



**Position Statement  
Jumbolair Aviation & Equestrian Estates  
Planned Unit Development**

Horse Farms Forever® monitors all development applications with a primary focus on the nearly 200,000-acre Farmland Preservation Area. As a result of this monitoring, we were recently alerted to an application for a Planned Unit Development (PUD) on the Jumbolair property located in Anthony. The PUD allows for up to 485 units on 468 acres.

About 92 acres, or 20% of the PUD, is located within the Farmland Preservation Area, with 50 acres currently in use as a portion of the airport runway and drainage retention.

We have reviewed the application and are opposed to two elements of the application:

- The plan to cluster 22 housing units on a 40-acre horse farm located in the Farmland Preservation Area (Parcel 14106-000-00). The use of clustering is not permitted within the Farmland Preservation Area.
- The plan to transfer density to the 40-acre horse farm located in the Farmland Preservation Area from another parcel currently used for existing runway and drainage retention (Parcel 14601-001-00). A portion of this parcel is in the FPA. The 15 lots from the runway parcel cannot be transferred to the 40-acre horse farm parcel because densities cannot be combined within the Farmland Preservation Area.

Horse Farms Forever is not opposed to the remainder of the proposed PUD for Jumbolair located outside of the Farmland Preservation Area.

- This includes another 40-acre parcel, (Parcel 14105-000-00), which is partially located within the Farmland Preservation Area and zoned A-1. The PUD Concept Plan shows several aircraft hangars on the portion of the parcel located within the Farmland Preservation Area. Since aircraft hangars are permitted in approved fly-in communities on parcels with A-1 zoning, Horse Farms Forever does not oppose this proposed section of the PUD.

This PUD application takes broad liberties with the Land Development Code for Planned Unit Developments by proposing to transfer density within the boundaries of the PUD to a 40-acre horse farm in the Farmland Preservation Area. While the LDC allows densities to be allocated within the boundaries of a PUD, the LDC also requires that such actions comply with the Comprehensive Plan, which takes precedence. As stated in the Comprehensive Plan, cluster density bonuses shall not be permitted within the Farmland Preservation Area.



## **BACKGROUND**

Jumbolair is an existing aviation and equestrian community that includes one of the largest private runways in North America. In 2021, a new owner, Bull Land Holdings, purchased the property and has submitted an application to fully develop the property into the **Jum-Bull-Air Aviation & Equestrian Estates**. The application was submitted to Marion County on August 25, 2023 for a Planned Unit Development (PUD) with up to 485 units on 468 acres.

HFF expresses our trust in the judgement of the professionals at Growth Services and the elected County Commissioners as they evaluate the effects of this application and its compatibility with the surrounding Farmland Preservation Area. The Marion County Board of Commissioners are to be complimented for their strong support of the Farmland Preservation Area and recognition of the valuable contribution made by the equestrian industry.

The mission of Horse Farms Forever® is to inspire conservation of horse farms through education, awareness and idea exchange so as to preserve the character and culture that horses and the Farmland Preservation Area make unique to Marion County. We are watchful of government and others to preserve and protect horse farms and farmland for future generations, especially in the Farmland Preservation Area. We are neither anti-growth nor anti-development, rather encouraging urban growth to remain inside the Urban Growth Boundary.

Horse Farms Forever® is registered with the Florida Department of Agriculture and Consumer Services as a charitable organization and approved as a tax-exempt 501 (C) (3) corporation by the Internal Revenue Service. Horse Farms Forever does not have a political mission. Our status as a 501(c)(3) charitable organization does not allow us to participate or intervene in political activities. The organization will neither advocate on behalf of political candidates nor advocate for the passage of legislation.