

MARION COUNTY, FLORIDA

TOTAL PROJECT AREA: ± 4,276.21 ACRES
 AMENDED PROJECT AREA: ± 250.86 ACRES
 FUTURE LAND USE: WEC, LR, MR, HR, COM.
 CURRENT ZONING: PUD (200201Z)
 PROPOSED ZONING: PUD-AMENDED

SPORTS FACILITY AREA IS WITHIN PARCELS: 21087-001-02, 21081-000001, 21081-001-00, 21081-048-00, 21065-000-00, 21069-007-01, 21069-010-02
SEE SHEET 02.01 FOR ENTIRE PUT.

[illegible]

LEGEND

- Water Bodies
- Roads
- Land Use

Scale: 0 0.5 1 km

1	COVER SHEET
2	AERIAL OVERLAY
3	DEVELOPMENT STANDARDS
4	OVERALL CONCEPT
5	AMENDMENT AREA
6	BUFFER PLAN

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 01.01.
2. VACINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VACINITY MAP - SHEET 01.01.
3. DRAWING TO THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 01.01.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AREA FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE COVER SHEET - SHEET 01.01.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: SEE SHEET 03.01.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SHEET 03.01, TABLE 5
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE: SEE SHEET 03.01.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE DEVELOPMENT STANDARDS - SHEET 03.01.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: SEE NOTE 6 ON COVER SHEET.
11. IDENTIFY PROPOSED BUFFERS: SEE BUFFER PLAN - SHEET 06.01.
12. IDENTIFY ACCESS TO THE SITE: SEE OVERALL CONCEPT - SHEET 04.01.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE SHEET 03.01 & 05.01.
14. PRELIMINARY SIDEWALK LOCATIONS: MODIFIED AREA NOT PROVIDING SIDEWALKS ALONG R.O.W. FUTURE SIDEWALKS ARE CONSIDERED PARALLEL ACCESS TO BE ADDRESSED AT TIME OF MAJOR SITE PLAN.
15. PROPOSED PARALLEL ACCESS LOCATIONS: PARALLEL ACCESS IS INTERNAL TO THE LOT. NO EXTERNAL PARALLEL ACCESS IS PROPOSED. ACCESS POINTS ARE CONTROLLED FOR SAFETY PURPOSES.
16. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE COVER SHEET - SHEET 01.01
17. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NONE.
18. IDENTIFY ANY PROPOSED PARKS AND OPEN SPACES: SEE OVERALL CONCEPT - SHEET 04.01.
19. PROVIDE A DESCRIPTION OF THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE: OPERATION & MAINTENANCE SHALL BE PROVIDED BY PROPERTY OWNER.
20. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUILDING DETAILS: SEE BUFFER PLAN - SHEET 06.01. (RENDERINGS PROVIDED UNDER SEPARATE DOCUMENT)

1. ALLOWABLE USES WILL MATCH PROJECT ENTITLEMENTS IN APPROVED COMPREHENSIVE PLAN TEXT POLICY.
2. EFFLUENT DISPOSAL IS ALLOWED WITHIN PUD BOUNDARY.
3. BORROW PITS WILL OCCUR ON-SITE FOR INTERNAL USE AND WILL BE PERMITTED AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EXCAVATED MATERIAL WILL NOT BE AVAILABLE FOR SALE. BORROW PITS WILL BE RECLAIMED.
4. WATER TREATMENT PLANTS AND ACCESSORIES ARE ALLOWED WITHIN THE PUD BOUNDARY.
5. PROPOSED ACCESS POINTS SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT CODE (LDC).
6. THE PROJECT WILL BE REQUIRED TO TOTAL NUMBER AND SEQUENCE OF PHASES IS UNKNOWN.
7. PROPOSED PERIMETER ACCESS POINTS/DRIVEWAYS ARE PRELIMINARY AND ARE PROVIDED FOR REFERENCE TO THE PUD MAP. PERIMETER ACCESS POINTS/DRIVEWAYS MAY BE ADDED OR REMOVED DURING THE SUBMITTAL OF INDIVIDUAL DEVELOPMENT PLANS. FINAL LOCATIONS FOR ACCESS POINTS AND DRIVEWAYS TO BE APPROVED WITH MAJOR/MINOR SITE PLAN, PRELIMINARY PLAN, SUBDIVISION PLAN, OR IMPROVEMENT PLAN SUBMITTED TO THE DEVELOPMENT REVIEW COMMITTEE (DRC). THE DRC DECISION IS APPEALABLE TO THE COUNTY COMMISSION.
8. PUD IS DRI-SCALE PROJECT SUBJECT TO COMPREHENSIVE PLAN POLICY DUE 10.5.1.
9. ARCHITECTURAL STANDARDS: NONE.
10. PARKS AND OPEN SPACE SHALL BE PER THE INDIVIDUAL DEVELOPMENT PLAN.
11. MINIMUM SIGNAGE SHALL BE PER THE PREVIOUS PUD AND SHEET 04.01 OF THIS SUBMITTAL. ALL OTHER SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE STANDARDS
12. PARKING AND RESIDENTIAL PARKING MAY BE PROVIDED AS SURFACE PARKING, AN ELEVATED PARKING STRUCTURE, AND/OR A COVERED PARKING GARAGE.

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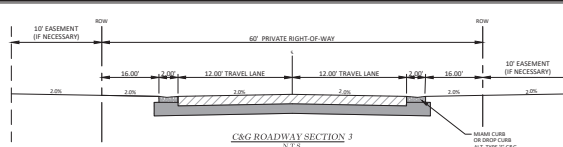
**GOLDEN OCA LA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN**

COVER SHEET

DATE 05-07-25
DRAWN BY HB
CHKD. BY GH
JOB NO. 25-0001

SHT. 01.01





C&G ROADWAY SECTION :
N.T.S

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+³							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached⁴							
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)⁵							
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 (Quad⁶, Apartment, Condominium, Townhome)^{7,8}							
Overall Principle Structure	40'	60'	2,400 SF	20'	10'	8'/15'	65'
Principle Structure - Interior Unit	25'	25'	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Front Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Principle Structure - End Unit	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	100'
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS

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

Commercial

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

Equestrian / Event Facilities - World Eque

Comply with defined uses within PUD Conditions.

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

Sports Facility - World Equestrian Center

Sports Facility - World Equestrian Center
Comply with defined uses within PLID Conditions.

Comply with defined uses within FOD Conditions.

¹In the event an easement or buffer is in place and

encroach into an easement or buffer.

²LDC Commercial encroachment allowances for g

Further increased side (corner) setbacks may be required.

⁴Multiple-family residential development areas abut

Multiple-family residential development areas abutting the street shall observe the equivalent of 10-feet (10') of setback.

(30').

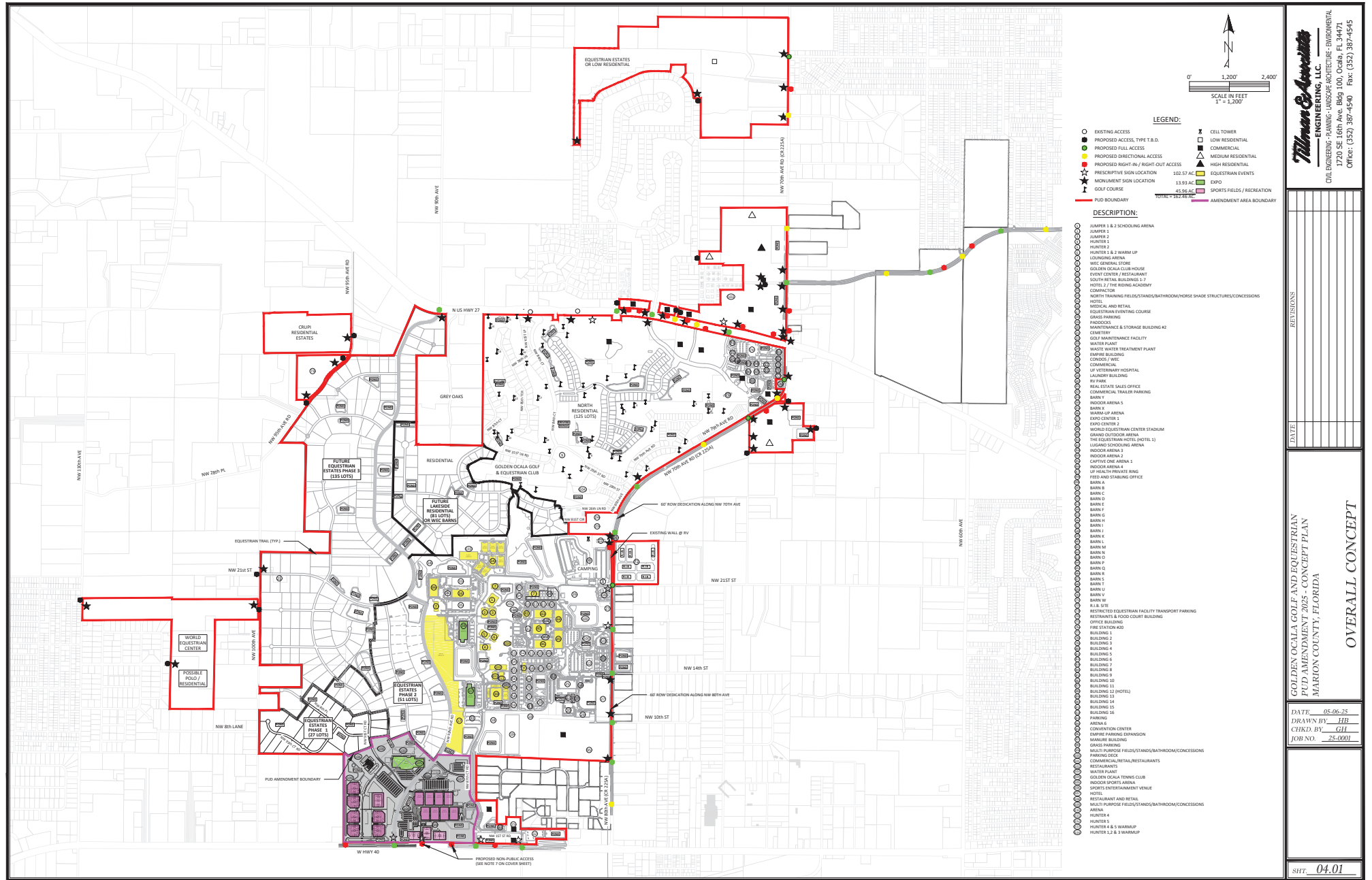
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**GOLDEN Ocala GOLF AND EQUESTRIAN
TRAIL AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA**

DATE 05-07-25
DRAWN BY HB
CHKD. BY GH
JOB NO. 25-0001

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



