



**Marion County
Board of County Commissioners**

Growth Services

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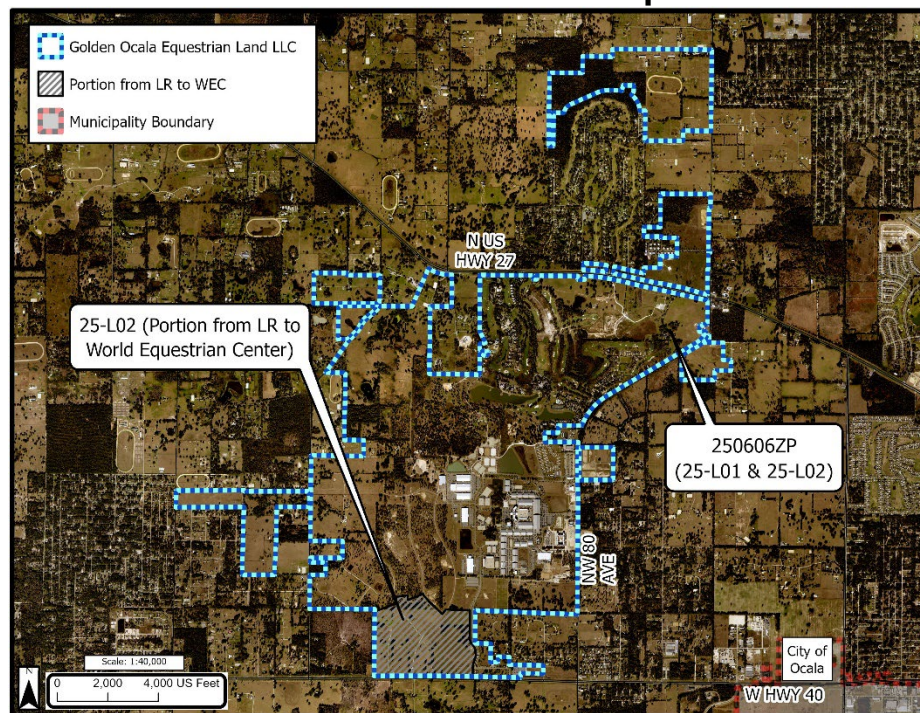
**PLANNING & ZONING SECTION
STAFF REPORT**

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&ZC Recommendation	TBD	
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 Developers Agreement 	

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 sports related uses will include an indoor arena, outdoor fields for baseball, soccer, softball, football or polo uses, a sports entertainment venue area, parking, seating, etc. There are three concurrent applications: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-DM01 Developers Agreement, and 250606ZP PUD Amendment. 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.

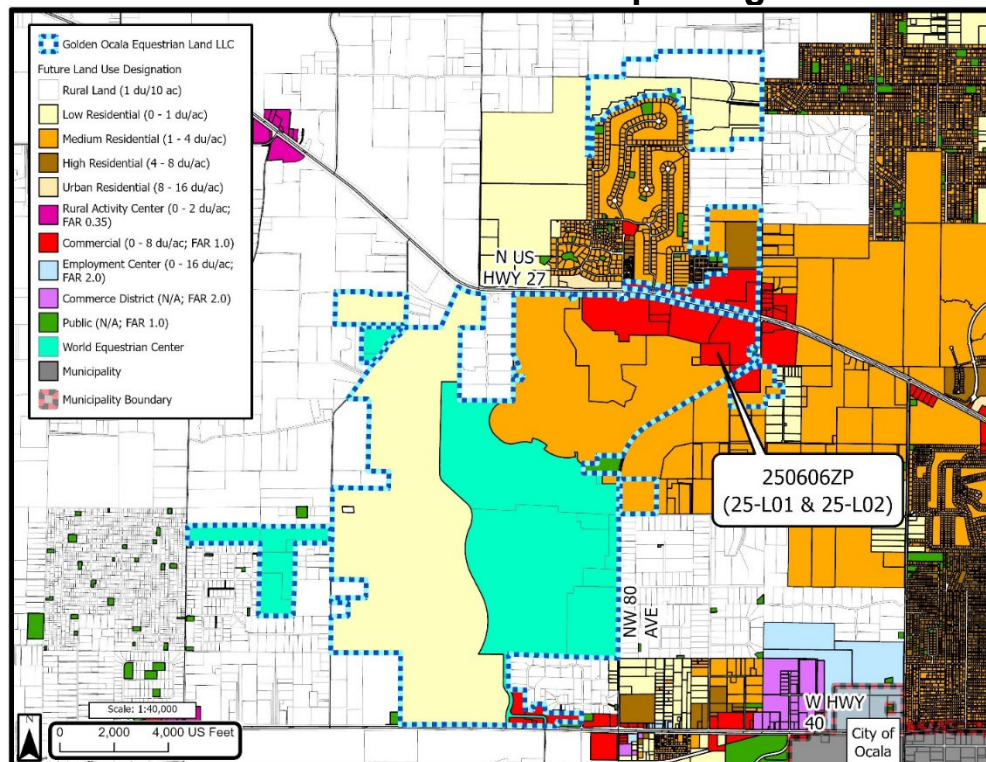
TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 6/16/2025	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Posted: 6/20/2025	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 19 - owners*	Mailed: 6/13/2025	3.5.3.B(2)

*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

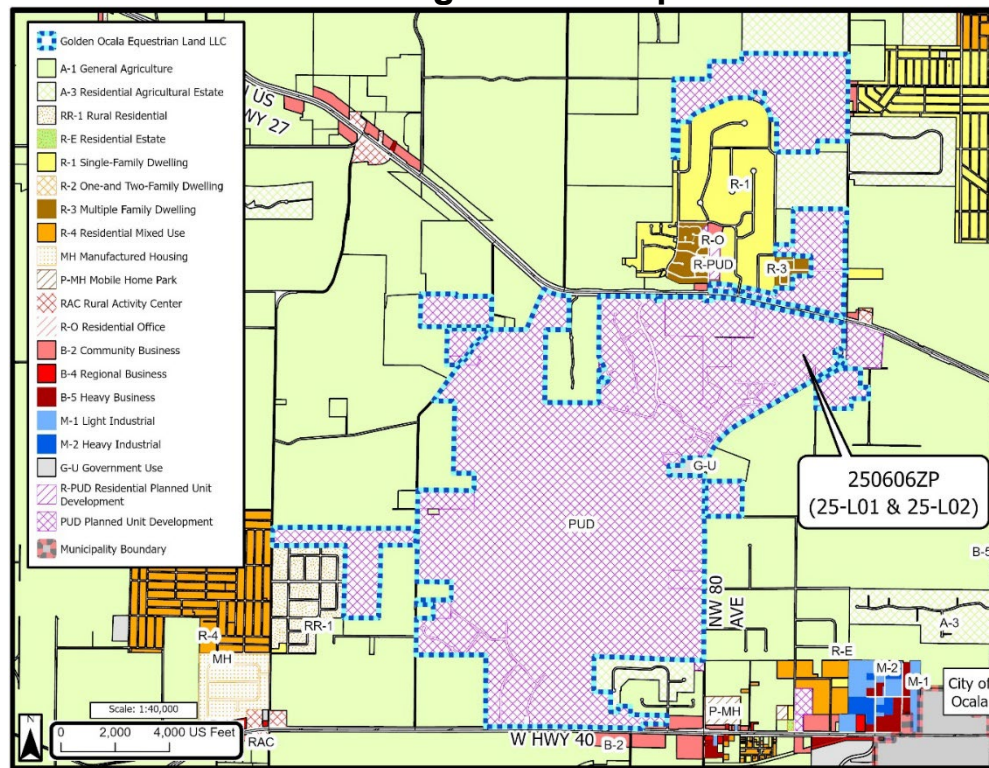
- A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property has a Low Residential (LR) future land use. The property owner is now seeking to amend the property's future land use designation to World Equestrian Center (Urban Area) in order to proceed with an alternative development plan for the property.

Figure 2
Current Future Land Use Map Designation



- B. *ZDM history.* Figure 3 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 3
Zoning District Map

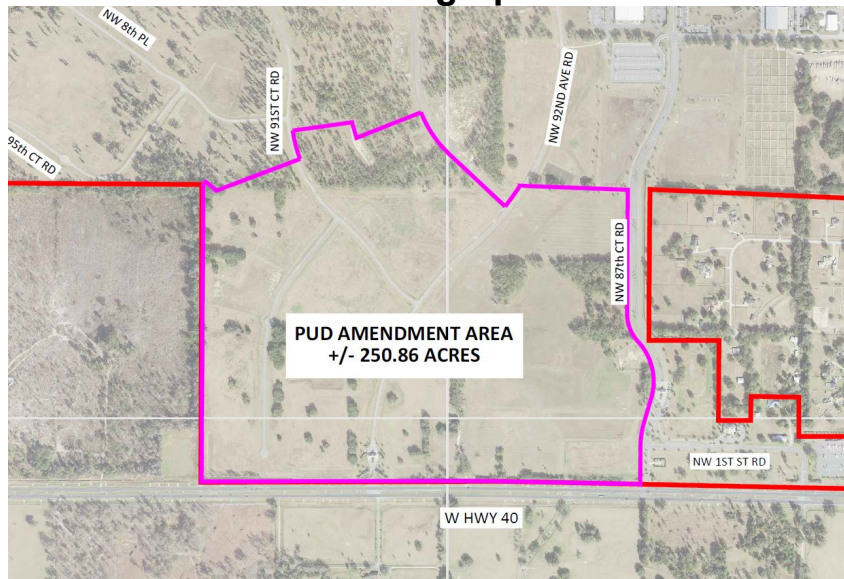


V. CHARACTER OF THE AREA

A. *Existing site characteristics.*

Figure 4, following, is an aerial photograph showing the subject property and surrounding area. The subject property is located within the Urban Growth Boundary and has direct access from W HWY 40 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 neighborhood predominantly consists of agricultural uses, single-family homes, and commercial. Most of the subject parcel is currently undeveloped and currently used for ag production.

Figure 4
Aerial Photograph



B. Adjacent and surrounding land uses.

Figure 5 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 5
Existing Surrounding Development

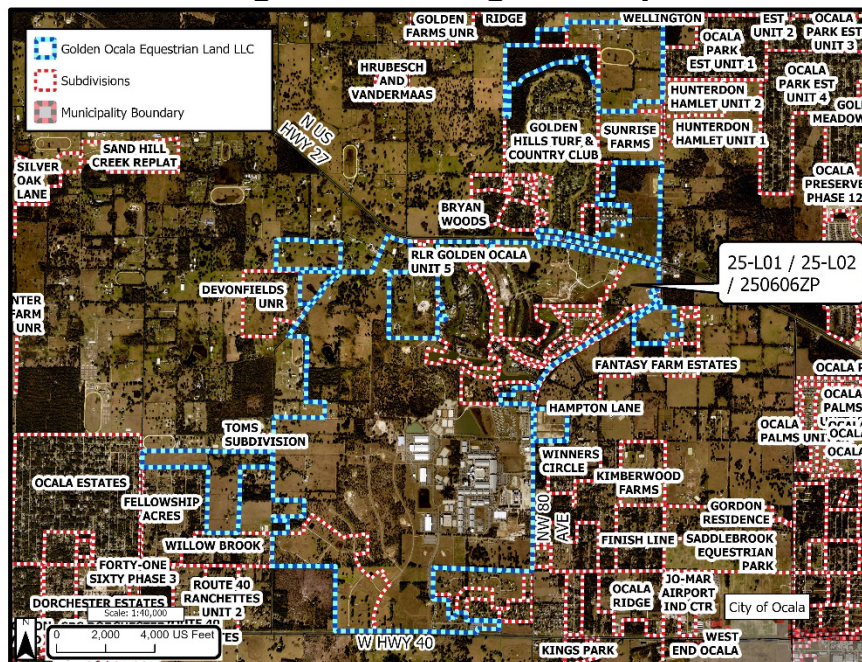


Figure 6 is a map based on the Marion County Property Appraisers data showing the existing, adjacent, and surrounding land uses. The subject property is currently used for agricultural production, with surrounding parcels primarily used for

agricultural production, single-family residential, commercial, and utility, either vacant or developed.

Figure 6
Existing and Surrounding Land Uses

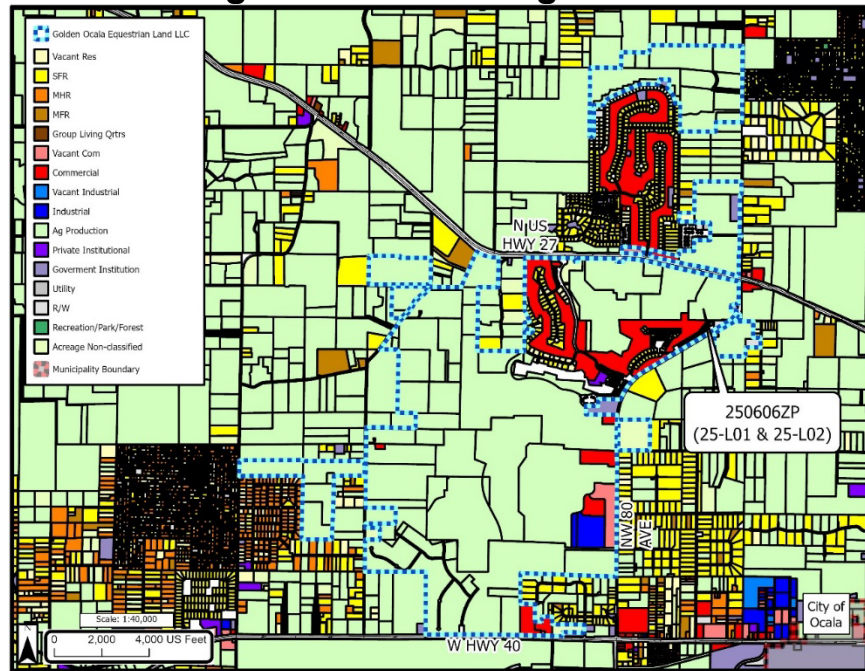


Table 1, below, displays the FLUMS, Zoning Classification, and existing uses on the subject ± 250.86 -acre site and surrounding uses.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Marion County Property Appraiser Existing Use
Subject Property	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
North	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
South	ROW	ROW	ROW
East	World Equestrian Center (WEC)	Planned Unit Development (PUD)	Commercial, SFR
West	Low Residential (LR) & Public (P)	General Agriculture (A-1)	Ag Production, Utility

- C. *Project request.* Figure 7 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 sport facilities in the development. The proposed use will include an indoor arena, outdoor fields for baseball, soccer, softball, football or polo uses, a sports entertainment venue area, parking, seating, etc. The proposed development concept is shown in the Figure 8 Conceptual Plan

(Attachment B). 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 7
Proposed FLUMS Designation

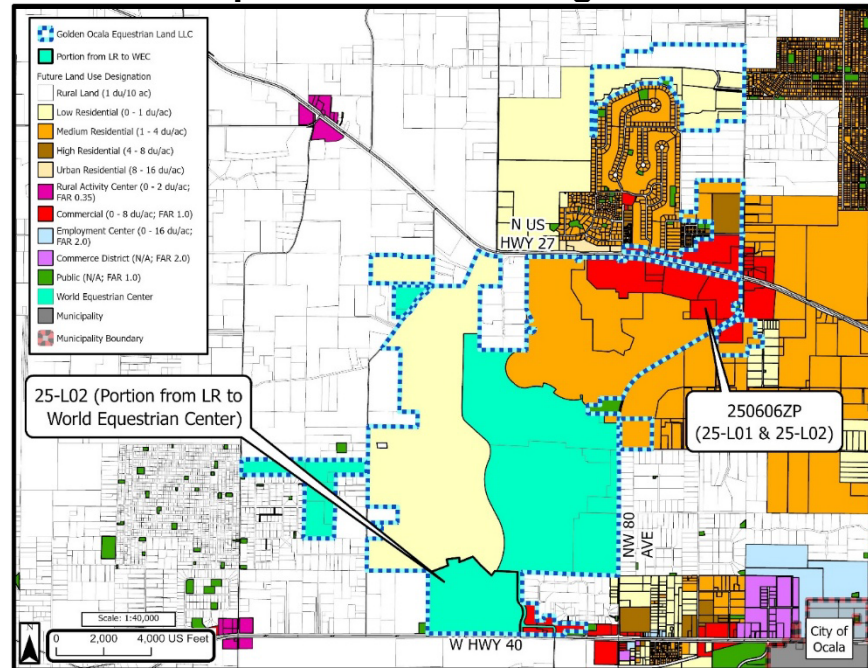
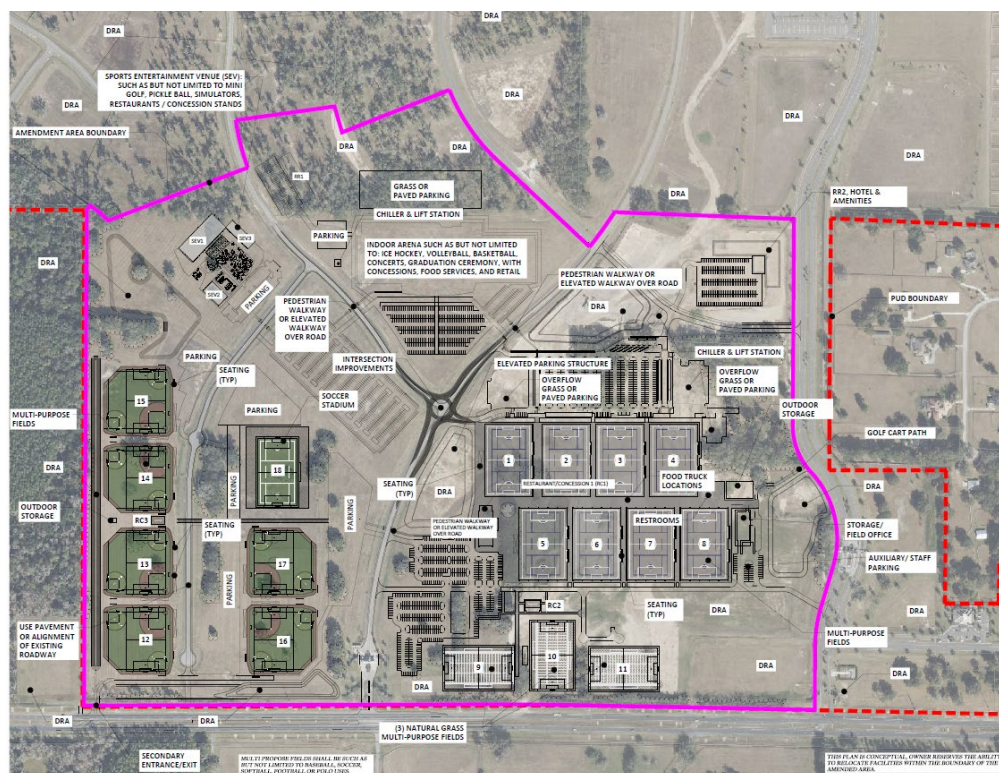


Figure 8
Proposed Conceptual Plan (FLUM Amendment Area)



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 on World Equestrian Center (WEC) 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). 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 described in Exhibit “C” (as may be subsequently amended), and all lands subject to this land use designation shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over the Exhibit “C” 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 integrate this ±250.86-acre area into the larger WEC development and accommodate new recreational and sports-oriented facilities such as an indoor arena, outdoor playing fields, and entertainment venues—uses that serve both community and tourism-based functions.

Although the current policy does not include sport facilities in the permitted uses, the applicant submitted a concurrent Comprehensive Plan Text Amendment (25-L01) to allow these additional uses under the WEC designation. **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. The applicant is also requesting a PUD amendment application and an updated Developer's 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 the methodology used to estimate trip generation based on acreage rather than recognized industry standards, such as seats or field count. These unresolved traffic impacts and methodological uncertainties suggest the amendment does not fully satisfy the policy's requirement to demonstrate that the proposed modification is suitable and compatible with the surrounding area or adequately supported by infrastructure. As such, 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 resolve and complete the submitted Traffic Methodology and complete the Traffic Study for the Amendment, wherein at that time this consideration is also due to be accompanied by the consideration of a Development Agreement Modification that will outline how need 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 approval of this Amendment in anticipation of the currently identified issues being resolved, or mechanisms established 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 scheduled to appear in front of 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 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. Without modifications to reduce or offset the proposed entitlements, the amendment poses substantial operational and safety risks to the transportation network.

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 resolve and complete the submitted Traffic Methodology and complete the Traffic Study for the Amendment, wherein at that time this consideration is also due to be accompanied by the consideration of a Development Agreement Modification that will outline how need 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 approval of this Amendment in anticipation of the currently identified issues being resolved, or mechanisms established 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 #12, located at 120 NW 110th Ave, Ocala, FL 34482 is roughly 3 miles southeast of the proposed development and Fire Station #20 located at 3600 NW 70th Avenue Rd, roughly 2.5 miles northeast of the proposed development. Fire Station #20 is at the northern end of the Golden Ocala development, just south of US HWY 27. 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 addressed.

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**

To be determined.

**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 Concept Plan Inset.
- C. DRC Comments AR# 32628.
- D. Site Photos.