



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: **Case # 22- L02**

| PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW: | |
|---|--|
| LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT × _____ | SMALL-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i> |

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

| Marion County Tax Roll Parcel Number(s) Involved | Parcel Section, Township, Range (S-T-R) | Acreage of Parcel(s) | Current Future Land Use Category | Proposed Future Land Use Category |
|--|---|----------------------|----------------------------------|---|
| See attached Exhibit A | 35-12-20 | 1029.51 | Rural | See attached Exhibit B for proposed Text Amendment. |
| | | | | |
| | | | | |

| CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL) | |
|--|--|
| Property owner/applicant | Authorized agent (if not the owner/applicant) |
| See Property Owner's Affidavits | W. James Gooding III of Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 and Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg 100 Ocala, FL 34471 |

Staff Use Only: Application Complete – Yes Received: Date ___/___/___ Time ___:___ a.m. / p.m. **Page 1 of 3**

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

Agriculture

PROPOSED USE OF SITE (IF KNOWN):

Residential, Agriculture, Hotel, Exhibition Area, Equestrian Events, Competition Trail Riding.

This Application proposes to amend FLUE Policy 2.1.28 per the language attached as Exhibit B.

This Application is filed in connection with a pending application to change the Future Land Use on this property to World Equestrian Center (WEC).

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water X Provider TBD
Septic _____ Centralized sewer X Provider TBD

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take I-75 NORTH to CR 318 exit. Go west to subject property on L.

EXHIBIT A TO APPLICATION

| MCPA Parcel # | Sec-Twp-Range | Acreage | Current Zoning | Proposed Zoning |
|----------------------|----------------------|----------------|-----------------------|------------------------|
| 02067-000-03 | 36-12-20 | 5.84 | B-2 | PUD |
| 02067-000-04 | 36-12-20 | 23.25 | A-1 | PUD |
| 02067-000-05 | 36-12-20 | 44.34 | A-1 | PUD |
| 02065-000-00 | 36-12-20 | 318.23 | A-1 | PUD |
| 03192-000-00 | 31-12-21 | 19.97 | A-1 | PUD |
| 03192-003-00 | 31-12-21 | 87.25 | A-1 | PUD |
| 02038-000-00 | 35-12-20 | 319.00 | A-1 | PUD |
| 02067-000-02 | 36-12-20 | 211.63 | A-1 | PUD |

Total: 1029.51 +/-

P:\JG\RLR\Jockey Club\Comp Plan\Text Amendment\Exhibit A to Application.docx

EXHIBIT B TO APPLICATION

Revised Policy (Clean)

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, hotels and Recreational Vehicle Parks may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibit __ to Ordinance No 22-__ dated _____, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

| FLU | DENSITY | FAR | USES |
|---|----------------|------------|---|
| RURAL AREAS (Outside UGB) | | | |
| AGRICULTURAL USES | | | |
| Rural Land (RL) | 0 – 1 du/10 ac | N/A | Agriculture, residences associated with agriculture, or Conservation. |
| NON-RESIDENTIAL / MIXED USES | | | |
| Rural Activity Center (RAC) | 0 - 2 du/ac | 0 – 0.35 | Office, Commercial, Public, Recreation, Residential |
| URBAN AREAS (Inside and Outside UGB) | | | |
| RESIDENTIAL USES | | | |
| Low Residential (LR) | 0 - 1 du/ac | N/A | Residential, Public, Recreation, Conservation |
| Medium Residential (MR) | 1 – 4 du/ac | N/A | Residential, Public, Recreation, Conservation |
| High Residential (HR) | 4 - 8 du/ac | N/A | Residential, Public, Recreation, Conservation |

| | | | |
|---|---------------------------------|--|--|
| Urban Residential (UR) | 8 - 16 du/ac | N/A | Residential, Public, Recreation, Conservation, Commercial (accessory) |
| NON-RESIDENTIAL / MIXED USES | | | |
| Commercial (COM) | 0 – 8 du/ac | 0 – 1.0 | Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP) |
| Employment Center (EC) | 0 - 16 du/ac | 0 – 2.0 | Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP |
| Commerce District (CD) | N/A | 0 – 2.0 | Office, Commercial, Industrial, Public |
| ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB) | | | |
| NON-RESIDENTIAL / MIXED USES | | | |
| Public (P) | N/A | 0 – 1.0 | Public, Office, Commercial, Recreation, Golf Course |
| Preservation (PR) | N/A | N/A | Preservation, Conservation |
| Municipality (M) | N/A | N/A | Municipality |
| World Equestrian Center (WEC)** | <i>Rural Area (Outside UGB)</i> | | |
| | 0-1 du/10 ac (Rural Area) | 0 – 0.35 for Rural Areas (outside the UGB) | Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 2.1.28 for property depicted on FLUMS Map 15h Residential, World Equestrian Center with equestrian related use, Hotel and Recreational Vehicle Park (RVP) per FLUE Policy (for Jockey Club) |
| | <i>Urban Area (Inside UGB)</i> | | |
| | 0-4 du/ac (Urban Area) | 0 - 0.50 for Urban Areas (inside the UGB) | World Equestrian Center, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP) |

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

Redline Comparing Revised Policy to Current Policy

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks (“RVP”) and mixed uses. Any commercial uses on World Equestrian Center (“WEC”) designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, hotels and Recreational Vehicle Parks may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term “equestrian-related use” shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit “C” to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended), and; all such lands subject to this land use designation shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over the Exhibit “C” such land, consistent with Marion County’s Land Development Code (LDC); and (2) described in Exhibit ___ to Ordinance No 22-___ dated _____, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County’s Land Development Code (LDC).

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