

**Official Minutes of  
MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS**

March 18, 2026

**CALL TO ORDER:**

The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 1:33 p.m. on Wednesday, March 18, 2026 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

**1:30 PM ROLL CALL:**

Upon roll call the following members were present: Chairman Carl Zalak, III, District 4; Vice-Chairman Matthew McClain, District 3; Commissioner Kathy Bryant, District 2; and Commissioner Michelle Stone, District 5. Commissioner Craig Curry, District 1, arrived shortly after the meeting commenced. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyruach, Senior Transportation Planner Ken Odom, Senior Planner Chris Rison, Planners Kathleen Brugnoli, Jared Rivera, Sarah Wells and Erik Kramer, Administrative Manager Autumn Williams and Staff Assistant Kimberly Lamb.

**1. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 1:30 PM):**

Deputy Clerk Lewter advised that there are five (5) Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is entitled, "Notice of Public Hearing to Change to the Marion County Comprehensive Plan Future Land Use Element Text Including the Future Land Use Map Series" published on the publicly accessible website [www.Marionfl.org/LegalNotices](http://www.Marionfl.org/LegalNotices) on March 2, 2026. The Notice states the Board will consider an Ordinance for the Large-Scale Comprehensive Plan Text Amendment 25-L01 to the Future Land Use Element (FLUE).

The second Proof of Publication is entitled, "Notice of Public Hearing to Change to the Marion County Comprehensive Plan Future Land Use Map" published on the publicly accessible website [www.Marionfl.org/LegalNotices](http://www.Marionfl.org/LegalNotices) on March 2, 2026. The Notice states the Board will consider an Ordinance for the Large-Scale Comprehensive Plan Text Amendment 25-L02 to the FLUE.

The third Proof of Publication is entitled, "Notice of Public Hearing by Marion County Board of County Commission to Consider Requests for Land Use Change, Rezoning, and/or Special Use Permit Applications" published on the publicly accessible website [www.Marionfl.org/LegalNotices](http://www.Marionfl.org/LegalNotices) on March 2, 2026. The Notice states the Board will consider adopting an Ordinance approving Comprehensive Plan Amendments, zoning changes and/or Special Use Permits.

The fourth Proof of Publication is entitled, "Notice of Public Hearing by the Board of County Commissioners of Marion County, Florida to Consider a Development Agreement" published on the publicly accessible website [www.Marionfl.org/LegalNotices](http://www.Marionfl.org/LegalNotices) on March 9, 2026. The Notice states the Board will consider approval of a second

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amendment to a Development Agreement between Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, RLR Investments, LLC and Marion County, Florida.

The final Proof of Publication is entitled, "Notice of Intention to Vacate Plat or Portion of the Plat of World Equestrian Estates Phase 1" published in the Star Banner Newspaper on March 8 and 15, 2026. The Notice states the Board will consider adopting a Resolution to vacate and annul a portion of the Plat of World Equestrian Estates Phase 1 as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida.

County Attorney Matthew G. Minter provided a brief overview of the process for today's Comprehensive Plan Amendments, zoning change, public hearing and request to vacate a plat.

Commissioner Curry arrived at 1:42 p.m.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

### **1.1. Planning and Zoning Consent Items: NONE**

### **1.2 Planning and Zoning Items for Individual Consideration:**

Chairman Zalak advised that Agenda Items 1.2.1, 1.2.2, 1.2.3 and 1.2.4 will all be presented together.

**1.2.1.** 25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

The Board considered a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

P&Z PUBLIC HEARING ON JUNE 30, 2025

25-L01 Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the land use change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed unanimously, 4-0.

Senior Planner Chris Rison, Growth Services, advised that the requests are for a Comprehensive Plan Amendment for a Large Scale Text Amendment; a Comprehensive Plan Amendment for a Future Land Use Amendment; a Planned Unit Development (PUD) rezoning to modify two existing PUD's and unite them into one while modify other components of the PUD; and a second Amendment to a Development Agreement. Also being addressed today is a request to vacate a plat related to the site, which is being handled by the Office of the County Engineer (OCE). He stated the site is the Golden Ocala World Equestrian Center (WEC) Development Complex and provided a brief overview of the location of the site. Mr. Rison advised that this is the third public hearing of a series of public hearings relating to the Comprehensive Plan Amendments, noting

the first public hearing was held by the Planning and Zoning (P&Z) Commission on June 30, 2025. On July 21, 2025 the BCC held the second public hearing where they approved the transmittal of the Comprehensive Plan Amendments to the State and regional agencies for their review. He stated staff have received the agency reviews. Mr. Rison advised that today's third and final hearing is to consider the adoption of both Comprehensive Plan Amendments and the concurrent request for rezoning, as well as the amendment to the Development Agreement.

Mr. Rison advised that there have been a number of different applications over the years beginning in 2016. These last two are the PUDs that are being merged together into a new singular PUD. He provided a brief overview of the site and where it is located, as well as the surrounding area. The site is predominantly outside the Farmland Preservation area (FPA) and inside the Urban Growth Boundary (UGB).

Mr. Rison advised that the first Item is the Text Amendment to the Comprehensive Plan, which proposes to change the WEC Future Land Use (FLU) designation definition. The applicant is requesting the addition of a reference that would allow sporting facilities, such as softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. He stated the June 21, 2022 date is being added for when Ordinance 22-26 was adopted and Table 2-1 is being updated to reflect "for Golden Ocala", as well as include the term "Sports Facilities".

Mr. Rison advised of the update to policy 10.5.1 in the FLUE, which is the Golden Ocala WEC related Comprehensive Plan Policy. This is a method that was reflected after the adjustment in the Development of Regional Impact (DRI) rule types activity. He stated the overall request is for an increase of 300 hotel rooms, from 1,350 to 1,650. Mr. Rison advised that it is also proposing an adjustment on how equestrian facilities, exposition and indoor sports facilities, and outdoor sports facilities would be addressed, noting it would be an acreage type basis. He stated when developing under those activities the applicant will still need to meet all of the County's site plan and development standards. Mr. Rison advised of adjustments made to Section 5 to reflect the policies; Section 8 correcting some of the referencing and how the sports facilities are done; and Section 10 referencing the past Comprehensive Plan Amendment.

Mr. Rison referred to the FLUE map 15.4 as shown on the overhead screens, which is part of a series of maps where the County's larger scale projects have a set of maps that are contained within the overall Comprehensive Plan. He stated the previous map would be updated with the new map reflecting the adjustments, including the new additional extension of the WEC land use designation.

Mr. Rison advised that the Florida Commerce Department did have an objection to the Text Amendment, noting there were concerns about the lack of demonstrated data and analysis. He stated the Florida Commerce Department provided some recommendations to address those concerns (shown on the overhead screens). Mr. Rison advised that staff have responded to the objection by proposing to revise FLUE Policy 2.1.29 and 10.5.1. He stated if Comprehensive Plan Amendment 25-L02 is not approved or approved for reduced area, the development potential will continue to be limited to the established WEC designated lands. Mr. Rison advised that the developers submitted a supporting analysis, which included a letter from Marion County Utilities confirming there is availability and capacity to serve this project. For the actual development of service extension, into and within the Golden Ocala development, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

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Mr. Rison advised that at the time of transmittal staff did not have an active traffic study for this project, but did have an approved methodology and the West Marion traffic study. He stated a traffic impact analysis (TIA) was submitted in February 2026, noting it identifies a limited series of deficiencies focused primarily on State Road (SR) 40. Mr. Rison advised that Marion County and Florida Department of Transportation (FDOT) are currently in the process of working to make pretty significant changes to the traffic network in the area. There are projects funded in the County's Capital Improvement Element (CIE) and projects that are funded through FDOT, which include the widening of SW 80<sup>th</sup> Avenue and NW 80<sup>th</sup> Avenue; the creation of the new NW 49<sup>th</sup> segment east to west from 225A to NW 44<sup>th</sup> Avenue; and the new interstate interchange at NW 49<sup>th</sup> Street. He stated it is staff's opinion that these activities will adequately address the concerns that have been raised. In addition, the County has a Developer's Agreement that is running concurrently with these requests, which will specify a time frame for them to submit a formal Development Agreement Amendment for an additional change to fully address how proportionate share would be assessed for their project in the event that traffic pictures do not change before the deadline. The deadline is 8 months from the date of approval.

Mr. Rison advised that the current WEC land use designation definition accommodates indoor and outdoor venues for equestrian sport activities, noting this would enable sports field facilities as both indoor and outdoor venues and accommodate other events to utilize the multipurpose capacity of the facilities similar to the existing WEC facility locations. He stated the additional sport activities would broaden and increase the opportunities to use the site's existing and already planned supporting facilities. (e.g. hotels, restaurants, and supporting retail/office). Thereby, increasing opportunities for use and expanding a single-use aspect of the current facilities, while supporting and establishing a campus effect for the overall site. The change is proposed solely for the portion of the project that is within the UGB/Urban Area, not to take place in the rural area sites that are WEC designated. Mr. Rison advised that staff feel the Text Amendment is sufficiently limited and would be restricted to development once it is proposed. The developer did provide their supporting analysis. He stated the County does have water and sewer service available and staff believe the traffic impact improvements being prepared are more than sufficient to address the needs. Mr. Rison advised that staff is recommending approval of the proposed Text Amendment.

In response to Chairman Zalak, Mr. Rison advised that staff does believe that concerns from the State have been addressed. He stated the formal adoption of the CIE update will be part of the Evaluation and Appraisal Report (EAR) Comprehensive Plan Amendment, noting there has been a slight delay in this process upon receiving feedback from the State. Mr. Rison advised that the traffic study has been completed. Due to the size of the study, it was not able to load into the Agenda; therefore a separate web page was created to allow people to access the full document (<https://www.marionfl.org/agencies-departments/departments-facilities-offices/growth-services/planning-zoning/wec-application-2026>).

(Ed. Note: This matter was addressed later in the meeting.)

**1.2.2.** 25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers 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, Multiple Address and/or No Addresses Assigned

The Board considered a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers 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, Multiple Address and/or No Addresses Assigned

P&Z PUBLIC HEARING ON JUNE 30, 2025

25-L02 Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the land use change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed unanimously, 4-0.

Mr. Rison stated the next component is the actual Future Land Use Map Amendment, which would change the Future Land Use Designation for a portion of the overall Golden Ocala holdings. It is approximately a 250 acre area, which is located at the southern boundary along State Road 40 about 1.5 miles west of NW 80<sup>th</sup> Avenue. He provided a brief overview of the surrounding area and existing land uses. Mr. Rison advised that the site is located within the UGB and has an Urban Land Use designation, noting the land use change for the 250 acres from Low Residential to WEC would be a southwestern extension of that land use designation. It joins the Commercial designated lands inside Golden Ocala to the east. He noted the five Sherman Oaks properties to the east are all currently owned by the developer. Mr. Rison advised that the FPA boundary is 0.5 of a mile to the east of this area where the land use change is being proposed and the FPA to the south are across SR 40, which is a 200 foot wide right-of-way (ROW). The land immediately left of the site is designated Rural and zoned A-1; however, it is eligible to seek Transfer of Development Credits to come in for a PUD to potentially increase those densities at that site through the PUD process. They would not necessarily have to have a Comprehensive Plan Amendment in order to become a PUD.

In response to Commissioner Stone, Mr. Rison advised that there is a commercially zoned property to the south on the southwest corner of NW 80<sup>th</sup> Avenue and SR 40, noting it is approximately 20 to 40 acres. Currently, no development plans have been received for this site.

Mr. Rison addressed the projected traffic generation, noting for the build out conditions, the deficiencies that might occur would be on SR 40. Much of the deficiencies are located inside the City of Ocala further to the east and right at the Interstate interchange. He stated staff's concern is once all the other current improvements for traffic are brought online in that area it may significantly change how access and routing of traffic occurs in this region. Mr. Rison advised that the developer has agreed to contribute to a proportionate share for their project once everything is fully worked out, noting an amendment to the Development Agreement is required. He addressed the turn lane analysis, which also focuses on SR 40 for any deficiencies.

Mr. Rison advised that the State did have an objection related to the lack of demonstrated public facilities, such as water, sewer, transportation and capital improvements. He stated the applicant has received a letter from Marion County Utilities indicating service capacity

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is available and can be provided, noting the water plant is somewhat on the subject property and the sewer plant is immediately next door to the WEC property.

Mr. Rison advised that the developer has provided a TIA, which did identify some deficiencies. He stated the Developer's Agreement will look to address that for proportionate share. Mr. Rison noted the traffic picture may change once all of the different improvements between the County and State come online.

Mr. Rison stated the current adopted Transportation Improvement Plan (TIP) includes the work being done for NW 80<sup>th</sup> Avenue along with the NW 49<sup>th</sup> Avenue provisions, noting this will be transmitted to the State with the EAR based Comprehensive Plan Amendments.

Mr. Rison advised that the changes being proposed are solely for the specific portion of the project being discussed inside the UGB and will not take place in the rural area, noting the Golden Ocala development is an existing mixed-use development. This request will simply increase the mixed-use opportunities and potentially create emphasis on its State, Regional, and National facility opportunities for not just equestrian, but other events as well. He stated allowing the change will help to create a self-contained facility where less traffic has to leave because they will have that mixed-use capacity to stay onsite. Mr. Rison commented on similar outdoor venues throughout Marion County and the lack of supporting commercial facilities in the area. He stated the current WEC land use supports these kinds of activities.

Mr. Rison advised that staff are recommending approval of the Comprehensive Plan land use change from Low Residential to WEC.

County Engineer Steven Cohoon, OCE, advised that staff have received the TIA and approved the study, noting they also received a parking study that has been approved. There is a traffic demand management study that is still in review, but it should be finalized soon. This is a study that is a supplement and not required for the PUD. He stated the TIA also included some committed trips and a 2 percent (%) growth factor that was added to the trips along those corridors. Mr. Cohoon provided a brief overview of the background deficiencies and the proportionate share projects the developer would have to contribute to in the future.

Mr. Cohoon addressed the parking study, which considered five different scenarios. He stated in the maximum scenario the applicant's engineer assumed a little over 5,000 parking spaces that would be needed based on some of the other studies performed. Mr. Cohoon advised that scenario 4 was completed and approved, noting 4,061 parking spaces were identified as being appropriate for this site. There were also 300 additional golf cart parking spaces and some green space areas that could supplement if needed. Mr. Cohoon commented on the deficiencies that would require a proportionate share contribution by the applicant.

Commissioner Stone questioned when the widening of NW 70<sup>th</sup> Avenue and NW 80<sup>th</sup> Avenue to take place. Mr. Cohoon advised that this is referred to as the Segment 3 section, which is north of SR 40 up to US Highway 27. He stated it should be out to bid by the first or second week of April 2026, which means construction should be under way by mid to tail end of summer. The project will take approximately 12 months to construct. Mr. Cohoon advised that the intersection of SR 40 and NW 80<sup>th</sup> Avenue Road is currently under construction and is expected to be completed in October 2026.

In response to Commissioner Bryant, Mr. Cohoon advised that the State is responsible for funding State facilities. He stated any Impact Fees or proportionate share payments

made would come back to the County, noting there are minor roads that connect to the State roads that could benefit from those funds.

(Ed. Note: This matter was addressed later in the meeting.)

**1.2.3. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned**

The Board considered a petition by Golden Ocala Equestrian Land, LLC, et. al., for a zoning change, Articles 2 and 4, of the Marion County Land Development Code, to unite two existing Planned Unit Development (PUD) projects (20201201Z and 20210302Z) 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

P&Z PUBLIC HEARING ON JUNE 30, 2025

250606ZP Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed unanimously, 4-0.

Mr. Rison provided a brief overview of the request to amend two existing PUD projects to a single PUD and amend a portion of the PUD to allow for an indoor/outdoor sports complex and event venue facility.

Mr. Rison advised that the PUD modification requires approval of the concurrent Comprehensive Plan Amendments 25-L01 and 25-L02. He stated the sport event complex is located in the UGB in the urban area portion of the Golden Ocala Project. He stated this would convert portions of what had been the Equestrian Estates, noting there are other areas of the Equestrian Estates that staff is recommending the Board require to remain Equestrian Estates and not allow them to be converted. This will serve as a transition area to the FPA.

It was noted that Growth Services Department staff and the P&Z Commission recommends approval of the PUD with the following 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 [Set Dated 1/9/2026, Received 2/5/2026] and the conditions of this approval.

<b>RESIDENTIAL HOUSING</b>	
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
<b>NON-RESIDENTIAL</b>	
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>	
<b><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></b>	

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TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks <sup>1,2,7</sup>			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
<b>Rural Equestrian Estates Single-Family Residential Detached 10-Acre*</b>							
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'
<b>Equestrian Estates Single-Family Residential Detached 3-ac*</b>							
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'
<b>Single-Family Residential Detached*</b>							
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'
<b>Single-Family Residential Attached (Duplex)*</b>							
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'
<b>Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)*<sup>4</sup></b>							
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'
<b>Commercial &amp; Expo</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
<b>Equestrian / Event Facilities - World Equestrian Center (WEC)</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
<b>Sports Facility - World Equestrian Center (WEC)</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

<b>*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS</b>
<b>Principal</b> = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).
<b>Accessory</b> = 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.
<b>Mechanical</b> = Individual residential unit air-conditioner units and pool pumps, etc.
<b>Commercial</b>
Comply with B-4 (Regional Business) zoning uses.
<b>Equestrian / Event Facilities - World Equestrian Center (WEC)</b>
Comply with defined uses within PUD Conditions.
<b>Expo - World Equestrian Center (WEC)</b>
Comply with defined uses within PUD Conditions.
<b>Sports Facility - World Equestrian Center (WEC)</b>
Comply with defined uses within PUD Conditions.
<sup>1</sup> In 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.
<sup>2</sup> LDC 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.
<sup>3</sup> Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.
<sup>4</sup> 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-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet
<sup>5</sup> 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.
<sup>6</sup> 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.
<sup>7</sup> 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.

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 80<sup>th</sup> Avenue and NW 21<sup>st</sup> 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 nonresidential 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	--	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	2.8689	5.5755	3.8129	1.5351	--

  

B. EQUIVALENCY EXAMPLES	
<b>EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE</b>	
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
<b>EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE</b>	
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
<b>EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL</b>	
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.	

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 or 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 100<sup>th</sup> Avenue and NW 110<sup>th</sup> 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 100<sup>th</sup> 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, with attached Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit set, and. ~~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~~
    - b) The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (horsehead logo and title, lighted and unlighted) per 20170605/200201Z. ~~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.).~~
    - c) ~~An additional fourth (4<sup>th</sup>) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2<sup>nd</sup> commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.~~

In response to Commissioner Stone, Mr. Rison advised that the applicant provides their own well system to source fire flow. They also provide it for the wash stations for the horse and things of that nature so the potable water is not being utilized for that purpose. The applicant has to have their own consumptive use permitting for those water sources. He stated the separate consumptive use permitting would address and focus on the potable water aspect as regulated by the State through the Water Management District (WMD). (Ed. Note: This matter was addressed later in the meeting.)

**1.2.4.** Second of Two PUBLIC HEARINGS to Approve the Second Amendment to Development Agreement (Amendment, 25-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, and R.L.R. Investments, LLC, Related to the Golden Ocala Development, Including the World Equestrian Center

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Deputy Growth Services Director Weyrauch presented the following recommendation:

Description/Background: James W. Gooding, III, Esq., on behalf of Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC., (Owners), has submitted a Second Amendment to Development Agreement (Amendment) related to the Golden Ocala Development, including the World Equestrian Center, regarding potential development within the project area.

The Golden Ocala & World Equestrian Center (GO-WEC) development project is a mixed-use development consisting of residential, commercial, and indoor/outdoor event facilities lying west/northwest of the City of Ocala. The GO-WEC development is a development of regional impact equivalent project reflected in Marion County's Comprehensive Plan through a series of future land use designations and future land use policies via a series of Comprehensive Plan Amendments and various Rezoning and Special Use Permit Applications. This Amendment proposes revising an existing amended Development Agreement to reflect concurrent Comprehensive Plan Amendment (25-L01 and 25-L02) and Rezoning (250606ZP) Application requests. The Amendment proposes deleting a provision prohibiting conducting certain concert event within the project, revising the listing of uses, increasing potential hotel room development amounts, and establishing a timeframe to complete an additional amendment to the overall Development Agreement that is intended to reflect updated determinations regarding concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements related to the project and the improvements based on traffic studies.

This public hearing represents the second and final public hearing regarding the Amendment. Following input from staff, the applicant, and the public, the Board may provide further direction regarding the Amendment. Staff recommends approval of the Amendment as presented by staff at this time.

Budget/Impact: None.

Recommended Action: Receive public comment, provide direction to staff, and motion to approve the Second Amendment to the Development Agreement, with modifications if any, and authorize the Chairman to sign.

Mr. Rison advised that this is the second Amendment to the Development Agreement for the Golden Ocala development, noting the agreement involves the entire almost 4,300 acre site. He stated the first component of change relates to the development uses that are permitted, the next section addresses traffic management and the final section addresses the concern uses. Mr. Rison advised that staff proposed the applicant provide for a Right-of-Way Use Permit (RUP) and provide a traffic management plan and traffic control plan. Mr. Rison advised that within three months of this amendment becoming effective the developer would need to submit for a RUP. He stated a traffic management plan and traffic control plan will set out standards for how things are working. OCE staff will review the RUP and work with the developer to address traffic management. Mr. Rison advised that each RUP shall be for a duration of one year and may be renewed or a new RUP may be obtained for subsequent years, noting extension of the permits will be done by the County Engineer.

Mr. Rison stated initially the developer had proposed to delete the prohibition on concerts, which caused some concern from staff and the Board. He stated in the PUD the developer has identified five outdoor areas where things could occur from a concert standpoint. This

includes the grand outdoor arena and plaza at WEC (1); World Equestrian Center Stadium at WEC (2); Soccer Stadium at Sports Facility (3); North Lawn at Indoor Sports Arena (4); and West Lawn at WEC exposition 1&2 (5). Mr. Rison advised that areas 1, 2, 3 and 5 are open air facilities. He stated the proposed provisions are as follows: paragraph 10 will be amended; the WEC can be utilized for concert uses; It can be held consistent with the RUP; and the initial RUP will look at how things are structured. Mr. Rison advised that there is a provision to allow the County Engineer and County Administrator to potentially allow for more concerts, but the upfront limitation is eight. He stated it will be up to the BCC to decide if eight is enough or too many, noting they are precluded from having more than two concerts taking place simultaneously except for when they are occurring inside the outdoor arena and plaza and the WEC stadium. Mr. Rison advised that the Board could decide to increase these allowances or allow the County Engineer/County Administrator to make that decision. He stated concert uses shall not be scheduled on more than two consecutive days except if determined otherwise by the Board.

Mr. Minter presented a 1 page handout containing the Florida Statute (FS) 50.011, which allows the publication of advertisements on a publicly accessible website. He commented on an objection received relating to one of the hearings not being held after 5:00 p.m., noting the P&Z meeting was held at 5:30 p.m. in June of 2025.

In response to Commissioner Curry, Mr. Minter advised that there is not any case law yet relating to the new advertisement criteria.

Jimmy Gooding, SE 36<sup>th</sup> Avenue, attorney on behalf of the applicant, clarified that the site is not using potable water for irrigation. Mr. Gooding provided a brief overview of what was presented at the transmittal hearing held in July 2025. He stated since the transmittal hearing a revised PUD plan has been submitted, which includes changes to the concerts. The applicant has submitted an extensive supporting data and analysis package, 3 traffic studies, and have worked with staff relating to further revisions to the Second Amendment to the Development Agreement, as well as worked with staff to revise the PUD Conditions. A photometric analysis and noise analysis have also been completed.

Wyatt Stephens, NW 31<sup>st</sup> Lane Road, advised that he has been involved in soccer most of his life, noting growing up he had to travel out of town to play at a higher level. He stated the goal is to create an environment here where athletes can have a place to play and have a pathway to the next level. Mr. Stephens commented on the partnership with Florida Premier FC and the programs being offered.

In response to Commissioner Curry, Mr. Stephens advised that the soccer programs launched about a month ago and there are over 100 children signed up for the happy feet program and 120 to 130 children in the rec program. The competitive try outs will take place on May 1, 2, and 3 to get those teams started. He stated over 100 children have attended the free clinics that have been held the last 2 Fridays. Mr. Stephens commented on the importance of properly running and maintaining the fields and programs.

Novi Maric, Micanopy Road, Trinity, Chief Executive Officer (CEO) and Founder of Florida Premier FC, advised that Florida Premier FC is the largest and most successful youth sports organization in Florida, noting it employs over 400 staff members and serves over 30,000 players. Over 75 players in the past year have been placed into National Collegiate Athletic Association (NCAA) Division 1 and Division 2 schools on soccer scholarships, as well as 15 youth national team players and 10 playing professional soccer. He opined that this location is by far the best location he has seen. Mr. Maric

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provided a brief overview of the soccer programs being offered at the WEC and the economic impact Florida Premier and Tampa has had in Florida.

In response to Commissioner Bryant, Mr. Maric advised the rec plus program will have approximately 300 children per 7 week session, for a total of 1,200 children. The Happy Feet program will have roughly the same number of children (1,200) and the competitive program will have anywhere from 500 to 800 players. He stated the Rec Plus and Happy Feet programs are \$189.00 for the 7 week program. The Competitive program is \$150.00 per month for 10 months. Mr. Maric advised that there will be travel involved with the programs.

Chairman Zalak questioned if there were any changes to the northern PUD. Mr. Gooding advised that the PUD Conditions are not changing on the northern PUD, noting they are just adding in the Garcia property.

David Tillman, Tillman & Associates Engineering, LLC, SE 16<sup>th</sup> Avenue, advised that project is limited to 2 sheets of ice, which is a major addition to what exists in Marion County. He stated what is being discussed today is the 250 acres at the bottom of the WEC overall PUD, noting it will primarily consist of soccer fields, baseball facilities and multiuse fields. Mr. Tillman advised that the other major addition is the 575,000 square foot main arena, which will contain those two sheets of ice, the basketball court, volleyball and other things listed in the gap analysis. It will also supply a significant event area to hold concerts and those types of activities indoors. He stated the buildings are a significant distance away from the roadways and the fields are 190 feet away from the ROW line. Mr. Tillman commented on the amount of open space, grass fields and the location of the proposed buildings on the site. He stated Danny Sheldon of Musco Sports Lighting and Manroj Sangha of Empowered Engineering are present to address lighting concerns, noting Parks and Recreation Director Jim Couillard has standardized Marion County's lighting to work with Musco Sports Lighting for the facilities. This is due to the company's expertise in minimizing light pollution. Mr. Tillman advised that one of the concerns received for these types of facilities is light spillage, noting this project has 0.0 on the property line all the way around the facility. There is no light spillage except for at the exact entryway. He stated the other thing that needs attention is glare, which has been addressed with cut off lighting.

Commissioner Stone advised that she met with Mr. Couillard yesterday relating to County parks and he shared information relating to Light-Emitting Diode (LED) lighting, which allows the type of lighting shown in the picture on the overhead screens.

Mr. Tillman commented on Mr. Couillard's effort to ensure there is not light pollution occurring.

Mr. Tillman provided a brief overview of the 5 proposed concert locations. He advised that the blue area on the map shown on the overhead screens is where the height of the buildings will be restricted to stay under 75 feet, noting the other locations are open to the higher height. Originally the PUD was limited because Marion County did not have a fire truck that could serve up to 75 feet, but that has since been remedied when the Roberts purchased one in advance for the County.

Commissioner Stone out at 3:09 p.m.

Danny Sheldon, Musco Sports Lighting, West University Avenue, Newberry, stated from a spill perspective, the amount of light that is on the property line is measured with a foot candle level meter, noting there will be zero foot candles on the property. He advised that they will be able to tell that there are lights on at the facility, but the goal is to mitigate seeing light from above the facility or from a reasonable distance.

Chairman Zalak questioned if the lights will be visible from SR 40 and NW 80<sup>th</sup> Avenue. Mr. Sheldon advised that they will be able to see the lights are on, but will not be able to see the light source. He stated the lights will not be visible from the road.

Commissioner Stone returned at 3:11 p.m.

General discussion ensued.

Chairman Zalak requested traffic and sound be addressed before the concerts.

Mr. Gooding advised that the traffic engineer prepared three studies, a traditional traffic study, a parking plan and a traffic demand analysis. The traffic demand analysis addresses how traffic is handled coming to and leaving the facility and the impact on the roads. He stated the County has accepted this study, but did request additional detail on weekend traffic. This will be addressed through the RUP process in the Second Amendment to the Development Agreement. Mr. Gooding advised that the developer is establishing a program unlike any that has been imposed on a development in Marion County. It is not just applicable for sports or concerts. It will accommodate traffic management for all levels of events at the WEC. He stated there will be different levels to determine which traffic management techniques will be utilized.

Kok Wan Mah, Kittleson and Associates, Inc, East Robinson Street, Orlando, reiterated that he prepared three traffic studies as part of the Sports Complex project. The first one is the standard traffic impact analysis, which has been approved. The second is a parking analysis, which was also approved. The third is the traffic demand management study. They are still coordinating with the County to finish that study and it will be finished as part of the RUP.

Mr. Mah recommended changing the access along SR 40 to better accommodate the expected traffic for these facilities. The first access point on NW 1<sup>st</sup> Street Road is a full unsignalized access and allows for full movement off of the side streets. Originally proposed for this location was to change it to a restricted median and only allow left turns in and right in right out from the side street. He stated a comment was received from the County indicating that there may be vehicles towing horse trailers coming from the minor street on the south side and they would like a solution that does not restrict those movements; therefore, what is being proposed is to have a right in/right out from the WEC driveway and construct a median barrier/raised median that would still allow for all movements in and out of the road that is to the south. The existing turn lane to the north would be eliminated and instead an acceleration lane providing room for vehicles towing horse trailers to ingress into the median without their trailer sticking out into the traffic would be constructed. Mr. Mah advised that the reason they are proposing to restrict the median is to comply with FDOT's access management guidelines. He stated the next access point is at NW 87<sup>th</sup> Court Road, which is the main spine road that goes up to the WEC proper and would be the east boundary of the sports center. They are proposing to open the median to a full median with a signalized intersection. It is currently right in/right out with a left in. This would allow for quick egress for of any traffic coming from any events and it also leads into the equestrian facility to the north. Mr. Mah advised that at the access at NW 92<sup>nd</sup> Avenue Road is a full median and they are proposing a right in/right out with a left in to comply with FDOT spacing standards relating to the signalization. He stated on the very west side there is a driveway that is being proposed, noting it is currently a full median. It will change to a right in/right out with a left in. Mr. Mah advised that there is a FDOT driveway that leads to a drainage retention area (DRA). There was a previous request to combine that access point with the WEC, but based on discussions

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with FDOT they were not in favor of combining the access point. FDOT did recommend modifying the access point to gravel to deter anyone from utilizing the entrance.

In response to Commissioner Bryant, Mr. Mah advised that the latest concept plan that he saw showed the last entrance to the west on SR 40 had a road that went into the site and immediately turns to the east and then heads north.

Commissioner Curry opined that the WEC does a great job on their traffic control. He questioned if the same internal traffic services will be provided for the sporting events. Mr. Mah stated for many of the events most of the traffic funnels in from the main access point off of NW 80<sup>th</sup> Avenue. He stated the traffic demand management plan is trying to provide strategies to be more proactive, whether it is through social media or with variable message signs to help to defuse the traffic to both SR 40 and NW 80<sup>th</sup> Avenue. The goal is to get the traffic out of the public ROW as efficiently and safely as possible.

In response to Commissioner Curry, Mr. Mah advised that the as events take place at the site the WEC learns how to improve their processes in order to handle the traffic in an efficient manner.

Mr. Gooding stated the demand study recommends additional things the WEC can do such as utilize social media, reservations, etc.

Mr. Mah advised that the traffic demand management study focuses on three main areas: 1) operations; 2) staffing; and 3) social media. He stated a number of different strategies were created, noting they are working on coordinating with County staff to identify different tiers of those types of events and the strategies needed for each of the tiers as they go through the RUP process.

In response to Chairman Zalak, Mr. Cohoon advised that the entrances will be able to accommodate different types of vehicles. He commented on the time it has taken to review the plan, noting some of the adjustments being made will accommodate other interests that are not related to the WEC.

Mr. Mah stated County staff requested they look at 5 different scenarios to determine the level of parking for each. He advised surveys were conducted at a similar site in Hoover, Alabama, which contained a concert venue. The counts were conducted during the weekend where a concert took place Friday and Saturday, as well as sports tournaments. There was a softball and karate tournament taking place at the same time. Mr. Mah stated after reviewing the information it was determined that the level of parking that would be needed was the fourth tier of what was shown in the study. He advised that the fifth tier would only be needed in the event a concert, sports event and other activities were all happening onsite at once, which is unlikely.

In response to Chairman Zalak, Mr. Cohoon advised that there would be enough parking as long as they stay within the confines of the fourth tier.

Mr. Gooding advised that the developer has agreed with staff on almost everything except for the event limitations. The applicant is proposing that the limits apply only if things are done outdoors in venue 5, 4 or 3. He stated venue 1 is outside of the hotel and venue 2 is the baseball stadium. Both are interior to the project and buffered. Mr. Gooding advised that the only dispute the developer has with staff is whether or not the number of limits are going to apply to venue 1 and 2, as well as if they will apply to indoor events. He opined that indoor events should be allowed without a limit.

Mr. Gooding advised that within three months the developer has to propose two things to the County, a Traffic Management Plan and Traffic Control Plan, which are going to address the access to the project on public ROW. He stated the traffic demand study encourages people to purchase their parking tickets in advance so they do not have

people collecting funds at the gate, as well as moving the parking attendants further up and providing them with computers to read the tickets. Some of the solutions are not big deals, but are really good ideas to help address the traffic. Mr. Gooding advised that the RUP is going to incorporate one or more traffic management measures recommended in the Traffic Demand Study as eventually accepted by the County Engineer and establish different groups of events based on the number and size of such events and particularly the number of people or trips expected during a particular time period. There will also be a person in place for the County to contact should there be a problem. He stated the RUP will have a one year duration, but can be extended. The County Engineer may require interim updates to the accepted plans if changes in event size, event frequency, or observed traffic operation warrant revisions. Mr. Gooding advised that an appeals process is in place to resolve disputes.

General discussion ensued relating to the Rock the Country event.

Mr. Gooding advised that an established mechanism will be in place to address traffic.

Mr. Gooding addressed noise, noting a study was submitted. He stated the site could exceed the noise level with some of the concert events at particular times unless mitigated.

Steven Fisher, Chief Operating Officer (COO) PSX, Inc., New Camellia Boulevard, Covington, Louisiana, advised that PSX, Inc. has worked with the WEC for approximately 5 years. He stated they have reviewed the Marion County Noise Ordinance and provided a professional opinion based on their almost four decades of experience to help mitigate, maintain and adhere to the Noise Ordinance of Marion County. Mr. Fisher advised that the first recommendation is to position the stage in such a way that it is towards the interior most side of the facility, which will give the opportunity for sound to mitigate and dissipate. The second recommendation is to leverage technology to mitigate the noise and to ensure there is not spillover to the property lines adjacent to the WEC facility. He provided a brief overview of the sound equipment that will be utilized and how it works.

Commissioner Bryant out at 3:42 p.m.

In response to Commissioner Stone, Mr. Fisher advised that the technology device used to measure the sound at the property line is not a lot bigger than a microphone or a cellular phone. He stated the device is not intrusive and can be mounted on a fence, noting it can be hidden easily.

Chairman Zalak questioned if outside audio equipment can be utilized by performers. Mr. Fisher advised that a concert promotor would bring in an audio system. He recommended WEC write into the performance specifications that they have to have this criteria built in otherwise their system will not meet the performance criteria of WEC. This limits the ability for a sound production company to come in and do what they feel is best and violate the Ordinance.

In response to Chairman Zalak, Mr. Fisher commented on the equipment that can be utilized to track the sound and address points of concern.

Mr. Minter questioned what is the range of background sound level from the highway. Mr. Fisher advised that the Noise Ordinance limits sound to 60 decibels (DB) from 10:00 p.m. to 7:00 a.m. and 65 DB from 7:00 a.m. to 10:00 p.m. He stated a normal car going down the highway exceeds 60 to 65 DB, noting it is more in the 70 DB to 80 DB range. Mr. Fisher advised that riding in a car with another person having a conversation at 60 miles an hour, along with the road noise is roughly 60 DB. Two people having a conversation in an office unamplified would be an example of 60 DB. A residential dishwasher or an

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electric toothbrush is an example of 60 DB. He stated there is no concern on his end, as a professional, that this would encroach on neighbors.

Commissioner Bryant returned at 3:46 p.m.

In response to Mr. Minter, Mr. Fisher advised that the sports noise would be handled with similar software as used for concerts. He stated there are directional speakers that face inwards toward the fields and they do not encroach outward to the property boundaries. Mr. Fisher advised that software and hardware is utilized to limit the level of sound. He stated unlike a high school football game, these fields will not be providing play by play audio. It will be used for interim announcements.

Chairman Zalak passed the gavel to Commissioner McClain, who assumed the Chair.

Commissioner Zalak out at 3:48 p.m.

Commissioner Curry advised that at the transmittal hearing the Board was informed that there would be play announcements for championship games.

Mr. Gooding clarified that there will be speakers on the regular fields for directional announcements.

Mr. Stephens advised that there will be some announcements for championships games, relating to scoring a goal, but not every moment will have commentary. Most of the noise coming from the fields will be safety announcements.

Commissioner Zalak returned at 3:49 p.m.

Chairman McClain passed the gavel to Commissioner Zalak, who resumed the Chair.

In response to Commissioner Curry, Mr. Stephens advised that there will not be cheerleaders, with the exception of the cheerleader competition hosted inside the exposition center.

Mr. Minter addressed the software limits from the electronic amplified speakers. He questioned what kind of sound levels come from the people onsite for the concert. Mr. Fisher advised that it all depends on the number of people attending, noting it can range from 80 DB to 100 DB. He stated he is unaware if a capacity limit has been discussed for concert venues as far as the public is concerned.

Mr. Minter clarified that the software does not control human voices.

Mr. Fisher advised that there is nothing they can do to quiet the crowd.

Chairman Zalak commented on the difficulty of creating policy for how a facility may be utilized in 20 years. He requested if a game does have announcements that the plainly audible cannot be heard off the property.

Mr. Fisher stated this can be addressed with performance specifications.

General discussion ensued.

In response to Mr. Tillman, Mr. Fisher advised that there are berms, foliage and fences in place to naturally dissipate and break the sound waves from traveling to any extended distance. He stated they will have the tools in place to measure those DB levels at the property line to ensure that it does not exceed.

Chairman Zalak advised that he does not have an issue with any of the activities that will take place indoors, but does want to be careful what is permitted outdoors.

Commissioner Curry questioned how security will be addressed. Mr. Tillman advised that there is onsite security at the WEC, noting a majority of the facility is camera monitored.

General discussion ensued.

Mr. Gooding advised that the WEC has to comply with the County Noise Ordinance, noting sound is also addressed in the PUD Conditions. He stated the noise study shows that unless something is done there may be a potential noise problem; therefore, the WEC

will have to implement those steps to comply with the noise Ordinance and stay within the PUD Conditions to avoid any issues.

Mr. Gooding referred to Agenda Item 1.2.5 regarding the request to vacate a plat, noting the applicant has already started developing the property with equestrian lots.

Mr. Gooding advised that staff's report states the FLUE policy seeking to be amended defines the purpose and parameters of the WEC land use, emphasizing support for equestrian related development, mixed-use opportunities and compatibility with both rural and urban context. The subject site lies within the 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 increase the WEC designation by 250.86 acres and accommodate indoor outdoor sports events, Exposition facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment, Exposition venue areas, parking and other supporting services. The anticipated facilities would act to fulfill a market need identified by Marion County Visitors and Convention Bureau (VCB) and would enable the facilities to complement the other existing WEC facilities. Increasing opportunities for mutually compatible and complementary activities, improving opportunities for internal capture while serving both the community and tourism based functions.

Chairman Zalak requested the applicant provide a definition for the word festival and address the buffer along SR 40 after public comment is completed.

Commissioner McClain out at 4:02 p.m.

Chairman Zalak opened the floor to public comment.

Scott McLaren, East Kennedy Boulevard, Tampa, Attorney on behalf of Charlotte Webber and the Charlotte Webber Revocable Trust, presented a 16 page handout entitled, "Opposition to Application for Future Land Use Map Large-Scale Amendment No. 25-L01, Comprehensive Plan Text Amendment No. 25-L02, Rezoning for PUD Amendment No. 250606ZP, and Development Agreement Amendment No. 25-D01 (collectively, the "Applications"), Submitted by Golden Ocala Equestrian Land, LLC, and its related entities (collectively, "Golden Ocala"). He commented on the need for more study and analysis of SR 40 and traffic prior to final approval, noting it is premature for the BCC to consider and approve the project. Mr. McLaren opined that the analysis is not complete and there is still a lot of work to be done, especially with respect to traffic and some of the infrastructure issues that the State raised in response to the application.

Chairman Zalak questioned if there was a specific traffic issue that staff could address. Mr. McLaren advised that FDOT has not approved any widening of SR 40. He expressed concern with this application being considered or approved prior to the applicant applying to FDOT to make any of the improvements that are necessary for traffic to meet County standards.

Commissioner McClain returned at 4:04 p.m.

Chairman Zalak questioned if the WEC can apply to FDOT for a permit before the Board gives the approval. Mr. McLaren advised that he is unsure.

Mr. McLaren stated the application is incompatible with the surrounding uses. He opined that the proposed uses do not have anything to do with equestrian activities, noting the "E" in WEC stands for Equestrian. The WEC was created to provide relatively low intensity uses with somewhat rural character. Mr. McLaren objected to the alterations, changes, and modifications to the PUD, as well as the Development Agreement. He stated these are high intensity proposed uses.

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Mr. McLaren commented on lighting and noise. He opined that the proposed concept plan is too vague.

Mr. McLaren expressed concern with the proposed Text Amendment applying to the entire WEC property. He commented on traffic concerns.

Mr. McLaren opined that the proposed use violates the binding Settlement Agreement of the parties in 2016 that was entered into by Ms. Webber and the County. He stated as part of the Settlement Agreement the County promised not to rezone this property to a more intense use than single family, one unit per three acres.

Chairman Zalak opined that the Settlement Agreement did not state the BCC could not rezone the property.

Mr. Minter stated he does not recall the Agreement saying in perpetuity the property owner could never apply for a new zoning or plan amendment.

Chairman Zalak advised that it did not put a moratorium on the zoning forever.

Mr. Minter concurred.

Chairman Zalak stated this is something that would have to be argued in Court.

General discussion ensued.

Mr. McLaren expressed concern with the Notice not being published in a newspaper of general circulation and there not being an evening hearing.

Busy Shires, Director of Conservation for Horse Farms Forever (HFF), NW 90<sup>th</sup> Avenue, presented a 7 page handout entitled, "Case Nos. 25-L01, a comprehensive plan large scale text amendment (the "Text Amendment"), and 25-L02, a comprehensive plan large scale map amendment (the "Map Amendment"; the Text Amendment and the Map Amendment may be referred to collectively as the "Sports Complex Applications") Opposition to the Sports Complex Applications submitted by Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, and its related entities (collectively, "Golden Ocala"); and expressed opposition to the proposed applications. She advised that they do not relate to horses or equine related activities. Ms. Shires stated the Equestrian Estates were meant to serve as a buffer between the WEC and the FPA, noting removing 250 acres of Equestrian Estates breaks that promise between the community and the adjacent horse farm owners. She advised that the Development Agreement states Equestrian Estates are only allowed use on that section of land subject to FLUE Amendment 2017-L02. Ms. Shires commented on concerns relating to the concerts onsite. She stated if the Board moves forward HFF agrees with the restrictions made to the WEC property and requested they be required to maintain those same restrictions. Ms. Shires urged the Board to deny the applications and uphold the Development Agreement.

Jaime Price, SE 14<sup>th</sup> Street, did not appear when called upon to speak.

Corey Maret, NW 46<sup>th</sup> Street, advised that he had to leave Marion County to play soccer at a higher level. He stated this facility will provide options for local families and provide services for over 300 kids.

Nell Wade, NW Highway 225A, opined that the proposed use is not compatible with the horse events. She expressed traffic and noise concerns.

Brian Lockwood, NW 95<sup>th</sup> Avenue Road, commented on the benefit the facility will have for the youth. He expressed concerns relating to traffic, noise and impact on the ground water.

Nancy Dimaggio, NW 54<sup>th</sup> Court, commented on traffic and safety concerns. She urged the Board to deny the request.

Jesse Ware, NW 76<sup>th</sup> Court, advised that he had to travel out of town to play soccer at a higher level. He stated the proposed use will provide opportunities to the local youth.

Chairman Zalak advised that public comment is now closed.

Mr. Gooding advised that the language relating to festivals has been included since the beginning, noting per Wikipedia a festival is an event celebrated by a community and centering on some characteristic aspect or aspects of that community and its religion or cultures. It is often marked as a local or national holiday. He stated he is unaware if any festivals have ever taken place at the WEC.

Mr. Tillman advised that events such as Comic-con have taken place onsite, noting they are anticipating those types of activities that could be related to a festival type activity would still be able to occur. He stated the WEC is selective on what is allowed onsite, because they want to avoid any issues.

Chairman Zalak advised that there are different types of festivals and opined that the type of festival allowed needs to be defined.

Commissioner Stone recommended specifying "Family Friendly Festivals".

Chairman Zalak advised that for outdoor sports facilities Table 5 in the PUD Conditions states "multipurpose fields including, without limitation" and for exposition and indoor sports facilities it states "Facilities capable of use by a large number of people for a multiple of purposes including, without limitations". He questioned if this means they can do whatever they want. Mr. Rison advised that the RUP would address those concerns.

Mr. Gooding advised that when there is a list, even preceded by "without limitation", that list is deemed to narrow the type of things the applicant can have.

Chairman Zalak commented on the different types of festivals that could be included.

Commissioner Stone stated regardless of what is going on at the site they would still be required to adhere to the noise Ordinance and PUD Conditions.

General discussion ensued relating to festivals.

In response to Chairman Zalak, Mr. Gooding advised that the Text Amendment will impact all of the WEC land use. He stated the WEC land use is a mixed-use land use and allows a list of uses onsite, noting it is implemented through the PUDs.

Chairman Zalak clarified that sports facilities of this type can be built no where but within the proposed 250 acres. He stated it is the Text Amendment coupled with the map.

Mr. Rison concurred.

Commissioner Stone advised that the WEC land use can be utilized anywhere in the County.

Mr. Rison commented on how a land use designation works. He stated it is assigned and has potential, but the question becomes what does the zoning ultimately allow in regards to that potential.

Mr. Gooding advised that any type of broad category can have a plethora of uses, but it is implemented through the zoning.

Mr. Gooding clarified that the Settlement Agreement was to settle that specific Comprehensive Plan Amendment, noting there is nothing in it that limits the ability of the applicant or the County to seek a later change. He stated a decision made by the BCC at that time could not bind the hands of this BCC to change the Comprehensive Plan. Mr. Gooding stated had that been the intent it would not have been included in a document that was not recorded. He reiterated that it was a settlement in a Comprehensive Plan challenge and was to resolve that challenge only, noting it only required the WEC to submit an application to the County for implementation. It did not obligate the BCC to adopt the settlement. Mr. Gooding advised that they are not violating the agreement.

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Mr. Tillman advised that staff's presentation addressed the buffer plan and any changes being proposed.

Chairman Zalak stated he previously requested a rendering of what the buffers would look like along SR 40.

Mr. Tillman advised that a cross section was provided in the Agenda Packet.

Commissioner Curry out at 4:40 p.m.

Mr. Gooding apologized, noting he forgot that the Board had requested those pictures and he removed them from the presentation. He stated the information is included in the Agenda Packet.

General discussion ensued relating to the buffering.

Commissioner Curry returned at 4:43 p.m.

General discussion resumed.

In response to Commissioner Stone, Mr. Tillman advised that the branding in this area will be the same as what is provided throughout the WEC. He stated it will have the horse emblem with WEC, but it will be supplemented with the sports.

Mr. Gooding questioned if the developer can get FDOT approval for the transportation improvements without a plan. Mr. Tillman advised that Mr. Mah met with FDOT and received preliminary approval, but it is nothing more than a handshake deal with FDOT at this time because they do not have finalized engineered plans to turn in for a permit. This is not something that is done until the zoning is approved.

Mr. Gooding addressed the concern that the traffic analysis should have been turned in before the transmittal hearing. He stated the attorney was relying on language in the 2022 version of the TIA guidelines, which County staff presented to the Board at a workshop.

Mr. Gooding advised that those are not approved by the BCC, but are merely guidelines to assist in the traffic studies. He stated they are required to provide that information prior to the public hearing, noting it does not require it prior to the transmittal hearing. Mr. Gooding advised that the traffic study was approved more than 2 weeks prior to this meeting.

Mr. Tillman stated the proposed concept plan contains more detail than what is typically seen in a concept plan and the information is very specific to how the project will be developed. He advised that concerts were analyzed in the Traffic Management Plan and will be addressed in the RUP, noting it is not included in the TIA because it is not the primary use.

In response to Commissioner Curry, Mr. Gooding advised that the proportionate share is not known at this time, but it should be known in approximately 8 months.

Commissioner Stone requested more information relating to water usage.

Mr. Tillman advised that the WMD does require them to obtain a consumptive use permit (CUP). He stated the private wells on site are utilized for irrigation, noting they are limited to so many inches per year they are allowed for application to supplement rainfall. There is additional water that is allowed for grown in periods, but they will be limited to the amount they can use.

In response to Commissioner Stone, Mr. Tillman advised that there would not be any impact to the surrounding area and people who are on wells. He stated when the wells are put into place the WMD requires a draw down analysis, which shows what type of impact would occur in the region to other wells and they are limited to a very minimal amount of impact.

In response to Mr. Minter, Mr. Rison advised that the change in definition to include the sports centers would not affect any of the property within the FPA, noting it is limited to

the urban area portion. The two areas that are in the FPA are the far northern end off of Highway 225A and the area located west of SW 100<sup>th</sup> Avenue stretching from SW 100<sup>th</sup> Avenue to SW 110<sup>th</sup> Avenue. He stated neither of the FPA areas are proposed to be changed.

Chairman Zalak questioned if the lighting statement was included. Mr. Rison advised that it is part of the PUD package and all the exhibits will apply.

Mr. Gooding clarified that there is not a photometric number in the PUD Conditions, but it is included in their plan.

Mr. Rison advised that the developer's plan has 0 candles at the Boundaries.

Chairman Zalak opined that it needs to be included in the Conditions.

In response to Chairman Zalak, Mr. Rison advised that the lighting statement will be applicable in the Conditions. He stated the sound study identifies the best practices and the developer has agreed to follow those best practices and the County's Noise Ordinance.

Mr. Rison advised of staff's concern with the number of concerts that could occur at the same time.

Commissioner Bryant stated Condition 14.5 (as shown on the overhead screens) relates to adhering to the Noise Ordinance.

General discussion ensued relating to buffers.

In response to Commissioner McClain, Mr. Rison advised that the concert request was for 8 per year, but up to 24 annually.

Chairman Zalak questioned if the applicant would have to come back before the Board for approval if there were going to be more than 8 concerts. Mr. Rison advised that the proposal to increase the number of concerts was going to be part of the RUP, noting it would be at the discretion of the County Engineer and County Administrator.

Commissioner McClain expressed support for allowing the County Engineer and County Administrator to make the decision.

Commissioner Stone concurred.

Commissioner Curry advised that as of the last Board discussion regarding this site the WEC has not had any concerts onsite.

Chairman Zalak clarified that the WEC has not utilized a Special Event Permit to hold a concert, but there have been events indoors.

Commissioner Curry stated originally only 4 were proposed and if any more were needed they would have to come back for a permit.

Chairman Zalak advised that the WEC is requesting to exempt 5 areas and have between 8 and 24 allowed.

Mr. Rison clarified that the WEC has requested the main center arena, the hunter/jumper arena, the event centers (exposition centers) and the future event center be exempt from the 8 allowed special events.

In response to Chairman Zalak, Mr. Rison advised that staff recommend only allowing 2 events at a time.

Mr. Tillman stated the developer is willing to remove sites 3, 4 and 5, keep 1, 2 and indoor facilities and take the restrictions off. This way it includes just the two locations that are already very interior to the site. He stated any additional concerts would be held indoors.

Commissioner Bryant clarified that the applicant is proposing to remove 3, 4 and 5 and only have the ability to have concerts at 1, 2 and the indoor facilities, unless they submit a special event permit.

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Chairman Zalak questioned why they cannot just start out with the 4 concerts and then allow the County Engineer and County Administrator to approve any additional concerts, noting the site does not use the 4 allowed today.

General discussion ensued relating to concerts.

Mr. Cohoon advised that as it is proposed now there are 8 concert type events that will be allowed, it does not matter if it is indoor or outdoor. The RUP contemplates all kinds of different scenarios throughout all of this development. From a lowest tier to the most intense tier. He stated the 8 would be approved regardless of whether it is indoor or outdoor. After one year staff would review what took place and determine how to move forward.

In response to Chairman Zalak, Mr. Cohoon stated if the Board exempts sites 1 and 2 they would still be contemplated on the different types of intensities. He stated it would allow the applicant to run a concert every single day of the year if they wanted if they are in an indoor facility, but that scenario is unlikely. Mr. Cohoon opined that the applicant is requesting to not have a limit on indoor and to only limit the outdoor events. He stated the RUP is simply laying out how intense are the peak hour arrivals and departures in these different scenarios.

Commissioner Bryant questioned if the applicant would have to go through the Comprehensive Plan change process to increase the number of events if there have been no issues over the initial year. Mr. Minter advised that this would be a modification to the Development Agreement.

Mr. Cohoon advised that the argument the applicant is making is it does not matter what is happening on the site because they are addressing those through the different layers of intensity in the RUP. He stated they are requesting leniency on the indoor because it is not affecting noise and asking only to limit the outdoor events. Mr. Cohoon advised that staff is proposing 8 concerts regardless of whether they are indoor or outdoor.

Mr. Bouyounes advised that the concern is how traffic will be handled.

General discussion ensued.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to approve the second amendment to the Developer's Agreement as proposed with the 8 up to 24 events.

Mr. Minter advised that the Comprehensive Plan Amendments have to be addressed first. Commissioner McClain withdrew his motion.

Commissioner Curry withdrew his second.

(Ed. Note: This matter was addressed later in the meeting.)

**READDRESSSED: 1.2.1.** 25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

A motion was made by Commissioner Curry, seconded by Commissioner McClain, to approve Large Scale Comprehensive Plan Text Amendment No. 25-L01, agreeing with Growth Services staff and the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, is consistent with Chapter 163, Florida Statutes (FS) and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).

**READDRESSSED: 1.2.2.** 25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers 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, Multiple Address and/or No Addresses Assigned

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve Large Scale Comprehensive Plan Map Amendment No. 25-L02, agreeing with Growth Services staff and the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, is consistent with Chapter 163, Florida Statutes (FS) and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).

**READDRESSSED: 1.2.3.** 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Mr. Rison provided a brief overview of the updated Conditions.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 26-R-79 approving the PUD with Conditions 1 through 17, as amended, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

(Ed. Note: This matter was addressed later in the meeting.)

**READDRESSSED: 1.2.4.** Second of Two PUBLIC HEARINGS to Approve the Second Amendment to Development Agreement (Amendment, 25-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, and R.L.R. Investments, LLC, Related to the Golden Ocala Development, Including the World Equestrian Center

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to approve second amendment to the Development Agreement (25-DM01) as discussed.

In response to Chairman Zalak, Mr. Rison clarified that the approval would limit concerts to for both indoor and outdoor facilities to a total of 8.

General discussion ensued.

Commissioner Bryant withdrew her motion.

Commissioner Curry withdrew his second.

In response to Chairman Zalak, Mr. Cohoon advised that he would only like to look at the RUP once a year, noting there is different levels of intensity. He stated the applicant will inform OCE staff an upcoming concert's level of intensity. Mr. Cohoon advised that there

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is not restriction on indoor or outdoor, noting the number of concerts would be limited to 8 per year. He stated the Board could decide to only apply the 8 concert limit to outdoor venues. Mr. Cohoon advised that he is reviewing it at the onset of the year and determining the types of maintenance of traffic treatments that are appropriate based on the number of vehicles they can expect to arrive in any given hour.

Commissioner McClain advised that staff will be taking into account the types of activities taking place indoors anyway.

Chairman Zalak stated at the end of the day the Noise Ordinances will address sound issues.

General discussion resumed.

In response to Commissioner Stone, Mr. Cohoon referred to section 2.8 of the proposed Second Amendment to the Development Agreement (as shown on the overhead screens), noting the County Engineer can require interim updates to the accepted Traffic Management Plan or Traffic Control Plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

Commissioner Stone questioned if Section 3.4 could be removed if unlimited concerts are permitted. Commissioner Bryant clarified that Section 3.4 outlines the specifics of the RUP.

Commissioner McClain requested everything remain the way it is except the 2 indoor facilities do not need to have the 8 concert limit requirement.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve second amendment to the Development Agreement (25-DM01) as proposed with the exception of removing the indoor facilities from the 8 limit requirement.

Chairman Zalak clarified that the proposed agreement would need to be adapted to remove the indoor facilities.

General discussion ensued.

Mr. Minter advised that several versions of the agreement have been received and clarified that the one being utilized now is the one labeled "Final Proposed Version".

Mr. Rison stated sites 3, 4 and 5 are off the table; therefore, the Board is only considering sites 1, 2 and the indoor facilities. He advised that the outdoor sites 1 and 2 are then subject to the 8 limitation.

The motion was unanimously approved by the Board (5-0).

(Ed. Note: This matter was addressed later in the meeting.)

**READDRESSSED: 1.2.3.** 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

In response to Mr. Minter, Commissioner Stone clarified that the final clean PUD Conditions are what was in her motion.

**READDRESSSED: 1.2.4.** Second of Two PUBLIC HEARINGS to Approve the Second Amendment to Development Agreement (Amendment, 25-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, and R.L.R. Investments, LLC, Related to the Golden Ocala Development, Including the World Equestrian Center

Mr. Gooding requested clarification on the concert limits. He stated the proposal was to drop sites 3, 4 and 5 if the Board would remove the limits, but the Board did not remove the limits.

In response to Mr. Gooding, Chairman Zalak advised that the number limits apply to the indoor and interior outdoor facilities.

Mr. Rison clarified it is staff's understanding that sites 3, 4 and 5 are off the table as outdoor facilities; therefore, the limits apply to sites 1 and 2.

General discussion ensued relating to the concert limits.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to reconsider Agenda Item 1.2.4. The motion was unanimously approved by the Board (5-0).

ACA Tracy Straub advised that in the proposed Development Agreement they also refer to Grand Outdoor Arena and Plaza or WEC Stadium. She requested those location numbers be clarified.

Mr. Rison stated the Grand Outdoor Arena and Plaza is site 1 and WEC Stadium is site 2.

Chairman Zalak stated the previous motion, as he understood, it was that the BCC does not limit concerts or any SUP activities for the indoor facilities. Then on sites 1 and 2 they would start off at 8 concerts and give up to 24 through the agreement over the next few years depending on how the site performs.

General discussion ensued relating to concert limits.

A motion was made by Commissioner Bryant to approve Second Amendment to the Development Agreement (25-DM01) and allow by right in sites 1 and 2 twelve concerts in the first year up to 24. The motion died for a lack of a second.

Chairman Zalak advised that Mr. Bouyounes and Mr. Cohoon have requested to review the entire site and not just sites 1 and 2.

Mr. Bouyounes request the Board go back to the original language and change the 8 to 12 and leave the rest alone.

General discussion ensued.

Mr. Minter advised that the Board has to be clear on how the limit can be changed from 12 to 24, noting it is not enough to say administratively. There is a doctrine of delegation of authority to an administrative person with no standards.

Commissioner Bryant stated it can be modified by the County Administrator and the County Engineer if there have been no issues and they feel confident moving forward that the WEC will continue to have no issues.

Mr. Minter questioned what happens if the WEC only hosts 6 events in the first year instead of 12 and there have been no issues.

Commissioner Stone requested a recess.

There was a recess at 5:43 p.m.

The meeting reconvened at 6:01 p.m. with all members present.

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Chairman Zalak advised that they are addressing Agenda Item 1.2.4 to consider the Second Amendment to Development Agreement (Amendment, 25-DM01).

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to adopt the final proposed version of the Second Amendment to Development Agreement (Amendment, 25-DM01) concerning Concurrency Impact Fee Credits and other matters for Golden Ocala with the following changes: paragraph 3.4.1, where the language will be changed to state "limit the number of concert uses for all facilities on the WEC that are permitted for concert use by the PUD approved for the WEC to 8 per year, which limit may be increased based on operational experience and traffic conditions if accepted by the County Engineer and the County Administrator; paragraph 3.4.2 the language "including those held at the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses" will be stricken; paragraph 3.4.1 the language "such numbers may be decreased pursuant to the last sentence in 2.8" will be added at the end; and paragraph 3.4.3 the language "Concert Uses held at the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses" will also be stricken. The motion was unanimously approved by the Board (5-0).

**READDRESSSED: 1.2.3.** 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to reconsider. The motion was unanimously approved by the Board (5-0).

Commissioner Bryant advised that the Board is going to remove areas 3, 4 and 5 for concerts, which will leave 1, 2 and the indoor facilities.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 26-R-79 approving the PUD with Conditions 1 through 7, as amended below, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

Resolution 26-R-79 includes the following Conditions:

1. The PUD shall be developed consistent with the conditions outlined herein, 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, with revised pages 03.00 and 09.00 submitted 3/20/2026 in conformity with the Board's approval, to reflect the removal of originally proposed outdoor concert venue locations 3, 4, and 5, leaving only outdoor concert venues #1 (Grand Outdoor Arena) and #2 (World Equestrian Center Stadium) remaining, and deleting the references to those eliminated outdoor concert venues from Tables #5 and #6 in following Condition #3], incorporated herein as Exhibit A.

2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan as listed below for reference, the project's PUD Concept Plan Amendment [12/30/25], and the conditions of this approval.

<b>RESIDENTIAL HOUSING</b>	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
<i>Total Housing Units</i>	<b>2,397</b>
<b>NON-RESIDENTIAL</b>	
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 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, with revised pages 03.00 and 09.00 submitted 3/20/2026 as described in Condition # 1].

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. 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, concert <sup>s</sup> , 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, 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, concert <sup>s</sup> , 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>

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks <sup>1,2,7</sup>			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
<b>Rural Equestrian Estates Single-Family Residential Detached 10-Acre*</b>							
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'
<b>Equestrian Estates Single-Family Residential Detached 3-ac*</b>							
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'
<b>Single-Family Residential Detached*</b>							
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'
<b>Single-Family Residential Attached (Duplex)*</b>							
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'
TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks <sup>1,2,7</sup>			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
<b>Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)**</b>							
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'
<b>Commercial &amp; Expo</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
<b>Equestrian / Event Facilities - World Equestrian Center (WEC)</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
<b>Sports Facility - World Equestrian Center (WEC)</b>							
Principle	None	None	None	20'	10'	0'/0'	75'/100' <sup>5</sup>
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

<p><b>*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS</b></p> <p><b>Principal</b> = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).</p> <p><b>Accessory</b> = 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.</p> <p><b>Mechanical</b> = Individual residential unit air-conditioner units and pool pumps, etc.</p>
<p><b>Commercial</b></p> <p>Comply with B-4 (Regional Business) zoning uses.</p>
<p><b>Equestrian / Event Facilities - World Equestrian Center (WEC)</b></p> <p>Comply with defined uses within PUD Conditions.</p>
<p><b>Expo - World Equestrian Center (WEC)</b></p> <p>Comply with defined uses within PUD Conditions.</p>
<p><b>Sports Facility - World Equestrian Center (WEC)</b></p> <p>Comply with defined uses within PUD Conditions.</p>
<p><sup>1</sup>In 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.</p> <p><sup>2</sup>LDC 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.</p> <p><sup>3</sup>Further increased side/corner setbacks may be required to ensure minimum LDC intersection &amp; driveway safe sight-distance standards are satisfied.</p> <p><sup>4</sup>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-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet</p> <p><sup>5</sup>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.</p> <p><sup>6</sup>Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, and outdoors at the World Equestrian Center Stadium.</p> <p><sup>7</sup>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.</p>

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 the current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80<sup>th</sup> Avenue and NW 21<sup>st</sup> 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, and as to the area that is the subject of Ordinance No. 26-11 such uses allowed in the Commercial Land Use category and "Active Recreation" as defined in the LDC.
7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Trip Equivalency Matrix (LUTE Matrix) 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 LUTE Matrix 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 LUTE Matrix 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, as revised in Condition #1] sheet 4.01, Equestrian Estates is the only allowed use.
- 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 100<sup>th</sup> Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15, Range 20 is prohibited.

9. Traffic management, construction of off-site improvements and proportionate share contributions shall be governed by the Second

Amendment to Development Agreement Concurrency, Impact Fee Credits, and other Matters, for Golden Ocala approved simultaneous with the PUD, and any amendment thereto including the "Third Amendment" as defined in such Second Amendment.

10. 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.).
11. 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 documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
12. No structures are permitted in locations where FEMA-designated special flood hazard areas or modified floodplains 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 the 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.
13. All project development shall be served by central potable water and central sanitary sewer services consistent with Condition No. 14.3. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100<sup>th</sup> Avenue and NW 110<sup>th</sup> 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.
14. For the World Equestrian Center, the following conditions apply:
  - 14.1. Parking in County or FDOT 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 such public right-of-way is not permitted in order to prevent such parking.
  - 14.2. Ingress/egress at NW 100<sup>th</sup> Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.

- 14.3. The equestrian and sports facilities 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.) and irrigation.
- 14.4. All equestrian and sports facilities' 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.
- 14.5. The project shall comply with applicable provisions of Chapter 13 of the Marion County Code (the Noise and Vibration Control Ordinance of Marion County, Florida), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.
- 14.6. 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).
- 14.7. Livestock waste (manure and bedding) shall be stored in a watertight 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 watertight.
- 14.8. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified, and included in the details of the Major Site Plan.
15. 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].
16. 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, and amenity details, shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.
17. The PUD/WEC Master Sign Plan shall consist of two component parts:
  - a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026, with revised pages 03.00 and 09.00 submitted 3/20/2026] sheet 4.01, which identifies the conceptual sign locations, with Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit attached hereto, and

- b) The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted) per Zoning Cases No. 20170506Z/200201Z attached as Exhibit "C".

**1.2.5. Request Approval of a Resolution to Vacate a Portion of World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86 (Budget Impact- Revenue \$500)**

The Board considered the following recommendation as presented by County Engineer Steven Cohoon, Office of the County Engineer (OCE):

Description/Background: This is a request for approval of a Resolution by Petitioner, Golden Ocala Equestrian Land, L.L.C., to vacate Lots 1 through 20, Lot 48, and that portion of Tract A labeled as "N.W. 92<sup>nd</sup> Terrace" being the portion of Tract A between Lots 6 through 11 and Lots 12 through 18, in World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86 and being portions of parcel numbers: 21081-000001 and 21081-001-00, and parcel number 21081-048-00. Vacating these areas will allow the Petitioner to develop the subject property in a manner different from the current plat.

The Development Review Committee (DRC) considered this request on July 14, 2025, and it was the Committee's recommendation that the petition be granted.

Budget/Impact: Revenue \$500 - Plat Vacate-BL400341-341903.

Recommended Action: Motion to adopt a Resolution to vacate Lots 1 through 20, Lot 48, and that portion of Tract A labeled as "N.W. 92<sup>nd</sup> Terrace" being the portion of Tract A between Lots 6 through 11 and Lots 12 through 18, World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86, and to authorize the Chairman and Clerk to execute the same.

Chairman Zalac advised of the following revision to the proposed Resolution for Agenda Item 1.2.5: 1) the fourth Whereas clause referencing easements for existing utilities was removed, and 2) additional language was added clarifying the Resolution to be effective upon the effectiveness of the Ordinance concerning Comprehensive Plan Amendment No. 25-L01, the Ordinance concerning Comprehensive Plan Amendment No. 25-L02, and the Ordinance concerning Zoning Change 250606ZP, as to be determined earlier in today's meeting.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to adopt Resolution 26-R-80, as revised, to vacate Lots 1 through 20, Lot 48, and that portion of Tract A labeled as "N.W. 92<sup>nd</sup> Terrace" being the portion of Tract A between Lots 6 through 11 and Lots 12 through 18, World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86, and to authorize the Chairman and Clerk to execute the same. The motion was unanimously approved by the Board (5-0).

Resolution 26-R-80 is entitled:

RESOLUTION TO VACATE A PORTION OF PLAT OF  
WORLD EQUESTRIAN ESTATES PHASE I AS RECORDED IN  
PLAT BOOK 14 PAGE 86  
PUBLIC RECORDS OF MARION COUNTY, FLORIDA

**1.3. Adoption of Ordinance**

**1.3.1. 25-L01**

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Ordinance 26-09 adopting Large Scale Comprehensive Plan Text Amendment No. 25-L01, agreeing with the Growth Services staff and the P&Z Commission

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recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, and is consistent with Chapter 163, FS and the Marion County Comprehensive Plan.

Mr. Minter advised of a few scrivener's errors in the proposed Ordinances, which have been corrected. He requested authority from the Board to allow Legal the authority to correct the errors.

Commissioner Bryant withdrew her motion.

Commissioner Stone withdrew her second.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Ordinance 26-09 adopting Large Scale Comprehensive Plan Text Amendment No. 25-L01, and allowing Mr. Minter to correct any scrivener's errors, agreeing with the Growth Services staff and the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, and is consistent with Chapter 163, FS and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).

Ordinance 26-09 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; PROVIDING FOR FINDINGS; ADOPTING AMENDMENT 25-L01; LARGE-SCALE TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L01, GOLDEN OCALA EQUESTRIAN LAND, LLC

FUTURE LAND USE ELEMENT TEXT AMENDMENTS:

POLICY 2.1 .28 - WORLD EQUESTRIAN CENTER (DEFINITION),

TABLE 2-1 - SUMMARY OF FUTURE LAND USE DESIGNATIONS,

POLICY 10.5.1 - GOLDEN OCALA,

FUTURE LAND USE MAP SERIES MAP 15.h- GOLDEN OCALA;

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

### **1.3.2. 25-L02**

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Ordinance 26-10 adopting Large Scale Comprehensive Plan Map Amendment No. 25-L02, and allowing Mr. Minter to correct any scrivener's errors, agreeing with the Growth Services staff and the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, and is consistent with Chapter 163, FS and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).

Ordinance 26-10 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGESCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.

FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:

±251 ACRES, INCLUDING ALL, OR A PORTION OF,  
THE FOLLOWING PARCELS

21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-

00, 21087-001-02, 21065-000-00, 21069-010-03;  
FROM LOW RESIDENTIAL (LR)  
TO WORLD EQUESTRIAN CENTER (WEC)  
PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR  
FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY;  
PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

**1.3.3.** The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Mills-McAllister regarding petitions for rezoning and Special Use Permits heard earlier in the meeting. A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Ordinance 26-11 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (5-0).

Ordinance 26-11 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A ZONING CHANGE APPLICATION FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD), AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

There being no further business to come before the Board, the meeting thereupon adjourned at 6:07 p.m.

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Carl Zalak, III, Chairman

Attest:

\_\_\_\_\_  
Gregory C. Harrell, Clerk

March 18, 2026

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