



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).
MULTI-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 1,450 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
<i>All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance, measured at the exterior boundary of the PUD. Any stages or structures used in conjunction with the area for outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.</i>	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1,2}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached '0-Acre'							
Principle	150'	150'	435,000 SF	20'	30'	5/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5/10'	15'
Equestrian Estates Single-Family Residential Detached 3-ac⁴							
Principle	40'	60'	130,880 SF	20'	25'	5/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5/10'	15'
Single-Family Residential Detached⁵							
Principle	40'	60'	2,400 SF	20'	10'	5/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5/10'	10'
Single-Family Residential Attached (Duplex)⁶							
Principle	35'	60'	2,100 SF	20'	10'	5/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0/Ext. - 5/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0/Ext. - 5/10'	10'
Multiple-Family Residential (Quad⁷, Apartment, Condominium, Townhome)^{8,9}							
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 Lot	25'	N/A	1,200 SF	20'	10'	Int. - 0/Ext. - 8/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0/Ext. - 8/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0/Ext. - 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0/Ext. - 10'	10'
Commercial & Expo							
Principle	None	None	Nine	20'	10'	0/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	Nine	20'	10'	0/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	Nine	20'	10'	0/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0/0'	40'

¹RESIDENTIAL STRUCTURE TERM DESCRIPTIONS
 Principal = Primary habitable accessory building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.)
 Accessory = Customary individual unit residential accessory uses such as but not limited to: storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool houses, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.
 Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.

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

Equestrian / Event Facilities - World Equestrian Center (WEC)
 Comply with defined uses within PUD Conditions.

Expo - World Equestrian Center (WEC)
 Comply with defined uses within PUD Conditions.

Sports Facility - World Equestrian Center (WEC)
 Comply with defined uses within PUD Conditions.

²In 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.
³LDC 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.
⁴Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.
⁵Multiple-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 (30').

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 REVISIONS
 DATE
 GOLDEN OCALA GOLF AND EQUESTRIAN PUD AMENDMENT 2025 - CONCEPT PLAN
 MARION COUNTY, FLORIDA
 DEVELOPMENT STANDARDS
 DATE: 05-07-25
 DRAWN BY: HB
 CHKD. BY: GH
 JOB NO.: 25-0001
 SHEET: 03.01

