



MARION COUNTY GROWTH SERVICES

6/9/2022

P&Z: 2/7/2022 TENTATIVE BCC: 6/21/2022

Item Number
220101Z

Type of Application
Rezoning

Request

From: A-1 (General
Agriculture)
To: PUD (Planned Unit
Development)

Owner: Golden Ocala
Equestrian Lands, LLC,

Applicant: W. James
Gooding, III, Esq./ David
Tillman, Tillman & Assoc

Parcel #/Acreage
VARIES / ±1029.51 AC

Future Land Use
World Equestrian Center
(RURAL)

Dev. Agreement(s):
N/A

Staff Recommendation
DENIAL

P&Z Recommendation:
*APPROVAL with draft
Alternative Development
Conditions*

Project Planner
Christopher Rison, Senior
Planner

Additional Information

**Comprehensive Plan
Amendment:**
None

**Code Enforcement
Action:** None



Item Summary

Staff is recommending **DENIAL** for a rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development) in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. The request proposes to change the site zoning to establish the World Equestrian Center Jockey Club PUD that will encompass some portions of the historic Ocala Jockey Club development project site.

Two concurrent companion Comprehensive Plan Amendments are under consideration in conjunction with this request – 22-L01 and 22-L02; each of those Amendments requires approval in order for this PUD Rezoning to be considered and potentially be consistent with the Marion County Comprehensive Plan. At this time, staff does not support the two companion Amendments and accordingly recommends denial of this request. This staff report, however, identifies issues related to the proposed PUD in relation to the companion Amendment requests.

Public Notice

Notice of the public hearing was mailed to 74 property owners within 300 feet of the subject property.

Location

The site consists of ±1,029.51 acres located in NW Marion County generally lying west of NW Hwy 225 along the south side of NW Hwy 318. The site includes frontage on both Hwy 318 and Hwy 225.

East of the site is the Interstate 75 & NW Hwy 318 interchange that includes a mix of future land use designations and zoning classifications along with a variety of uses. Adjoining the east boundary of the site are Rural designated and A-1 zoned properties, except for a historically zoned B-2 parcel that is not eligible for commercial use due to its

Rural land use designation. East of the site's NW Hwy 225 frontage, and forming the southwest quadrant of the I-75/Hwy 318 interchange, is an Employment Center designated site zoned PUD (200506Z, expired) that authorized a mixed commercial & limited industrial use project focused on appealing to interstate travelers. Southeast of the sites' Hwy 225 frontage is the historic Ocala North RV Park that is currently expanding to encompass that uses' full property. Northeast of the site, forming the northwest quadrant of the I-75/Hwy 318 interchange are Employment Center designated properties zoned B-2; however, only one site is currently developed for retail use (Antique Emporium), although another parcel is the site of the former Irvine Crate & Basket Company packing house operation. Further east, on the east side of I-75 located north and south of Hwy 318 are additional Employment Center designated properties that include B-2, B-4, and B-5 zoned sites featuring the Pilot Travel Center, Wendy's and a convenience store with BBQ restaurant facility. Of note, the southeast quadrant of the I-75/Hwy 318 interchange features a large Employment Center and Commerce District designated parcel that extends ± 1 mile east along Hwy 318 and ± 1 mile south along I-75. That property is currently under consideration for a PUD rezoning (220203Z) to enable a multiple-use commercial and industrial development site.

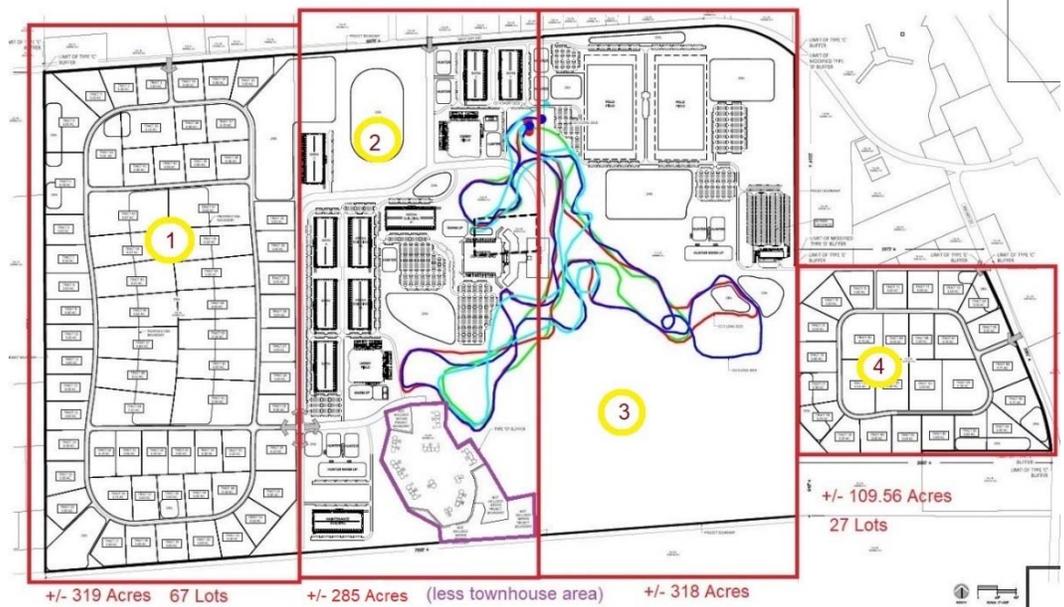
Request

The proposed PUD includes $\pm 1,029.51$ acres and proposes a multiple-use development, currently titled World Equestrian Center Jockey Club (WEC-JC), to include a combination of residential lots, equestrian and event venue facilities, a hotel, a recreational vehicle park, and other uses referenced as "accessory" to those uses. The WEC-JC includes portions of the historic Ocala Jockey Club project.

The applicant provided a PUD Conceptual Plan indicating the proposed uses. The overall PUD site consists of four generalized areas as follows:

1. The west 1/3 of the site along Hwy 318 is ± 319 acres illustrated for the development of 67 residential lots a minimum of 3-acres in size.
2. The central 1/3 of the site along Hwy 318 is ± 261 acres along and consists of portions of the historic Ocala Jockey Club development. The original Ocala Jockey Club included 321.9 acres with 36 residential townhouses clustered at the south end of that site. The original plat's notations stated "No residential construction is permitted in the common areas designated as Tracts A, B, C, D, and E and no division of these tracts is allowed with out replatting." The ± 211 acres represents the majority of the common area tracts identified as not eligible for residential construction, including the clubhouse/pool site that is tract "C." The non-residential tracts are illustrated for the development of equestrian and agricultural event facilities along with a commercial hotel incorporating the clubhouse tract. (The original townhouses and three supporting tracts are not included in this PUD request.)
3. The east 1/3 of the site along Hwy 318 is ± 311 acres illustrated for the development of equestrian and agricultural event facilities, commercial hotel, and recreational vehicle park development.
4. The far eastern area along Hwy 225 is ± 109 acres illustrated for the development of 27 residential lots a minimum of 3-acres in size.

These areas are illustrated on an overlay of the PUD Conceptual Plan below.



Staff Concerns

Development Amounts and Uses

The extent of the proposed residential and non-residential development amounts conflicts with existing circumstances related to the site and the historic Ocala Jockey Club project, along with proposed provisions of the site’s proposed Rural World Equestrian Center Jockey Club companion Comprehensive Plan Amendments.

Residential Development – insufficient acreage:

The PUD Conceptual Plan proposes 94 lots, that would require allocating 940 acres of the site to achieve the proposed 94 lots (1 DU/10 AC). To reach the needed 940 acres requires including a portion of the original Ocala Jockey Club’s “no residential development” acreage as part of the residential development calculation acreage; however, that results in counting that acreage twice (“double-counting”) for residential purposes – once for the original townhouse development with its no residential development restriction and then once to gain “new” residential units for the PUD. Currently, ±744.45 acres of the overall site is eligible to generate the potential residential development. An additional ±195.5 acres of land would be necessary to achieve the 94 residential units proposed. If use of ±195.5 acres of the Ocala Jockey Club “no residential development” lands to generate potential residential units was allowed, then ±89.56 acres of the Ocala Jockey Club “no residential development” lands would remain. Further, staff notes the PUD Concept Plan states a desire to allow a maximum residential density of 102 units – counting all of the acreage for a potential residential calculation – a full “double counting” of the acreage for residential and non-residential uses.

Per staff without use of Jockey Club “Ag” lands for residential units	
USE	AMOUNT
744.45 @ 1 DU/10 AC	74 DU
<i>Non-residential and Ag-related uses</i>	
285.06 @ 0.35 FAR	4,346,024 Sq. Ft.
1,029.51 AC	

Table #1: Residential Dwelling Calculations

Description	Acreage	Potential Units
Ocala Jockey Club “no residential development” lands (includes ±23.25 acres platted roadway)	±285.06	0
Non-Ocala Jockey Club lands	±744.45	74
Sub-Total	1,029.51	74
Ocala Jockey Club “no residential development” lands needed to “count twice” to achieve the applicant’s desired DUs	±195.50 (+4.45)	20
Total		94

Non-Residential Development – insufficient acreage, as proposed:

The PUD Conceptual Plan proposes up to 1,743,610 sq. ft. of agriculture/event venues, commercial, and recreational vehicle park space. However, based on the corresponding future land use request, the remaining ±89.56 acres of Ocala Jockey Club lands would only be eligible for 1,365,431 sq. ft – a shortfall of 378,178 sq. ft. from the amount proposed. A total of ±114.37 acres would be necessary to achieve 1,743,610 sq. ft. of agriculture/event, commercial, and recreational vehicle park space, resulting in a shortfall of ±24.82 acres. The necessary ±24.82 acres are currently being proposed as for use in generating potential residential units, that would result in “triple-counting” that acreage for a development amount.

Table #2: Non-residential/ag use lands Calculations

Description	Acreage	Potential Units
Land need to achieve proposed agriculture/event venues, commercial, and recreational vehicle park space square footage	±114.37	1,743,610
Lands available for proposed agriculture/event venues, commercial, and recreational vehicle park space square footage (after 940 acres for 94 DUs)	±89.56	1,365,431
Shortfall for ag/non-residential	±24.82	378,178
Ocala Jockey Club “no residential development” lands needed to “count twice” to achieve the applicant’s desired DUs	±195.50 (+4.45)	
Total		94

The use ±196 acres of the historic Ocala Jockey Club’s “no residential development” lands to generate residential units is a form of “double-dipping” as previously noted. Further, the use of ±25 acres of the historic Ocala Jockey Club’s “no residential development” lands to generate residential units is a form of “triple-dipping.” Allowing a mixed-use site to be counted fully credited for both residential and non-residential potential uses is inconsistent with the County’s current practice for mixed-use land use designations. If “double-counting” is enabled, the potential intensity of our mixed-use land use designations increases significantly, and could have significant level of service impacts.

Non-residential/commercial uses:

The PUD Conceptual Plan and supplemental information provided by the applicants includes conflicting information in regards to some of the project’s intended offerings. Additionally, some uses are stated as “permitted” without providing any locational information, particularly in relation to utility facility needs. Design flexibility related to utility facilities may be potentially accommodated, however, the lack of utilities in the region is a concern, particularly given existing development in the area and on-going requests in the vicinity of the site.

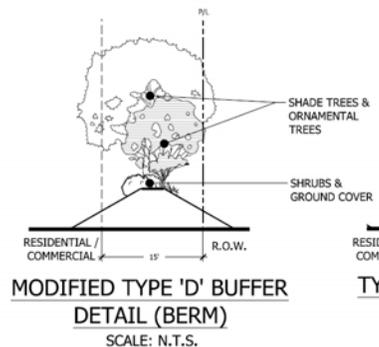
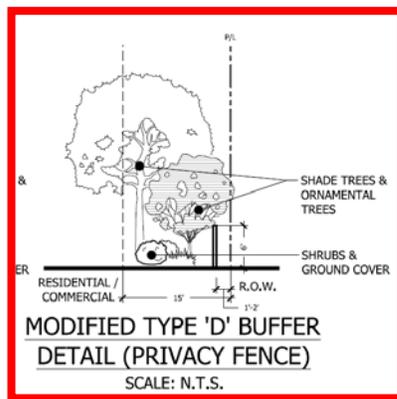
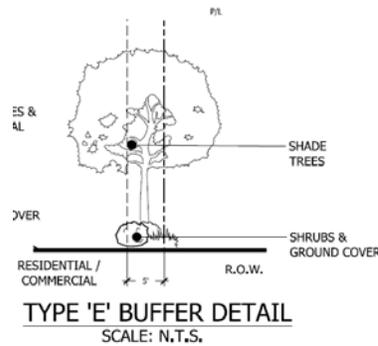
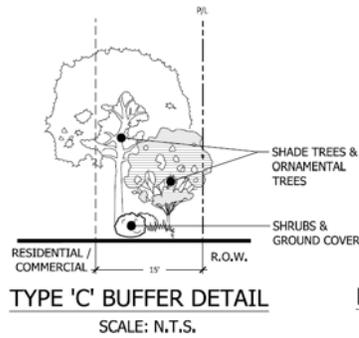
TABLE #3: WORLD EQUESTRIAN CENTER JOCKEY CLUB

DEVELOPMENT USES	AMOUNT (From Response Letter)	AMOUNT (From Revised Concept Plan)
<i>RESIDENTIAL</i>		
Proposed	94 Dwelling Units <u>Requires “double-counting” OJC “no residential” lands</u>	<u>Up to 102 Dwelling Units (may include duplexes) based on on site’s full ±1029 acres.</u>
(Existing Ocala Jockey Club – non-PUD)	(34 Dwelling Units)	(34 Dwelling Units)
<i>Total Housing Units</i>	128 Dwelling Units	<u>136 Dwelling Units</u>

<i>NON-RESIDENTIAL</i>		
Arena & Event Facilities World Equestrian Center w/accessory concessionary uses (snack bars, limited retail, etc.)	9,000 Seats	<u>8,500 Seats</u>
Commercial Hotel	200 Rooms	200 Rooms
Commercial Retail/Office	120,000 Square Feet	<u>1,743,610 Square Feet</u> <u>Exceeds FAR ratio based on</u> <u>±89 acres; requires ±114 acres</u> <u>but then would "triple count"</u> <u>±24 acres</u>
Commercial Recreational Vehicle Park	100 RV Unit Parking Spaces	100 RV Unit Parking Spaces
Water Treatment Facility	Wells/wellfields, plant, storage tanks, etc.	<u>(No specific location, unable to</u> <u>evaluate necessary buffers)</u>
Wastewater Treatment Facility	Plant, storage tanks, effluent disposal, etc.	<u>(No specific location, unable to</u> <u>evaluate necessary buffers)</u>

Applicant's Proposed Buffers

Buffers: Staff is concerned about the proposed buffer, particularly the Modified D-Type Buffer along the east side of the proposed commercial RV Park site in the northeast corner of the site. The plan proposes two separate modifications to the buffer. One modification shows a berm with trees and shrubs on the berm and the other modification shows an opaque fence in place of a concrete wall and the fence is on the outside of the buffer. The Land Development Code requires a D-Type buffer to have a concrete wall on the inside of the buffer so that the adjacent properties view the trees and vegetation rather than the wall.



The unknown locations of potential future water treatment and wastewater treatment facilities is an additional concern, particularly should those facilities be placed in proximity to the site's overall perimeter boundary.

Infrastructure

Access

The applicant provided traffic information indicating potential increases in traffic generation capacities that may result from Amendment 22-L01. This analysis was based on a recently completed study information for the existing Golden Ocala/World Equestrian Center. Staff notes the use and operation of the site, particularly given its expected tourism-related activities, is expected to impact transportation volumes and operations on Hwy 318, Hwy 225, and Interstate 75. No Development Agreement is in place or has been proposed in relation to the project at this time. The methods through which significant traffic impacts, including potential level of service impacts, has not been explored at this time.

The applicant's preliminary Traffic Assessment provided with this application indicates no level of service failures are expected as sufficient capacities exist or are planned/programmed. However, no trip generation for 'Hotel' use was included in this assessment and hotels and their associated uses are major vehicle trip generators. While capacity on the impacted corridors is not an immediate concern at this time, there are significant safety and operational concerns that need to be considered as well. Many of the vehicles that will be transiting to and from the Jockey Club complex are large, slow maneuvering truck and trailer or tractor and trailer types of arrangements that will have more significant impacts to the area roadways than regular commuter vehicles. These types of vehicles require significantly more stacking distance for turning movements and longer line-of-sight requirements because of slower acceleration and braking capabilities. Additionally, the interchange at CR 318 and Interstate 75 is the original 1963 design and presents further unique issues as it is especially constricted and this creates substantial line-of-sight issues with trailered vehicles attempting to ingress/egress I-75 at this location. As such, as development proceeds, further detailed traffic studies and operational analysis would be required to provide more direct level of service and operational capacity analysis related to specific development components that will allow concerns of the FDOT to be more effectively addressed and coordinated with local and regional transportation planning.

TABLE #4: Roadway Network Conditions

Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
NW Hwy 225	Collector	County	Paved	2	±120'	±0'
NW Hwy 318	Collector	County	Paved	2	±85'	±35'
Interstate 75	Interstate	State	Paved	6	±300'	±0'

TABLE #5: Estimated Trip Generation Per Applicant's Development Plan

Development Uses	Amount	Daily Trips	PM PK HR. Trips
Single-family Residential	94 DU	950	94
Polo Fields and Equestrian Trails	318 AC	334	35
Barns, Arenas, Equestrian Fields, and Equestrian Trails	110.29 AC	4472	488
Gross Trips		5,756	617

*Hotel and accessory commercial uses were not specifically addressed in the Trip Generation documents submitted by the applicant. A detailed operational traffic study will be required.

Sources: Applicant's Traffic Statement, ITE Trip Generation 10th/11th Editions

Utilities

The site is in Marion County's general NW Regional Utility Service Area, however, Marion County does not currently provide services in the area. Central water and sewer services will be required for the project. Construction of the necessary utility infrastructure will be the responsibility of the developer per the LDC and any Utility Developer's Agreement whether it is constructing such facilities in conjunction with Marion County or connecting to regional facilities established in the region.

TABLE #6: UTILITY SERVICES	
Utility	Service Area
Water	Marion County Utilities –NW Regional WTP
Sewer	Marion County Utilities – NW Regional WWTP

Analysis

In reaching its decision, the Commission must address the following:

- a. Granting the proposed zoning change will adversely affect the public interest.** The site is designated Rural Land, although a request for World Equestrian Center has been made for the site. That request is not currently supported by staff and in the event the companion Comprehensive Plan Amendments (22-L01 and 22-Lo2) are not granted as recommended, this request is ineligible for approval. The proposed PUD zoning change will adversely affect the public interest.
- b. The proposed zoning change is not consistent with the current Comprehensive Plan.** Based on the denial recommendation, in regard to the companion Comprehensive Plan Amendments (22-L01 and 22-Lo2), Map 1 - Marion County Future Land Use (FLU) Map of the Comprehensive Plan designates this property as Rural Land. The proposed PUD zoning change is not consistent with the Comprehensive Plan.
- c. The proposed zoning change is not compatible with land uses in the surrounding area.** The site is designated Rural Land, although a request for World Equestrian Center has been made for the site. That request is not currently supported by staff and in the event the companion Comprehensive Plan Amendments (22-L01 and 22-Lo2) are not granted as recommended, this request is ineligible for approval. The proposed PUD zoning change is not compatible with the land uses in the surrounding area.

Staff Recommendation: DENIAL

P&Z Recommendation: Approval with draft Alternative Development Conditions

Alternative Development 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 10.6.1.
2. The project shall comply with the maximum development amounts as provided on the project's Master Plan, consisting of the Overall Master Plan and WEC Plan as depicted on the Master Plan submitted [1/21 & 24/2022], and the conditions of this approval.
3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Table A;
4. Accessory uses – square footage amount or % of building improvements? 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.
5. Direct vehicular access to NW Hwy 225 and NW Hwy 318 is authorized, subject to compliance with a final access management plan to be completed as part of the project's final PUD Master Plan.
6. 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 in order 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.
7. Central water and central sewer services shall be provided for the PUD consistent with the following:
 - 7.1. Owner shall provide central water and wastewater infrastructure to be substantially completed, as certified by the project engineer of record, and available to serve all development on the Property for which building permits have been issued by Marion County as of the issuance of a certificate of occupancy. (Fla. Stat. s. 163.3180(2)). Furthermore, the Owner shall be responsible for providing regional treatment capacity within both the wastewater reclamation facility and the water treatment facility.
 - 7.2. For wastewater flows generated by the development, the Owner shall design, permit, construct and operate, at its cost, in accordance with Municipal Design standards for a regional wastewater treatment plant that meets Advanced Wastewater Treatment (AWT) treatment standards as defined by the Florida Department of Environmental Protection (FDEP), together with adequate conveyance and collection lines servicing users within the development and within the region's service area and an appropriately sized effluent disposal site for the build out of the WWTP facility, properly permitted by both Marion County and the State of Florida. Unless otherwise agreed under terms of the Utility Service Agreement referenced in d. below, any such wastewater treatment plant shall be designed and constructed to provide the capacity necessary to meet the demands of the region's service area to include the development Upon completion and acceptance of the subject facility by Marion County, Owner shall, at the election of Marion County, convey title to the wastewater system, including but not limited to the treatment plant, lines, corresponding utility easements, and disposal site, free and clear of all liens, to Marion County for operation.
 - 7.3. Owner shall design, permit, construct and operate, at its cost, a Potable Drinking Water Treatment Facility, together with adequate conveyance lines servicing the region, production wells to service the region, and storage facilities that are sized to service the region, all properly permitted by both Marion County and the State of Florida. Unless otherwise agreed under terms of the Utility Service Agreement referenced in d. below, any such potable water treatment facility shall be designed and constructed to provide the capacity necessary to meet the demands of the region's service area to

include the development. Upon completion and acceptance of the subject facility by Marion County, Owner shall, at the election of Marion County, convey title to the potable water system, including but not limited to the treatment plant, lines and corresponding utility easements, free and clear of all liens, to Marion County for operation.

- 7.4. Specific provisions relating to provision of wastewater treatment facilities and potable water facilities shall be implemented in the form of a separate Utility Service Agreement between Owner and Marion County which shall address the timing of construction, phasing of capacities, specifications of construction, oversizing of facilities if requested by Marion County, turnover of facilities to Marion County and Owner's right to have any facilities conveyed to Marion County treated as a permanent contribution in aid of construction to offset water and wastewater connection and capital charges in the form of ERC Credits that may be assigned with sale of any portion of the Property, or Owner's right to recover a portion of the facilities' cost from other third party users through sale of its ERC Credits. In the event of any conflict between the terms set forth in the Utility Service Agreement and the provisions set forth in this Developer Agreement, the terms set forth in the Utility Service Agreement shall prevail.
8. The complete World Equestrian Center Jockey Club (WECJC) PUD development will utilize centralized water for potable water service and centralized sewer for wastewater service. Temporary wells and/or on-site treatment and disposal systems may be permitted until such times as the centralized services are completed and approved for use; however, all development shall be completely serviced by central water and central sewer within three (3) years of the approval of this PUD.
9. Non-potable water sources may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
10. For the World Equestrian Center Jockey Club (WEC/JC) equestrian and event operations, the following conditions apply:
 - 10.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the WEC/JC 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.
 - 10.2. The height of all buildings shall comply with the conceptual plan (Table A).

Table A: Development Standards

TABLE B: OCALA JOCKEY CLUB PUD - PROPOSED DEVELOPMENT STANDARDS							
USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH WEC LAND USE ALLOCATION BASIS)						
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).						
<i>Maximum Aggregate Residential Amount: Up to 102.95 dwelling units per FLUE Policy 2.1.28, but allowing for exchanges of land use per that same policy.</i>							
COMMERCIAL	Range of allowable uses shall conform to B-2 (COMMUNITY 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 / EVENT FACILITIES	Equestrian and event operation facilities, primarily focused on equestrian-related uses such as, but not limited to, polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (nonmobile), stables and barns, feed stores & tack shops, and chapels.						
Maximum development amounts for Commercial & Equestrian/Event Facilities are: Commercial development is 1,743,610 GSF, Equestrian Facility is 8,500 attendees, Hotel is 200 rooms, and RV Spaces/Lots is 100 units/spaces/lots, per FLUE Policy 2.1.28, but allowing for exchanges of land use per that same policy.							
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.							
TABLE B: OCALA JOCKEY CLUB PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner	
Rural Single-Family Residential Detached 3-Acre or Larger							
Principle	150'	150'	130,680 SF	20'	20'	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'
Commercial							
Principle	None	None	?????	20'	10'	0'/0'	75'
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	35'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	35'
Equestrian / Event Facilities - Ocala Jockey Club							
Principle	None	None	?????	20'	10'	0'/0'	75'
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	35'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	35'
*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS							
Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.);							
Accessory = Customary individual unit residential accessory uses (e.g., storage sheds, individual unit swimming pool and/or screen enclosure, etc.);							
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.							
Commercial							
Comply with B-2 (Community Business) zoning uses.							
Equestrian / Event Facilities - Ocala Jockey Club							
Comply with defined uses within PUD Conditions							
<ol style="list-style-type: none"> 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. 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. Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight distance standards are satisfied. 							

10.3. 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.

- 10.4. 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.
- 10.5. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).
- 10.6. 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).
- 10.7. 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.
- 10.8. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified, and included in the details of the Major Site Plan.
11. Project buffers shall be provided consistent with the Marion County Land Development Code.
12. An overall WEC/OC Master Sign Plan shall be provided as part of the project's final PUD Master Plan. Additionally, consist of two component parts:
 - 12.1. The Master Sign Plan as submitted within the current conceptual plan dated 1/21/2022.
 - 12.2. The WEC JC complex Master Sign Plan applicable to the WEC JC arenas and barns (logo and title, lighted and unlighted), and two gateway monument gang signs, are approved. Additionally, all wayfinding and wall signs proposed within the PUD.
13. 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 consistent with due public notice at the developer/applicant's expense.

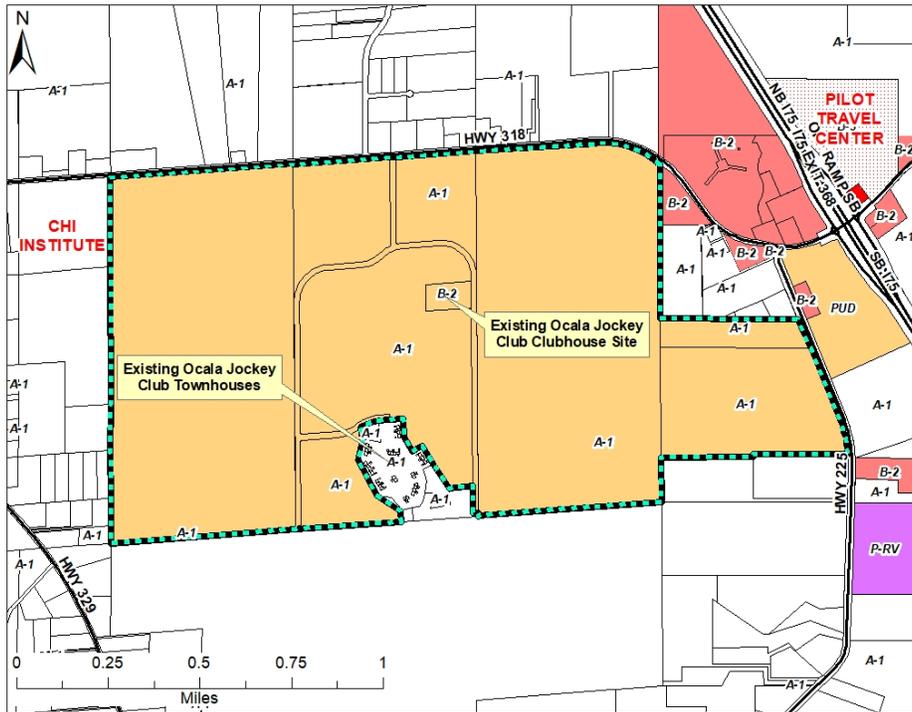
EXISTING ZONING



ZONING DISTRICTS

A-1 General Agriculture	R-2 One-and Two-Family Dwelling	RR Recreational Resort	B-4 Regional Business	I-C Industrial Complex
A-2 Improved Agriculture	R-3 Multiple Family Dwelling	RAC Rural Activity Center	B-5 Heavy Business	G-U Government Use
A-3 Residential Agricultural Estate	R-4 Residential Mixed Use	R-O Residential Office	RC-1 Rural Commercial	R-PUD Residential Planned Unit Development
RR-1 Rural Residential	MH Manufactured Housing	B-1 Neighborhood Business	RI Rural Industrial	PUD Planned Unit Development
R-E Residential Estate	P-MH Mobile Home Park	B-2 Community Business	M-1 Light Industrial	
R-1 Single-Family Dwelling	P-RV Recreational Vehicle Park	B-3 Specialty Business	M-2 Heavy Industrial	

PROPOSED ZONING



CURRENT FUTURE LAND USE DESIGNATION



REQUESTED FUTURE LAND USE DESIGNATION (Reference Concurrent Comprehensive Plan Amendments 22-L01 and 22-L02)



EXISTING PROPERTY USE PER MCPA PROPERTY CODE

