

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARIⁱ**

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Introduction

1. Plaintiff/Petitioner, Charlotte C. Weber, individually and as Trustee of the Charlotte C. Weber 2001 Revocable Trust (“Plaintiff” or “Petitioner”), files this Complaint for Declaratory and Injunctive Relief and Petition for Writ of Certiorari against Respondents/Defendants, Marion County, Florida (the “County”) and Golden Ocala Equestrian Land, LLC (“Golden Ocala”). After the County approved several land development approvals for Golden Ocala in March 2026 allowing a sports facilities complex, Plaintiff challenged those in pending legal proceedings, such that the 2026 land development authorizations are legally ineffective unless and until there is judicial approval in the final disposition of the legal proceedings.

2. And yet the County has subsequently approved several development permits for Golden Ocala to allow them to start the construction of the sports facilities complex, and Golden Ocala has commenced with construction activities. The County’s development permits and Golden Ocala’s construction activities violate the existing authorized land use and zoning for the property.

Parties, Jurisdiction, and Venue

3. Plaintiff owns real property in Marion County and is subject to the jurisdiction of this Court.

4. Golden Ocala Equestrian Land is an Ohio limited liability company that owns the real property that is the subject of this action located in Marion County, is engaged in business in Marion County, and is subject to the jurisdiction of this Court.

5. The County is subject to the jurisdiction of this Court.

6. Venue is proper because the real property at issue is located in Marion County.

7. This Court has jurisdiction on Counts I through II as they consist of original claims for declaratory relief under Chapter 86, Florida Statutes, where the value of the rights and interests on which the declaration is sought exceeds \$50,000, exclusive of interest, attorneys' fees, and costs.

Property, Applications, and Approvals

8. Golden Ocala owns and operates the Golden Ocala World Equestrian Center ("WEC"). In 2025, Golden Ocala and its related entities submitted several land development applications to the County to develop an approximately 250-acre portion of the WEC

property, which land consists of property within Marion County Property Appraiser Parcel Numbers 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03 (the “Sports/Entertainment Property”). Golden Ocala’s overall WEC property consists of approximately 4,276 acres (the “WEC Property”).

9. Plaintiff owns real property identified as Marion County Property Appraiser Parcel No. 21355-000-00 (the "Weber Property"). The Weber Property consists of approximately 4,300 acres that is directly adjacent to the Sports/Entertainment Property -- to the south of the Sports/Entertainment Property in the image below. Plaintiff’s property is an agricultural property on which she operates a thoroughbred horse farm.

10. The applications submitted by Golden Ocala in 2025 were a text amendment to the County’s Comprehensive Plan, a map amendment to the County’s Future Land Use map, a rezoning amendment to the Planned Unit Development zoning for the property, and a Development Agreement. Collectively, these applications sought to transform the Sports/Entertainment Property from low density residential estate properties of at least three (3) acres into a

high-intensity sports and entertainment complex including softball, baseball, football and soccer fields, indoor and outdoor stadiums/arenas, and other recreational uses, able to host large-scale sporting tournaments and concerts.

11. On March 18, 2026, the County approved the applications. The County adopted Ordinance No. 26-09 attached hereto as **Exhibit “A”** (the “Text Amendment”), Ordinance No. 26-10 attached hereto as **Exhibit “B”** (the “Map Amendment”) (collectively the Text Amendment and Map Amendment are the “Plan Amendments”), Ordinance No. 26-11 and Resolution 26-R-079 attached hereto as **Exhibit “C”** (the “2026 PUD Rezoning”), and the “Development Agreement” attached hereto as **Exhibit “D”** (collectively, the Plan Amendments, 2026 PUD Rezoning, and Development Agreement are the “Pending 2026 Approvals”).

12. Under Florida law, all development on property and all development orders issued by a local government for property must be consistent with the effective Comprehensive Plan and Future Land Use map. Fla. Stat. § 163.3194(1)(a).

13. Under Florida law, the Plan Amendments are not effective if they are legally challenged, and do not become effective until the

state land planning agency or Administration Commission enters a final order determining the Plan Amendments to be “in compliance” as required by Section 163.3184(1)(b), Florida Statutes.

14. Until the Plan Amendments are effective, the 2026 PUD Rezoning and the Development Agreement are not effective. The Development Agreement is also not effective until the 2026 PUD Rezoning is effective.

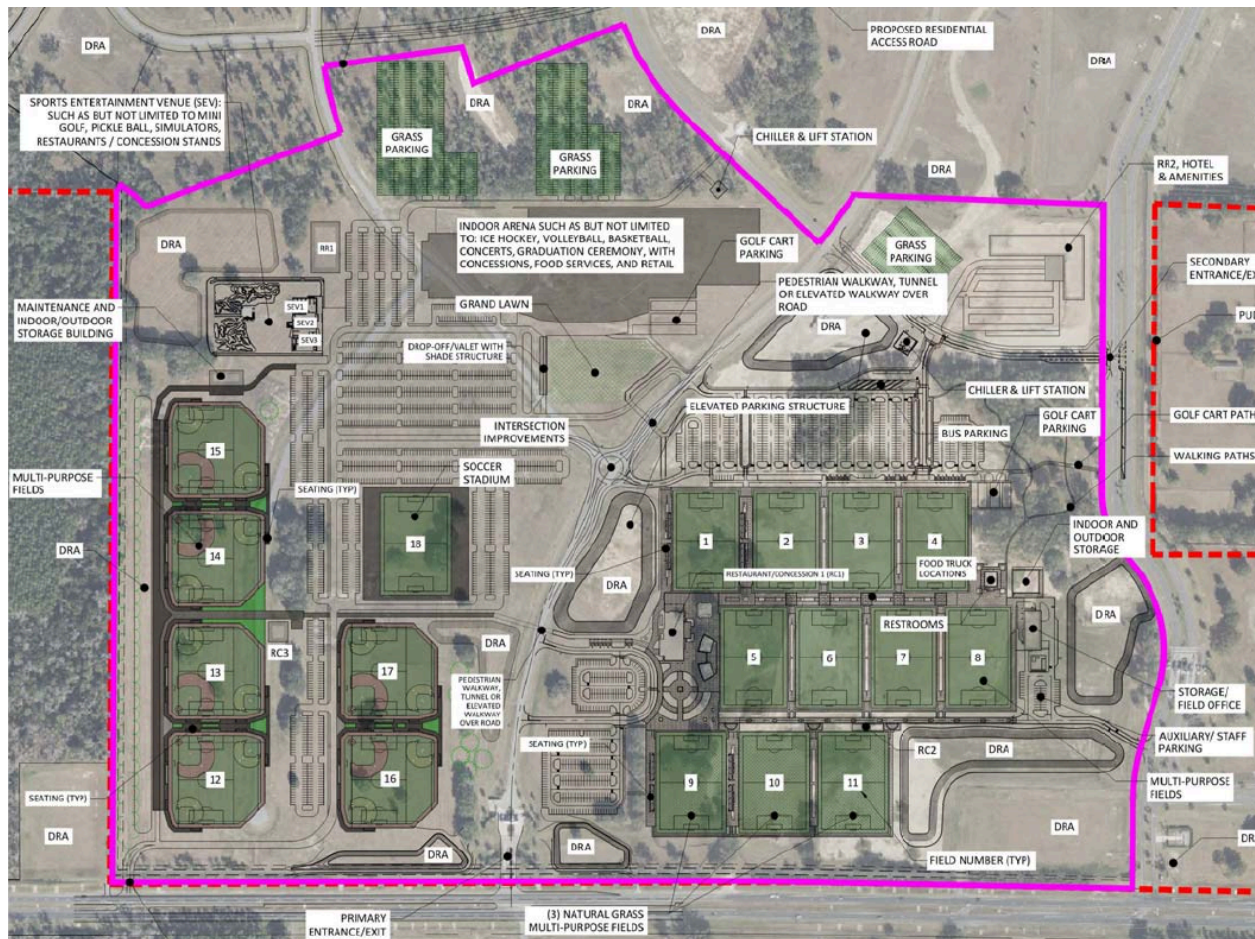
15. Petitioner filed a legal challenge to the Plan Amendments pursuant to Section 163.3184, Florida Statutes, which remains pending. *See* Case No. 26-2036GM, pending in the State of Florida Division of Administrative Hearings.

16. Therefore, until a final legal disposition approving the Plan Amendments, the County cannot lawfully issue—and Golden Ocala cannot lawfully obtain or perform work pursuant to—any further development orders effectuating the development authorized by the Plan Amendment and 2026 PUD Rezoning on the Sports/Entertainment Property. Rather, any development orders for the Sports/Entertainment Property, and any development undertaken on the Sports/Entertainment Property, must comply with the Comprehensive Plan and Future Land Use map as it exists

without the Plan Amendments, and must comply with the previously approved Planned Unit Development zoning for the property, rather than the 2026 PUD Rezoning.

17. However, in flagrant disregard of Florida law and the rights of the public, Golden Ocala has charged ahead with its development of the Sports/Entertainment Property pursuant to the Pending 2026 Approvals, and the County has willfully cooperated by unlawfully issuing permit after permit.

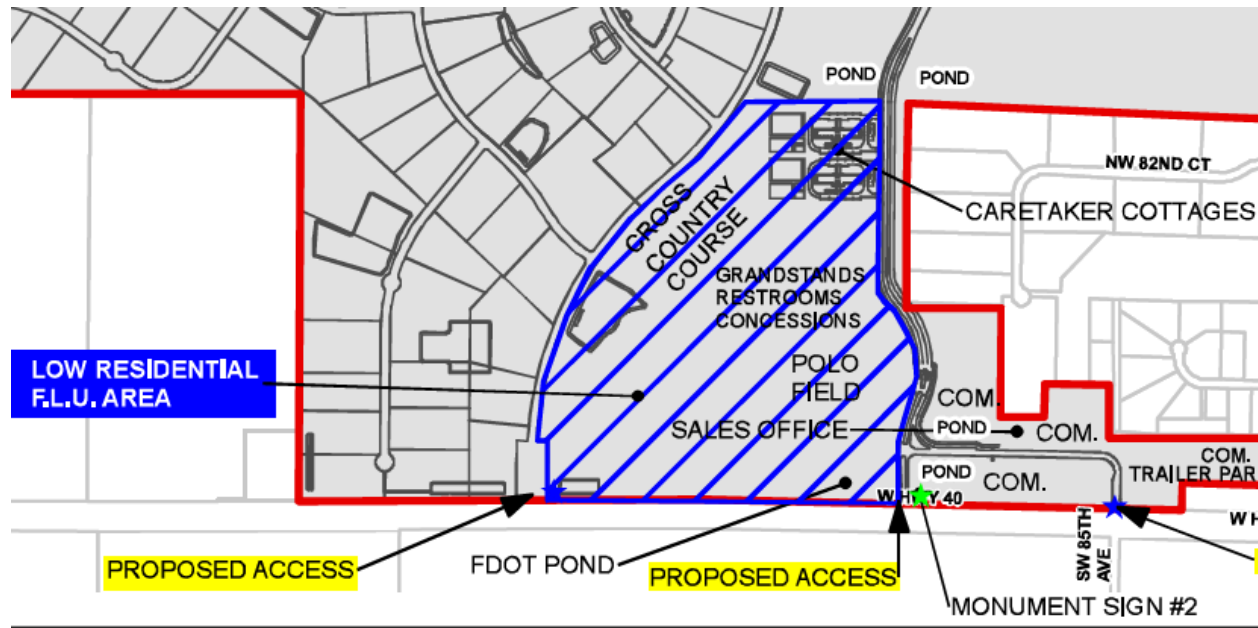
18. A depiction of the Concept Plan for the Sports/Entertainment Property approved by the 2026 PUD Rezoning is shown below, and is contained within the attached Exhibit “C”:



19. The 2026 Rezoning Concept Plan shows 11 soccer/flag football fields shown to the east of the entrance road, with supporting food service, restrooms, and parking, along with designated drainage retention areas and other associated improvements.

20. The prior PUD rezoning applicable to the Sports/Entertainment Property was in 2020. Ordinance No. 20-38 is attached as **Exhibit “E”** (the “2020 PUD Rezoning”). That Ordinance approved the rezoning petition reflected as Board Agenda Item 3 at

the December 16, 2020 Board of County Commissioners meeting, which is attached as **Exhibit “F”**. The Concept Plan approved by the 2020 PUD Rezoning for the Sports/Entertainment Property is within Exhibit F and is shown below:



21. Consistent with its applications for the sports facilities complex, Golden Ocala had submitted on June 12, 2025 an application for a Major Site Plan approval for “Phase 1 of Golden Ocala WEC Sports Field Complex Off W Hwy 40 – Soccer Fields Complex on East Side of Site – Includes Restroom/Commercial (Restaurant & Retail) – Outdoors Speaker Podium, East Restroom Building, Maintenance Building, and Storage Building.”

22. However, the County required Golden Ocala to obtain the 2026 Pending Approvals before considering the Major Site Plan application.

23. Before the Board of County Commissioners meeting on March 18, 2026, Golden Ocala submitted a number of building permit applications to the County on March 12, 2026. These applications included:

- a. BLDC-26-03-00833 - Sports Field Maintenance Building
- b. BLDC-26-03-00834 – Commercial Accessory Structure – Covered Seating – Sports Field Phase 1
- c. BLDC-26-03-00842 - Restroom Building
- d. BLDC-26-03-00843 - Sports Field Covered Storage
- e. BLDC-26-03-00844 – Restaurant Shell

24. After the Board's approval of the 2026 Pending Approvals on March 18, on April 13, 2026 the County's Development Review Committee unlawfully granted Golden Ocala a waiver to allow the issuance of these above-described building permits before the County had even reviewed and approved the Major Site Plan required by the County's Land Development Code.

25. On June 9 and 12, 2026, Golden Ocala submitted Site Lighting applications for electrical construction permits under BLDC-26-06-01448 and BLDC-26-06-01478.

26. Collectively, BLDC-26-03-00833, BLDC-26-03-00834, BLDC-26-03-00842, BLDC-26-03-00844, BLDC-26-03-00843, BLDC-26-06-01448 and BLDC-26-06-01478 shall be referred to as the “Building Permits.”

27. However, once the legal challenges to the 2026 Pending Approvals were filed on April 17, 2026, the County did not issue the Building Permits to Golden Ocala, recognizing it would be unlawful to do so.

28. Golden Ocala was in a rush to proceed with its site construction, because it had plans to start with sports activities on the sports fields shown in the 2026 PUD Concept Plan as early as August 2026.

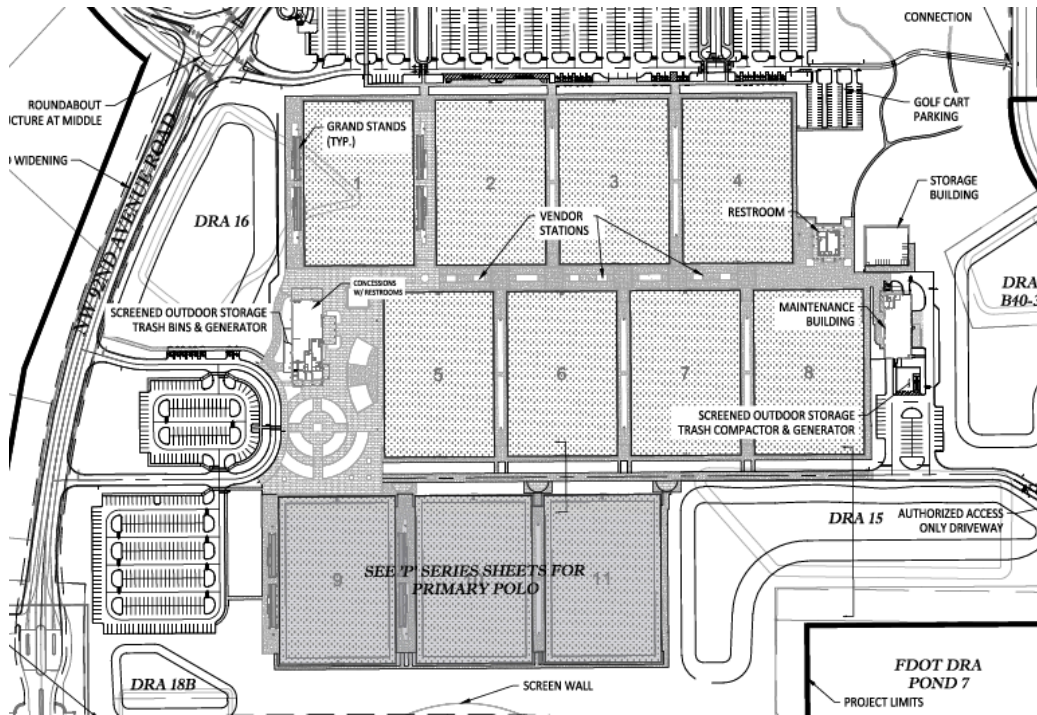
29. So Golden Ocala concocted a plan to try to obtain all the development approvals and building permits it would need for the sports facilities complex and get most of their construction done, under the ruse that the development and construction was for the

“polo field” authorized under the 2020 PUD Rezoning and not the sports facilities complex authorized by the 2026 Pending Approvals.

30. To that end, Golden Ocala merely changed some of the nomenclature in its Major Site Plan application and its Building Permits to align with the “Polo Field” approval from the 2020 PUD Rezoning.

31. But it was all a sham. The Major Site Plan and Building Permits align with the sports facilities complex that was the subject of the 2026 Pending Approvals. Golden Ocala intends to proceed with its site construction under the guise that it is the “Polo Field” per the 2020 PUD Rezoning, with plans to quickly pivot and finish off the soccer fields if it is successful on the legal challenges to the 2026 Pending Approvals (which, with appeals, may be several years).

32. On June 22, 2026, the County’s Development Review Committee approved Golden Ocala’s Major Site Plan, which is attached hereto as **Exhibit “G.”** The approved Major Site Plan is the same except for a change in nomenclature and overlaying the southernmost three fields into one field labeled as “primary polo.” Otherwise, the site plan is the same as the 2026 PUD Rezoning Concept Plan, as shown below and in Exhibit G.



33. Subsequent to the June 22, 2026 Development Review Committee approval of the Major Site Plan, the County has approved the Building Permits, which align with the Concept Plan approved by the 2026 Pending Approvals. Indeed, the electrical lighting permits authorize banks of lights and seating where the separations are between the southern three soccer fields, which would be in the middle of the alleged “Polo Field.” That would certainly be an interesting wrinkle in the sport of polo.

34. Golden Ocala is moving forward with site construction which aligns with the 2026 Pending Approvals, not the 2020 PUD Rezoning.

35. Condition 14 of the 2020 PUD Rezoning requires that the Board of County Commissioners review the and approve each phase's PUD Master Plan including the final architectural details, development phasing, and amenity details. The County and Golden Ocala have skipped over this required zoning condition in going straight to the Development Review Committee's Major Site Plan approval. The Board has not reviewed or approved a PUD Master Plan with final architectural details, development phasing, or amenity details as reflected by the approved Major Site Plan.

36. All conditions precedent have occurred, been waived, or would be futile.

COUNT I – DECLARATORY AND INJUNCTIVE RELIEF –
MAJOR SITE PLAN APPROVAL AND BUILDING PERMITS
VIOLATE PUD REZONING
(against Marion County and Golden Ocala)

37. Plaintiff restates and incorporates the allegations of paragraphs 1 through 36 as if fully set forth herein.

38. This is an action against Defendants Marion County and Golden Ocala for declaratory and injunctive relief.

39. The Major Site Plan approval and Building Permits do not comply with the 2020 PUD Rezoning. Rather, these development orders align with the 2026 PUD Rezoning, which is not yet effective.

40. Further, the Development Review Committee's review and approval of the Major Site Plan prior to the Board's review and approval required by Condition 14 of the 2020 PUD Rezoning also does not comply with the 2020 PUD Rezoning.

41. It is the position of Plaintiff that because the Major Site Plan approval and the Building Permits do not comply with the 2020 PUD Rezoning, these development orders are unlawful, invalid, and null and void.

42. It is believed to be the position of the County and Golden Ocala that the Major Site Plan approval and the Building Permits are lawful and comply with the 2020 PUD Rezoning.

43. As a result of the irreconcilable conflict between the positions of Plaintiff and the County/Golden Ocala, there exists a bona fide, actual, present, and practical need for a declaration by the Court.

44. The powers, privileges, and rights of Plaintiff, the County, and Golden Ocala are dependent upon the facts presented, and the law applicable to the facts.

45. Plaintiff and the County/Golden Ocala have an actual, present, adverse, and antagonistic interest in the subject matter of this action, in fact and in law.

46. The antagonistic and adverse interests between Plaintiff and the County/Golden Ocala are before this Court by proper process in this declaratory action.

47. The relief sought in this declaratory action is not the mere giving of legal advice by the Court or an answer to questions propounded from curiosity.

48. Plaintiff is entitled to supplemental relief pursuant to Florida Statutes § 86.061 in the form of a permanent injunction preventing Golden Ocala from developing or constructing the Sports/Entertainment Property in accordance with the Major Site Plan approval and Building Permits, as they violate County zoning regulations.

49. Without injunctive relief, there exists no adequate remedy at law, because money damages cannot adequately compensate

Plaintiff for the negative impacts of this development on the use and enjoyment of her property.

50. Plaintiff will suffer irreparable harm to her agricultural horse farm property if Golden Ocala is allowed to develop and construct in accordance with these development orders. Plaintiff cannot be adequately remedied by monetary compensation for the negative impacts this will have on her use and enjoyment of her property.

51. Plaintiff has a clear legal right to an injunction, because the Major Site Plan approval and the Building Permits do not comply with the 2020 PUD Rezoning, and instead authorize Golden Ocala to pursue its development and construction of its sports facilities complex pursuant to the 2026 Pending Approvals.

52. Injunctive relief serves the public interest because the public has an interest in the enforcement of zoning regulations and the protection of private property rights.

WHEREFORE, Plaintiff demands a judgment entering the following relief:

- a) Declaring that the Major Site Plan approval and Building Permits are in violation of the 2020 PUD Rezoning;

- b) Entering supplemental relief in the form of an injunction prohibiting Golden Ocala and any of its successors or assigns from developing or constructing the Sports/Entertainment Property in accordance with Major Site Plan approval or Building Permits;
- c) Awarding Plaintiff her costs;
- d) Retaining jurisdiction to grant additional, alternative, subsequent, coercive, or supplemental relief as may be necessary to effectuate the Court's declaratory ruling and as is just under the circumstances.

**COUNT II – DECLARATORY RELIEF -- SECTION 163.3215
MAJOR SITE PLAN AND BUILDING PERMITS
INCONSISTENT WITH COMPREHENSIVE PLAN
(against Marion County)**

53. Plaintiff restates and incorporates the allegations of paragraphs 1 through 36 as if fully set forth herein.

54. This is an action against Defendant Marion County for declaratory judgment pursuant to Sections 86.011 and 163.3215, Florida Statutes.

55. Section 163.3215(3) provides as follows:

Any aggrieved or adversely affected party may maintain a de novo action for declaratory, injunctive, or other relief against any local government to challenge any decision of such local government granting or denying an application for, or to prevent such local government from taking any action on, a development order, as defined in s.163.3164, on the basis that the development order materially alters the use or density or intensity of use on a particular piece

of property, rendering it not consistent with the comprehensive plan adopted under this part. . . .

56. The Major Site Plan approval and Building Permits are “development orders” as defined by Section 163.3164.

57. Plaintiff is an “aggrieved or adversely affected party” because Plaintiff is the owner of the property adjacent to the Sports/Entertainment Property, such that the Major Site Plan approval and Building Permits will adversely affect the use and enjoyment of her property in a way that exceeds in degree the effects on other persons in the community. Specifically, the increased intensity of use and the increased traffic, light, and noise generated by the development will unquestionably adversely affect Plaintiff in the use and enjoyment of her property—an agricultural use as a thoroughbred horse farm—greater than others in the community.

58. Because the Plan Amendments approved in March 2026 are not yet effective, the Future Land Use designation for the Sports/Entertainment Property is Low Residential. The Low Residential land use category is for large lot single-family residential uses not to exceed 1 dwelling unit per acre. The use and intensity of

use of development authorized by the Major Site Plan and Building Permits is not consistent with the Low Residential land use category.

59. It is Plaintiff's position that the Major Site Plan approval and Building Permits materially alter the use and intensity of use of the property defined therein in a manner that is inconsistent with the existing Low Residential land use category for the property under the County's Comprehensive Plan.

60. Conversely, it is believed that the County's position is that the Rezoning and Development Agreement are consistent with all of the Goals, Objectives, and Policies of the Comprehensive Plan.

61. Given this dispute, there exists a present controversy as to the legality of the Major Site Plan approval and the Building Permits, which affects the rights of Plaintiff and County.

62. There exists a bona fide, actual, and present need to resolve the controversy as to whether the Major Site Plan approval and Building Permits are consistent with the Comprehensive Plan.

63. The powers, privileges, and rights of Plaintiff and the County are dependent upon the facts presented, and the law applicable to the facts.

64. Plaintiff and the County have an actual, present, adverse, and antagonistic interest in the subject matter of this action, in fact and in law.

65. The antagonistic and adverse interests of Plaintiff and the County are before this Court by proper process in this declaratory action.

66. The relief sought in this declaratory action is not the mere giving of legal advice by the Court or an answer to questions propounded from curiosity.

67. Plaintiff has retained the services of the undersigned counsel and is obligated to pay them a reasonable fee for their professional services. Plaintiff is entitled to recover those fees from the County pursuant to Section 163.3215(8)(c), Florida Statutes.

WHEREFORE, Plaintiff demands a judgment entering the following relief:

- a) Declaring that the Major Site Plan approval and Building Permits materially alter the use and intensity of the property in a manner that is inconsistent with the County's Comprehensive Plan and, therefore, are invalid and unlawful and violate Sections 163.3215 and Sections 163.3194, Florida Statutes;
- b) Awarding Plaintiff her costs and attorneys' fees pursuant to Section 163.3215(8)(c), plus interest thereon;

- c) Retaining jurisdiction to grant additional, alternative, subsequent, coercive, or supplemental relief as may be necessary to effectuate the Court's declaratory ruling and as is just under the circumstances.

COUNT III - PETITION FOR WRIT OF CERTIORARI

68. This petition is filed in the alternative and seeks issuance of a writ of certiorari directed to the County quashing the Major Site Plan approval.

Basis for Invoking Jurisdiction

69. It is the position of Petitioner that the Development Review Committee's approval of the Major Site Plan is not quasi-judicial action that is subject to this Court's certiorari jurisdiction. See *W. Villagers for Responsible Gov't, Inc. v. City of North Port*, 429 So. 3d 562, 566 (Fla. 2d DCA 2025). It is the position of Petitioner that its claims against the Major Site Plan approval are properly brought as declaratory judgment claims as set forth above.

70. However, because of the 30-day jurisdictional certiorari deadline, Petitioner files this petition for writ of certiorari to invoke this Court's certiorari jurisdiction in an abundance of caution, should the Court determine that the Development Review

Committee's approval of the Major Site Plan is properly reviewable under the Court's certiorari jurisdiction.

71. Should the Court determine that the Development Review Committee's Major Site Plan approval is properly reviewable by petition for writ of certiorari, Petitioner requests leave to amend to supplement this Petition.

Standing

72. To establish standing, Petitioner must show "a legally recognizable interest which is or will be affected by the action of the zoning authority in question." *Renard v. Dade Cnty.*, 261 So. 2d 832, 837 (Fla. 1972). Such an interest must be "a definite interest exceeding the general interest in community good share[d] in common with all citizens." *Id.*

73. Courts consider the following factors in evaluating whether a party has standing: (i) the proximity of the party's property to the rezoned property at issue; (ii) the character of the neighborhood; (iii) the type of change proposed; and (iv) whether the party is among those entitled to receive notice of the application under the zoning regulations. *Id.*

74. Petitioner has standing. Petitioner owns real property in the County, identified as Marion County Property Appraiser Parcel No. 21355-000-00 (the "Weber Property"). The Weber Property consists of approximately 4,300 acres that is directly adjacent to the Sports/Entertainment Property, south of the Sports/Entertainment Property.

75. Petitioner's use and enjoyment of her property—as a rural, agricultural property used as a horse farm—will be adversely affected by the traffic, lights, and noise generated by the high-intensity development authorized by the Rezoning. Further, the Rezoning is not compatible with the character of the Weber Property, which is an agricultural property located within the Farmland Preservation Area and designated as Rural Land in the County's Future Land Use Map.

76. Petitioner has standing due to the proximity of the Weber Property to the Sports/Entertainment Property (directly adjacent), and the character of use of her property (rural, agricultural) compared to the high-intensity proposed development of the Sports/Entertainment Property. *Renard*, 261 So. 2d at 837.

77. Petitioner, through her representative Frank Gelinas, submitted comments to the Development Review Committee at the

June 22, 2026 meeting, objecting to any permits being issued while the legal challenges to the 2026 Pending Approvals are ongoing.

Statement of Facts

78. Petitioner incorporates the allegations of Paragraphs 1 through 36 above as if fully set forth herein, including the Exhibits identified therein, which Petitioner relies on for her appendix to this Petition.

Argument

Standard of Review

79. The local government’s quasi-judicial decision is reviewed to determine “(1) whether ***procedural due process*** was accorded, (2) whether the ***essential requirements of law*** were observed, and (3) whether the administrative findings and judgments are ***supported by competent substantial evidence.***” *Miami-Dade Cnty. v. Omnipoint Holdings, Inc.*, 863 So. 2d 195, 199 (Fla. 2003) (emphasis supplied). This “first-tier” level of review is not discretionary, “but rather is a matter of right and is akin in many respects to a plenary appeal.” *Broward County v. G.B.V. Intl., Ltd.*, 787 So. 2d 838, 843 (Fla. 2001). If the Court finds that the decision failed to satisfy ***any one*** of the three prongs, then the Court must quash the approval.

See, e.g., id. at 846 (providing that on remand the court must quash the county's denial unless the county showed competent substantial evidence in the record to support the denial).

I. The Development Review Committee Departed from The Essential Requirements of Law By Approving the Major Site Plan When It Does Not Comply with the 2020 PUD Rezoning and There Was No Compliance with Condition 14 of the 2020 PUD Rezoning.

80. A government entity departs from the essential requirements of law when it fails to apply the correct law. *Haines City Cmty. Dev. v. Heggs*, 658 So. 2d 523, 530 (Fla. 1995); *Surf Works, L.L.C. v. City of Jacksonville Beach*, 230 So. 3d 925, 927 (Fla. 1st DCA 2017). Where the local government fails to apply all of the relevant provisions of its zoning regulations, it departs from the essential requirements of law, requiring the denial to be quashed. *Surf Works*, 230 So. 3d at 930–32.

81. The 2020 PUD Rezoning is a County zoning regulation that applies to the Sports/Entertainment Property. The Development Review Committee failed to apply the 2020 PUD Rezoning to the Major Site Plan approval, by approving a Major Site Plan that does not comply with the 2020 PUD Rezoning, and by not first requiring that Condition 14 of the 2020 PUD Rezoning be met.

82. Accordingly, the approval of the Major Site Plan departs from the essential requirements of law, and must be quashed.

JURY TRIAL DEMAND

A JURY TRIAL IS HEREBY DEMANDED ON ALL ISSUES SO TRIABLE.

Respectfully submitted,
/s/ Shane T. Costello
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Attorneys for Petitioner/Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that on July 22, 2026, the foregoing Complaint for Declaratory and Injunctive Relief and Petition for Writ of Certiorari were furnished via email to (i) Marion County Attorney Matthew G. Minter, Esq. Matthew.Minter@marionfl.org, (ii) Marion County c/o Board of County Commissioners c/o Carl Zalak, III, Chair, Carl.Zalak@MarionFL.org, and (iii) counsel for Golden Ocala, to W. James Gooding, III, Esq. at jgooding@lawyersocala.com, Dennis Kerbel, Esq. at dennis.kerbel@akerman.com and Robert Leapley, Esq. at robert.leapley@akerman.com. The Complaint for Declaratory and Injunctive Relief will also be served via service of process.

s/ Shane T. Costello
Attorney

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that the foregoing Petition for Writ of Certiorari complies with the font requirements of Rule 9.045(b), as a computer-generated document drafted in Microsoft Word using Bookman Old Style 14-point font. **I FURTHER CERTIFY** that the Petition for Writ of Certiorari complies with the word limit of Rule 9.100(g). Using Microsoft Word's word count function, this petition

contains 2,710 words, excluding those portions of the petition excluded from the word count as provided in the Rules.

s/ *Shane T. Costello*
Attorney

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
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and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

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Respondents/Defendants.

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9.100(f)

EXHIBIT A

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

ORDINANCE NO. 26 - 09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; PROVIDING FOR FINDINGS; ADOPTING AMENDMENT 25-L01; LARGE-SCALE TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L01, GOLDEN OCALA EQUESTRIAN LAND, LLC
FUTURE LAND USE ELEMENT TEXT AMENDMENTS:
POLICY 2.1.28 – WORLD EQUESTRIAN CENTER (DEFINITION),
TABLE 2-1 – SUMMARY OF FUTURE LAND USE DESIGNATIONS,
POLICY 10.5.1 – GOLDEN OCALA,
FUTURE LAND USE MAP SERIES MAP 15.h – GOLDEN OCALA;

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(g), Florida Statutes, empowers the Board of County Commissioners of Marion County, Florida ("Board") to prepare and enforce comprehensive plans to plan for and manage the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Marion County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; and

WHEREAS, the Marion County Planning & Zoning Commission, acting as the Local Planning Agency, conducted a properly noticed public hearing on June 30, 2025, at 5:30 p.m., to consider Amendment No. 25-L01. The Planning & Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of facts related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted a properly noticed transmittal public hearing on July 21, 2025, at 1:30 p.m., to consider Amendment No. 25-L01, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, public comment received, and acted to transmit the Amendment to the Florida Department of Commerce (Florida Commerce) and other designated agencies for review consistent with Chapter 163.3184, Florida Statutes, and

WHEREAS, Florida Commerce and other reviewing agencies received Amendment 25-L01, and provided comments and one objection regarding the proposed Amendment, and

WHEREAS, the Board conducted a properly noticed adoption public hearing on March 18, 2026, at 1:30 p.m., to consider Amendment No. 25-L01, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, the agency transmittal review responses received (if any), and public comment received, and acted to adopt the Amendment.

WHEREAS, the Board of County Commissioners of Marion County, Florida, further considered all oral and written comments received during said public hearing, including the data and analysis packages; and

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. LARGE-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed large-scale text amendment and authorizes the necessary amendment to Comprehensive Plan Future Land Use Element text attached hereto as Exhibits "A," "B," "C," & "D" and by this reference made part hereof, based on affirmative findings that the Amendment is compatible with the surrounding land uses, consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and is not adverse to the public interest:

Amend . No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN TEXT AMENDMENT
25 -L01	Golden Ocala Equestrian Land, LLC	<i>Future Land Use Element Policy 2.1.28 - World Equestrian Center (changes to the future land use designation definition) with corresponding change to Future Land Use Element Table 2-1 – Summary of Future Land Use Designations; and Future Land Use Element Policy 10.5.1 - Golden Ocala (changes to the non-residential uses and maximum entitlements) with corresponding change to Future Land Use Map Series Map 15.h – Golden Ocala</i>

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this large-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining portions and provisions of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event of any conflict or inconsistency between the text of this Amendment, and any other county ordinance or part thereof, the provisions of this amendment shall prevail to the extent of such conflict or inconsistency

SECTION 5. EFFECTIVE DATE. The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this

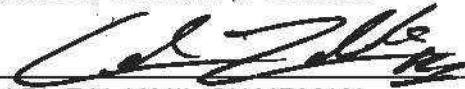
adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Circuit Court and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court, and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department/Planning & Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of March, 2026.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



CARL ZALAK III, CHAIRMAN

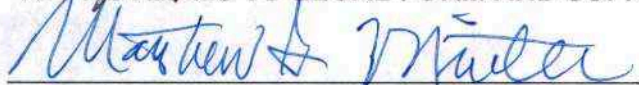
RECEIVED NOTICE FROM SECRETARY OF STATE ON
MARCH 27, 2026 ADVISING THAT ORDINANCE WAS
FILED ON MARCH 27, 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY



MATTHEW MINTER, COUNTY ATTORNEY

EXHIBIT "A"

Text Amendment to FLUE Policy 2.1.28

[Green underline text is new/addition text. Red strike-out text is deletion.]

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.), sports facilities 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, Recreational Vehicle Parks and clubhouse spaces 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. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. 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" 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 described in Exhibits "A1" and "A2" to Ordinance No. 22-26 dated June 21, 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).

EXHIBIT "B"
Amendment to FLUE Table 2-1
(Reflects Amendment to FLUE Policy 2.1.28)

[Green underline text is new/addition text. Red strike-out text is deletion.]

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 10.5.1 for property depicted on FLUMS Map 15h <u>(for Golden Ocala)</u> Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (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, <u>Sports Facilities</u> , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

EXHIBIT "C" **Text Amendment to FLUE Policy 10.5.1**

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala

[Green underline text is new/addition text. Red strike-out text is deletion.]

~~[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]~~

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendments 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2025-L01 and FLUM Amendment 2025-L02 concerning approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	13,500 seats <u>210 acres</u>
<u>Expo and Indoor Sports Facilities</u>	<u>30 acres</u>
<u>Outdoor Sports Facilities</u>	<u>90 acres</u>
Hotel	1,3 <u>6</u> 50 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.
5. Concerning the Marion County's Concurrency Management System:
 - A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017- D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
 - B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2025-L01 and 2025-L02 neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
 - A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots , the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.
 - B. Equestrian Estate lots:
 - 1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

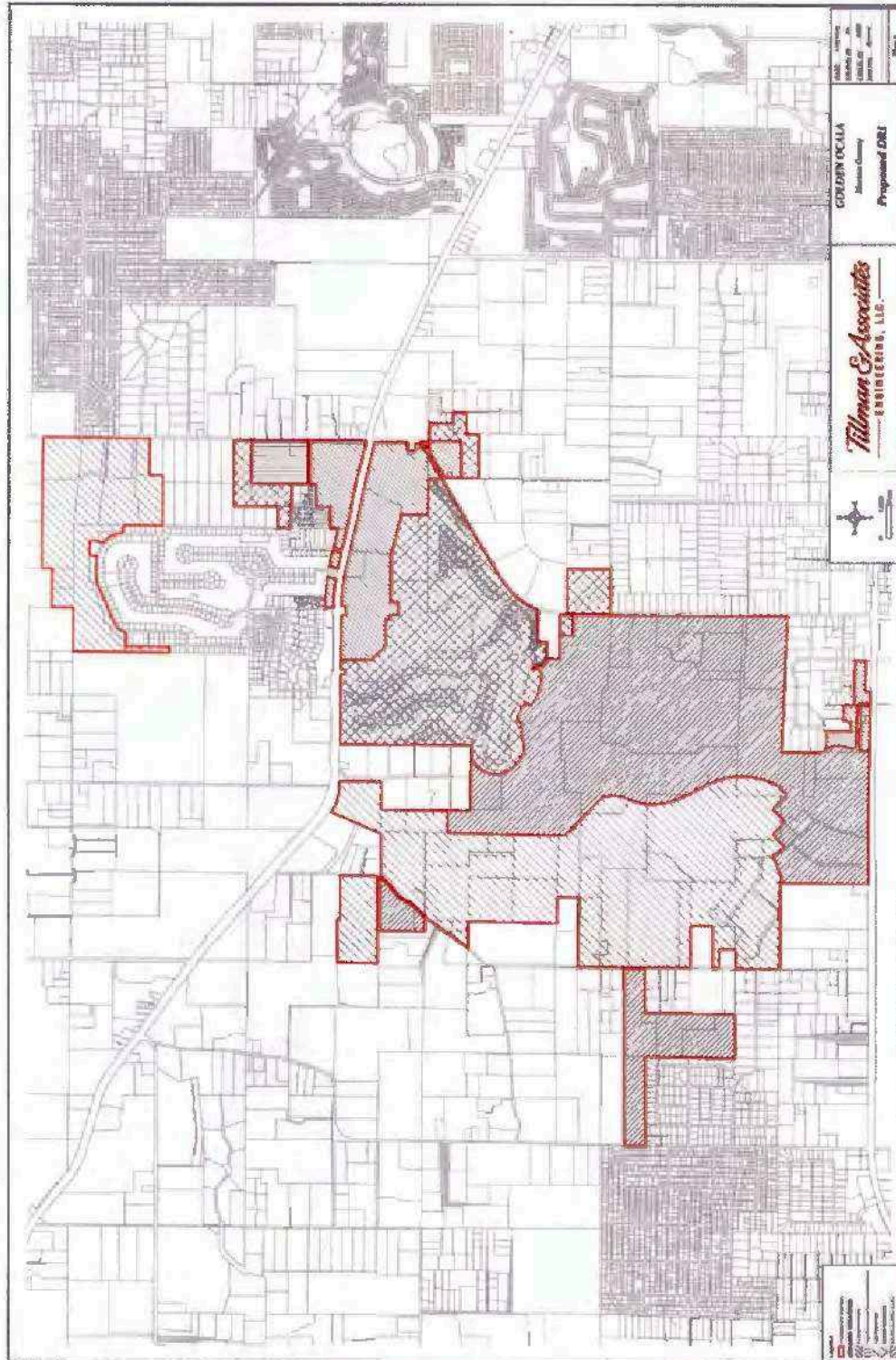
EXHIBIT “C” CONTINUED
Text Amendment to FLUE Policy 10.5.1

- 2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.
9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date) and FLUM Amendment 2022-L02.

EXHIBIT "D"

Text Amendment to FLUE Map 15.h – Golden Ocala

[The following Map 15h hereby repeals and replaces prior Map 15h.]



**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT B

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

ORDINANCE NO. 26-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE MARION COUNTY COMPREHENSIVE PLAN:

**25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.
FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:
±251 ACRES, INCLUDING ALL, OR A PORTION OF,
THE FOLLOWING PARCELS**

21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, 21065-000-00, 21069-010-03;

**FROM LOW RESIDENTIAL (LR)
TO WORLD EQUESTRIAN CENTER (WEC)**

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has authority to approve large-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3184, Florida Statutes, and

WHEREAS, the property owner submitted Application No. 25-L02 for a large-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel numbers, and such identification of property is hereby incorporated into this ordinance by reference, and the property description, illustration, and map are attached hereto as Exhibits "A1," "A2," and "B," and

WHEREAS, the Marion County Planning & Zoning Commission, acting as the Local Planning Agency, conducted a properly noticed public hearing on June 30, 2025, at 5:30 p.m., to consider Amendment No. 25-L02. The Planning & Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of facts related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted a properly noticed transmittal public hearing on July 21, 2025, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, public comment received, and acted to transmit the Amendment to the Florida Department Commerce (Florida Commerce) and other designated agencies for review consistent with Chapter 163.3184, Florida Statutes, and

WHEREAS, Florida Commerce and other review agencies received Amendment 25-L02, and provided comments and one objection regarding the proposed Amendment, and

WHEREAS, the Board conducted a properly noticed adoption public hearing on March 18, 2026, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, the agency transmittal review responses received (if any), and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. LARGE-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed large-scale amendment and authorizes the necessary amendment to Comprehensive Plan Future Land Use Element Map #1 "*Marion County 2045 Future Land Use Map*," with Exhibits "A" and "B" attached hereto and by this reference made part hereof, based on affirmative findings that the Amendment is compatible with the surrounding land uses, consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and is not adverse to the public interest:

**25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.
FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:
±251 ACRES, INCLUDING ALL, OR A PORTION OF,
THE FOLLOWING PARCELS**

21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, 21065-000-00, 21069-010-03;

**FROM LOW RESIDENTIAL (LR)
TO WORLD EQUESTRIAN CENTER (WEC)**

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this large-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

SECTION 5. EFFECTIVE DATE. The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court, and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department/Planning & Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of March, 2026.

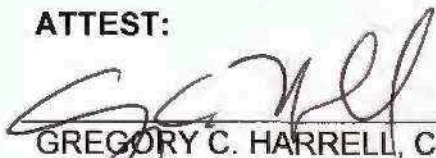
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



CARL ZALAK, III, CHAIRMAN

RECIEVED NOTICE FROM SECRETARY OF STATE
ON MARCH 27, 2026 ADVISING THAT ORDINANCE
WAS FILED ON MARCH 27, 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY



MATTHEW MINTER, COUNTY ATTORNEY

EXHIBIT "A"

Legal Description

WEC SPORTS COMPLEX P.U.D. REVISION LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT-OF-WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.86 Acres, MORE OR LESS.

EXHIBIT "A" CONTINUED

Sketch of Description

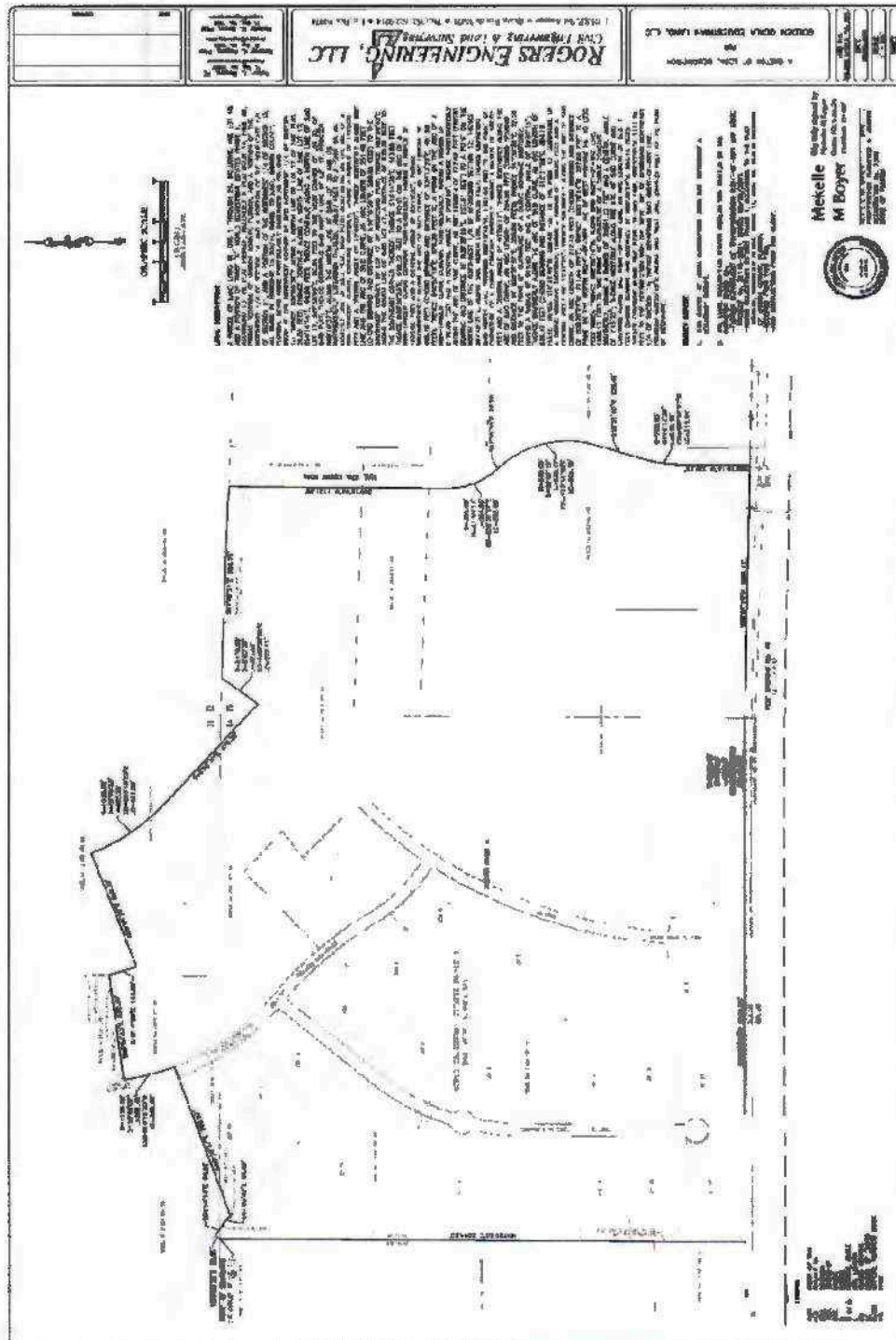
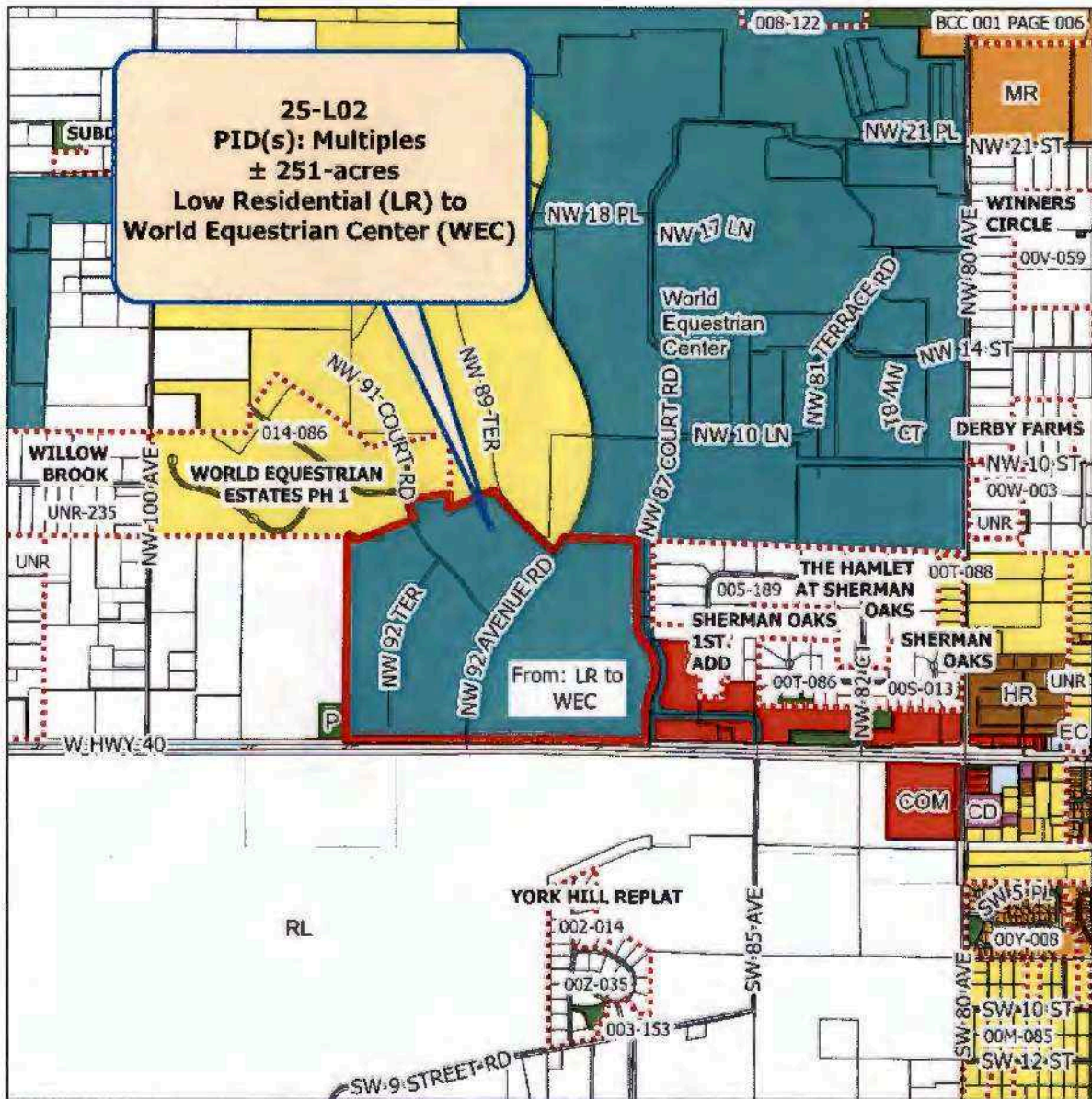


EXHIBIT "B"

FLUE MAP AMENDMENT



Golden Ocala Equestrian Land LLC	Subdivisions	Parcels	0 1,000 2,000 US Feet
Future Land Use Designation	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Preservation (N/A; N/A)	
Rural Land (1 du/10 ac)	Commercial (0 - 8 du/ac; FAR 1.0)	World Equestrian Center	
Low Residential (0 - 1 du/ac)	Employment Center (0 - 16 du/ac; FAR 2.0)	Circle Square Woods VDRI	
Medium Residential (1 - 4 du/ac)	Commerce District (N/A; FAR 2.0)	On Top of the World DRI	
High Residential (4 - 8 du/ac)	Public (N/A; FAR 1.0)	Municipality	
Urban Residential (8 - 16 du/ac)			

N
Date: 3/11/2026

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT C

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

ORDINANCE NO. 26-11

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A ZONING CHANGE APPLICATION FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD), AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the application for the Zoning Change was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 30, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, March 18, 2026; and

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted an application for rezoning, and such application identifies the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval recommendation of the Marion County Planning and Zoning Commission, and has conducted the necessary public hearing, and has approved the application contained in this ordinance. The Board has determined that the application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING APPROVAL. The Board hereby approves the below-listed application for Rezoning. NOTE: The terms and conditions of Board approvals of the Planned Unit Development are stated in the Board Resolution corresponding to each Planned Unit Development Application shown below.

1. **AGENDA ITEM 1.2.3. 250606ZP** – 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Modify Two Existing Planned Unit Development (PUD) Projects (20201201Z and 20210302Z) to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for Indoor/Outdoor Sports Complex and Event Venue Facilities, along with establishing and modifying Development Standards for the new and existing Uses, on approximately 4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses

Subject to all terms and conditions of Resolution 26-R-79 attached hereto and incorporated herein by reference.

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon the later of the following:

1. Receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office; or
2. The effectiveness of the following: Comprehensive Plan Amendment No. 25-L01, approved by Ordinance No. 26-09; and Comprehensive Plan Amendment No. 25-L02, approved by Ordinance No. 26-10.

DULY ADOPTED in regular session this 18th day of MARCH 2026.

ATTEST:


GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


CARL ZALAK, III, CHAIRMAN

RECIEVED NOTICE FROM SECRETARY OF STATE ON
MARCH 27, 2026 ADVISING THAT ORDINANCE WAS
FILED ON MARCH 27, 2026.

RESOLUTION NO. 26-R-079

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE MODIFICATION AND COMBINATION OF TWO EXISTING PLANNED UNIT DEVELOPMENTS (PUD 201201Z AND 210302Z) INTO ONE ON A ±4,276.21 ACRE TRACT FOR GOLDEN OCALA EQUESTRIAN LAND, LLC, ET AL ZONING CASE NUMBER 250606ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a zoning change application to modify and combine two (2) existing Planned Unit Developments (201201Z and 210302Z) into one (1) Planned Unit Development (PUD 250606ZP) was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 30, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, March 18, 2026. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. MODIFICATION AND COMBINATION OF THE PLANNED UNIT DEVELOPMENT (PUD 201201Z AND 210302Z) APPLICATION 250606ZP – Golden Ocala Equestrian Land, LLC, et al, the application as submitted by David Tillman, with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a modification of Planned Unit Development (PUD 201201Z and 210302Z) to unite two (2) existing Planned Unit Development (PUD) projects (PUD 201201Z and 210302Z) into a single PUD project and amend a portion of the united PUD to allow for indoor/outdoor sports complex and venue facilities, along with establishing and modifying development standards for the new and existing uses, on an approximate 4,276.21 Acre Tract, Articles 2 and 4 of the Marion County Land Development Code, on Multiple Parcel Account Numbers encompassing Golden Ocala and World Equestrian Center, multiple addresses and/or no addresses assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners has considered the approval recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall be developed consistent with the conditions outlined herein, the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1., and the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026, with revised pages 03.00 and 09.00 submitted 3/20/2026 in conformity with the Board's

approval, to reflect the removal of originally proposed outdoor concert venue locations 3, 4, and 5, leaving only outdoor concert venues #1 (Grand Outdoor Arena) and #2 (World Equestrian Center Stadium) remaining, and deleting the references to those eliminated outdoor concert venues from Tables #5 and #6 in following Condition #3], incorporated herein as Exhibit A.

2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan as listed below for reference, the project's PUD Concept Plan Amendment [12/30/25], and the conditions of this approval.

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
<i>Total Housing Units</i>	<i>2,397</i>
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

3. Development types and standards shall be consistent with the types and minimum standards as provided in Tables #5 and #6, following, as listed on Sheet 3.01 and illustrated on Sheet 7.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026, with revised pages 03.00 and 09.00 submitted 3/20/2026 as described in Condition #1].

TABLE 5: GOLDEN OCALA PUD PROPOSED USES	
USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL 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 FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, pole, with ancillary uses including, without limitation: pickle ball, golf, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
<i>Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres. Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1,2,7}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	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'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	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'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. - 5'/10'	10'

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1, 2, 7}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Multiple-Family Residential (Quad, Apartment, Condominium, Townhome)**							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8'/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. - 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. - 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁴
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁴
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100' ⁴
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
* 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 such as but not limited to: storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.							
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.							
Commercial							
Comply with B-4 (Regional Business) zoning uses.							
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Comply with defined uses within PUD Conditions.							
Expo - World Equestrian Center (WEC)							
Comply with defined uses within PUD Conditions.							
Sports Facility - World Equestrian Center (WEC)							
Comply with defined uses within PUD Conditions.							
¹ 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.							
² 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.							
³ Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.							
⁴ Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet.							
⁵ Maximum principle structure building height is 100-ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit.							
⁶ Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, and outdoors at the World Equestrian Center Stadium.							
⁷ Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.							

- No Equestrian Estate lot created shall be less than three (3) acres in size, measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

5. In the event the use of the current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80th Avenue and NW 21st Street and consisting of ±40-acres is redeveloped for residential purposes, its development shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD-approved allotment of residential units as listed in prior Condition #2.
6. 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, and as to the area that is the subject of Ordinance No. 26-11 such uses allowed in the Commercial Land Use category and "Active Recreation" as defined in the LDC.
7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Trip Equivalency Matrix (LUTE Matrix) below and the following provisions:

Land Use Trip Equivalency Matrix						
A. LAND USE EQUIVALENCY RATES						
CHANGE FROM	CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)		1	1.9434	1.3290	0.5351	0.3496
Residential Condominium/Townhouse (DU)		0.5146	1	0.8839	0.2753	0.1794
Hotel (Rooms)		0.7524	1.4623	1	0.4626	0.2623
General Office (1,000 SF)		1.6889	3.6321	2.4839	1	0.6516
Commercial Retail (1,000 SF)		2.8689	5.5755	3.8129	1.5351	1
B. EQUIVALENCY EXAMPLES						
EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE						
Add 100 hotel rooms for 7 DU of Residential Condominium/Townhouse						
= 100 hotel rooms ÷ 8839 DU of Residential Condominium/Townhouse						
= 146.22 x (DU) Residential Condominium/Townhouse						
= Reduce Residential Condominium/Townhouse by 146 dwelling units						
EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE						
Trade 10,000 SF of Commercial Retail for 7 (1,000 SF) of Office						
= [10 KSF] Commercial Retail x 1.5351 (1,000 SF) of Office						
= 15,351 x (1,000 SF) Office						
= 15,351 SF Office						
EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL						
Add 150 DU of Single-Family Housing for 7 Commercial Retail						
= 150 DU of Single-Family Housing ÷ 2.8689 (1,000 SF) Commercial Retail						
= 52,285 x (1,000 SF) Commercial Retail						
= Reduce Commercial Retail by 52,285 SF						
C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES						
Land Use	Units	% New Trips (%)	Trips / Unit			
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.678			
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318			
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465			
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155			
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773			
D. FOOTNOTES						
[1]: The Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:						
Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD 1A for ITE LUC 210.					
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD 1A for ITE LUC 230.					
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD 1A for ITE LUC 310.					
General Office	Obtained using the ITE Trip Generation, 8th Edition for ITE LUC 710.					
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD 1A for ITE LUC 820.					
[2]: % New is based upon the Internal Capture and Pass-by Capture = [(1 - IC%) * (1 - PB%)]. Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.						
[3]: When the trip generation of a land use is not available, the trip generation of a similar land use is used. The trip generation of a similar land use is used when the trip generation of a land use is not available.						

- 7.1 The LUTE Matrix allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

7.2 The LUTE Matrix tradeoff mechanism shown above applies to the entire Project boundary except that:

- a) Within the Phase 1 and Phase 3 areas of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026, as revised in Condition #1] sheet 4.01, Equestrian Estates is the only allowed use.
 - b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single-family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use, and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.
 - c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.
8. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15, Range 20 is prohibited.
 9. Traffic management, construction of off-site improvements and proportionate share contributions shall be governed by the Second Amendment to Development Agreement Concurrence, Impact Fee Credits, and other Matters, for Golden Ocala approved simultaneous with the PUD, and any amendment thereto including the "Third Amendment" as defined in such Second Amendment.
 10. The developer has not obtained full Concurrence Certification for the PUD and shall address and comply with Marion County's Concurrence Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.).
 11. The commercial, common, and non-residential areas, World Equestrian Center, and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation, and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
 12. No structures are permitted in locations where FEMA-designated special flood hazard areas or modified floodplains are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in the 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.

13. All project development shall be served by central potable water and central sanitary sewer services consistent with Condition No. 14.3. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.
14. For the World Equestrian Center, the following conditions apply:
 - 14.1. Parking in County or FDOT right-of-way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons, along with providing supplemental signs to indicate parking in such public right-of-way is not permitted in order to prevent such parking.
 - 14.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
 - 14.3. The equestrian and sports facilities will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.) and irrigation.
 - 14.4. All equestrian and sports facilities' 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.
 - 14.5. The project shall comply with applicable provisions of Chapter 13 of the Marion County Code (the Noise and Vibration Control Ordinance of Marion County, Florida), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.
 - 14.6. 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).
 - 14.7. 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 watertight.
 - 14.8. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified, and included in the details of the Major Site Plan.

15. Project buffers shall be provided consistent with those provided on Sheet 6.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].
16. 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, and amenity details, shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.
17. The PUD/WEC Master Sign Plan shall consist of two component parts:
- a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026, with revised pages 03.00 and 09.00 submitted 3/20/2026] sheet 4.01, which identifies the conceptual sign locations, with Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit attached hereto, and
 - b) The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted) per Zoning Cases No. 20170506Z/200201Z attached as Exhibit "C".

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 26-11.

DULY ADOPTED in regular session this 18th day of March, 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



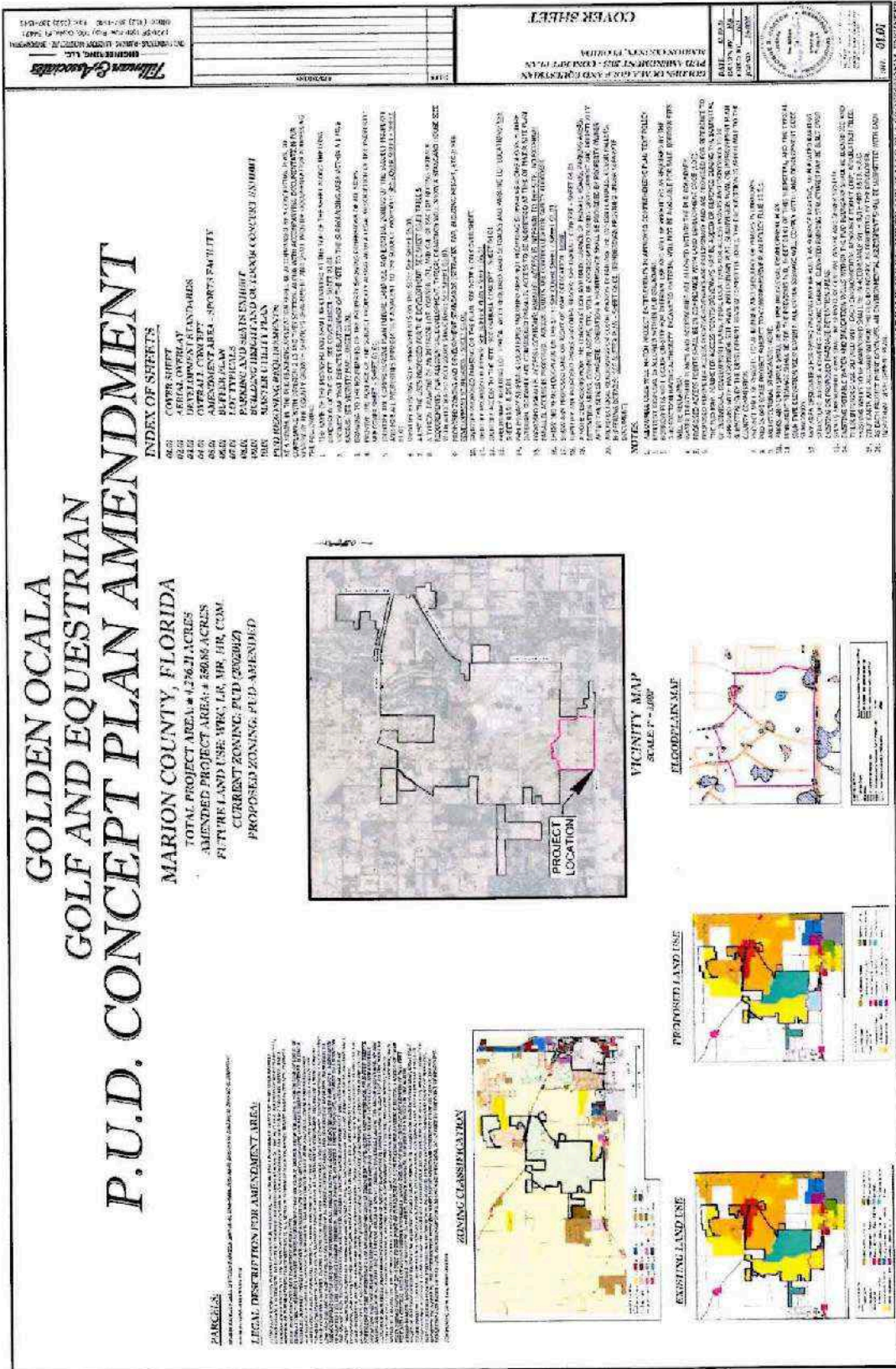
GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

EXHIBIT "A"

PUD MODIFICATION AMENDMENT CONCEPTUAL PLAN



AERIAL PHOTOGRAPH

GOLDEN OAKS GOLF AND EQUESTRIAN PROJECT PHASE 1 - 4,075.1 ACRES

BIG CANYON RANCH

Legend

Scale

North Arrow

Title Block

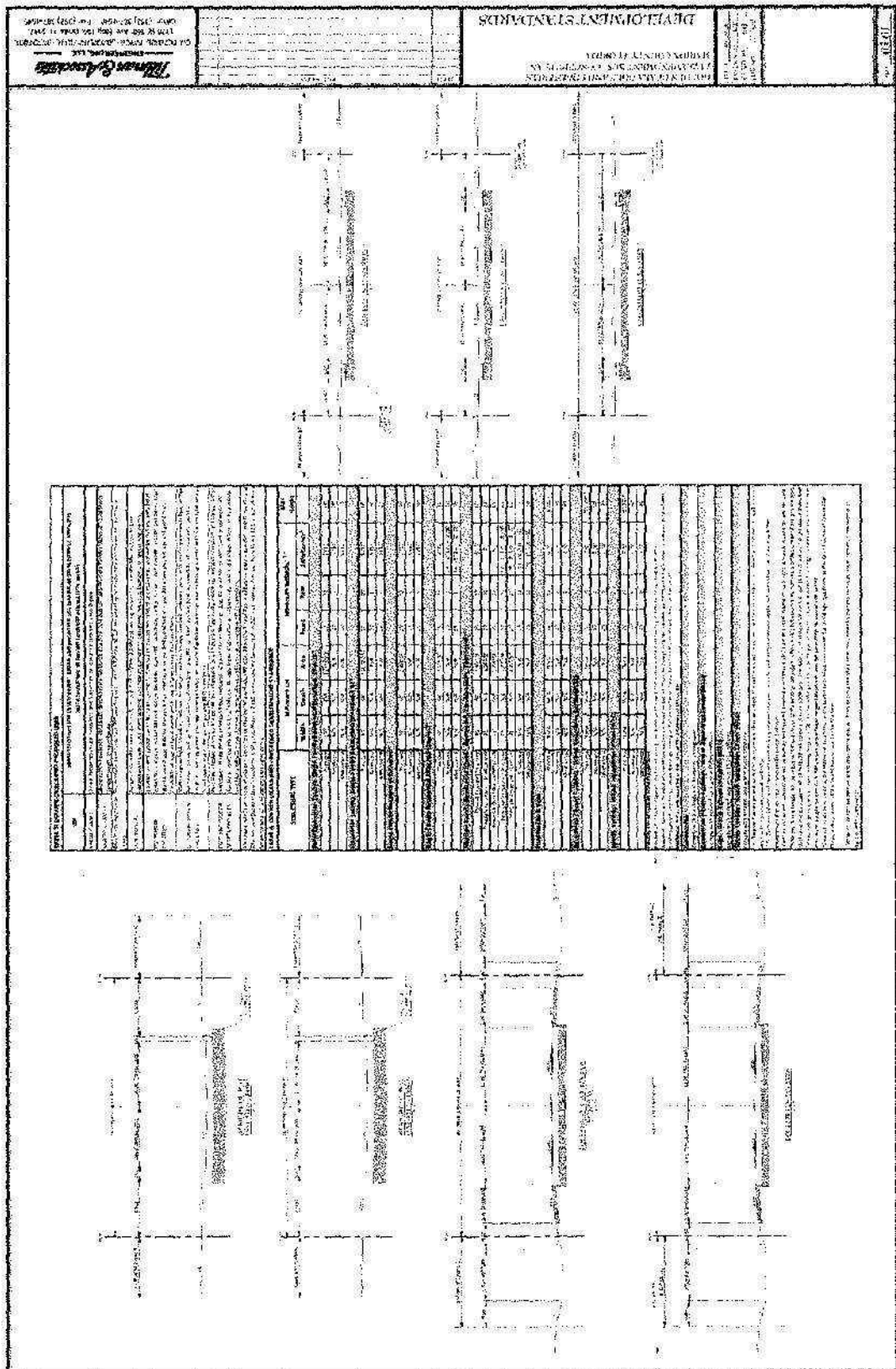
Project Information

Legend

Scale

North Arrow

EXHIBIT "A" **PUD MODIFICATION AMENDMENT CONCEPTUAL PLAN**



[illegible]

[illegible]

The site plan for the Golden Owl Golf and Country Club clubhouse layout includes the following details:

- Title:** GOLDEN OWL GOLF AND COUNTRY CLUB, CLUBHOUSE LAYOUT
- Legend:**
 - CLUBHOUSE
 - PARKING
 - ROADS
 - LANDSCAPE
 - UTILITIES
 - WATER
 - SEWER
 - ELECTRICITY
 - TELEPHONE
 - TELEVISION
 - RADIO
 - TELEGRAPH
 - TELETYPE
 - TELEFAX
 - TELEVISION
 - RADIO
 - TELEGRAPH
 - TELETYPE
 - TELEFAX
- Scale:** 1" = 100'
- North Arrow:** Points North
- Clubhouse:** Located in the upper right corner, with a large rectangular footprint and a central entrance.
- Parking:** Multiple parking areas are shown, primarily in the lower left and center of the plan.
- Roads:** Several roads are depicted, including a main road running horizontally across the middle and a vertical road on the right.
- Landscaping:** Various landscaping features are indicated, including trees, shrubs, and lawns.
- Utilities:** Utility lines for water, sewer, electricity, and telecommunications are shown throughout the site.

EXHIBIT "A" **PUD MODIFICATION AMENDMENT CONCEPTUAL PLAN**

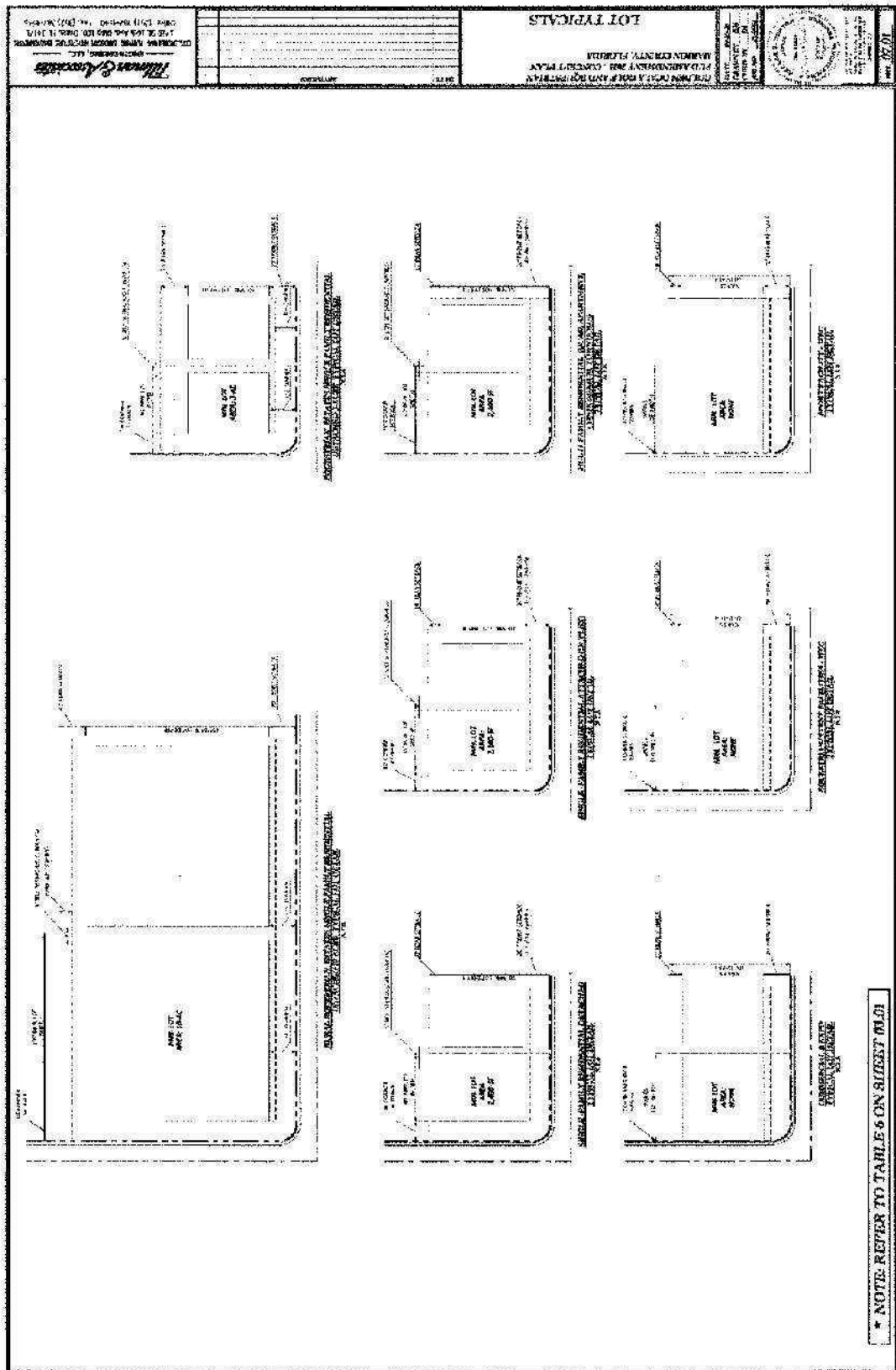
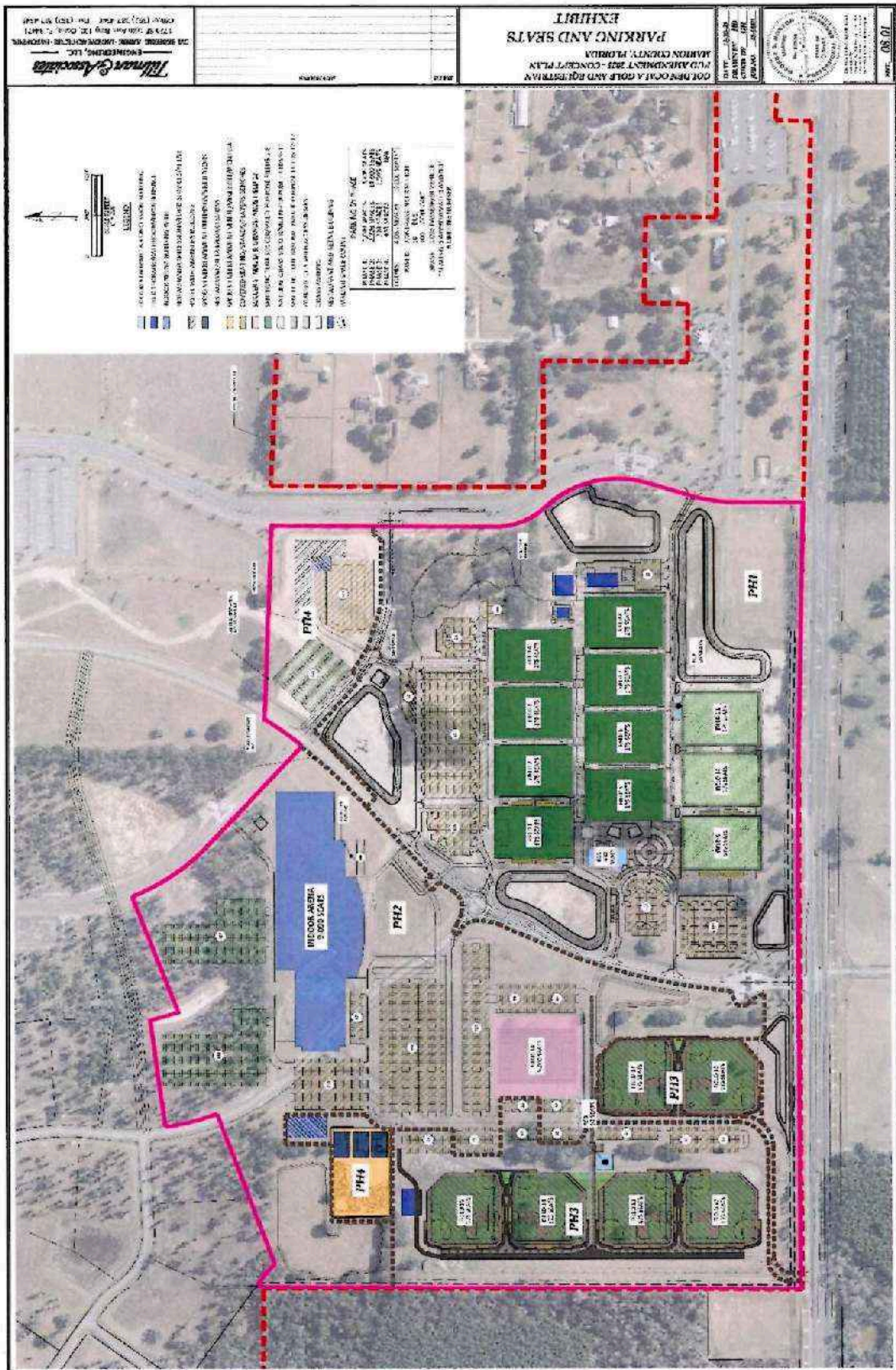


EXHIBIT "A" PUD MODIFICATION AMENDMENT CONCEPTUAL PLAN



[illegible]

EXHIBIT "B" PUD SIGN TYPE ELEVATION VIEW SET

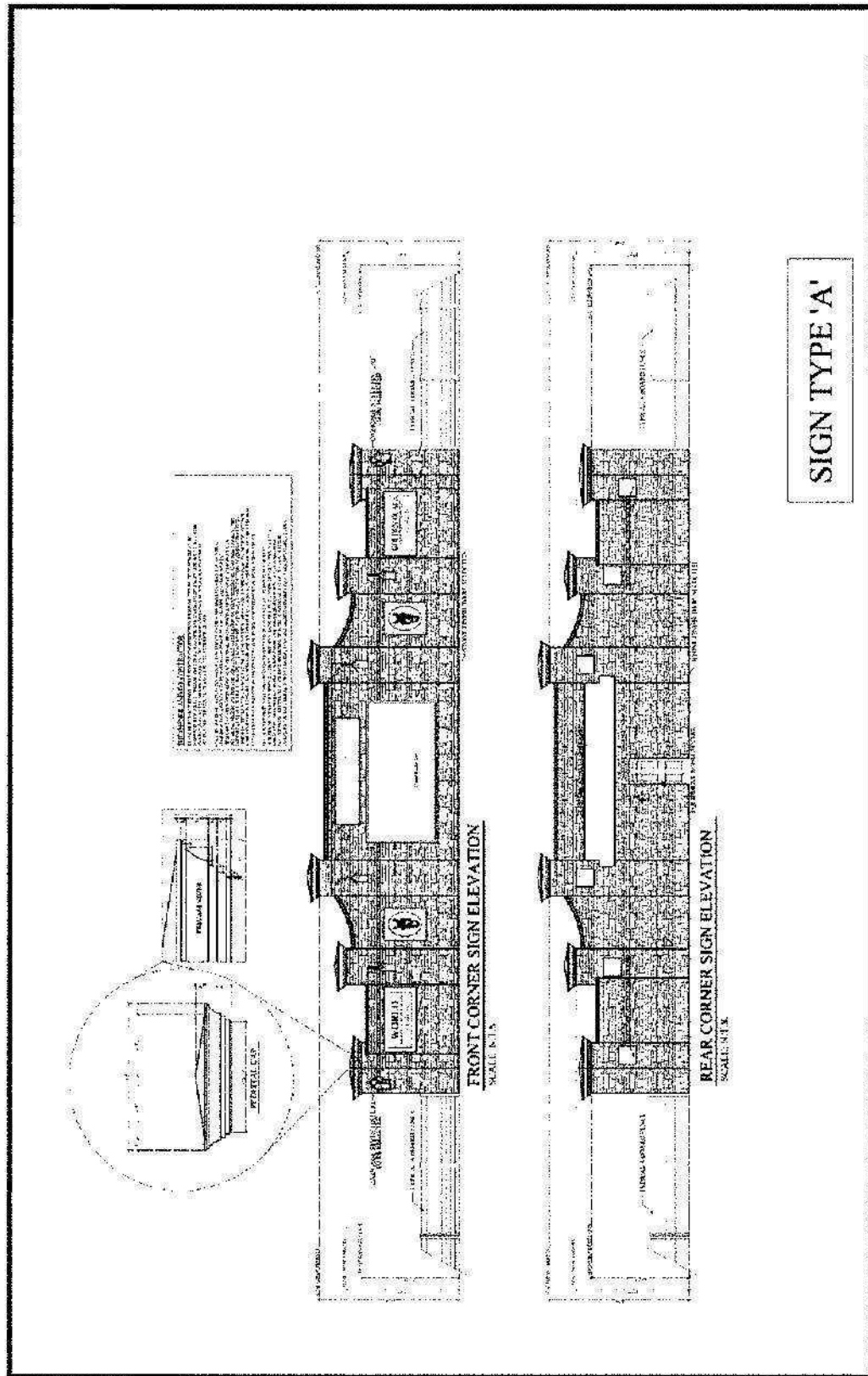


EXHIBIT "B"
PUD SIGN TYPE ELEVATION VIEW SET

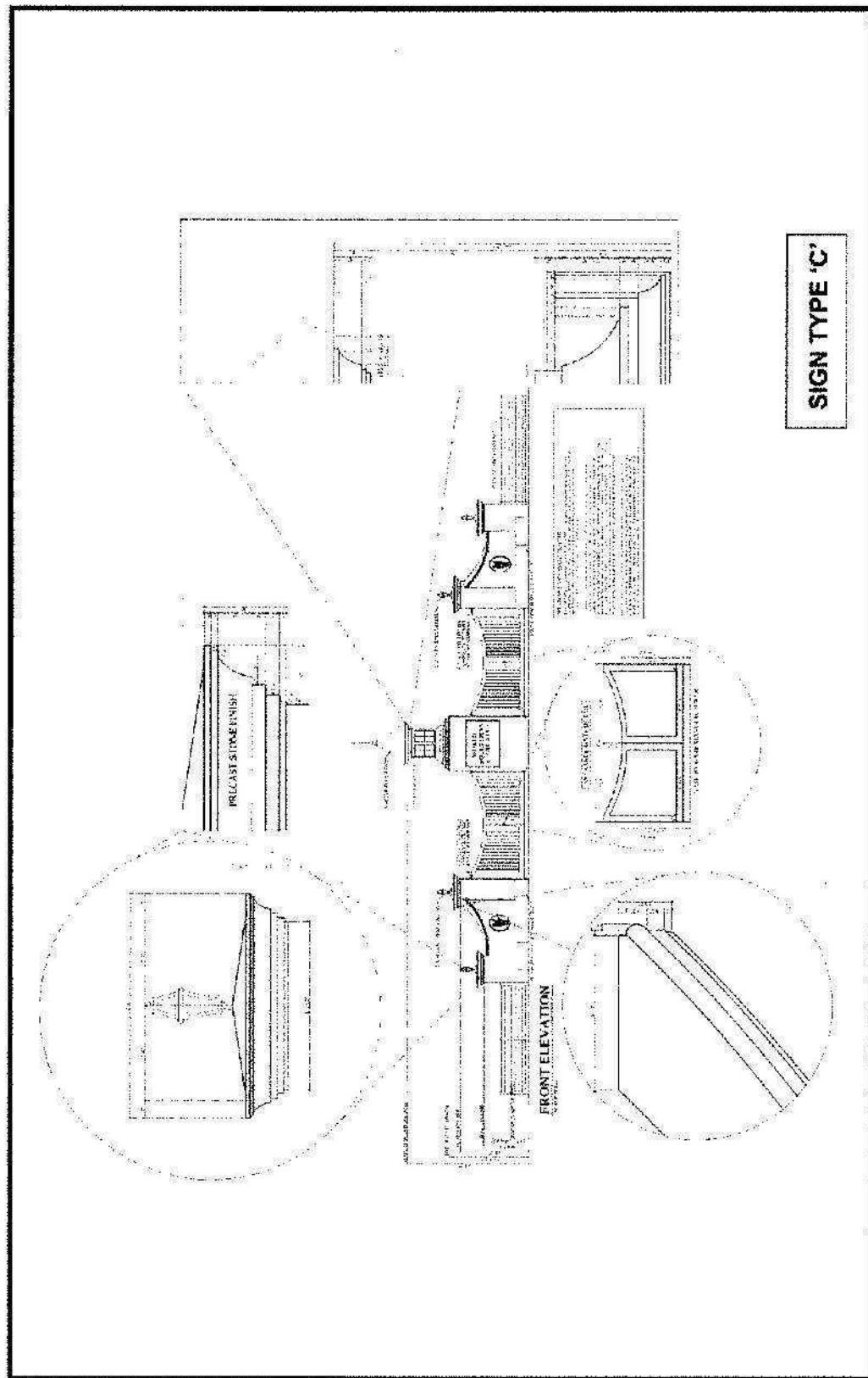


EXHIBIT "B"

PUD SIGN TYPE ELEVATION VIEW SET

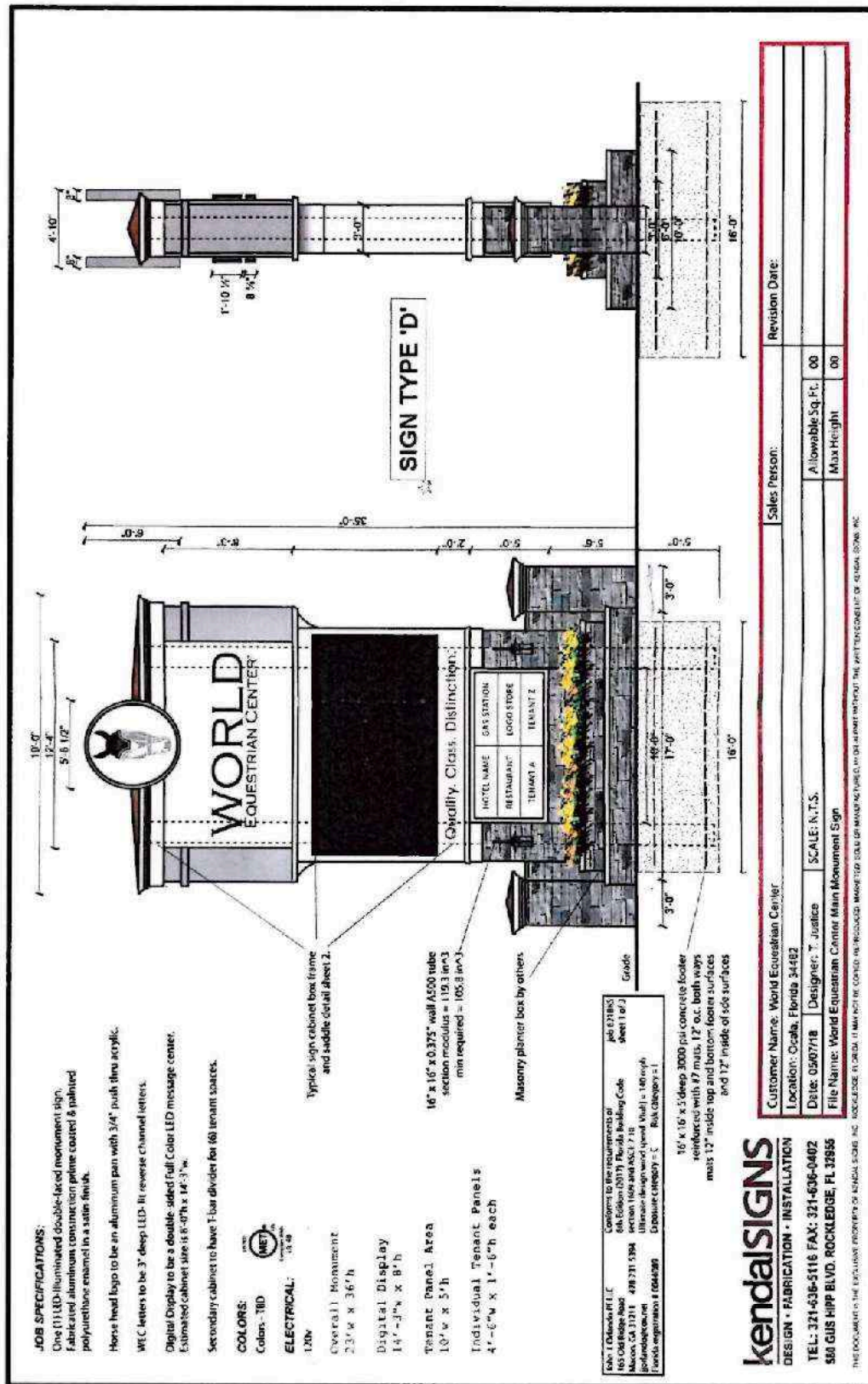


EXHIBIT "B" **PUD SIGN TYPE ELEVATION VIEW SET**

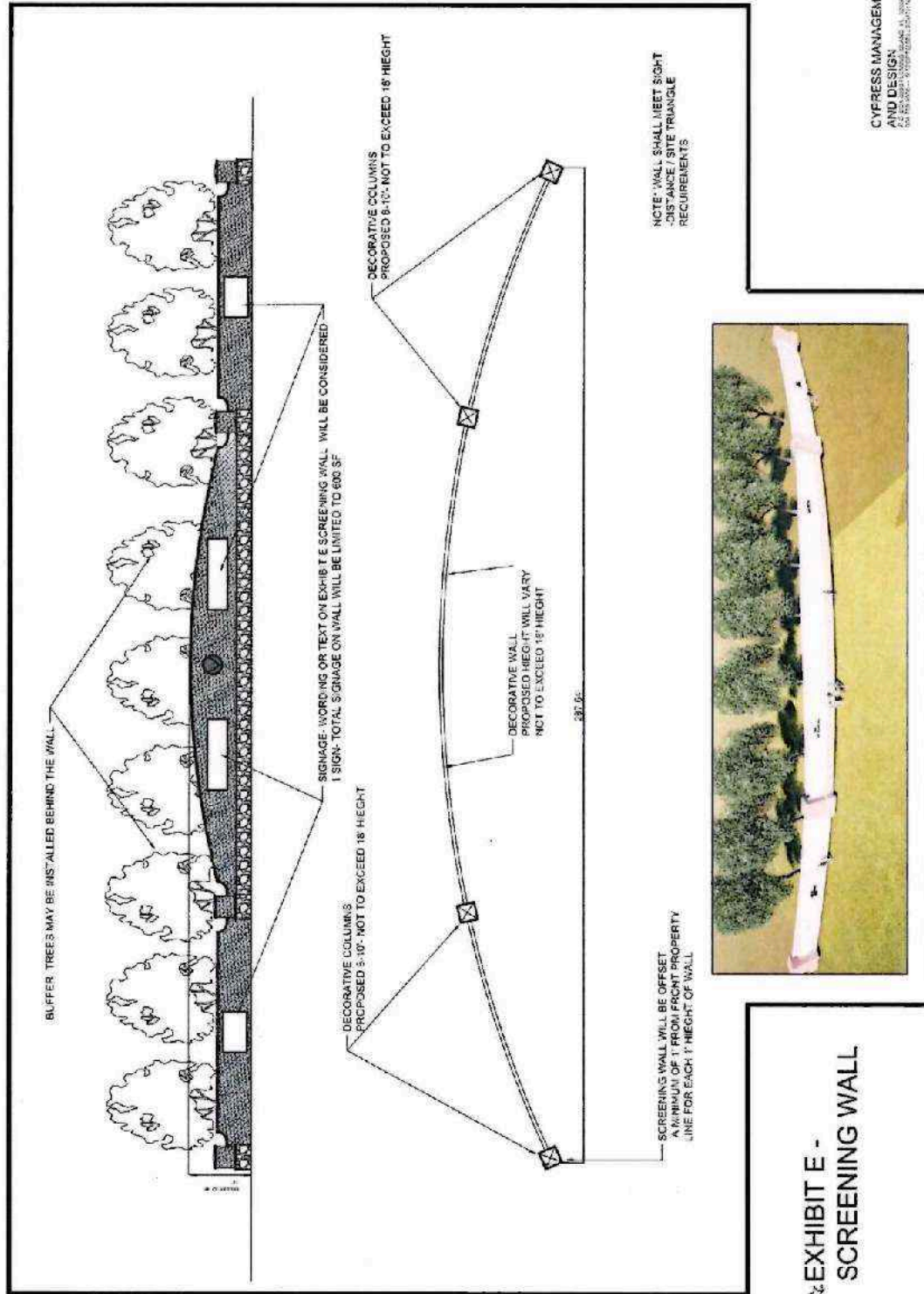
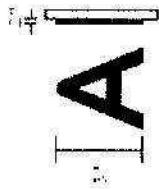


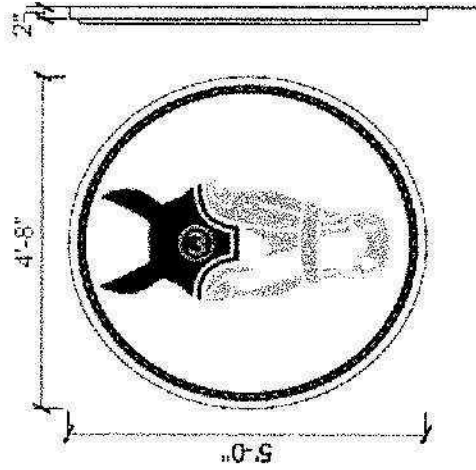
EXHIBIT "C" PUD WEC COMPLEX MASTER SIGNAGE

Non-Illuminated Reverse Channel Letters A-Q
2" deep fabricated aluminum, prime coated & painted
polyurethane enamel in a semi-gloss finish



B C D E F
G H I J K L
M N O P Q

Non-Illuminated Horse Ring Logos
2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish
Horse & Ring to be 3/4" painted acrylic applied to
face of pan.



QTY: 2 (per elevation)

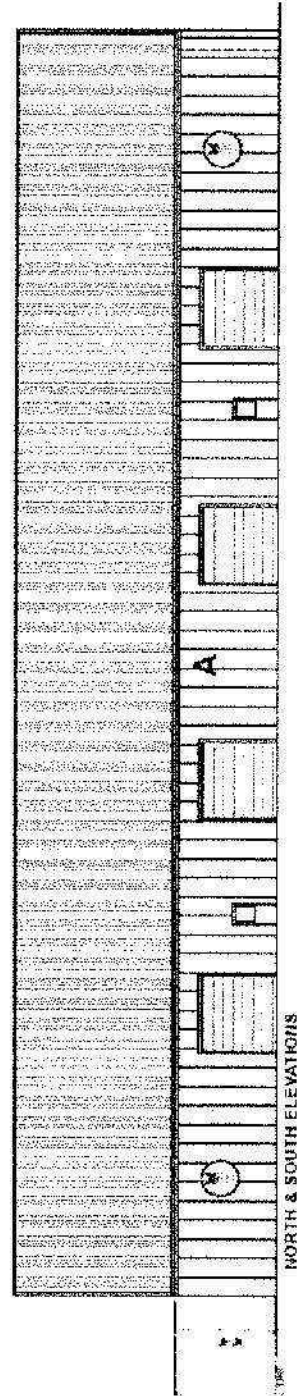


EXHIBIT "C"

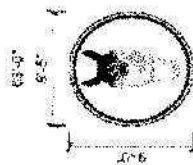
PUD WEC COMPLEX MASTER SIGNAGE

RGB LED-Illuminated Horse Ring Logo & Reverse Channel Letters on Backer Panel

2" deep fabricated aluminum pan prime coated & painted polyurethane enamel in a semi-gloss finish.

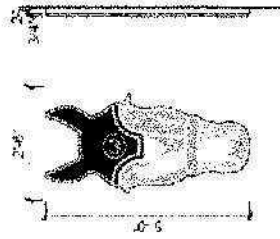
Horse & Ring to be 2" fabricated aluminum primed & painted, mounted raised on top of pan to create halo effect.

Reverse channel letters also to be halo lit.



WORLD EQUESTRIAN CENTER

SCALE: 1/8"=1'-0"



RGB LED-Illuminated Horse Head Logos (No Ring)

2" deep fabricated aluminum pan prime coated & painted polyurethane enamel in a semi-gloss finish.

Horse to be routed out with 3/4" thick push-through acrylic with 1/4" acrylic painted faces to create halo effect.

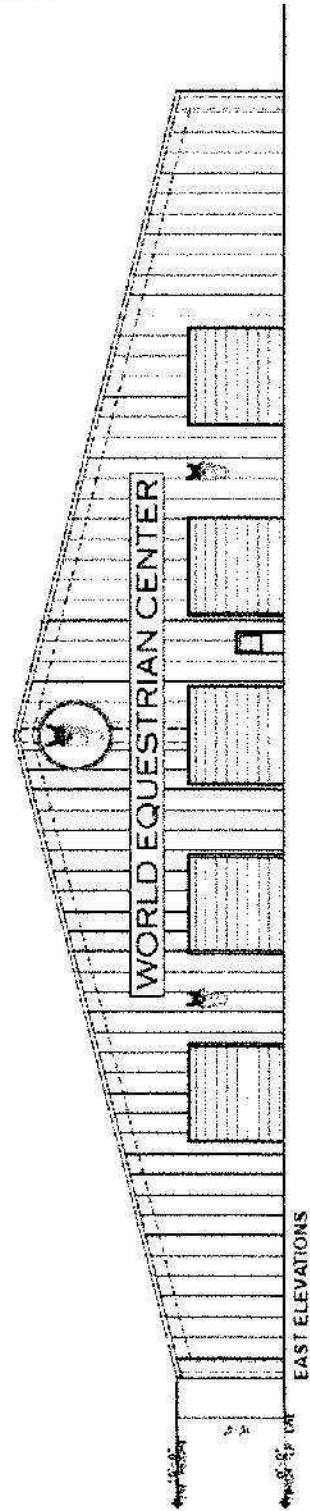
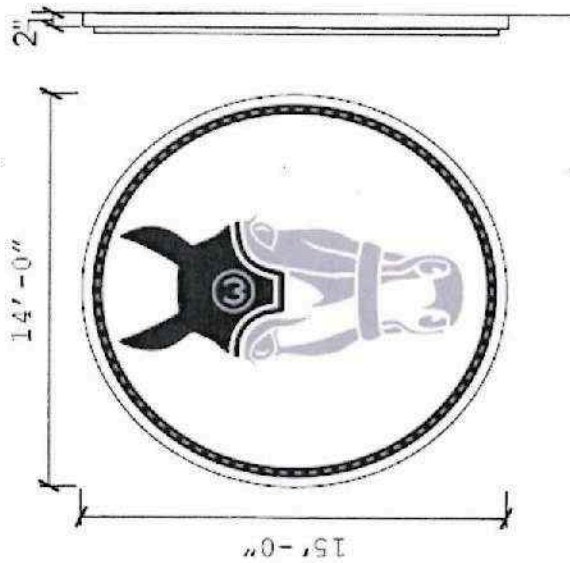
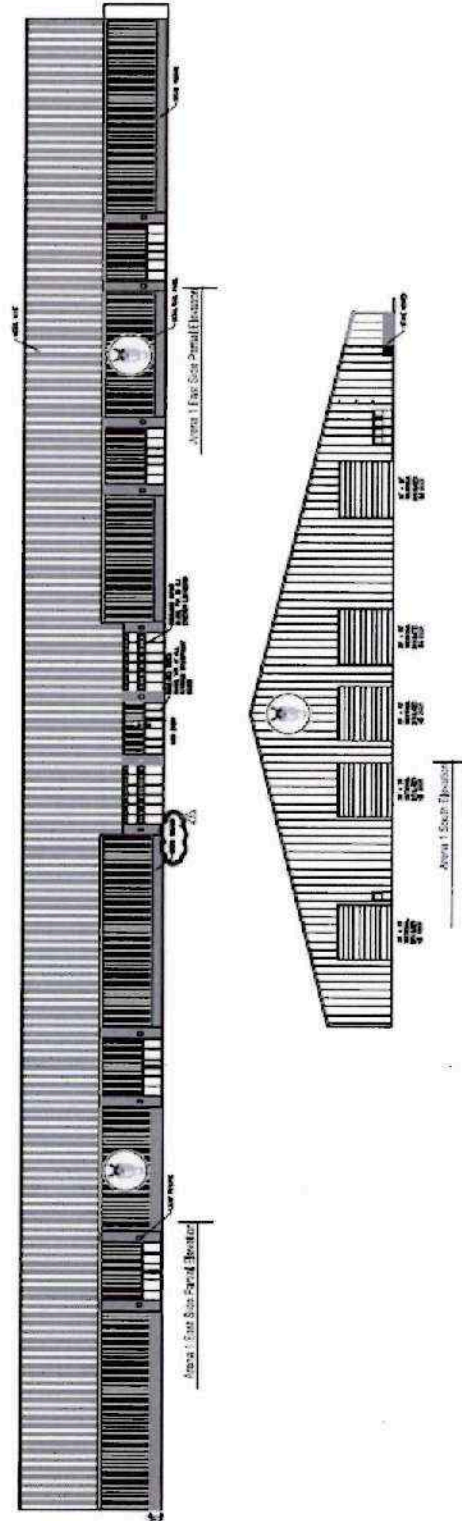


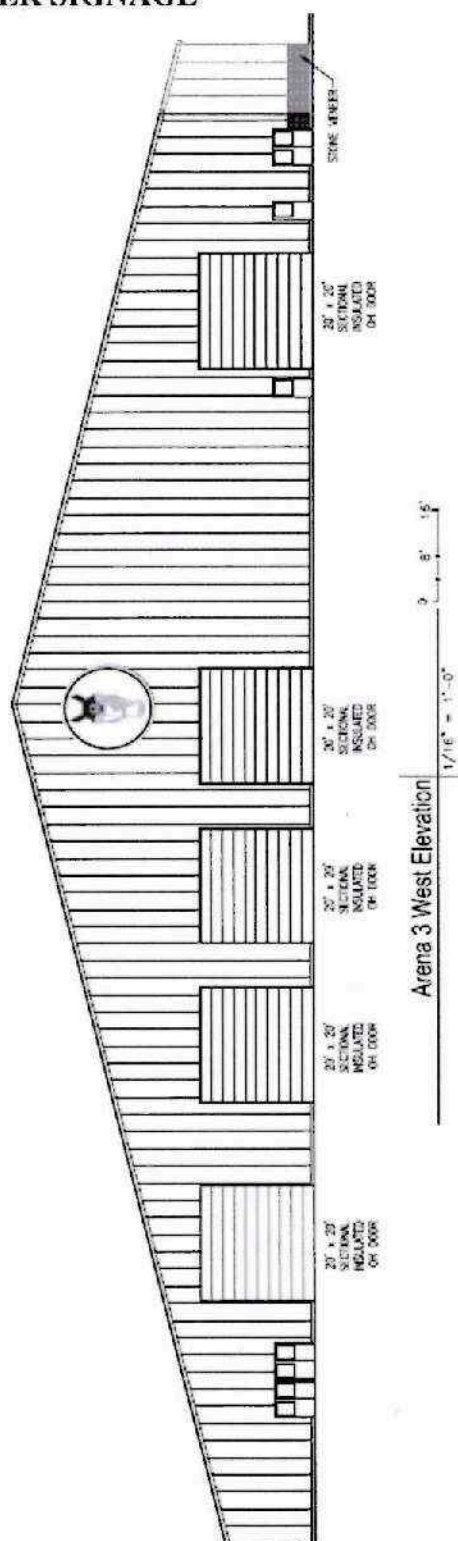
EXHIBIT "C" PUD WEC COMPLEX MASTER SIGNAGE



RGB LED-Illuminated Horse Ring Logos
2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish.
Horse & Ring to be 2" fabricated aluminum primed & painted,
mounted raised on top of pan to create halo effect.



Non-Illuminated Horse Ring Logos
2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish.
Horse & Ring to be 2" fabricated aluminum primed &
painted, mounted raised on top of pan.



**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT D

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. \$ _____

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING
CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of March 18, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

- A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.¹
- B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."
- C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property² some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers 26-09, 26-10, and 26-11.
- D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.
- E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and March 9, 2026, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the

¹ All recording references refer to the public records, Marion County, Florida.

² Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

- F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted.** Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. Development Uses Permitted.	
3.1. The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:	
RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

2.2. Definitions:

2.2.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The events may be grouped into

one or more groups (each a “Group”) and different provisions may be established for each Group. The Traffic Management Plan shall identify as to each Group, and to the extent the information is available, anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County such as the one referred to in paragraph 2.5.1.

- 2.2.2. Traffic Control Plan – “Traffic Control Plan” means a plan or set of drawings depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.
- 2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply, to the County Engineer, for a Right-of-Way Utilization Permit (“RUP”) pursuant to Section 2.22.1. of the County Land Development Code. The application shall include a Traffic Management Plan and Traffic Control Plan, complying with the provisions of this paragraph 2.
- 2.4. The Traffic Management Plan and Traffic Control Plan shall be signed and sealed by a Florida engineer licensed in the State of Florida certifying that the measures set forth in the Traffic Management Plan and Traffic Control Plan are: (a) consistent with those set forth in the *FDOT Standard Index Traffic Control* (the “FDOT Index”), contained in applicable provisions of Standard Plan Index 102-600 through 102-680 of the *FDOT Standard Plans*; or (2) where they are not consistent, they are sufficient to accomplish the goals of the applicable provisions of the FDOT Index through the alternative measures proposed.
- 2.5. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by County Engineer:
 - 2.5.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* (“Traffic Management Study”) dated October 18, 2025, as accepted by County Engineer.
 - 2.5.2. The establishment of different Groups of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each Group.
 - 2.5.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

- 2.6. The RUP shall address traffic management measures and not additional traffic improvements.
- 2.7. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 and 3.4
- 2.8. Each RUP shall be for a duration of one (1) year, and may be renewed, or a new RUP obtained, for subsequent years. Alternatively, for subsequent years, the County Engineer may issue RUPs with longer durations. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan consistent with this paragraph 2. The County Engineer may require interim updates to the accepted Traffic Management Plan or Traffic Control Plan if changes in event size, event frequency, or observed traffic operations warrant revisions.
- 2.9. If Owner and County Engineer are not able to agree upon the RUPs or the conditions thereof, Owner may request the County Commission to resolve the dispute.
- 2.10. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. Concert Uses.

- 3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.
- 3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.
- 3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.
- 3.4. The RUP for the initial year shall:
 - 3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to eight (8) per year which limit may be increased based on operational experience and traffic conditions by the County Engineer and County Administrator. Such numbers may be decreased pursuant to the last sentence of paragraph 2.8.
 - 3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously. RUPs for subsequent years may modify this provision based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.
 - 3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

4. Further Amendment to Agreement.

- 4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

- 4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.
- 4.3. Within eight (8) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.
5. **Adopted Pursuant to Florida Local Government Development Agreement Act.** This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).
6. **General Provisions.**
- 6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:
- 6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:
- 6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.
- a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.
- b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.
- 6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);
- a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.
- b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.
- 6.1.2. Each such Communication shall be deemed delivered:

- 6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;
- 6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and
- 6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.
- 6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.
- 6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.
- 6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.
- 6.1.5. Concerning Communications sent by email:
 - 6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;
 - 6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;
 - 6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.
 - 6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and
 - 6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to “this Second amendment,” “the Agreement,” or similar terms shall be deemed to refer to the Amended Agreement.

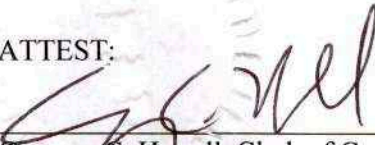
THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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SIGNATURES START ON NEXT PAGE**

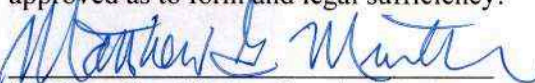
MARION COUNTY, FLORIDA, a political
subdivision of the State of Florida, by its Board
of County Commissioners

By: 
Carl Zalak, III, Chairman

ATTEST:


Gregory C. Harrell, Clerk of Court and
Comptroller

For use and reliance of Marion County only,
approved as to form and legal sufficiency:


Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐
online notarization, this March 27, 2026, by Carl Zalak, III, as Chairman of the Board of
County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf
of the County.




Notary Public, State of Florida
Name: Jennifer R. Clark
(Please print or type)

Commission Number: ## 726429
Commission Expires: October 3, 2029

Notary: Check one of the following:

- ☒ Personally known OR
☐ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

By: [Signature]
Donald R. DeLuca
as Vice President, Legal

[Signature]
Witness
JANNA WARD
Print Witness Name

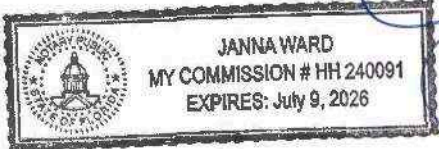
Print Witness Address:
7340 N US Hwy 27
Ocala, FL 34482

[Signature]
Witness
Brittany Murray
Print Witness Name

Print Witness Address:
7340 N US Hwy 27
Ocala, FL 34482

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 18th, 2026, by Donald R. DeLuca as VP, Legal of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.



[Signature]
Notary Public, State of Florida
Name: **JANNA WARD**
(Please print or type)

Commission Number: 4#240091
Commission Expires: 7-9-26

Notary: Check one of the following:
☒ Personally known OR
☐ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Janna Ward
Witness
JANNA WARD

Print Witness Name

Print Witness Address: 7340 N US Hwy 27
Ocala, FL 34482

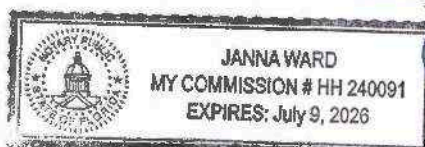
Brittany Murray
Witness

Brittany Murray
Print Witness Name

Print Witness Address: 7340 N US Hwy 27
Ocala, FL 34482

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 18, 2026, by Donald R. DeLuca as VP, Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.



Janna Ward
Notary Public, State of Florida
Name: **JANNA WARD**
(Please print or type)

Commission Number: HH 240091
Commission Expires: 7-9-26

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: Donald R. DeLuca
as Vice President, Legal

R.L.R. Investments, LLC, an Ohio limited liability company

Janna Ward
Witness
JANNA WARD

Print Witness Name

Print Witness Address: 7340 N US Hwy 27
Ocala FL 34482

By: [Signature]
Donald R. Deluca
as Vice President and General Counsel

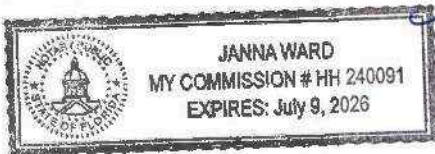
Brittany Murray
Witness

Brittany Murray
Print Witness Name

Print Witness Address: 7340 N US Hwy 27
Ocala, FL 34482

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 18, 2026, by Donald R. Deluca as VP & General Counsel of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.



[Signature]
Notary Public, State of
Name: JANNA WARD
(Please print or type)

Commission Number: HH 240091
Commission Expires: 7-9-26

Notary: Check one of the following:

- ☒ Personally known OR
☐ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Janna Ward
Witness
JANNA WARD
Print Witness Name

Roberts Development Corporation, an Ohio corporation

By: Donald R. DeLuga
as Vice President and General Counsel

Print Witness Address: 7340 N US Hwy 27
Ocala, FL 34482

Brittany Murray
Witness
Brittany Murray
Print Witness Name

Print Witness Address: 7340 N US Hwy 27
Ocala, FL 34482

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 18, 2026, by Donald R DeLuga, as VP + General Counsel of Roberts Development Corporation, an Ohio corporation, on behalf of the company.



Janna Ward
Notary Public, State of Florida
Name: **JANNA WARD**
(Please print or type)

Commission Number: HH240091
Commission Expires: 7-9-26

Notary: Check one of the following:

- ☒ Personally known OR
☐ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

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**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT E

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

ORDINANCE NO. 20-38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A REZONING AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and such petitions identify the property by metes and bounds description and/or by the Marion County Property Appraiser parcel account number and such identification of property is hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendation of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the petition contained in this ordinance. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING. The Board hereby approves the below-listed petition for Rezoning:

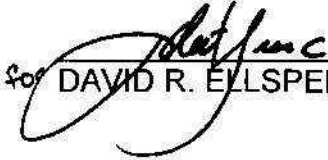
12/16/2020 – BOARD AGENDA ITEM 3. 20200201Z – Golden Ocala Equestrian Land, LLC RLR Investments, LLC, Roberts Development Corporation and Equestrian Operations, LLC, (collectively “Golden Ocala”), Don Deluca, Fort Myers, FL 33907, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from varied zonings to PUD (Planned Unit Development) zone, incorporating the current Golden Ocala PUD approved as Zoning Case No. 20180611Z, Ordinance No.18-15, and adding Parcel Account Nos. 12672-000-00, 12674-001-01, 13009-000-31, 13009-000-58, 13563-000-00, 13563-001-01, 13563-001-04, 13563-002-00, 13563-003-00, 13563-004-00, 13563-009-00, 13566-000-00, 1357-000-009, 1357-010-000, 1357-011-004, 1357-012-001, 13667-000-00, 13667-001-02, 13668-000-01, 13668-007-00, 21051-000-00, 21051-001-00, 21051-002-00, 21054-000-00, 21054-001-00, 21068-000-02, 21612-006-00, 21617-000-00, and 21617-002-00; totaling ±4,224 Acres.

SECTION 2. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes. AGENDA ITEM 3. 20200201Z (Golden Ocala -World Equestrian Center) shall not take effect unless and until concurrent Ordinance Numbers 20-36 and 20-37 Adopting *Large-Scale Amendments 2020-D01 and 2020-L02* are effective.

DULY ADOPTED in regular session this 16th day of December, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


for DAVID R. ELLSPERMANN, CLERK


JEFF GOLD, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY
OF STATE ON DECEMBER 23, 2020
ADVISING ORDINANCE WAS FILED ON
DECEMBER 23, 2020.

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____ /

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT F

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**



Marion County

Board of County Commissioners Public Hearing Meeting

Agenda Item

File No.: 2020-1446

Agenda Date: 12/16/2020

Agenda No.: 3.

SUBJECT:

20200201Z, Golden Ocala (World Equestrian Center) Planned Unit Development Modification

DESCRIPTION/BACKGROUND:

Planned Unit Development Approval Consideration



MARION COUNTY GROWTH SERVICES

12/11/2020

P&Z: 5/11/2020 BCC: 12/16/2020

Item Number
20200201Z

Type of Application
Rezoning

Request

From:

A-1, R-1, R-3, B-1, B-2,
and PUD

To: PUD (Planned Unit Development)

Proposed Amendments:

- 1) Add $\pm 1,040$ acres to the PUD,
- 2) Revise maximum development amounts to correspond with FLUE Policy 10.5.1, and
- 3) Maintain, consolidate, and update the complete current development standards, buffer standards, and master sign plan (w/1 additional monument sign location for a total of 5) throughout the revised PUD.

Owner: Golden Ocala
Equestrian Lands, LLC, et.
al. (Marion County School
Board)

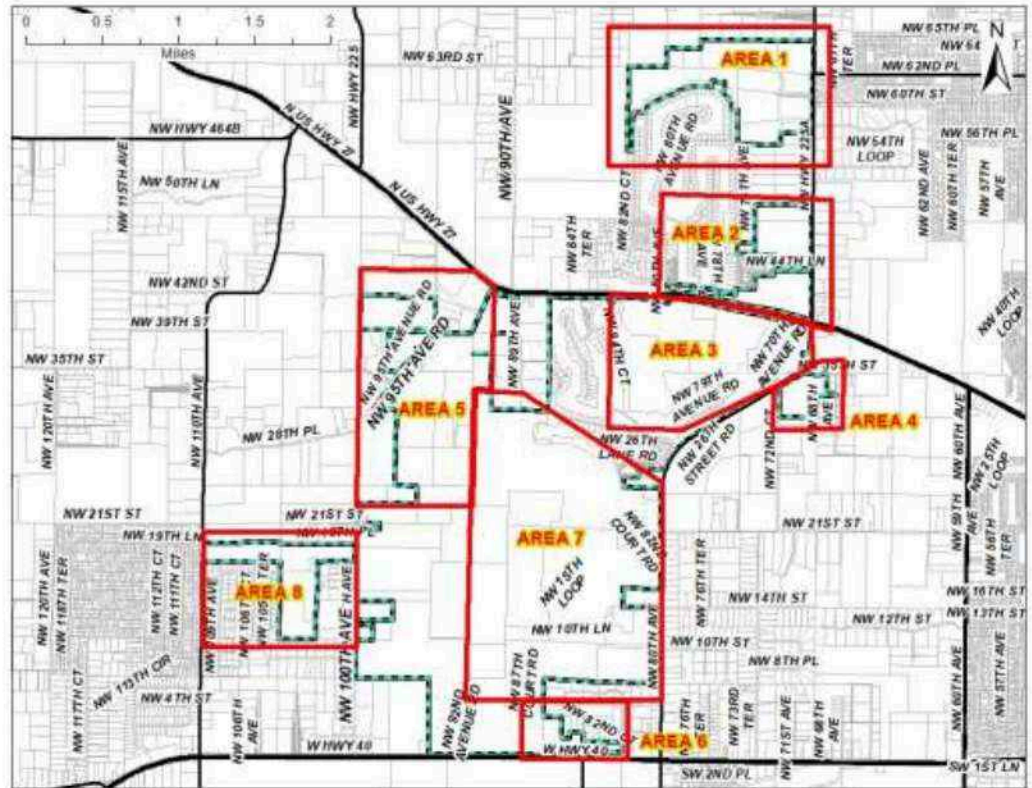
Applicant: W. James Gooding, III, Esq.

Parcel #/Acreage
VARIES / ±4,229 AC
(Incl. rights-of-way)

Future Land Use
Rural Land, Low, Medium, &
High Residential, Commercial,
and World Equestrian Center

Dev. Agreement(s):
6791/105-163

Concurrent Dev. Ag.
Modification: 20-DA01



Item Summary

Staff is recommending **Approval with Development Conditions** for a rezoning from A-1 (General Agriculture), R-1 (Single-Family Dwelling), R-3 (Multiple-Family Dwelling), B-1 (Neighborhood Business), B-2 (Community Business), and PUD (Planned Unit Development) to PUD (Planned Unit Development) for the Golden Ocala "Development of Regional Impact" project in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. The request proposes to amend the existing Golden Ocala PUD to 1) add additional acreage $\pm 1,040$ acres, 2) revise the maximum development amounts possible to correspond to revised Future Land Use Element Policy 10.5.1, *Golden Ocala DRI*, and 3) maintain, consolidate, and update development standards, buffer standards, and master sign plan established by past PUDs. *Two concurrent Comprehensive Plan Amendments are under consideration in conjunction with this request; each of those Amendments requires approval in order for this PUD Rezoning to be completed as presented and be consistent with the Marion County Comprehensive Plan.*

Public Notice

Notice of public hearing was mailed to 511 property owners within 300 feet of the subject property.

Location

The property generally occupies the area west of NW 80th Avenue/70th Avenue/Road, north of E. Hwy 40, east of NW 110th Avenue, and south of NW 70th Street. The proposed

Staff Recommendation
Approval with Development
Conditions

P&Z Recommendation:
Approval, except for "Area 1"
northeast of Golden Hills.

Project Planner
Christopher Rison, Senior
Planner

Additional Information

**Comprehensive Plan
Amendment:**
None

Code Enforcement Action:
None

amendments focus in a series of eight (8) areas. The overall property is due to be subject to Marion County Future Land Use Element (FLUE) Policy 10.5.1, *Golden Ocala DRI*. The majority of the PUD site was previously revised in 2018 via PUD Rezoning Case No. 20180611Z.

Background

The Golden Ocala project is an existing development that has been revitalized in recent years, including creating a large-scale event facility focused upon the equine industry while potentially accommodating added activities in the overall facilities and accompanying non-residential development areas. The Golden Ocala "Development of Regional Impact" project in its current form was initiated in 2017, and approved in mid-2018. The project approval included Comprehensive Plan Amendments and approval of a mixed use PUD including residential (equestrian/ag estate lots, single-family residential, and multi-family residential), commercial (retail, office, hotel, and RV Park), and the WEC complex with an affiliated restricted equestrian facility transport parking area.

The area is surrounded by a mix of agricultural and residential developments including the Hunterdon Hamlet, Golden Hills Turf & County Club, Ocala Park Estates, Derby Farms, and Sherman Oaks along the east boundaries and Willow Brook, Fellowship Acres, Ocala Estates and Dorchester Estates to the west. This request will expand the PUD or adjust potential uses in various areas adjoining or nearby to some of these existing developments, predominantly north of US 27 along the west side of NW Hwy 225A, between NW 100th Avenue and NW 110th Avenue, and southeast of the NW Hwy 225A & NW 35th Street intersection, and along the north side of W. Hwy 40 ±3/4 of a mile west of NW 80th Avenue (Hwy 225A).

Request

This request proposes to initiate an increase in the project's development potential authorized by concurrent and companion Comprehensive Plan Amendments (2020-D01, and 2020-L02) due to be considered and must be approved in advance in order to obtain approval of this PUD Rezoning Application. In the event the Amendments are not approved in an appropriate form, this Application will be ineligible for approval as it would then not be consistent with the Comprehensive Plan. A Development Agreement is currently in place for the project, and the developer has submitted an Amendment to the Agreement (2020-DA01) to address various infrastructure improvements including transportation (road/intersections), utilities, stormwater, and fire services; however the accompanying and governing FLUE Policy 10.5.1 and recommended PUD conditions provide that aside from prior capacity vesting and/or reservations, the PUD project is not yet achieving Concurrency Certification consistent with Marion County Concurrency Management System (LDC Division 1.8) until it proceeds through the appropriate review processes.

TABLE #1: GOLDEN OCALA PUD MAXIMUM DEVELOPMENT AMOUNTS

DEVELOPMENT USES	AMOUNT
<i>RESIDENTIAL</i>	
Equestrian Estates	300 Dwelling Units
Low Residential	400 Dwelling Units
Medium Residential (Single-Family/Duplex Residential)	1,103 Dwelling Units
High Residential (Multiple-Family Residential)	408 Dwelling Units
Condominium	170 Dwelling Units
Rural	16 Dwelling Units
<i>Total Housing Units</i>	2,397 Dwelling Units
<i>NON-RESIDENTIAL</i>	
World Equestrian Center w/accessory concessionary uses	13,500 Seats

(snack bars, limited retail, etc.)	
Commercial Retail/Office	4,000,000 Square Feet
Commercial Hotel	1,350 Rooms
Commercial Recreational Vehicle Park	280 RV Unit Parking Spaces
Restricted Equestrian Facility Transport Parking	±29.5 acres

The Golden Ocala development project includes a mix of land use designations including Rural Land, Low Residential, Medium Residential, High Residential, Commercial and World Equestrian Center and the PUD will provide for the blending of the uses across the site consistent with the PUD Concept Master Plan (Map 11, attached); however the Rural Land portion located in the Farmland Preservation Area (±118 acres in "Area 1") will not be eligible for blending and will use a 10-acre lot form while being eligible to obtain access through adjoining Low Residential designated lands.

The existing Golden Ocala development project received various PUD Rezoning approvals over the years authorizing a variety of residential development types including 10-Acre Rural Estates (Single-Family detached), 3-Acre Agricultural Estates (Single-Family detached), detached Single-Family Residences, attached Single-Family Residences (duplex), and Multiple-Family residences (townhomes, villas, etc.). With the incorporation of the new World Equestrian Center designated area and expanded Commercial designated area, proposed ranges of uses requested include B-4 (Regional Business) level general commercial activities and equestrian-related and event-related uses and their ancillary uses provide in FLUE Policies 2.1.28 and 10.5.1 along with the accompanying PUD Development Conditions.

This PUD Modification consolidates of the identification of uses allowed along with their development standards which are provided in Tables #2 and #3. In addition, the PUD proposes identifying a water treatment plant as a project-wide permitted use; the intent is to facilitate coordination with Marion County Utilities and the developer to address short- and long-term system demands. It should be noted that permitting the water treatment plant is not authorization for potable water supply wells and/or wellfields as they require a unique Special Use Permit approval consideration to address wellhead and/or wellfield protection requirements.

An updated buffering plan (Plan Sheet 11A, attached) is proposed. The developer proposes revising the PUD's perimeter buffer into two (2) types: 1) Perimeter Non-Road Areas and 2) Perimeter Road Frontage Areas. The buffer designs call for a total of 12" of total tree width per 100 LF, but provide for flexibility on tree types and sizes. Shrubs and ground covers are included with allowances for berms and walls based on developer proposals and/or project uses. Additional design flexibility is requested to allow review and approval by the Development Review Committee (DRC) consideration; wherein the developer may appeal a DRC denial to the Board of County Commissioners. The developer also proposed deleting any formal internal buffer requirements in lieu of determining those at the developer's discretion as development proceeds. Following discussion with staff and revisions by the developer, staff has no objection to the proposed buffer plan.

The Development Review Committee (DRC) met to consider the PUD Conceptual Plan at its March 23, 2020 meeting. A number of staff comments were provided, and the developer/applicant has provided clarifications and revisions, while other items were procedural in nature. The Office of the County Engineer Traffic Division observed that the proposed access locations are conceptual in nature and final access management planning and placements must be coordinated the project's ongoing traffic studies, and comply with County LDC requirements, and staff further notes access to US Hwy 27 is also subject to Florida Department of Transportation review and approval consideration.

Infrastructure

Access to the property is from W. Hwy 27, W. Hwy 40, NW 80th Avenue, NW 70th Avenue Road, NW 100th Avenue/NW 95th Avenue Road, and NW 110th Avenue, and other new or existing roadways consistent with LDC requirements in order to comply with LDC access management standards. A general updated traffic analysis indicating no significant level of service impacts will result was provided. Further, the current project Development Agreement and proposed Agreement Amendment, due to be considered concurrently with this request, requires additional future traffic studies to achieve an up-to-date analysis once the World Equestrian Facility is effectively open. Final traffic design and access needs will be determined as the project proceeds; and as noted, the project is not attaining Concurrency Certification with the PUD, but will be seeking concurrency recognition in conjunction with the Development Agreement Amendment by providing for final project capacity reservations via right-of-way contribution and/or proportionate share credits.

TABLE #2: Roadway Network Conditions

Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
NW 80 th Avenue	Collector	County	Paved	2	±60'	±60' (pending)
NW US Hwy 27	Arterial (SIS)	State	Paved	4	±275'	±0'
W. Hwy 40	Arterial	State	Paved	4	±200'	±0'
NW 100 th Ave/NW 95 th Avenue Road	Major Local	County	Paved	2	±60'	±40'
NW 110 th Avenue	Collector	County	Paved	2	±55'	±65'

TABLE #3: Estimated Maximum Amendment Trip Generation

Proposed Development Stages	Daily Trips	PM PK HR. Trips
<i>Net New Trips from this Proposed Amendment (2020)</i>	3,282	204
Net New Trips from Prior/Current Project Approvals (2018)	55,337	4,703
Net New Trips from Vested Golden Ocala PUD	38,262	3,325
Gross Net New Trips from the overall development program	96,881	8,232

Source: Applicant's Transportation Analysis Dated February 24, 2020
(Projections based on ITE Trip Generation 10th Edition)

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. ***Staff is concerned about the proposal to potentially allow well and septic tank use for some of the Area 1 development as that property is located within the Urban Growth Boundary; however that issue may be resolve in conjunction with the consideration of concurrent Comprehensive Plan Amendment 2020-D01.***

TABLE #4: UTILITY SERVICES

Utility	Service Area
Water	Marion County Utilities – Golden Ocala NW Regional WTP
Sewer	Marion County Utilities – Golden Ocala NW Regional WWTP

Analysis

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

- a. **Granting the proposed zoning change will not adversely affect the public interest.** The site is designated Rural Land, Low, Medium, & High

Residential, Commercial, and World Equestrian Center. Access will use existing roadways wherein improvements will be coordinated through a Development Agreement Amendment and the County's Concurrency Management System provisions of LDC Division 1.8. The mixed use character of the project will retain an equestrian nature in the western and northern portion of the development while providing for increased residential densities towards the core of the Urban Area and the primary on-site equestrian facilities, while also providing for a variety of housing types, along with commercial development to support the unique nature of the WEC complex. Access improvements with project buffers will ensure compatibility with adjoining subdivisions and the previous PUD approvals now being amended. The proposed PUD zoning change, as recommended, will not adversely affect the public interest.

- b. The proposed zoning change is consistent with the current Comprehensive Plan.** Based on affirmative action on Comprehensive Plan Amendments 2020-D01 and 2020-L02, Map 1: Marion County 2035 Future Land Use (FLU) Map of the Comprehensive Plan designates this property as Rural Land, Low, Medium, & High Residential, Commercial, and World Equestrian Center. The site is predominantly within the Urban Growth Boundary and will be served by central water and central sewer services except as noted which is expected to be resolved prior to final consideration of this Application. The proposed PUD will comply with the gross maximum intensity of the land uses while providing for varied residential unit types with accompanying amenities, and facilities that support the surrounding community's equestrian nature. The proposed PUD zoning change, as recommended, is consistent with the Comprehensive Plan.
- c. The proposed zoning change is compatible with land uses in the surrounding area.** The site is designated Rural Land, Low, Medium, & High Residential, Commercial, and World Equestrian Center and is essentially in the Urban Growth Boundary. The surrounding area includes a variety of existing subdivisions and development types. The varied access points will accommodate accessibility to disperse traffic access to the project's WEC complex. Project buffering and the variety of development will maintain consistency with the surroundings while accommodating a mix of uses complimentary to the overall project that may also support the surrounding community. The proposed PUD zoning change, as recommended, is compatible with the land uses in the surrounding area.

TABLE 5: GOLDEN OCALA PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 1,997 dwelling units per FLUE Policy 10.5.1, 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. <i>Special Use Permit</i> .
EQUESTRIAN / EVENT FACILITIES	Equestrian and event operation facilities, primarily focused on equiretrian-related uses such as, but not limited to, polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, feed stores & tack shops, and chapels; in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
<i>Maximum development amounts for Commercial & Equestrian/Eent Facilities are: Commercial development is 4,000,000 GSF, Equestrian Facility is 13,500 seats, Hotel is 1,350 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
All structure types, uses, and operation shall be subject to the “plainly audible” standard applicable to their use consistent with Marion County’s Noise Ordinance.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1, 2}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Rural Eq. Estates (/10-Acre Single-Family Detached)*							
Principle	100'	100'	435,600 SF	20'	30'	5'/15'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Agricultural Eq. Estates (3-Acre Single-Family Detached)*							
Principle	100'	100'	130,680 SF	20'	30'	5'/15'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	10'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	15'	5'/15'	35'
Accessory	N/A	N/A	N/A	25'	5'	5'/15'	20'
Mechanical	N/A	N/A	N/A	25'	5'	5'/15'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/15'	30'
Accessory	N/A	N/A	N/A	25'	5'	Int. - 0'/Ext. – 5'/15'	20'
Mechanical	N/A	N/A	N/A	25'	5'	Int. - 0'/Ext. – 5'/15'	10'
Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)* ⁴							
Overall Principle Structure	40'	40'	1,600 SF	20'	20'	10/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	20'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	20'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	10'
*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							
Principle	25'	60'	1,500 SF	20'	10'	Int. – 0'/Ext. 5'/10"	75'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	30'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	20'
Equestrian / Event Facilities							
Principle	25'	60'	1,500 SF	20'	10'	Int. – 0'/Ext. 5'/10"	60'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	30'

Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	20'
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¹In 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.

²LDC 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.

³Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight distance standards are satisfied.

⁴Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback for each 10-feet (10') in structure height against that abutting boundary.

DRAFT

Staff Recommendation:

Approval with Master Plan Recommended 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 10.5.1.
2. The project shall comply with the maximum development amounts as provided in Table #1, the revised PUD Conceptual Master Plan **Map 11** (Proposed PUD) & **Map 11A** (Overall Buffer Plan) submitted [REDACTED], and the conditions of this approval.
3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6.
4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. 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.
6. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES						
CHANGE FROM	CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)		--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)		0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)		0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)		1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)		2.8689	5.5755	3.8129	1.5351	--
B. EQUIVALENCY EXAMPLES						
EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE						
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse						
= 100 hotel rooms / 0.6839 DU of Residential Condominium/Townhouse						
= 146.22 x (DU) Residential Condominium/Townhouse						
= Reduce Residential Condominium/Townhouse by 146 dwelling units						
EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE						
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office						
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office						
= 15,351 x (1,000) SF Office						
= 15,351 SF Office						
EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL						
Add 150 DU of Single-Family Housing for ? Commercial Retail						
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail						
= 52,285 x (1,000) SF Commercial Retail						
= Reduce Commercial Retail by 52,285 SF						
C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES						
Land Use	Units	% New Trips [2]	Trips / Unit			
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618			
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318			
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465			
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155			
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773			
D. FOOTNOTES						
[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:						
Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.					
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.					
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.					
General Office	Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.					
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.					
[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.						

- 6.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.
- 6.2. Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.
7. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
8. The developer has not obtained full Concurrency Certification for the PUD and shall address and comply with Marion County's Concurrency Management System as consistent with Marion County Land Development Code (LDC Article 1, etc.).
9. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
10. 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 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.
11. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.
12. For the World Equestrian Center, the following conditions apply:
 - 12.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's 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.

- 12.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
- 12.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
- 12.4. The height of all buildings (other than non-occupied architectural features constructed of non-combustible materials and at a height of no more than 75 feet) shall be less than 65ft from the ground surface.
- 12.5. 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.
- 12.6. 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.
- 12.7. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).
- 12.8. 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).
- 12.9. 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.
- 12.10. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.
13. Project buffers shall be provided consistent with the Map 11A Overall Buffer Plan [dated]. Buffers for the project may be established and maintained in easements or independent tracts separate from residential, commercial, or WEC complex properties, with the ownership and maintenance addressed with the final approval of their corresponding development phase or activity (e.g., Final Plat, Major Site Plan, etc.). No accessory structures for the residential, commercial, or WEC complex properties shall be placed in the buffers. Buffer support facilities and overall project community amenities (e.g., wells, irrigation pump house, equine trails, multi-modal paths, sidewalks, etc.) may be integrated with the buffers subject to ensuring the buffers achieve their intended purpose of screening light, noise, dust, and other similar effects, particularly in relation to the WEC complex. Trees and shrubs may be clustered, thereby creating a non- continuous but aesthetically pleasing screen to adjacent properties, however, groundcover must be present in sufficient quantities and locations to prevent offsite erosion. Existing

vegetation is eligible for inclusion to meet minimum requirements and native vegetation is encouraged. Equestrian or multi-use, unpaved trails and sidewalks are permitted within the buffer area.

14. 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.

15. The PUD/WEC Master Sign Plan shall consist of four component parts:

15.1. The Master Sign Plan as submitted by prior PUD Rezoning Applications 20170605Z, focused on the PUD's WEC and non-WEC entries such as subdivision walls, gates, etc., and

15.2. The WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted; 20180611Z), and

15.3. A total of five (5) gateway monument gang signs ("green stars" on Map 11; 2018061Z) are authorized as follows:

15.3.1. Two gateway monument gang signs located at the two eastern W. Hwy 40 driveways – one being the entrance to and east of the Golden Ocala/WEC Sales Center (in proximity to the truck/trailer parking area), and one being the next driveway to the west providing the southern access approach to the WEC complex to the north (driveway along the west side of Sherman Oaks Hamlet);

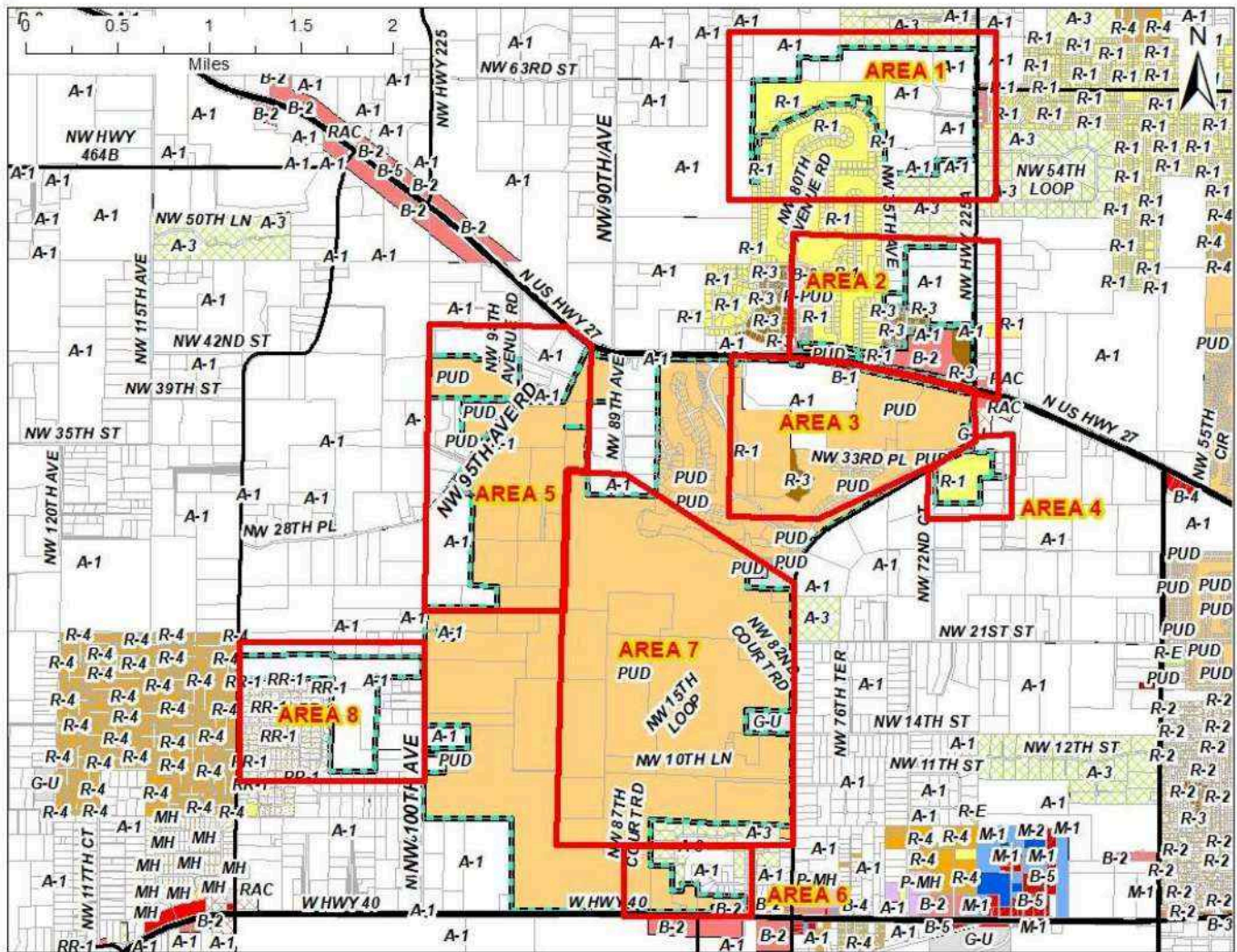
15.3.2. One gateway monument gang sign along the west side of NW 80th Avenue at the main central entrance to the WEC complex;

15.3.3. One gateway monument gang sign for PUD's frontage along the south side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.); and

15.3.4. One gateway monument gang sign for PUD's frontage along the north side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).

15.4. All other development signs that may be approved and permitted consistent with Land Development Code Division 4.4 *Advertising Signs*.

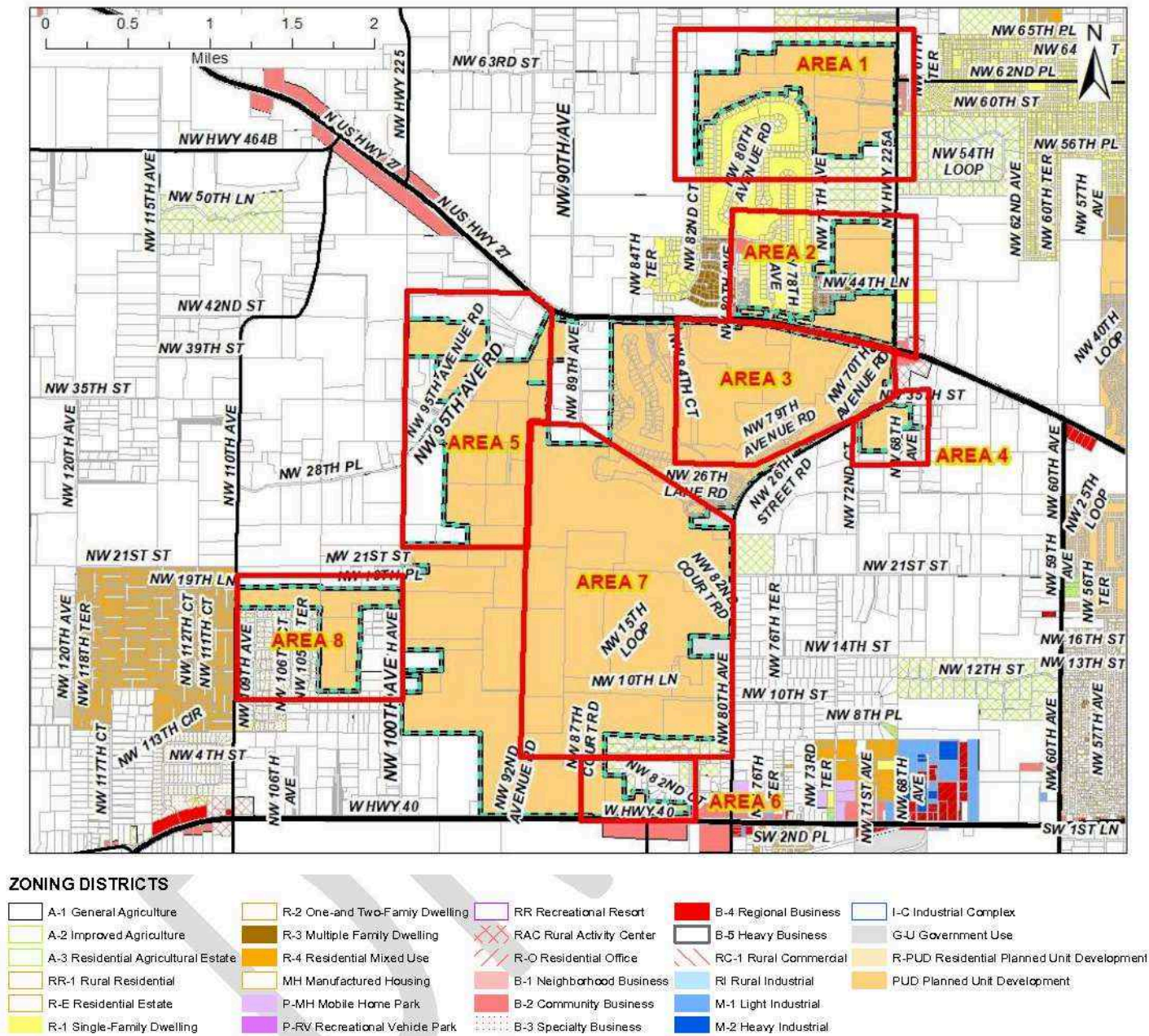
EXISTING ZONING



ZONING DISTRICTS

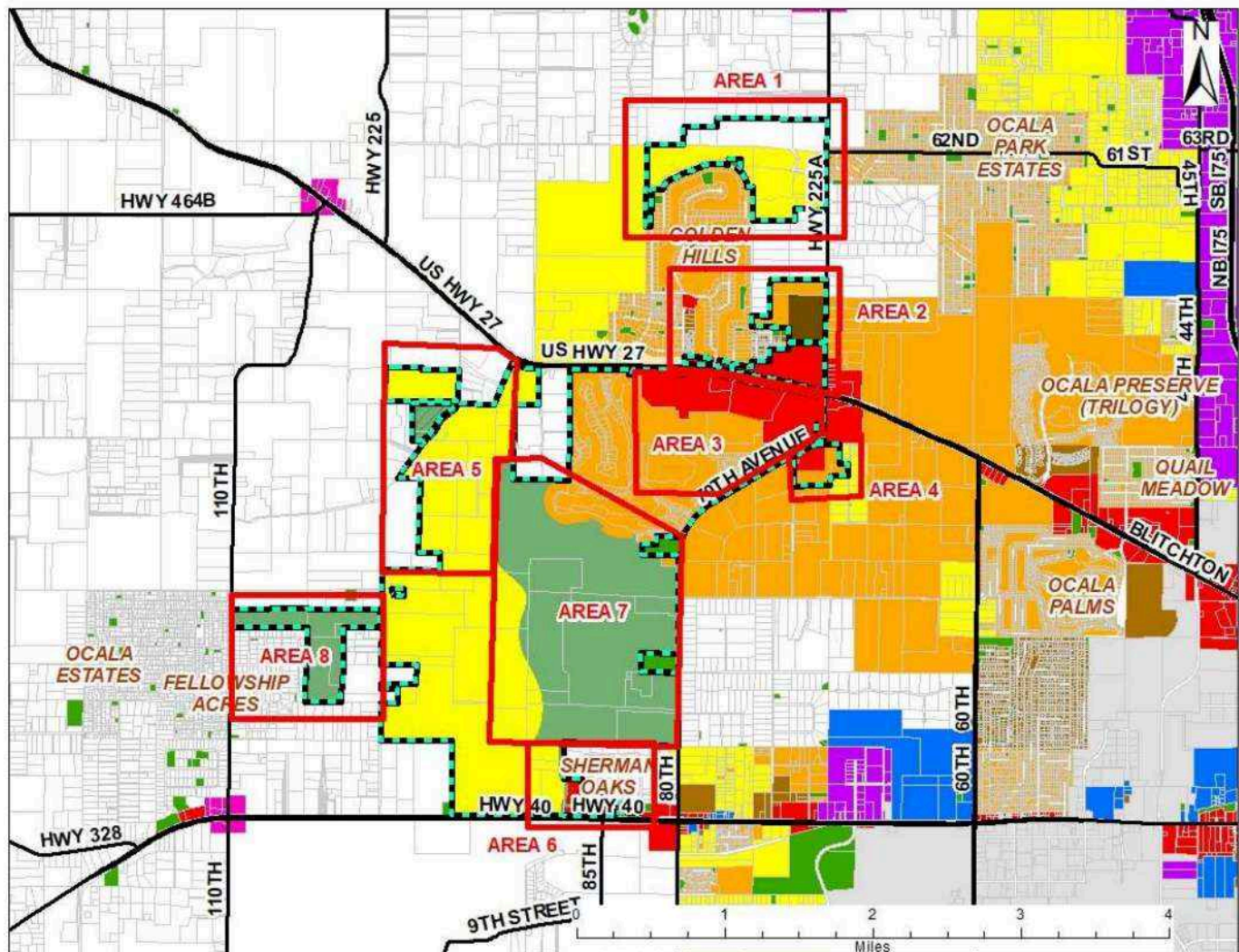
A-1 General Agriculture	R-2 One-and Two-Family Dwelling	RR Recreational Resort	B-4 Regional Business	I-C Industrial Complex
A-2 Improved Agriculture	R-3 Multiple Family Dwelling	RAC Rural Activity Center	B-5 Heavy Business	G-U Government Use
A-3 Residential Agricultural Estate	R-4 Residential Mixed Use	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



EXISTING FUTURE LAND USE DESIGNATIONS

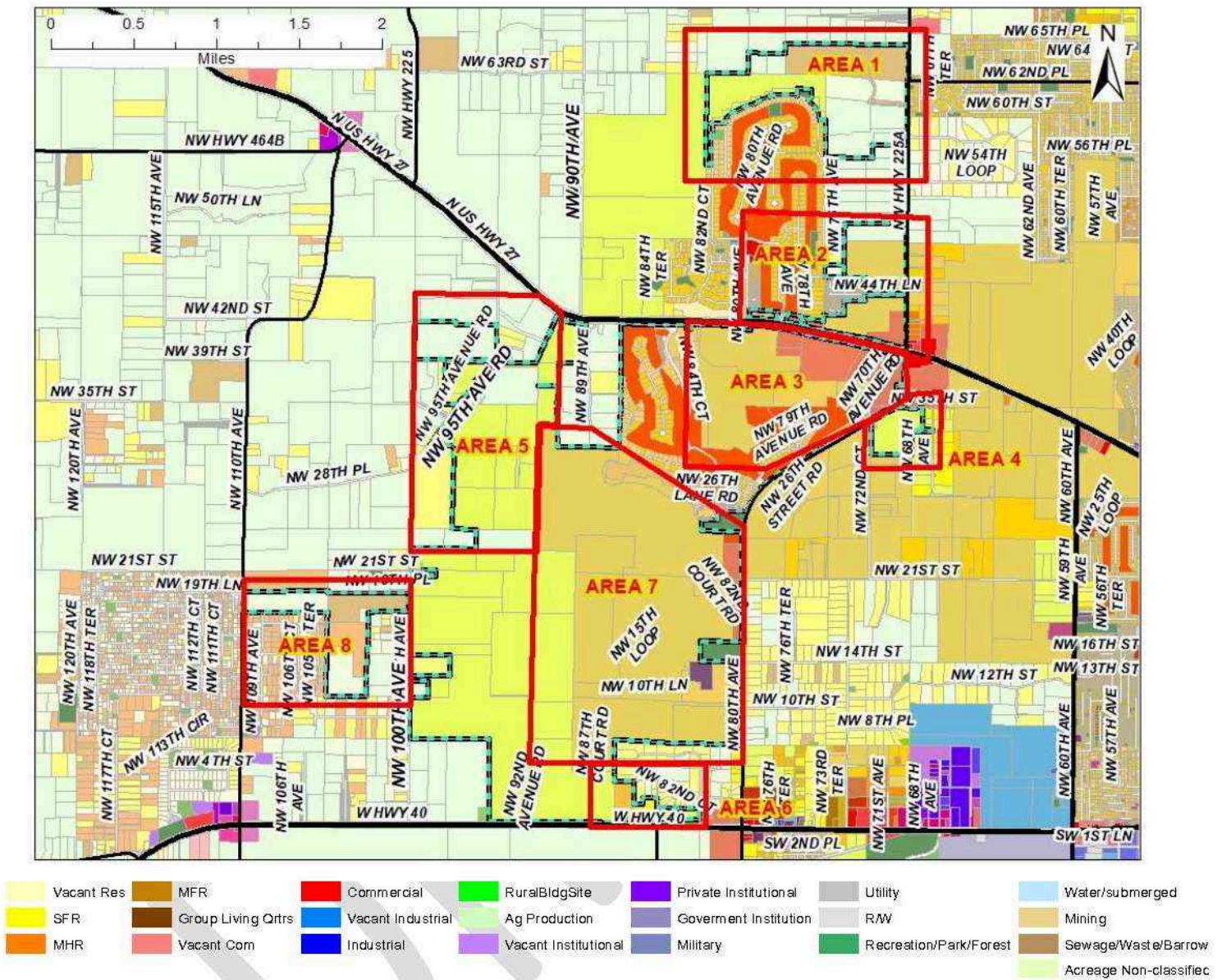
(Reference Concurrent Comprehensive Plan Amendments 2020-D01 and 2020-L02)



LEGEND

RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-8 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center (0-2 du/ac; FAR 0.35)	CD - Commerce District (N/A; FAR 2.0)	M - Municipality
Low Residential	High Residential	Commercial	World Equestrian Center
Medium Residential			WEC Aux Parking

EXISTING PROPERTY USE PER MCPA PROPERTY CODE



REFERENCE TABLE #1: CURRENT MARION COUNTY LDC BUFFER REQUIREMENTS

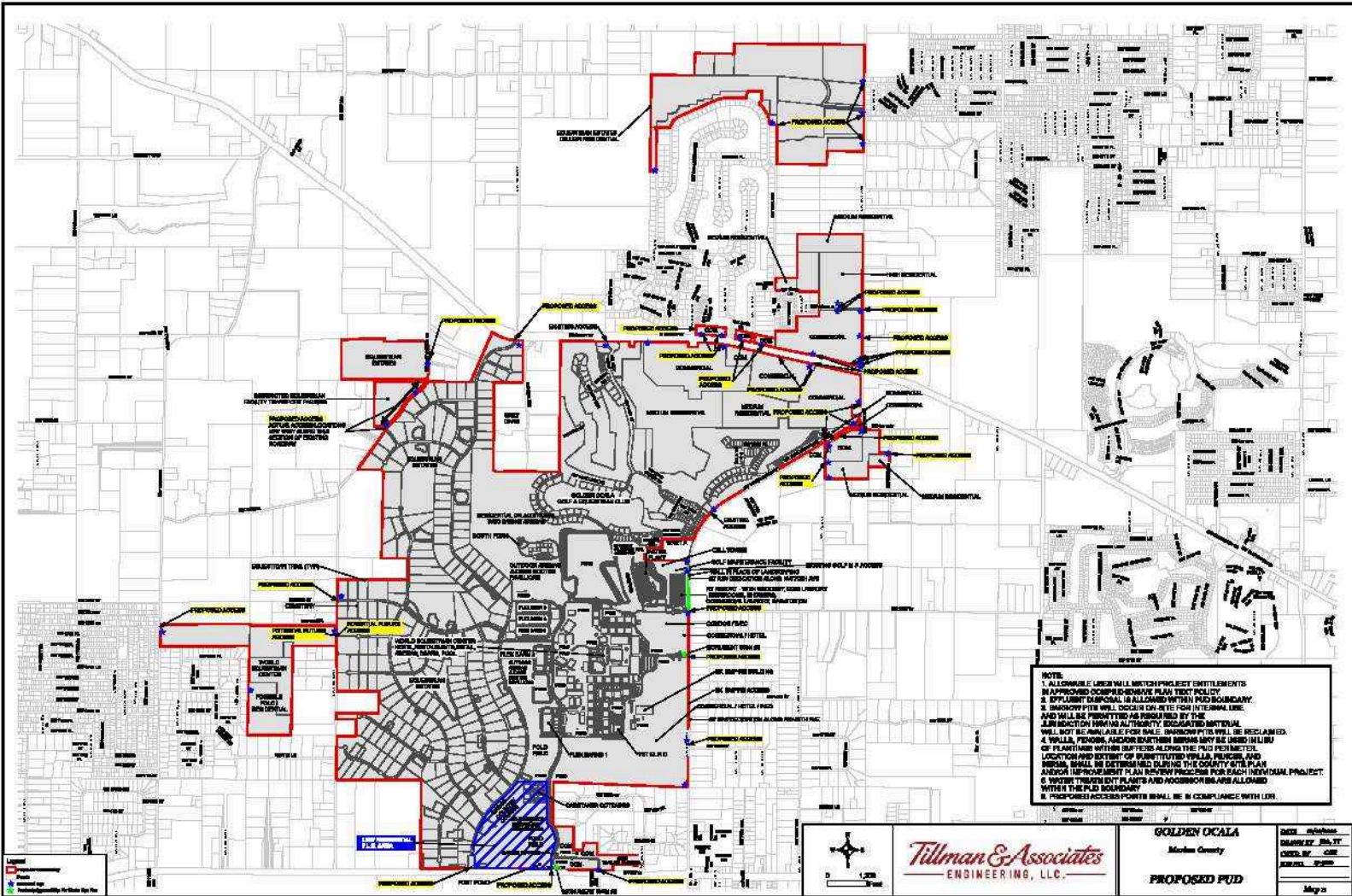
		EXISTING USE or PERMITTED USE BY ZONING						
		AG	SFR	MF	COM	IND	PUB	ROW
PROPOSED USE	AG	-	-	-	-	-	-	-
	SFR	E	-	C	A	B	C	C
	MF	E	A	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	D
	PUB	E	B	C	C	C	-	C

REFERENCE TABLE #2: CURRENT MARION COUNTY LDC BUFFER STANDARDS

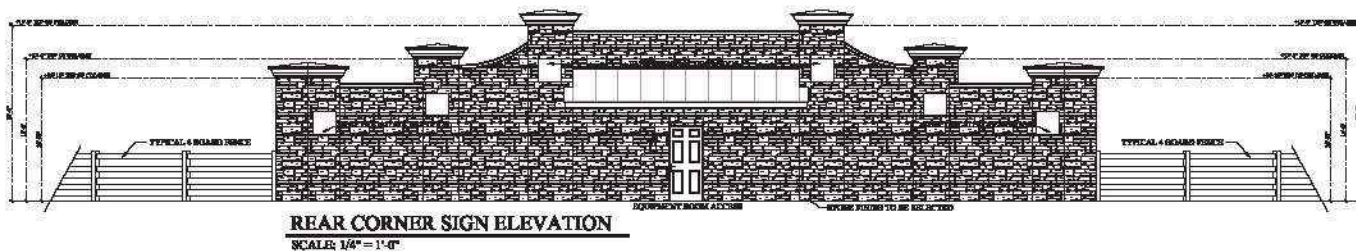
TYPE	Minimum Width (FT)	Wall (Fence)	Shade Trees	Accent-Ornament Trees	Shrubs Required	Ground-cover Required	Shrubs & Ground-cover (min %)**	Turfgrasses
A	30	N	3	5	Y	Y	50	Y
B	20	Y	2	3	Y	Y	50	Y
C	15	N	2	3	Y	Y	50	Y
D	15	Y	2	3	Y	Y	25	Y
E	5	N	4	0	Y*	Prohibited	n/a	Prohibited

*Type E Buffer requires continuous double-staggered hedgerow and prohibits groundcover and turfgrass within the buffer. Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].

** To achieve a minimum 3' in height within one year







SIGN TYPE 'A'

PROPOSED CORNER SIGN FOR:
WORLD EQUESTRIAN
CENTER SOUTH
OCALA, FLORIDA

PROJECT:
CORNER SIGN

**ROBERTS
DEVELOPMENT**

79340 N. DE HWY 87
OCALA, FLORIDA 34482
PHONE (904) 408-4208

BOYATT DESIGN
Residential Designers, & Planners
911 EAST MAIN STREET SUITE 2
MILWAUKEE, WISCONSIN 53212
(414) 362-7213 (414) 362-0247
C255 362-3221 FAX 362-3222

[illegible]

DATE DUE: 07/18/97
PROJECT:
GRANT #: 1046-97
CHECKED BY:
FLNAME: ZC
REVISION:

SHEET #:
A-03



SIGN TYPE 'B'

PROPOSED ENTRANCE FOR
WORLD EQUESTRIAN
CENTER SOUTH
OCALA, FLORIDA

PROJECT
MAIN ENTRANCE
GATE

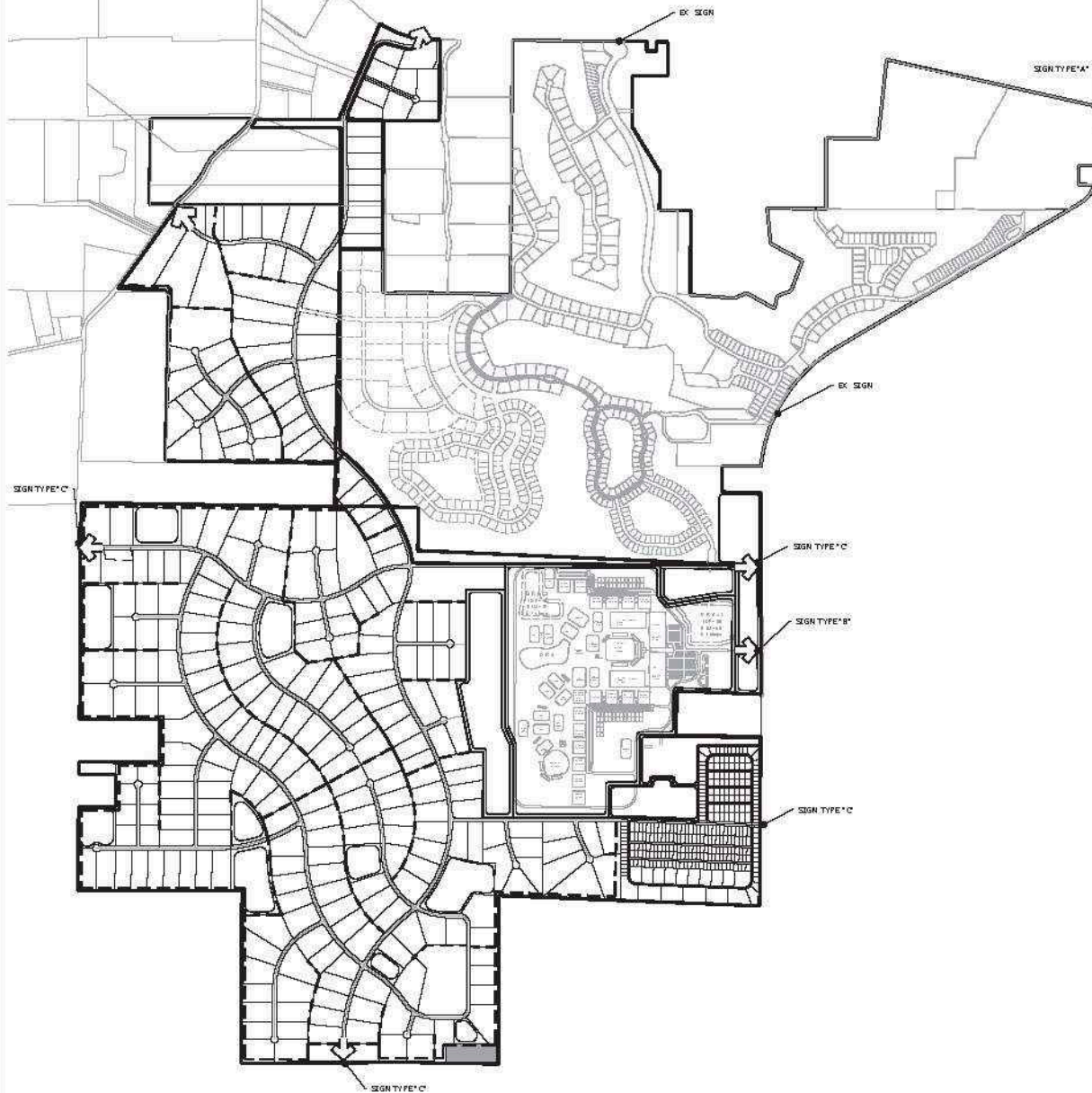
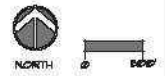
**ROBERTS
DEVELOPMENT**

BOYATT DESIGN
Residential Designers & Planners

333 EAST MAIN STREET, SUITE 6
MILWAUKEE, WISCONSIN 53203
(708) 631-7312 (800) 399-6267

[illegible]

DATE: 04/08/2017
PROJECT:
DRAWING: TRAC
CHECKED BY:
PREPARED BY:
REVISION:
SHEET #:
A-03



Tillman & Associates
ENGINEERING, LLC

 **MASTROSERIO**
ENGINEERING, INC.

 **LANDSCAPE
ARCHITECTURE
GROUP**
VISION • PLANNING • DESIGN
125 N. 18th Ave., Suite 750 Ocala, FL 32601
Phone: 352.477.2218 | info@lagroup.com

MASTER SIGN PLAN
GOLDEN OCALA P.U.D
MARION COUNTY, FLORIDA



One (1) Double-Faced Monument Sign
RGB LED-Illuminated Top Horse Ring Logo & reverse channel letters, 2" deep fabricated aluminum prime coated & painted polyurethane enamel in a semi-gloss finish.
Horse & Ring routed out with 1" thick push-through acrylic.
Face of acrylic to get first-surface applied opaque vinyl to create halo effect.

Two (2) Single-Sided Full Color LED Message Centers
Cabinet size 7'-6"h x 16'w x 7"deep.

Two (2) Internally-Illuminated Single-Faced Tenant Cabinet
Vertical T-bar divider.
3/16" flat acrylic faces with horizontal tenant dividers.

Non-Illuminated Horse Head Logos
1.5" deep fabricated metal, prime coated & painted polyurethane enamel in a semi-gloss finish.

Overall Monument
20'w x 39'h with pillars
26'w x 39'h without pillars

Digital Display
16'w x 9'h

Tenant Panel Area
10'-3"w x 5'h

Individual Tenant Panels
5'w x 1'-6"h each



FASTSIGNS
More than fast. More than signs.
Date: 03/29/18

Client:
World Equestrian
Center

Order #: TBD

Page 1 of 2

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:
2

Notes:
Monument Sign #1 & 2

See page 2 for
map placement

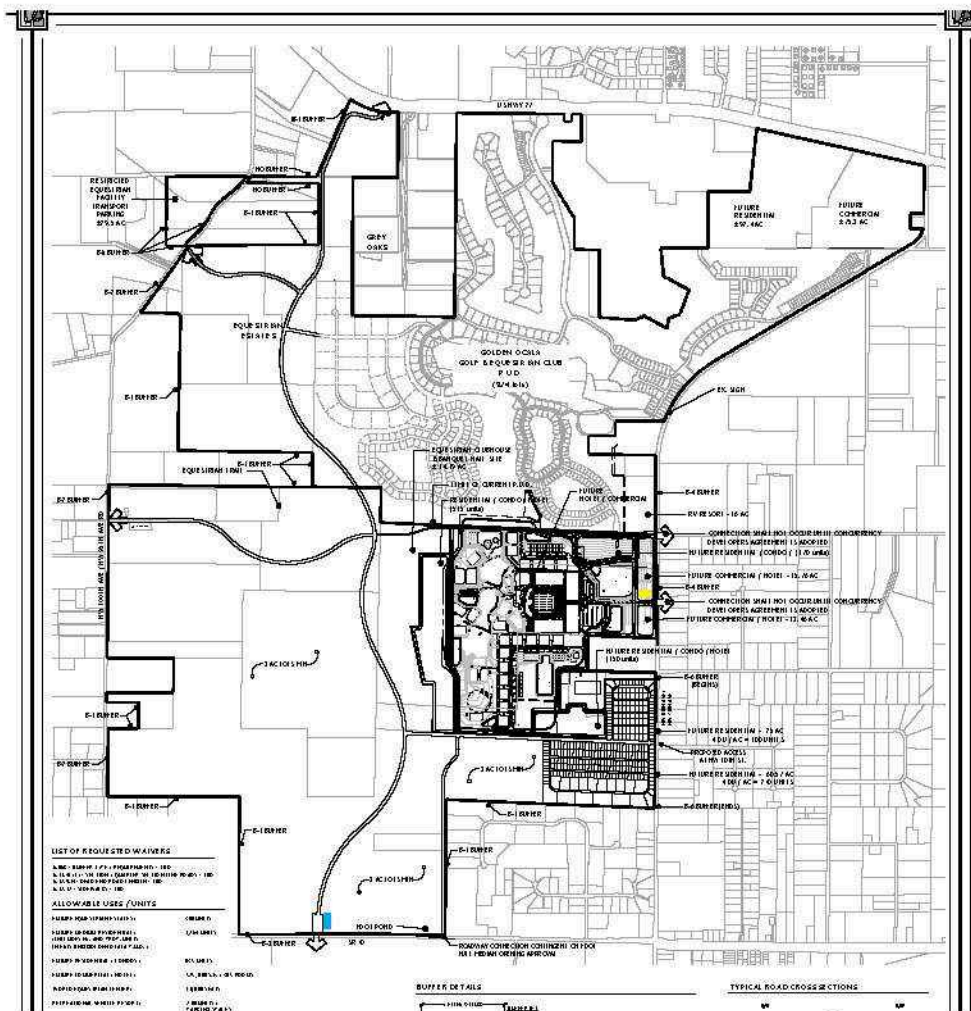
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Monument #1

Monument #2

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Date: 03/29/18

Client:
World Equestrian
Center

Order #: TBD

Page 2 of 2

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:

Colors:
Copper/White/Black

Notes:
Monument Map

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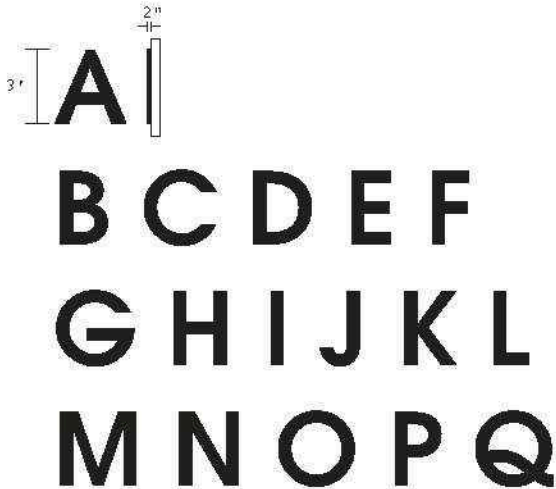
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Non-Illuminated Reverse Channel Letters A-Q

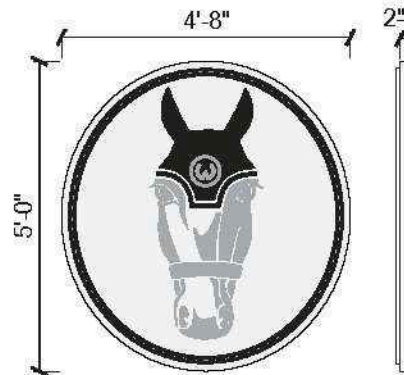
2" deep fabricated aluminum, prime coated & painted
polyurethane enamel in a semi-gloss finish.



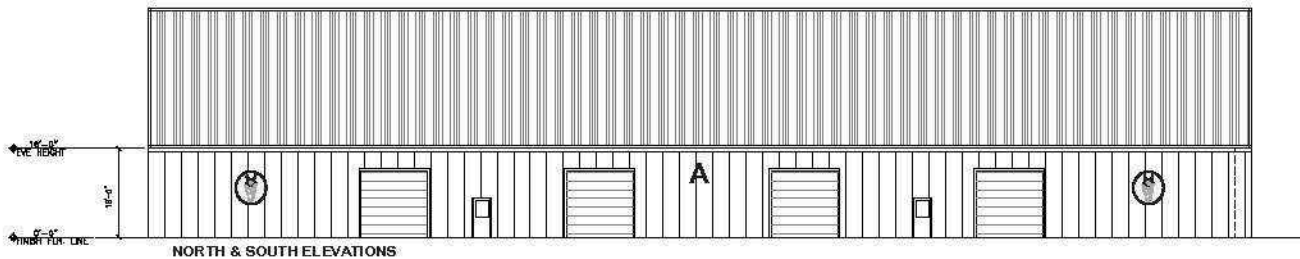
Non-Illuminated Horse Ring Logos

2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish.

Horse & Ring to be 3/4" painted acrylic applied to
face of pan.



QTY: 2 (per elevation)



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FAST SIGNS
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Date: 02/16/18

Client:
World Equestrian
Center

Order #: TBD

Page 1 of 8

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:
34x 3'h Letters
- (2x each A-Q)
68x 5'h Horse Logos

Colors:
Black/White/Gray

Notes:
Non-Illuminated
Barn Signage

A-E, L-O
North & South
Elevations

F-K, P-Q
East & West
Elevations

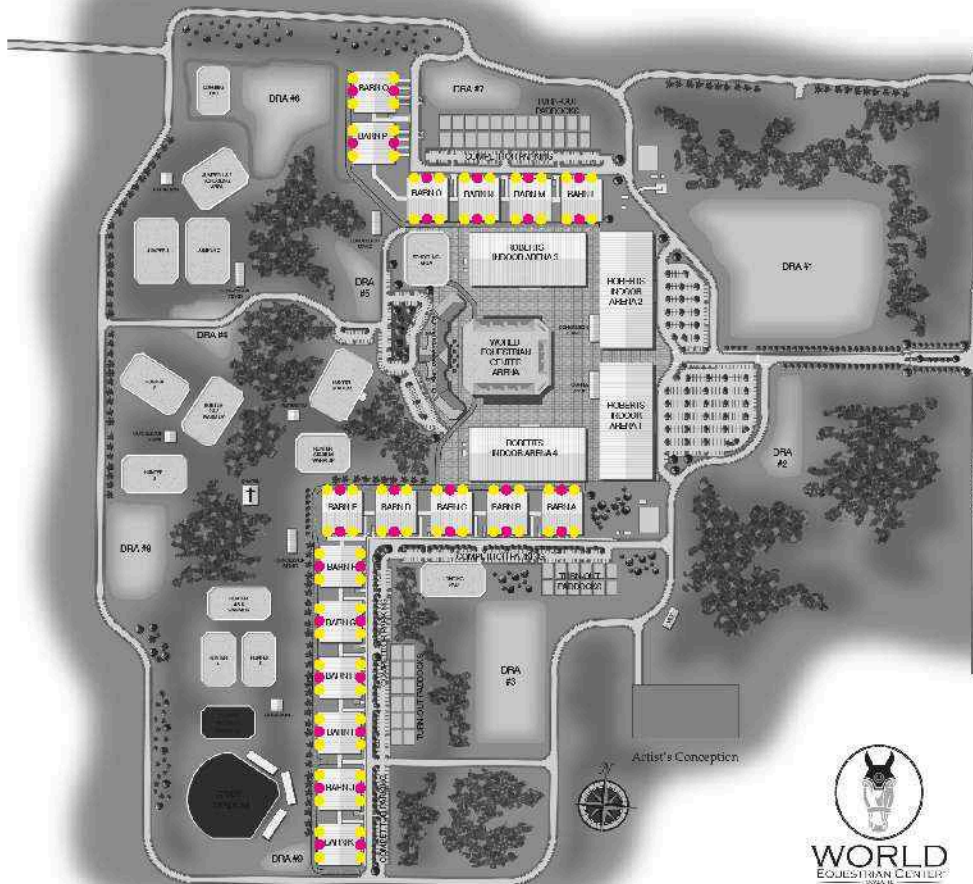
See page 2 for map
placement

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Non-Illuminated Reverse Channel Letters A-Q

Non-Illuminated Horse Ring Logos



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More than fast. More than signs.
Date: 02/16/18

Client:
World Equestrian
Center

Order #: TBD

Page 2 of 8

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:
34x 3'h Letters
- (2x each A-Q)
68x 5'h Horse Logos

Colors:
Black/White/Gray

Notes:
Non-Illuminated
Barn Signage

A-E, L-O
North & South
Elevations

F-K, P-Q
East & West Elevations

See page 1 for
elevations

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101

RGB LED-Illuminated Horse Ring Logo & Reverse Channel Letters on Backer Panel

2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish.

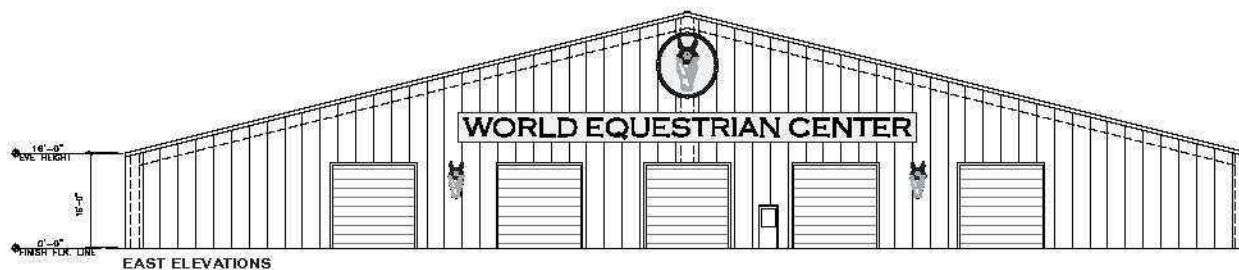
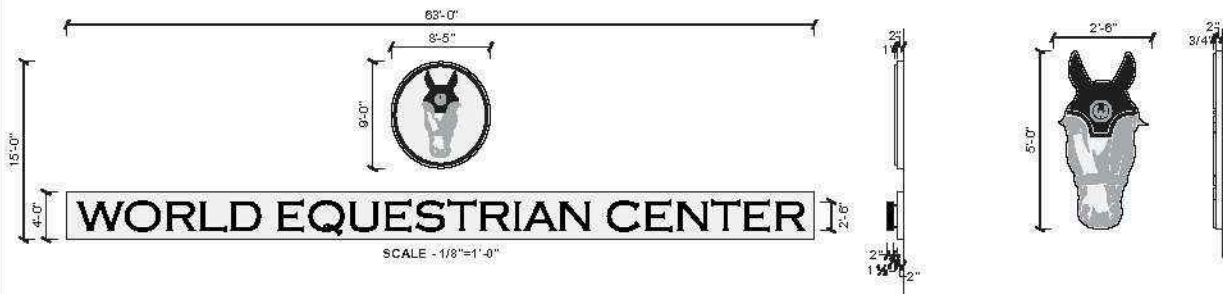
Horse & Ring to be 2" fabricated aluminum primed & painted,
mounted raised on top of pan to create halo effect.

Reverse channel letters also to be halo lit.

RGB LED-Illuminated Horse Head Logos (No Ring)

2" deep fabricated aluminum pan prime coated & painted
polyurethane enamel in a semi-gloss finish.

Horse to be routed out with 3/4" thick push-through acrylic
with 1/4" acrylic painted faces to create halo effect.



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Date: 02/16/18

Client:
World Equestrian
Center

Order #: TBD

Page 3 of 8

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:
4x 5'h Horse Head
2x 4'h "World Equestrian"
with Horse Ring Logo

Colors:
Black/White/Gray

Notes:
RGB LED-Illuminated
Barn & Arena Signage

Barns A & L
Eastern Elevations

See page 4 for map
placement

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RGB LED-Illuminated Horse Ring Logo & Reverse Channel Letters on Backer Panel

RGB LED-Illuminated Horse Head Logos (No Ring)



FASTSIGNS
More than fast. More than signs.

Date: 02/16/18

Client:
World Equestrian
Center

Order #: TBD

Page 4 of 8

Contact: Rod Q
Designer: CD

Proof: 1

Quantity:
4x 5'h Horse Head
2x 4'h "World Equestrian"
with Horse Ring Logo

Colors:
Black/White/Gray

Notes:
RGB LED-Illuminated
Barn & Arena Signage

Barns A & L
Eastern Elevations

See page 3 for
elevations

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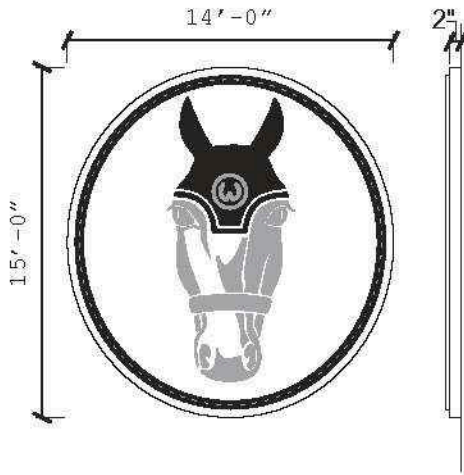
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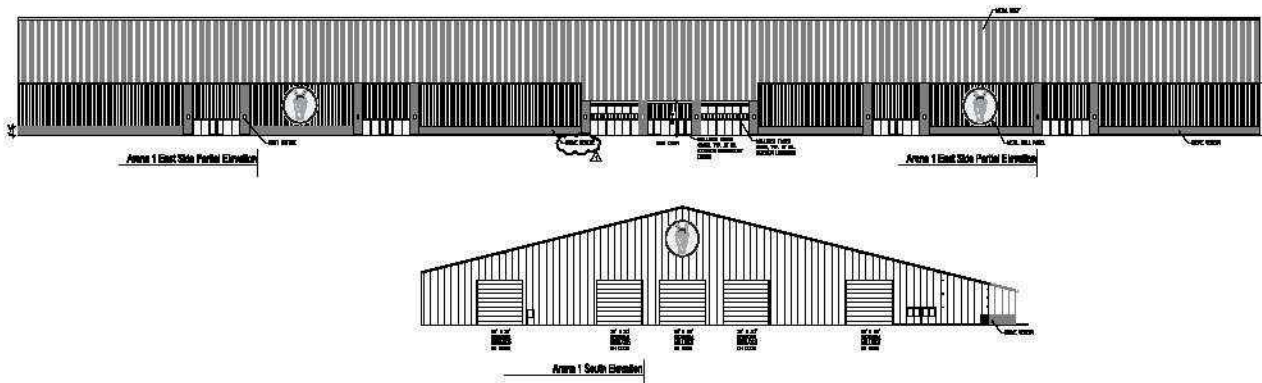
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103



RGB LED-Illuminated Horse Ring Logos
 2" deep fabricated aluminum pan prime coated & painted
 polyurethane enamel in a semi-gloss finish.
 Horse & Ring to be 2" fabricated aluminum primed & painted,
 mounted raised on top of pan to create halo effect.



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FAST SIGNS
 More than fast. More than signs.

Date: 02/16/18

Client:
 World Equestrian
 Center

Order #: TBD

Page 5 of 8

Contact: Rod Q
 Designer: CD

Proof: 1

Quantity:
 6x 9' Illuminated Horse
 Ring Logos

Colors:
 Black/White/Gray

Notes:
 RGB LED-Illuminated
 Arena Signage

Arena 2
 North & East
 Elevations

Arena 1
 South & East
 Elevations

See page 6 for map
 placement

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RGB LED-Illuminated Horse Ring Logos



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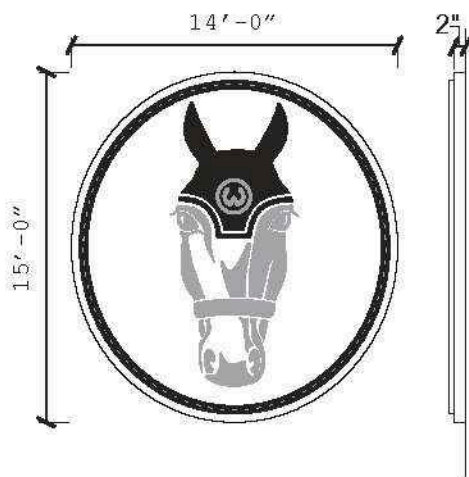
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elevations

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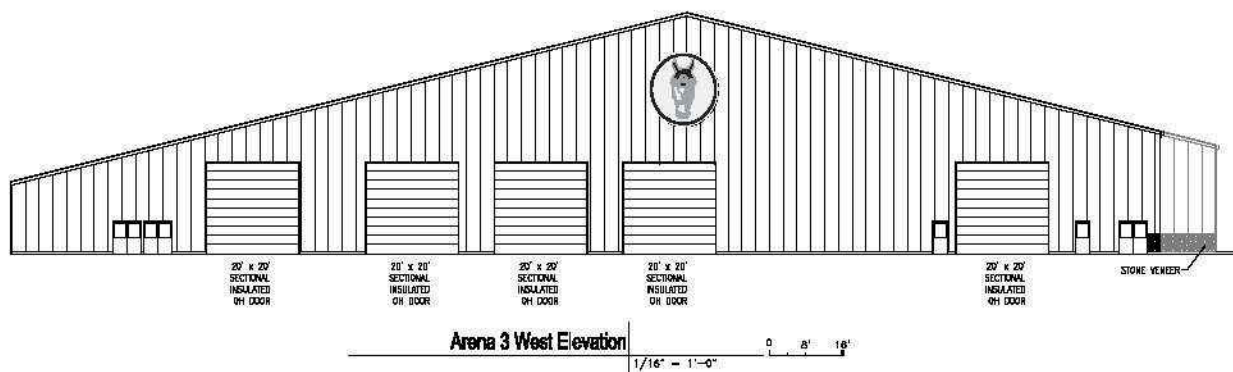
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Notes:
 Non-Illuminated
 Arena Signage

Arena 3
 West Elevation

Arena 4
 East Elevation

See page 8 for map
 placement

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Non-Illuminated Horse Ring Logos



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South & West
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Arena 4
North & East
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**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

NOVEMBER 5, 2020

TILLMAN & ASSOCIATES ENGINEERING
DAVID TILLMAN
1720 SE 16TH AVENUE BLDG 100
OCALA, FL 34471

SUBJECT: **REZONING TO PUD COMMENTS LETTER**
PROJECT NAME: GOLDEN OCALA
PROJECT #1999004491 APPLICATION #24341

Dear David:

This letter is in regard to your recent Conceptual Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

Per Resolution 10-R-629, please resolve these items within fifteen (15) working days. During this fifteen (15) working day resolution period, the reviewers will be available in a group setting on Thursday mornings to discuss these comments. After meeting with staff, your plan will be scheduled for review by the Development Review Committee at the next available DRC meeting. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.

In either case, please contact me to arrange placement on the Thursday staff meeting agenda and/or the DRC agenda.

1. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: n/a

2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: Recommend Approval. INFO: 1) There is still a need for discussions between County and Developer regarding future drainage retention areas along the NW 80th Ave 4-lane project. 2) Future development in areas shown is subject to meeting the Land Development Code requirements with Improvement Plans and/or Major Site Plans. It is staff's understanding that there are additional right-of-way needs along County roads, and needs for drainage facilities. Some project areas may be held to 0 discharge in areas with known flooding issues.
3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.A - Type of application
STATUS OF REVIEW: INFO
REMARKS: 12/17/19 - Not identified
4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet
STATUS OF REVIEW: INFO
REMARKS: 12/17/19 - Not provided
5. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS: 12/17/19 - Not identified
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: 10/29/20 - 1. The access points are conceptual in nature and are not guaranteed. The final location and level of access will be finalized with the traffic study that will be provided in later stages of development; however, the following changes should be made:
 - a. Remove the three access points at the intersection of US 27 and CR 225A. This is a major intersection and CR 225A will be widened in the future. These access points are too close to the intersection. All future development on this parcel shall access from a main internal road.
 - b. Show a potential access onto NW 76th Court.
 - c. Provide only one access connection onto US 27 for the at the midpoint of the commercial area located between NW 80th Avenue and NW 78th Avenue.
 - d. Provide an access point onto NW 75th Avenue.
 - e. Provide an access onto NW 35th Street near the boundary between the commercial and residential land uses.
 - f. Remove the access point on NW 68th Avenue.
 - g. Provide access to from NW 14th Street to the proposed residential area adjacent to the polo field.2. An updated traffic study and Developer's Agreement will be required for these modifications.
7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: INFO
REMARKS: 10/29/20 - 1. Marion County is studying the SW/NW 80th/70th Avenue roadway within a Preliminary Engineering Report. This report, performed by Guerra Development, will provide conceptual options for widening the existing 2-lane roadway to a 4-lane roadway. The proposed development

provided for review, may or may not, conflict with the conceptual plans. For additional information please contact Paul Wildman PE with Guerra Development at 352-629-8060. Additional discussion with staff may be needed depending on conflicts, if any, and timing.

2. The proposed access points to NW 72nd Court and NW 35th Street will required paving of the roadways and a right-of-way dedication meeting the requirements of a minor local roadway.

3. Additional traffic associated with this expansion may require improvements to NW 100th Avenue including a right-of-way dedication meeting the requirements of a major local roadway.

8. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant 6.18.2 - Fire Flow/Fire Hydrant

6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Fire hydrants will be addressed on the improvement plans

9. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Fire Department Access Roads will be addressed on the improvement plans.

10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?

STATUS OF REVIEW: INFO

REMARKS: Staff acknowledges that the proposed PUD is contingent and dependent upon obtaining suitable Comprehensive Plan Amendment approvals regarding future land use designations and/or policies. In the event those Amendments are not approved and adopted as currently proposed, this PUD Rezoning Application will not be eligible for approval consideration due to Plan inconsistency and the PUD Rezoning application may not be approved unless suitably revised, etc. subject to re-review and analysis.

11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?

STATUS OF REVIEW: INFO

REMARKS: No information regarding the status of the PUD's prior development standards has been provided, such as setbacks, height, etc. for particular use types. The prior standards may be maintained; however staff anticipates some adjustment in the standards is likely such as in relation to the proposed WEC future land use designation, particularly in relation to the western WEC/Polo area and the northern PUD area lying north/northeast of Golden Hills off NW Hwy 225A.

12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?

STATUS OF REVIEW: INFO

REMARKS: Staff understands that an amendment to the current Developer's Agreement is not currently proposed, but may be submitted and/or required as the project proceeds.

13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?

STATUS OF REVIEW: INFO

REMARKS: Final consistency and compliance for the PUD cannot be fully determined at this time subject due to the status of the pending Comprehensive Plan Amendment and the comments regarding this PUD review, such as the following comments regarding the PUD's Residential and Non-Residential densities and intensities.

14. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: INFO
REMARKS: The PUD Plan lacks a Site Data Table listing of the project's formal Land Use Designation Areas, the total gross development potential for those individual land use designations, and the PUD projects proposed actual development amounts.
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: The PUD Plan lacks a Site Data Table listing of the project's formal Land Use Designation Areas, the total gross development potential for those individual land use designations, and the PUD projects proposed actual development amounts.
16. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: The PUD Plan lacks a Site Data Table listing of the project's acreages, including listing any wetland, flood plain, and and/or open water acreage amounts, if any, for the PUD.
17. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: INFO
REMARKS: The PUD Plan lacks an advisory note advising the PUD is a DRI-scale project subject to Comprehensive Plan Policy FLUE 10.5.1.
18. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [4.1.4.J - Greenway Setback Provided?]
STATUS OF REVIEW: INFO
REMARKS: The proposed revised buffer plan is a significant concern as it proposes a minimum standard of 2 trees per 100LF for both the road and non-road perimeter buffer types and is not clear as to the trees being shade or ornamental trees as well as to the size of the trees, which deviates from LDC standards. Further, the series of notes provided creates additional concerns due to the flexibility indicated/implied by the notes that appear to allow elimination of components of the already proposed reduced standards. The plan references that "existing buffers" are exempt, but does not call out the locations of those existing exempted buffers they must be identified and called out by the plan as incorrectly installed buffers later claimed as existing are part of what has prompted the buffer revisions. Finally, the generally updated PUD Concept Plan includes an additional buffer note that is not included on the buffer sheet plan all notes regarding buffers must be provided on that one single buffer sheet to ensure consistency and avoid confusion regarding the buffers.
19. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Staff understands the PUD Rezoning proposes a significant increase in the amount of Non-residential development, while an increase in the amount of Residential development is not currently proposed. Portions of the project are eligible for and subject to some transportation concurrency vesting, etc., however, no additional traffic study information has been submitted and as such the capacity demands of the project are unknown unless and until studied a suitably reserved.

20. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: The PUD project's Master Plan will be required to either obtain concurrency approval, or will need to elect concurrency deferral by providing the following note on the PUD Master Plan:
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."
21. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: The PUD materials submitted lack any architectural standards, etc. regarding the development appearance and/or form. Staff understands the project will be developed in component units and/or phases wherein some standards be unique to those areas; however the applicant should provide information regarding any unifying standards for the PUD such as for the surrounding perimeters and particularly along the PUD project's US Hwy 27, SR Hwy 40 and CR Hwy 225A frontages.
22. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: N/A
23. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
STATUS OF REVIEW: INFO
REMARKS: Map shows 1-mile radius to the east and west; please provide same for the areas north and south of overall PUD proposal.
24. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.
STATUS OF REVIEW: INFO
REMARKS: Please show existing site improvements.
25. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.
STATUS OF REVIEW: INFO
REMARKS: Please list the proposed uses.
26. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.
STATUS OF REVIEW: INFO
REMARKS: Lot typicals were not included. Please provide.

27. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).
STATUS OF REVIEW: INFO
REMARKS: Please provide typical standards for commercial and residential uses.
28. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.
STATUS OF REVIEW: INFO
REMARKS: Will the additional parcels be developed in phases?
29. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.
STATUS OF REVIEW: INFO
REMARKS: Where are the parks and open spaces located? What is the total area for proposed open spaces?
30. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: Comments response required:
Perimeter non-road areas: 2 SHADE trees every 100 lf, Trees must be a 3.5" cal. min. plus 3 understory trees. 1.5" understory trees cannot be substituted for the shade tree requirement.
Perimeter Road frontage areas:
2 SHADE trees per 100 lf. Shade trees must be 3.5" cal. min. plus understory trees. 1.5" understory trees cannot be substituted for the shade tree requirement
NOTES:
3. Shade trees in buffers shall be per tree, not total inches
31. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Map 11 & 11A has NW 53rd Avenue Rd incorrectly labeled as NW 53rd Ave. Please correct on future submittals.
32. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Written scale is missing from sheets Map 11A & Map 11. Please correct on future submittals.

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,



Carla Sansone
Development Review Coordinator

911 - (671-8460)

DOH - Ed Brown (622-7744)

ENGDRN - James Hulsey (671-8686)

ENGIN - Carla Sansone (671-8682)

ENGPJ - Bert Yancey (671-8683)

ENGSR - Jerry Gowen (671-8686)

ENGTRF - Chris Zeigler (671-8378)

ENRAA - Cheryl Weaver (671-8679)

FRMSH - Ken McCann (291-8000)

LSCAPE - Susan Heyen (671-8556)

LUCURR - Chris Rison (438-2600)

UTIL - Carrie Hyde (307-6168)

ZONE - Zoning Department (438-2675)

Master Plan Recommended 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 10.5.1.
2. The project shall comply with the maximum development amounts as provided in Table #1, the project's Master Plan, consisting of the Overall Master Plan and WEC Plan as depicted on the Master Plan submitted [1/28/2020], and the conditions of this approval.
3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6.
4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial and World Equestrian Use Land Use categories of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.
6. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions: Note to Chris and RLR folks: This was the Equivalency Matrix from the prior Traffic Study. I do not see any problem with using it here (because it does not refer to our actual entitlements) but rather conversion only, if this changes in next Traffic Study, we can amend these conditions).

Commented [RC1]: Did you have an opportunity to create a master table for the various development types as we discussed? I've provided a MS Word version of these tables that maybe works as I think it will cover the various development types in Golden Ocala.

CHANGE FROM		CHANGE TO		Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)				--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)				0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)				0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)				1.8639	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)				2.8639	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE
 Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
 = 100 hotel rooms / 0.6839 DU of Residential Condominium/Townhouse
 = 146.22 x (DU) Residential Condominium/Townhouse
 = Reduce Residential Condominium/Townhouse by 146 dwellings units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE
 Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
 = (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
 = 15,351 x (1,000) SF Office
 = 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL
 Add 150 DU of Single-Family Housing for ? Commercial Retail
 = 150 DU of Single-Family Housing / 2.8639 (1,000 SF) Commercial Retail
 = 52.285 x (1,000) SF Commercial Retail
 = Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.61
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.31
Hotel (ITE 310)	1 (Rooms)	77.50%	0.46
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.15
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.71

D. FOOTNOTES

[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:
 Single-Family: Obtained using the Trip Generation developed for the Golden Oaks FUD TIA for ITE LUC 210.
 Residential Condominium/Townhouse: Obtained using the Trip Generation developed for the Golden Oaks FUD TIA for ITE LUC 230.
 Hotel: Obtained using the Trip Generation developed for the Golden Oaks FUD TIA for ITE LUC 310.
 General Office: Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.
 Commercial Retail: Obtained using the Trip Generation developed for the Golden Oaks FUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

Source: Kimley-Horn and Associates, Inc. (2014). Golden Oaks FUD TIA. Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

6.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

~~4.1~~The land use tradeoff mechanism shown above applies to the entire Project boundary except that:

~~4.1.1. Within the portion of the project that was the subject of Plan Amendment 2017-L02, Equestrian Estate is the only allowed use and,~~

~~4.1.2. Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.~~

Commented [RC2]: This was an original condition as it related to the Wormser property (that is 17-L02).. But the new plan indicates the WE is pushing west into some of that area so this appears to need adjustment.

Possibly as follows:

"...Equestrian Estate, or equestrian / event facilities without accompanying Commercial uses unless such facilities are integrated into the physical structure of the equestrian event facilities"

This is related to the Cross Country area especially – if a stadium is provided for the field it can have concession stands as part of the stadium structure but there can't be free standing commercial structures

- 6.2. ~~Land land~~ use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.
7. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
8. ~~The developer~~As set forth in Future Land Use Element Policy 10.5.1, a portion of the Project, but not the entire Project, has ~~not~~ obtained full Concurrency Certification ~~for. To the extent that the Project lacks full concurrency,~~ the PUD ~~and~~ shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.). including as set forth in Policy 10.5.1.
9. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
10. 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 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.
11. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area

Commented [RC3]: This will likely need to adjust depending on the outcome of the discussion regarding utilities connections for the area NE of Golden Hills

and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

12. For the World Equestrian Center, the following conditions apply:
 - 12.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's 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.
 - 12.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
 - 12.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
 - 12.4. The height of all buildings ~~(other than non-occupied architectural features constructed of non-combustible materials and at a height of no more than 75 feet)~~ shall be less than ~~65 ft~~ 75 ft from the ground surface.
 - 12.5. 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;~~ charity events, festivals, etc.); gun, knife, car and other consumer shows; athletic events; circuses, fairs or festivals; RV shows; performing arts; amateur musical events (e.g. Christmas carols); 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.
 - 12.6. 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.
 - 12.7. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).
 - 12.8. 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).

12.9. 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.

12.10. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

13. Project buffers shall be provided consistent with Table #9. Buffers for the project may be established and maintained in easements or independent tracts separate from residential, commercial, or WEC complex properties, with the ownership and maintenance addressed with the final approval of their corresponding development phase or activity (e.g., Final Plat, Major Site Plan, etc.). No accessory structures for the residential, commercial, or WEC complex properties shall be placed in the buffers. Buffer support facilities and overall project community amenities (e.g., wells, irrigation pump house, equine trails, multi-modal paths, sidewalks, etc.) may be integrated with the buffers subject to ensuring the buffers achieve their intended purpose of screening light, noise, dust, and other similar effects, particularly in relation to the WEC complex. Trees and shrubs may be clustered, thereby creating a non-continuous but aesthetically pleasing screen to adjacent properties, however, groundcover must be present in sufficient quantities and locations to prevent offsite erosion. Existing vegetation is eligible for inclusion to meet minimum requirements and native vegetation is encouraged. Equestrian or multi-use, unpaved trails and sidewalks are permitted within the buffer area.

Commented [RC4]: What Sam sent were the comments/remarks regarding the buffers that we are asking to be addressed so I can reflect the final outcome with this item. I haven't had a chance to review Jon's responses yet, but I know this section will need updating.

14. 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.

15. The PUD/WEC Master Sign Plan shall consist of two component parts:

15.1. The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and

Commented [RC5]: The project has 4 main monument signs approved and no more are proposed to my understanding. The other "monument" signs show on the updated PUD Plan are smaller less intense monument signs as ordinarily allowed through the LDC and if adjustments are requested they can be done through the master sign plan process and/or with a variance possibly, so the PUD doesn't need any special allowance for those added signs. Is this correct?

- 15.2. The WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted), and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).
- 15.3. An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also **provided** at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.

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DRAFT

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
CIVIL DIVISION**

CHARLOTTE C. WEBER, Individually
and as Trustee of the CHARLOTTE C.
WEBER 2001 REVOCABLE TRUST,

Petitioners/Plaintiffs,

v.

GOLDEN OCALA EQUESTRIAN
LAND, LLC

and

MARION COUNTY,
FLORIDA

Respondents/Defendants.

_____/

CASE NO.:

COUNT III IS A PETITION
FILED PURSUANT TO
FLORIDA RULE OF
APPELLATE PROCEDURE
9.100(f)

EXHIBIT G

TO

**COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF
AND PETITION FOR WRIT OF CERTIORARI**

ⁱ Due to filing size limitations, only Exhibits A-F could be attached to this complaint. Therefore, Plaintiff will file Exhibit G separately when Plaintiff's receives a case number.