

Development Review Comments Letter

5/20/2025 9:23:57
AM

RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS) COMP PLAN LARGE SCALE MAP AMENDMENT #32628

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	Central Sewer/Central Water	INFO	DOH
2	Comp Plan Large Scale Map Amendment	Stormwater is not opposed to the large-scale comprehensive plan amendment. The applicant proposes to change the future land use of several parcels from low residential to WEC. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Large Scale Map Amendment	<p>4/3/25 – RECOMMEND DENIAL: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts.</p> <p>County Traffic does not support the proposed changes for the following reasons: 1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what’s already approved for Golden Ocala. 2. There is no established practice of estimating trip generation for Equestrian</p>	INFO	ENGTRF

		<p>Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.</p> <p>3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.</p> <p>4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.</p>		
4	Comp Plan Large Scale Map Amendment	<p>Fire Review has been approved. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.</p>	INFO	FRMSH
5	Comp Plan Large	no comments	INFO	I SCAPE

	Scale Map Amendment			
6	Correct FLUM Requested	Staff acknowledges the request is part of a pair of Comprehensive Plan Amendment Applications to revise the World Equestrian Center future land use designation and update the FLUE Policy regarding the development entitlements of the Golden Ocala DRI-Scale project (that includes the World Equestrian Center.) Final review remarks will be provided with the staff reports regarding the applications.	INFO	LUCURR
7	Comp Plan Large Scale Map Amendment	The World Equestrian Center is located within the Marion County Utility Service Area and is currently served by Marion County Utilities. Proposed use for change is a Sports Facility. Marion County reserves the right to review proposed utility flows and connections during the future site plan review process.	INFO	UTIL
8	Comp Plan Large Scale Map Amendment	Zoning comments will be provided as part of staff report.	INFO	ZONE