

July 10, 2025

PROJECT NAME: WORLD EQUESTRIAN ESTATES PH 1-PLAT VACATION

PROJECT NUMBER: 2025060075

APPLICATION: PLAT VACATION #33013

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: The applicant is proposing to vacate portions of parcels 21081-000001, 21081-001-00, & 21081-048-00 to develop the vacated sections of the properties in a different manner from the rest of the plat. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: Zoning- PUD Future Land Use- LR

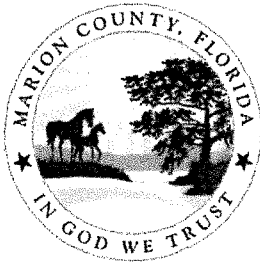
6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: APPROVED: Parcels 21081-000001, 21081-001-00, 21081-048-00 are within the Marion County Utility service area, and have currently Utility connections and services. MCU completed a Letter of No Objection on 2/7/2025 with the following comment "Existing utilities shall remain accessible and maintained and owned by Marion County Utilities. Mans and or existing water and sewer service relocations will be at the developers expense.

Parcels are located within the Urban Growth Boundary and the Secondary Springs Protection Zone.



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

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION: Date: _____
Applicant: Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company
Address: 600 Gillam Road City: Wilmington State: OH Zip: 45177
Agent / Contact: W. James Gooding III, Esq., Gooding & Batsel, PLLC
Address: 1531 SE 36th Avenue, Ocala, FL 34471
Phone Number: (352) 579-1290 Fax Number: (352) 579-1289 Cell: _____
E-mail: jgooding@lawyersocala.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:
Parcel Number(s): Portions of 21081-000001, 21081-001-00 and 21081-048-00
Subdivision Name: World Equestrian Estates Phase 1 Unit/Block/Lot: See / Exhibit / A
Parcel Size: 99.15 Sec/Twp/Rge: 11,14 / 15S / 20E Plat Bk/Pg 14 / 86

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
<https://maps.marioncountyfl.org/interactivemap/>

Are any other applications pending? ☒ Yes ☐ No
☐ Variance ☐ Family Division ☐ Site Plan Approval ☐ Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

- ☐ Code Violation (attach copy of letter citing violation)
☐ To clear an existing encroachment
☐ Family Division
☐ To allow for construction of:
☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☒ Other

Develop property in manner different from Plat.

Form PV-AP

Empowering Marion for Success

marionfl.org

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.
2. Lot 48.
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.

PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF

World Equestrian Estates Phase 1

Plat Book 14 Page 86

Whereas, Golden Ocala Equestrian Land, L.L.C., Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

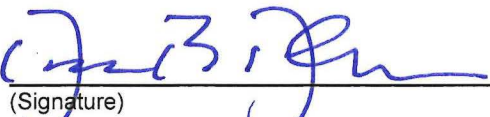
SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: 2-24-25

BY: 
(Signature)

Donald R. DeLuca VP Legal
(Print Name) of Golden Ocala Equestrian Land,
L.L.C.

7290 College Parkway, Suite 400
(Address) Ft. Myers, FL 33907

(239) 275-2304
(Phone)

BY: _____
(Signature)

(Address)

(Print Name)

(Phone)

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.
2. Lot 48.
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.

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

February 25, 2025

Marion County Engineering Department
412 SE 25th Avenue
Ocala, Florida 34471

RE: Title Opinion for Partial Vacation of Plat of World Equestrian Estates Phase 1

Dear Sir:

This title opinion and certification is submitted pursuant to the "Marion County Plat Vacation Checklist," and concerns the real property described on the attached **Exhibit A**.

It is my opinion, and I hereby certify, as follow:

1. **Ownership.** The owner of the property that is the subject of the plat is Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company.
2. **Mortgages or Liens.** The property is encumbered by the following: None.
3. **Taxes.** The property is being taxed as part of Tax Parcel ID number: 21081-000001, 21081-001-00 and 21081-048-00. The taxes have been paid through 2024.
4. **Basis for Opinion.** This opinion and certification is based upon the following:
 - 4.1. Property Information Report for the filing of a subdivision plat prepared by First American Title Insurance Company under File No.: 2076-4674443, with an effective date of November 11, 2020.
 - 4.2. My search of the public records on the webpage of the Clerk of Circuit Court of Marion County, last performed on February 25, 2025 (records verified through February 24, 2025).

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

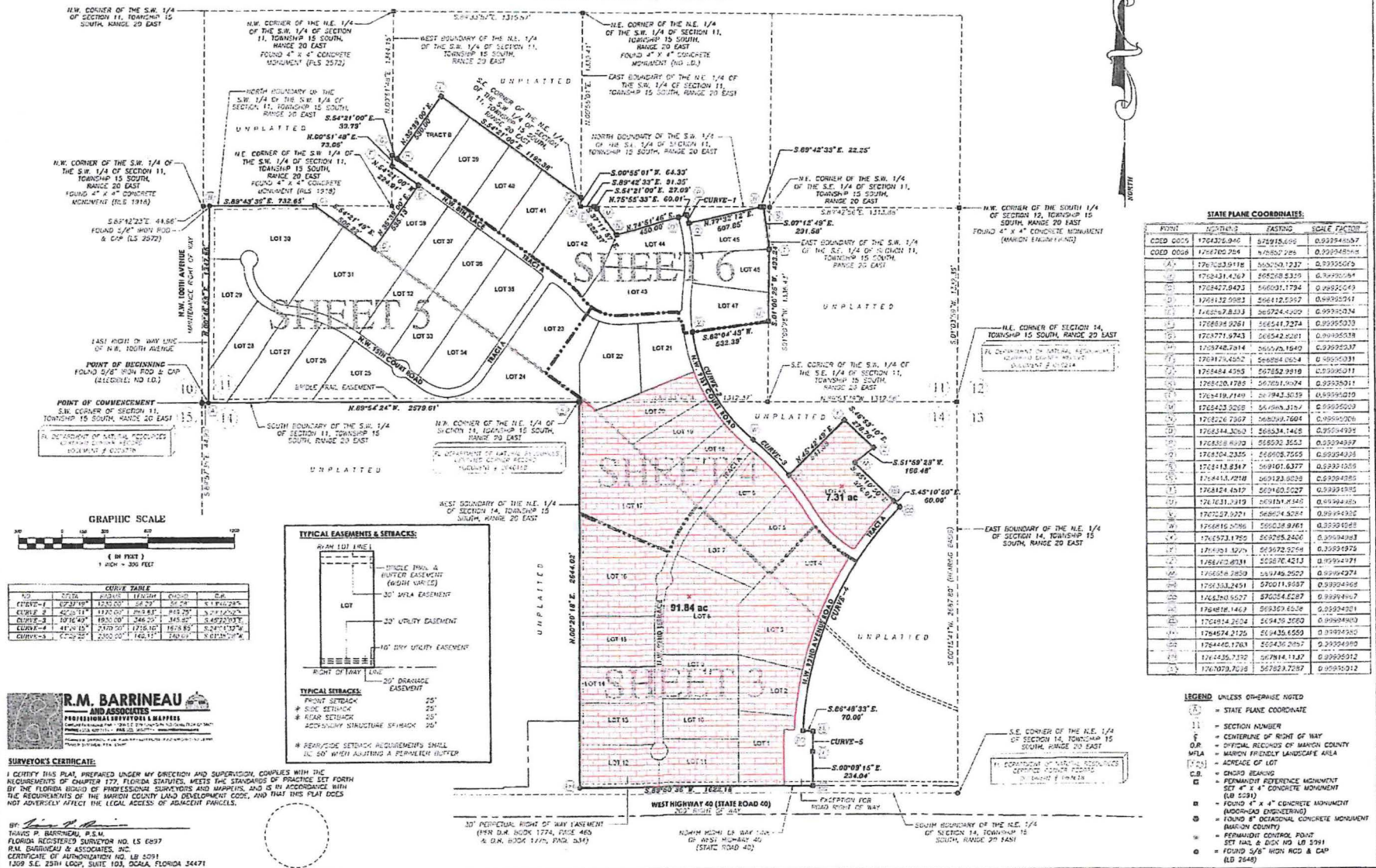
EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase I* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.
2. Lot 48.
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.

A PLANNED UNIT DEVELOPMENT
SECTIONS 11 & 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 81
SHEET 2 OF 6



MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Bellevue, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: February 5, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Golden Ocala Equestrian Land, L.L.C. intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of World Equestrian Estates Phase 1 more particularly described as

Enclosed for your reference and review is a location map highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? ☐ Yes ☒ No

If yes, please explain below.

Existing utilities shall remain accessible and
maintained and owned by Marion County Utilities.
Mains and/or existing water and sewer service relocations
will be at Developer expense.

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

N/A

Signature

Joshua Kramer
Print Name

Deputy Director
Title

2/7/2025
Date

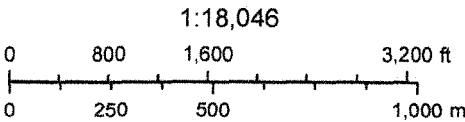
Enclosures: Location Map

Form PV-MCU

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.
2. Lot 48.
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.



[Map Title]

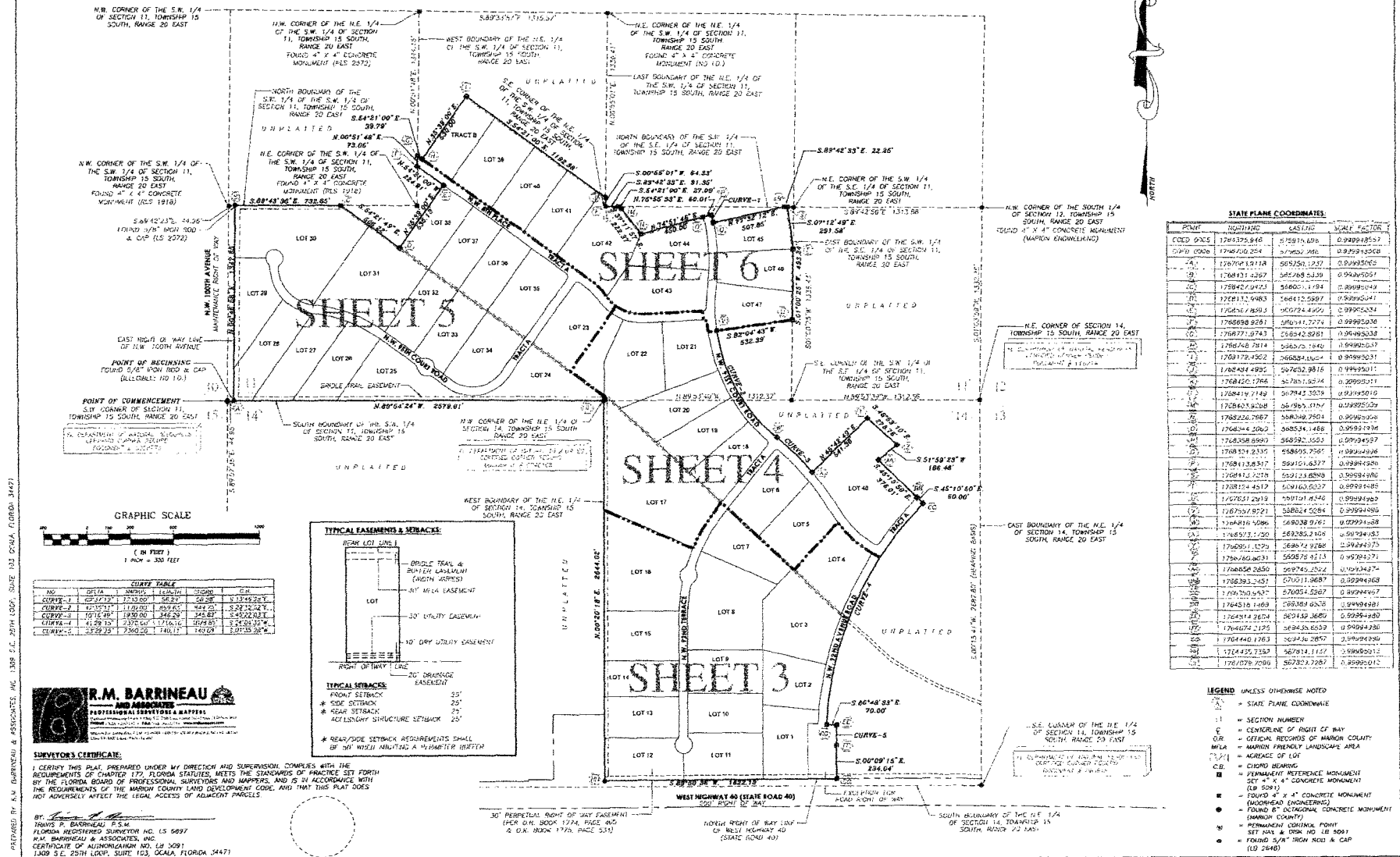
2/1/2025
Marion County Property Appraiser
Marion County, FL

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.

WORLD EQUESTRIAN ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT
SECTIONS 11 & 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 81
SHEET 2 OF 6



A PLANNED UNIT DEVELOPMENT IN SECTIONS 11 & 14,
TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

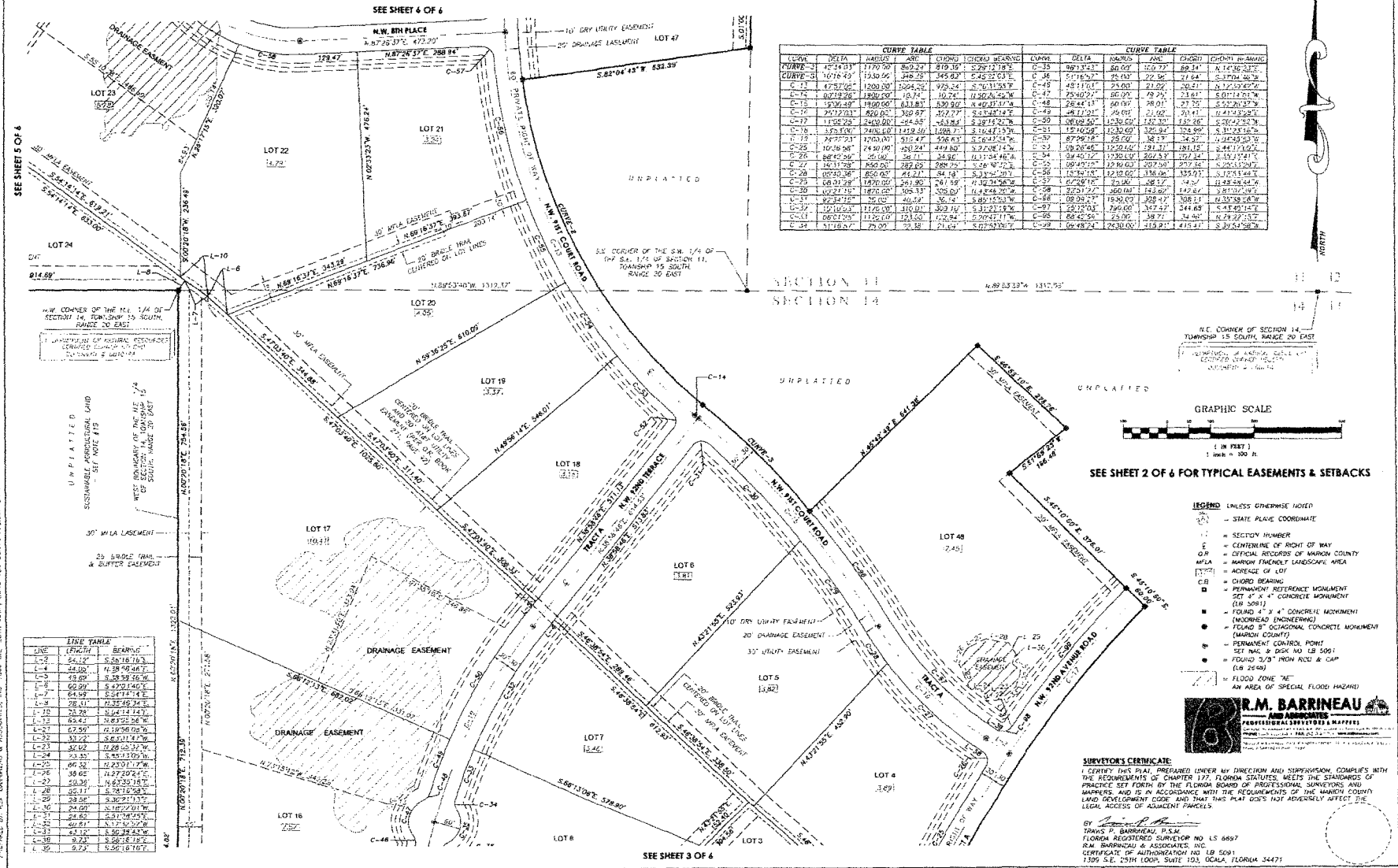
SHEET 3 OF 6



WORLD EQUESTRIAN ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT IN SECTIONS 11 & 14,
TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

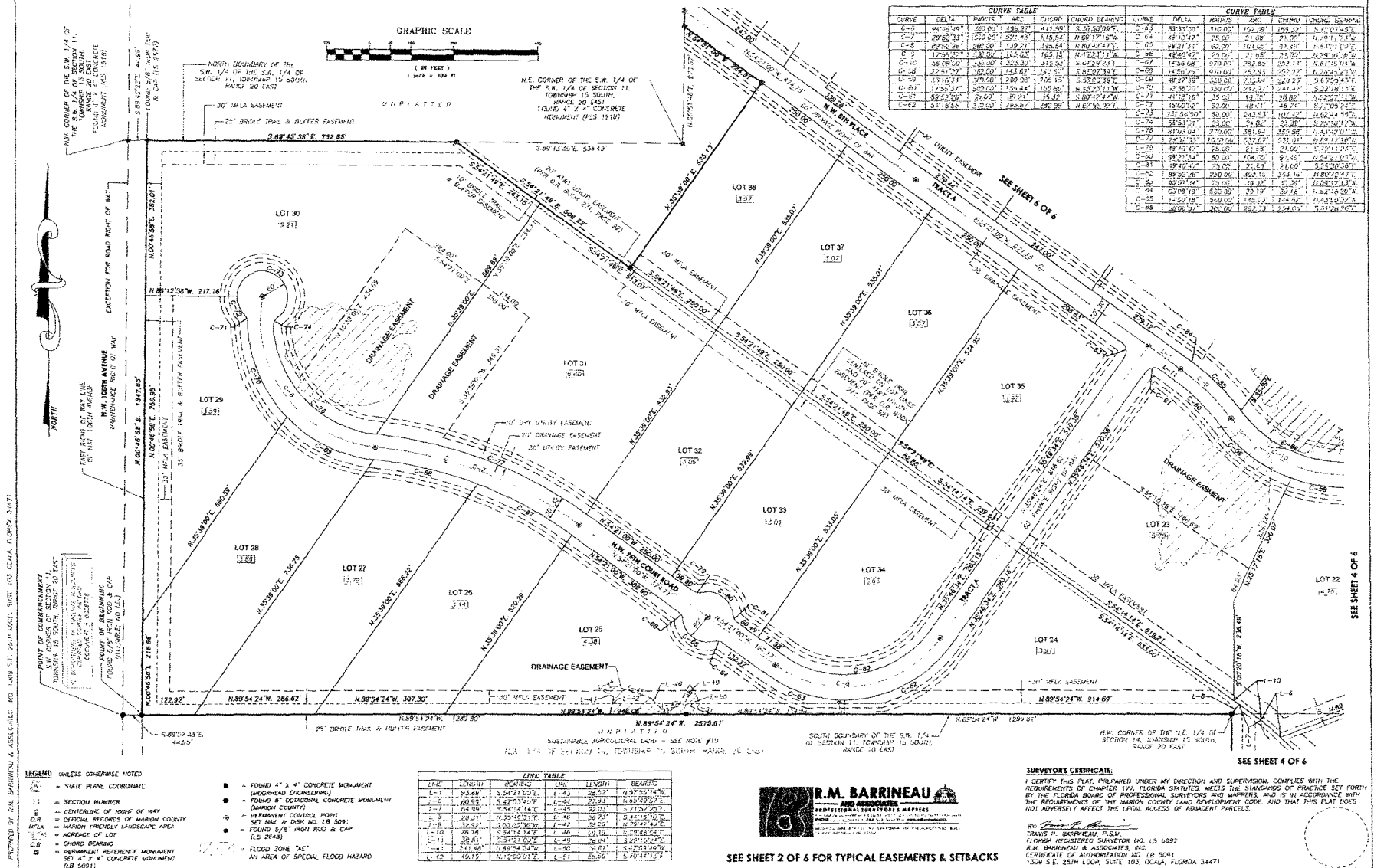
PLAT BOOK 14, PAGE 89
SHEET 4 OF 6



WORLD EQUESTRIAN ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT IN SECTIONS 11 & 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 90
SHEET 5 OF 6

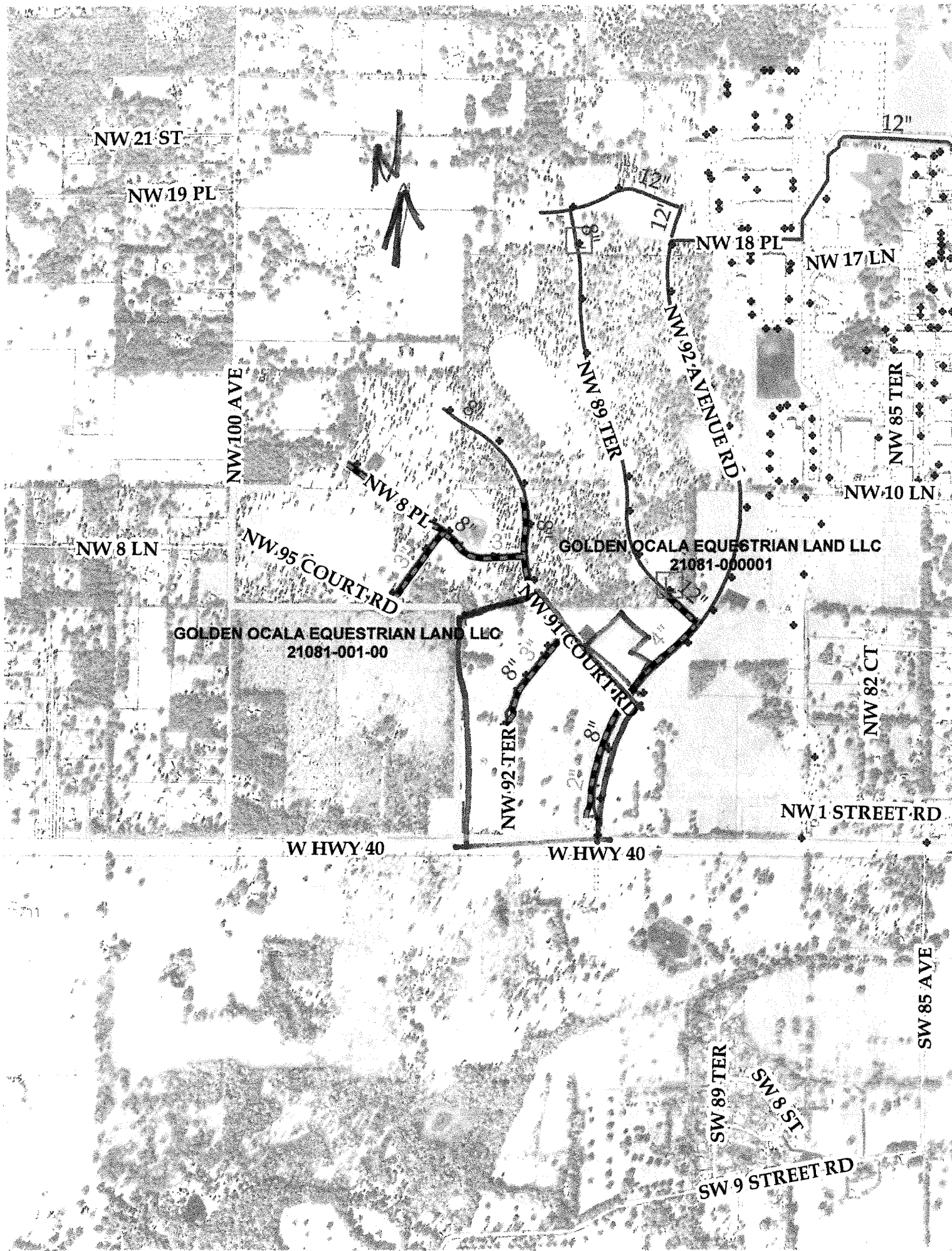


WORLD EQUESTRIAN ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT
SECTIONS 11 & 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 91
SHEET 6 OF 6





NW 21 ST

NW 19 PL

NW 100 AVE

NW 8 LN

GOLDEN OCALA EQUESTRIAN LAND LLC
21081-001-00

NW 95 COURT RD

NW 8 PL

GOLDEN OCALA EQUESTRIAN LAND LLC
21081-000001

NW 91 COURT RD

NW 92 TER

NW 89 TER

NW 92 AVENUE RD

NW 18 PL

NW 17 LN

NW 85 TER

NW 10 LN

NW 82 CT

NW 1 STREET RD

W HWY 40

W HWY 40

SW 85 AVE

SW 89 TER

SW 8 ST

SW 9 STREET RD

LETTER OF NO OBJECTION

To: TECO-Peoples Gas
Cheyenne Thompson
CThompson2@tecoenergy.com

Date: February 24, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Golden Ocala Equestrian Land, L.L.C. intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of World Equestrian Estates Phase 1 more particularly described as

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does TECO (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:

Cheyenne Thompson
Signature

Admin Specialist Sr.
Title

Cheyenne Thompson
Print Name

February 24, 2025
Date

Enclosures:
Location Map



February 13, 2025

Jimmy Gooding
GOODING & BATSEL
1531 SE 36th Ave
Ocala FL 34471

Re: Vacate Easement: WEC Sports Complex – Partial Vacation of Plat of World Equestrian Estates
Phase 1 as Recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida

Please be advised that Charter Communications has no objection to the Vacate of Property ROW
Easement proposed on your request. I have enclosed your original request for your reference. Please let
me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman
Construction Supervisor



DEPARTMENT OF HEALTH
LETTER OF NO OBJECTION

To: Evan Searcy
Department of Health
1801 SE 32nd Ave
Ocala, FL 34471
(352) 644-2623
evan.searcy@flhealth.gov

Date: February 5, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

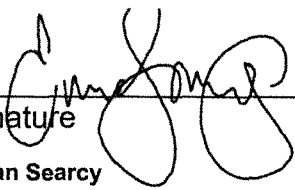
Golden Ocala Equestrian Land, L.L.C. intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of World Equestrian Estates Phase 1 more particularly described as

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

FOR COUNTY USE ONLY

Does Department of Health (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:


Signature
Evan Searcy
Print Name

Environmental Administrator
Title
2/6/2025
Date

Enclosures: Location Map

LETTER OF NO OBJECTION

To: CenturyLink
Curtis A. Gray
curtiss.gray@lumen.com

Date: February 14, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Golden Ocala Equestrian Land, L.L.C. intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of World Equestrian Estates Phase 1 more particularly described as

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does CenturyLink (Utility Company Name) object to the proposed
Plat Vacation? ☒ Yes ☐ No

If yes, please explain below:

Century Link/ Lumen objects to the vacate due to having fiber optic and copper utility lines in the area of Vacate.
Fiber and copper leaves HWY 40 and along NW 92nd Ave Rd and goes throughout Phase 1 staying on
the paved roads and feeds to all of the lots on the Plat design.

Curtiss Gray
Signature

Network Implementation Engineer I
Title

Curtiss Gray
Print Name

2/14/2026
Date

Enclosures:
Location Map

LETTER OF NO OBJECTION

To: World Equestrian Estates Homeowners'
Association of Ocala, Inc.
c/o Donald R. DeLuca
ddeluca@rlcarriers.com

Date: February 25, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Golden Ocala Equestrian Land, L.L.C. intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of World Equestrian Estates Phase 1 more particularly described as

See Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does World Equestrian Estates Homeowners' Association of Ocala, Inc. (XXXXXX) object to the proposed
Plat Vacation? ☐ Yes ☒ No (Only Company Name) (HOA Name)

If yes, please explain below:

DocuSigned by:
Donald R. DeLuca
88F81D7E9904457

Signature

Donald R. DeLuca

Print Name

Vice President

Title

2/25/2025 | 9:15 AM PST

Date

Enclosures:
Location Map

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

June 27, 2025

Marion County Engineering Department
412 SE 25th Avenue
Ocala, Florida 34471

RE: Title Opinion for Partial Vacation of Plat of World Equestrian Estates Phase 1

Dear Sir:

This title opinion and certification is submitted pursuant to the "Marion County Plat Vacation Checklist," and concerns the real property described on the attached **Exhibit A**.

It is my opinion, and I hereby certify, as follow:

1. **Ownership.** The owner of the property that is the subject of the plat is Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company.
2. **Mortgages or Liens.** The property is encumbered by the following: None.
3. **Taxes.** The property is being taxed as part of Tax Parcel ID number: 21081-000001, 21081-001-00 and 21081-048-00. The taxes have been paid through 2024.
4. **Basis for Opinion.** This opinion and certification is based upon the following:
 - 4.1. Property Information Report for the filing of a subdivision plat prepared by First American Title Insurance Company under File No.: 2076-4674443, with an effective date of November 11, 2020.
 - 4.2. My search of the public records on the webpage of the Clerk of Circuit Court of Marion County, last performed on June 27, 2025 (records verified through June 26, 2025).

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban
Cc: Client Reps

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.
2. Lot 48.
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.