



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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April 11, 2025

GOODING & BATSEL, PLLC  
JAMES GOODING  
1531 SE 36TH AVE  
OCALA, FL 34471

**SUBJECT: DRC INFORMATIONAL LETTER**

PROJECT NAME: RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS)

PROJECT #1999004491

APPLICATION: DEVELOPERS AGREEMENT/MODIFICATION #32573

Dear James,

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for the Development Review Committee on April 14, 2025. This will be a scheduled item and attendance is required.

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: No objections.
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: Review to take place during report writing phase.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Verify compliance with Zoning, Article 4, and overlay zones as set forth in Article 5.  
STATUS OF REVIEW: INFO  
REMARKS: Review to take place during report writing phase.
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: 4/3/25 – RECOMMEND DENIAL: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts.

County Traffic does not support the proposed changes for the following reasons:

1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala.
2. There is no established practice of estimating trip generation for Equestrian Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.
3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.
4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.

Traffic study for the sports complex and the WEC will need to be approved prior to amendment of the developer's agreement. Additional comments may be forthcoming prior to finalization of agreement.

- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area with water and sewer mains installed in this area. Use and modification of these mains has been addressed in the Plat Vacation documents. No need to address utilities in this DA as a result.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Developers Agreement  
STATUS OF REVIEW: INFO  
REMARKS: no comments

- 9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Verify compliance as applicable with Article 6.7, 6.8, and 6.9  
STATUS OF REVIEW: INFO  
REMARKS: no comments

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**