

TABLE 5: GOLDEN OCALA PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND 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) Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per PLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy
COMMERCIAL	Range of allowable uses shall conform to 8-4 (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 Special Use Permit
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 multiplicity 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.
	Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 2.23 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 30 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per PLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1, 2}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,000 SF	20'	30'	5'/11'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/11'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/11'	15'
Equestrian Estates Single-Family Residential Detached 3-Ac*							
Principle	60'	60'	130,680 SF	20'	20'	5'/11'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/11'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/11'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/11'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/11'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/11'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,500 SF	20'	10'	5'/11'	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 (Quads, Apartment, Condominium, Townhome)**							
Overall Principle Structure	40'	60'	2,400 SF	20'	10'	8'/11'	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'
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'
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'
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

Principle - Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pool, playground) etc.)
 Accessory - Customary individual and incidental accessory uses such as but not limited to, storage buildings, individual swimming pools and/or screenenclosures, guest cottages, detached garages, and house, cabana, building housing animals as permitted in Rural Equestrian Estates SR and Equestrian Estates SR.
 Mechanical - Individual residential air conditioner units and pool pumps, etc.

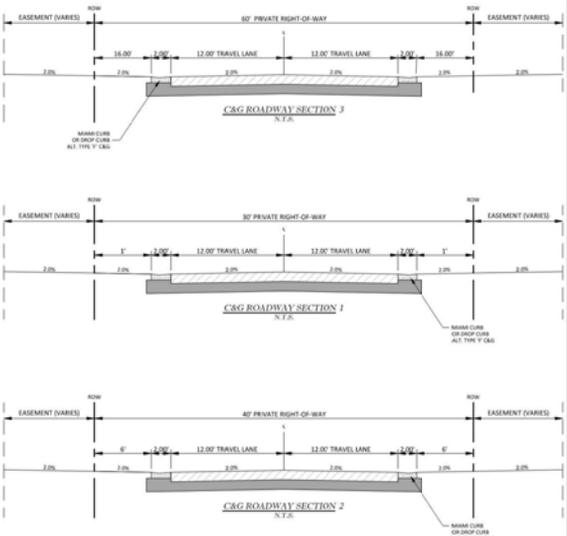
Commercial
 Comply with 8-4 (Regional Business) zoning uses.

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.
 *Multiple-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-foot (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty feet.
 **Maximum 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.
 *Concerts 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.
 *Setbacks 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.



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REVISIONS

DATE

GOLDEN OCALA GOLF AND EQUESTRIAN PUD AMENDMENT 2025 - CONCEPT PLAN
 MARION COUNTY, FLORIDA

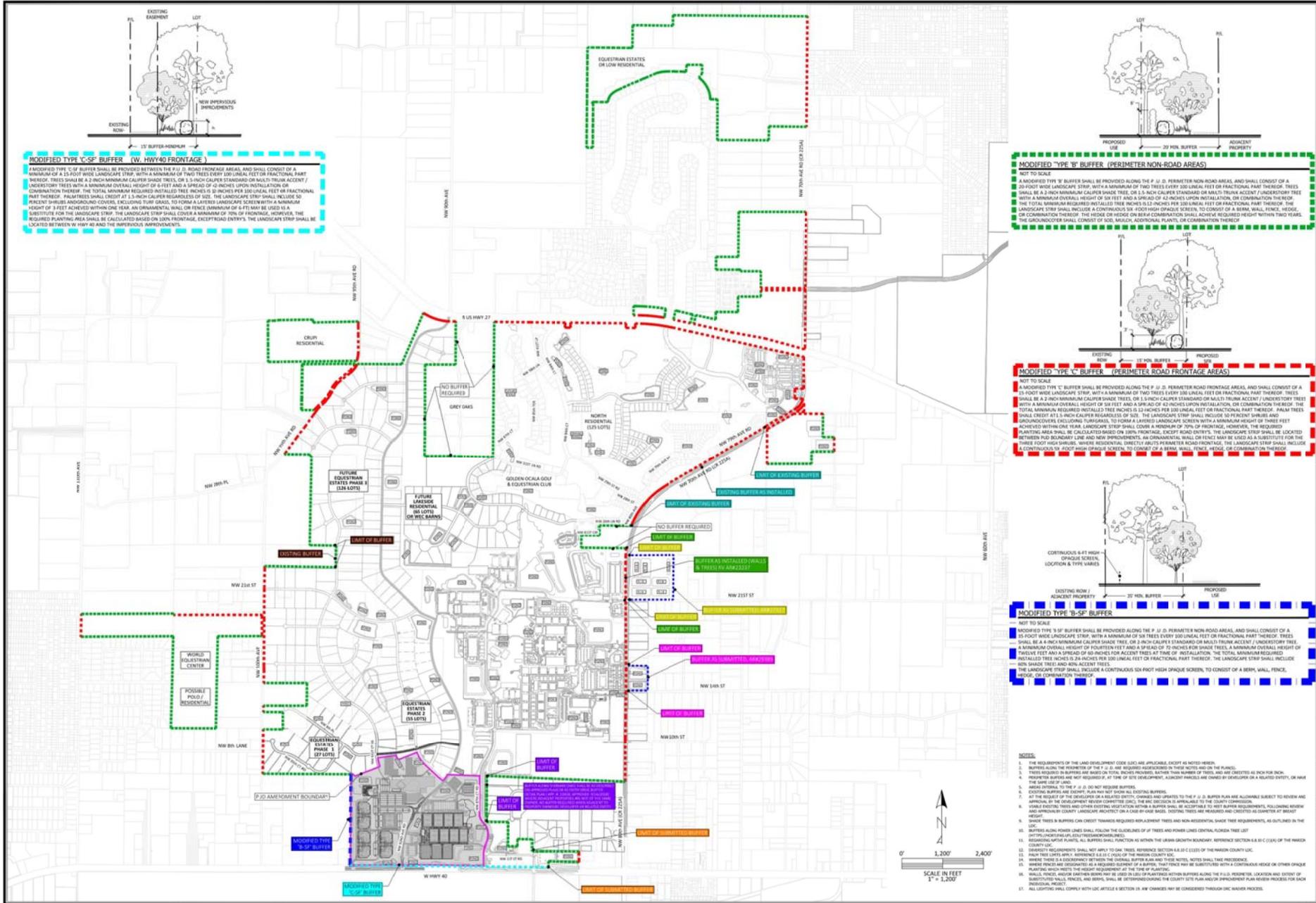
DEVELOPMENT STANDARDS

DATE: 12-11-25
 DRAWN BY: LHB
 CHKD BY: GH
 JOB NO: 25-0001

GEORGE S. HODGSON
 LICENSED PROFESSIONAL ENGINEER
 No. 38836
 State of Florida
 CIVIL ENGINEERING

This plan has been digitally signed by George S. Hodgson on the date indicated on the seal. Signature and seal are required for all professional plans. December 11, 2025

SHT. 03.01



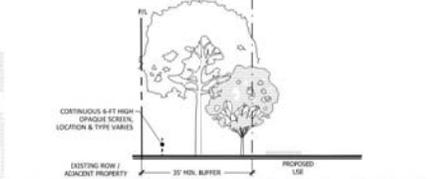
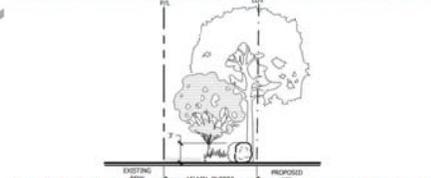
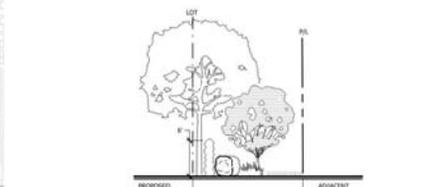
MODIFIED TYPE 'C-SF' BUFFER (W, HWY40 FRONTAGE)
 A MODIFIED TYPE 'C-SF' BUFFER SHALL BE PROVIDED BETWEEN THE P, U, D, ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A MINIMUM OF A 15-FOOT WIDE LANDSCAPE STRIP WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF 6 FEET AND A SPREAD OF 42 INCHES UPON INSTALLATION OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 15 INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVER, INCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3 FEET ACHIEVED WITHIN ONE YEAR. AN ORNAMENTAL WALL OR FENCE (MINIMUM OF 6 FT) MAY BE USED AS A SUBSTITUTE FOR THE LANDSCAPE STRIP. THE LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE. HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON LOTS FRONTAGE. SUCCESSFUL TREES, THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN W HWY 40 AND THE IMPROVEMENTS.

MODIFIED TYPE 'Y' BUFFER (PERIMETER NON-ROAD AREAS)
 NOT TO SCALE
 A MODIFIED TYPE 'Y' BUFFER SHALL BE PROVIDED ALONG THE P, U, D, PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF 6 FEET AND A SPREAD OF 42 INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 15 INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVER, INCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3 FEET ACHIEVED WITHIN ONE YEAR. LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE. HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON LOTS FRONTAGE. SUCCESSFUL TREES, THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN THE PERIMETER NON-ROAD AREAS AND THE IMPROVEMENTS.

MODIFIED TYPE 'C' BUFFER (PERIMETER ROAD FRONTAGE AREAS)
 NOT TO SCALE
 A MODIFIED TYPE 'C' BUFFER SHALL BE PROVIDED ALONG THE P, U, D, PERIMETER ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF 6 FEET AND A SPREAD OF 42 INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 15 INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVER, INCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3 FEET ACHIEVED WITHIN ONE YEAR. LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE. HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON LOTS FRONTAGE. SUCCESSFUL TREES, THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN THE PERIMETER ROAD FRONTAGE AREAS AND THE IMPROVEMENTS. AN ORNAMENTAL WALL OR FENCE MAY BE USED AS A SUBSTITUTE FOR THE PERIMETER ROAD FRONTAGE AREAS. HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON LOTS FRONTAGE. SUCCESSFUL TREES, THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN THE PERIMETER ROAD FRONTAGE AREAS AND THE IMPROVEMENTS.

MODIFIED TYPE 'B-SP' BUFFER
 NOT TO SCALE
 A MODIFIED TYPE 'B-SP' BUFFER SHALL BE PROVIDED ALONG THE P, U, D, PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF 6 FEET AND A SPREAD OF 42 INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 15 INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVER, INCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3 FEET ACHIEVED WITHIN ONE YEAR. LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE. HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON LOTS FRONTAGE. SUCCESSFUL TREES, THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN THE PERIMETER NON-ROAD AREAS AND THE IMPROVEMENTS.

- NOTES:**
1. THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (LDC) ARE APPLICABLE EXCEPT AS NOTED HEREIN.
 2. BUFFERING ALONG THE PERIMETER OF THE P, U, D, ARE REQUIRED AS SHOWN ON THESE REVISIONS AND THE PLAN.
 3. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LDC AND THE CITY OF MARION COUNTY TREE CARE AND MAINTENANCE ORDINANCES.
 4. PERIMETER BUFFERS ARE NOT REQUIRED IF, AT THE TIME OF DEVELOPMENT, ADJACENT PARCELS ARE OWNED BY DEVELOPERS OR A RELATED ENTITY, OR HAVE THE SAME USE AND TYPE.
 5. ADJACENT PARCELS TO THE P, U, D, DO NOT REQUIRE BUFFERS.
 6. EXISTING BUFFERS ARE EXCEPT AS NOTED AND SHALL NOT BE REMOVED OR ALTERED.
 7. AT THE REQUEST OF THE DEVELOPER OR A RELATED ENTITY, CHANGES AND UPDATES TO THE P, U, D, BUFFER PLAN ARE ALLOWABLE SUBJECT TO REVIEW AND APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE (DRC). THE DECISION IS APPLICABLE TO THE COUNTY COMMISSION.
 8. LOTS BEHIND THE PERIMETER BUFFER REQUIREMENTS WITHIN A BUFFER SHALL BE ACCEPTABLE TO THE BUFFER REQUIREMENTS, FOLLOWING REVIEW AND APPROVAL BY COUNTY LANDSCAPE ARCHITECT ON A CASE-BY-CASE BASIS. EXISTING TREES ARE PRESERVED AND CREDITED AS SHOWN AT THE BUFFER.
 9. TREES IN BUFFERS CAN CREDIT TOWARDS REPLANTING TREES AND NON-RESIDENTIAL SHADE TREE REQUIREMENTS, AS OUTLINED IN THE LDC.
 10. BUFFERS ALONG POWER LINES SHALL FOLLOW THE GUIDELINES OF 7 OF TREE AND POWER LINES CENTRAL FLORIDA TREE LIST (WWW.POWERLINESCENTRALFLORIDA.COM).
 11. REQUIREMENTS FOR PLANTS, ALL BUFFERS SHALL FULFILL AS WITHIN THE URBAN GROWTH BOUNDARY, REFERENCED SECTION 8.8.1.C (2) OF THE MARION COUNTY LDC.
 12. REQUIREMENTS FOR PLANTS, ALL BUFFERS SHALL FULFILL AS WITHIN THE URBAN GROWTH BOUNDARY, REFERENCED SECTION 8.8.1.C (2) OF THE MARION COUNTY LDC.
 13. PLANT TREE LISTS APPLY APPLICABLE AS A LDC OF THE MARION COUNTY LDC.
 14. WHERE THERE IS A DISCREPANCY BETWEEN THE CHANGING BUFFER PLAN AND THESE NOTES, THESE NOTES SHALL TAKE PRECEDENCE.
 15. WHERE FENCES ARE DESIGNATED AS A REQUIRED ELEMENT OF A BUFFER, THAT FENCE MAY BE SUBSTITUTED WITH A CONTINUOUS HEDGE OR OTHER ORNAMENTAL PLANTING WHICH MEETS THE HEIGHT REQUIREMENT OF A BUFFER.
 16. WALLS, FENCES, AND/OR GARDEN BEDS MAY BE USED IN LIEU OF PLANTING WITHIN BUFFERS ALONG THE PUD PERIMETER. LOCATION AND EXISTENCE OF SUBSTITUTION WALLS, FENCES, AND BEDS, SHALL BE DETERMINED THROUGH THE COUNTY SITE PLAN REVIEW APPROVAL PROCESS FOR EACH LOT. ALL LIGHTING SHALL COMPLY WITH LDC ARTICLE 4 SECTION 1.6. ANY CHANGES MAY BE CONSIDERED THROUGH THE DRC REVIEW PROCESS.



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REVISIONS	DATE

GOLDEN OCALA GOLF AND EQUESTRIAN PUD AMENDMENT 2025 - CONCEPT PLAN
 MARION COUNTY, FLORIDA

DATE: 12-29-25
 DRAWN BY: JIB
 CHECKED BY: GH
 JOB NO.: 25-0001

PROFESSIONAL SEAL
 JAMES B. KILPATRICK
 No. 62886
 State of Florida
 Registered Professional Engineer
 December 10, 2003

SHEET 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

