

RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE MODIFICATION AND COMBINATION OF TWO EXISTING PLANNED UNIT DEVELOPMENTS (PUD 201201Z AND 210302Z) INTO ONE ON A ±4,276.21 ACRE TRACT FOR GOLDEN OCALA EQUESTRIAN LAND, LLC, ET AL ZONING CASE NUMBER 250606ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application to modify and combine two (2) existing Planned Unit Developments (201201Z and 210302Z) into one (1) Planned Unit Development (PUD 250606ZP) was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 30, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, March 18, 2026. Now therefore,

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

SECTION 1. MODIFICATION AND COMBINATION OF THE PLANNED UNIT DEVELOPMENT (PUD 201201Z AND 210302Z) APPLICATION 250606ZP – Golden Ocala Equestrian Land, LLC, et al, the application requesting a modification to the Planned Unit Development (PUD), Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman, with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a modification of Planned Unit Development (PUD 201201Z and 210302Z) to unite two (2) existing Planned Unit Development (PUD) projects (PUD 201201Z and 210302Z) into a single PUD project and amend a portion of the united PUD to allow for indoor/outdoor sports complex and venue facilities, along with establishing and modifying development standards for the new and existing uses, on an approximate 4,276.21 Acre Tract, on Multiple Parcel Account Numbers encompassing Golden Ocala and World Equestrian Center, multiple addresses and/or no addresses assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners has considered the approval recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1., and the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].
2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan, the project's PUD Concept Plan Amendment [12/30/25] and the conditions of this approval.

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6 following, as listed on Sheet 3.01 and illustrated on Sheet 7.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

TABLE 5: GOLDEN OCALA PUD PROPOSED USES	
USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i>
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
<i>Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
<i>All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance, measured at the exterior boundary of the PUD. Any stages or structures used in conjunction with the area for outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.</i>	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1,2,7}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	10'

Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)*⁴							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁵
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS**

Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).

Accessory = Customary individual unit residential accessory uses such as but not limited to; storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.

Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.

Commercial

Comply with B-4 (Regional Business) zoning uses.

Equestrian / Event Facilities - World Equestrian Center (WEC)

Comply with defined uses within PUD Conditions.

Expo - World Equestrian Center (WEC)

Comply with defined uses within PUD Conditions.

Sports Facility - World Equestrian Center (WEC)

Comply with defined uses within PUD Conditions.

¹In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.

²LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.

³Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.

⁴Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet

⁵Maximum principle structure building height is 100-ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit.

⁶Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, outdoors at the World Equestrian Center Stadium, outdoors at the Soccer Stadium at Sports Facility, North Lawn at Indoor Sports Arena, and West Lawn at WEC Expo 1 & 2.

⁷Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.

4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. In the event the use of current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80th Avenue and NW 21st Street and consisting of ±40-acres is redeveloped for residential purposes, its development shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units as listed in prior Condition #2.
6. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.

7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES					
CHANGE FROM \ CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE
 Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
 = 100 hotel rooms / 0.6839 DU of Residential Condominium/Townhouse
 = 146.22 x (DU) Residential Condominium/Townhouse
 = Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE
 Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
 = (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
 = 15,351 x (1,000) SF Office
 = 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL
 Add 150 DU of Single-Family Housing for ? Commercial Retail
 = 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
 = 52,285 x (1,000) SF Commercial Retail
 = Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES				
Land Use	Units	% New Trips [2]	Trips / Unit	
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618	
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318	
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465	
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155	
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773	

D. FOOTNOTES

[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:
 Single-Family: Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
 Residential Condominium/Townhouse: Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
 Hotel: Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
 General Office: Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.
 Commercial Retail: Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

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7.1 The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

7.2 The land use exchange tradeoff mechanism shown above applies to the entire Project boundary except that:

- a) Within the Phase 1 and Phase 3 areas of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, Equestrian Estates is the only allowed use and Within the portion of the project that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use and,
- b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.

c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

8. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
9. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.
10. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex.
11. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.
12. The developer has not obtained full Concurrency Certification for the PUD and shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.).
13. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
14. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.
15. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however, the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the

office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

16. For the World Equestrian Center, the following conditions apply:

16.1 Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.

16.2 Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.

16.3 The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).

~~16.4 The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g., high school graduations); gun and knife shows; car shows; RV shows; and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.~~

16.5 All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.

16.6 Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Code of Ordinances (Noise and Vibration Control Ordinance), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.

16.7 The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).

16.8 Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.

16.9 Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

17. Project buffers shall be provided consistent with those provided on Sheet 6.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

18. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone.

Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.

19. The PUD/WEC Master Sign Plan shall consist of three component parts:

- a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01 which identifies the conceptual sign locations, and
- b) Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit. The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and
- e) The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted). ~~and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).~~
- d) ~~An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.~~

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 26- .

DULY ADOPTED in regular session this 18th day of March, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN