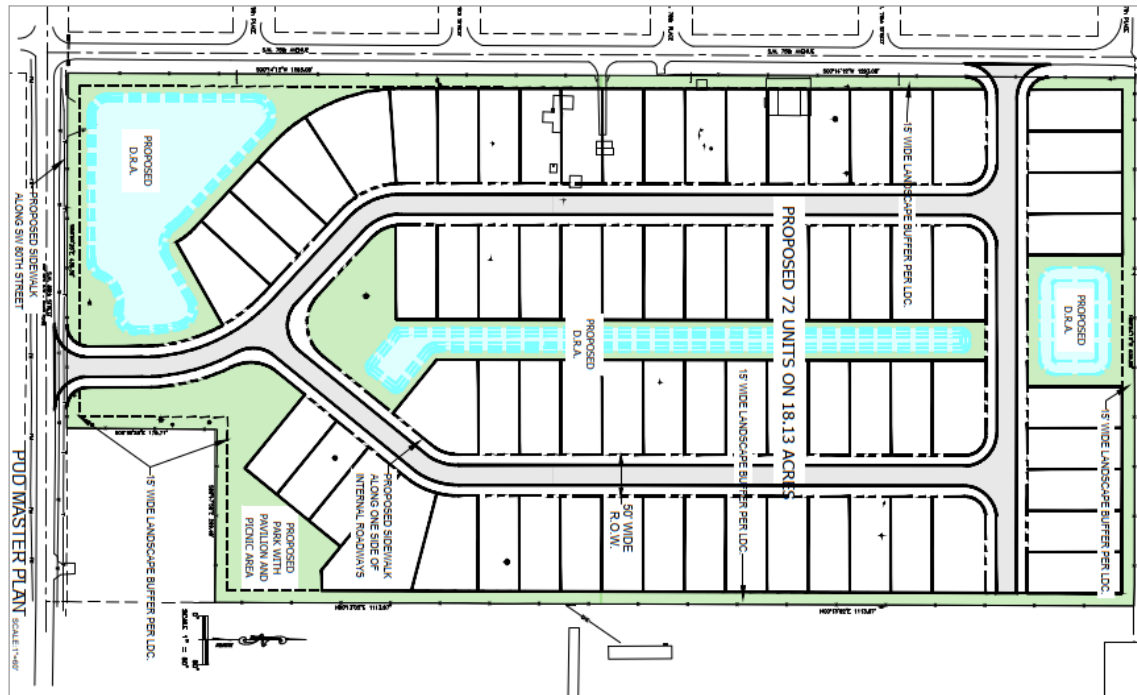


II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the applicant's request because it is consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistency with the Marion County Comprehensive Plan (MCCP), and that the rezoning is compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development. The PUD proposes a maximum of 72 detached single-family residential units (see Attachment A, page A-4). The overall proposed density for the PUD is 3.9 dwelling units per acre. The PUD proposes maximum building heights of one and two stories, architectural renderings, and lot typicals can be found in Attachment A. The

PUD proposes 3.63 acres of open space, and within that open space is a pavilion and park area. Figure 2 (also found in Attachment A) below shows the proposed conceptual plan.

**Figure 2
Conceptual Plan**



III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (6) within 300 feet of the subject property on September 8, 2023. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on September 11, 2023, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner September 11, 2023. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. An analysis of conformance to those requirements are addressed below.

A. LDC Section 4.2.31.B addresses permitted uses.

1. LDC Section 4.2.31.B.(1) allows any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC

provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.

Analysis: Staff finds the proposed uses are consistent with the uses allowed within the Medium Residential FLUMS designation and the maximum allowable intensity and density. Based on the above, staff concludes the PUD is **consistent** with this section.

- The PUD is restricted to a total of 72 detached single-family dwelling units (one and two story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 8/2022; attached).
- The PUD shall be restricted to one story homes along the boundaries of the project.

2. LDC Section 4.2.31.B.(2) provides uses identified as ordinarily requiring a Special Use Permit may be authorized as permitted within all or a part of a PUD without the necessity of a separate SUP application provided it meets on of three criteria.

Analysis: Staff finds the applicant is not proposing any SUP and, therefore, the rezoning is **consistent** with this requirement.

3. LDC Section 4.2.31.B.(3) provides Owners of parcels within the PUD may subsequently request the authorization of additional special uses following approval of the PUD by undertaking the SUP application process for the proposed additional use without applying for an amendment to the PUD.

Analysis: Staff finds this is the initial PUD request and, therefore, this section is **not applicable**.

4. LDC Section 4.2.31.B.(4) establishes three (3) methods for setting forth the list of permitted and special uses.

Analysis: Staff finds the PUD is requesting a 72-unit single-family residential development. The application also proposes accessory uses of pools, sheds, and other accessory structures. Amenities include a park with a pavilion and picnic area. The application also provides architectural renderings of both the apartments and clubhouse area.

- Accessory dwelling units are prohibited as they are not specifically called out.

5. LDC Section 4.2.31.B.(5) provides the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, etc.) or suitable alternative.

Analysis: Staff finds the intended character of the PUD is single-family with one and two story detached homes. Examples of the architectural styles can be found in attachment A.

The PUD offers 3.63 acres of open space, meeting the minimum requirement of 3.63 acres of open space. Staff does have concern about the calculation of the open space as it appears the application may be trying to count the stormwater infrastructure at 100% rather than the LDC allowance of 25%. The application proposes a park of less than one acre with a pavilion for recreational amenities. Using Census data of 2.4 persons per household, which is the average for Marion County, at 72 dwelling units, the proposed PUD may generate 173 people. This translates into 914 SF of open space per person.

- B. LDC Section 4.2.31.C establishes a minimum PUD size of 0.5 acres or 21,780 square feet.

Analysis: Staff finds the property has a size of 18.13 acres and therefore is **consistent** with this section.

- C. LDC Section 4.2.31.D addresses density and intensity.

1. LDC Section 4.2.31.D.(1) provides the maximum allowable density/intensity for a PUD cannot exceed that established by the FLUMS designation(s) for the site, along with any density/intensity bonuses or vested right.

Analysis: Staff finds that the subject property is 18.13 acres in size with Medium Residential FLUMS. The Medium Residential FLUMS allows for 1-4 dwelling units per acre. The subject property, by FLUMs, allows for a minimum of 18 dwelling units and a maximum of 72 dwelling units. The proposed 72 dwelling units is 100% of the maximum residential development allowed by the FLUMs of the subject property. The proposed density of the PUD is 3.97 dwelling units per acre. The proposed PUD is **consistent with this section**.

2. LDC Section 4.2.31.D.(2) provides the Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.

Analysis: Staff finds that the proposed density is similar to or less than the other single-family developments in the surrounding area to the west. To the east, is a pocket of Low Residential FLUMs area that is between the

City of Ocala and the On Top of the World/SW HWY 200 Corridor urban areas. This is an area within the Urban Growth Boundary where infill development is expected to occur.

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through one of three methods: Transfer Development Rights (TDRs); Transfer of Vested Rights (TVR); and density bonuses.

Analysis: Staff finds the application does not propose any density/intensity increase through any of the three methods. Thus, staff concludes this section is **not applicable**.

4. LDC Section 4.2.31.D.(4) allows for blending of densities/intensities if the subject property has more than one FLUMS designation.

Analysis: Staff finds that the subject property has only one FLUMS designation. Thus, staff concludes this section is **not applicable**.

5. LDC Section 4.2.31.D.(5) addresses averaging.

- a. LDC Section 4.2.31.D.(5)(a) provides the gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.

Analysis: Staff finds that the PUD is not requesting to blend FLUMS. Thus, staff concludes that the uses allocated within the proposed PUD are **consistent** with this section.

- b. LDC Section 4.2.31.D.(5)(b) allows alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject however to the Comprehensive Plan.

Analysis: Staff finds that the PUD proposes a minimum lot area of 5,175 square feet with lot widths of 45' for interior lots and 60' for corner lots. The setbacks for single-family homes of Front, Rear, Side/side yard (20', 15', 5') and 5' rear and side setbacks for accessory uses. The proposed accessory uses on the conceptual plan are internal to the development. For comparison with the LDC, residential with centralized utilities are 20', 20', and 8' for primary residential structures and 8' rear and side for accessory structures.

Setbacks	Front	Rear	Side
Primary (SFR)	20'	15'	5' /corner 15'
Accessory Use	---	5'	5'

- c. LDC Section 4.2.31.D.(5)(c) provides that if the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.

Analysis: Staff finds that the PUD is not a hamlet or rural residential cluster. Thus, staff finds that this section is **not applicable**.

6. LDC Section 4.2.31.D.(6) requires the PUD comply with the minimum buffer requirements as established in this Code, or an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled representations of the existing principal structures and improvements that are located on the adjoining properties being buffered from the PUD. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations.

Analysis: Buffer details are proposed within the application (see Attachment A). Staff finds that the PUD is proposing a Type C buffer (15' wide landscape strip without a buffer wall. At least 2 shade trees and 3 accent/ornamental trees for every 100 lineal feet or fraction thereof) along the perimeter of the project, which is either meets or exceeds the standards of the Land Development Code. Staff finds that the application **meets or exceeds** requirements within this section. Notwithstanding, staff recommends the following condition be imposed:

- Buffers shall be provided as shown on the submitted conceptual plan.

- D. LDC Section 4.2.31.E.(1) addresses three types of access.

1. LDC Section 4.2.31.E.(1)(a) provides all properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.

Analysis: Proposed access points are provided within the application (see Attachment A). Staff finds the PUD proposes two access points, one on SW 80th Street and one on SW 75th Avenue. The location of access points will have to be worked out through the Development Review phase of site planning. Comments from OCE-Traffic state that the access point on SW 75th Ave should be moved south so that the access lines up with SW 78th Street at a full-access intersection. Comments also state that the Traffic Impact Analysis (TIA) did not examine either of the major intersections of SW 80th Street at SW 80th Avenue or SW 80th Street at SR 200. Notwithstanding, staff recommends the following condition be imposed:

- Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.
 - Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with SW 78th Street.
 - The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
2. LDC Section 4.2.31.E.(1)(b) provides the PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.

Analysis: Staff finds PUD proposes sidewalks along internal pathways, and along the SW 80th Avenue boundary. In the West Marion Traffic Study Workshop on September 18, 2023, the outlook for traffic in this area of the county will require a lot of road infrastructure projects to keep up with traffic over the next 20 years. Some of that pressure on the local road network can be relieved by increasing other avenues of travel such as transit and bike/ped infrastructure. East of the subject property, there is a multimodal path along SW 80th Avenue extending to the west. Adding to this network will help multimodal connectivity and access as this area develops. Notwithstanding, staff recommends the following condition be imposed:

- An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. This path's timing may be worked out in the platting phase of the project and may be pushed until such time that SW 80th Street is widened or if a development is approved to the east of this project on SW 80th Street.
3. LDC Section 4.2.31.E.(1)(c) provides the PUD shall include a multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access

focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).

Analysis: Staff finds that currently there is not any public transit within the area, however, the PUD proposes sidewalks along the adjacent right-of-way of SW 80th Ave and on at least one side of all internal roads. Above, staff proposed a condition to include a multimodal trail to support connectivity within the area. The proposed PUD **is consistent with this section.**

4. LDC Section 4.2.31.E.(1)(d) provides parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D.(8).

Analysis: Staff finds the PUD proposes detached single-family homes on individual lots. The homes will have garages and parking is intended to be in the garage and on the individual driveways. The PUD does not propose parking at the small neighborhood park, however the park is within walking distance of the entire PUD. Thus, the application **is consistent with this section.**

5. LDC Section 4.2.31.E.(1)(e) requires all appropriate utility infrastructure shall be made available to and provided for the PUD.

Analysis: Staff finds that the subject property is within connection distance of centralized water and sewer. Marion County Utilities (MCU) have available infrastructure in place (see Attachment B).

- The PUD shall connect to *Marion County* centralized water and sewer.

6. LDC Section 4.2.31.E.(1)(f) requires all appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance this Code.

- a. LDC Section 6.13.2 addresses the minimum requirements for stormwater management.

Analysis: The DRC letter notes PUD Master Plan will have to provide calculations and more details in order to get the Master Plan approved (see Attachment B).

- b. LDC Section 6.13.3 addresses four different types of stormwater management facilities.

Analysis: The PUD proposes a private retention pond to serve the entire site, based on the conceptual plan (see Attachment A). Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the development.

E. LDC Section 4.2.31.E.(2) addresses easements.

1. LDC Section 4.2.31.E.(2)(a) provides easements shall be provided to address the maintenance and upkeep of all PUD infrastructure (e.g., Stormwater systems, utilities, etc.) and/or when necessary to allow adjoining property owners reasonable access for the maintenance and upkeep of improvements (e.g., access for zero-lot line structure, etc.). Any easements necessary shall be provided, established, and conveyed consistent with the provisions of Article 6.

Analysis: Staff finds any easements required for maintenance and upkeep of the PUD infrastructure will be determined during the Development Review phase of the process.

2. LDC Section 4.2.31.E.(2)(b) provides no principal or accessory structure may be erected, placed upon, or extend over any easement unless authorized in writing by the entity holding title to said easement, with such authorization being recorded in the Marion County Official Records. Such authorizations may include and are encouraged to set forth, terms and conditions, regarding the easement encroachment (e.g., duration, maintenance, removal, sunset, etc.) for reference by all current and future parties.

Analysis: Staff finds that buildable areas and easements will be determined during the Development Review phase of the process.

F. LDC Section 4.2.31.E.(3) addresses setbacks and separation requirements.

1. LDC Section 4.2.31.E.(3)(a)3 provides all setbacks for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.

Analysis: Typical illustrations and a table have been provided (see Attachment A). Setbacks were discussed earlier in this report. All proposed setbacks are less than the LDC requires for similar zoning classification development standards.

2. LDC Section 4.2.31.E.(3)(c) provides building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure, particularly those that make up habitable space, shall comply with

established principal structure setbacks; however, the PUD may propose authorized encroachments not to exceed two feet into any setback, subject to compliance with building construction standards (e.g., fire code) for the encroachment structure, except no encroachment into an established front yard setback is permitted.

Analysis: The application does not address this item. For compatibility with the single family uses found in the LDC, staff recommends the following condition:

- Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
3. LDC Section 4.2.31.E.(3)(d)2.a provides at a minimum, structures on the same property shall be separated by a minimum of ten feet, In the event a dedicated easement is between the structures, the separation between structures shall be increased to provide a minimum of five feet of separation from each structure to the boundary of the easement.

Analysis: Staff finds that the building separations for the PUD are 10' minimum. Thus, this application **is consistent with this section**.

G. LDC Section 4.2.31.E.(4) addresses heights.

1. LDC Section 4.2.31.E.(4)(a)2. provides the maximum height limit for all PUDs shall be seventy-five feet; however, an alternative maximum height limit may be proposed, subject to ensuring the safe and effective provision of services, maintenance, and support of the PUD development (e.g., fire service/ladder truck) and the provision of sufficient buffering to surrounding uses both within and outside the PUD.

Analysis: Staff finds that the PUD proposes one- and two- story homes, but does not specifically call out building heights. The PUD does not address the height of accessory structures. For compatibility with adjacent uses, staff proposes the following condition.

- Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
2. LDC Section 4.2.31.E.(4)(a)3. provides all maximum height limits for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.

Analysis: Staff finds that a typical illustration and table have been provided for the main residential structures but no height indication is provided on the illustrations. A condition was already proposed to remedy this issue.

3. LDC Section 4.2.31.E.(4)(b) addresses dissimilar uses.
 - a. LDC Section 4.2.31.E.(4)(b)1 provides that when *commercial*, *industrial*, or *institutional* uses are provided within a PUD within 100 feet of the boundary edge of the PUD, the following shall apply to that development when the abutting existing use or zoning classification outside the PUD is residential:
 - 1) A non-residential structure may not exceed a height that is twice the height of the closest existing abutting residential structure; however, the height of the non-residential structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
 - 2) If the residential zoned land directly adjacent to the PUD is vacant land, then the height of a non-residential structure within the PUD shall not exceed the maximum height allowed in the abutting residential classification.
 - 3) An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the non-residential use in relation to the existing residential use and/or residential zoning classification; however, the Board is not obligated to agree and/or accept the alternative proposal.

Analysis: Not applicable.

- b. LDC Section 4.2.31.E.(4)(b)1 provides that when *multiple-family* residential uses are provided within a PUD within 100 feet of the boundary edge of the PUD, the following shall apply to that development when the abutting existing use is a single-family use or the zoning classification outside the PUD permits only single-family residential uses:
 - a. A multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence; however, the height of the multiple-family structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
 - b. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.

- c. An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the multiple-family residential use in relation to the existing residential use and/or residential zoning classification.

Analysis: Not applicable.

H. LDC Section 4.2.31.E(5) addresses outdoor lighting.

- 1. LDC Section 4.2.31.E(5)(a) requires the following be illuminated: Potentially dangerous and/or hazardous locations to promote and maintain health and safety (e.g., roadway intersections, cross-walk locations, etc.); Structures and facilities to discourage and deter criminal activity (e.g., loading docks, utility facilities, etc.); and Structures and facilities consistent with their authorized hours of operation (e.g., recreation facilities, business, etc.).

Analysis: The Master Plan does not display the location of exterior lighting in or around the common areas of the PUD. The site plan for the common areas will have to show the location of exterior lighting.

- 2. LDC Section 4.2.31.E(5)(b) provides all lighting shall be installed in a manner to illuminate the identified structure, facility, or activity while ensuring the lighting does not cast direct light on adjacent dwellings or properties in a negative manner, or cast light in an upward manner so as to illuminate the night sky and/or become a hazard to air navigation.

Analysis: Outdoor lighting is not addressed in the application; however, outdoor lighting will be addressed on any site plans for the common areas.

- 3. LDC Section 4.2.31.E(5)(c) provides all outdoor lighting shall be provided consistent with the provisions of Section 6.12.14 and Division 6.19.

Analysis: Outdoor lighting is not addressed in the application; however, outdoor lighting will be addressed on any site plans for the common areas.

I. LDC Section 4.2.31.E(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

- 1. Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,
- 2. A PUD may propose the elimination of internal buffers within the PUD; however, for significantly dissimilar uses (e.g., residential versus industrial),

mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal.

Analysis: Staff finds that the external buffers, addressed earlier in the report, meet or exceed the standard buffers of the LDC. Thus, **is consistent with this section.**

J. LDC Section 4.2.31.E(7) addresses open space.

1. LDC Section 4.2.31.E.(7)(a) provides that for a PUD implementing a Rural Land - Residential Cluster, Rural Land - Hamlet, or Rural Community development form as authorized by the Comprehensive Plan future land use element and Division 3.3, the PUD shall be subject to the following:

- a. The PUD shall identify all the required natural open space (NOS) acreage to be permanently conserved consistent with the Comprehensive Plan and this Code, with particular attention to Sec. 6.6.6.A., along with the intended form and/or method of conservation.
- b. If the PUD is also subject to a native habitat vegetation preservation requirement as listed in Section 6.6.5, the minimum 15% native habitat to be preserved should be included within the natural open space, thereby simultaneously complying with the NOS and native habitat conservation requirements; additionally, the applicant is encouraged to preserve as much of the native habitat within the NOS as possible.
- c. The PUD shall provide a minimum of five percent improved open space as provided in Section 6.6.6.B, with this improved open space being focused on satisfying the recreation facility needs of the PUD as listed in (c) below.

Analysis: Staff finds the application is not on Rural Land. Thus, staff concludes this section is **not applicable**.

2. LDC Section 4.2.31.E.(7)(b) provides for all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.

Analysis: Staff finds that the PUD proposes 3.63 acres of open space which is the minimum amount of open space required by the LDC. Open space was addressed earlier in the report.

3. LDC Section 4.2.31.E.(7)(c) establishes the following design guidelines for open space:

- a. Improve Open Space (IOS) shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners

association, community development district, or municipal service unit, unless otherwise approved by the Board upon recommendation by the DRC.

- b. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted to depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
- c. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.
- d. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
- e. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.

Analysis: The Concept Plan displays a recreational amenity area of 0.907 acres, which is the minimum required by the LDC. LDC Section 6.6.6.B addresses the IOS design standards and LDC Section 4.2.31.E.(7)(b)2 provides the PUD shall provide a minimum five percent IOS.

- 4. LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards:
 - a. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
 - b. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similar improved, usable outdoor areas shall be counted at 100 percent,
 - c. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.
 - d. Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.
 - e. Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements in accordance with the following criteria:
 - 1) Waterbodies available and used for active water-oriented recreation uses such as boating, kayaking, canoeing, paddle boarding, fishing, water/jet skiing, and swimming may be used in calculations of IOS area of waterbodies but shall not exceed 50 percent of the total IOS; however, the adjoining recreational lands supporting the active water-oriented recreation uses may be counted at 100 percent.

- 2) Waterbodies not available or used for the noted active water-oriented recreation uses may be used in calculations of IOS but shall not exceed 10 percent of the total IOS; however, the adjoining recreational lands supporting the waterbody that are established as recreation/amenity space may be counted at 100 percent recreational space. Only those waterbodies which are available to the development for water-oriented recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.
- f. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

Analysis: The Site Data documents the size and percentage of open space provided for the multiple uses calculated, including separate entries for landscape buffers, parks, stormwater facilities, and waterbodies.

K. LDC Section 4.2.31.E.(8) addresses Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

1. LDC Section 4.2.31.E.(8)(a) provides commercial uses may be provided within the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units, with a minimum of 250 units required before any commercial use area may be authorized in the PUD.

Analysis: Not Applicable.

2. LDC Section 4.2.31.E.(8)(b) provides the type of commercial uses permitted in the commercial use area shall comply with the following:
 - a. Those uses permitted in the B-1 (Neighborhood Business Classification) for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and
 - b. Those uses permitted in the B-2 (Community Business Classification) for projects of a size equal to or greater than 800 dwelling units.
 - c. More intense commercial uses and special uses may be permitted by the Board upon review and recommendation of the Development Review Committee, consistent with Section 4.2.6.A.

Analysis: Not Applicable.

3. LDC Section 4.2.31.E.(8)(c) provides the commercial use areas shall be situated internally to the PUD and buffered so as not to create a detrimental effect on adjacent internal residential areas. Said areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to an existing functionally classified or major through road so as to attract a market substantially outside of the project; however, a PUD that provides for the

creation of a new internal functionally classified or major through road which is not access controlled and is open and available to the public may establish the commercial use area along that roadway, subject to compliance with the traffic and access management provisions of Divisions 6.11 and 6.12.

Analysis: Not Applicable.

4. LDC Section 4.2.31.E.(8)(d) provides the commercial use area shall be specifically included in the development schedule.

Analysis: Not Applicable.

- L. LDC Section 4.2.31.F. addresses the pre-application meeting.

1. LDC Section 4.2.31.F.1 requires a pre-application meeting be conducted before a PUD rezoning application can be accepted.

Analysis: The applicant had a pre-application meeting with staff on August 1, 2022. Thus, this application **meets this requirement**.

2. LDC Section 4.2.31.F.(2)(a) requires a PUD application be accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat.

Analysis: The PUD application is accompanied by a Conceptual Plan (see Attachment A, Page A-4). Thus, this application **meets this requirement**.

3. LDC Section 4.2.31.F.(2)(b) requires the PUD Rezoning Application shall be accompanied by a Conceptual Plan provide documentation addressing the following:
 - a. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
 - b. Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
 - c. Drawing of the boundaries of the property showing dimensions of all sides.
 - d. Provide the acreage of the subject property along with a legal description of the property.
 - e. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
 - f. Identify existing site improvements on the site.
 - g. A list of the uses proposed for the development.
 - h. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
 - i. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
 - j. Identify proposed phasing on the plan.

- k. Identify proposed buffers.
- l. Identify access to the site.
- m. Preliminary building lot typicals with required yard setbacks and parking lot locations.
- n. Preliminary sidewalk locations.
- o. Proposed parallel access locations.
- p. Show 100-year floodplain on the site.
- q. Show any proposed land or right of way dedication.
- r. Identify any proposed parks or open spaces.
- s. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete.
- t. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

Analysis: The application submitted was determined to meet the minimum requirements for submission. Thus, **is consistent with this section.**

- 3. LDC Section 4.2.31.F.(3) requires the Development Review Committee (DRC) to make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board.

Analysis: The DRC considered the application at their September 2023 meeting and recommended to transmit to PUD with concept plan. (see Attachment B). Thus, this submittal is being processed as if it **meets this requirement.**

- 4. LDC Section 4.2.31.F.(4)(a) requires the final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.

Analysis: Not Applicable

- 5. LDC Section 4.2.31.F.(4)(b) require final development plan be in accordance with requirements of the Land Development Code and be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.

Analysis: The applicant submitted a PUD with Master Plan. Thus, this submittal is being processed as if it **meets this requirement.**

- 6. LDC Section 4.2.31.F.(4)(c) provides if necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.

Analysis: Staff finds that a Master Plan was submitted. Thus, this submittal is being processed as if it **meets this requirement.**

7. LDC Section 4.2.31.F.(4)(d) provides submittal of a Master Plan, Major Site Plan, Improvement Plan, Preliminary Plat and/or Final Plat for review will require the items listed above in B(1) for the Conceptual Plan submittal, plus the following additional items (as outlined under the table in Section 2.11-1 "Application Requirements");
- a. Title block (Sec. 2.12.3).
 - b. Front page requirements (Sec. 2.12.4).
 - c. Concurrency (as per Division 1.8).
 - d. Location of septic systems and wells.
 - e. Boundary and topographic survey (1 ft. intervals for 100 ft. beyond project boundary).
 - f. NRCS soil survey.
 - g. USGS Quad map showing contributing watershed(s) and project boundary.
 - h. National Wetland inventory map.
 - i. Environmental assessment of listed species and vegetative communities onsite.
 - j. Karst and geologic assessment on and off-site within 200 ft. of project boundary.
 - k. Marion-friendly landscaped areas, parks, recreation areas and natural areas to be retained (Sec. 2.12.21 and 2.12.25).
 - l. Traffic impact analysis.
 - m. Construction entrance and route plan.
 - n. Photometric plan for non-residential development.
 - o. Building elevation plans for non-residential development.
 - p. Phasing plan, if proposed.
 - q. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

Analysis: The applicant has submitted a Master Plan and is going through the process concurrently.

- M. LDC Section 4.2.31.J addresses PUD time limits and provides
1. The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.
 2. Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.
 3. Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code Review and approval procedures.

Analysis: Staff does not recommend the imposition of any conditions to address time limits as timing is already addressed under LDC Section 4.2.31.L.

N. LDC Section 4.2.31.K addresses PUD amendments.

1. LDC Section 4.2.31.K.(1) provides changes to the plan of development which will affect the following items shall be subject to review and approval by Development Review Committee:
 - a. Changes in the alignment, location, direction or length of any internal local street,
 - b. Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcels standards listed in item (a)3, C
 - c. Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage,
 - d. Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage,
 - e. Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories,
 - f. Reorientation or slight shifts or changes in building or structure locations including setbacks,
 - g. Major changes listed below which are subject to final review and approval by the Board.
2. LDC Section 4.2.31.K.(1) provides Changes which will modify or increase the density or intensity of items shall be subject to review and approval by the Board through the PUD rezoning application process.
 - a. Intent and character of the development.
 - b. Location of internal and external arterial or collector streets and connection points between and to those streets within the development.
 - c. Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.
 - d. Building setbacks.
 - e. Dwelling unit types or mixes and maximum development density and units.
 - f. Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.
 - g. Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.
 - h. Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.
 - i. Conservation open space areas with intended method of preservation ownership or maintenance.
 - j. Location of water and sewage facilities.

Analysis: Not applicable.

V. ANALYSIS

Land Development Code Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *Effect on the public interest.*

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The subject property will access SW 80th Street, a county maintained major local road with about 50' of ROW. The PUD also proposes a connection to SW 75th Avenue, a county-maintained subdivision road that may need some ROW dedication. Comments from OCE-Traffic, state that a connection to SW 75th Ave should line up with SW 78th Street. The ROW of SW 75th Ave also is a quarter section line. The proposed development could generate up to 746 daily vehicle trips, 73 PM peak hour trips. We do not have vehicle daily trip counts for SW 80th Street. A full traffic study was conducted; however, the traffic study did not examine impacts to nearby intersections.
 - b. Public transit. The subject property is not near public transit at this time.
 - c. Other mobility features. Sidewalks will be provided internally and along the SW 80th Street ROW. Staff recommends a multimodal trail to be consistent with the trail to the west of this project.

Based on the above findings, it is concluded the application's proposed **transportation impacts would not adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for non-residential demand. Based on the 72 proposed dwelling units, the proposed rezoning would result in an increase of 25,920 gallons per day. The DRC comments letter finds a potable water is readily available and that connection would be required (see Attachment B). Thus, it is concluded the application's potable water impacts **would not adversely affect the public interest.**
3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the 72 proposed dwelling units, the proposed rezoning would result in an increase of 19,008 gallons per day. The DRC comments letter finds a sanitary sewer infrastructure is available and that connection

would be required (see Attachment B). Thus, it is concluded the application's sanitary sewer impacts **would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day. The SWE does not establish a LOS standard for solid waste generation for non-residential uses. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above, it is concluded the application's solid waste impacts **would not adversely affect the public interest.**
5. Fire rescue/emergency services. Friendship Fire Station #21, located at 7884 SW 90th Street, is roughly 1.12-miles south of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. However, the staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, it is concluded the proposed rezoning fire rescue/emergency impacts **would not adversely affect the public interest.**
6. Law enforcement. Sheriff's Southwest SR 200 District Office, located at 9048 SW HWY 200, is roughly 3.19-miles southwest of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, it is concluded the proposed rezoning law enforcement impacts **would adversely affect the public interest.**
7. Public schools. Hammett Bowen Jr Elementary School, located at 4397 SW 95th Street, Ocala, FL 34476 and is 3.18 miles southeast of the proposed development. Liberty Middle School located on 4495 SW 95th Street is 3.05 miles southeast of the proposed development. West Port High School is located at 3733 SW 80th Avenue and is 3.01 miles north of the proposed development. Based on the above finding, the proposed Zoning District amendment would generate student enrollment and would not negatively affect the public interest, therefore, it is concluded that the application in **consistent with Policy 1.1.3.**

In conclusion, staff finds that while the impact to schools could adversely affect the public interest, when weighing the overall factors, it is concluded that the proposed zoning change **will not adversely affect the public interest.**

B. *Comprehensive Plan consistency.*

1. FLUE Policy 1.1.5 on higher density/intensity uses provides, "The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available."

Analysis: Staff finds the property is located within the UGB and facilities are available with capacity to service the subject property, staff concludes the proposed amendment is **consistent** with FLUE Policy 1.1.5.

2. FLUE Policy 2.1.4 on Open Space Requirement provides, “A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts within residential development and the open space shall be accessible to all residents within the development, as further defined in the LDC.”

Analysis: The owner is advised that prior to the time of development order issuance, compliance with this policy must be demonstrated. Based on the above, it is concluded the application is **consistent** with FLUE Policy 2.1.4.

3. FLUE Policy 5.1.3 on Planning and Zoning Commission provides, “The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County’s Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Analysis: The proposed FLUM amendment is scheduled for the October 17, 2023 Planning and Zoning Commission and, therefore, the application is **consistent** with this FLUE Policy 5.1.3.

4. FLUE Policy 5.1.4 on Notice of Hearing provides, “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Staff finds public notice has been provided as required by the LDC and Florida Statutes and, therefore, concludes the application is being processed **consistent** with FLUE Policy 5.1.4.

5. TE Policy 2.1.4 on determination of impact provides in part, “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: The subject property will access SW 80th Street, a county-maintained major local road with about 50’ of ROW. The PUD also proposes a connection to SW 75th Avenue, a county-maintained subdivision road that may need some ROW dedication. Comments from OCE-Traffic, state that a connection to SW 75th Ave should line up with SW 78th Street. The ROW of SW 75th Ave also is a quarter section line. The proposed development could generate up to 746 daily vehicle trips, 73 PM peak hour trips. We do not have vehicle daily trip counts for SW 80th Street. A full traffic study was conducted; however, the traffic study did not examine impacts to nearby intersections

Based on the above findings, it is concluded that the application is **consistent** with TE Policy 2.1.4.

6. TE Objective 3.1 on Financial feasibility of development provides, “To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.”

Analysis: The subject property is located in UGB. Based on the above, it is concluded the application is **consistent** with TE Objective 3.1.

7. TE Objective 3.1.2 on Adequate Rights of Way/Encroachment provides, “The County shall ensure adequate rights-of-way for roadway, Transit, bicycle and pedestrian pathways, and protect existing and future rights-of-way from building encroachment.”

Analysis: Right-of-way dedication may be required along at least one ROW adjacent to this property. Once the ROW is dedicated, it is concluded the application is **consistent** with TE Objective 3.1.2.

8. TE Objective 2.2. on Access Management provides, “To maintain the intended functionality of Marion County’s roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.”

Analysis: The PUD is proposing two accesses for this development. One access will need to be moved to the south which has been discussed in this report. Staff has provided conditions to ensure these issues are accounted for. Based on the above findings, staff concludes the application is **consistent** with TE Objective 2.2.

9. SSE Policy 1.1.1 provides, “The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.”

Analysis: Staff finds that based on the addition of 72 units multiplied by 2.4 persons per household equals 172 persons, which will generate a demand of 19,008 gallons per day. The sanitary treatment plant serving this area has sufficient capacity to serve this demand. Based on the above findings, it is concluded the application is **consistent** with SSE Policy 1.1.1.

10. SSE Policy 1.1.3 provides, “The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in

accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.”

Analysis: Staff concludes that a sanitary sewer line is currently in place and connection is required. Based on the above findings, it is concluded the application is **consistent** with SSE Policy 1.1.3.

11. SSE Policy 1.2.1 provides, “Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.”

Analysis: The subject property is within the Marion County Utilities Service Area and services are located within the vicinity. Based on the above findings, it is concluded the application is **consistent** with SSE Policy 1.2.1.

12. PWE Policy 1.1.1 provides in part, “The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day.”

Analysis: Staff finds that based on the addition of 72 units multiplied by 2.4 persons per household equals 172 persons which will generate a demand of an additional 25,920 gallons per day. The water treatment plant serving this area has sufficient capacity to serve this demand. Based on the above findings, it is concluded the application is **consistent** with PWE Policy 1.1.1.

13. PWE Policy 1.6.4 provides, “Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.”

Analysis: The site is in Marion County Utilities Service Area and services are currently in place and connection is required. Based on the above findings, it is concluded the application is **consistent** with PWE Policy 1.6.4.

14. SWE Policy 1.1.1 provides, “The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: Staff finds that based on the addition of 72 units multiplied by 2.4 persons per household equals 172 persons, which will generate a demand of an additional $\pm 1,071$ pounds per day. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-

term contract reserving capacity with a private landfill in Sumter County. Based on the above findings, it is concluded the application is **consistent** with SWE Policy 1.1.1.

15. SWE Policy 1.1.5 provides, "Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard."

Analysis: The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. The owner is placed on notice that should disposal facilities become unavailable, permits shall not be issued for the dwelling units. Based on the above findings, it is concluded the application is **consistent** with SWE Policy 1.1.5.

16. SE Policy 1.1.4 provides, "The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice."

Analysis: At the time of development order approval, the owner will need to demonstrate post-development stormwater runoff can be accommodated by the proposed stormwater facility, which facility could potentially include reducing the form, intensity, and/or density of the proposed development (e.g., units, building SF, impervious square feet). Based on the above, it is concluded the application is **consistent** with SE Policy 1.1.4.

17. SE Policy 1.1.5 provides, "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The owner is advised the owner will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, it is concluded the application is **consistent** with SE Policy 1.1.5.

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **consistent** with the Comprehensive Plan.

C. *Compatibility with surrounding uses.*

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. Figure 1 is an aerial photograph displaying existing and surrounding site conditions. Attachment C displays site photographs. Figure 3 displays the proposed FLUMS, which assumes the subject property is designated Commercial and not Rural Lands. Figures 4 and 5 display the existing and proposed zoning classification for the subject property and surrounding properties. Figure 6 shows

Figure 3
Assumed FLUMS Designation

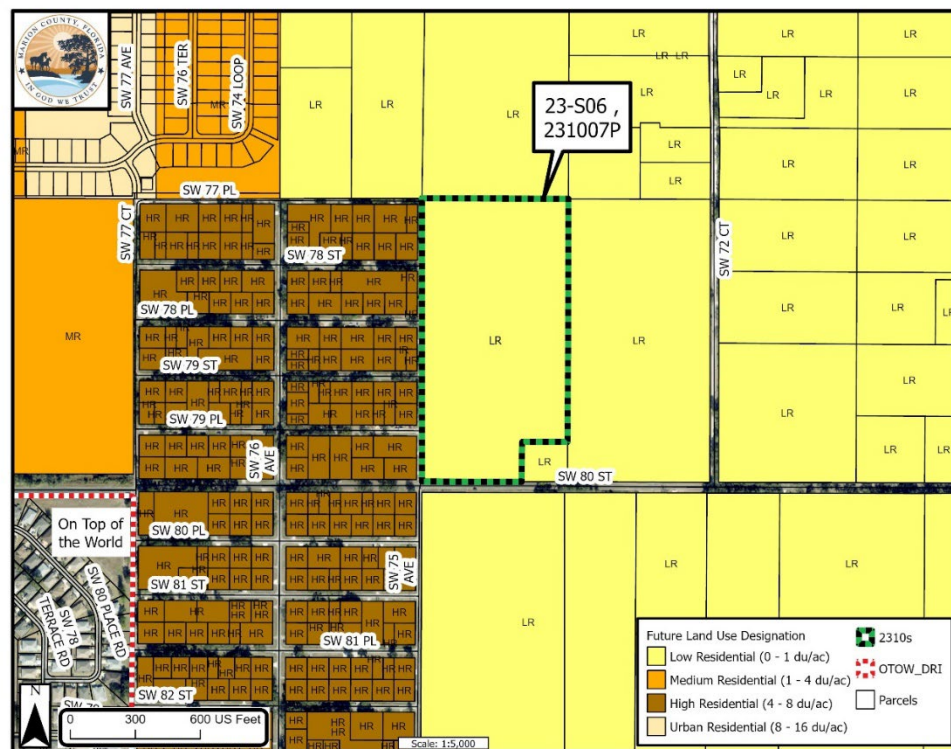


Figure 4
Zoning Classification



Figure 5
Proposed Zoning Re-classification

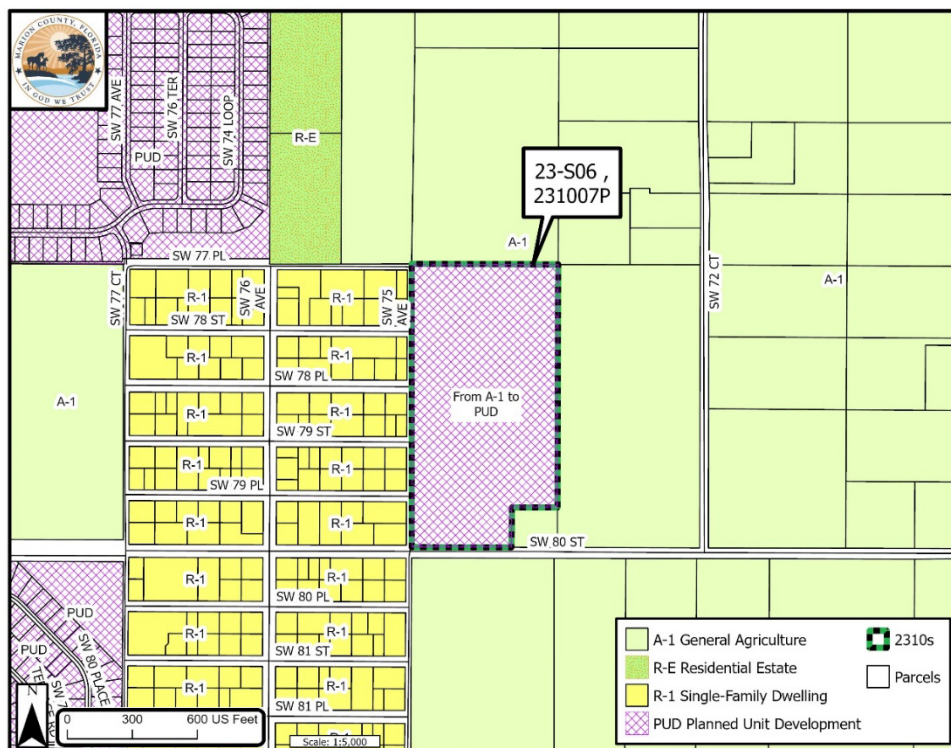


Figure 6
Existing and Surrounding Land Uses



TABLE 1 ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
North	Low Residential	General Agriculture (A-1)	Single Family
South	Low Residential	General Agriculture (A-1)	Ag Production
East	Low Residential	General Agriculture (A-1)	Ag Production
West	High Residential	Single-Family Dwelling (R-1)	Single Family

Consistent with LDC Section 2.7.3.D, staff conducted a site visit (see Attachment C) and finds the subject property is currently vacant. The property has Medium Residential land use designation and is considered infill with ample infrastructure serving the development. Within two miles from the PUD exists a large big box store/grocery store, several other grocery stores and other retail options. To the west, adjacent, is a mostly built out single-family residential community.

Based on the above findings, staff concludes the proposed rezoning is **compatible** with the existing and future surrounding land uses.

VI. 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 **DENY** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance, and adopt a proposed Ordinance to **APPROVE** the rezoning amendment.
- 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 on the proposed Ordinance, and **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

Staff recommends the Board 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 **APPROVE WITH CONDITIONS** the proposed rezoning because the application:

- A. Will not adversely affect the public interest;
- B. Is consistent with the following Comprehensive Plan provisions
 - 1. FLUE Policies 1.1.5, 2.1.4, 5.1.3, and 5.1.4;
 - 2. TE: 2.1.4, 3.1, 3.1.2, and 2.2;
 - 3. SSE: 1.1.1, 1.1.3, and 1.2.1;
 - 4. PWE: 1.1.1, and 1.6.4;
 - 5. SWE 1.1.1, and 1.1.5;
 - 6. SE 1.1.4, and 1.1.5;
- C. Is compatible with the surrounding uses due to the potential intensity of the commercial use.
- D. The recommended development conditions include:
 - 1. The PUD is restricted to a total of 72 detached single-family dwelling units (one- and two-story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 8/2022; attached).
 - 2. The PUD shall be restricted to one-story homes along the boundaries of the project.
 - 3. Accessory dwelling units are prohibited as they are not specifically called out.

4. The PUD offers 3.63 acres of open space, meeting the minimum requirement of 3.63 acres of open space. Staff does have concern about the calculation of the open space as it appears the application may be trying to count the stormwater infrastructure at 100% rather than the LDC allowance of 25%. The application proposes a park of less than one acre with a pavilion for recreational amenities. Using Census data of 2.4 persons per household, which is the average for Marion County, at 72 dwelling units, the proposed PUD may generate 173 people. This translates into 914 SF of open space per person.
5. Buffers shall be provided as shown on the submitted conceptual plan.
6. Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.
7. Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with SW 78th Street.
8. The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
9. An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. This path's timing may be worked out in the platting phase of the project and may be pushed until such time that SW 80th Street is widened or if a development is approved to the east of this project on SW 80th Street. *Underlined portion was added after the Planning and Zoning Commission meeting.
10. The PUD shall connect to Marion County centralized water and sewer.
11. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
12. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVE. Vote was 5-2.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

Approval with the following Conditions (4-1):

1. The PUD is restricted to a total of 72 detached single-family dwelling units (one- and two-story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (attached).
2. The PUD shall be restricted to one-story homes along the boundaries of the project.
3. Accessory dwelling units are prohibited as they are not specifically called out.
4. The PUD shall provide 20% open space.
5. The amenities shall include a pavilion with a playground and a dog park.
6. Buffers shall be provided as shown on the submitted conceptual plan.
7. Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.
8. Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with an existing east/west road to the west. The access location is subject to approval by the County Engineer. This shall be developed as a full access connection but limited to emergency use with a “yelp gate”. If the emergency access is at any time restored to a fully functioning access for Villa Verde, then the residents of Villa Verde will be included in the consideration of an MSTU Assessment for the improvement of SW 75th Place.
9. The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
10. An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. No sidewalk is required along the western boundary ROW. This path's construction will be due when SW 80th Street is widened.
11. The PUD shall connect to Marion County centralized water and sewer.
12. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
13. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.

14. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.
-
- A. Rezoning application filed August 1, 2023.
 - B. DRC Minutes with DRC Rezoning Comments Letter.
 - C. Site Photos.

WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN

RECREATION/OPEN SPACE/MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA. 18.13 ACRES X 20% = 3.63 ACRES OF OPEN SPACE REQUIRED
15% OR 2.72 ACRES MUST BE M.F.L.A.
5.0% OR 0.907 ACRES MUST BE IMPROVED OPEN SPACE

THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:

3.63 ACRES OF REQUIRED OPEN SPACE
3.72 ACRES OF THE 3.63 ACRES WILL BE MFLA
0.907 ACRES OF WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROVIDED & APPROVED TRAFFIC STUDY. NO OFFSITE TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

INTERNAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE ABUTTING ROADWAYS ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW BOTH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE B.O.C.C. REQUIREMENTS. BUFFER LAYOUT AND PLACEMENT WILL BE FINALIZED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS. IN CASES INVOLVING BUFFERS WITH WETLANDS OR WATERS, THE PROPOSED LANDSCAPING WILL FACE THE ADJACENT LAND OWNERS' AND THE WALL WILL BE PLACED BEHIND THE LANDSCAPING.

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
MEDIUM RESIDENTIAL	4 D.U. PER ACRE	18.13 ACRES	72 UNITS

THEFORE:

THIS PUD PLAN PROPOSES A MAXIMUM OF 69 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

1. PROJECT SITE BOUNDARY WITHIN SECTION 10, TOWNSHIP 16, RANGE 21.
2. THE TOTAL LAND AREA = 18.13 ACRES.
3. EXISTING SITE CHARACTERISTICS:
THE EXISTING SITE IS CURRENTLY DEVELOPED AND UNDEVELOPED, MOSTLY CLEARED PASTURE LAND, WITH APPROXIMATELY 25% OF THE SITE HAVING SCATTERED TREE COVER. THE TERRAIN IS MOSTLY GENTLY ROLLING WITH APPROXIMATELY 80% OF THE SITE HAVING SLOPES OF 5% OR LESS. THE REMAINING PROPERTY HAS SLOPES BETWEEN 1 - 10%. THE SITE ELEVATIONS WERE DERIVED BASED UPON THE U.S. GEOLOGICAL SURVEY. THE SOILS ON THIS SITE ARE SANDY, WELL DRAINAGE SOILS WITH A DEPTH TO A COMPACT LAYER AND WATER TABLE OF GREATER THAN 6.5 FEET. THE NATURAL LOT AREAS ARE SHOWN ON THIS PLAN.
4. THE EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.
5. THE EXISTING ZONING IS P.U.D.
6. THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS. ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE OPEN SPACE (PARK) SITES WITHIN THE PROPOSED DEVELOPMENT.
7. SEE PLAN FOR ADJACENT ZONING AND LAND USE CLASSIFICATIONS.
8. THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 75TH AVENUE AND SW 80TH STREET. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY.
9. EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
10. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN ONE PHASE.
11. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
12. AN H.O.A. SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

TYPICAL LOT STANDARDS

PRINCIPAL STRUCTURES	
LOT AREA	5,175 SF (MINIMUM)
LOT DEPTH	115 FEET (MINIMUM)
LOT WIDTH (INTERIOR)	45 FEET (MINIMUM)
LOT WIDTH (CORNER LOT)	60 FEET (MINIMUM)
FRONT SETBACK	30 FEET (MINIMUM)
SIDE SETBACK (INTERIOR)	5 FEET (MINIMUM)
SIDE SETBACK (CORNER LOT)	15 FEET (MINIMUM)
REAR SETBACK	15 FEET (MINIMUM)
MAXIMUM SINGLE FAMILY HOME HEIGHT	40 FEET
MAXIMUM ACCESSORY STRUCTURE HEIGHT	20 FEET

ACCESSORY STRUCTURES:

POOLS, SHEDS, & OTHER ACCESSORY STRUCTURES.
REAR SETBACK: 5 FEET (MINIMUM)

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE

FLOOD ZONE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 100100101E, EFFECTIVE DATE APRIL 18, 2017

BREAKDOWN OF ACREAGE (EXISTING)

18.13 ACRES, MORE OR LESS (TOTAL)

18.13 ACRES WITH P.U.D. ZONING & MEDIUM RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

NONE AT THIS TIME

IMPORTANT PUD PLAN NOTE:

THIS PLAN AND DESIGN IS SUBJECT TO CHANGE BASED ON DRAINAGE AND UTILITY INFRASTRUCTURE DESIGN AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL. NO ADDITIONAL DENSITY IS ALLOWED. THE PROJECT MUST ADHERE TO THE REQUIRED OPEN SPACE CRITERIA AS SPECIFIED IN THE LAND DEVELOPMENT CODE.

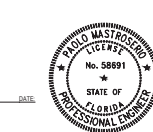
ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT CURE DISTANCE REQUIREMENTS.

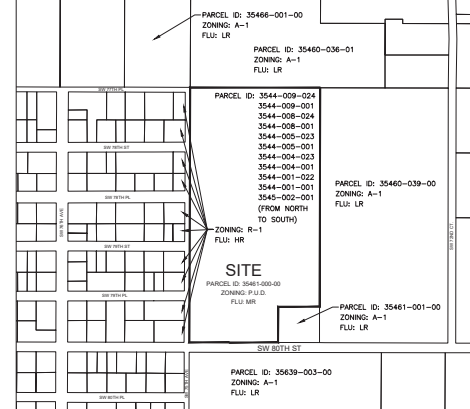
OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

PAOLO MASTROSERIO, P.E. 5881
MASTROSERIO ENGINEERING, INC. CA 58519
170 SE 32ND PLACE
OCALA, FL 34471

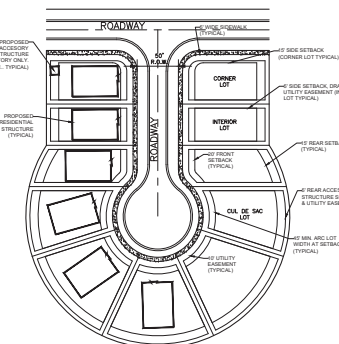


JOHN KUTZ, MGR.
FOUR H GAMES, LLC
200 NE 20TH AVE, SUITE 311
OCALA, FL 34471



LOCATION MAP

SCALE: 1"=300'



LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 45 FT.
MINIMUM LOT DEPTH = 115 FT.
MINIMUM LOT SIZE = 5,175 S.F.
N.T.S.

SHEET INDEX:

C001 P.U.D. MASTER PLAN

REQUESTED WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

TITLE: WESTWOOD TRAILS
(fka VILLA VERDE)
P.U.D. MASTER PLAN
LOCATION: MARION COUNTY, FL
SEC. 7, TWP. 16, RGE. 21

MASTROSERIO ENGINEERING, INC.
CIVIL - ENVIRONMENTAL - SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DATE	REVISION	JOB#
08-04-2025	30' R/W DEDICATION S.W. 80TH STREET	23-12
05-08-2025	PUD PLAN UPDATED FOR IMPROVEMENT PLAN	
11-07-2024	REVISED PER COUNTY COMMENTS	
09-05-2024	REVISED PER COUNTY COMMENTS	

SHEET
C1 of 1



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

September 4, 2024

KIMLEY-HORN
MACKENZIE FIX
1700 SE 17TH ST, SUITE 200
OCALA, FL 34471

SUBJECT: TRAFFIC STUDY APPROVAL LETTER
PROJECT NAME: VILLA VERDE (TRAFFIC ASSESSMENT)
PROJECT #2023050058 APPLICATION: #31894 PARCEL #35461-000-00

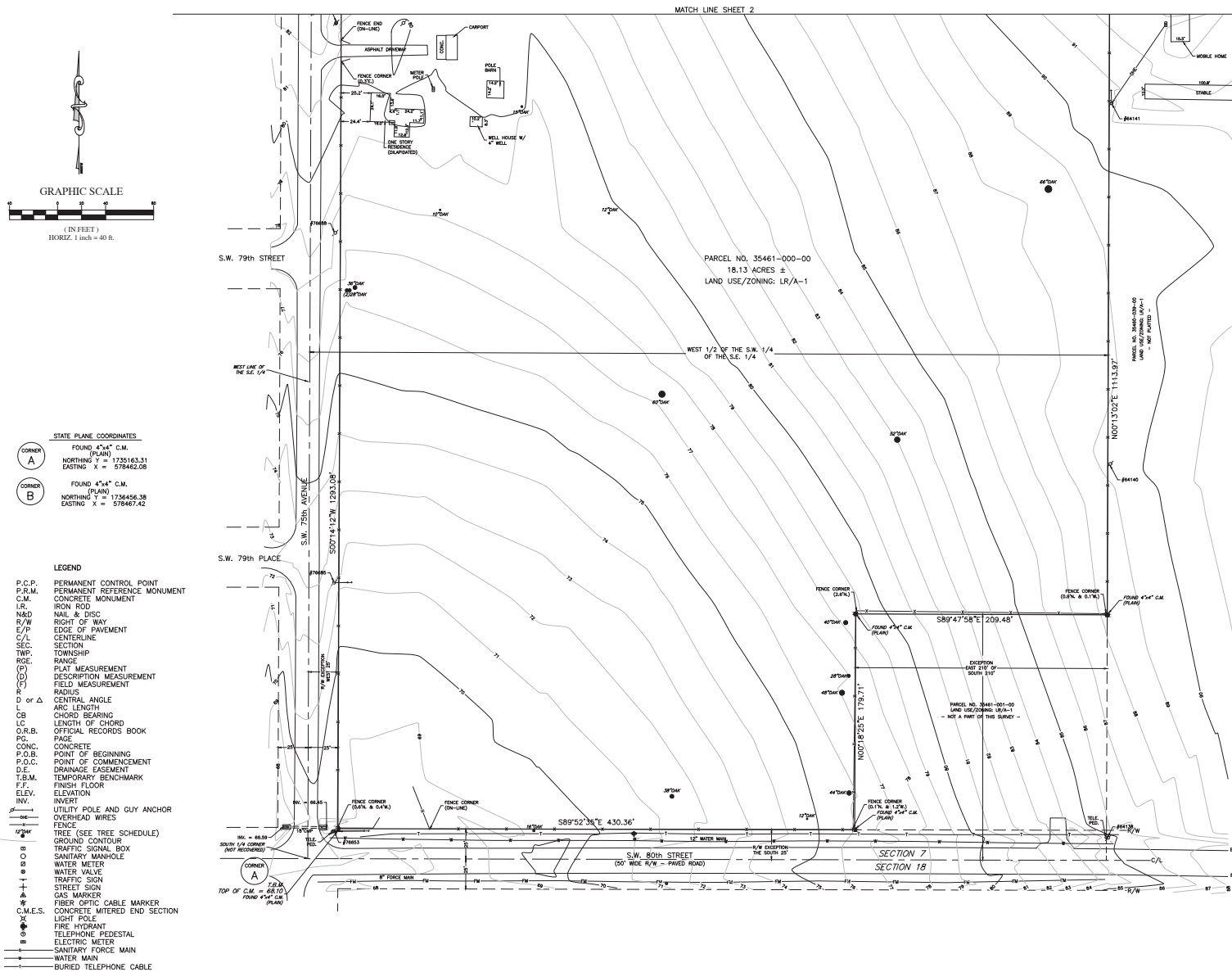
Dear Mackenzie,

The Traffic Study dated August 19, 2024 for the above referenced project was approved by Marion County on September 4, 2024.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



DATE	REVISION

RODNEY K. ROGERS, P.E. regrogers@rogerseng.com Rodney K. Rogers, P.E. Rodney K. Rogers, P.E. Rodney K. Rogers, P.E. Rodney K. Rogers, P.E.

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
FUN N GAMES, LLC.

JOB No. 23-36451-000-00	DATE 1-18-2023
SCALE 1" = 40'	SHEET 1 OF 2

Development Review Comments Letter

6/11/2025 8:46:07 AM

WESTWOOD TRAILS PUD (FKA VILLA VERDE PUD) MASTER PLAN MASTER PLAN #30991

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	N/A	INFO	DOH
2	2.12.8 - Topographical Contours	Survey was within the 12-month date requirement at the time of submittal of the master plan. At the time of the improvement plan submission, a waiver or recertification of the survey may be necessary to meet the requirements of the LDC. If no construction activity occurs, a waiver would be supported by staff.	INFO	ENGDRN
3	2.12.9/10 - Proposed Drainage Right-of-Way/Easements	The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.	INFO	ENGDRN
4	2.12.19 - Proposed Drainage Improvements	(1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.	INFO	ENGDRN
5	2.12.20 - Stormwater Infrastructure Supports Phasing	Criteria to be reviewed with improvement plan.	INFO	ENGDRN
6	2.12.32 - Stormwater Analysis Map	Criteria to be reviewed with improvement plan.	INFO	ENGDRN
7	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.	INFO	ENGDRN

8	6.10 - Karst Topography and High Recharge Areas	Please provide a signed and sealed Karst Analysis with the improvement/site plan.	INFO	ENGDRN
9	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.	INFO	ENGDRN
10	2.12.4.K - List of approved waivers, conditions, date of approval	1/30/24 - add waivers if requested in the future	INFO	ENGIN
11	Additional Development Review Comments	After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.	INFO	ENGIN
12	Master Plan	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health safety or welfare of the public is</p>	INFO	ENRAA

	<p>deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]"</p>		
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13	Additional Landscape comments	HOA documents showing compliance with Florida Friendly Landscape Principles to be submitted prior to first building CO	INFO	LSCAPE
14	Additional Planning Items:	<p>5/29/25: All other rejections have been cleared. Once applicant is prepared to go back to BCC for master plan approval, notify Planning to request.</p> <p>Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant. With this letter, please submit documents for amenities and buffers plus any other items discussed for return items with the BCC during the PUD approval.</p>	NO	LUCURR
15	Additional Zoning comments	Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant	NO	ZONE



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-19703

Agenda Date: 7/21/2025

Agenda No.: 1.2.2.

SUBJECT:

25-S09 - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

James Gooding III, agent for the applicant, Sunkissed RV Resort and landowner Raymond Rains (Personal Representative) for the Estate of John Rains Jr, has filed a small-scale land use amendment to change a ±20.27-acres Rural Land (RL) to Commercial (COM). The Parcel Identification Number for the subject parcel is 45984-000-00; there is no assigned address as the subject parcel is unimproved at this time. The legal description is provided within the application. The application proposes rezoning the entire ±20.27-acre parcel for all uses permitted within the proposed zoning classification. The site is located outside of the Urban Growth Boundary (UGB) and in the County-wide Secondary Springs Protection Zone (SS-SPOZ). No code cases have been found to be active at this location.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and Zoning Commission recommends approval.



**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**

Public Hearing Dates	P&Z: 6/30/2025	BCC: 07/21/2025
Case Number	25-S09	
CDP-AR	32748	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: Rural Land (1 to 10 DU/AC) TO: Commercial (COM – 1.0 FAR)	
Owner	Raymond Rains for the Estate of John Rains Sr.	
Applicant	Sunkissed RV Resort / James Gooding III	
Street Addresses	No address assigned	
Parcel Numbers	45984-000-00	
Property Size	±20.27 acres	
Future Land Use	Rural Land (RL)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Outside of Urban Growth Boundary (UGB), In Secondary Springs Protection Overlay Zone (SSPZ)	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&ZC Recommendation	Approval	
Related Cases	250705ZC: Rezone from General Agriculture (A-1) to Recreational Vehicle Park (P-RV)	
Code Cases	N/A	

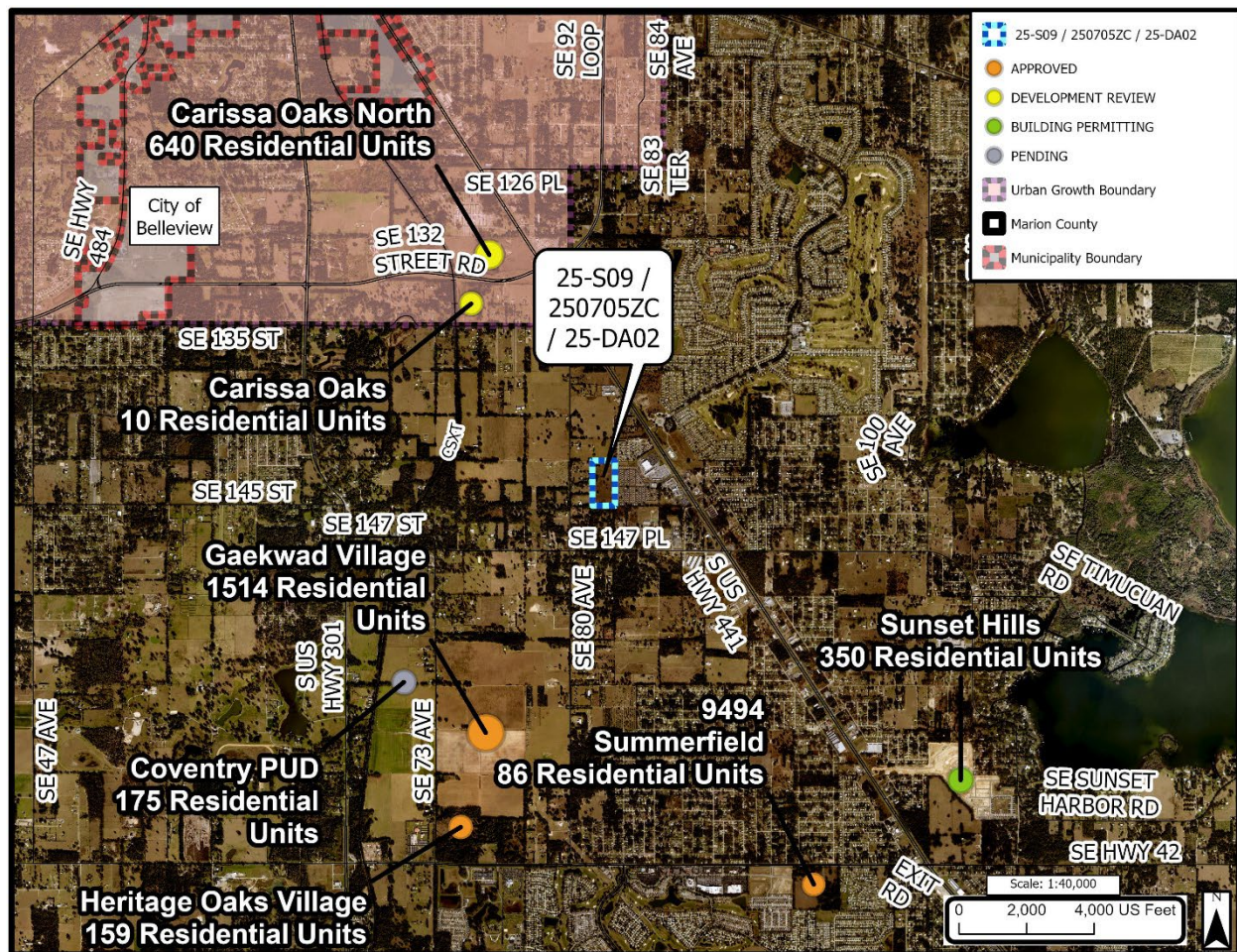
I. ITEM SUMMARY

James Gooding III, agent for the applicant, Sunkissed RV Resort and landowner Raymond Rains (Personal Representative) for the Estate of John Rains Jr, has filed a small-scale land use amendment to change a ±20.27-acres Rural Land (RL) to Commercial (COM) (see Attachment A). The Parcel Identification Number for the subject parcel is 45984-000-00; there is no assigned address as the subject parcel is unimproved at this time. The legal description is provided within the application (see Attachment A). The application proposes rezoning the entire ±20.27-acre parcel for all uses permitted within the proposed zoning classification. The site is located outside of the Urban Growth Boundary (UGB) and in the County-wide Secondary Springs Protection Zone (SS-SPOZ). No code cases have been found to be active at this location.

II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Small-Scale Future Land Use Map Series (FLUMS) amendment because it is consistent with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes, be compatible with the surrounding uses, and do not adversely affect the public interest.

Figure 1
General Location Map - Fall 2023 Aerial



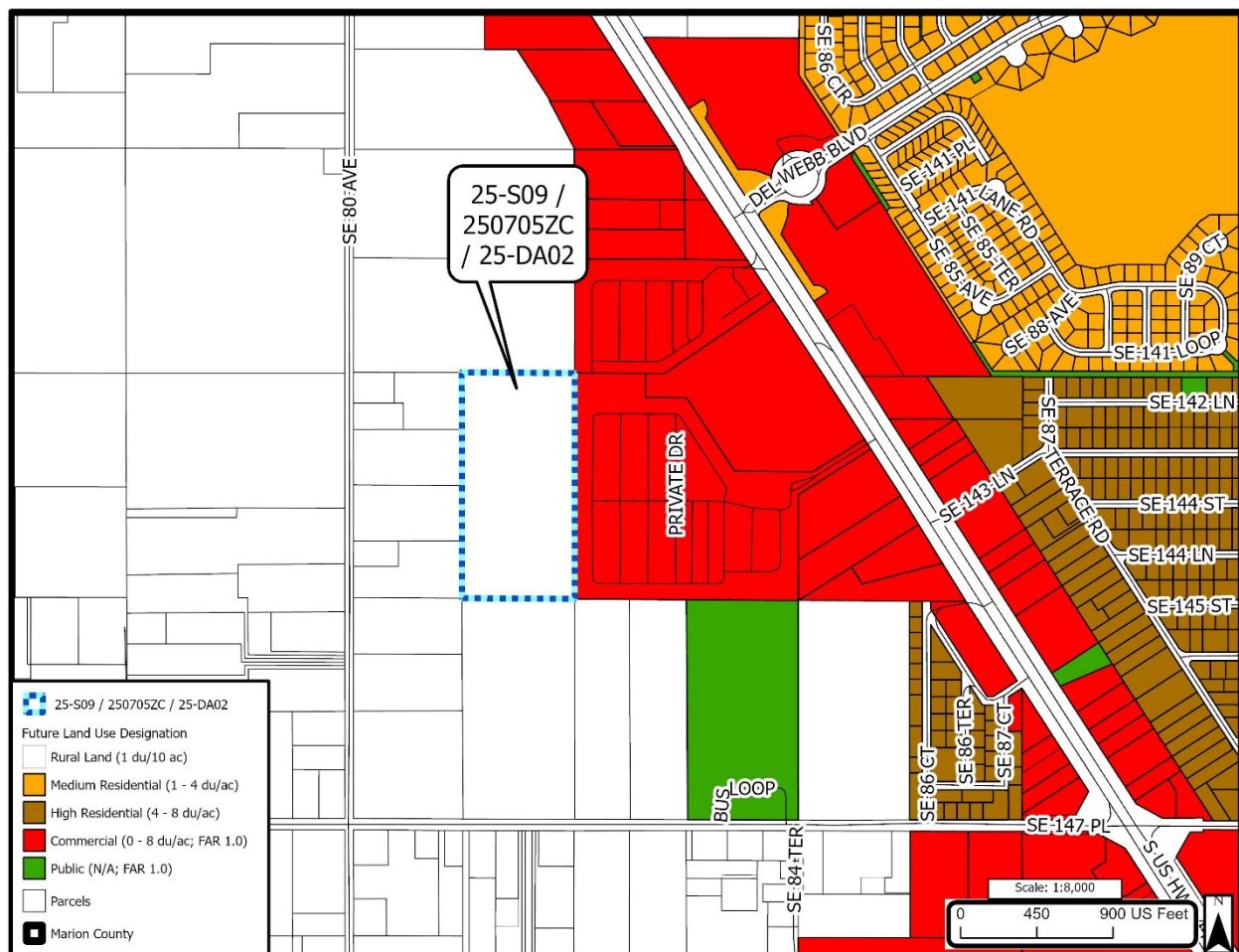
III. NOTICE OF PUBLIC HEARING

Notice of public hearing was mailed to (10) property owners within 300 feet of the subject property on May 9, 2025. A public hearing notice sign was also posted on the property on June 20, 2025. A public hearing notice for the Planning & Zoning Commission hearing was published in the Star Banner on May 12, 2025. Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference. As of the date of the initial distribution of this Staff Report, no correspondence in support of or in opposition to the amendment has been received.

IV. BACKGROUND/PROPERTY HISTORY

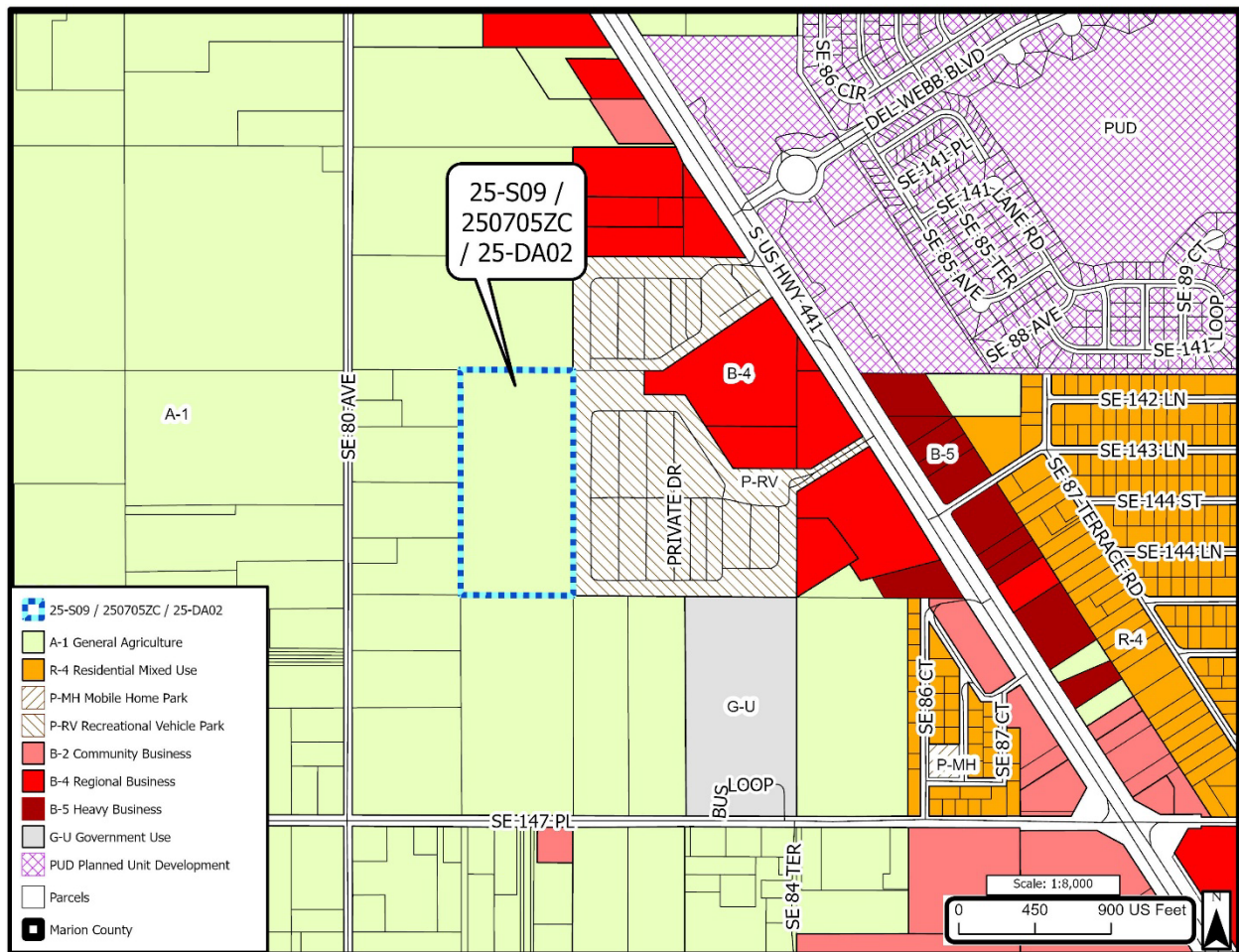
- A. FLUMS history. Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject parcel has most recently been used as crop land and currently retains a Rural Land (RL) designation which is compatible with all agricultural uses. With the April 1994 adoption of the Marion County Comprehensive Plan, the property's then established future land use designation was Rural Land (RL).

Figure 2
Future Land Use Map Series Designation



- B. *ZDM history.* Figure 3 shows the subject property is currently zoned General Agriculture (A-1), with the areas to the west, south and north featuring General Agriculture (A-1). The Recreation Vehicle Park (P-RV), Regional Business (B-4) and Heavy Business (B-5) comprise the majority of the zoning to the eastern areas.

Figure 3
Zoning District Map



V. CHARACTER OF THE AREA

A. Existing site characteristics.

Figure 4, following, is an aerial photograph showing the subject property and surrounding area. The subject properties are located on the west side of US 441, approximately 4.9 miles north of Marion/Lake County border. There are no structures constructed on the subject parcel. There are no FEMA or Marion County designated flood zones on the subject parcel (Figure 4a).

25-S09 / 250705ZC / 25-DA02

Scale: 1:2,500

0 150 300 US Feet

Marion County

[illegible]

- Figure 5**
Existing and Surrounding Land Uses

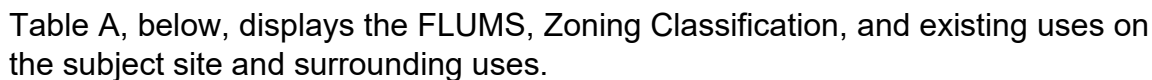
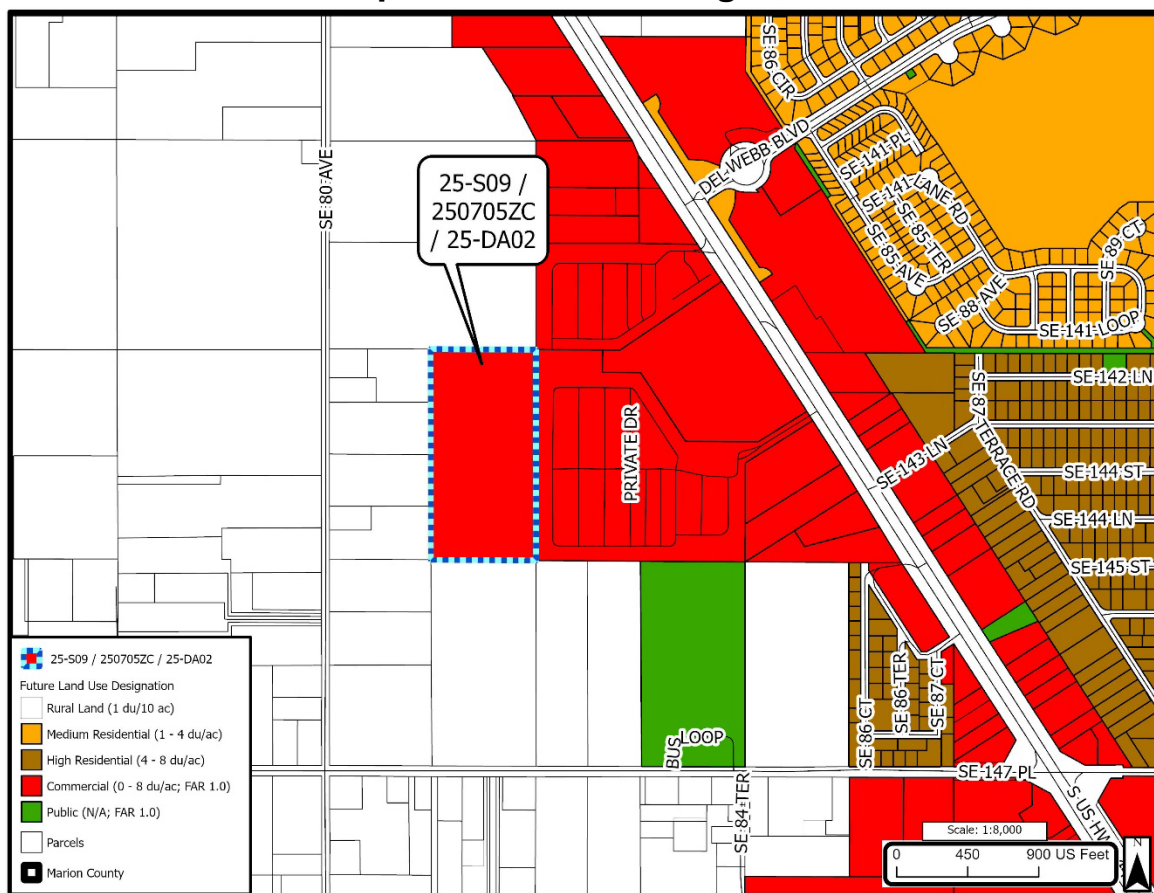
81

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
East	Commercial (COM)	Recreational Vehicle Park (P-RV)	Camps/Campgrounds (36)
West	Rural Land (99)	General Agriculture (A-1)	Improved Residential (01) Improved Mobile Home (02)

C. *Project request.* Figure 6 depicts the FLUMS amendment proposed by this application. Approving the application would change the future land use designation from Rural Land (RL – 1 to 10 DU/AC) to Commercial (COM – Max FAR 1.0). There are residential and historical agricultural land uses that are located immediately to the west, south and north of the subject parcel. The subject parcel is on the edge of commercial designated parcels and the proposed land use change would expand that area.

Figure 6
Proposed FLUMS Designation





VI. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two decision criteria are addressed below.

A. Consistency with the Marion County Comprehensive Plan

1. Future Land Use Element (FLUE).
 - a. FLUE Policy 1.1.1: Marion County Planning Principles - The County shall rely upon the following principles to guide the overall planning framework and vision for the County:
 1. Preserve, protect and manage the County's valuable natural resources.
 2. *Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.*
 3. *Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.*
 4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Analysis: The applicant is requesting a land use amendment that would significantly increase the potential density/intensity of the subject parcel and while the subject parcel is outside of the Urban Growth Boundary (UGB), it is contiguous with a burgeoning commercial corridor and is adjacent to an existing RV park. The requested land use amendment, and companion rezoning, are intended to expand the existing RV park. The expansion of the Commercial (COM) area will not pose a threat to the surrounding parcels as this area is rapidly urbanizing and this identical use is present on two parcels in the immediate area. Staff finds that the proposed land use amendment poses little impact to the surrounding area and is therefore **is consistent** with FLUE Policy 1.1.1.

- b. FLUE Policy 2.1.22: This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross

acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and Recreational Vehicle Parks (P-RV).

Analysis: The subject parcel is currently designated to be Rural Land (RL) which is consistent with parcels to the west, north and south. As previously stated, there are Commercial (COM) designated parcels along the border of US 441 on both the east and west sides. However, it is reasonable to assume that the bordering Rural Land parcels will convert to commercial uses in the future as this corridor continues to develop. The change of land use for these parcels is to be expected. The proposed use established in this area already. The Sunkissed RV Park exists immediately east of the subject parcel. There is also the Southern Oaks RV Park to the north, Camping World RV Sales and PPL RV Sales adjacent to the east. With the knowledge that these commercial areas will continue to develop, it is intuitive to keep these similar uses clustered along this corridor. This application **is consistent** with FLUE Policy 2.1.22.

- c. FLUE Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning Provides, “Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and decide that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:
1. Market demand and necessity for the change;
 2. Availability and potential need for improvements to public or private facilities and services;
 3. Allocation and distribution of land uses and the creation of mixed use areas;
 4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
 5. *Agricultural activities and rural character of the area;*
 6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
 7. Consistency with the UGB;
 8. *Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;*
 9. *Compatibility with current uses and land uses in the surrounding area;*
 10. Water Supply and Alternative Water Supply needs; and
 11. Concurrency requirements.

Analysis: A market study has been submitted that indicates that during peak season, the RV park is at capacity and additional demand exists for at least four months out of the year. The area will be serviced by Marion County Utilities for on-site water and sewer. These services are currently available in the existing portion of RV

park. The proposed expansion of the Sunkissed RV Resort does not represent urban sprawl as RV Resorts and sales already exist on adjacent parcels. The proposed land use amendment does not violate any of the eleven criteria. The application is **consistent** with FLUE Policy 5.1.2.

- d. FLUE Policy 5.1.3 on the Planning & Zoning Commission (P&Z) provides, “The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County’s Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.”

Analysis: This application is scheduled to appear in front of the Planning & Zoning Commission on June 30, 2025. This application is **consistent** with FLUE Policy 5.1.3.

- e. FLUE Policy 5.1.4 on Notice of Hearing provides, “[t]he County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Public notice has been provided as required by the LDC and Florida Statutes, and therefore the application is being processed **consistent** with FLUE Policy 5.1.4.

2. Transportation Element (TE)

- a. TE Policy 2.1.4 on Determination of Impact provides in part, “[a]ll proposed development shall be evaluated to determine impacts to adopted LOS standards.”

A Traffic Impact Analysis will be required per LDC 2.3.2.C(3).g and based upon County Traffic Impact Analysis Guidelines.

Based on the above findings, the application is **consistent** with TE Policy 2.1.4.

- b. TE Objective 3.1 on Financial Feasibility of Development is, “[t]o encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.”

Analysis: The subject parcels do not lie within the UGB, but municipal services are available. Growth Service staff contend that “infrastructure can be provided in a financially feasible manner” as services exist and it will be the responsibility of the applicant to extend those services. **Per Marion County Utilities:** “Parcel 45984-000-00; Project is located within Marion County Utilities’ service area; expansion of the adjacent “Sunkissed RV” parcel 46055-000-00 will add to its water and sewer service capacity, connected through a

master meter. Development of this parcel for additional RVs will require ownership to pay additional capacity charges for the expansion when the property is permitted through Growth Services. Capacity charges can be estimated through Development Review at the time of Site Plan submittal if requested. Any water or wastewater lines as part of this development will remain under private ownership as MCU's responsibility ends at the property line where the master meter is." Based on the above, the application **is consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1 provides in relevant part, "The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS."

Analysis: Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the residential calculation, the proposed rezoning would result in a potential demand for 40,420 gallons per day.

The property is outside the UGB but within Marion County Utilities' Service Areas. Per the Marion County Department of Health "Park will need to have an amendment to the RV Park permit through the Department of Health in Marion County. Central Sewer/Central Water." Sewage services can be accommodated through capacities that are currently available. Based on these findings, the application is **not consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)

- a. PWE Policy 1.1.1 provides in part, "[t]he LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day."

Analysis: The property is outside of the UGB and is within the Marion County Utilities' Service Area. Projected daily usage would be 55,577 gallons per day. Potable water impacts would not adversely affect the public interest. Per the Marion County

Department of Health “Park will need to have an amendment to the RV Park permit through the Department of Health in Marion County. Central Sewer/Central Water.” Based on these findings, the application is generally **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. SWE Policy 1.1.1 provides, “[t]he LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: The County has identified and arranged short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above findings, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, “[t]he demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: The capacity of stormwater storage facilities will be calculated during the design and engineering phases of the project should it be approved. Based on the above, the application is **consistent** with SE Policy 1.1.4.

- b. SE Policy 1.1.5 provides, “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: The owners have been advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

7. Public School.

- a. The proposed rezoning is commercial in nature and will not generate new students. Based on the above findings, the proposed development would not adversely affect public interest. Therefore, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency.

- a. The site is officially located in the service district for Marion County's Spruce Creek #18, located at 7900 SE 135th Street, approximately 1.08 miles northeast of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above findings, the application is **consistent** with this section.
9. Law Enforcement/Sheriff.
 - a. The site is officially located in the service district for Marion County's South Marion/The Villages, located at 8230 SE 165th Lane, approximately 4.71 miles south of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above findings, the application is **consistent** with this section.

In summation, when weighing the totality of the circumstances, the application is **consistent** with the Comprehensive Plan.

B. *Consistency with Chapter 163, Florida Statutes.*

1. Section 163.3177(6)(a)8 provides, "Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section."

Analysis: Section A of this staff report included a detailed analysis of the availability of facilities, services and suitability. Services are present in the area and the proposed use of the subject parcel is an expansion of an established use. Based on this information, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff reports and it was found that the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8b.

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was functionally addressed in the analysis of FLUE Policies. Therefore, the application **complies with and conforms to** F.S. Section 163.3177(6)(a)8c.

2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

- a. Subsection 'a' provides, "[t]he primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - (V) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
 - (VI) Fails to maximize use of existing public facilities and services.
 - (VII) Fails to maximize use of future public facilities and services.
 - (VIII) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
 - (IX) *Fails to provide a clear separation between rural and urban uses.*
 - (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - (XI) Fails to encourage a functional mix of uses.
 - (XII) Results in poor accessibility among linked or related land uses.
 - (XIII) Results in the loss of significant amounts of functional open space.

Analysis: Staff finds that the proposed use does not promote urban sprawl, makes efficient use of municipal infrastructure and services by concentrating the use with like uses, will not impact sensitive natural features, will serve as a delineation between urban and rural lands and utilizes existing access points to the US 441 corridor. Overall, staff finds the application **is consistent** with F.S. Section 163.3177(6)(a)9a.

- b. Subsection 'b' provides, "[t]he future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - (IV) Promotes conservation of water and energy.
 - (V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*
 - (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
 - (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164."

Analysis: The site is located outside the County UGB but is served by municipal water and sewer services which will be extended at the applicant's expense. It expands but maintains concentration of a commercial use that is already established in the area. While it will convert Rural Land (RL) to Commercial (COM), this is an expansion of the US 441 commercial corridor which has been anticipated and does not suggest urban sprawl. The proposed land use amendment, even with the proposed rezoning, still maintains compatibility with the surrounding area or F.S. Section 163.3.177(6)(a)9. Based on this finding, the proposed amendment **is consistent** with F.S. Section 163.3.177(6)(a)9.

VII. 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 the Board of County Commissioners to **DENIAL** the proposed small-scale FLUMS amendment.
- B. 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 on the proposed Ordinance and make a

recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) 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 for **APPROVAL WITH CONDITIONS** of the proposed small-scale FLUMS amendment number 25-S09 based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
 - 1. FLUE Policies 5.1.2, 5.1.3 and 5.1.4,
 - 2. FLUE Policy 1.1.1, 2.1.13, 2.1.22,
 - 3. SSE Policy 1.1.1, 1.1.4
 - 4. PWE Policy 1.1.1,
 - 5. SWE Policy 1.1.1,
 - 6. SE Policies 1.1.1, 1.1.5,
 - 7. TE Objectives 2.1.4 and 3.1
- B. The application **does comply with and conform to** Florida Statutes, Sections 163.3177(6)(a)8a, 163.3177(6)(a)8c, 163.3177(6)(a)8b and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval (3-1) on 6/30/2025

X. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

XI. LIST OF ATTACHMENTS

- A. Application.
- B. DRC Staff Review Comments.
- C. Site/Sign Photos.
- D. Concept Plan



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

and expansion or creation of
new Urban Area to include
Property per FLUE 3.1.6

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____
TEXT AMENDMENT _____

SMALL-SCALE MAP AMENDMENT ☒ _____

TEXT AMENDMENT _____

(Text amendment must be associated with submitted small-scale map amendment)

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
45984-000-00	16-17-23	20.27	Rural	Commercial

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
Raymond Rains as Personal Rep. of the Estate of John Rains Sr. c/o Larry Callaway, Esq., 40 SE 11th Avenue Ocala, FL 34471 352-732-7750 larry@kleinandkleinpa.com	W. James Gooding III 1531 SE 36th Avenue Ocala, FL 34471 352-579-6580 jgooding@lawyersocala.com

Staff Use Only: Application Complete - Yes Received: Date 4/15/25 Time ____ : ____ a.m. / p.m. Page 1 of 3

AR 32748

Empowering Marion for Success

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

Vacant

PROPOSED USE OF SITE (IF KNOWN):

Expansion of adjacent RV park

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____	Centralized water <u>X</u> _____	Provider <u>City of Belleview (on boundary of City's utility service area)</u>
Septic _____	Centralized sewer <u>X</u> _____	Provider <u>City of Belleview (on boundary of City's utility service area)</u>

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

See attached

W. JAMES GOODING III
 ROBERT W. BATSEL, JR.
 ROBERT W. BATSEL
 JAMES T. HARTLEY
 KENNETH H. MACKAY IV



1531 SE 36th Avenue
 Ocala, Florida 34471
 Phone: 352.579.1290
 Direct: 352.579.6580
 Fax: 352.579.1289
 jgooding@lawyersocala.com

March 26, 2025

By Email and Hand Delivery

Growth Services Director Mr. Chuck Varadin
 Deputy Director of Growth Services Mr. Kenneth Weyrauch, AICP
 Chief County Planner Christopher D. Rison
 Marion County Board of County Commissioners
 2710 E. Silver Springs Boulevard
 Ocala, FL 34471

RE: Comp Plan and Rezoning Applications

Gentlemen:

I represent Investment Sites, LLC, an Illinois limited liability company, the proposed purchaser of the property that is the subject of these applications, and have been authorized to represent the current property owner, Raymond Rains as Personal Representative of the Estate of John Rains Sr., in connection with these applications.

I have enclosed in the original of this letter being sent, or attached to the email transmitting this letter, the following:

1. ¹Marion County Application Form for Large--and Small--Scale Comprehensive Plan Amendment attached to which are the following:
 - 1.1. Notarized Property Owner Affidavit (attached to Application).
 - 1.2. Certified legal description with boundary sketch.
 - 1.3. Document entitled "New Urban Area Analysis" for purposes of FLUE 3.1.6.
 - 1.4. Because the property is owned by a Personal Representative, there is no deed to the owner. I have attached, however, copies of the following documents in a file called *Probate Documents.pdf* from the Probate proceeding establishing that the Applicant is the Personal Representative of the Estate and has the authority to sell the property; I have deleted certain exhibits which contain information which I assume the Personal Representative would deem confidential (such as names and percentage ownership of heirs and terms of real estate contract):
 - 1.4.1. Letters of Administration.

¹ The email attachment includes these documents in a file called *CompPlan.zip*.

Letter to Growth Services Staff
 March 26, 2025
 Page 2

- 1.4.2. Petition for Partition for Purposes of Distribution.
- 1.4.3. Order Authorizing Partition of Certain Real Property for Purposes of Distribution.
- 1.5. Application fee as set forth in paragraph 3 below.
- 2. ²Executed Application for Rezoning.
 - 2.1. Probate documents referred to in paragraph 1.4
 - 2.2. Location maps, one aerial and the other not.
 - 2.3. Concept Plan.
 - 2.4. Proposed Developer's Agreement Concerning Conditional Zoning (which I have discussed with Chris Rison).
- 3. ³Check in the amount of \$4,000.00 representing \$1,000.00 for the Rezoning Application and \$3,000.00 for the Comp Plan Amendment.

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Jay M. Lapat
 Mr. Larry Callaway
 Mr. Rodney Rogers

(All by email only with attachments)

P:\JG\Sunkissed Village RV\Rains\Corr\Cover letter for Comp Plan and Rezoning App.docx

² The email attachment includes these documents in a file called *Zoning.zip*.

³ Not sent in email.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Raymond Rains as Personal Rep. of the Estate of John Rains Sr.,
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
45984-000-00,
2. He/she duly authorizes and designates W. James Gooding III to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Raymond Rains
Property owner's signature

3-13-25
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of March, 2025 (year),

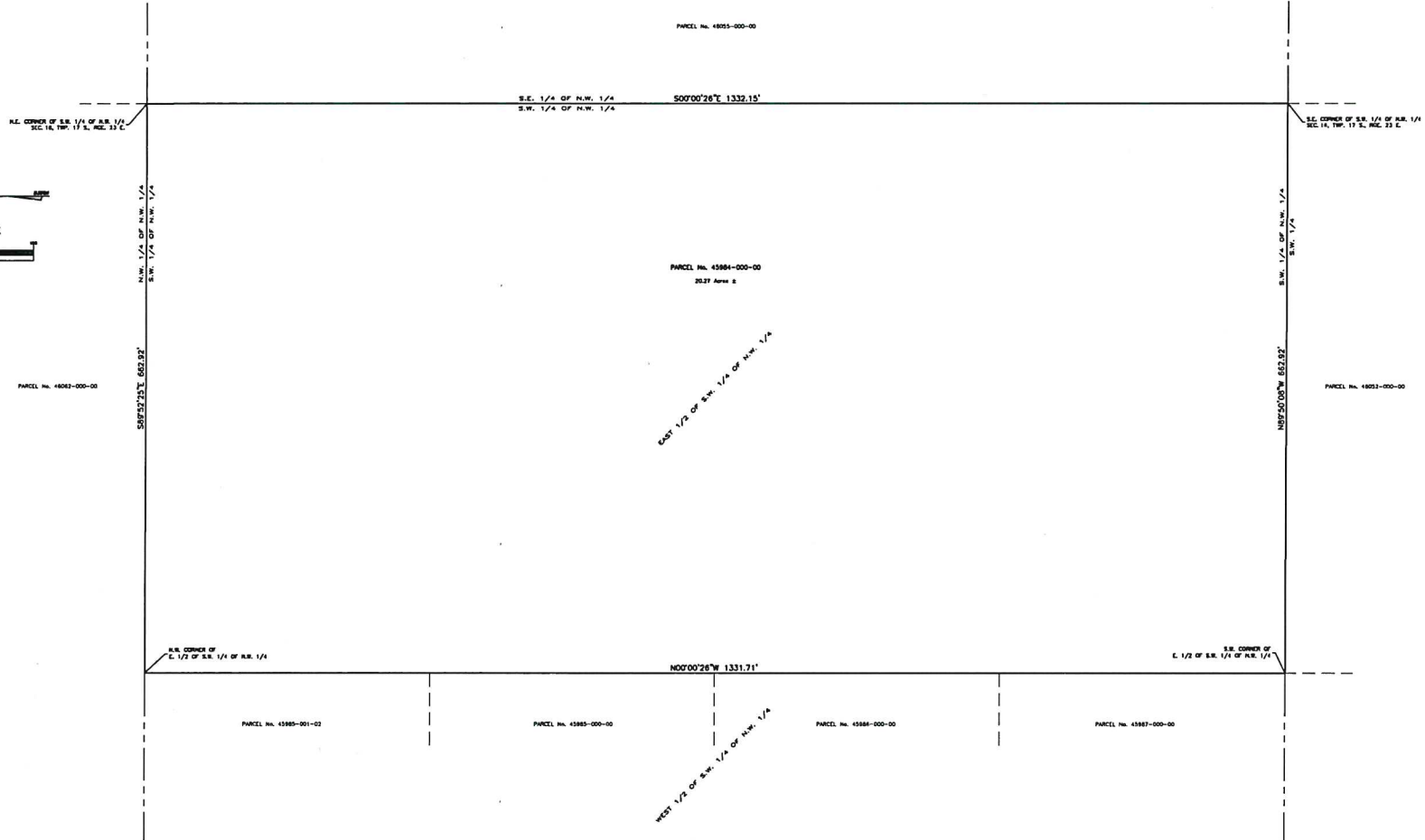
by Raymond Rains as Personal Rep. of the Estate of John Rains Sr. (name of person making statement).

He/she is personally known to me or has produced FL DL as identification. (Driver's license, etc.)

Renee DeGraff
Notary public signature



State of Florida County of Marion
My commission expires: 7-25-28



1. THE SKETCH OF LEGAL DESCRIPTION SHOWN HEREIN DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREIN WAS PROVIDED BY THE MARION COUNTY PROPERTY APPRAISER'S WEBSITE FOR PARCEL No. 45984-000-00.
3. THE ACREAGE SHOWN HEREIN WAS BASED ON A BOUNDARY SURVEY OF THE ADJACENT PROPERTY, PREPARED BY THIS FIRM, DATED: 5/23/2018.

WIKELLE M. BOYER DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

$$1^{\circ} = 60'$$

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

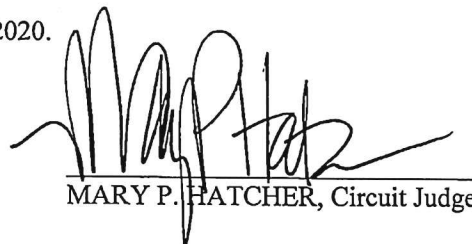
Deceased.
_____ /PROBATE
JUN 26 '20 AM 10:14LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN:

WHEREAS, JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, a resident of Marion County, Florida, died on May 31, 1953, owning assets in the State of Florida; and

WHEREAS, RAYMOND RAINS has been appointed Personal Representative of the estate of the Decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate;

NOW, THEREFORE, I, the undersigned Circuit Judge, declare RAYMOND RAINS duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on June 25, 2020.


MARY P. HATCHER, Circuit Judge

Electronically Filed Marion Case # 20CP000601AX 06/26/2020 11:38:10 AM

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2020065250 BK 7215 Pg 0562 06/26/2020 11:47:50 AM
REC FEE INDEX

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL
CIRCUIT IN AND FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF JOHN RAINS PROBATE DIVISION
SR. a/k/a JOHN RAINS JR. a/k/a
JOHN RAINS, File No. 2020-CP-601

Deceased.

_____/

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR.
a/k/a JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
STOKES, RHETA SHAW-SMITH, BRIAN COE, TRE
DESLINE, DONATELLO SHAW, ASHLEEA SMITH,
ROBERT SHAW III, MARISSA SHAW, JORDAN BELL,
DWIGHT STOKES, AVA YOUNG, CARLTON HUDSON,
VALARIE RODGERS, LAWRENCE DERRICK HUDSON,
SYLVIA MCINTOSH, DWAYNE HUDSON, KWANDA
POTTER, WILLIAM CUMMINGS, SYLVESTER STOKES
JR., RONALD A. STOKES, JANET JENKINS, KENNETH
STOKES, MARIE RAY, DEMETRIUS JOHNSON,
DEVONTE STOKES, VONEISHA CARR, SANDRA CARR
WALLS, JOHN BERNARD CARR, ARTIE ELLIOR CARR,
PATSY YVONNE CARR, BARBARA JEAN CARR a/k/a
BARBARA JEAN DOVE, CAROLYN RAINES WILLIAMS,
HARVEY MAE GAVIN, LENARDO RAINES, MARTIN
RAINES, ETHEL DANIELS, HENRY RAINS III, GLORIA
MAYS, CYNTHIA MARTIN, RENARD WILLARD RAINS,
HARVEY MAE GAVIN, ADA MARIE RAINS YOUNG,
KEITH RAINS, LOUISE RAINS, GLORIA JACKSON,
CAROL RAINS, MELISSA MCCORMICK, GLORIA JOYCE
COMBS, ETHEL DANIELS, HENRIETTA PEARMAN, DR.
JOHN RAINS JR., NINA TATARANAOWICS, CINDY E.
FLANAGAN, JONI L. HINTON, CYNTHIA RAINS
COLEMAN, CURTIS EARL RAINES, FAYE RAINS
DICKEY, PR ESTATE OF THERESSA RAINS, EDA
NEWMAN, GWEN CHISHOLM, KENNETH MCGILL, LEE
MCGILL, TAWANNA GRIMESLY, SHAQUILLA GREEN,
LAQUANDA SIMS, MILTON JENKINS, DEMETRIUS A.
JENKINS, BILLY JOE REYNOLDS, RHONDA P.
STEPLIGHT, JAVON JENKINS, DARRYL JENKINS, GLEN
JENKINS JR., BERNARD GLOVER, FAYE RAINS DICKEY,

PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC RAINS, WILLARD RAINS JR. and JOANN RAINS LEERDAM,

Respondents.

PETITION FOR PARTITION FOR PURPOSES OF DISTRIBUTION

Petitioner, RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS (the "Estate"), by and through his undersigned counsel, petitions this Court in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition certain real property forming a part of the estate for purposes of distribution, stating as follows:

1. Petitioner is the duly appointed and acting Personal Representative of the Estate, having been issued Letters of Administration on June 25, 2020.

2. The assets of the Estate include that real property (the "Property") situated in Marion County, Florida, more particularly described as:

**Marion County Property Appraiser No. 45984-000-00:
E ½ of SW ¼ of NW ¼ of Section 16, Township 17 South, Range 23 East, Marion
County, Florida.**

3. An Amended Petition for Determination of Heirs was filed in this matter with the Order Determining Heirs being entered on November 1, 2024. The attached **Exhibit "A"** reflects those individuals determined to be the beneficiaries of the Estate (the "Respondents"), having the interests in the Estate, including the Property, set forth.

4. The Property cannot be physically partitioned without prejudice to the Respondents and cannot be allotted equitably and conveniently except through sale and distribution of proceeds. Accordingly, partition by sale for the purpose of distribution in accordance with Section 733.814, *Florida Statutes*, is appropriate.

5. Petitioner has received the Amended and Restated Contract for Purchase and Sale of the Property attached hereto as **Exhibit "B"** (the "Contract") and desires to sell and convey the Property for the benefit of the Respondents in accordance with the provisions of the Contract.

6. The appointment of the Petitioner as a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other instruments and documents necessary or desirable due to the number and nature of the Respondents

7. To Petitioner's knowledge, there are no recorded liens or encumbrances on the Property, and Petitioner has no knowledge of any parties who claim an interest in the Property or who will be materially affected by this action other than the Petitioner and Respondents.

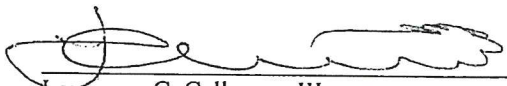
8. The partition of the Property by sale for the purpose of distribution is for the common benefit of Petitioner and Respondents.

9. Petitioner has retained the law firm of Klein & Klein, LLC, to represent his interests in connection with this petition and has agreed to pay the firm a reasonable fee for its services. Petitioner is entitled to recover such fees from the proceeds of sale of the Property in accordance with the parties' proportionate interests in accordance with Section 64.081, *Florida Statutes*.

10. All conditions precedent to the bringing of this petition have occurred, been performed or have been waived.

WHEREFORE, Petitioner respectfully requests this Court to: (a) order the sale of the Property in accordance with the terms of the Contract; (b) appoint Petitioner a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract; (c) award to Petitioner reasonable attorneys' fees and costs incurred in connection with this petition and order the payment of those fees and costs from the proceeds at sale, with each party bearing their proportionate share of the attorneys' fees and costs ; (d) require Petitioner to allocate and distribute the proceeds of the sale between Petitioner and Respondents as their interests may appear;; and (e) enter such further relief as this Court deems just and necessary under the circumstances.

DATED: 12/5/2024



Lawrence C. Callaway, III
Florida Bar No.: 0297984
KLEIN & KLEIN, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Phone: (352) 732-7750
E-mail: larry@kleinandkleinpa.com
Attorneys for Petitioner

UNOFFICIAL
DOCUMENT

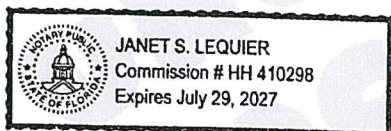
VERIFICATION STATEMENT

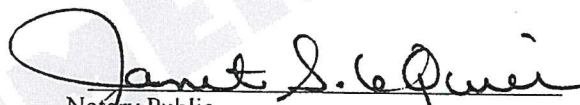
I, RAYMOND RAINS, the undersigned, understand the nature of an oath and the meaning of personal knowledge, and, having been duly sworn under oath, declare the statements and facts written above are true and accurate based upon my personal knowledge of the matters stated.


RAYMOND RAINS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of Dec, 2024, by RAYMOND RAINS, who is ☒ personally known to me or ☐ who has produced _____ as identification.




Notary Public
Print Name: JANET S. LeQUIER
My Commission Expires: _____

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

Deceased.

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR. a/k/a
JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
STOKES, RHETA SHAW-SMITH, BRIAN COE, TRE
DESLINE, DONATELLO SHAW, ASHLEEA SMITH,
ROBERT SHAW III, MARISSA SHAW, JORDAN BELL,
DWIGHT STOKES, AVA YOUNG, CARLTON HUDSON,
VALARIE RODGERS, LAWRENCE DERRICK HUDSON,
SYLVIA MCINTOSH, DWAYNE HUDSON, KWANDA
POTTER, WILLIAM CUMMINGS, SYLVESTER STOKES
JR., RONALD A. STOKES, JANET JENKINS, KENNETH
STOKES, MARIE RAY, DEMETRIUS JOHNSON,
DEVONTE STOKES, VONEISHA CARR, SANDRA CARR
WALLS, JOHN BERNARD CARR, ARTIE ELLIOR CARR,
PATSY YVONNE CARR, BARBARA JEAN CARR a/k/a
BARBARA JEAN DOVE, CAROLYN RAINES WILLIAMS,
HARVEY MAE GAVIN, LENARDO RAINES, MARTIN
RAINES, ETHEL DANIELS, HENRY RAINS III, GLORIA
MAYS, CYNTHIA MARTIN, RENARD WILLARD RAINS,
HARVEY MAE GAVIN, ADA MARIE RAINS YOUNG,
KEITH RAINS, LOUISE RAINS, GLORIA JACKSON,
CAROL RAINS, MELISSA MCCORMICK, GLORIA JOYCE
COMBS, ETHEL DANIELS, HENRIETTA PEARMAN, DR.
JOHN RAINS JR., NINA TATARANAOWICS, CINDY E.
FLANAGAN, JONI L. HINTON, CYNTHIA RAINS
COLEMAN, CURTIS EARL RAINES, FAYE RAINS
DICKEY, PR ESTATE OF THERESSA RAINS, EDA
NEWMAN, GWEN CHISHOLM, KENNETH MCGILL, LEE
MCGILL, TAWANNA GRIMESLY, SHAQUILLA GREEN,
LAQUANDA SIMS, MILTON JENKINS, DEMETRIUS A.
JENKINS, BILLY JOE REYNOLDS, RHONDA P.
STEPLIGHT, JAVON JENKINS, DARRYL JENKINS, GLEN
JENKINS JR., BERNARD GLOVER, FAYE RAINS DICKEY,
PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC

RAINS, WILLARD RAINS JR. and JOANN RAINS
LEERDAM,

Respondents.

**ORDER AUTHORIZING PARTITION OF CERTAIN REAL PROPERTY
FOR PURPOSES OF DISTRIBUTION**

THIS MATTER came before the Court on the Petition filed by RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR, a/k/a JOHN RAINS JR., in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition of certain real property forming a part of the Estate for purposes of distribution. Upon consideration thereof and the Court finding that all interested persons have been served a copy of the Petition or have waived notice thereof; that the material allegations of the Petition are true, it is

ORDERED AND ADJUDGED:

1. The Petitioner is hereby authorized, directed and empowered to partition the property described in the Petition (the "Property") for purposes of distribution by selling the Property in accordance with the Amended and Restated Contract for Purchase and Sale of the Property attached as **Exhibit "B"** to the Petition, and distributing the proceeds of such sale to the individuals determined to be the beneficiaries of the Estate (the "Beneficiaries") having the interests in the Estate, including the Property, as set forth in **Exhibit "A"** hereto;

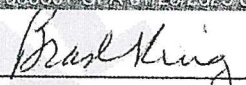
2. The Petitioner is hereby appointed a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract and by executing such deeds of conveyance and other documents or instruments, bind the Beneficiaries;

3. The Petitioner shall be awarded reasonable attorneys' fees and costs incurred in connection with this Petition and shall pay those fees and costs from the proceeds at sale, with each Beneficiary bearing their proportionate share of the attorneys' fees and costs;

4. The Petitioner shall allocate and distribute the proceeds of the sale between and among the Beneficiaries after payment of reasonable attorneys' fees and costs incurred to the Beneficiaries in accordance with their proportionate shares.

5. This Court shall retain jurisdiction for the granting of such other and further relief as this Court may deem just and proper and as may be required for further administration of the Estate.

DONE AND ORDERED this Monday, January 20, 2025 at Ocala, Marion County, Florida.

42-2020-CP-000601-CPA 01/20/2025

Brad King, Circuit Judge
42-2020-CP-000601-CPA 01/20/2025 02:16:36 PM

H. RANDOLPH KLEIN
randy@kleinandkleinpa.com
janet@kleinandkleinpa.com

Stanley W. Plappert
swp@flagocala.com
cs@flagocala.com
abby@flagocala.com

Exhibit A containing list of Heirs and percentages has been deleted

NEW URBAN AREA ANALYSIS

Policy 3.1.3: Modification of UGB¹

The County finds that the development rights assigned within this Plan and the development forms allowed by this Plan provide adequate development opportunities within and outside the UGB. To modify the UGB the following standards must be affirmatively met:

1. **Market Demand:** An analysis of the requested expansion or reduction of the UGB shall be provided to show why a change in development form is required to accommodate the population, housing or employment needs of the County projected over the planning horizon of this Plan or adjustments that may be needed due to market conditions.

Attached as **Exhibit A** is an Occupancy Report of the existing RV Park to the East of the subject property between March 2024 and March 2025. The Report establishes that the occupancy rate ranges between 100% (for March 2025) to a low of 37.6% (for August 2024). Further, the Occupancy Report shows a definite pattern concerning occupancy: the low occupancy periods are all during the Summer months, while the high occupancy periods are during the Winter months. This, of course, corresponds to the typical "Snowbird" pattern of visitors to Florida. While the Summer months' occupancy rate do not justify an expansion, the Winter months obviously do and that is the period that should be looked at. (Like traffic engineers focus on PM Peak hour trips, as opposed to average daily). That is, an RV Park with occupancy rates of 99.3% (March 2024), 97.8% (January 2025), 99.6% (February 2025) and 100% (March 2025) needs to expand. Thus, there is a need to establish the Property as a new Urban Area.

2. **Contiguity to Existing Urban Development Patterns:** It must be demonstrated that the expansion area is contiguous to existing urban patterns of development.

The Property is contiguous to an existing RV Park to the East.

3. **Availability of Urban Infrastructure:** A projection of requirements for public facilities and services must be completed and the ability to provide those facilities and services to serve the proposed development through private or public means shall be demonstrated.

Public water and sewer are available from the existing RV Park.

4. **Compatibility:** An evaluation of existing land uses and environmentally sensitive areas within the expansion area must be completed. Appropriate policies shall be written and adopted into this Plan to provide appropriate protections for the transition of land uses adjacent to rural development, to provide for non-interference with agricultural or conservation activities, and to provide for protection of environmentally sensitive lands.

¹ As set forth, Policy 3.1.5 – that requires establishment of new Urban Area – indicates the application must contain the information required by this Policy.

The Property is compatible with the existing RV Park to the East. It is less compatible with the agricultural properties to the North and South and the small farm residential lots to the West. The project will accommodate these with buffering the North and South with buffers per the LDC and additional buffering for the property to the West.

5. **Urban Sprawl:** It must be demonstrated that the expansion area and development within it will discourage urban sprawl.

Attached as **Exhibit B** is an analysis of the factors set forth in Section 163.3177(9), Florida Statutes.

6. **Water Supply:** It must be demonstrated that there is available water supply for the proposed expansion area.

There is available water supply in the adjacent RV Park.

Policy 3.1.5: Urban Areas Outside of UGB

The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.3. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of new urban area is within the FPA.

This Policy requires that the need to create a new Urban Area outside the UGB contained documentation in accordance with Policy 3.1.3. See above for that analysis. The requirement that the analysis demonstrate the "potential need for the creation of ... new Urban Areas" is contained in the Market Demand analysis in Policy 3.1.3 above.

EXHIBIT A OCCUPANCY REPORT

Occupancy Report (as of 3/13/2025)

	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Average
Normal	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.4%	0.4%	0.4%	0.2%	0.0%	0.1%
Group	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Free Stay	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	1.3%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Guest	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Day Pass	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Daily	0.7%	2.7%	2.0%	1.2%	1.4%	0.5%	0.8%	1.5%	1.5%	1.1%	0.7%	0.5%	0.0%	1.1%
Weekly	0.7%	2.2%	1.3%	0.3%	0.3%	0.4%	0.8%	3.2%	2.1%	2.3%	1.2%	0.4%	0.0%	1.2%
Monthly	8.2%	5.2%	4.3%	4.9%	4.0%	2.9%	2.9%	4.6%	9.9%	7.7%	5.8%	8.4%	11.6%	6.2%
3 Month	19.8%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	23.1%	23.6%	22.1%	7.0%
4 to 5 Month	26.6%	9.0%	0.7%	0.0%	0.4%	0.4%	0.4%	0.9%	8.5%	21.1%	25.2%	25.1%	24.3%	10.9%
6 Month	9.7%	9.7%	3.0%	2.4%	2.6%	2.3%	2.8%	3.8%	9.4%	9.7%	9.7%	9.7%	9.7%	6.5%
Park Model Annual	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%
Annual RV	15.0%	15.4%	15.0%	14.2%	13.9%	14.2%	14.2%	13.8%	14.2%	14.2%	13.5%	13.5%	13.5%	14.2%
Work Camper Annual	0.6%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Work Camper Season	2.2%	1.3%	0.5%	0.4%	0.6%	0.7%	0.9%	1.2%	2.1%	1.9%	2.0%	2.1%	2.6%	1.4%
Average	99.3%	62.1%	42.9%	39.6%	39.3%	37.6%	40.3%	51.8%	64.2%	77.2%	97.8%	99.6%	100.0%	65.4%

EXHIBIT B
URBAN SPRAWL ANALYSIS

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
(9.) The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.		
a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:		
(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.	No	This Amendment is only for 20 acres; that could scarcely be described as a "substantial area." Further, the proposed use is as an RV Park which could scarcely be described as a low-intensity or low-density use. Thus, although it is a single-use development, it is not for substantial areas of the County.
(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.	No	The property is adjacent to an existing RV Park. Further, there is significant commercial development up and down Highway 301/441.
(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.	No	This expands the urban development deeper into the subject property and therefore somewhat mitigates existing strip pattern of development.
(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,	No	There are no known wetlands, etc., on this property.

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
shorelines, beaches, bays, estuarine systems, and other significant natural systems.		
(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.	No	Although this Amendment does convert potential agricultural property into urban, our proposed zoning conditions protect adjacent agricultural areas.
(VI) Fails to maximize use of existing public facilities and services.	No	This use promotes existing public utilities in proximity to the property (at the adjacent RV Park).
(VII) Fails to maximize use of future public facilities and services.	Not applicable	There are no known "future" public facilities or services to be maximized.
(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.	No	There is no additional increase in time, money or energy of providing and maintaining facilities and services.
(IX) Fails to provide a clear separation between rural and urban uses.	No	This Amendment expands existing urban uses.
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	Not applicable	Although it does not provide for infill development or redevelopment, it is contiguous to an existing RV Park.
(XI) Fails to encourage a functional mix of uses.	Yes	This is a single-use.
(XII) Results in poor accessibility among linked or related land uses.	No	This will be developed in connection with the contiguous RV Park and thus promotes accessibility.
(XIII) Results in the loss of significant amounts of functional open space.	Yes	The 20 acres affected by this Amendment are not a "significant amount" of functional open space. Further, the property is land-locked and could therefore not be considered

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
		"functional."
b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:		
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.	Yes	There are no natural resources or ecosystems to be impacted.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.	Yes	This project will utilize existing water and sewer utilities contiguous to the development in the existing RV Park.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.	Yes	Although this does not provide for a mixed-use, it does provide for connection between the proposed property and the adjacent RV Park, as well as an additional housing choice for residents.
(IV) Promotes conservation of water and energy.	Yes	This has a neutral affect on water and energy.
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.	Maybe	The agricultural land being converted to urban is landlocked.
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.	No	Although this does provide for recreation, it does not preserve open space or natural lands.
(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.	No	Does not meet; Single-use.

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.	No	There are no existing or planned development patterns in the vicinity that constitutes sprawl.

P:\JG\Sunkissed Village RV\Rains\Entitlements\Comp Plan\New Urban Area Analysis.docx

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

Real Estate

45984-000-00

Prime Key: 1123763

[MAP IT+](#)

Current as of 4/15/2025

[More Names](#)

RAINS JOHN EST ET AL
C/O RAYMOND RAINS PER REP
390 SW HWY 484
OCALA FL 34473-8614

[Property Information](#)[Taxes / Assessments:](#)

Map ID: 257

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 53

Acres: 20.00

[2024 Certified Value](#)

Land Just Value	\$275,500		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$275,500	Impact	
Total Assessed Value	\$5,440	Land Class Value	(\$270,060)
Exemptions	\$0	Total Class Value	\$5,440
Total Taxable	\$5,440	Ex Codes: 08	\$5,440

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$275,500	\$0	\$0	\$275,500	\$5,440	\$0	\$5,440
2023	\$275,500	\$0	\$0	\$275,500	\$5,580	\$0	\$5,580
2022	\$275,500	\$0	\$0	\$275,500	\$4,300	\$0	\$4,300

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7215/0562	05/1953	70 OTHER	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 17 RGE 23
E 1/2 OF SW 1/4 OF NW 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		660.0	1,320.0	A1	20.00 AC						
Neighborhood 9486 - N 147 E HWY 301 S 132 W HWY 27											
Mkt: 10 70											

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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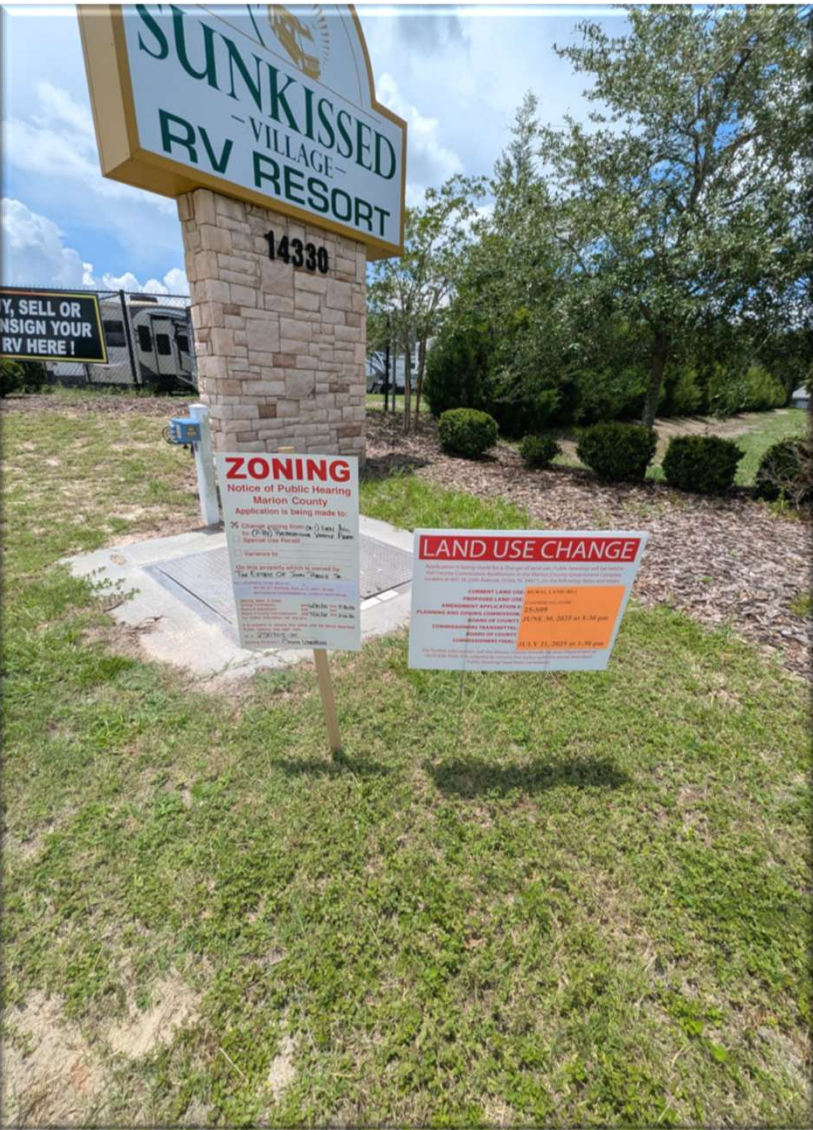
Appraiser Notes

PET TO REOPEN EST OF JOHN & FRANCES RAINS PER OR BOOK 4570-1651.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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ATTACHMENT B



Front Entrance



Rear Existing Parcel



Existing RV Park



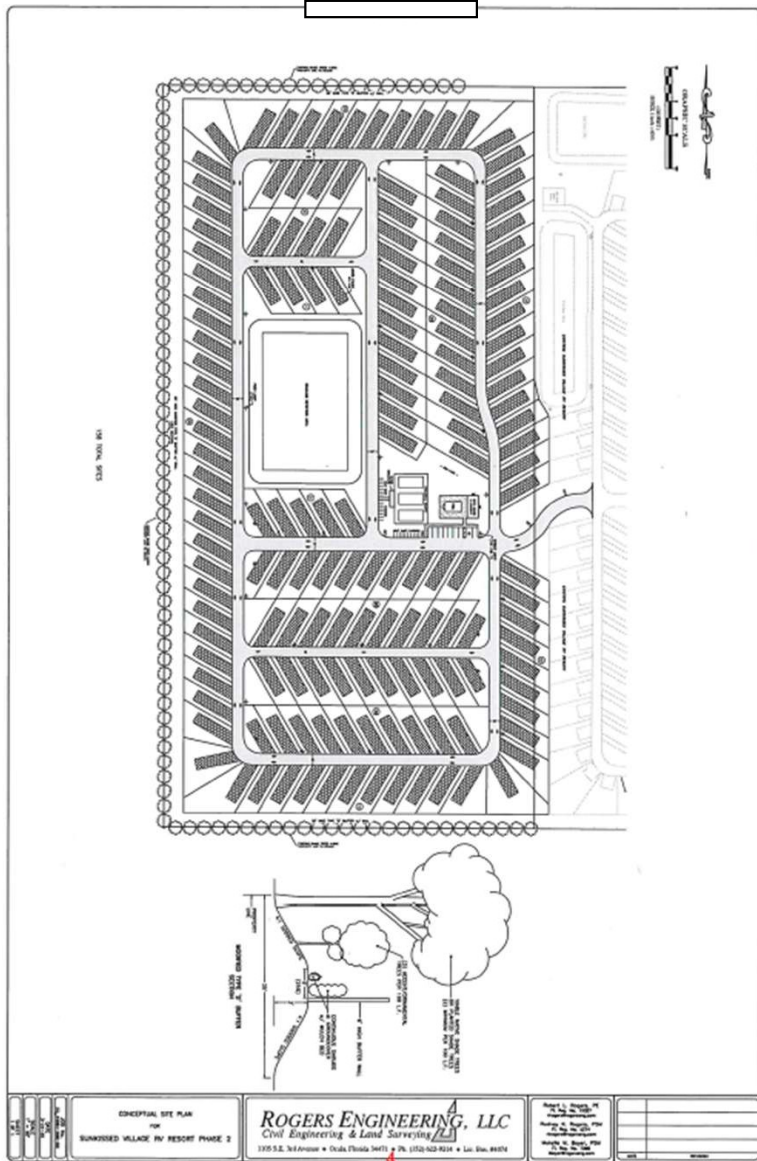
Existing Park



Existing RV Park



Existing RV Park



Development Review Comments Letter

6/20/2025 2:27:44 PM

JOHN RAINS ESTATE

COMP PLAN SMALL SCALE MAP AMENDMENT #32748

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911	
2	Comp Plan Small Scale Map Amendment	Park will need to have an amendment to the RV Park permit through the Department of Health in Marion County. Central Sewer/Central Water	INFO	DOH	
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the future land use to commercial for an RV park expansion. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
4	Comp Plan Small Scale Map Amendment	6/11/24 - CONDITIONAL APPROVAL – Property is located outside of the urban growth boundary. Proposed rezoning would add another 43 max peak HR trips to the existing RV park. A level of service analysis was provided with the land use amendment application. The analysis showed that less than 7% of the capacity on US 441 remains available in the background condition. Approval is recommended upon the condition of the Developer's Agreement restricting use to an RV Park only.	INFO	ENGTRF	
5	Comp Plan Small Scale Map Amendment	N/A	INFO	FRMSH	
6	Comp Plan Small Scale Map Amendment	no comments	INFO	LSCAPE	
7	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Comp Plan Small Scale Map Amendment	Parcel 45984-000-00; Project is located within Marion County Utilities' service area; expansion of the adjacent "Sunkissed RV" parcel 46055-000-00 will add to its water and sewer service capacity,	INFO	UTIL	

		connected through a master meter. Development of this parcel for additional RVs will require ownership pay additional capacity charges for the expansion when the property is permitted through Growth Services. Capacity charges can be estimated through Development Review at time of Site Plan submittal if requested. Any water or wastewater lines as part of this development will remain under private ownership as MCU's responsibility ends at the property line where the master meter is.			
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE	

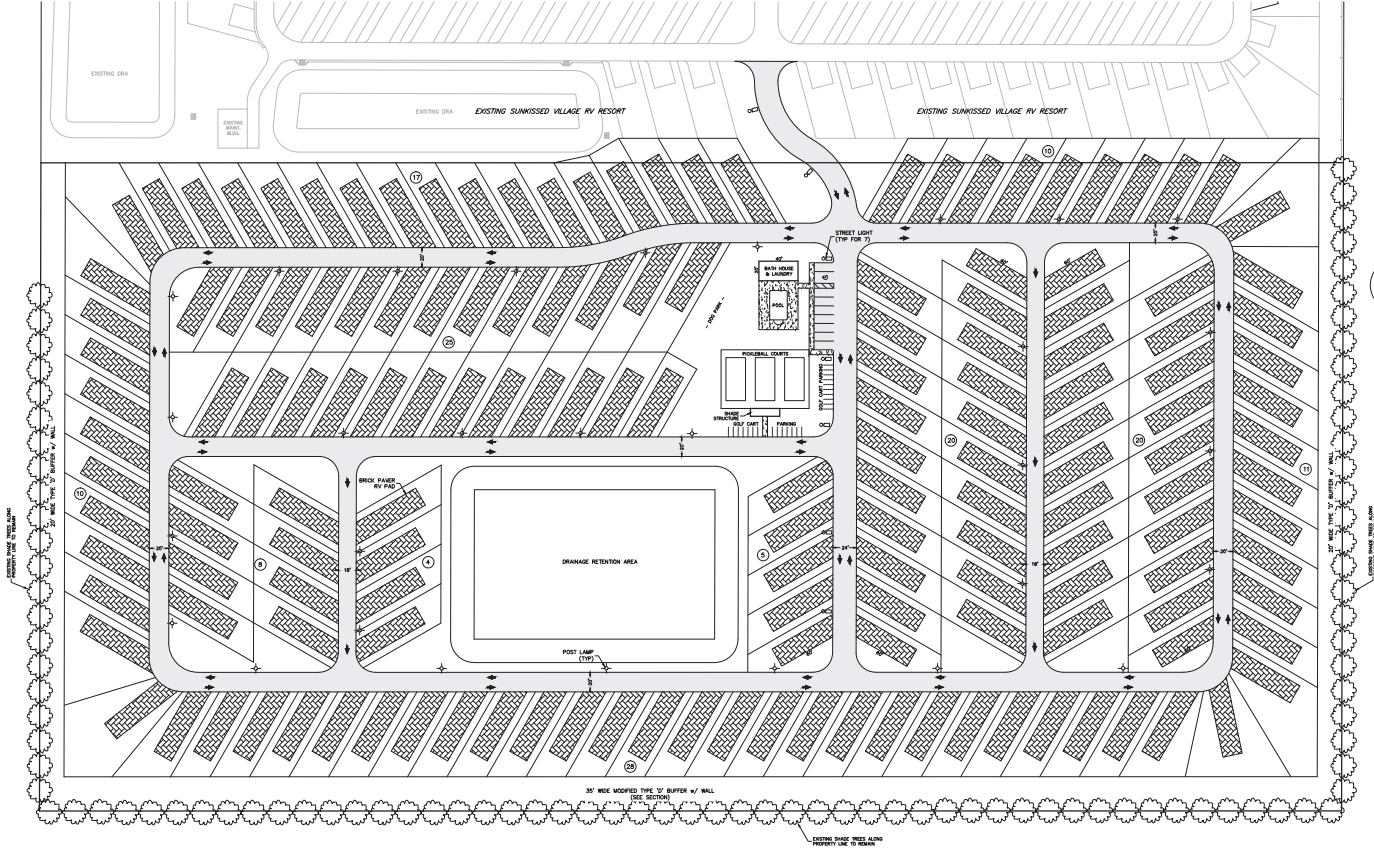


Diagram illustrating the Modified Type 'D' Buffer Section, showing a 35' wide buffer area with various vegetation and a 6' high buffer wall.

- VIABLE NATIVE SHADE TREES OR PLANTED SHADE TREES (2) MINIMUM PER 100 L.F.**
- (3) ACCENT/ORNAMENTAL TREES PER 100 L.F.**
- 6' HIGH BUFFER WALL**
- CONTINUOUS SHRUBS & GROUNDCOVER w/ MULCH BED**
- 4:1 SOOLED SLOPE**
- 4:1 SOOLED SLOPE**
- PROPERTY LINE**
- 35'**
- 9'**
- 3'**
- (25%)**

MODIFIED TYPE 'D' BUFFER SECTION

JOB No.
23-45984-000-00

DATE
3-24-25

SCALE
1" = 60'

SHEET
1 OF 1

Robert L. Rogers, PE
FL Reg. No. 10027
rlrogers@rogerseng.com

Rodney K. Rogers, PSM
FL Reg. No. 5274
rlrogers@rogerseng.com

Melville M. Boyer, PSM
FL Reg. No. 7398
lboyer@rogerseng.com

	DATE	REVISION



Marion County
**Board of County Commissioners Planning
and Zoning**
Agenda Item

File No.: 2025-19704

Agenda Date: 7/21/2025

Agenda No.: 1.2.3.

SUBJECT:

250705ZC - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

James Gooding III, agent for the applicant, Sunkissed RV Raymond Rains (Personal Representative) for the Estate of John Rains Jr, has filed a rezoning application to rezone approximately ±20.27-acres from General Agriculture (A-1) to Recreational Vehicle Park (P-RV). The Parcel Identification Number for the subject parcel is 45984-000-00; there is no assigned address as the subject parcels are unimproved at this time. The legal description is provided within the application. The site is located within the Secondary Springs Protection Zone. The application proposes rezoning the entire ±20.0-acre parcel for all uses permitted within the proposed zoning classification.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and Zoning Commission recommends approval.



**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**

P&Z Date: 6/30/2025	BCC Date: 7/21/2025
Case Number	250705ZC
CDP-AR	32749
Type of Case	Rezoning from General Agriculture (A-1) to Recreational Vehicle Park (P-RV)
Owner	Raymond Rains for the Estate of John Rains Sr.
Applicant	Sunkissed RV Resort / James Gooding III
Street Address/Site Location	No Address Assigned
Parcel Number(s)	45984-000-00
Property Size	±20.27 Acres
Future Land Use	Rural Land (RL)
Existing Zoning Classification	General Agriculture (A-1)
Overlays Zones/Special Areas	Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	Approval
P&Z Recommendation	Approval
Project Planner	Kenneth Odom, Senior Planner/Transportation Planner
Related Cases	Companion Case: 25-S09 Land Use Amendment from Rural Land (RL) to Commercial (COM)

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (10 owners) within 300 feet of the subject property on F 7, 2024. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 20, 2025, and 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 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.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *How is the request compatible with surrounding uses?*

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. Figure 1 is a general location aerial displaying existing and surrounding site conditions.

Figure 2 shows the subject property as well as the adjacent and surrounding properties to the south, north and west are designated as Rural Land (RL). Properties to the east are designated as Commercial (COM). The property is outside of the urban growth boundary and within the Secondary Springs Protection Zone. The proposed companion land use amendment would serve as an extension to an established use and would be compatible with the surrounding area.

B. *How does the proposed Development Agreement impact the compatibility?*

The applicant proposes a development agreement with this zoning change to create a conditional zoning. This is not a Chapter 163 Developer's Agreement but rather an agreement that is attached to the zoning change and recorded with the

Clerk of Court to be found with a title search. The proposed development agreement offers five items related to this parcel and they are as follows. 1) limits the use to only be an expansion of the existing Sunkissed Village RV Resort. 2) Modifies the buffers on the west and north boundary from a Type D buffer to a modified Type D buffer that adds a berm to the Type D buffer, the applicant worked with the neighbors for the buffers. 3) Further limits the lighting on the property to reduce glare on neighboring properties, the existing LDC does not allow for light to be cast off-site. This proposal requires two types and heights of lighting which ultimately will allow common areas to be lit while reducing light pollution. 4) The proposed RV park will not have access to SE 80th Avenue. 5) To amend or eliminate this proposed development agreement the subject property will be required to undergo a zoning change with public notice. Ultimately the proposed agreement conditions offered by the applicant will reduce impacts to surrounding properties.

Figure 2
FLUMS Designation

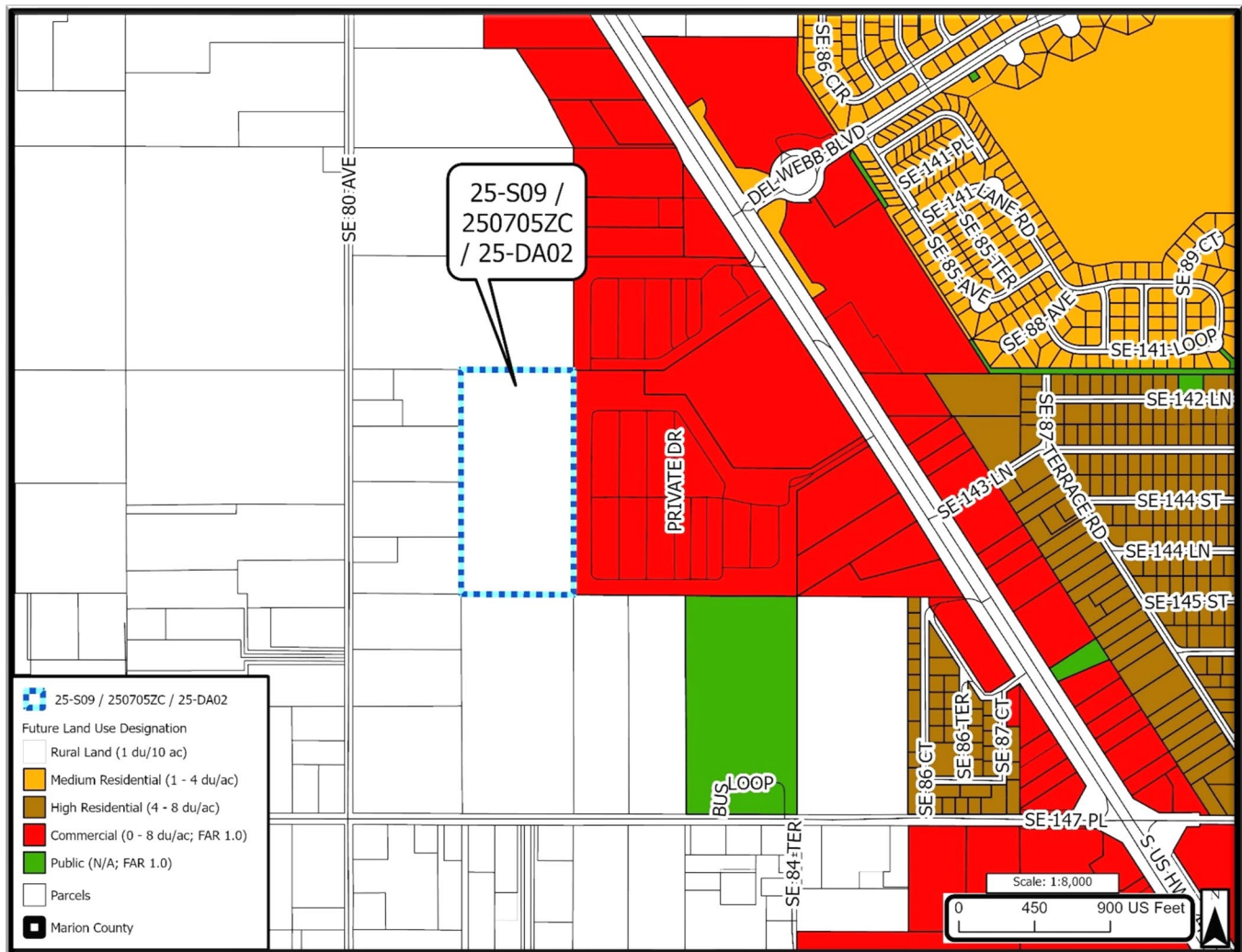


Figure 3 displays the zoning for the subject property in relation to the existing zoning of the surrounding properties and Figure 4 shows the proposed zoning. While the subject parcel is currently zoned as General Agriculture (A-1), and is adjacent to other parcels of identical zoning, the proposed rezoning would serve as an extension to an established Recreational Vehicle Park (P-RV).

The site is located outside of the Urban Growth boundary and within the Secondary Springs Protection Zone. However, it is in proximity to a rapidly urbanizing area within the southern portion of Marion County near Spruce Creek Country Club, The Villages. Orange Blossom Hills and the commercial corridors that serve these communities. Additionally, Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). Many nearby uses of the subject parcels are intended for expansion areas of light and medium zoning intensities by zoning designation and land use.

Figure 3.
Zoning Classification

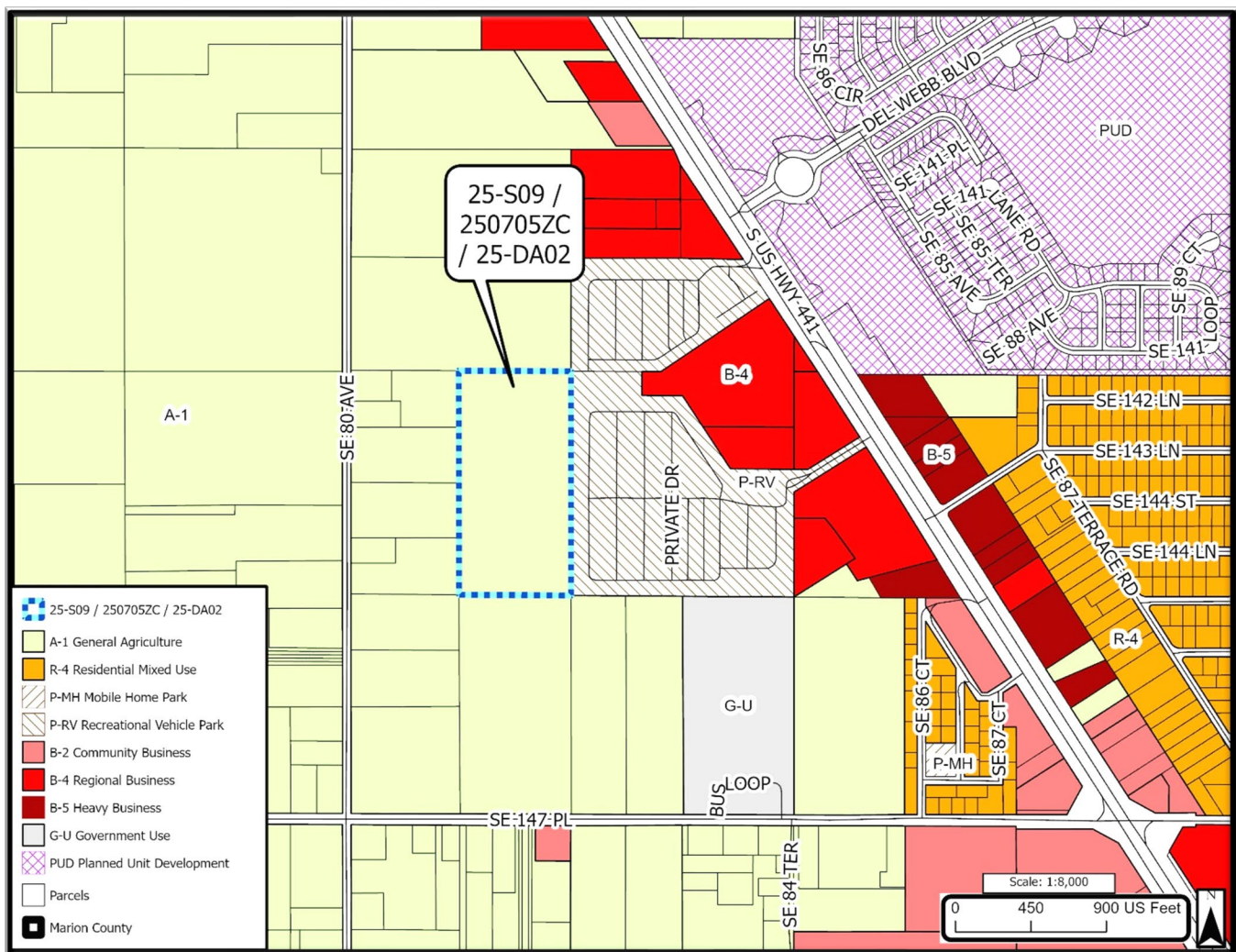


Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

Table A displays the information of Figures 2, 3, and 5 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit and finds the subject property undeveloped at this time. Surrounding properties consist of residential uses to the west, agriculture/residential to the south, RV parks to the east and northeast, RV sales east adjacent to US 441 and agricultural use to the north.

**Figure 4.
Proposed Zoning Classification**

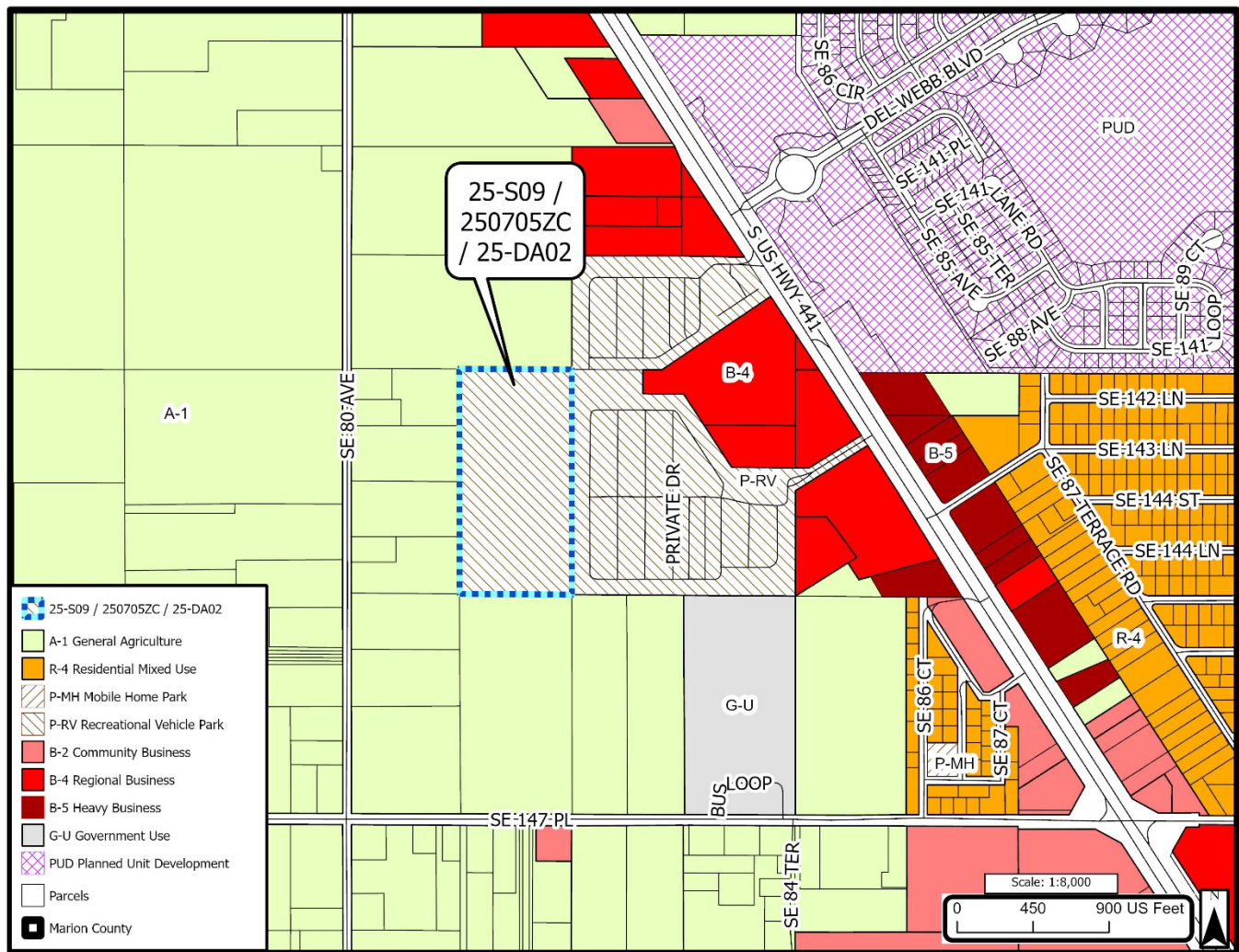
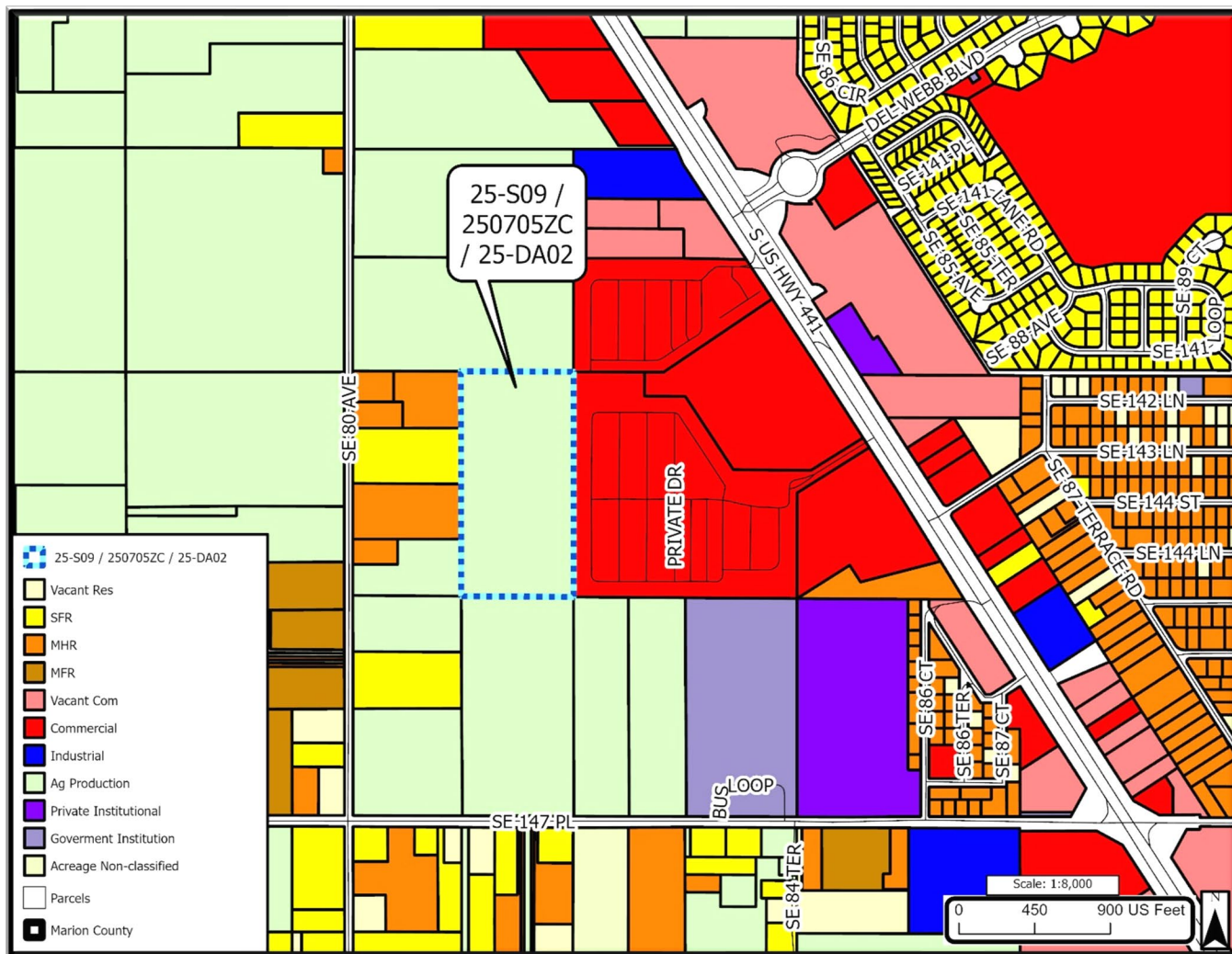


Figure 5.



Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	Rural Land (RL)	General Agriculture (A-1)	Grazing Class IV (63)
South	Rural Land (RL)	General Agriculture (A-1)	Grazing Class V (64)
East	Commercial (COM)	Recreational Vehicle Park (P-RV)	Camps/Campgrounds (36)

West	Rural Land (RL)	General Agriculture (A-1)	Improved Residential (01) Improved Mobile Home (02)
-------------	-----------------	---------------------------	--

Figure 5 provided by the Marion Property Appraiser's Office

Based on the above findings, the proposed rezoning application **is compatible** with the existing and future surrounding land uses. This area has been designated for heavy and intensive commercial/industrial activities.

How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. US 441 will serve as the primary access corridor for operations at this location. No other potential connections for vehicular access are immediately available. However, the proposed use is not a high-volume trip generator and US 441 has a capacity of 38,430 trips per day with approximately 33,300 trips currently utilized now. That is an approximate capacity use of eighty-seven percent (87%).
 - b. Public transit. There are no fixed route services in the area.
 - c. Other mobility features. Sidewalks do not currently exist along the US 441 corridor and are not planned at this time. In this area, pedestrian need is not expected to be generated by this use. Therefore, the application would not adversely affect the public interest.

Based on the above findings, the rezoning roadway **impacts would not adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand.

The property is within the Marion County Utilities' Service Area and within the current connection distance. The proposed use is a commercial activity that is projected to use approximately 55,743 gallons of water per day. Based on the above findings, the rezoning's **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand.

The property is within the Marion County Utilities' Service Area and within current connection distance. The proposed activity at this location would generate approximately 40,540 gallons of sewage each day. Based on the above findings, the rezoning's **sanitary sewer impacts would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Based on the above, the rezoning **solid waste impacts would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. A commercial/industrial level of service standard is not currently in place for Marion County, but the proposed use would include additional amenities as part of the RV park use such as Bocce, shuffleboard and a pool with a clubhouse. Based on the proposed zoning, the rezoning **recreation impacts would not adversely affect the public interest.**
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any FEMA identified flood plain areas or Marion County identified flood prone areas. Any new development resulting in additional impervious features on the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, the rezoning **stormwater/drainage impacts would not adversely affect the public interest.**
7. Fire rescue/emergency services. The site is officially located in the service district for Marion County's Spruce Creek Fire Station #30, located at 7990 SE 135th Street, approximately 1.12 miles north of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, the rezoning **fire rescue/emergency impacts would not adversely affect the public interest.**
8. Law enforcement. The Marion County Sheriff's Department The Villages/South Marion District Office is located approximately 2.33 miles

south of the subject property at 629 NW 30th Avenue. The Comprehensive Plan does not establish a level of service standard for law enforcement services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, the application's **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The proposed rezoning is commercial in nature and will not generate new students. Therefore, the application's **public-school impacts would not adversely affect the public interest.**

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

C. *How is this request consistent with the Comprehensive Plan?*

FLUE Policy 1.1.6: Buffering of Uses requires new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties as defined in the LDC.

Analysis: The subject parcels are currently undeveloped but will be subject to all buffering requirements per the Marion County Land Development Code. All buffer requirements will be reviewed and approved through the site development process and subject to approval by the Development Review Committee.

Policy 2.1.22: This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

Analysis: The proposed rezoning will be compatible with the site's proposed small scale land use amendment change application to the Commercial (COM) future land use designation. The requested P-RV zoning is being requested in order to assign the correct zoning designation to accommodate the proposed use of Recreational Vehicle Park. The proposed rezoning is consistent with FLUE Policy 2.1.22.

FLUE Policy 5.1.3 on Planning and Zoning Commission provides, “The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County’s Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Analysis: The proposed zoning change is scheduled for June 30, 2025, Planning and Zoning Commission and, therefore, the application is consistent with this FLUE Policy 5.1.3.

FLUE Policy 5.1.4 on Notice of Hearing provides, “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Public notice has been provided as required by the LDC and Florida Statutes and, therefore, the application is being processed consistent with FLUE Policy 5.1.4.

FLUE Policy 7.4.3 (P/SSPZ) Permitted Uses provides that the County shall implement and maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Analysis: The site is within the Countywide Secondary Springs Protection Zones wherein specific design standards, focused on stormwater management, may be required Approval of the requested P-RV zoning for the subject property will control the range of uses for the site, while remaining eligible uses will require implementation of SPZ design standards, particularly depending on soil and subsurface characteristics and/or FDEP requirements. Compliance with the LDC’s site and development standards to stormwater impacts for the site under the P-RV zoning would be consistent with FLUE Policy 7.4.3.

Transportation Element (TE) Policy 2.1.4 on determination of impact provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: The rezoning site is currently unimproved and will be required to submit a traffic methodology to determine the appropriate level of analysis that will be necessary for the development of the subject parcels. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1. 4..

Based on the above findings, the proposed rezoning **is consistent with the Comprehensive Plan.**

V. 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 rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support a recommendation for the approval of the Ordinance, and make a recommendation to adopt a proposed Ordinance to **APPROVE** the rezoning amendment.
- 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 on the proposed Ordinance, and make a recommendation to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VI. STAFF RECOMMENDATION

Staff recommends the Board 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 **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect the public interest as the impacts to public utilities and infrastructure would be minimal.
- B. Is consistent with the Comprehensive Plan provisions because it in compliance will all considered elements of the comprehensive plan and land development codes.
- C. Is compatible with the surrounding uses because the proposed zoning would allow rezoning of a parcel to a more intense use that is still consistent with adjacent uses.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval, 3-1

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. Rezoning application filed
- B. Site and Area Photographs
- C. DRC Comments
- D. Development Agreement
- E. Conceptual Plan



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1
to Recreational Vehicle Park (P-RV), for the intended use of:

RV Park

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 45984-000-00

Property dimensions: ~662 x ~1332

Total acreage: 20.27

Directions: See attached

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Raymond Rains as Personal Representative of

the Estate of John Rains Jr.

Property owner name (please print)

c/o Larry Callaway, Esq., 40 SE 11th Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

(352) 732-7750

Phone number (please include area code)

Signed by:

RL Rains

Signature

W. James Gooding III

Applicant or agent name (please print)

1531 SE 36 Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

352-579-6580; email: jgooding@lawyersocala.com

Phone number (please include area code)

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM

DATE: 4/15/25

ZONING MAP NO.: 257

Rev. 01/11/2021

AR 32749

Empowering Marion for Success

www.marioncountyfl.org

W. JAMES GOODING III
 ROBERT W. BATSEL, JR.
 ROBERT W. BATSEL
 JAMES T. HARTLEY
 KENNETH H. MACKAY IV



1531 SE 36th Avenue
 Ocala, Florida 34471
 Phone: 352.579.1290
 Direct: 352.579.6580
 Fax: 352.579.1289
 jgooding@lawyersocala.com

March 26, 2025

By Email and Hand Delivery

Growth Services Director Mr. Chuck Varadin
 Deputy Director of Growth Services Mr. Kenneth Weyrauch, AICP
 Chief County Planner Christopher D. Rison
 Marion County Board of County Commissioners
 2710 E. Silver Springs Boulevard
 Ocala, FL 34471

RE: Comp Plan and Rezoning Applications

Gentlemen:

I represent Investment Sites, LLC, an Illinois limited liability company, the proposed purchaser of the property that is the subject of these applications, and have been authorized to represent the current property owner, Raymond Rains as Personal Representative of the Estate of John Rains Sr., in connection with these applications.

I have enclosed in the original of this letter being sent, or attached to the email transmitting this letter, the following:

1. ¹Marion County Application Form for Large—and Small—Scale Comprehensive Plan Amendment attached to which are the following:
 - 1.1. Notarized Property Owner Affidavit (attached to Application).
 - 1.2. Certified legal description with boundary sketch.
 - 1.3. Document entitled “New Urban Area Analysis” for purposes of FLUE 3.1.6.
 - 1.4. Because the property is owned by a Personal Representative, there is no deed to the owner. I have attached, however, copies of the following documents in a file called *Probate Documents.pdf* from the Probate proceeding establishing that the Applicant is the Personal Representative of the Estate and has the authority to sell the property; I have deleted certain exhibits which contain information which I assume the Personal Representative would deem confidential (such as names and percentage ownership of heirs and terms of real estate contract):
 - 1.4.1. Letters of Administration.

¹ The email attachment includes these documents in a file called *CompPlan.zip*.

Letter to Growth Services Staff
 March 26, 2025
 Page 2

- 1.4.2. Petition for Partition for Purposes of Distribution.
- 1.4.3. Order Authorizing Partition of Certain Real Property for Purposes of Distribution.
- 1.5. Application fee as set forth in paragraph 3 below.
- 2. ²Executed Application for Rezoning.
 - 2.1. Probate documents referred to in paragraph 1.4
 - 2.2. Location maps, one aerial and the other not.
 - 2.3. Concept Plan.
 - 2.4. Proposed Developer's Agreement Concerning Conditional Zoning (which I have discussed with Chris Rison).
- 3. ³Check in the amount of \$4,000.00 representing \$1,000.00 for the Rezoning Application and \$3,000.00 for the Comp Plan Amendment.

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

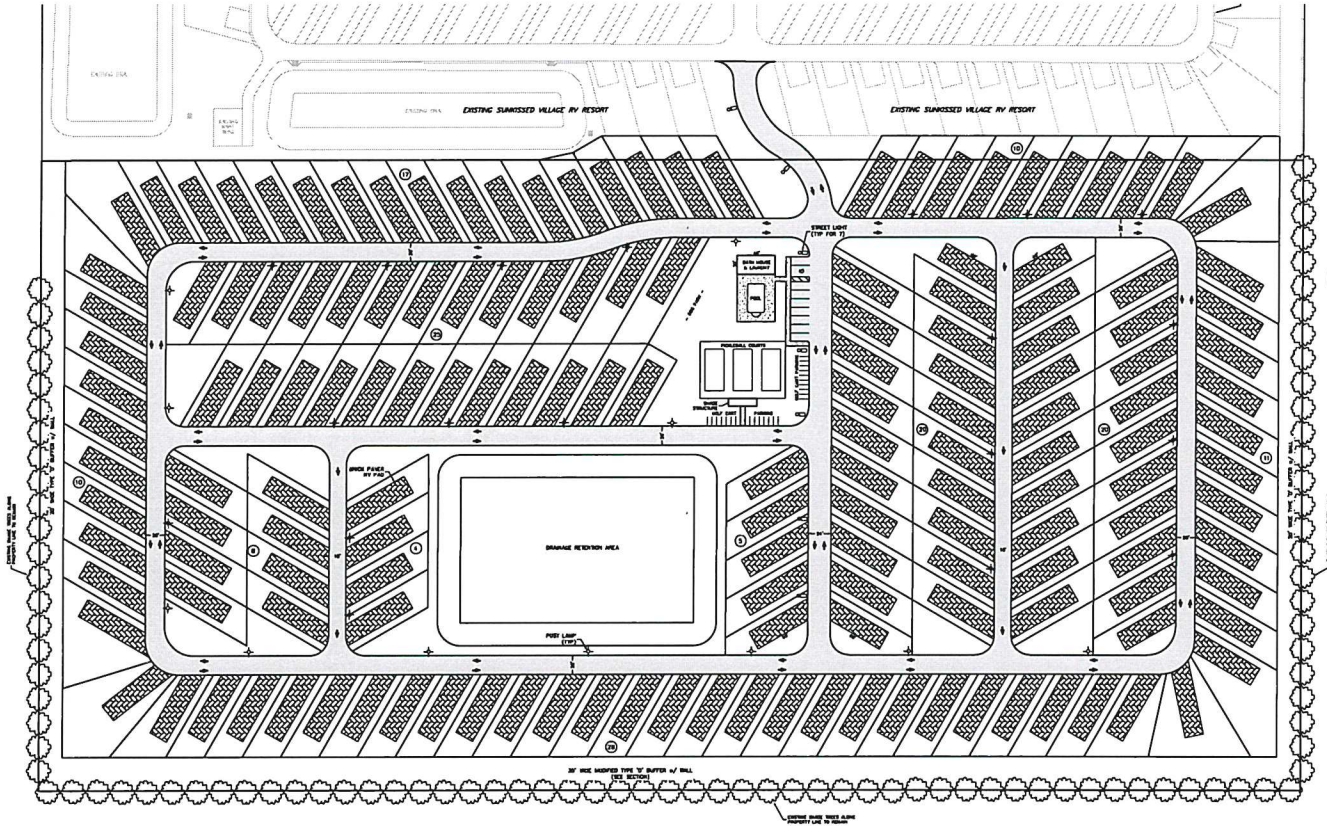
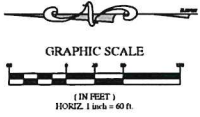
cc: Mr. Jay M. Lapat
 Mr. Larry Callaway
 Mr. Rodney Rogers

(All by email only with attachments)

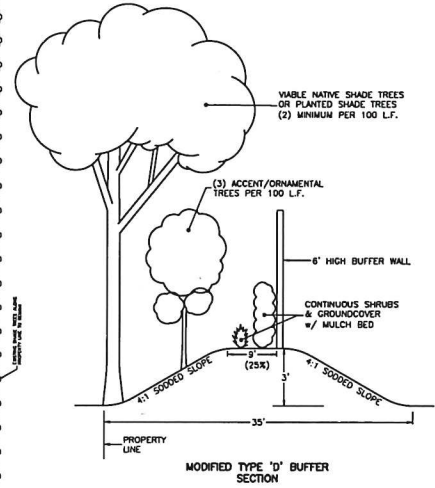
P:\JG\Sunkissed Village RV\Rains\Corr\Cover letter for Comp Plan and Rezoning App.docx

² The email attachment includes these documents in a file called *Zoning.zip*.

³ Not sent in email.



158 TOTAL SITES



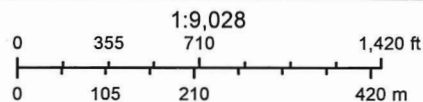
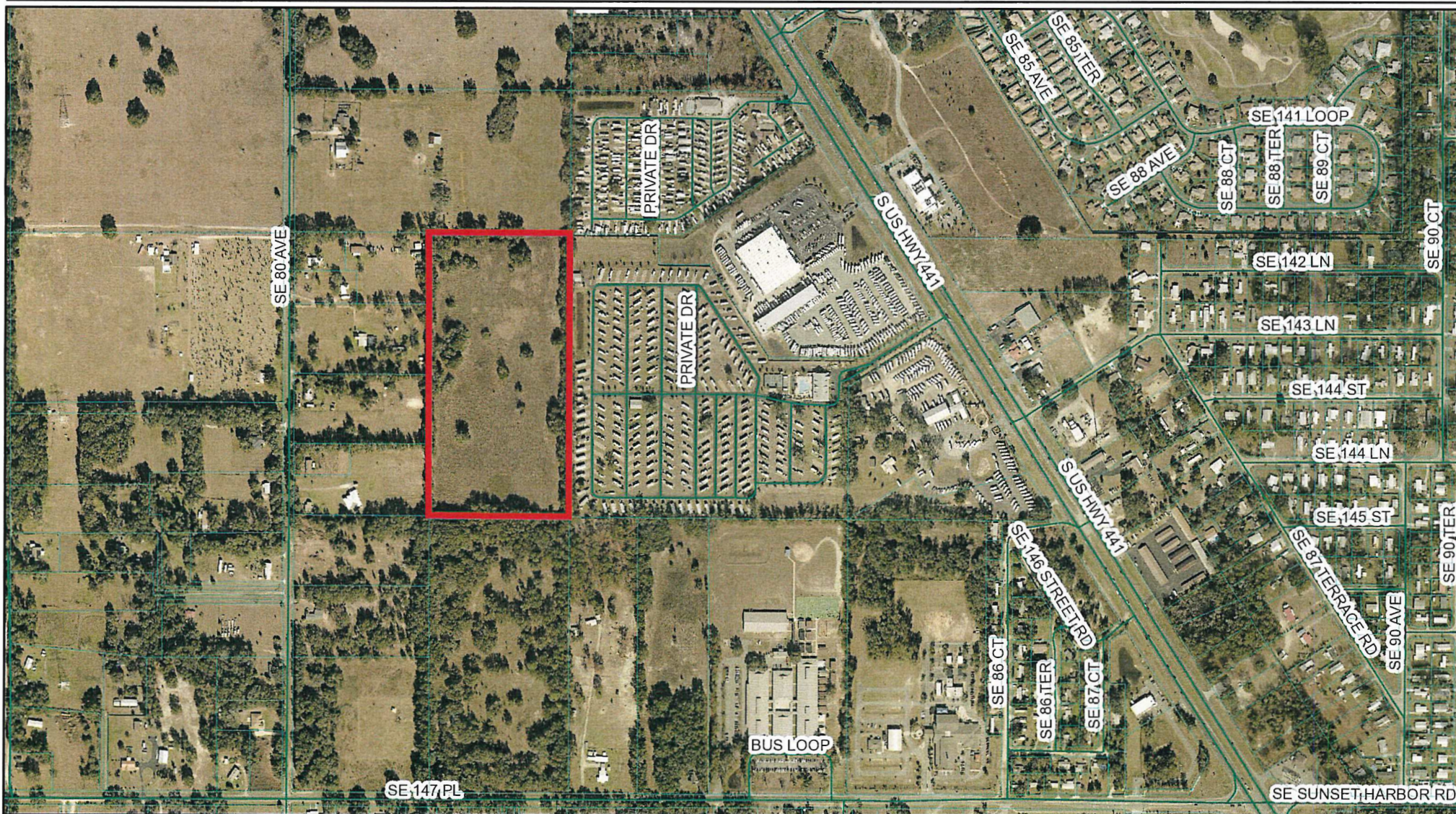
DATE
REVISION

Robert L. Rogers, P.E.
Rogers Engineering & Land Surveying, LLC
Rodney A. Rogers, PLSM
Rogers Engineering & Land Surveying, LLC
Melissa M. Rogers, PLSM
Rogers Engineering & Land Surveying, LLC

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

CONCEPTUAL SITE PLAN
FOR
SUNKISSED VILLAGE RV RESORT PHASE 2

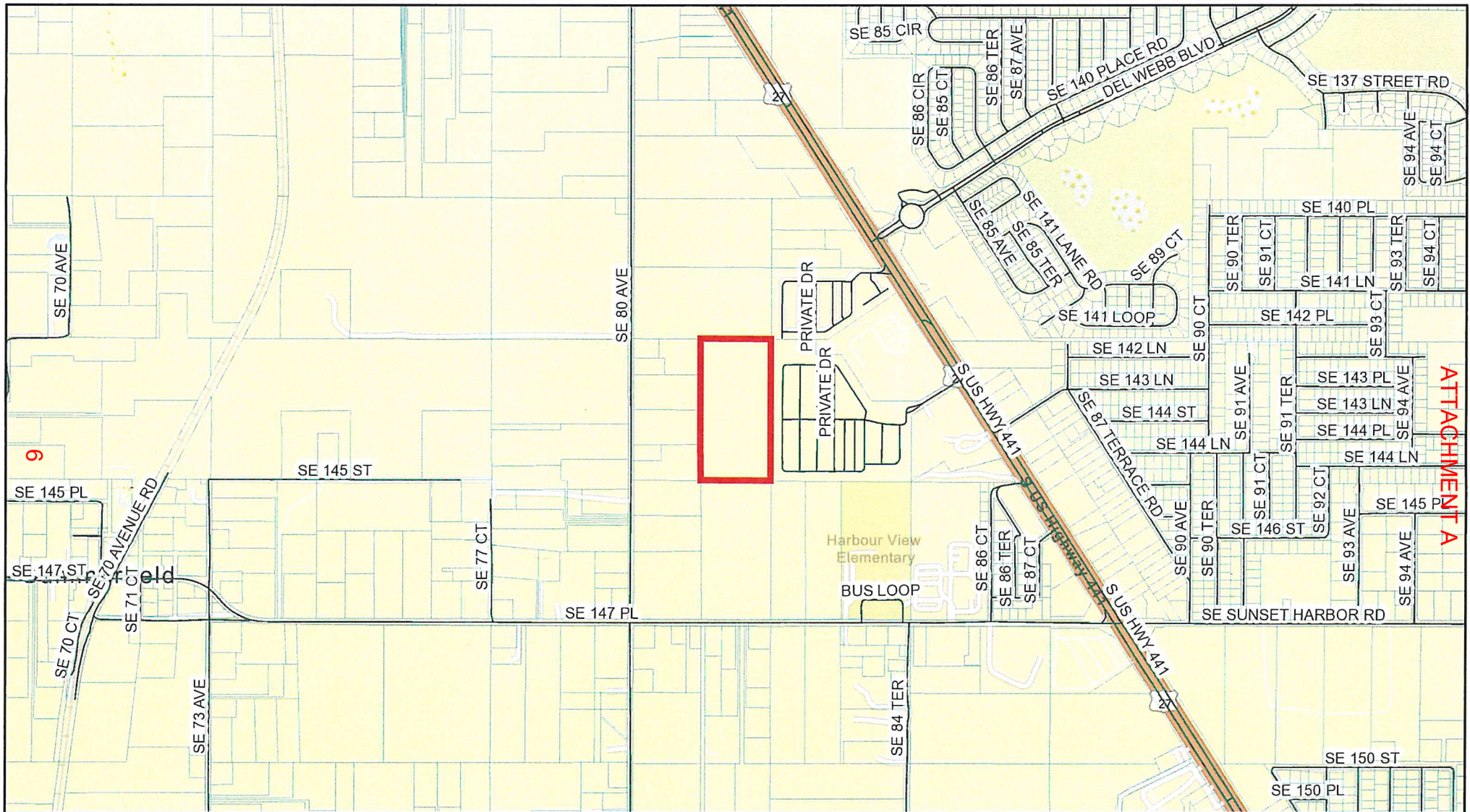
JOB No. 23-45884-000-00
DATE 3-21-25
SCALE 1" = 60'
SHEET 1 OF 1



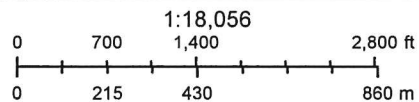
[Map Title]

3/26/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



ATTACHMENT A



[Map Title]

3/26/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

Deceased.

PROBATE
JUN 26 '20 AM 10:14

LETTERS OF ADMINISTRATION

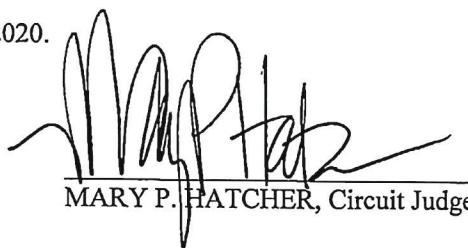
TO ALL WHOM IT MAY CONCERN:

WHEREAS, JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, a resident of Marion County, Florida, died on May 31, 1953, owning assets in the State of Florida; and

WHEREAS, RAYMOND RAINS has been appointed Personal Representative of the estate of the Decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate;

NOW, THEREFORE, I, the undersigned Circuit Judge, declare RAYMOND RAINS duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on June 25, 2020.


MARY P. HATCHER, Circuit Judge

Electronically Filed Marion Case # 20CP000601AX 06/26/2020 11:38:10 AM

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2020065250 BK 7215 Pg 0562 06/26/2020 11:47:50 AM
REC FEE INDEX

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL
CIRCUIT IN AND FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF JOHN RAINS PROBATE DIVISION
SR. a/k/a JOHN RAINS JR. a/k/a
JOHN RAINS, File No. 2020-CP-601

Deceased.

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR.
a/k/a JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
STOKES, RHETA SHAW-SMITH, BRIAN COE, TRE
DESLINE, DONATELLO SHAW, ASHLEEA SMITH,
ROBERT SHAW III, MARISSA SHAW, JORDAN BELL,
DWIGHT STOKES, AVA YOUNG, CARLTON HUDSON,
VALARIE RODGERS, LAWRENCE DERRICK HUDSON,
SYLVIA MCINTOSH, DWAYNE HUDSON, KWANDA
POTTER, WILLIAM CUMMINGS, SYLVESTER STOKES
JR., RONALD A. STOKES, JANET JENKINS, KENNETH
STOKES, MARIE RAY, DEMETRIUS JOHNSON,
DEVONTE STOKES, VONEISHA CARR, SANDRA CARR
WALLS, JOHN BERNARD CARR, ARTIE ELLIOR CARR,
PATSY YVONNE CARR, BARBARA JEAN CARR a/k/a
BARBARA JEAN DOVE, CAROLYN RAINES WILLIAMS,
HARVEY MAE GAVIN, LENARDO RAINES, MARTIN
RAINES, ETHEL DANIELS, HENRY RAINS III, GLORIA
MAYS, CYNTHIA MARTIN, RENARD WILLARD RAINS,
HARVEY MAE GAVIN, ADA MARIE RAINS YOUNG,
KEITH RAINS, LOUISE RAINS, GLORIA JACKSON,
CAROL RAINS, MELISSA MCCORMICK, GLORIA JOYCE
COMBS, ETHEL DANIELS, HENRIETTA PEARMAN, DR.
JOHN RAINS JR., NINA TATARANAOWICS, CINDY E.
FLANAGAN, JONI L. HINTON, CYNTHIA RAINS
COLEMAN, CURTIS EARL RAINES, FAYE RAINS
DICKEY, PR ESTATE OF THERESSA RAINS, EDA
NEWMAN, GWEN CHISHOLM, KENNETH MCGILL, LEE
MCGILL, TAWANNA GRIMESLY, SHAQUILLA GREEN,
LAQUANDA SIMS, MILTON JENKINS, DEMETRIUS A.
JENKINS, BILLY JOE REYNOLDS, RHONDA P.
STEPLIGHT, JAVON JENKINS, DARRYL JENKINS, GLEN
JENKINS JR., BERNARD GLOVER, FAYE RAINS DICKEY,

Electronically Filed Marion Case # 20CP000601AX 12/05/2024 10:12:07 AM

PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC
RAINS, WILLARD RAINS JR. and JOANN RAINS
LEERDAM,

Respondents.

PETITION FOR PARTITION FOR PURPOSES OF DISTRIBUTION

Petitioner, RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS (the "Estate"), by and through his undersigned counsel, petitions this Court in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition certain real property forming a part of the estate for purposes of distribution, stating as follows:

1. Petitioner is the duly appointed and acting Personal Representative of the Estate, having been issued Letters of Administration on June 25, 2020.

2. The assets of the Estate include that real property (the "Property") situated in Marion County, Florida, more particularly described as:

**Marion County Property Appraiser No. 45984-000-00:
E ½ of SW ¼ of NW ¼ of Section 16, Township 17 South, Range 23 East, Marion
County, Florida.**

3. An Amended Petition for Determination of Heirs was filed in this matter with the Order Determining Heirs being entered on November 1, 2024. The attached Exhibit "A" reflects those individuals determined to be the beneficiaries of the Estate (the "Respondents"), having the interests in the Estate, including the Property, set forth.

4. The Property cannot be physically partitioned without prejudice to the Respondents and cannot be allotted equitably and conveniently except through sale and distribution of proceeds. Accordingly, partition by sale for the purpose of distribution in accordance with Section 733.814, *Florida Statutes*, is appropriate.

5. Petitioner has received the Amended and Restated Contract for Purchase and Sale of the Property attached hereto as **Exhibit “B”** (the “Contract”) and desires to sell and convey the Property for the benefit of the Respondents in accordance with the provisions of the Contract.

6. The appointment of the Petitioner as a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other instruments and documents necessary or desirable due to the number and nature of the Respondents

7. To Petitioner’s knowledge, there are no recorded liens or encumbrances on the Property, and Petitioner has no knowledge of any parties who claim an interest in the Property or who will be materially affected by this action other than the Petitioner and Respondents.

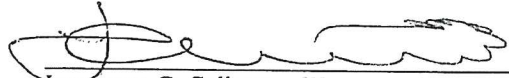
8. The partition of the Property by sale for the purpose of distribution is for the common benefit of Petitioner and Respondents.

9. Petitioner has retained the law firm of Klein & Klein, LLC, to represent his interests in connection with this petition and has agreed to pay the firm a reasonable fee for its services. Petitioner is entitled to recover such fees from the proceeds of sale of the Property in accordance with the parties’ proportionate interests in accordance with Section 64.081, *Florida Statutes*.

10. All conditions precedent to the bringing of this petition have occurred, been performed or have been waived.

WHEREFORE, Petitioner respectfully requests this Court to: (a) order the sale of the Property in accordance with the terms of the Contract; (b) appoint Petitioner a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract; (c) award to Petitioner reasonable attorneys’ fees and costs incurred in connection with this petition and order the payment of those fees and costs from the proceeds at sale, with each party bearing their proportionate share of the attorneys’ fees and costs ; (d) require Petitioner to allocate and distribute the proceeds of the sale between Petitioner and Respondents as their interests may appear;; and (e) enter such further relief as this Court deems just and necessary under the circumstances.

DATED: 12/5/2024



Lawrence C. Callaway, III
Florida Bar No.: 0297984
KLEIN & KLEIN, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Phone: (352) 732-7750
E-mail: larry@kleinandkleinpa.com
Attorneys for Petitioner

UNOFFICIAL
DOCUMENT

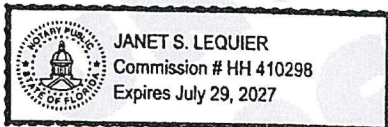
VERIFICATION STATEMENT

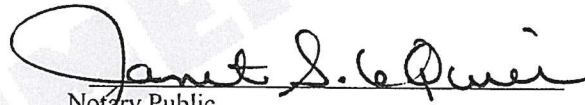
I, **RAYMOND RAINS**, the undersigned, understand the nature of an oath and the meaning of personal knowledge, and, having been duly sworn under oath, declare the statements and facts written above are true and accurate based upon my personal knowledge of the matters stated.


RAYMOND RAINS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of Dec, 2024, by **RAYMOND RAINS**, who is ☒ personally known to me or ☐ who has produced _____ as identification.




Notary Public
Print Name: JANET S. LeQUIER
My Commission Expires: _____

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

Deceased.

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR. a/k/a
JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
STOKES, RHETA SHAW-SMITH, BRIAN COE, TRE
DESLINE, DONATELLO SHAW, ASHLEEA SMITH,
ROBERT SHAW III, MARISSA SHAW, JORDAN BELL,
DWIGHT STOKES, AVA YOUNG, CARLTON HUDSON,
VALARIE RODGERS, LAWRENCE DERRICK HUDSON,
SYLVIA MCINTOSH, DWAYNE HUDSON, KWANDA
POTTER, WILLIAM CUMMINGS, SYLVESTER STOKES
JR., RONALD A. STOKES, JANET JENKINS, KENNETH
STOKES, MARIE RAY, DEMETRIUS JOHNSON,
DEVONTE STOKES, VONEISHA CARR, SANDRA CARR
WALLS, JOHN BERNARD CARR, ARTIE ELLIOR CARR,
PATSY YVONNE CARR, BARBARA JEAN CARR a/k/a
BARBARA JEAN DOVE, CAROLYN RAINES WILLIAMS,
HARVEY MAE GAVIN, LENARDO RAINES, MARTIN
RAINES, ETHEL DANIELS, HENRY RAINS III, GLORIA
MAYS, CYNTHIA MARTIN, RENARD WILLARD RAINS,
HARVEY MAE GAVIN, ADA MARIE RAINS YOUNG,
KEITH RAINS, LOUISE RAINS, GLORIA JACKSON,
CAROL RAINS, MELISSA MCCORMICK, GLORIA JOYCE
COMBS, ETHEL DANIELS, HENRIETTA PEARMAN, DR.
JOHN RAINS JR., NINA TATARANAOWICS, CINDY E.
FLANAGAN, JONI L. HINTON, CYNTHIA RAINS
COLEMAN, CURTIS EARL RAINES, FAYE RAINS
DICKEY, PR ESTATE OF THERESSA RAINS, EDA
NEWMAN, GWEN CHISHOLM, KENNETH MCGILL, LEE
MCGILL, TAWANNA GRIMESLY, SHAQUILLA GREEN,
LAQUANDA SIMS, MILTON JENKINS, DEMETRIUS A.
JENKINS, BILLY JOE REYNOLDS, RHONDA P.
STEPLIGHT, JAVON JENKINS, DARRYL JENKINS, GLEN
JENKINS JR., BERNARD GLOVER, FAYE RAINS DICKEY,
PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC

RAINS, WILLARD RAINS JR. and JOANN RAINS
LEERDAM,

Respondents.

**ORDER AUTHORIZING PARTITION OF CERTAIN REAL PROPERTY
FOR PURPOSES OF DISTRIBUTION**

THIS MATER came before the Court on the Petition filed by RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR, a/k/a JOHN RAINS JR., in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition of certain real property forming a part of the Estate for purposes of distribution. Upon consideration thereof and the Court finding that all interested persons have been served a copy of the Petition or have waived notice thereof; that the material allegations of the Petition are true, it is

ORDERED AND ADJUDGED:

1. The Petitioner is hereby authorized, directed and empowered to partition the property described in the Petition (the "Property") for purposes of distribution by selling the Property in accordance with the Amended and Restated Contract for Purchase and Sale of the Property attached as **Exhibit "B"** to the Petition, and distributing the proceeds of such sale to the individuals determined to be beneficiaries of the Estate (the "Beneficiaries") having the interests in the Estate, including the Property, as set forth in **Exhibit "A"** hereto;

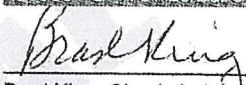
2. The Petitioner is hereby appointed a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract and by executing such deeds of conveyance and other documents or instruments, bind the Beneficiaries;

3. The Petitioner shall be awarded reasonable attorneys' fees and costs incurred in connection with this Petition and shall pay those fees and costs from the proceeds at sale, with each Beneficiary bearing their proportionate share of the attorneys' fees and costs;

4. The Petitioner shall allocate and distribute the proceeds of the sale between and among the Beneficiaries after payment of reasonable attorneys' fees and costs incurred to the Beneficiaries in accordance with their proportionate shares.

5. This Court shall retain jurisdiction for the granting of such other and further relief as this Court may deem just and proper and as may be required for further administration of the Estate.

DONE AND ORDERED this Monday, January 20, 2025 at Ocala, Marion County, Florida.

4000601-CPA 01/20/2025

Brad King, Circuit Judge
42-2020-CP-000601-CPA 01/20/2025 02:16:36 PM

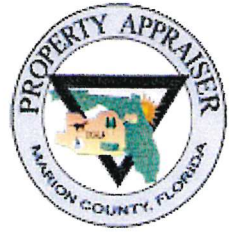
H. RANDOLPH KLEIN
randy@kleinandkleinpa.com
janet@kleinandkleinpa.com

Stanley W. Plappert
swp@flagocala.com
cs@flagocala.com
abby@flagocala.com

Exhibit A containing list of Heirs and percentages has been deleted

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

45984-000-00

Prime Key: 1123763

[MAP IT+](#)

Current as of 4/15/2025

[More Names](#)

RAINS JOHN EST ET AL
C/O RAYMOND RAINS PER REP
390 SW HWY 484
OCALA FL 34473-8614

[Property Information](#)[Taxes / Assessments:](#)

Map ID: 257

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 53

Acres: 20.00

[2024 Certified Value](#)

Land Just Value	\$275,500		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$275,500	Impact	(\$270,060)
Total Assessed Value	\$5,440	Land Class Value	\$5,440
Exemptions	\$0	Total Class Value	\$5,440
Total Taxable	\$5,440	Ex Codes: 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$275,500	\$0	\$0	\$275,500	\$5,440	\$0	\$5,440
2023	\$275,500	\$0	\$0	\$275,500	\$5,580	\$0	\$5,580
2022	\$275,500	\$0	\$0	\$275,500	\$4,300	\$0	\$4,300

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7215/0562	05/1953	70 OTHER	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 17 RGE 23
E 1/2 OF SW 1/4 OF NW 1/4

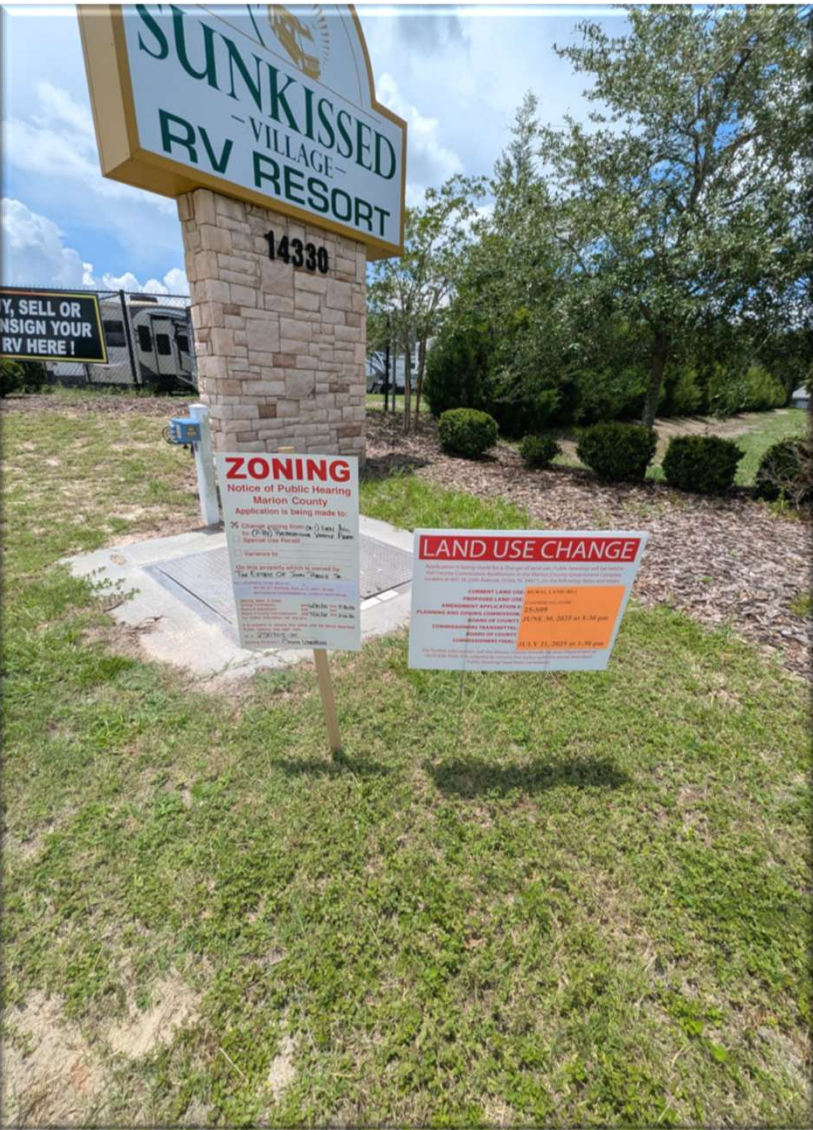
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		660.0	1,320.0	A1	20.00 AC						
Neighborhood 9486 - N 147 E HWY 301 S 132 W HWY 27											
Mkt: 10 70											

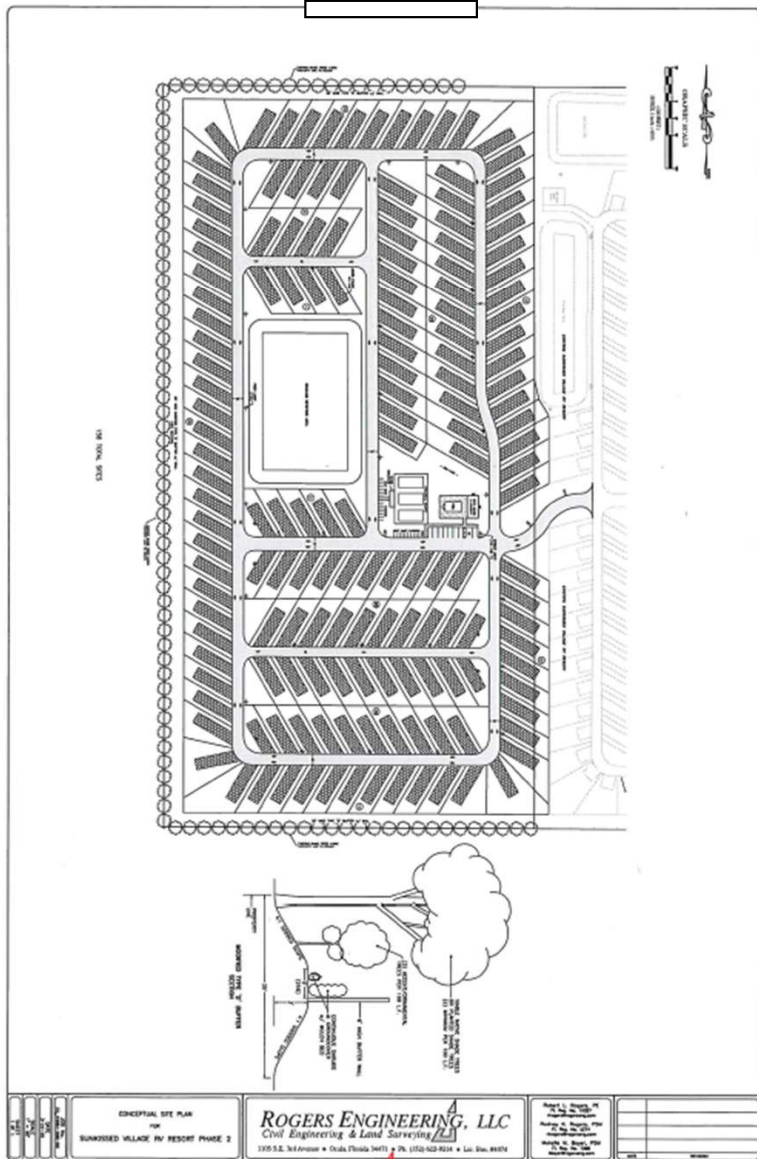
MCPA Property Record Card
ATTACHMENT A
Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
<u>Appraiser Notes</u>							
PET TO REOPEN EST OF JOHN & FRANCES RAINS PER OR BOOK 4570-1651.							
<u>Planning and Building</u> <u>** Permit Search **</u>							
Permit Number	Date Issued		Date Completed		Description		

ATTACHMENT B



ATTACHMENT B



Development Review Comments Letter

6/20/2025 2:25:36 PM

JOHN RAINS ESTATE ZO ZONING CHANGE #32749

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	Will need updated RV Park Permit Application with proposed spaces. Will need to scale site plan of proposed RV Park. Will need floor plans of all buildings other than RVs. Will need letter of approval of increased sewage and water capacity from utility provider. If building a public pool it will require a permit through the Department of Health in Marion County before building can commence on the pool. Please contact Rebecca.Roy@FLHealth.gov	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to P-RV. Parcel# 45984-000-00 is currently zoned A-1 and is a total of 20 acres in size. There is a Flood Prone Area on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
4	Rezoning (non-PUD)	6/11/24 - CONDITIONAL APPROVAL – Property is located outside of the urban growth boundary. Proposed rezoning would add another 43 max peak HR trips to the existing RV park. A level of service analysis was provided with the land use amendment application. The analysis showed that less than 7% of the capacity on US 441 remains available in the background condition. Approval is recommended upon the condition of the Developer's Agreement restricting use to an RV Park only.	INFO	ENGTRF	
5	Rezoning (non-PUD)	The site improvement plan shall ensure all the minimum requirements are met per Marion County LDC, and Florida Fire Prevention Code NFPA 1 Chapter 18 for fire department access, and water supply.	INFO	FRMSH	
6	Rezoning (non-PUD)	no tree removal without a DRC approved Site Plan	INFO	LSCAPE	

7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
12	Rezoning (non-PUD)	Project is located within Marion County Utilities' service area; expansion of the adjacent "Sunkissed RV" parcel 46055-000-00 will add to its water and sewer service capacity, connected through a master meter. Development of this parcel for additional RVs will require ownership pay additional capacity charges for the expansion when the property is permitted through Growth Services. Capacity charges can be estimated through Development Review at time of Site Plan submittal if requested. Any water or wastewater lines as part of this development will remain under private ownership as MCU's responsibility ends at the property line where the master meter is.	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	

ATTACHMENT D

This Instrument Prepared by and Record and Return to:
W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

DEVELOPER'S AGREEMENT CONCERNING CONDITIONAL ZONING

THIS DEVELOPER'S AGREEMENT CONCERNING CONDITIONAL ZONING (the "Agreement") is entered into this _____, 2025, by and between:

- Investment Sites, LLC, an Illinois limited liability company ("Developer"); and
- Marion County, a political subdivision of the State of Florida ("County").

WHEREAS:

- A. On or about _____, the Board of County Commissioners of Marion County, Florida (the "County Commission") adopted Ordinance No.: ____ (the "Rezoning Ordinance") approving the rezoning of the real property (the "Property") described on the attached **Exhibit A**, to a Recreational Vehicle Park ("P-RV") zoning category.
- B. The Rezoning Ordinance provided it would not be effective until Developer entered into this Agreement.
- C. Chapter 85-464, Laws of Florida, authorizes the County Commission to provide for conditional zoning under the circumstances set forth therein.
- D. The conditions in this Agreement are consistent with Chapter 85-464 in that:
 - 1). The conditions were proffered in writing by the owner of the Property – Raymond Rains, as Personal Representative of the Estate of John Rains, Sr. ("Prior Owner") – prior to the public hearing of the County Commission at which the Rezoning Ordinance was adopted and the rezoning was approved.
 - 2). No condition in this Agreement:
 - i) Is not in conformance with the Marion County Comprehensive Plan.
 - ii) Establishes a minimum size for dwelling units or prohibits the construction or use of real property for assisted housing.
 - iii) Was subject to negotiation by the County Commission.
 - 3). No agreement was made by the County to rezone the Property in exchange for the proffer of the conditions that were offered by the Prior Owner and as set forth herein.

NOW THEREFORE, in consideration of the matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

ATTACHMENT D

1. **Limit on Use.**
 - 1.1. The Property shall be used only as an expansion of the existing recreational vehicle park (the “RV Park”) located on Marion County Tax Parcel ID No.: 46055-000-00 (the “Eastern Parcel”) to the east of the Property owned by Sunkissed Village RV Resort, LLC, an Illinois limited liability company (the “Sunkissed Village”).
 - 1.2. Sunkissed Village is under common ownership and control with Developer.
 - 1.3. In no event shall the:
 - 1.3.1. The Property be owned by someone other than Developer, Sunkissed Village, or an entity under common ownership and control with Developer or Sunkissed Village. This does not prohibit Developer from owning the Property and Sunkissed Village from owning the Eastern Parcel; or
 - 1.3.2. The RV Park on the Property be operated by someone other than Developer, Sunkissed Village, or entity under common ownership and control with Developer or Sunkissed Village.
2. **Buffering.** As set forth on the Concept Plan, a copy being attached as **Exhibit B**:
 - 2.1. The south boundary of the Property shall be buffered with a standard Type D buffer per Section 6.8.6 of Land Development Code.
 - 2.2. The west and north boundaries of the Property shall be buffered with a modified Type D buffer as set forth on the Concept Plan.
 - 2.3. In establishing the buffers, Developer shall attempt to preserve existing vegetation to the extent it does not interfere with the planting of vegetation as required by this Agreement and the Marion County Land Development Code (the “LDC”).
3. **Lighting.** The lighting in the RV Park shall be consistent with the following:
 - 3.1. There will be two types and heights of lights:
 - 3.1.1. Streetlights along the east-west center drive aisle and amenity facilities (typical location labeled “STREET LIGHT” on Concept Plan) which will be no more than 20 feet in height and shall be generally consistent with the lighting set forth on the attached **Exhibit C**.
 - 3.1.2. Post lamps along all other drive aisles (typical location labeled “POST LAMP” on Concept Plan) no more than 12 feet in height and shall be generally consistent with the lighting set forth on the attached **Exhibit D**.
 - 3.2. All lighting shall comply with the County LDC.
4. **No Access to 80th.** Under no condition shall the RV Park utilize SE 80th Avenue for ingress or egress.
5. **Amendment.** This Agreement may not be amended except pursuant to a request for rezoning brought under the LDC or other provisions of the County Code. Notice of such request shall be

ATTACHMENT D

provided to owners of parcels contiguous to the north, south and western boundaries of the Property and, concerning the western boundary, noncontiguous parcels located between SE 80th Avenue and parcels contiguous to the Property.

6. **Attorney's Fees.** If any legal action or other proceeding (including, without limitation, appeals or bankruptcy proceedings) whether at law or in equity, which: arises out of, concerns, or relates to this Agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby; or is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.
7. **Construction of Agreement.** Each party acknowledges that all parties to this Agreement participated equally in the drafting of this Agreement and that it was negotiated at arm's length. Accordingly, no court construing this Agreement shall construe it more strongly against one party than another.
8. **Entire Understanding.** This Agreement represents the entire understanding and Agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations (if any) made by and between the parties. The provisions of this Agreement may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this Agreement signed by the party as to whom enforcement of any such amendment, supplement, waiver or modification is sought.

THEREFORE, the parties have executed this Agreement effective the day and year first written above.

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SIGNATURES START ON NEXT PAGE**

ATTACHMENT D

DEVELOPER

Investment Sites, LLC, an Illinois limited liability company

By: Jennings Realty, Inc., an Illinois corporation, its Manager

By: _____
Jay M. Lapat as President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____, 2025, by Jay M. Lapat, as President of Jennings Realty, Inc., an Illinois corporation, as Manager of Investment Sites, LLC, an Illinois limited liability company, on behalf of company.

Notary Public, State of Illinois
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known OR ☐ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

ATTACHMENT D

COUNTY

MARION COUNTY, FLORIDA, a political
subdivision of the State of Florida, by its Board of
County Commissioners

By: _____
Kathy Bryant, Chair

ATTEST:

Gregory C. Harrell, Clerk of Court and
Comptroller

For use and reliance of Marion County only,
approved as to form and legal sufficiency:

Matthew Guy Minter, County Attorney

ATTACHMENT D

EXHIBIT A PROPERTY

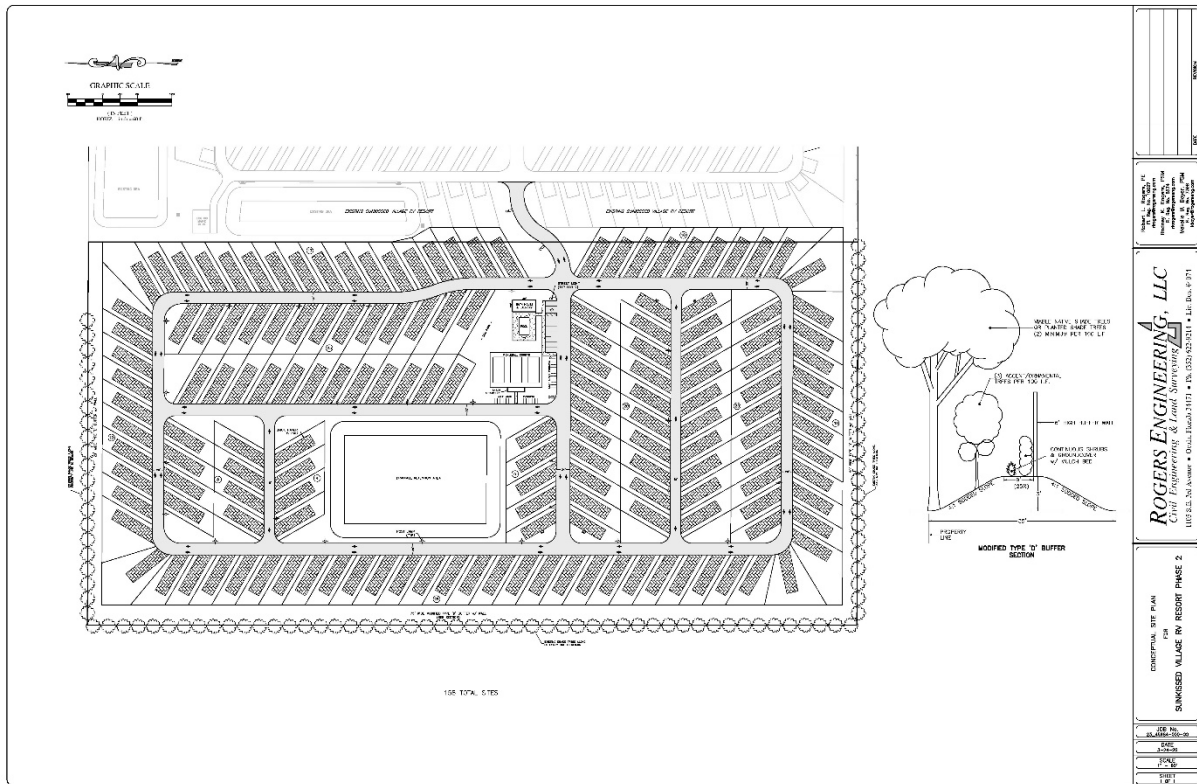
The East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 17 Range 23 East,
Marion County, Florida

ATTACHMENT D

EXHIBIT B CONCEPT PLAN

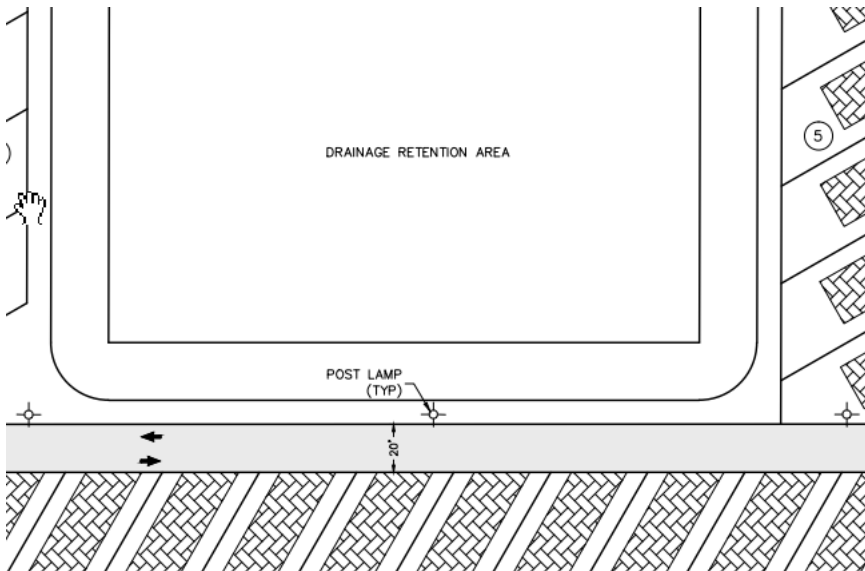
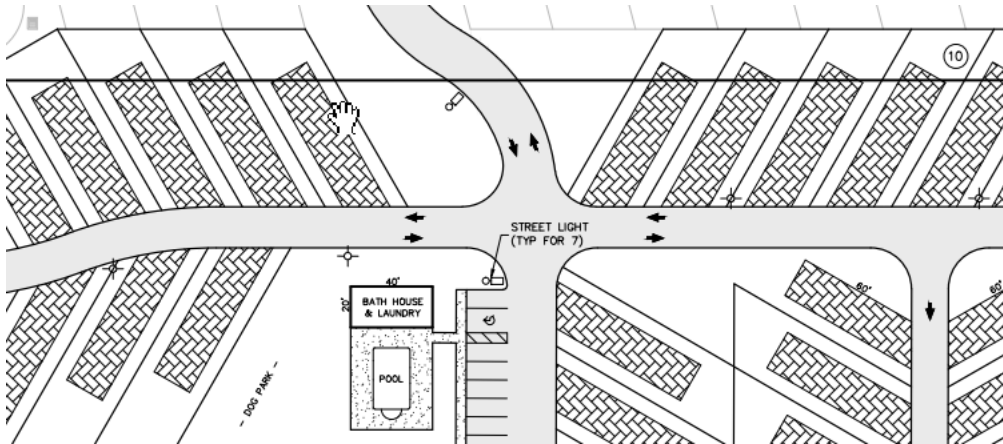
See attached.

ATTACHMENT D



Blow ups showing typical light location attached

ATTACHMENT D



ATTACHMENT D

EXHIBIT C 3.1 LIGHTING

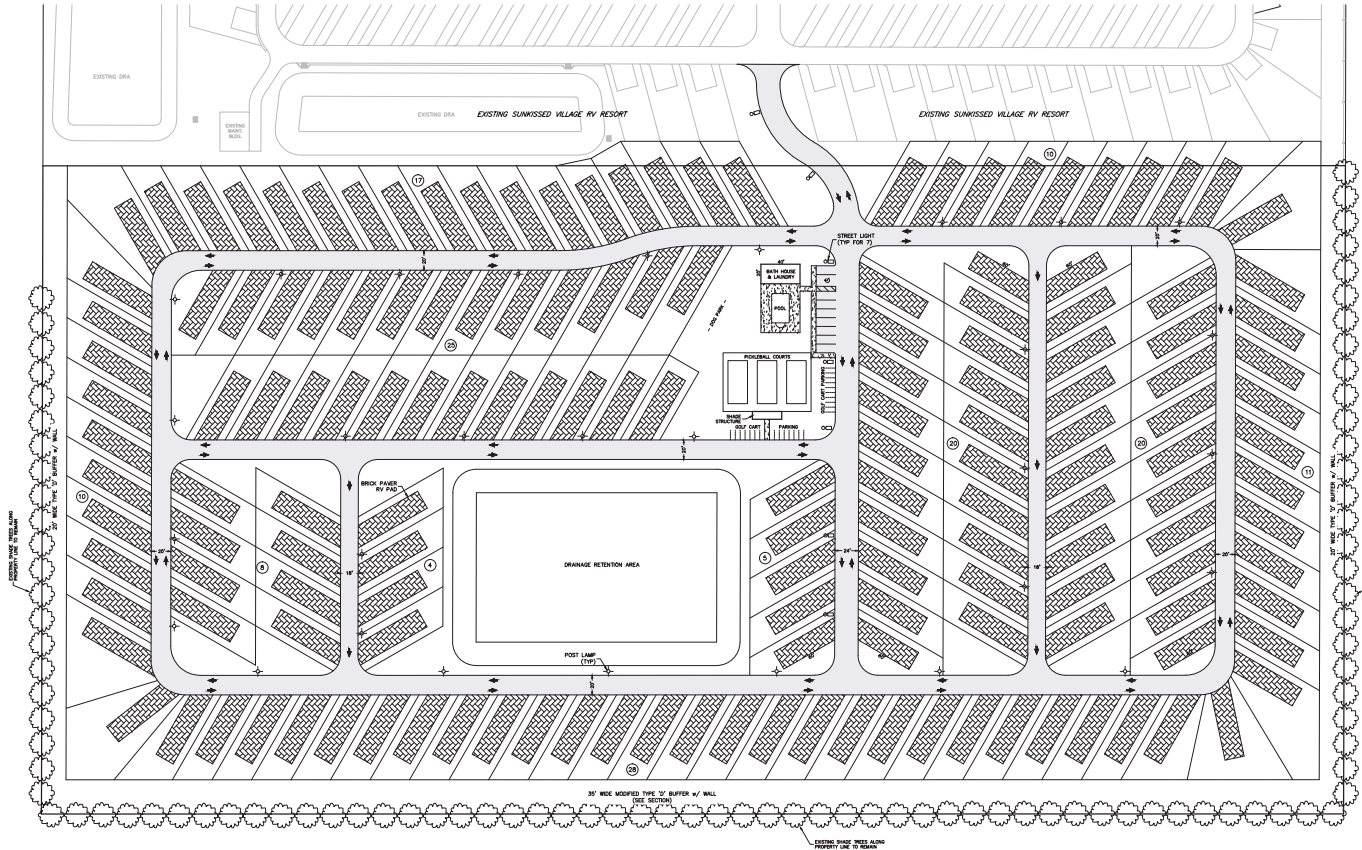
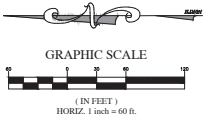


ATTACHMENT D

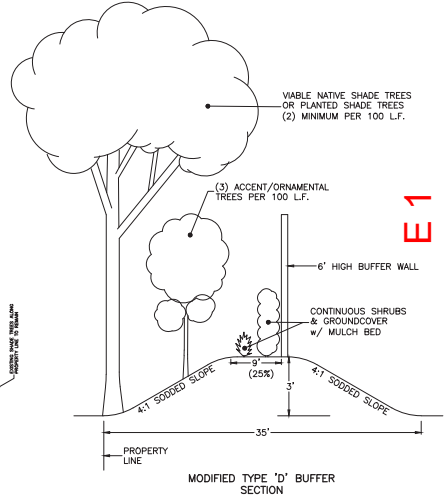
EXHIBIT D 3.2 LIGHTING



P:\JG\Sunkissed Village RV\Rains\Entitlements\Rezoning\Dev K\Dev Agreement re Zoning 6-27-25.docx



158 TOTAL SITES



E1

CONCEPTUAL SITE PLAN FOR SUNKISSED VILLAGE RV RESORT PHASE 2		JOB No. 23-45884-000-00	
DATE 3-24-25		DATE 3-24-25	
SCALE 1" = 60'		SCALE 1" = 60'	
SHEET 1 OF 1		SHEET 1 OF 1	
ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074		ROBERT L. ROGERS, P.E. P. Eng. No. 10022 rogers@engr.com ROBERT N. ALLEN, P.S.M. P.S.M. No. 6274 rogers@engr.com MELISSA M. BOYD, P.S.M. P.S.M. No. 7756 mboyd@engr.com	
REVISION		REVISION	



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-19705

Agenda Date: 7/21/2025

Agenda No.: 1.2.4.

SUBJECT:

25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Comprehensive Plan Large-Scale Text Amendment Application (CPA 25-L01) requesting amendments to the Marion County Comprehensive Plan related to the World Equestrian Center (WEC) future land use designation. The application proposes the following amendments: 1) Amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center Definition, including FLUE Table 2-1: Summary of Future Land Use Designations to reflect the changes to the WEC definition; and 2) Amend FLUE Policy 10.5.1 - Golden Ocala DRI Policy, replacing the existing policy in its entirety, and update Map 15.h - Golden Ocala to reflect the amendments. This item was previously continued to the June 30, 2025 Planning and Zoning Commission due to an error on the mailer to the surrounding property owners. The year was incorrect.

As a Large-Scale Amendment, three public hearings are required for consideration of this Application. The first is before the Planning and Zoning Commission (P&Z) to provide a recommendation regarding the Application, followed by the second before the Board of County Commissioners to determine if the Amendment should be transmitted to the appropriate state and regional agencies of Florida for their agency reviews. Following receipt of the agency reviews, the third public hearing will be held by the Board of County Commissioners to make a final determination regarding the Application; wherein that hearing will be duly noticed consistent with the LDC at that time. With the first hearing, the P&Z, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted to agree with staff's findings and recommendation, and recommend approval of proposed Amendment 25-L02 by a vote 4-0.

This hearing represents the second public hearing wherein the Board of County Commissioners shall make findings related to the Amendment and determine if the Amendment will be transmitted to the appropriate state and regional agencies of Florida for agency review; alternatively, the Board may disagree with staff and the P&Z findings and recommendation and act to deny transmittal of the

Application that will function to conclude the Application's consideration.

There are three other concurrent applications: 25-L02 - Comprehensive Plan Large-Scale Map Amendment, 250606ZP - PUD Amendment, and 25-DM01 - Development Agreement Amendment. Application 25-DM01 is initially coordinated separately from the other three, but will also be considered with them at the time of their final approval and adoption consideration to be held in the future as previously noted if transmittal of the Amendment is approved. *The other applications are dependent upon the approval of this Amendment 25-L01, in the event Amendment 25-L01 is not approved for transmittal, the other applications will not be consistent with the Comprehensive Plan and will not be eligible for approval and will require denial of those applications as currently proposed unless withdrawn by the applicant.*

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends the Board accept the recommendation and findings of staff and the Planning and Zoning Commission as preliminary findings related to the Amendment, and motion to transmit Amendment 25-L01 for Coordinated State Review in order to receive state and regional agency comments, if any, regarding the Amendment.



**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	P&Z: 06/30/2025	BCC: 07/21/2025
Case Number	25-L01	
CDP-AR	32571	
Type of Case	Comprehensive Plan Large-Scale Text Amendment: Request to amend FLUE Policy 2.1.28 – World Equestrian Center, FLUE Table 2-1 – Summary of Future Land Use Designations, FLUE Policy 10.5.1 – Golden Ocala, and FLUE Map 15.h – Golden Ocala	
Owner	Golden Ocala Equestrian Land, LLC, et. al.	
Applicant	Gooding & Batsel, PLLC c/o W. James Gooding III	
Street Address/Site Location	Multiple Address and/or No Addresses Assigned	
Parcel Number(s)	Multiple	
Property Size	Various	
Future Land Use	World Equestrian Center (WEC)	
Existing Zoning Classification	Various	
Overlays Zones / Special Areas	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain and Flood Prone Areas	
Staff Recommendation	APPROVAL	
P&Z Recommendation	APPROVAL	
Project Planner	Christopher Rison & Xinyi Cindy Chen	
Historic Cases	<ul style="list-style-type: none"> • 20160506Z - Rezone to PUD • 20170302Z - PUD Amendment • 20180611Z - PUD Expansion and Amendment • 20200201Z - PUD Expansion and Amendment (Ord 20-38) 	
Related / Concurrent Cases	<ul style="list-style-type: none"> • 25-L02 Comprehensive Plan Large-Scale Map Amendment • 250606ZP PUD Amendment • 25-DM01 Development Agreement Amendment 	

I. BACKGROUND

Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Comprehensive Plan Large-Scale Text Amendment application (CPA 25-L01) requesting amendments to the Marion County Comprehensive Plan related to the World Equestrian Center (WEC) future land use designation (Attachment A) and Golden Ocala DRI-scale development project. The application proposes the following amendments: 1) Amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center Definition, including FLUE Table 2-1: Summary of Future Land Use Designations to reflect the changes to the WEC definition; and 2) Amend FLUE Policy 10.5.1 - Golden Ocala DRI Policy, replacing the existing policy in its entirety, and update Map 15.h - Golden Ocala to reflect the amendments. There are three other concurrent applications: 25-L02 Comprehensive Plan Large-scale Map Amendment, 250606ZP PUD Amendment, and 25-DM01 Developers Agreement.

The Golden Ocala World Equestrian Center (GO-WEC) is a multi-use community including a regional attraction providing equestrian-related facilities, residential uses, commercial uses, and community amenities. Previous policies have defined the use and restrictions of the GO-WEC and its designated properties. The proposed amendments intend to expand the scope of uses to include indoor/outdoor sports/event/expo facilities and clarify land use policies with updated maximum project entitlements.

II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Large-Scale Future Land Use Text Amendment because it **is conditionally consistent** with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.A and B as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 6/16/2025	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Text Amendment - N/A	N/A
300-foot Mail Notice	SPO Letter	Text Amendment - N/A	N/A

IV. PROPOSED TEXT AMENDMENT:

The Comprehensive Plan Large-Scale Text Amendment 25-L01 is submitted to modify components of the existing Marion County Comprehensive Plan Future Land Use Element (FLUE) for the following requests:

A. FLUE Policy 2.1.28 and FLUE Table 2-1:

The applicant proposes to revise FLUE Policy 2.1.28 that provides the definition of the World Equestrian Center (WEC) land use designation by adding 'sports facilities' to the allowed uses for those WEC designated lands located within the Urban Area. It also provides examples of "sports facilities" to further define the uses that can be categorized as sports facilities (see Figure 1 following). A companion revision to FLUE Table 2-1 is proposed to reflect the revised WEC land use definition (see Figure 2 following).

Figure 1 – Proposed Text Amendment in FLUE Policy 2.1.28 (Reference Attachment Set B.)

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), [sports facilities](#) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. [Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses.](#) The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated [June 21, 2022](#); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

**Figure 2 – Proposed Table 2-1
(Reflecting Proposed Amendment to FLUE Policy 2.1.28)
(Reference Attachment Set B.)**

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	<i>Rural Area (Outside UGB)</i>		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	<i>Urban Area (Inside UGB)</i>		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

B. FLUE Policy 10.5.1 and FLUE Map 15.h:

The applicant proposes to revise FLUE Policy 10.5.1 regarding the Golden Ocala DRI complete replacement of the existing Golden Ocala development that provides for the project that is a Development of Regional Impact (DRI) level development. In lieu of underline/strike-out text, the applicant proposes remove/replace the existing policy with a new policy that will update and clarify the Golden Ocala development's land use entitlements, density & intensity, and concurrency management qualifications, to include the addition of allowable "sports facilities" (see Figure 3). A companion revision to FLUE Map 15.h (see Figure 4) is proposed to reflect the revised Golden Ocala general development master plan along with its entitlements, etc. This policy

and map change are proposed to enable additional use opportunities in the WEC land use designation reflecting the proposed intent of concurrent Comprehensive Plan Amendment 25-L02 that seeks to expand the area of WEC future land use designated areas wherein the anticipated outdoor and indoor sports and event facilities are expected to be located.

**Figure 3 – Proposed Text Amendment in FLUE Policy 10.5.1
(Reference Attachment Set C.)**

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala

[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendments 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024- and FLUM Amendment 2024- concerning ~~approximately 4,276.21~~ acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

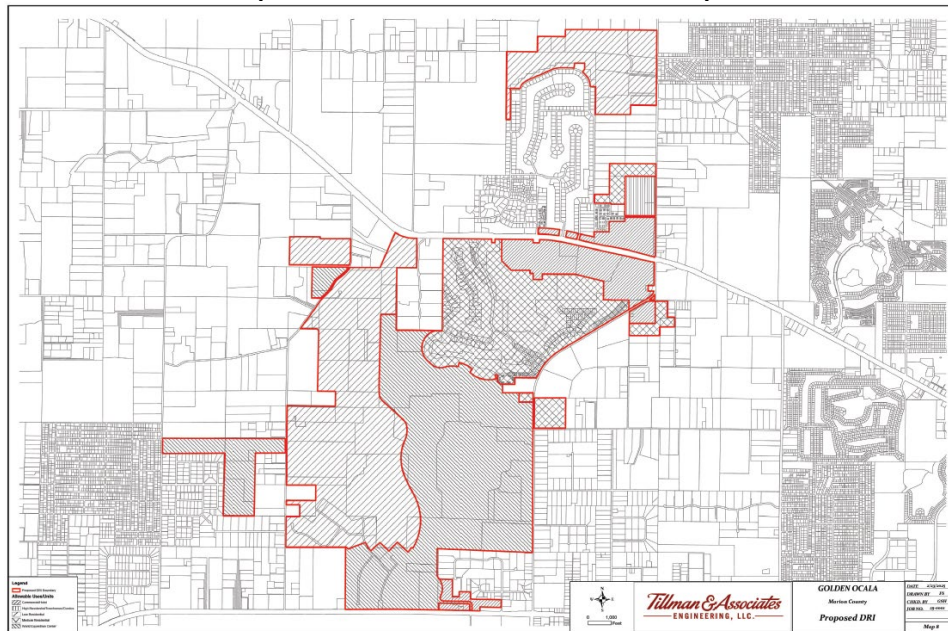
1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	13,500 seats <u>210 acres</u>
<u>Expo and Indoor Sports Facilities</u>	<u>30 acres</u>
<u>Outdoor Sports Facilities</u>	<u>90 acres</u>
Hotel	1,365 <u>1,365</u> rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.
5. Concerning the Marion County's Concurrency Management System:
 - A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
 - B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024- and 2024- neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer 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 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
6. 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).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes 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, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
 - A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
 - B. Equestrian Estate lots:
 - 1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and
 - 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. 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.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date-) [and FLUM Amendment 2022-L02](#).

**Figure 4 – Proposed FLUE Map 15.h
(Reference Attachment Set C.)**



V. ANALYSIS:

A. ANALYSIS OF FLUE POLICY 2.1.28 & TABLE 2-1 AMENDMENT:

Policy 2.1.28 defines the World Equestrian Center (WEC) as a regional destination focused on equestrian activities, recreational uses, residential development, and limited commercial uses. The proposed amendment revises this policy to allow additional use 'Sport Facilities' in the Urban Area. This change seeks to expand the range of uses while maintaining the WEC's identity as an equestrian-focused destination.

The allowance for Sport Facilities aligns with the WEC's existing recreational and hospitality functions. However, by requiring explicit FLUE Policy approval, the County retains control over these uses, ensuring they are compatible with the rural character. Moreover, the amendment retains the restriction that commercial uses in the Urban Area must be equestrian-related, which is critical to preventing urban sprawl and maintaining rural integrity.

Staff Recommendation:

Staff recommends **APPROVAL** of the amendments to Policy 2.1.28 and Table 2-1. The changes maintain the WEC's character while providing flexibility for compatible uses, which may also serve to complement each other while supporting an encompassing environment that supports more extensive internal capture of recreational opportunities.

B. ANALYSIS OF FLUE POLICY 10.5.1 - GOLDEN OCALA & MAP 15.h AMENDMENT:

Policy 10.5.1 provides a comprehensive framework for the development of the Golden Ocala World Equestrian Center. The proposed amendment replaces the existing policy in its entirety, revising or establishing new entitlements, including:

- Revising provisions for equestrian sport facilities with defined capacities based on 210 acres, in place of 13,500 seats.
- Adding expo and indoor sport facilities with defined capacities up to 30 acres.
- Adding outdoor sports facilities with defined capacities up to 90 acres.
- Revising hotel uses maximum capacities from 1,350 rooms to 1,650 rooms, for an increase of 300 rooms.

The amendment introduces a land use conversion table, allowing flexibility in development while maintaining overall limits, primarily based on traffic generation. This approach enables market-responsive development without compromising infrastructure capacity or community character. The updated concurrency management provisions ensure that any new development must demonstrate compliance with the County's infrastructure standards, protecting public services.

According to the DRC Traffic Review (Attachment E), 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. County Traffic raised methodological concerns regarding the use of acreage-based entitlements for sports and equestrian facilities as 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.

However, The Traffic Methodology (AR# 32342) related to the request was recently approved by Office of the County Engineer, subject to final conditional remarks agreed to by the applicant's representative. Conducting the necessary Traffic Study is now eligible to commence, which will also enable a verification of "true-up" of the original Golden Ocala - World Equestrian Center's projected traffic impacts consistent with the project's past approval. Until the outcomes of the Study are available for review, various concerns related to the Amendment remain unresolved.

Staff notes that this Large-Scale Comprehensive Plan Map Amendment is subject to a 60-day review period by state and regional agencies, followed by final action, which will occur within 180 days of receipt of agency comments. This extended timeline is expected to provide an opportunity to complete the Traffic Study for the Amendment, wherein the consideration is expected to be accompanied by a Development Agreement Modification that will outline how needed 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 **conditional approval** of this Amendment in anticipation of the establishment of mechanisms to address how short- and long-term transportation system needs and improvements will be properly addressed and mitigated, before final consideration of this request.

Staff Recommendation:

Staff recommends **conditional approval** of the amendments to Policy 10.5.1 and Map 15.h, **contingent upon** the traffic concerns and concurrency issues will be addressed before the final consideration of this request is made.

VI. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) 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 large-scale text amendment number 25-L01, because the application is **consistent** with:

- A. The Marion County Comprehensive Plan, specifically with:
 - 1. FLUE Policies 5.1.2;

And **conditionally comply with and conform to:**

- A. The Florida Statutes, specifically with:
 - 1. F.S. Section 163.3177(6)(a)8.
- B. The Marion County Comprehensive Plan, specifically with:
 - 1. TE Policy 2.1.4;

VII. 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 the Board of County Commissioners to **APPROVE/APPROVE WITH CONDITIONS** the large-scale Comprehensive Plan Text amendment.
- B. 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 **DENY** the large-scale Comprehensive Plan Text amendment.
- 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 on the proposed Ordinance and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION - 6/30/2025

The Planning and Zoning Commission, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted 4-0 to agree with staff's findings and recommendation, and recommend approval of the proposed Amendment 25-L01.

IX. BOARD OF COUNTY COMMISSIONERS - TRANSMITTAL - 7/21/2025

To be determined.

X. BOARD OF COUNTY COMMISSIONERS - ADOPTION - TBD

To be determined.

XI. LIST OF ATTACHMENTS

- A. Application Package AR32571
- B. Proposed Text Amendment - World Equestrian Center -
FLUE Policy 2.1.28 & Table 2-1
 - 1. Clean version
 - 2. Redline version
- C. Proposed Text Amendment – Golden Ocala -
Policy 10.5.1 & Map 15.h
 - 1. Clean version
 - 2. Redline version
 - 3. Revised Map 15.h
- D. DRC Staff Comments Letter AR32571
- E. DRC Traffic Comments AR 32571

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

ATTORNEYS AT LAW

February 26, 2025

By Email and Hand Delivery

Chuck Varadin, P.E.
Growth Services Director
Marion County Board of County Commissioners
2710 E. Silver Springs Boulevard
Ocala, FL 34470

Steven Cohoon, P.E.
County Engineer
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Applications Being Submitted in Connection with World Equestrian Center Sports Complex

Dear Mr. Varadin and Mr. Cohoon:

On behalf of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, as well as related entities that have established and are operating the World Equestrian Center, we are submitting a series of applications for Comprehensive Plan amendments, rezonings and other matters.

Some of the applications involve the Growth Services Department and one involves the Engineering Department. Thus, this letter is addressed to both of you.

The applications are necessary to permit my client to construct the World Equestrian Center Sports Complex on the property that is the subject of the Amendments.

Sports Complex

The Sports Complex will be of a world-class sports complex for use by the public. The facility will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multipurpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings containing concessions, restrooms and field maintenance needs.

Reasons for Changes

Some of our project will consist of multi-purpose fields suitable for Polo. These fields are located upon a portion of our property that is designated, under our existing PUD, for Polo fields. My client has been able to commence development of those fields. Following approval of the Amendments we seek, these fields will also be used as soccer fields and other uses.

Other components of the Sports Complex require changes, however, for the following reasons:

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

Page 2

- a. The bulk of the property upon which the Sports Complex will be located is outside of the World Equestrian Center (“WEC”) land use under the Future Land Use Map in the Marion County Comprehensive Plan, and has a Low Residential land use. Although it may be possible to utilize the existing Equivalency Matrix to develop the property under the Low Residential use, we believe the better course of action is to change the land use from Low Residential to WEC.
- b. The WEC land use was established by Policy 2.1.28 of the Comp Plan. It provides that the land use is for a “regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general.” While we believe that the sports facilities would serve to support the horse community and community in general, we also recognize that this use is a significant change from the project for which this land use category was originally established. Thus, we propose to add regional sports facilities to the uses permitted by the Policy.
- c. The Comp Plan also contains a site specific Policy 10.5.1 for the portion of the WEC located near Golden Ocala. (A different Policy governs the portion of the WEC near the Jockey Club). Although, as under Policy 2.1.28, the uses that Policy 10.5.1 permits likely would likely permit the sports facilities we seek to construct, we seek to amend the Policy to confirm this. Further, the existing Policy contains a limit of 13,500 seats throughout the entire WEC. This limit was originally based upon a dramatic misunderstanding concerning how much traffic is generated by the WEC operation, and is certainly insufficient to accommodate the seats we will need for the sports facility. Thus, we will seek to eliminate this limit and replace it with acreage limitations on the following uses: (1) Equestrian Facilities; (2) Expo and Indoor Sports Facilities; and (3) Outdoor Sports Facilities.
- d. As set forth above, the existing PUD permits polo fields in a portion of the property that we seek to develop as a Sports Complex. The other uses are not specifically allowed, however, and thus we are amending the PUD to provide for them.
- e. My client and related entities are parties to a Development Agreement Concerning Concurrency (the “Concurrency Agreement”) recorded in OR Book 6791, Page 105, and amended in OR Book 7388, Page 861. It contains a limitation on concerts at the WEC. A portion of the Sports Complex would be suitable for concerts and thus, we are seeking to eliminate the restriction on concerts.
- f. A portion of the property upon which the Sports Complex will be built is encumbered by the Plat of World Equestrian Estates Phase 1 recorded at Plat Book 14, Page 86. None of the lots in the subdivision have been sold and thus, it may not be essential that we vacate the Plat but we will be seeking to partially do so to avoid confusion.

Applications

We are submitting the following applications, each of which has, attached to it, a check for the application fee required as well as related materials necessary for the County to resolve the applications including, in most of the folders, a checklist as provided by the County; further, we have uploaded these applications to the Cloud at <https://tiny1.io/C6tW>¹ and established a separate folder each application:

¹ Long url is :

<https://www.dropbox.com/sc/fo/yc2o7xd54ax4ua21jrhxf/ALbduLCXi-iNugamFJlefJw?rlkey=07ztgfcxhw9gtre1jbqgol1wu&st=g0r9nfvq&dl=0>

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

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1. *Map Amendment* – Application for Large-Sale Comprehensive Map Amendment seeking to change the Low Residential property to WEC.
2. *Text Amendment* – Application for Text Comprehensive Plan Amendment seeking to revise Policies 2.1.28 and 10.5.1.
3. *PUD* – Rezoning application with Concept Plan seeking to revise the PUD.²
4. *Concurrency-Concerts* - Proposed Second Amendment to Concurrency Agreement.
5. *Plat Vacation* – Application to partially vacate Plat of World Equestrian Estates Phase 1.³

While the procedure to consider these applications is subject to County approval (or more accurately, will be decided by the County), we suggest the following:

- We believe that the all of the applications should run simultaneously with each other.
- Each of the Comprehensive Plan applications must be transmitted to the State.
- And because the rezoning is linked to the Comprehensive Plan amendments, final action on it cannot take place until the Commission considers the Plan amendments. We believe that would also be the appropriate time to adopt the Second Amendment and the Plat Vacation.

Obviously, however, the procedure to be followed is subject to County approval (rather, it is dictated by the County) but we did want you to have our suggestions.

Conclusion

My client and its representatives look forward to working with Marion County on these applications.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Ken Weyrauch
Mr. Chris Rison
Mr. Cheryl Weaver
Don DeLuca, Esq.

² Tillman Engineering is delivering the paper copies of the PUD material.

³ Unlike the rest of the paper copies (which are being delivered to Growth Services), the paper copies of the Plat Vacation material are being delivered to County Engineering.

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

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Mr. Jeff Haungs

Mr. Roby Roberts

Mr. David Tillman

Mr. George Horton

Mr. Jon Harvey

Other client representatives

(All by email only with attachments)

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AMarion County Board of County Commissioners

Growth Services

2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT <u> X </u> We seek to amend <u>FLUE Policies 2.1, 2.8 and 10.5.1</u>	SMALL-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category

Staff Use Only: Application Complete – Yes Received: Date ____/____/____ Time ____:____ a.m. / p.m.

“Meeting Needs by Exceeding Expectations”

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES ___ NO ____ (IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:

--

PROPOSED USE OF SITE (IF KNOWN):

--

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well ____ Centralized water ____ Provider ____
Septic ____ Centralized sewer ____ Provider ____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

CHECKLIST FOR TEXT AMENDMENT

<u>MINIMUM REQUIRED MATERIALS FOR A COMPLETE APPLICATION:</u>	<u>STATUS</u>
Please note: Items 2 to 6 are not required for applications for text amendments only.	
1. Payment in full for the application fee: preferably a check payable to “Marion County Board of County Commissioners” or cash. NOTE: The person dropping off a check for payment, whether it’s the property owner, agent or other individual, will be required to show a driver’s license and provide an address for the check payment to be processed.	\$5,000.00 check attached
2. Submit one original of the completed application: <u>all</u> application items, questions and/or attachment forms must be completed with appropriate responses or identified as “not applicable.” <u>All</u> responses must be printed or typed. It is recommended that the applicant keep a copy of the application for records.	Although the notes say that this is not required, it obviously is. Attached.
3. Identify the parcel(s) involved with the requested amendment.	N/A since Text Amendment
4. Certified legal description(s) and boundary sketch from a professional land surveyor: <u>provide a certified legal description, with a sketch, describing only the proposed amendment property. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor and must include the acreage of the proposed amendment.</u> Fractional lot and block legal descriptions must also be certified. Amendments comprising an entire lot or entire lots within a recorded subdivision shall not be required to provide certification by a surveyor if the acreage of the lot or lots is identified on the recorded plat or a copy of a survey is submitted with the application which identifies the total acreage contained within the lot or lots. Any inaccuracies in the legal description must be corrected by the applicant prior to notices being sent out for the public hearings.	N/A since Text Amendment
5. Proof of ownership – property deed: a copy of the most recent deed to the proposed amendment property must be submitted. The owner(s) listed on the submitted deed(s) must be identical to the owner(s) listed in the completed application and reflected on the Marion County Property Appraiser’s Office tax rolls.	N/A since Text Amendment

6. Owner affidavit: <u>All owners identified on the most recent deed and current tax roll must execute an owner affidavit. Copies of the affidavit form may be made as needed.</u> If an agent is not being authorized, indicate “n/a” in the blank on #2. A property being purchased through contract for deed is not considered as being owned by the purchaser until the deed transferring title to the purchaser/grantee is recorded in the public records.	Even though materials say this is not needed, it is attached.
7. <u>Text amendment only:</u> underline (new language) and striketrough (old language) for the Comprehensive Plan for one or more goals, objectives and/or policies that are to be amended or added. NOTE: If a map amendment is associated with a text amendment, fill out the respective information for both requests in one form.	Attached.
Although not required to submit an application, the applicant may choose to include additional <u>supplemental information supporting the request, such as:</u>	
– More detailed explanation for the requested amendment.	See cover letter for all applications.
– Analysis of the Florida Statutes (F.S.) as shown in the “APPLICATION EVALUATION CRITERIA” as it relates to the requested amendment.	
– Needs analysis to demonstrate the need for the request and/or explanation of market conditions.	
– Analysis showing the consistency of the request with the Comprehensive Plan.	
– Concept plan for the property.	
– Photographs of the surrounding area and/or site.	
– Analysis of existing and planned infrastructure and service conditions.	
– Traffic study – proposed development and/or maximum density/intensity of development.	

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**PROPERTY OWNER AFFIDAVIT
(TEXT AMENDMENTS)**

STATE OF FLORIDA

COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers:
NOT APPLICABLE.
2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. Owner understands that false statements may result in denial of the application; and
7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Golden Ocala Equestrian Land, L.L.C.,
an Ohio limited liability company

By: 

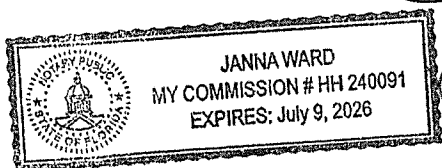
Donald R. DeLuca as Vice President of Legal

Date: 2.24.25

STATE OF FLORIDA

COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this February 24, 2025, by Donald R. DeLuca as Vice President of Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.



Notary Public, State of Florida

Name: Janna Ward
(Please print or type)Commission Number: HH240091Commission Expires: 7-9-26

Notary: Check one of the following:

☒

Personally known OR

☐

Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), [sports facilities](#) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. [Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses.](#) The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibits “A1” and “A2” to Ordinance No 22-26 dated [June 21, 2022](#); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	<i>Rural Area (Outside UGB)</i>		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	<i>Urban Area (Inside UGB)</i>		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

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REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY**Future Land Use Element Policy 10.5.1: Golden Ocala**

[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendments 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024- and FLUM Amendment 2024- concerning approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	13,500 seats <u>210 acres</u>
<u>Expo and Indoor Sports Facilities</u>	<u>30 acres</u>
<u>Outdoor Sports Facilities</u>	<u>90 acres</u>
Hotel	1, 36 <u>50</u> rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:
 - A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
 - B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024-_____ and 2024-_____ neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer 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 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
6. 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).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes 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, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
 - A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
 - B. Equestrian Estate lots:
 - 1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and
 - 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. 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.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date-) [and FLUM Amendment 2022-L02.](#)

P:\JG\RLR\Sports Facilities\Entitlements\Comp Plan\Text\10.5.1\Text Policy 10.5.1 ~~Current~~ [2-25-25](#).docx

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibits “A1” and “A2” to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	<i>Rural Area (Outside UGB)</i>		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	<i>Urban Area (Inside UGB)</i>		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

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Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), [sports facilities](#) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. [Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses.](#) The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibits “A1” and “A2” to Ordinance No 22-26 dated [June 21, 2022](#); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	<i>Rural Area (Outside UGB)</i>		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	<i>Urban Area (Inside UGB)</i>		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

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REVISED FLUE POLICY 10.5.1: GOLDEN OCALA “DRI” POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala

[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this “new” policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendments 2017-L02 and 2017-D05; (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024-____ and FLUM Amendment 2024-____ concerning approximately 4,276.21 acres (the “Project” or “Golden Ocala”). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:
 - A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
 - B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024-____ and 2024-____ neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer 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 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
6. 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).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes 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, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
 - A. Commercial, condominium, RV, low density residential lots (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
 - B. Equestrian Estate lots:
 - 1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and
 - 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. 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.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date) and FLUM Amendment 2022-L02.

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REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

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Commercial	4,000,000 square feet
Equestrian Facilities	13,500 seats <u>210 acres</u>
<u>Expo and Indoor Sports Facilities</u>	<u>30 acres</u>
<u>Outdoor Sports Facilities</u>	<u>90 acres</u>
Hotel	1, 36 <u>50</u> rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

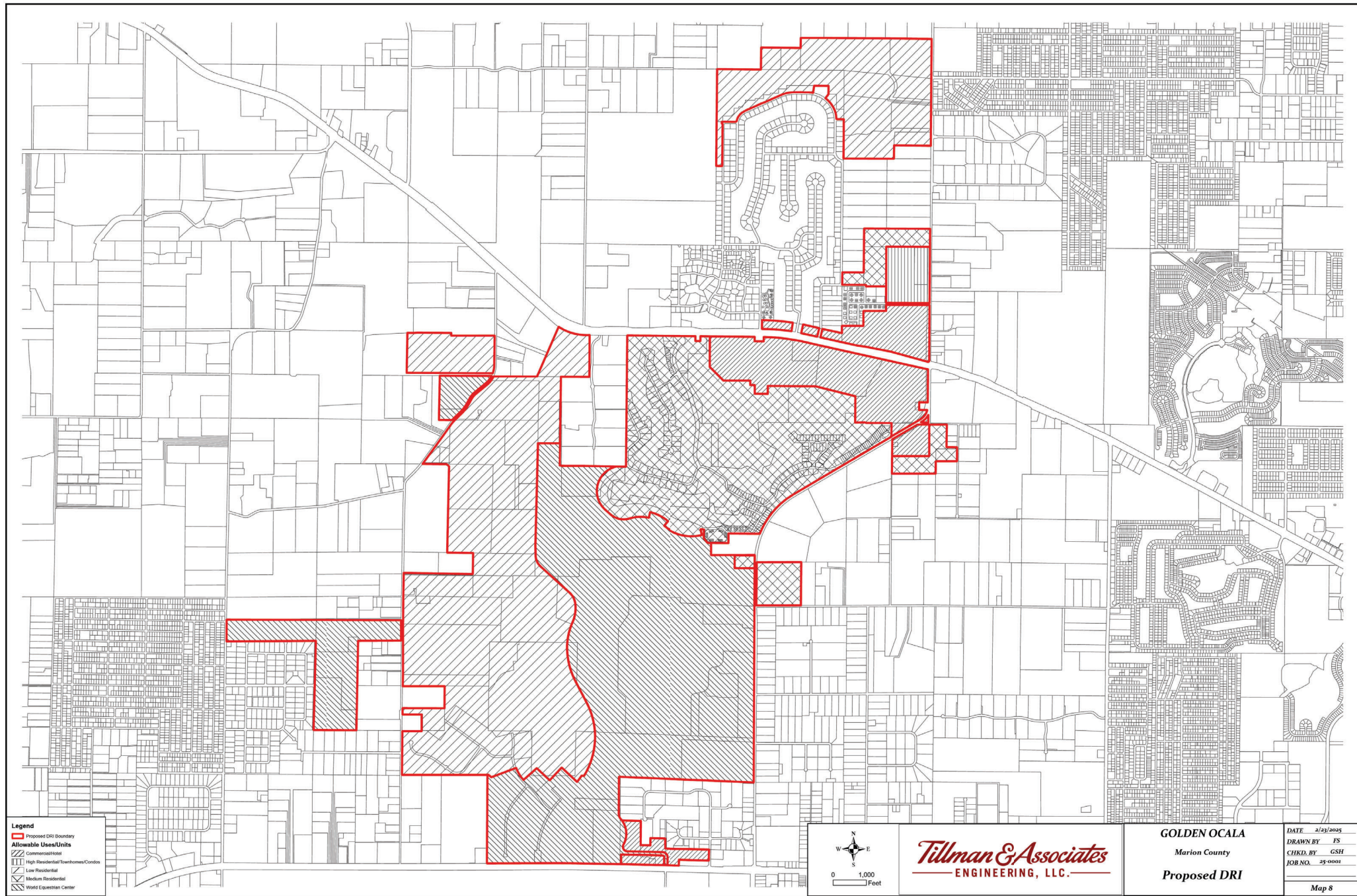
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6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes 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, maximum irrigable areas, or other landscape and vegetative requirements.
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 - A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
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 - 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

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Development Review Comments Letter

5/20/2025 11:07:00
AM

RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS) COMP PLAN LARGE SCALE TEXT AMENDMENT #32571

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Large Scale Text Amendment	N/A	INFO	911
2	Comp Plan Large Scale Text Amendment	N/A	INFO	DOH
3	Comp Plan Large Scale Text Amendment	Stormwater is not opposed to the large-scale text amendment. The applicant proposes to change the FLUE Policies 2.1.28 & 10.5.1. Stormwater has no objections to the proposed changes. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
4	Comp Plan Large Scale Text Amendment	no comments	INFO	LSCAPE
5	Comp Plan Large Scale Text Amendment	MCU service area with water and sewer mains installed in this area. Use and modification of these mains has been addressed in the Plat Vacation documents. No concerns from MCU on this AR.	INFO	UTIL
6	Comp Plan Large Scale Text Amendment	Review to take place during report writing phase.	INFO	ZONE

Chen, Xinyi

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

Hi Cindy,

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

Comments intended for AR 32571:

INFO

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

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

Error message received when attempting to provide comments in ePlans:

Marion County ePlans

An unexpected error has occurred.

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

[Go back](#)

Dane Scott

Engineering Project Manager
Office of the County Engineer
Main: 352-671-8686
[Empowering Marion for Success!](#)

Dane Scott

Engineering Project Manager
Office of the County Engineer
Main: 352-671-8686
[Empowering Marion for Success!](#)

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

Hi Dane,

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

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

Thank you in advance for your help!

Best,
Cindy

Xinyi Cindy Chen, AICP, LEED AP

Senior Planner

Growth Services

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

[Empowering Marion for Success!](#)



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-19706

Agenda Date: 7/21/2025

Agenda No.: 1.2.5.

SUBJECT:

25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Applicant, W. James Gooding III, Esq., on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Comprehensive Plan Large-Scale Future Land Use Map Series (FLUMS) Amendment Application to change the future land use designation of a ±250.86-acres. The property includes Parcel Account Number 21081-048-00 and portions of several other parcels. The applicant seeks to change the property's future land use designation from Low Residential (LR) to World Equestrian Center (WEC). The intention of this Amendment is to expand the Urban Area portion of WEC designated lands to enable outdoor and indoor sports and event facilities in the existing WEC Complex development. The proposed sports-related uses will include indoor and outdoor arenas, outdoor fields for baseball, soccer, softball, football, or polo uses, a sports entertainment venue area, parking, seating, etc. This item was continued to the June 30, 2025 Planning and Zoning Commission due to an error on the mailer to the surrounding property owners. The year was incorrect.

As a Large-Scale Amendment, three public hearings are required for consideration of this Application. The first is before the Planning and Zoning Commission (P&Z) to provide a recommendation regarding the Application, followed by the second before the Board of County Commissioners to determine if the Amendment should be transmitted to the appropriate state and regional agencies of Florida for their agency reviews. Following receipt of the agency reviews, the third public hearing will be held by the Board of County Commissioners to make a final determination regarding the Application; wherein that hearing will be duly noticed consistent with the LDC at that time. With the first hearing, the P&Z, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted to agree with staff's findings and recommendation, and recommend approval of proposed Amendment 25-L02 by a vote 4-0.

This hearing represents the second public hearing wherein the Board of County Commissioners shall

make findings related to the Amendment and determine if the Amendment will be transmitted to the appropriate state and regional agencies of Florida for agency review. Alternatively, the Board may disagree with staff and the P&Z findings and recommendation and act to deny transmittal of the Application that will function to conclude the Application's consideration.

There are three other concurrent applications with this Amendment: 25-L01 - Comprehensive Plan Large-Scale Text Amendment, 250606ZP - PUD Amendment, and 25-DM01 - Development Agreement Amendment. Application 25-DM01 is initially coordinated separately from the other three, but will also be considered with them at the time of their final approval and adoption consideration to be held in the future as previously noted if transmittal of the Amendment is approved. *This application is dependent on approval of Amendment 25-L01, in the event 25-L01 is not approved for transmittal, this and the other applications will not be consistent with the Comprehensive Plan and will not be eligible for approval and require denial of those applications as currently proposed, unless withdrawn by the applicant.*

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends the Board accept the recommendation and findings of staff and the Planning and Zoning Commission as preliminary findings related to the Amendment, and motion to transmit Amendment 25-L02 for Coordinated State Review in order to receive state and regional agency comments, if any, regarding the Amendment.

[In the event the Board disagreed with staff and the Planning and Zoning Commission regarding Amendment 25-L01 and acted to deny that amendment, this Amendment is not eligible and would then be recommended for denial.]



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

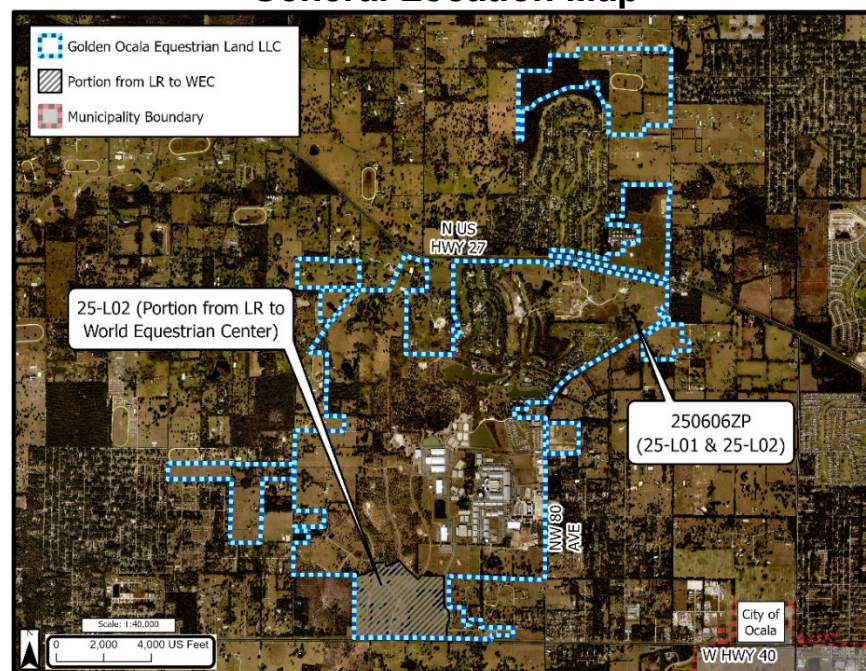
**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 06/30/2025	BCC: 07/21/2025
Case Number	25- L02	
CDP-AR	32628	
Type of Case	Comprehensive Plan Large-Scale Map Amendment: Request to change future land use designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC)	
Owner	Golden Ocala Equestrian Land, LLC, et. al.	
Applicant	Gooding & Batsel, PLLC c/o W. James Gooding III	
Street Address	Multiple Address and/or No Addresses Assigned	
Parcel Number	Eight parcels including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03	
Property Size	± 250.86 acres	
Future Land Use Designation	Low Residential (LR)	
Requested Future Land Use Designation	World Equestrian Center (WEC)	
Zoning Classification	Planned Unit Development (PUD)	
Overlay Zone / Scenic Area	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	APPROVAL	
Project Planner	Christopher Rison & Xinyi Cindy Chen	
Related / Concurrent Case(s)	<ul style="list-style-type: none"> • 25-L01 Comprehensive Plan Large-Scale Text Amendment • 250606ZP PUD Amendment • 25-DM01 Development Agreement Amendment 	

I. ITEM SUMMARY

Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Large-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a total ± 250.86 -acre land. The applicant seeks to change the Future Land Use designation from Low Residential (LR) to World Equestrian Center (WEC) land use. The intention of this Large-Scale FLUMS amendment is to be able to expand WEC land use and include sport facilities in the development (see Attachment A). The proposed uses will include an indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, along with supporting services. There are three other concurrent applications: 25-L01 Comprehensive Plan Large-scale Text Amendment, 250606ZP PUD Amendment, and 25-DM01 Developers Agreement, and this Amendment is dependent upon approval of Amendment 25-L01, wherein if that Amendment is not approved, this Amendment will not be eligible for approval as requested. Figure 1, below, is an aerial photograph showing the general location of the subject property.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Large-Scale Future Land Use Map Series (FLUMS) Amendment because it **is conditionally consistent** with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes. Based on staff's analysis, the request of change Land Use from existing Low Residential (LR) to World Equestrian Center (WEC) complies with Marion County Comprehensive Plan Policy 2.1.28: World Equestrian Center (WEC), **contingent upon the approval of Comprehensive Plan Large-Scale Text Amendment (25-L01).**

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.A and B as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 6/16/2025	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Posted: 6/20/2025	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 19 - owners*	Mailed: 6/13/2025	3.5.3.B(2)

*SPO Letters distributed provided notice for both 25-L02 and 250606ZP; as such, a total of 277 owners received notice of 25-L02, including the 19 formal surrounding property owners.

IV. BACKGROUND/PROPERTY HISTORY

- A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The ±250.86-acre subject property has a Low Residential (LR) future land use. The property owner is now seeking to amend the property's future land use designation to World Equestrian Center (Urban Area) in order to proceed with an alternative development plan for the property.

Figure 2
Current Future Land Use Map Designation

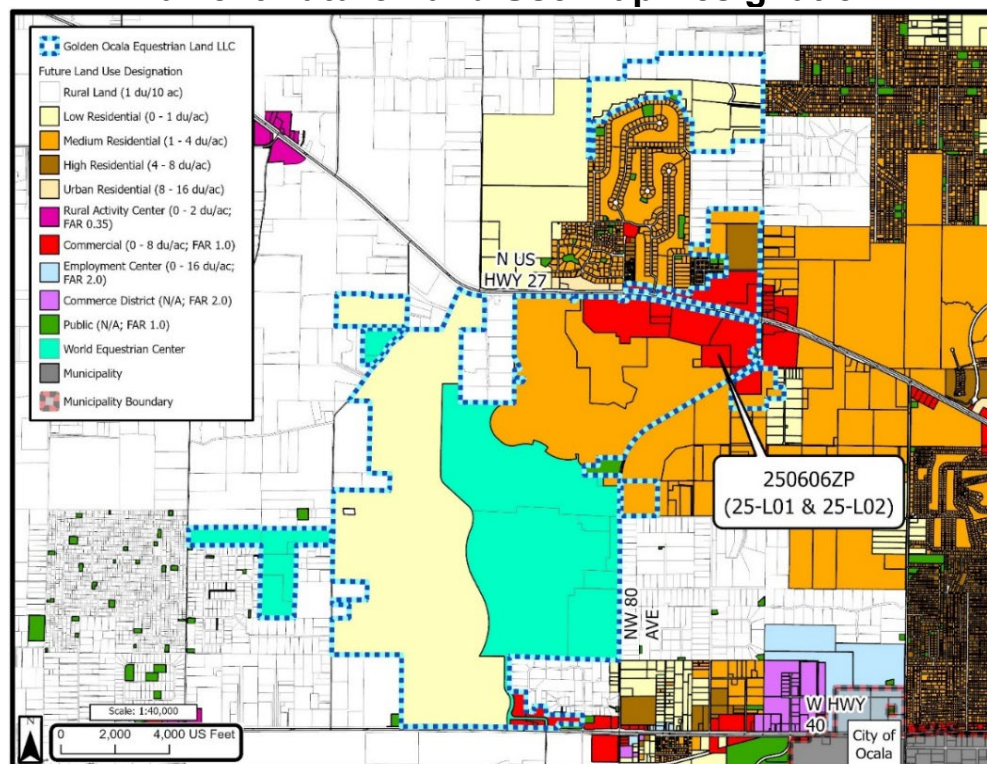
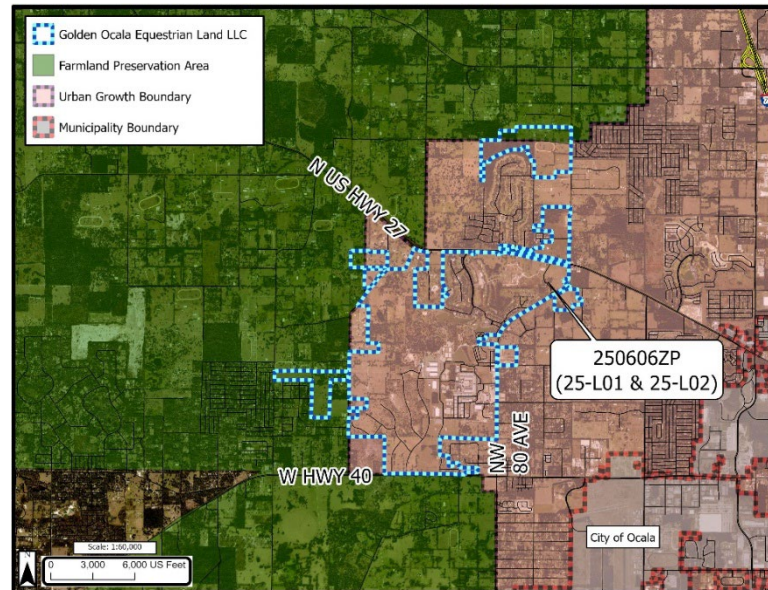


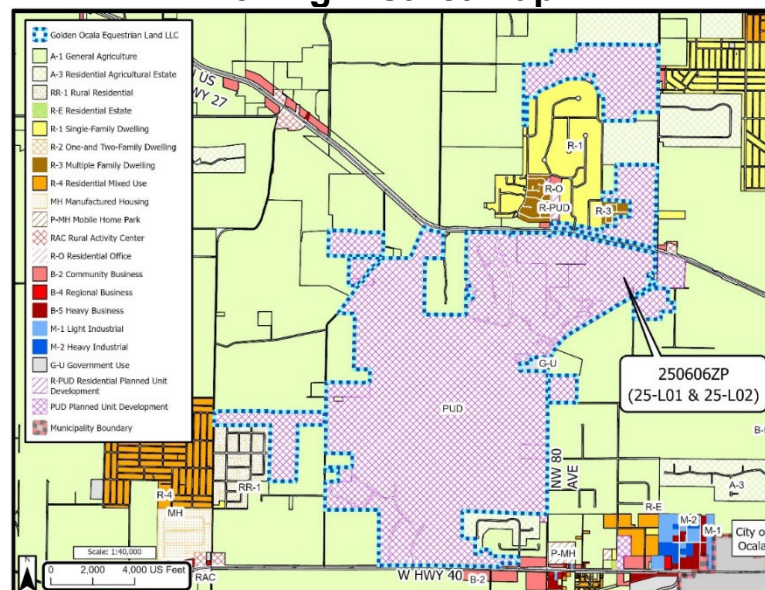
Figure 3 displays the current Farmland Preservation Area and Urban Growth Boundary with the existing Golden Ocala - World Equestrian Center development's boundaries. No changes to the boundaries of the Farmland Preservation Area or Urban Growth Boundary are proposed. The proposed Amendment area is located in the existing "Urban Area" portion of the development.

Figure 3
Farmland Preservation Area and Urban Growth Boundary



- B. *ZDM history.* Figure 4 shows the subject property is currently zoned Planned Unit Development (PUD) as the property is part of the existing Golden Ocala - World Equestrian Center PUD. As noted previously, the site is the subject of a concurrent Rezoning Application requesting a PUD Amendment rezoning for the site.

Figure 4
Zoning District Map

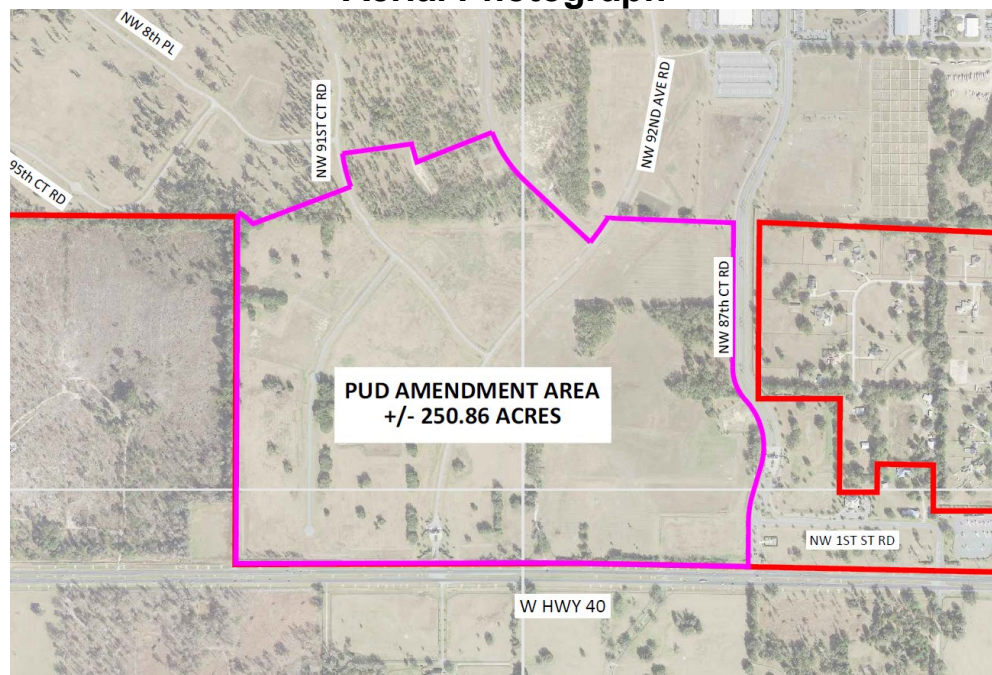


V. CHARACTER OF THE AREA

A. *Existing site characteristics.*

Figure 5, following, is an aerial photograph showing the subject property and the immediate surrounding area. The subject property has direct access from W Hwy 40, NW 92nd Avenue Road, and NW 87th Ct Road. Surrounding and adjacent properties are designated as World Equestrian Center (WEC), Low Residential (LR), and Rural Land (RL), and zoned Planned Unit Development (PUD) and General Agriculture (A-1). The immediate area predominantly consists of agricultural uses, single-family homes, and commercial. The subject parcel is currently undeveloped open fields with an existing gatehouse entry. The west part of the subject property is part of the World Equestrian Estates, Phase 1 (west of NW 92nd Avenue Road); however, a Plat Vacation Application (AR# 33013) to vacate the part corresponding to the subject property is currently in review.

Figure 5
Aerial Photograph



B. *Adjacent and surrounding land uses.*

Figure 6 is an aerial photo of the site and surroundings with various existing development and subdivisions identified to provide further reference as to the site's location and surroundings.

Figure 6
Existing Surrounding Development

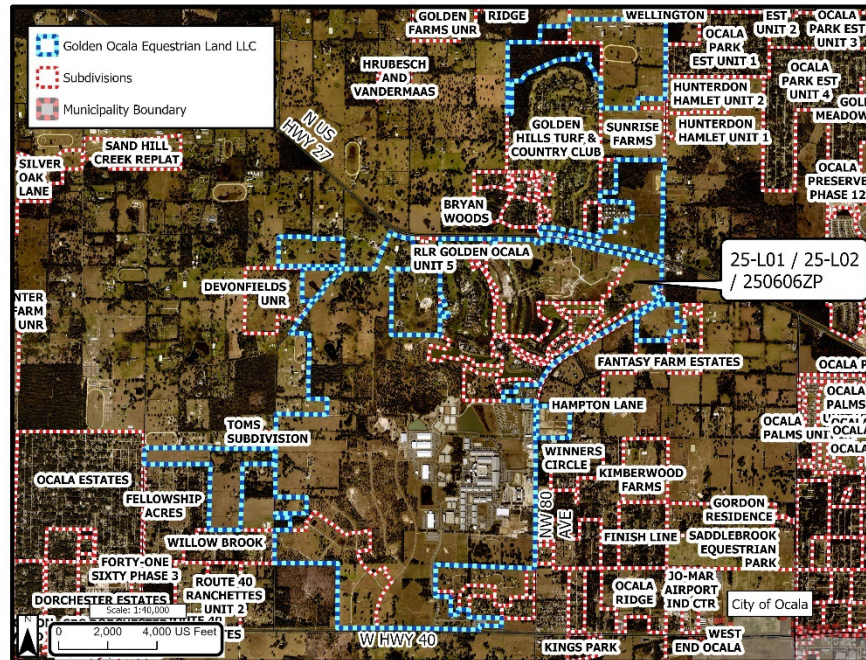


Figure 7 is a map based on the Marion County Property Appraisers data showing the existing, adjacent, and surrounding land uses. The subject property is currently used for agricultural production, with surrounding parcels primarily used for agricultural production, single-family residential, commercial, and utility, either vacant or developed.

Figure 7
Existing and Surrounding Land Uses

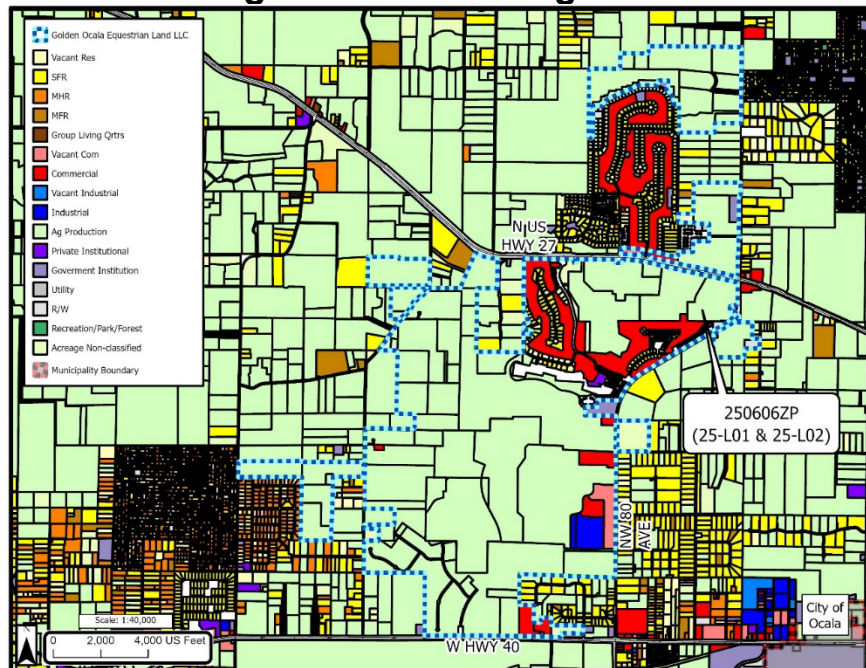


Table 1, following, displays the FLUMS, Zoning, and existing uses on the subject ±250.86-acre site and surrounding lands.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per Property Appraiser Property Use Code
Subject Property	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
North	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
South	ROW Rural Land (RL)	ROW General Agriculture (A-1)	ROW Live Oak Stud Farm
East	World Equestrian Center (WEC)	Planned Unit Development (PUD)	Commercial, SFR
West	Rural Land (RL); Public (P)	General Agriculture (A-1)	Ag Production; Utility/FDOT DRA

- C. *Project request.* Figure 8 depicts the FLUMS amendment proposed by this application. Approving the application would change the Low Residential (LR) land use designation to the World Equestrian Center (WEC) land use designation, permitting the subject parcels to allow various sport/venue/expo facilities in the development. The proposed uses will include an indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, along with supporting services. The proposed overall development concept is shown in the Figure 9 - Proposed Conceptual Plan (Attachments B and E). The applicant also filed concurrent applications including Comprehensive Plan Text Amendment to update definition and uses of WEC, Rezoning application from A-1 to PUD for the same purpose, and a Development Agreement.

Figure 8
Proposed FLUMS Designation

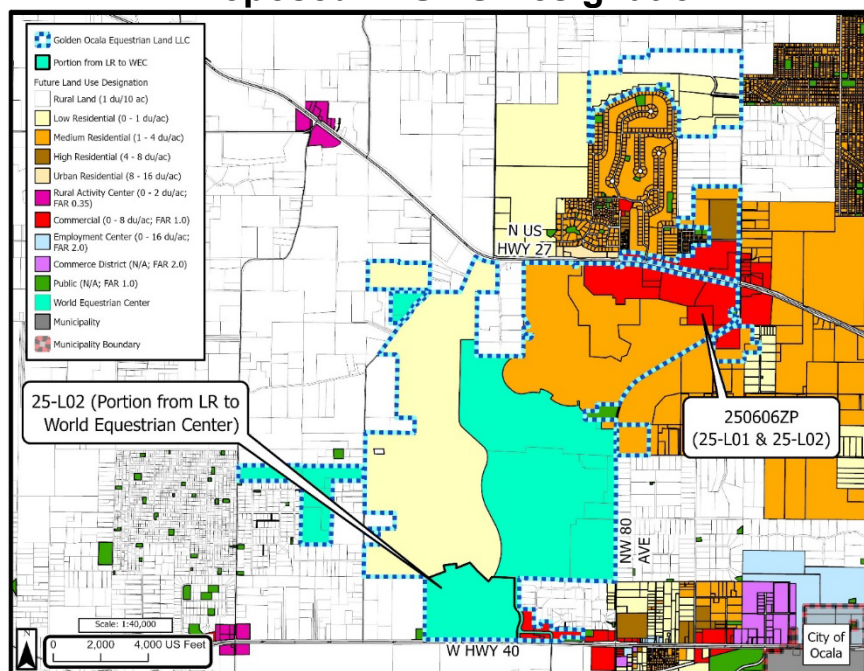
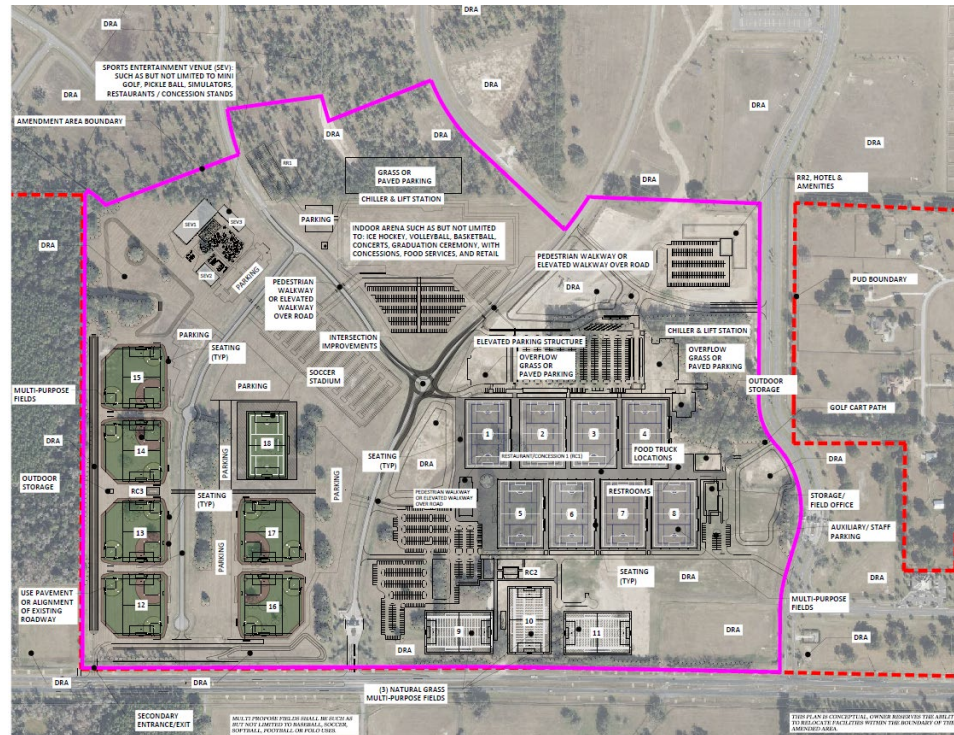


Figure 9
Proposed Conceptual Plan (FLUM Amendment Area)



VI. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two decision criteria are addressed below.

A. Consistency with the Marion County Comprehensive Plan

1. Future Land Use Element (FLUE).

- a. FLUE Policy 1.1.3 on Accommodating Growth provides, "The County shall designate on the Future Land Use Map sufficient area in each land use designation to distribute development to appropriate locations throughout the county. Changes to the Future Land Use Map shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, and recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources."

Analysis: Future Land Use Element (FLUE) Policy 1.1.3 requires accommodating projected population growth and associated land use needs such as employment, recreation, and services while maintaining agricultural activities and environmental protections. The proposed amendment to change ± 250.86 acres from Low

Residential (LR) to World Equestrian Center (WEC) aligns with this policy. The amendment helps redistribute growth into a location that is already within the Urban Growth Boundary (UGB) and adjacent to an established regional use, the existing WEC. The WEC designation allows for a mix of compatible land uses including equestrian, commercial, housing, and tourism-based facilities, which in turn promote employment opportunities and recreational services. Furthermore, the subject property is largely undeveloped and in agricultural use, meaning it is well-suited for integrated rural and recreational activities consistent with the intent of the WEC land use category. The proposed uses including sports facilities and open field venues also provide opportunities for open space preservation and opportunities for community-focused development. Therefore, this amendment represents a balanced land use strategy that supports growth while respecting the County's planning goals related to rural character and environmental stewardship.

- b. FLUE Policy 2.1.28 - World Equestrian Center (WEC), as proposed by concurrent Comprehensive Plan Amendment 25-L01, provides, "This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the

Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC)."

Analysis: FLUE Policy 2.1.28 defines the purpose and parameters of the World Equestrian Center (WEC) land use designation, emphasizing support for equestrian-related development, mixed-use opportunities, and compatibility with both rural and urban contexts. The subject site lies within the Urban Growth Boundary (UGB) and adjacent to existing WEC-designated lands, making it a logical and appropriate expansion of the designation. The amendment would enable the applicant to increase the WEC-designated by ± 250.86 -acres and accommodate indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, and other supporting services. The anticipated facilities would act to fulfil a market need identified by Marion County's Visitors and Convention Bureau and would enable the facilities to complement the other existing WEC facilities increasing opportunities for mutually compatibility and complimentary activities - improving opportunities for internal capture while serving both the community and tourism-based functions.

Staff notes the current policy does not include sport facilities in the permitted uses as that is proposed by the applicant's concurrent Comprehensive Plan Text Amendment (25-L01) to allow these additional uses under the WEC designation (see underlined text above). **Contingent upon the approval of the Text Amendment application, the map amendment is conditionally consistent with the policy. However, if the Board does not approve the Text Amendment (25-L01), this Map Amendment shall not be considered consistent with the Comprehensive Plan.** The applicant is also requesting a PUD amendment application and an updated Development Agreement to ensure that future development will occur under a coordinated and master-planned process consistent with Marion County's Land Development Code. Three concurrent cases are under staff's review and will be analyzed and recommended with staff comments and conditions. The proposed amendment supports the long-term vision of the WEC as a regional economic, recreational, and equestrian destination.

- c. FLUE Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning Provides, “Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:
1. Market demand and necessity for the change;
 2. Availability and potential need for improvements to public or private facilities and services;
 3. Allocation and distribution of land uses and the creation of mixed-use areas;
 4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
 5. Agricultural activities and rural character of the area;
 6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
 7. Consistency with the UGB;
 8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 9. Compatibility with current uses and land uses in the surrounding area;
 10. Water Supply and Alternative Water Supply needs; and 12. Concurrency requirements.

Analysis: FLUE Policy 5.1.2 establishes comprehensive review criteria to evaluate the appropriateness of proposed changes to the Future Land Use Map, including consistency with the Comprehensive Plan, compatibility with surrounding uses, and consideration of potential impacts to infrastructure, the environment, and rural character. The proposed amendment from Low Residential (LR) to World Equestrian Center (WEC) meets these review criteria for several reasons.

First, the amendment is driven by demonstrated market demand to expand recreational and sports-based tourism infrastructure, specifically by enabling facilities such as an indoor arena, multi-sport fields, and entertainment venues in support of the growing World Equestrian Center brand. Second, the site lies within the Urban Growth Boundary (UGB) and adjacent to existing WEC-designated lands, ensuring logical allocation and distribution of land uses while avoiding leapfrog or sprawling development patterns. The project site is accessible from existing roadway infrastructure and located near County utilities, with future service to be addressed through the development review process.

The proposed uses are compatible with the character of the surrounding area, which includes agricultural, commercial, and

equestrian-based uses. The amendment also preserves and integrates open spaces and equestrian character, helping maintain rural identity while allowing for public benefit through recreation and economic development. The project will comply with concurrency requirements and utility planning, including potable water and sewer needs.

However, from a transportation standpoint, the proposed amendment raises significant concerns under FLUE Policy 5.1.2, particularly in relation to the availability of infrastructure, compatibility with surrounding development, and concurrency requirements. According to the DRC Traffic comments, the amendment would result in an estimated increase of 2,926 external daily trips and 494 PM peak hour trips - representing a 131% and 223% increase, respectively - compared to the current Low Residential designation. This level of additional traffic is projected to negatively impact at least seven segments of SR 40, many of which already operate near or over their maximum level of service (LOS) capacity. Furthermore, Office of County Engineering (OCE) Traffic expressed concerns about estimating trip generation based on acreage rather than recognized industry standards, such as seats or field count.

The Traffic Methodology (AR# 32342) related to the request was recently approved by Office of the County Engineer, subject to final conditional remarks agreed to by the applicant's representative. Conducting the necessary Traffic Study is now eligible to commence, which will also enable a verification of "true-up" of the original Golden Ocala - World Equestrian Center's projected traffic impacts consistent with the project's past approval. Until the Traffic Study is completed and obtains approval by the Office of the County Engineer and FDOT, the transportation component of the proposal is not consistent with the evaluation criteria outlined in FLUE Policy 5.1.2.

Staff notes that this Large-Scale Comprehensive Plan Map Amendment is subject to a 60-day review period by state and regional agencies, followed by final action, which will occur within 180 days of receipt of agency comments. This extended timeline is expected to provide an opportunity to complete the Traffic Study for the Amendment, wherein the consideration is expected to be accompanied by a Development Agreement Modification that will outline how needed 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 **conditional** approval of this Amendment in anticipation of the establishment of mechanisms to address how short- and long-term transportation system needs and improvements will be properly addressed and mitigated, before final consideration of this request.

- d. FLUE Policy 5.1.3 on the Planning & Zoning Commission (P&Z) provides, "The County shall enable applications for CPA, ZC, and

SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board."

Analysis: This application is was considered by the Planning & Zoning Commission on May 28th, 2025. This application is consistent with FLUE Policy 5.1.3.

- e. FLUE Policy 5.1.4 on Notice of Hearing provides, "[t]he County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes, and therefore the application is being processed consistent with FLUE Policy 5.1.4.

2. Transportation Element (TE)

- a. TE Policy 2.1.4 on Determination of Impact provides in part, "[a]ll proposed development shall be evaluated to determine impacts to adopted LOS standards."

Analysis: Transportation Element (TE) Policy 2.1.4 requires that all proposed developments be evaluated for their impact on adopted Level of Service (LOS) standards. The proposed amendment to change ±250.86 acres from Low Residential (LR) to World Equestrian Center (WEC), along with the accompanying text amendments, introduces new land use entitlements including sports facilities, increased hotel capacity, and expanded event operations.

According to the DRC Traffic Review dated April 3, 2025, the proposed land use 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 Policy 2.1.4. County Traffic recommended 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. Without modifications to reduce or offset the proposed entitlements, the amendment poses substantial operational and safety risks to the transportation network.

The Traffic Methodology (AR# 32342) related to the request was recently approved by Office of the County Engineer, subject to final conditional remarks agreed to by the applicant's representative. Conducting the necessary Traffic Study is now eligible to commence, which will also enable a verification of "true-up" of the original Golden Ocala - World Equestrian Center's projected traffic impacts consistent with the project's past approval. Until the outcomes of the Study are available for review, various concerns related to the Amendment remain unresolved.

Staff notes that this Large-Scale Comprehensive Plan Map Amendment is subject to a 60-day review period by state and regional agencies, followed by final action, which will occur within 180 days of receipt of agency comments. This extended timeline is expected to provide an opportunity to complete the Traffic Study for the Amendment, wherein the consideration is expected to be accompanied by a Development Agreement Modification that will outline how needed 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 **conditional approval** of this Amendment in anticipation of the establishment of mechanisms to address how short- and long-term transportation system needs and improvements

will be properly addressed and mitigated, before final consideration of this request.

3. Sanitary Sewer Element (SSE) and Potable Water Element (PWE)
 - a. SSE Policy 1.1.1 provides in relevant part, “The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS.”
 - b. PWE Policy 1.1.1 provides in part, “[t]he LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day.”

Analysis: The subject property lies within the Marion County Utility Service Area and is adjacent to the existing World Equestrian Center infrastructure. According to Marion County Utilities (MCU) comments, the site is eligible for utility service and currently falls under MCU’s jurisdiction. While the existing infrastructure is proximate to the amendment area, all proposed connections and utility flows will be reviewed in detail at the time of site plan approval. Marion County Utilities has reserved the right to evaluate the project’s impacts on water and sewer capacity based on the specific nature and intensity of the proposed uses.

Although the utility mains may not currently extend to every part of the subject site, their presence within the service area indicates that centralized utility connections are feasible. If infrastructure is extended to the site before development occurs, connection to County utilities may be required in lieu of private well or septic systems. This is consistent with Marion County’s policy direction that central utility connections should be prioritized where available.

However, until such time that infrastructure connections are confirmed or extended, the County will require site-specific coordination to ensure consistency with adopted LOS standards. At the time of this amendment, the proposal does not raise capacity concerns, but future phases will be subject to concurrency review and MCU determinations during development permitting.

Thus, the amendment is **conditionally consistent** with SSE Policy 1.1.1 and PWE Policy 1.1.1, provided that the applicant coordinates with Marion County Utilities during the development review process to confirm capacity availability and comply with connection requirements.

4. Solid Waste Element (SWE)
 - a. SWE Policy 1.1.1 provides, “[t]he LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County.

5. Stormwater Element (SE).
 - a. SE Policy 1.1.4 provides, “[t]he demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: At the time of development order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review.

- b. SE Policy 1.1.5 provides, “[s]tormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: The owner/applicant is advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff.

7. Public School.
 - a. The following figures are provided on the 60th day for the 2024-2025 school year: College Park Elem (112.50%), Howard Middle (72.66%), and West Port High (120.18%).

8. Fire Rescue/emergency
 - a. Fire Station #20, Golden Ocala, is located at 3600 NW 70th Avenue Road, Ocala, is ±2.5 miles northeast of the amendment site. Fire Station #20 is at the northern end of the overall Golden Ocala development, just south of US HWY 27, and it is currently undergoing expansion. Fire Station #12, Meadowood Farms, is located at 120 NW 110th Ave, Ocala, is ±3 miles east. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, Marion County has established a

5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the fire rescue/emergency impacts would not affect the public interest and are consistent with this section.

B. *Consistency with Chapter 163, Florida Statutes.*

1. Section 163.3177(6)(a)8 provides, “[f]uture land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.”

Analysis: Section A of this staff report included a detailed analysis of the availability of facilities and services and drew the following conclusions: The application **conditionally complies with and conforms** to F.S. Section 163.3177(6)(a)8 if the traffic concerns are ultimately addressed, subject to the adoption of concurrent Comprehensive Plan Amendment 25-L01 as noted.

VII. 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 the Board of County Commissioners to **APPROVE/APPROVE WITH CONDITIONS** the large-scale FLUMS amendment.
- B. 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 **DENY** the large-scale FLUMS amendment.
- 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 on the proposed Ordinance and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) 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 large-scale FLUMS amendment number 25-L02, **contingent upon the approval of Comprehensive Plan Large-Scale Text Amendment (25-L01)**, because the application **is consistent with:**

- A. The Marion County Comprehensive Plan, specifically with:

1. FLUE Policies 5.1.3, 5.1.4;
2. SSE Policy 1.1.1;
3. PWE Policy 1.1.1;
4. SWE Policy 1.1.1; and
5. SE Policy 1.1.4.

And conditionally complies with and conforms to:

- A. The Florida Statutes, specifically with:
 1. F.S. Section 163.3177(6)(a)8.
- B. The Marion County Comprehensive Plan, specifically with:
 1. FLUE Policies 2.1.28, 5.1.2;
 2. TE Policy 2.1.4;

IX. PLANNING & ZONING COMMISSION RECOMMENDATION - 6/30/2025

The Planning and Zoning Commission, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted 4-0 to agree with staff's findings and recommendation, and recommend approval of the proposed Amendment 25-L02.

X. BOARD OF COUNTY COMMISSIONERS - TRANSMITTAL - 7/21/2025

To be determined.

XI. BOARD OF COUNTY COMMISSIONERS - ADOPTION - TBD

To be determined.

XII. LIST OF ATTACHMENTS

- A. Application package AR# 32628.
- B. FLUM Amendment Location Map and Conceptual Insert.
- C. DRC Comments AR# 32628.
- D. Site Photos.
- E. Reference Only: PUD Amendment 250606ZP Concept Plan (AR# 32565)

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

February 26, 2025

By Email and Hand Delivery

Chuck Varadin, P.E.
Growth Services Director
Marion County Board of County Commissioners
2710 E. Silver Springs Boulevard
Ocala, FL 34470

Steven Cohoon, P.E.
County Engineer
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Applications Being Submitted in Connection with World Equestrian Center Sports Complex

Dear Mr. Varadin and Mr. Cohoon:

On behalf of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, as well as related entities that have established and are operating the World Equestrian Center, we are submitting a series of applications for Comprehensive Plan amendments, rezonings and other matters.

Some of the applications involve the Growth Services Department and one involves the Engineering Department. Thus, this letter is addressed to both of you.

The applications are necessary to permit my client to construct the World Equestrian Center Sports Complex on the property that is the subject of the Amendments.

Sports Complex

The Sports Complex will be of a world-class sports complex for use by the public. The facility will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multipurpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings containing concessions, restrooms and field maintenance needs.

Reasons for Changes

Some of our project will consist of multi-purpose fields suitable for Polo. These fields are located upon a portion of our property that is designated, under our existing PUD, for Polo fields. My client has been able to commence development of those fields. Following approval of the Amendments we seek, these fields will also be used as soccer fields and other uses.

Other components of the Sports Complex require changes, however, for the following reasons:

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

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- a. The bulk of the property upon which the Sports Complex will be located is outside of the World Equestrian Center (“WEC”) land use under the Future Land Use Map in the Marion County Comprehensive Plan, and has a Low Residential land use. Although it may be possible to utilize the existing Equivalency Matrix to develop the property under the Low Residential use, we believe the better course of action is to change the land use from Low Residential to WEC.
- b. The WEC land use was established by Policy 2.1.28 of the Comp Plan. It provides that the land use is for a “regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general.” While we believe that the sports facilities would serve to support the horse community and community in general, we also recognize that this use is a significant change from the project for which this land use category was originally established. Thus, we propose to add regional sports facilities to the uses permitted by the Policy.
- c. The Comp Plan also contains a site specific Policy 10.5.1 for the portion of the WEC located near Golden Ocala. (A different Policy governs the portion of the WEC near the Jockey Club). Although, as under Policy 2.1.28, the uses that Policy 10.5.1 permits likely would likely permit the sports facilities we seek to construct, we seek to amend the Policy to confirm this. Further, the existing Policy contains a limit of 13,500 seats throughout the entire WEC. This limit was originally based upon a dramatic misunderstanding concerning how much traffic is generated by the WEC operation, and is certainly insufficient to accommodate the seats we will need for the sports facility. Thus, we will seek to eliminate this limit and replace it with acreage limitations on the following uses: (1) Equestrian Facilities; (2) Expo and Indoor Sports Facilities; and (3) Outdoor Sports Facilities.
- d. As set forth above, the existing PUD permits polo fields in a portion of the property that we seek to develop as a Sports Complex. The other uses are not specifically allowed, however, and thus we are amending the PUD to provide for them.
- e. My client and related entities are parties to a Development Agreement Concerning Concurrency (the “Concurrency Agreement”) recorded in OR Book 6791, Page 105, and amended in OR Book 7388, Page 861. It contains a limitation on concerts at the WEC. A portion of the Sports Complex would be suitable for concerts and thus, we are seeking to eliminate the restriction on concerts.
- f. A portion of the property upon which the Sports Complex will be built is encumbered by the Plat of World Equestrian Estates Phase 1 recorded at Plat Book 14, Page 86. None of the lots in the subdivision have been sold and thus, it may not be essential that we vacate the Plat but we will be seeking to partially do so to avoid confusion.

Applications

We are submitting the following applications, each of which has, attached to it, a check for the application fee required as well as related materials necessary for the County to resolve the applications including, in most of the folders, a checklist as provided by the County; further, we have uploaded these applications to the Cloud at <https://tinyl.io/C6tW>¹ and established a separate folder each application:

¹ Long url is :

<https://www.dropbox.com/sc/fo/yc2o7xd54ax4ua21jrhxf/ALbduLCXi-iNugamFJlefJw?rlkey=07ztgfcxhw9gtre1jbqgol1wu&st=g0r9nfvq&dl=0>.

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

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1. *Map Amendment* – Application for Large-Sale Comprehensive Map Amendment seeking to change the Low Residential property to WEC.
2. *Text Amendment* – Application for Text Comprehensive Plan Amendment seeking to revise Policies 2.1.28 and 10.5.1.
3. *PUD* – Rezoning application with Concept Plan seeking to revise the PUD.²
4. *Concurrency-Concerts* - Proposed Second Amendment to Concurrency Agreement.
5. *Plat Vacation* – Application to partially vacate Plat of World Equestrian Estates Phase 1.³

While the procedure to consider these applications is subject to County approval (or more accurately, will be decided by the County), we suggest the following:

- We believe that the all of the applications should run simultaneously with each other.
- Each of the Comprehensive Plan applications must be transmitted to the State.
- And because the rezoning is linked to the Comprehensive Plan amendments, final action on it cannot take place until the Commission considers the Plan amendments. We believe that would also be the appropriate time to adopt the Second Amendment and the Plat Vacation.

Obviously, however, the procedure to be followed is subject to County approval (rather, it is dictated by the County) but we did want you to have our suggestions.

Conclusion

My client and its representatives look forward to working with Marion County on these applications.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Ken Weyrauch
Mr. Chris Rison
Mr. Cheryl Weaver
Don DeLuca, Esq.

² Tillman Engineering is delivering the paper copies of the PUD material.

³ Unlike the rest of the paper copies (which are being delivered to Growth Services), the paper copies of the Plat Vacation material are being delivered to County Engineering.

Letter to Chuck Varadin, P.E. and Steven Cohoon, P.E.

February 26, 2025

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Mr. Jeff Haungs

Mr. Roby Roberts

Mr. David Tillman

Mr. George Horton

Mr. Jon Harvey

Other client representatives

(All by email only with attachments)

P:\JG\RLR\Sports Facilities\Entitlements\All\Cover letter for applications 2-25-25.docx



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT <u>X</u> TEXT AMENDMENT _____ AMEND MAP 15.h for Golden Ocala DRI <u>X</u>	SMALL-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s) ¹	Current Future Land Use Category	Proposed Future Land Use Category
21069-007-01	13/15/20	Part	Low Residential	WEC
21081-000001	11,14/15/20	Part	Low Residential	WEC
21081-001-00	11,14/15/20	Part	Low Residential	WEC
21081-048-00	14/15/20	All	Low Residential	WEC
21087-001-00	13/15/20	Part	Low Residential	WEC
21087-001-02	11,13, 14/15/20	Part	Low Residential	WEC
21065-000-00	13, 14/15/20	Part	Low Residential	WEC
21069-010-03	13/15/20	Part	Low Residential	WEC

¹ Total acreage of area being changed is 250.86 acres. “All” indicates that entire Tax Parcel is being changed; “Part” indicates that only a portion of the Tax Parcel is being changed.

Staff Use Only: Application Complete – Yes Received: Date ____/____/____ Time ____:____ a.m. / p.m.

“Meeting Needs by Exceeding Expectations”

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO _____ (IF YES, PLEASE ATTACH TO APPLICATION)

<u>EXISTING USE OF SITE:</u> Portion is platted Portion is undeveloped

<u>PROPOSED USE OF SITE (IF KNOWN):</u> Sports Facility

<u>WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?</u>	
Well _____	Centralized water <u>X</u> Provider <u>Marion County</u>
Septic _____	Centralized sewer <u>X</u> Provider <u>Marion County</u>

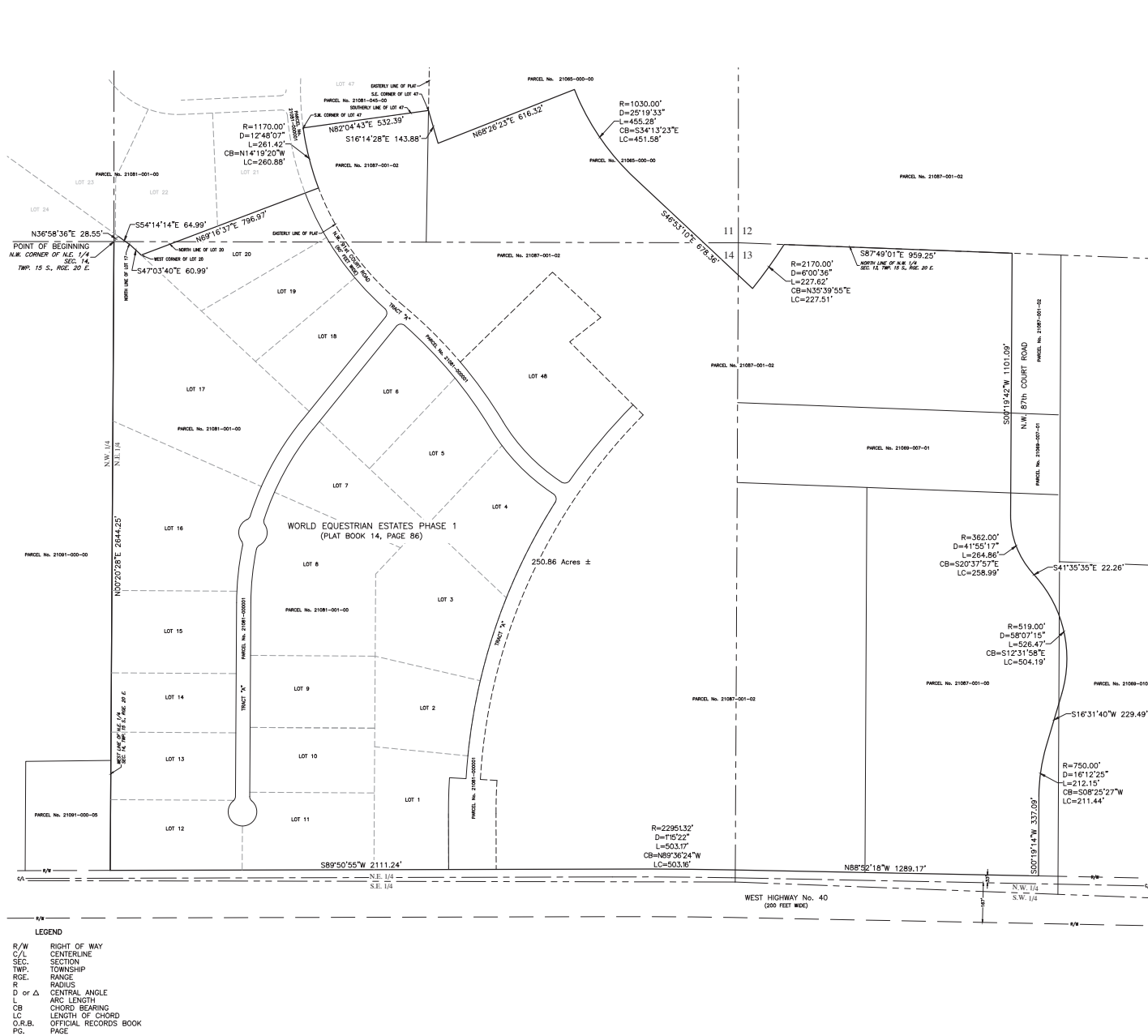
<u>DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):</u> Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

WEC SPORTS COMPLEX P.U.D. REVISION
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.

CONTAINING 250.86 Acres, MORE OR LESS.



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 SOUTHWEST 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: BEGN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N35°58'30"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°16'57"E, 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 N41°19'20"W, 260.8 FEET) TO THE SOUTHWEST 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 (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°31'07"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 227.62 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°15'58"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 2295.32 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.

SURVEY REPORT:

- THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON:
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE PROJECT No. 35110-2501, DATED: 09/20/2021.
 - WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 - RECORDS FROM THIS FIRM.
 - AND INSTRUCTIONS FROM THE CLIENT.



MEKELLE M. BOYER DATE: 09/20/2021
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A SKETCH OF LEGAL DESCRIPTION
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No. 2021-001
DATE 09/20/2021
SCALE 1" = 200'
SHEET 1 OF 1

**PROPERTY OWNER AFFIDAVIT
(MAP AMENDMENT)**

STATE OF FLORIDA

COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers: 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21065-000-00.
2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. Owner understands that false statements may result in denial of the application; and
7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Golden Ocala Equestrian Land, L.L.C.,
an Ohio limited liability company

By: 

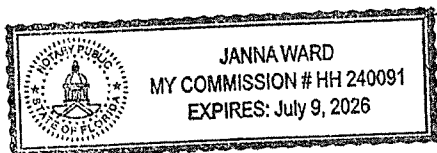
Donald R. DeLuca as Vice President of Legal

Date: 2-24-25

STATE OF FLORIDA

COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this Feb. 24, 2025, by Donald R. DeLuca as Vice President of Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.



Notary Public, State of Florida

Name: Janna Ward
(Please print or type)Commission Number: HH 240091Commission Expires: 7-9-26

Notary: Check one of the following:

☒

Personally known OR

☐

Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Prepared By and Return To:
Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BK 7051 PG 709, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21087-001-02, LLC, a Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

THE SOUTH 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST, EXCEPT ROAD RIGHT OF WAY, MARION COUNTY, FLORIDA AND LESS THE PARCEL AS DESCRIBED IN WARRANTY RECORDED IN O.R. BOOK 5312, PAGE 1931 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

AND

THE S.W. 1/4 OF THE N.W. 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, LESS RIGHT OF WAY AS SHOWN ON PLAT OF THE TOWNSITE OF MARTEL IN PLAT BOOK "A", PAGES 29 AND 29B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND EXCEPT: COMMENCING AT THE N.W. CORNER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°15'58"W., ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 13, 1008.11 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4; THENCE S.88°01'04"E., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID

SECTION 13, 547.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.88°01'04"E., A DISTANCE OF 809.47 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/4 OF SAID N.W. 1/4; THENCE S.00°18'15"W., ALONG SAID EAST BOUNDARY, 1608.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE N.88°53'49"W., ALONG SAID NORTH RIGHT OF WAY LINE, 809.20 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°18'15"E., PARALLEL WITH SAID EAST BOUNDARY, 1621.49 FEET TO THE POINT OF BEGINNING.

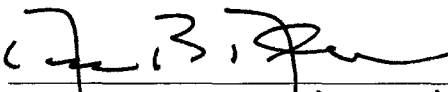
AND

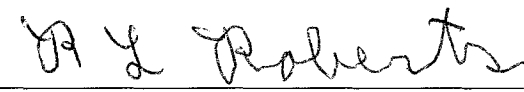
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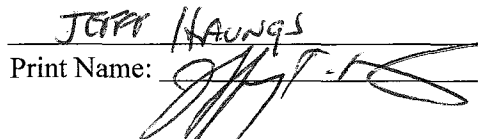
To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

21087-001-02, LLC, an Ohio limited liability company


Print Name DAVID B. DELUCCA

By: 
Ralph L. Roberts, Sr., President and CEO of the Executive Committee

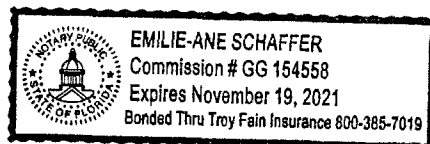

Print Name: JEFF HAUNGS


STATE OF FLORIDA
COUNTY OF MARION

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21087-001-02, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, in my physical presence and not by online notarization on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of August, 2020.

(SEAL)




Print Name: Emilie-Anne Schaffer
My Commission Expires: 11/19/2021

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

Prepared By

Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To

Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BOOK 7051 PAGE 705-706, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21069-007-01, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 15 South, Range 20 East, Marion County, Florida.

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Page 1 of 2

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

Print Name: JEFFREY T. HAWNGS

Print Name: DONALD R. DELUCA

21069-007-01, LLC,
a Florida limited liability company

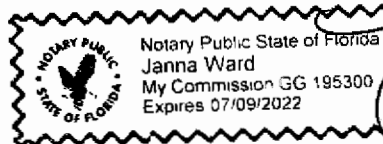
By: R L Roberts
Ralph L. Roberts, Sr.
President and CEO of the Executive
Committee

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21069-007-01, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day in my physical presence and not by online notarization that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of January, 2021.

(SEAL)



Print Name: Janna Ward
My Commission Expires: 7-9-22

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

Page2 of 2

Prepared By

Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To

Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21087-001-00, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

A PORTION OF LAND LYING IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 13; THENCE RUN S.00°15'58"W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 13, 1008.11 FEET TO THE NORTH BOUNDARY LINE OF THE S. 1/2 OF THE S. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 547.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 809.47 FEET TO THE EAST BOUNDARY LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.00°18'15"W. ALONG SAID EAST BOUNDARY LINE, 1608.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 40 (66' WIDE); THENCE RUN N.88°53'49"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 809.20 FEET; THENCE RUN N.00°18'15"E., 1621.49 FEET TO THE POINT OF BEGINNING.

[REMAINDER OF THE PAGE INTENTIONALLY BLANK]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

21087-001-00, LLC,
a Florida limited liability company

[Signature]
Witness #1
JEFFREY T. HAINES

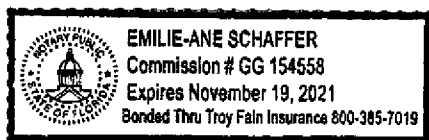
By: *[Signature]*
Ralph L. Roberts, Sr.
Chairman of the Board

[Signature]
Witness #2
Dee Beck
Print Name

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as Chairman of the Board of Legal of 21087-001-00, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of September, 2019.



[Signature]
Notary Public
Emilie-Anne Schaffer
My Commission Expires: 11/19/21

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:
Donald R. DeLuca, Attorney at Law
7340 N Highway 27
Ocala, FL 34482

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of August, 2022, between Equestrian Operations, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantor") and Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand, which the Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Marion, State of Florida, to wit:

A PORTION OF PARCEL ID#21058-000-00

A PORTION OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE N01°05'05"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED N27°28'23"W, 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 1920.00 FEET AND A CENTRAL ANGLE OF 33°45'05"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 1131.02 FEET (CHORD BEARING AND DISTANCE OF N10°35'51"W, 1114.74 FEET) TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE N89°22'17"W, ALONG SAID NORTH LINE, A DISTANCE OF 1449.24 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S03°45'24"E, 76.84 FEET; THENCE S86°14'36"W, 49.74 FEET; THENCE SOUTH, 500.52 FEET; THENCE WEST, 123.30 FEET; THENCE S02°38'58"E, 259.05 FEET; THENCE S74°26'22"W, 277.88 FEET; THENCE S61°23'26"W, 123.77 FEET; THENCE S39°16'21"W, 125.91 FEET; THENCE S30°52'50"W, 313.47 FEET; THENCE S40°07'53"W, 204.29 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S00°54'53"W, ALONG SAID WEST LINE, A DISTANCE OF 1123.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'27"E, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 1363.62 FEET; THENCE S01°00'16"W, 216.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'47"E, ALONG SAID SOUTH LINE, A

DISTANCE OF 1263.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE N01°04'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1498.92 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL ID#21065-000-00

THE SOUTH 35 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

and

A 50 FOOT RIGHT OF WAY ALONG THE WEST BOUNDARY OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT SQUARE RIGHT OF WAY IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT RIGHT OF WAY ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and real property taxes and assessments for the year 2022 and all subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Quit Claim Deed to be properly executed as of the day and year first written above.

Signed, sealed, and delivered
in the presence of:

Equestrian Operations, L.L.C., an Ohio
limited liability company

By:

Donald R. DeLuca, Vice President, Legal

Witness

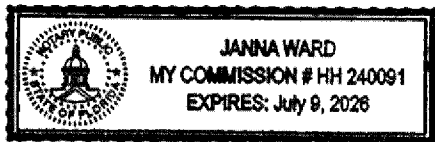
Printed Name:

Witness

Printed Name:

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 1st day of August, 2022, by Donald R. DeLuca, Vice President, Legal for Equestrian Operations, L.L.C., an Ohio limited liability company, who is personally known to me.



NOTARY PUBLIC

Sign Name: *Janna Ward*

Print Name: *Janna Ward*

Notary Public - State of Florida

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2017210**

Property Appraisers Parcel Identification (Folio) Number: **21069-001-01 & 21069-010-03**

Florida Documentary Stamps in the amount of **\$10,850.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18 day of January, 2018 by **BARBARA WALLA**, a single person, individually and as Trustee of the **WALLA FAMILY TRUST** under the revocable Trust Agreement dated October 2, 2007, whose post office address is **8585 & 8711 W. Hwy 40, Ocala, FL 34482** herein called the Grantor, to **GOLDEN OCALA EQUESTRIAN LAND, L.L.C.**, an Ohio limited liability company whose post office address is **600 Gillam Road, Wilmington, OH 45177**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
RENEE L. WOLCOTT

Witness #1 Printed Name

Witness #2 Signature

H. RANDOLPH KLEIN

Witness #2 Printed Name

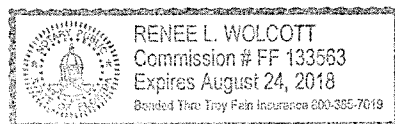
Barbara Walla
BARBARA WALLA, individually and as Trustee of the
WALLA FAMILY TRUST under the revocable Trust
Agreement dated October 2, 2007

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 18 day of January, 2018, by BARBARA WALLA, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007, who is personally known to me or has produced JDL as identification.

SEAL

My Commission Expires:



Notary Public

Printed Notary Name

Exhibit "A"**LEGAL DESCRIPTION**

Beginning at the intersection of the West boundary of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, MARION County, Florida and the North right of way line of State Road No. 40 (66 feet wide), said point of intersection being N.00°34'40"W. 64.24 feet from the Southwest corner of said East 1/2 of the NW 1/4, thence N.00°34'40"W. along said West boundary 1318.17 feet; thence departing from said West boundary S.88°58'27"E. 617.47 feet; thence S.00°36'26"E. 1079.78 feet; thence S.89°47'33"E. 256.69 feet; thence S.00°49'30"E. 231.50 feet to an intersection with aforesaid North right of way line; thence N.89°40'05"W. along said North right of way line 875.57 feet to the Point of Beginning.

AND

Commencing at the SW corner of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, thence N.0°34'40"W., along the West boundary of said East 1/2 of the NW 1/4 62.24 feet, to the North right of way line of State Road No. 40, thence S.89°39'46"E. along said right of way line 875.66 feet to the Point of Beginning; thence S.89°39'46"E., along said right of way line 182.78 feet; thence N.0°50'23"W., 184.15 feet; thence N.89°39'46"W., 182.78 feet; thence S.0°50'23"E., 184.15 feet to the Point of Beginning. Being situated in MARION County, Florida.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Development Review Comments Letter

5/20/2025 9:23:57
AM

RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS) COMP PLAN LARGE SCALE MAP AMENDMENT #32628

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	Central Sewer/Central Water	INFO	DOH
2	Comp Plan Large Scale Map Amendment	Stormwater is not opposed to the large-scale comprehensive plan amendment. The applicant proposes to change the future land use of several parcels from low residential to WEC. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Large Scale Map Amendment	<p>4/3/25 – RECOMMEND DENIAL: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts.</p> <p>County Traffic does not support the proposed changes for the following reasons:</p> <p>1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala.</p> <p>2. There is no established practice of estimating trip generation for Equestrian</p>	INFO	ENGTRF

		<p>Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.</p> <p>3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.</p> <p>4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.</p>		
4	Comp Plan Large Scale Map Amendment	<p>Fire Review has been approved. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.</p>	INFO	FRMSH
5	Comp Plan Large	no comments	INFO	I SCAPE

	Scale Map Amendment			
6	Correct FLUM Requested	Staff acknowledges the request is part of a pair of Comprehensive Plan Amendment Applications to revise the World Equestrian Center future land use designation and update the FLUE Policy regarding the development entitlements of the Golden Ocala DRI-Scale project (that includes the World Equestrian Center.) Final review remarks will be provided with the staff reports regarding the applications.	INFO	LUCURR
7	Comp Plan Large Scale Map Amendment	The World Equestrian Center is located within the Marion County Utility Service Area and is currently served by Marion County Utilities. Proposed use for change is a Sports Facility. Marion County reserves the right to review proposed utility flows and connections during the future site plan review process.	INFO	UTIL
8	Comp Plan Large Scale Map Amendment	Zoning comments will be provided as part of staff report.	INFO	ZONE

1. June 20, 2025.



View west along W. SR Hwy 40.



View east along W. SR 40.



2. May 18, 2025 & June 20, 2025 (Old & new signs, old removed.)



3. May 18, 2025 Signs (replaced by June 20, 2025 Signs)



4. Views from western main gate for NW 92nd Avenue Road.

View into site through gatehouse gate.



Zoom view through gate.



View northeast - silt fence in view but no activity in this site area.



View north from West SR Hwy 40, across FDOT DRA east of gatehouse.



5. View of eastern Amendment Area from existing WEC Commercial Area's NW 87th Court Road & NW 1st Street Road intersection.

View north.



View northwest.



View west.



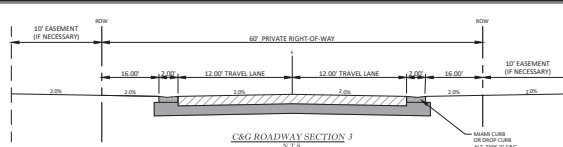
View south to W. SR Hwy 40.



TOTAL PROJECT AREA: ± 4,276.21 ACRES
AMENDED PROJECT AREA: ± 250.86 ACRES
FUTURE LAND USE: WEC, LR, MR, HR, COM.
CURRENT ZONING: PUD (200201Z)
PROPOSED ZONING: PUD-AMENDED



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



C&G ROADWAY SECTION
N.T.S.

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 "0-Acre"							
Principle	150'	150'	435,000 SF	20'	30'	9'10"	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-acre							
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 Detached⁴							
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)⁵							
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 (Quad⁶, Apartment, Condominium, Townhome)^{7,8}							
Overall Principle Structure	40'	60'	2,400 SF	20'	10'	8'15"	65'
Principle Structure - Interior Lot	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 - Front Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'10"	65'
Principle Structure - End Unit	25'	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, or 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.

Comply with defined uses within PUD Conditions.

Expo - World Equestrian Center (WEC)
Comply with defined uses within PLID Conditions

Sports Facility - World Equestrian Center (WEC)

Comply with defined uses within PUD Conditions.

[illegible]

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

¹⁵ The easement limitation listed in Footnote 1 above.

⁴Multiple-family residential development areas abutting the exterior boundary of the PLID shall observe an increased setback regardless of yard type.

*Multiple-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.

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').

Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

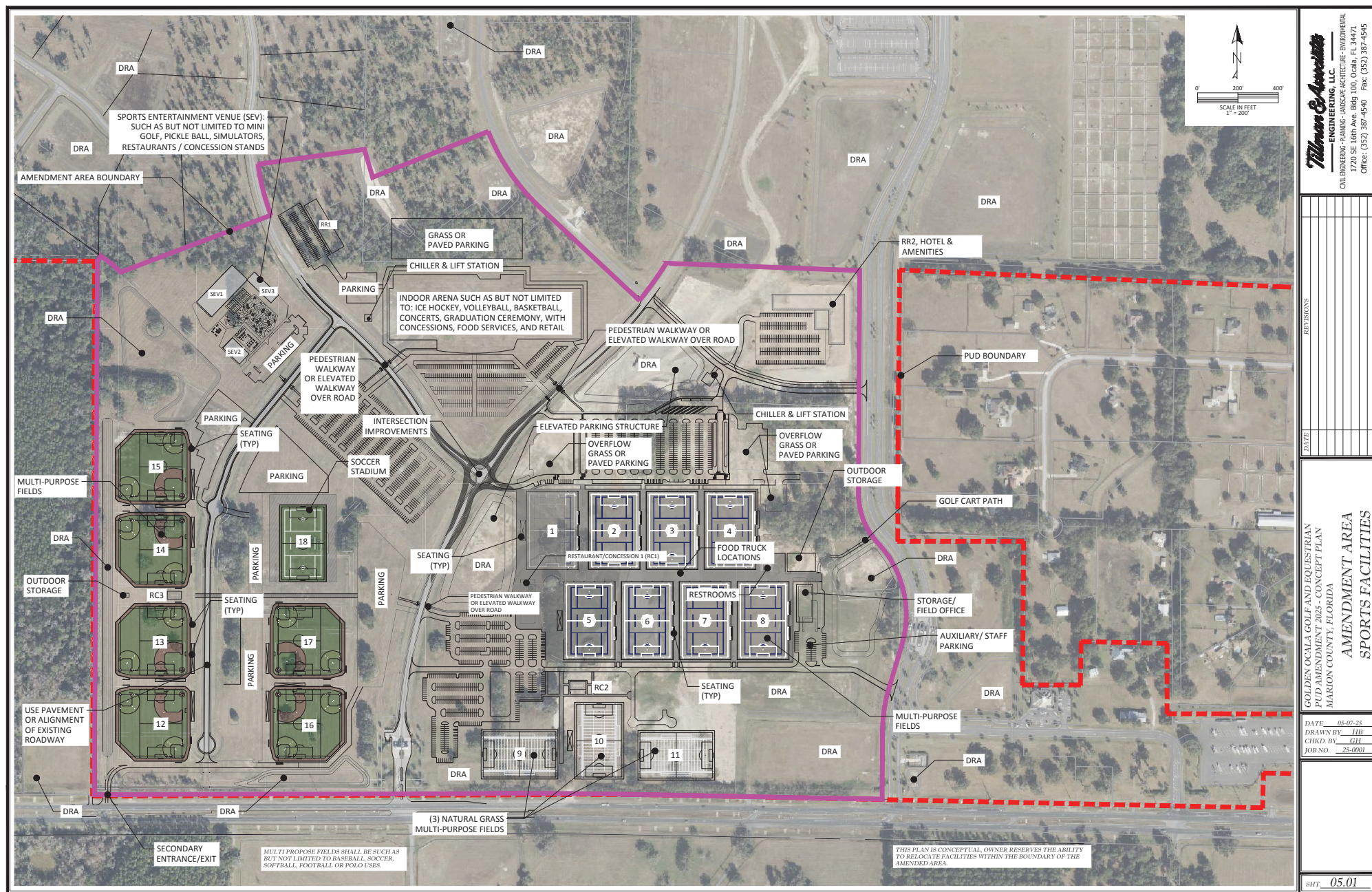
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OLDEN OCALA GOLF AND EQUESTRIAN
 ID AMENDMENT 2023 - CONCEPT PLAN
 ARION COUNTY, FLORIDA
 DEVELOPMENT STANDARDS

DATE 05-07-25
DRAWN BY HB
CHKD. BY GH
JOB NO. 25-0001

SHT. 03.01







NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER