

Policy 2.1.21: Rural Activity Center (RAC)

This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. For the Summerfield RAC which includes an off-set major road intersection pair (S. Hwy 301/SE 145th Street & S. Hwy 301/SE 147th Street) and lies west of the CSX Railroad Line, the one-quarter (1/4 mile) or 1,320 linear feet from the center may be measured from either major road intersection and extend east along SW 147th Street to the CSX Railroad Line. The maximum acreage of the Summerfield RAC is not to exceed 125 acres. New RACs shall have at least three existing businesses and be at least five (5) miles from other RACs, as measured from the center of the RAC, unless it can be demonstrated that eighty-five (85) percent of the RAC is developed. In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation a Rural land use designation.

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). 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 described in Exhibit "C" (as may be subsequently amended), and all 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" 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 |
| | <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) |