



**Marion County
Board of County Commissioners**

Growth Services

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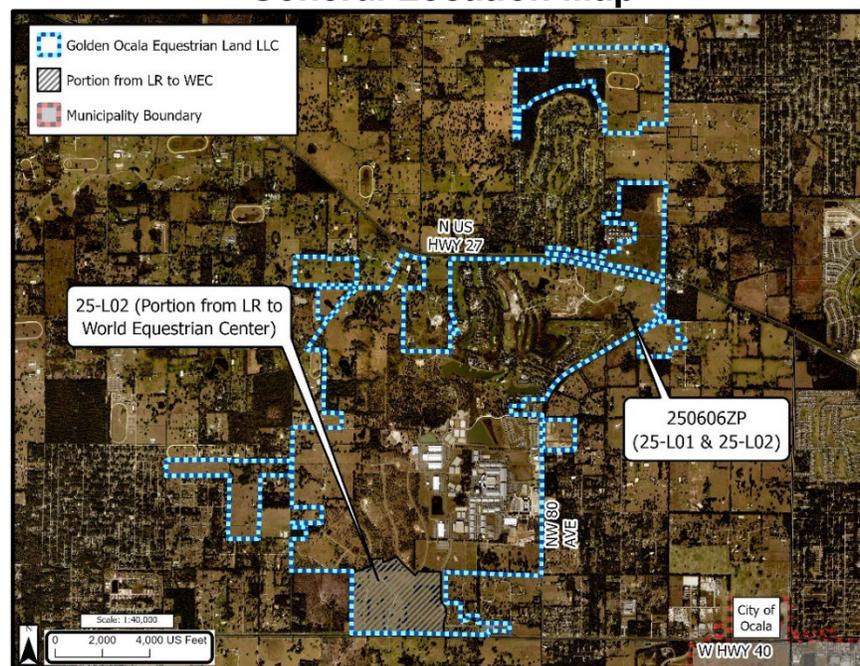
**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 6/30/2025	BCC(T): 7/21/2025	BCC(A): 3/18/2026
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		
BCC Transmittal	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: 3/2/2026	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Posted: 3/5/2026 Attachment B	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 277 - owners*	Mailed: 2/27/2026	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

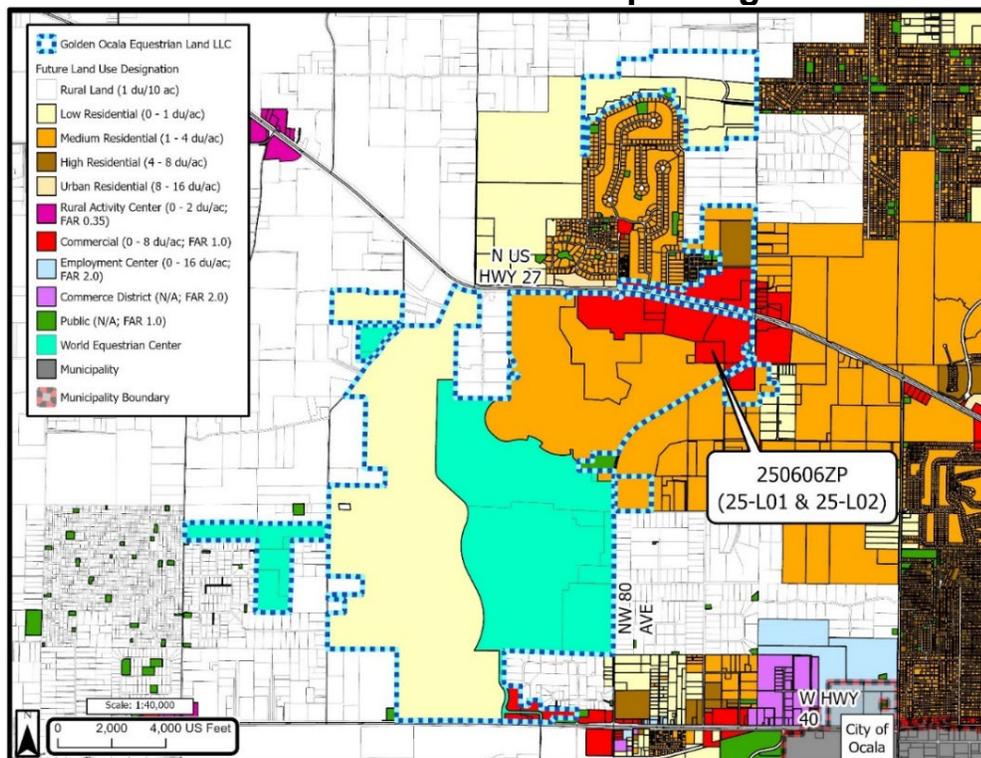
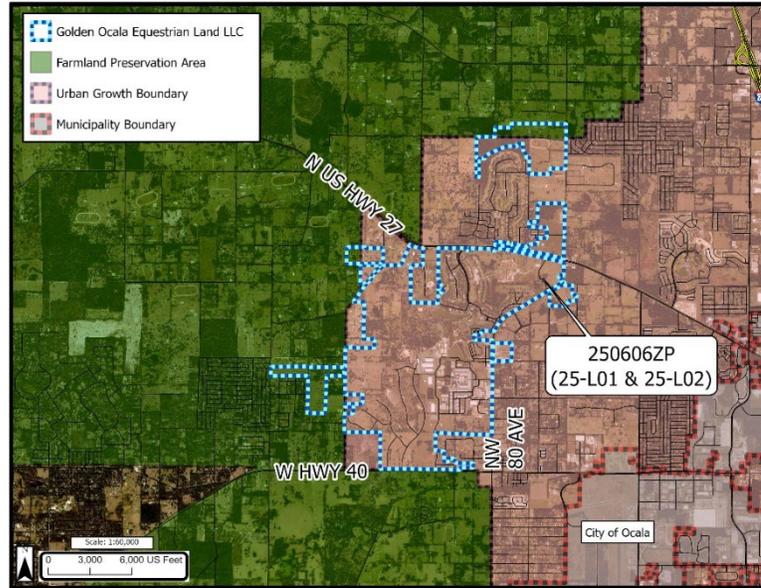


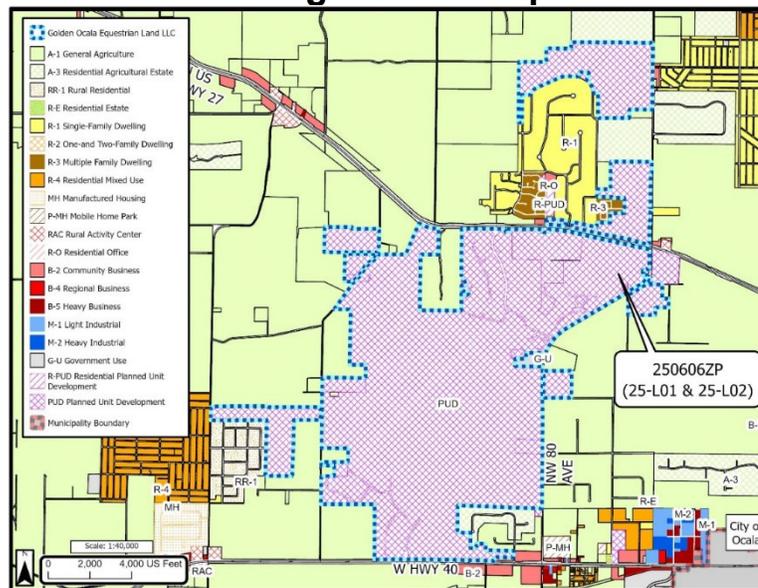
Figure 3 displays the current Farmland Preservation Area and Urban Growth Boundary with the existing Golden Ocala - World Equestrian Center development's boundaries. No changes to the boundaries of the Farmland Preservation Area or Urban Growth Boundary are proposed. The proposed Amendment area is located 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

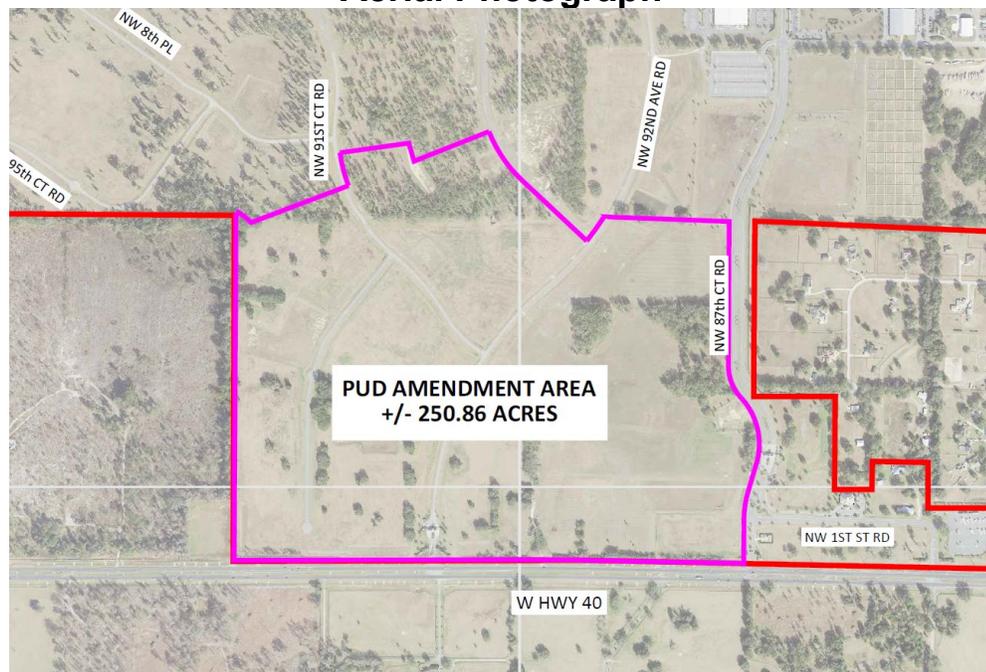


V. CHARACTER OF THE AREA

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 developments and subdivisions identified to provide further reference as to the site's location and surroundings.

Figure 6
Existing Surrounding Development

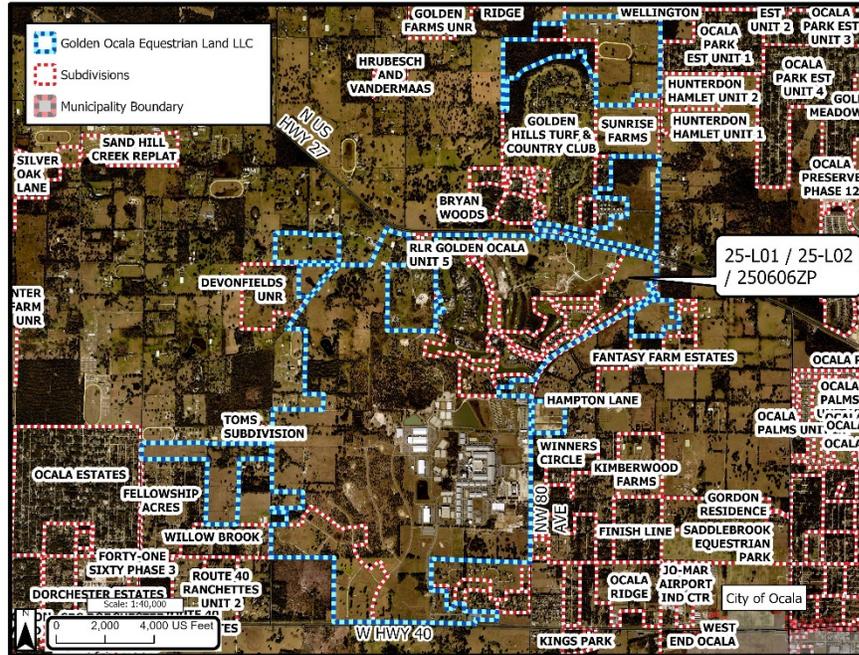


Figure 7 is a map based on the Marion County Property Appraiser’s data showing the existing, adjacent, and surrounding land uses. The subject property is currently used for agricultural production, with surrounding parcels primarily used for agricultural production, single-family residential, commercial, and utility, either vacant or developed.

Figure 7
Existing and Surrounding Land Uses

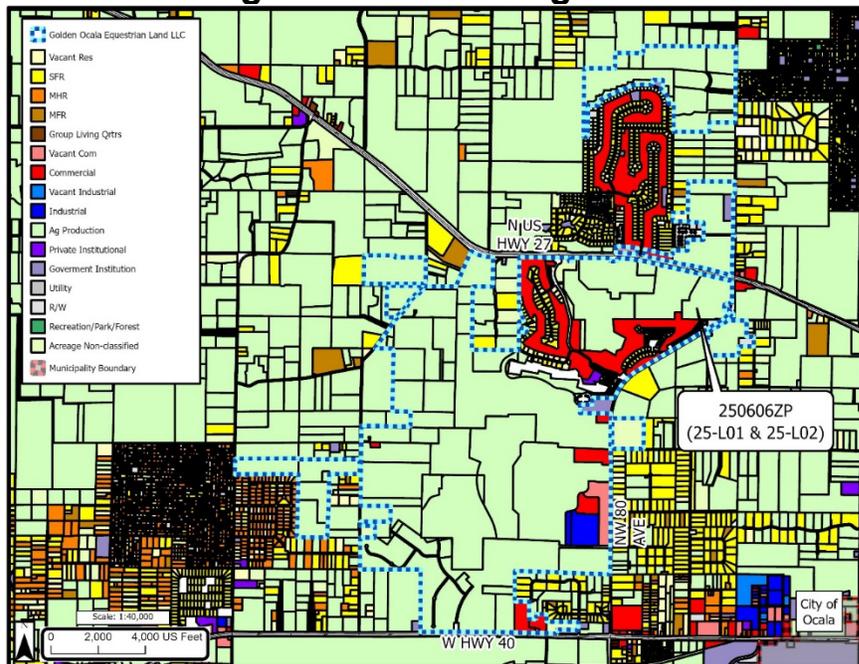
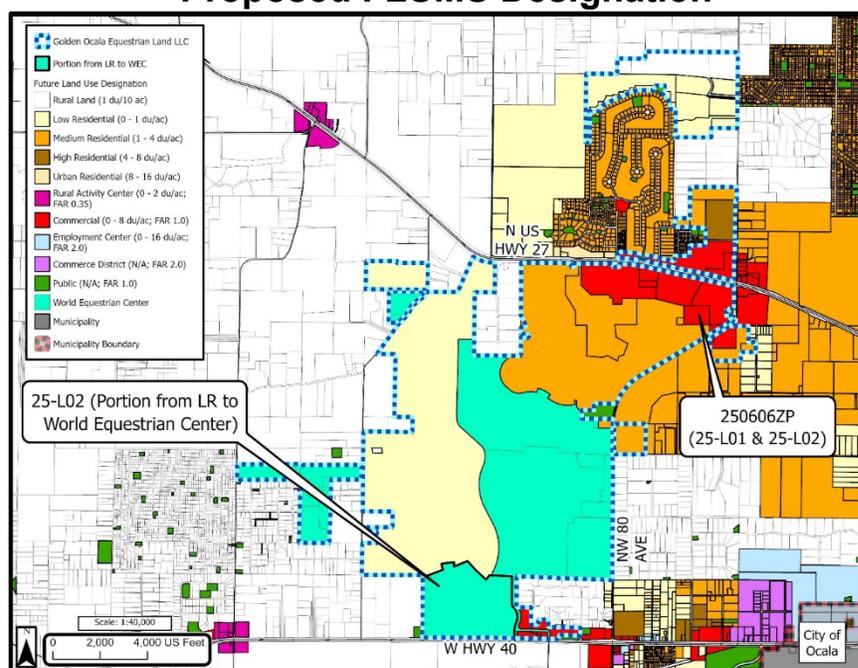


Table 1, following, displays the FLUMS, Zoning, and existing uses on the subject ±250.86-acre site and surrounding lands.

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 Figure 9 - Proposed Conceptual Plan (Attachment C). 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**



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 include sports facilities and open field venues that 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-designation 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 fulfill 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 compatible 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 3.3.1 Elements of Rural Character in the Farmland Preservation Area - The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character set forth below, and further requiring that all Zoning Changes and Special Use Permits within the Farmland Preservation Area be consistent with and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the Farmland Preservation Area. The fundamental elements of rural character include the following:
1. Scenic Views: The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.
 2. Open Space Protection: Residential development options shall include incentives to promote the protection of open spaces.
 3. Rural Lighting: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
 4. Transportation: Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. Where feasible, expansion or alteration of existing roadway corridors, including State Facilities, will be the preferred method to meet long-range transportation needs. New transportation corridors intended to be used specifically for the construction of expressways or limited access roadways within the Farmland Preservation Area shall be developed in such a way as to avoid negative impacts to vital farmlands, key environmental areas, and valuable open space so that transportation and land use are compatible with the rural character of the area. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.
 5. Infrastructure: Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.

Analysis: Staff notes that this Large-Scale Comprehensive Plan Map Amendment is related to property within the Urban Growth Boundary that adjoins a parcel that is Rural Land also inside the Urban Growth Boundary that has a Rural Land future land use designation. Parts of the Golden Ocala development are located within the Rural Area and Farmland Preservation Area, however, no changes are proposed to those existing areas. The amendment site will enable facilities including sports/play fields resulting in alternative forms of open space which will require screening and buffering from the adjoining SR 40 and offsite properties. Lighting plans will be required to identify methods and extent of illumination for the sport/play fields to limit effects as provided by the LDC. Water & sewer facilities are available to the site and extension of the services to and within the site will be the responsibility of the developer. As such, staff recommends the Amendment is consistent with FLUE Policy 3.3.1

- d. 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
 11. 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.

The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

Based on this and the developer's analysis, the proposed amendment is **consistent** with FLUE Policy 5.1.2 in providing the opportunity to satisfy a community need that is an extension of the tourism driven focus of the site's existing facilities.

- e. 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 was considered by the Planning & Zoning Commission on June 30, 2025. This application is consistent with FLUE Policy 5.1.3.

- f. 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.

The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

The initial DRC Traffic Review (Attachment E, May 2025) raised concerns related to the project’s potential impacts and did not support the proposed Amendment at that time. A Traffic Impact Analysis was submitted (TIA, Attachment F, AR 33436, October 2025, approved February 2026). The developer’s TIA accompanies both this Amendment and concurrent Amendment 25-L02 and identifies a limited series of deficiencies are expected, and the developer will make proportionate share contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment G, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum

timeframe of eight months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

In addition to the sports fields/facilities, the request proposes a 300 room increase for the maximum number of hotel rooms from 1,350 to 1,650. At present, only 642 rooms have been constructed, and 708 additional rooms remain under the current entitlement. The impacts of the additional hotel rooms have been addressed as a component of the TIA. A concurrent request to remove existing restrictions on concerts implemented via the project's Planned Unit Development (PUD) zoning and a concurrent Development Agreement was submitted. In response to concerns raised, a Traffic Demand Management Study (TDMS, see Attachment H, AR 33463, October 2025) has been submitted and a revised amendment to the Development Agreement regarding concerts is under consideration as referenced previously, which may be further revisited with the additional required Development Agreement is considered.

Based on this analysis, the proposed amendment is **consistent** with TE Policies and FLUE Policies 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, as specified by the concurrent Development Agreement Amendment and its required subsequent amendment to be filed within eight (8) months.

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 **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. No changes in the extent of residential development are anticipated for the project, as the focus of this Amendment is implanting non-residential activities. For reference, 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, and 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

The Board of County Commissioners, based on a motion by Commissioner Stone, with second by Commissioner Zalak, with a vote of 5-0, acted to APPROVE the transmittal of Amendment 25-L02 for the proposed Future Land Use Map Amendment to Florida Commerce and the designated State Agencies for **State Coordinated Review**, for amendments related to the modification of land uses for a development of regional impact large-scale development project.

XI. FLORIDACOMMERCE OBJECTIONS, RECOMMENDATIONS AND COMMERTNS (ORC) REPORT

The FloridaCommerce department identified one (1) objection to the proposed amendment as follows:

Objection 1: Lack of Demonstrated Public Facilities

The proposed amendment is not supported with adequate data and analysis to demonstrate that the public facility improvements needed for the World Equestrian Center (11WEC") land use allowed by the proposed amendment on the subject site have been identified and that the improvements have been included in the comprehensive plan and adequately planned for as required in section 163.3177(1)(f), F.S. The amendment is not based upon surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities and services as required in sections 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S.

Potable Water and Sanitary Sewer

The analysis provided in the transmittal package states that the site is within the Marion County Utilities jurisdiction and is eligible for utility services. Additionally, it is stated that the site is adjacent to existing infrastructure, however this infrastructure does not extend fully into the subject site. Although this information is given, there is no supporting data and analysis demonstrating that there is enough capacity, or planned improvements, to serve for the demands of the proposed 250.86-acre designation change to the WEC Future Land Use.

Transportation

A traffic analysis and a traffic methodology for the analysis to be conducted by the applicant were included within the transmittal package. The analysis that was provided related to road conditions and improvements for west Marion County. However, a full analysis for the specific site showing the full impacts of the site on traffic has not been completed and included within the amendment package.

Capital Improvements

The Capital Improvements Element was not updated to reflect the needed public facilities improvements that would be necessary for this amendment. The County mentions within the amendment package that public facilities infrastructure does not fully extend into the subject site and an alternative means to providing public facilities may be necessary until connection can occur. However, the proposed improvements and timeframe of the improvements are not outlined within the data and analysis.

Statutory Authority: 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a), 163.3177(6)(b), 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.

Recommendation: Amendment 25-02DRI, that is running concurrently with this amendment, proposes to allow sports facilities within the WEC and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the effective controlling land use description for the site. The County must support the proposed amendment with adequate data and analysis to demonstrate the effects of the development on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment on the subject site and that the improvements have been included in the Comprehensive Plan. The proposed amendment must be based upon surveys, studies and data regarding the amendment site, including the availability of water supplies, public facilities, and services.

Potable Water and Sanitary Sewer - The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

Transportation - The developer has provided a traffic impact analysis (TIA, see Attachment F, AR 33437, October 2025, approved February 2026) for the proposed amendment to accompany the both related Amendments, which identifies a limited series of deficiencies are expected, and the developer will make proportionate share contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment G, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight (8) months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

Capital Improvements - Marion County's current operating Transportation Improvement Plan (TIP, Attachment I, March 2025, for the 2025-2026 Fiscal Year) provides for a series of area transportation improvements including the widening of NW 70th/80th Avenue/Road (CR Hwy 225A) and the construction of a new NW 49th Street that will extend east from the north end of the NW 70th Avenue (CR Hwy 225A) to NW 44th Avenue. The creation of NW 49th Street will intersect with the new I-75/NW 49th Street Interchange currently underway as part of FDOT's "Moving I-75 Forward" project (FDOT Project 435209-1). Both county projects are funded for commencement with the current fiscal year and targeted for accelerated completion which, combined with the new I-75/NW 49th ST Interchange, will significantly affect possible traffic patterns and accessibility for the area. The TIA's

projected deficiencies are also expected to occur following the completion of these currently funded transportation improvements, and the additionally required Development Agreement amendment previously referenced will provide an opportunity to consider the status and progress of both the county and FDOT projects in addressing the proportionate share impacts of the potential development as it begins development.

Based on the previous information and developer's supporting analysis, staff proposes the FloridaCommerce objection regarding "Lack of Demonstrated Public Facilities" has been appropriately addressed and staff recommends approval of the proposed amendment.

XII. BOARD OF COUNTY COMMISSIONERS - ADOPTION - TBD

To be determined.

XIII. LIST OF ATTACHMENTS

- A. Application package AR 32628.
- B. Sign Photos.
- C. FLUM Amendment Location Map.
- D. Developer's WEC Sports Complex Amendment Supporting Analysis.
- E. DRC Comments AR# 32628, May 2025.
- F. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
- G. Proposed Second Amendment to Development Agreement, 25-DM01
- H. Developer's Traffic Demand Management Study, AR 33436, October 2025 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
- I. Marion County TIP, March 2025.
- J. FloridaCommerce Objections, Recommendations, and Comments Report, 25-02DRI (CPA 25-L02)