



**SUBMITTAL SUMMARY REPORT
PL PUD -000230-2026**

PLAN NAME: WEC SPORTS COMPLEX **LOCATION:** 0
APPLICATION DATE: 01/09/2026 **PARCEL:** 21087-001-02
DESCRIPTION: Resubmittal in response to recommendations made under AR#32565 (cross-referenced with AR 32565), because 32565 wasn't converted over to EP&L properly. GS told the applicant to resubmit. This is a duplicate file of 32565

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer	George Horton	Tillman & Associates Engineering, LLC
Owner	Mary Roberts	Golden Ocala Equestrian Land, L.L.C.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	01/20/2026	02/03/2026	02/05/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/03/2026	01/21/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/03/2026	01/20/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/03/2026	01/20/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	02/03/2026	01/26/2026	Informational

Comments Planner review will be done at the time of the report process. This remains as a hold until the BoCC approves the PUD rezoning.

Corrections 1.8.2.A - Traffic Capacity Available? (Resolved) - 1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

Corrections 2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections 4.2.31.F - Land Use Consistency (Resolved) - 4.2.31.F - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.

Corrections 4.2.31.E&F/6.11.6 - Construction access (Resolved) - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

Corrections 2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.

Corrections 1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.

Corrections 2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Corrections 2.12.4 - Development Agreements (Resolved) - 2.12.4 - Development Agreements: List of approved Development Agreements including Marion County Official Record Book and Page.

Corrections Additional Growth Services Comments (Resolved) - Additional Growth Services Comments: Planner review will be done at the time of the report process. This item will remain as HOLD until BoCC approves the PUD rezoning.

Corrections 4.2.31.F - Phases of development (Resolved) - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	02/03/2026	01/26/2026	Informational
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/03/2026	01/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		02/03/2026	02/04/2026	Not Required
<i>Comments</i>	ROW is not a reviewer on this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/03/2026	01/20/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to allow for a sports complex and to modify design standards. The affected parcels are currently zoned PUD and are a total of 4,276 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas and FEMA Flood Zones on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/03/2026	01/26/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/03/2026	02/05/2026	Informational
<i>Comments</i>	<p>A traffic study has been submitted and approved. The traffic study identified multiple deficiencies. Most of these deficiencies are caused by existing conditions or background traffic growth. Level of service deficiencies caused by existing conditions or background growth include the following:</p> <ul style="list-style-type: none"> SR 40 from the Urban Area Boundary to SW 110th Avenue SR 40 at SW 80th Avenue SR 40 at SW 60th Avenue US 27 at NW 60th Avenue <p>The development is not responsible for providing a contribution to resolve the deficiencies. The level of service deficiencies caused by the development include four segments on SR 40 from SW 60th Avenue to SW 27th Avenue.</p> <p>The development is responsible for providing a fair share contribution to address these deficiencies. The development's fair share is calculated to be between 3%-12% depending on the segment.</p> <p>In the buildout year, all intersections are projected to operate within Level of Service standards. However, there are multiple intersections that have turn lane deficiencies caused by the development which is the responsibility of the development.</p> <p>There are multiple access improvements on SR 40 that were identified by the traffic study. These access improvements are the responsibility of the development.</p> <p>The following PUD conditions are recommended:</p> <ol style="list-style-type: none"> 1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer. 2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex 3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex. 			
Utilities (Plans) (Utilities)	Heather Proctor	02/03/2026	02/03/2026	Approved
<i>Comments</i>	The PUD is located within the Marion County Utilities service area and will be served by Marion County water and sewer.			