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SUPPORT MATERIAL FOR TEXT & FLU MAP AMENDMENTS
TO THE MARION COUNTY COMPREHENSIVE PLAN

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**GOLDEN OCALA
COMPREHENSIVE PLAN AMENDMENT**

**SUPPORT MATERIAL FOR
TEXT AND FUTURE LAND USE MAP
AMENDMENTS TO THE
MARION COUNTY COMPREHENSIVE PLAN**

Submitted For:

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I. SUMMARY/INTRODUCTION

A. PROJECT LOCATION

This proposed amendment seeks to expand the Golden Ocala development (“Golden Ocala” or “Project”), which is a master-planned mixed-use project within Marion County. The proposed expansion is approximately 1,205 acres adding lands to Golden Ocala north of US 27 east of NW 70th Avenue (NW Highway 225A), along US 27 and State Road 40 and west of NW 100th Avenue. The amendment also requires amending the Farmland Preservation Boundary (“FPB”) and Urban Growth Boundary (UGB) to exclude approximately 118 acres from the PFB, and to include such acres within the UGB, along NW Highway 225A north of US 27. Finally, the amendment also re-designates approximately 1,101 acres of property already within the approved Golden Ocala project boundary. Thus, the amendment impacts approximately 2,306 acres on the County’s Future Land Use Map (FLUM).

Golden Ocala is currently 3,145 acres located south of US 27 and north of State Road 40 between CR 225A and NW 95th/100th Avenue. With the new lands added Golden Ocala will have a new total of 4,350 acres. Attached are various maps showing the location of the current boundary of Golden Ocala and the proposed expansion (see particularly **Maps 7 and 8 in Composite Figure 1**).

B. SUMMARY OF PROPOSED AMENDMENTS

The applicant proposes the following amendments to the Marion County Comprehensive Plan:

1. Add a new mixed use land use category called “World Equestrian Center” to plan for the mixed use core for the majority of the Golden Ocala project. The new category permits commercial and residential up to a maximum of 4 units per acre if located within the UGB or 1 unit per 10 acres if outside of the UGB.
2. Amend the existing Golden Ocala overlay map on the FLUM.
3. Amend Future Land Use Policy 10.5.1 – which is a site-specific policy – to guide and direct the development of Golden Ocala by specifying the project boundaries, entitlements and other requirements as established by the State and the County’s Comprehensive Plan. The policy is amended to change the Project’s development entitlements as follows:

- Reduce residential units by two units;
- Add 3,475,000 square feet of commercial;
- Add 965 hotel rooms;
- Add 3,500 seats to the World Equestrian Center;
- Add 80 RV units/spaces

3. Re-designate approximately 2,306 acres on the County’s FLUM as follows:

CURRENT LAND USE	PROPOSED LAND USE	ACREAGE
Rural	Low Residential	408.73
Rural	Medium Residential	30.11
Rural	WEC	157.87
Low Residential	Commercial	55.40
Low Residential	Medium Residential	31.36
Low Residential	WEC	57.87
Urban Residential	Commercial	12.30
Medium Residential	Commercial	159.85
Medium Residential	WEC	953.90
Medium Residential	Low Residential	44.25
Medium Residential	High Residential	50.76
Public	WEC	20.02 acres
TOTAL		2,305.95 acres

5. Expand the County’s Urban Growth Boundary by 118 acres, and remove such acreage from within the Farmland Preservation Area;
6. Add provision giving developer the option to permit Equestrian Estate Lots north of US 27 to be developed on either well and on-site sewage treatment and disposal systems (OSTDS) or by central water or sewer. This provision would apply to Area 1 as identified in this supporting analysis.

C. SUMMARY OF CHANGES TO DRI LAW

Golden Ocala meets the thresholds established in state law for a development of regional impact, or DRI, but in 2015 and 2016 the Legislature significantly modified the review process required for such projects. Under the law as revised, any new DRI-sized project has to undergo the state coordinated review process established in Chapter 163.3184 (4), Florida Statutes, rather than follow the DRI review process contained in Chapter 380.06.

The State Land Planning Agency, the Department of Economic Opportunity (DEO), has also determined that a DRI-sized amendment must do the following:

1. Identify the project boundaries (see Exhibit A)
2. Specify the maximum densities and intensities permitted
3. State whether a land use conversion matrix would be utilized
4. Follow the large scale comprehensive plan amendment requirements for a non-DRI sized project

This amendment includes all of the required information identified above.

**COMPOSITE FIGURE 1
LOCATION, AERIAL AND LAND USE MAPS**

Attached hereto are the following:

Map #	MAP NAME	Map Description
Map 1	Existing Future Land Use Current DRI	FLU of parcels within current DRI.
Map 2	Proposed Future Land Use Expanded DRI	FLU of entire project after amendments.
Map 3	Existing Future Land Use of New Parcels and Changed Existing Parcels	Existing FLU of new/changed parcels.
Map 4	Proposed Future Land Use of New Parcels and Changed Existing Parcels	Proposed FLU of new/changed parcels. Parcels currently within DRI with changed FLU are crosshatched; entirely new DRI parcels are not crosshatched.
Map 5	Existing UGB and FPA	Existing boundary of UGB and FPA for northern parcels.
Map 6	Proposed UGB and FPA	Proposed boundaries of UGB and FPA for northern parcel.
Map 7	Existing DRI	Based on Map H from 2017 Ordinance.
Map 8	Proposed DRI	Updated Map H.
Map 9	New/Changed DRI Parcels	Shows new/changed DRI parcels only.

Map #	MAP NAME	Map Description
Map 14 ¹	Areas	Shows areas of Project discussed in these Support Materials

¹ This Map appears to be out of numerical sequence but is not. Applicant has already provided Maps 10 through 13 in connection with a related PUD amendment applicant has submitted.

II. PROPERTY INFORMATION

A. APPLICANT and AGENT for the PROPOSED AMENDMENT

APPLICANT AND DEVELOPER	APPLICANT’S AGENT
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III. REQUIRED DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT FOR GOLDEN OCALA

Golden Ocala is a mixed-use master planned community developed around Ocala’s heritage as a horse community. The Project will include single family residential, multi-family residential (condominium units), commercial, hotel, recreation, equestrian facilities and other uses to support the horse industry such as stables, bridle/walking trails, etc. The County’s FLUM is already approved for significant entitlements on the property. This proposed comprehensive plan amendment includes a request for additional entitlements (see **Section IV**) but the new entitlements are included in the proposed policies included in this amendment and the Table below which specifically identifies the current entitlements on the FLUM, the entitlements proposed for this amendment and the total project entitlements (approved and proposed) that will be identified for the Golden Ocala project:

TABLE 1: EXISTING VERSUS PROPOSED ENTITLEMENTS FOR GOLDEN OCALA

Existing		Proposed	Difference
Residential Units	2,399	2,397	- 2 residential units
Commercial	525,000 s.f.	4,000,000 s.f.	+ 3,475,000 s.f.
Event Seating*	10,000 seats	13,500 seats	+ 3,500 seats
Hotel	385 rooms	1,350 rooms	+ 965 rooms
Recreational Vehicle	200 units	280 units/spaces	+ 80 units/spaces

* The 10,000 Seat Equestrian Facility was also approved by the Marion County Commission through a Special Use Permit approval on 3/21/17 (Resolution #17-R-075).

Table 1 above identifies that the residential units are decreasing but there is an increase in commercial square footage, hotel rooms, RV units/spaces and event seats.

Using Table 1 alone does not provide an accurate picture of the amendment’s impact on the County’s Future Land Use Map. The reason is this amendment is expanding the Golden Ocala boundary by 1,205 acres and Marion County had already approved significant urban development in the Golden Ocala expansion parcels. Table 2 below identifies the amount of density and intensity already approved on the expansion parcels:

TABLE 2: CURRENT APPROVALS FOR EXPANSION PROPERTY

FUTURE LAND USE	ACREAGE	DENSITY/INTENSITY	CURRENT APPROVAL
RURAL	596.71	1 UNIT/10 ACRES	59 UNITS
LOW RESIDENTIAL	180.31	1 UNIT/ACRE	180 UNITS
MEDIUM RESIDENTIAL	361.17	4 UNITS/ACRE	1,444 UNITS
URBAN RESIDENTIAL	12.30	16 UNITS/ACRE	196 UNITS
COMMERCIAL	34	1.0 FAR	1,481,040 SF
PUBLIC	20.02	1.0 FAR	872,071 SF

Table 2 identifies that the Marion County FLUM had already approved 1,879 residential units, 1,481,040 sf of commercial and 872,071 sf of Public for the expansion area. These development amounts do not include any of the land area or entitlements that are already assigned to the pre-amendment Golden Ocala Project boundary; this is only for the expansion parcels. (Pursuant to Table 2-1 of the Marion County Future Land Use Element, the Public use is permitted public, office and commercial uses, which have similar and possibly the same impacts for certain development as the Commercial land use. For this reason, this supporting analysis combines the approved square footage for Commercial and Public as Non-Residential as shown in Table 3 below.)

With the current entitlements for Golden Ocala included, Table 3 below demonstrates the actual difference between the entitlements permitted by the current future land use map and the entitlements under the proposed amendment:

TABLE 3: COMPOSITE ANALYSIS DEMONSTRATING ACTUAL FLUM CHANGE

Land Use	Current Golden Ocala Entitlements	Proposed Entitlements	Difference	Current Entitlements for Expansion Area	Requested Change
Residential	2,399	2,397	- 2 units	- 1,879 units	-1,881 units
Non-Residential*	525,000 sf	4,000,000 sf	+3,475,000 sf	- 2,353,111 sf	+ 1,121,889 sf
Hotel	385 rooms	1,350 rooms	+ 965 rooms	+ 0 rooms	+ 965 rooms
Event Seating	10,000 seats	13,500 seats	+ 3,500 seats	+ 0 seats	+ 3,500 seats
RV Units	200 units	280 units	+ 80 units	+ 0 units	+ 80 units

* Public and Commercial Entitlements are combined.

Table 3 shows the proposed amendment reduces residential by 1,881 units while increasing non-residential (1,121,889 square feet), hotel (965 rooms), event seating (3,500 seats) and RV units (80 units) on the County's FLUM. Thus, while non-residential, hotel, RV and event seating is increasing the significant decrease in residential development partially off-sets those impacts. The requested change totals in Table 3 will be used for the analysis supporting the proposed plan amendment as reflected in the public facility analysis in Section IV.E and the supporting needs analysis in Exhibit D.

IV. SUITABILITY AND COMPATIBILITY ANALYSIS FOR PROPOSED FLUM AMENDMENT

The proposed amendment adds approximately 1,205 acres to the Project and amends approximately 1,101 acres already contained in the Golden Ocala project. The land use amendment is separated into eight sub-areas due to the size of the amendment boundary as reflected in Map 10 of **Composite Figure 1**. The eight sub-areas are as follows:

1. Area 1 – contains approximately 347 acres north of US 27 that is currently approved on the FLUM for Low Residential and Rural. 118 acres are located outside of the County’s Urban Growth Boundary (UGB) and would require an expansion of the UGB and a retraction of the Farmland Preservation Boundary (FPB);
2. Area 2 – contains approximately 183 acres north of US 27 but south of Area 1. Area 2 is approved on the FLUM for Urban Residential, Commercial, Medium Residential and Rural. The most intense land uses (Urban Residential, Medium Residential and Commercial) have frontage on US 27. The majority of Area 2 is designated as Medium Residential. Two parcels are designated Rural but located well within the UGB and thus are planned for eventual urban development by the County;
3. Area 3 – contains approximately 254 acres south of US 27 and west of CR 225A. All of Area 3 is approved for intense urban development with the majority (239 acres) as Medium Residential. 15 acres are approved for Commercial;
4. Area 4 – contains approximately 52 acres south of US 27 and east of CR 225A. Area 4 is currently approved for Low Residential and a small amount of Commercial and Medium Residential;
5. Area 5 – contains approximately 184 acres west of the former Golden Ocala PUD. All of Area 5 is designated Rural or Low Residential on the FLUM and inside of the UGB;
6. Area 6 – contains approximately 46 acres north of State Road 40 and west of CR 225A. All of the property is currently designated as Low Residential on the County’s FLUM;
7. Area 7 - contains approximately 1,081 acres with all but 40 acres already within Golden Ocala. All of Area 7 is approved for urban development;
8. Area 8 - contains approximately 158 acres west of the former Golden Ocala PUD. Area 8 is designated Rural on the FLUM and outside of the UGB. Area 8 is planned for rural uses.

This application demonstrates that this FLUM amendment is consistent with the Marion County Comprehensive Plan and state requirements. The plan amendment demonstrates that the lands that compose this amendment are suitable for the land uses proposed and will be served by adequate public facilities with the exception of Areas 1 and 8 as discussed in more detail below.

The comprehensive plan analysis is based on the following:

- Suitability Analysis – The amendment demonstrates that the properties proposed for re-designation are suitable for the new FLU categories. Properties already designated for urban land uses – including Low Residential, Urban Residential, Medium Residential, Public and Commercial – have already been determined by the County to be suitable for urban development. However, the Modica analysis considers all of the properties in the

amendment boundary and clearly demonstrates the suitability of these lands for development.

- Traffic Analysis – Kimley Horn is currently completing the required traffic analysis. Upon completion this analysis will be added to this support document as **Exhibit C**.
- Water and sewer analysis – The amendment demonstrates the impact of the proposed amendment in Section IV.E.

A. NATURAL FEATURES ON THE PROPERTY (LAKES/PONDS, WETLANDS, HABITAT IMPORTANT TO LISTED SPECIES, TYPES OF VEGETATION, SOILS).

Jim Modica and Associates conducted a detailed analysis of the environmental resources on the property which enumerates natural features including environmentally sensitive resources (wetlands, plant communities, listed species, streams, etc.). Such report is included as **Exhibit B** to this report. The report demonstrates that the amendment boundary is suitable for urban development. The analysis does the following:

1. Identifies the soils and land use classification for lands within the amendment boundary.
2. Demonstrates that the land has limited development constraints. Based on the site visits and environmental analysis conducted by Modica, there are a number of listed species on site but in isolated locations. Further environmental analysis will be required as part of the required environmental permitting. Gopher tortoise burrows were identified in a few locations on site which will also be analyzed further during permitting.
3. A few isolated wetlands were identified in Area 5. A total of approximately 686 acres of wetlands and surface water bodies were identified on site. The analysis demonstrates the vast majority of the amendment boundary is composed of uplands suitable for development.
4. Approximately 75% of the amendment boundary has already been approved for urban development by Marion County and thus has been determined to be suitable for development. In addition, the Modica analysis demonstrates that the rural lands are very suitable for development with few if any environmental constraints.

As mentioned previously, further environmental analysis will be required during environmental permitting. For more information see the environmental analysis prepared by Modica & Associates (see **Exhibit B**).

B. CULTURAL RESOURCES ON THE PROPERTY. (ARCHAEOLOGICAL AND HISTORICALLY SIGNIFICANT SITES).

The majority of this Project has already been approved for urban land uses from Low Residential (1 du/acre) to Urban Residential (16 du/acre) and Commercial. These properties were previously analyzed and determined to be suitable for development. The added 118 acres of Rural is mainly improved pasture and native forest. Any

historical resources on the site will need to be avoided or addressed in future planning stages.

C. LAND USE AND COMPATIBILITY

Areas 1 through 8 are analyzed in more detail below. For a map of each sub-area see **Map 10 of Composite Figure 1**.

Area 1 – PROPOSED LOW RESIDENTIAL NORTH OF US 27 INCLUDING UGB AMENDMENT

Area 1 is approximately 347 acres and designated Low Residential and Rural on the FLUM. It is mostly large lot vacant/agricultural properties located north of US 27 and west of CR 225 A and is further broken down as follows:

- Approximately 94 acres are designated Low Residential and no land use change is proposed for these lands other than to add the property to the Golden Ocala project boundary. Since there is no proposed land use change, there is no future land use analysis required for these parcels.
- Approximately 136 acres are designated Rural but are located within the County’s UGB and thus these parcels are planned for urban uses. These lands are also sandwiched between single family residential development with Low and Medium Residential designations on the west and Medium Residential and Rural on the east making the land use change compatible with the surrounding land use pattern.
- 118 acres are currently designated Rural and outside of the UGB and within the Farmland Preservation Boundary. These lands are at the northern border of the proposed Golden Ocala project.

As demonstrated in the environmental analysis there are very few environmental resources in Area 1. Much of Area 1 has been developed for recreational purposes related to equestrian activities or has already been approved for the proposed use and no land use change is required. Thus, Area 1 is very suitable for urban development.

Below is a comparison of the existing land uses and future land uses surrounding Area 1.

Future Land Use Designations Surrounding the Property

- North: Rural (in Farmland Preservation Area)
- South: Medium Residential and Rural
- East: Rural and Medium Residential
- West: Rural, Medium Residential and Low Residential

Existing Land Uses Surrounding the Property

- North: Vacant/Agricultural
- South: Single family residential and vacant/agricultural
- East: Single family residential and vacant/agricultural
- West: Vacant/Agricultural

As shown above, Area 1 has Low and Medium Residential land uses on three sides and single family residential development on both the east and west sides. Thus there is justification for Low Residential for Area 1. The justification for expansion of the Urban Growth Boundary (UGB) and retraction of the Farmland Preservation boundary will be addressed in Section V.

This property meets the intent of the Low Residential category as described in FLUE Policy 2.1.14 which states this land use category is “intended to recognize areas suited for primarily single-family residential units for existing and new development along the outer edges of the UGB or Urban Area.” This amendment will apply to single family residential lots at a lower density at the edge of the development and the UGB to provide a transition from the higher density core of the development to the rural areas of the County. These lands also do not meet the Rural criteria found in Future Land Use Policies 2.1.6 and 2.1.7 because the lands are in the UGB and urban facilities are available to serve them.

Regarding the 118 acres outside of the UGB, these properties adjoin the existing UGB boundary so an expansion would not have to include other properties. Expanding the UGB would be consistent with the comprehensive plan because the expansion would be part of the larger Golden Ocala project, a needed project for this portion of Marion County. Urban designated lands are directly adjacent to these properties on the southeast and southwest boundaries.

The Developer has requested the option to develop Equestrian Estate Lots in Area 1. These lots have a maximum density of 1 unit per 3 acres and would be developed on either well and on-site sewage treatment and disposal systems (OSTDS) or by central water or sewer. (The Amendment does not change the existing requirement that Equestrian Estate Lots south of US 27 be developed with central water and sewer.) While this amendment would allow for new development on either well and OSTDS in Area 1, it would also eliminate a number of dwelling units that were already permitted to develop with well and septic tanks on the FLUM further reducing or off-setting any impacts created by these new Equestrian Estate Lots.

Area 2 – COMMERCIAL AND URBAN RESIDENTIAL ADJACENT US 27

Area 2 is 183 acres and contains a wide-range of future land uses from Commercial, Urban Residential, Medium Residential and Rural. It is located north of US 27 and west of CR 225A and all contained in the UGB. The most intense land uses (Commercial and Urban Residential) are located along US 27. Area 2 is proposed for the following:

- Approximately 12 acres from Urban Residential to Commercial. These parcels have frontage on US 27 with approved Commercial across US 27. Urban Residential is approved for a maximum of 16 units per acre so these parcels have already been approved for intense urban development.
- Approximately 19 acres remaining Commercial so no land use change is required.

- Approximately 53 acres from Medium Residential to Commercial. This property has frontage on US 27 and surrounded by commercial to the east and across US 27 in Golden Ocala. The property is approved for Medium Residential which permits 4 units per acre and has Urban Residential to the west which permits up to 16 units per acre. Thus, this property and the land surrounding it is already approved for intense urban development. An analysis supporting the need for additional commercial in Golden Ocala is provided in **Exhibit D**.
- Approximately 51 acres from Medium Residential to High Residential – This property is north of US 27 and west of CR 225A. The property is currently approved for Medium Residential which permits 4 units per acre. The proposed amendment is an increase in residential density (up to 8 units per acre) but will be buffered from the existing single family residential to the west by retaining the Medium Residential land use. The High Residential in this location also provides the opportunity for mixed use development with the adjacent commercial development.
- Approximately 18 acres remaining Medium Residential. No change is proposed for these lands which provide a buffer between the adjacent single family residential and the proposed High Residential. Since there is no land use change proposed for this land there is no need for further land use analysis for these parcels.
- Approximately 30 acres from Rural to Medium Residential – These parcels are designated Rural but are located within the UGB and thus are planned for urban development. The property is also directly adjacent to Medium Residential. Finally, the parcel size of the smaller parcel is not consistent with the Rural density of 1 unit per 10 acres.

Below is a comparison of the existing land uses and future land uses surrounding Area 2.

Future Land Use Designations Surrounding the Property

North: Rural
 South: Commercial and Medium Residential
 East: Medium Residential and Rural
 West: Medium Residential and Rural

Existing Land Uses Surrounding the Property

North: Vacant/undeveloped
 South: Golden Ocala
 East: Vacant/undeveloped
 West: Single family development

Area 2 is adjacent to Golden Ocala, an existing single family residential subdivision and US 27. All of Area 2 (except for the two Rural parcels) are designated for intense urban development.

The location of the new commercial property is consistent with the County’s locational requirements for commercial development found in FLUE Policies 1.1.7 and 2.1.20. These policies require that commercial property be located in commercial nodes and allow for commercial and residential development. Commercial property must also be located within the UGB and connected to water and sewer.

There are properties already designated Commercial directly adjacent to the south and east of the amendment area. The Golden Ocala expansion pulls together these parcels into a cohesive mixed use master plan creating a northern mixed use center for Golden Ocala and the WEC. This commercial center is in a nodal pattern, not a strip or haphazard pattern. The existing residential and rural land uses to the west and the residential to the east will prevent the extension or stripping of US 27 with commercial uses.

The High Residential area north of the Commercial property along CR 225A will further support this mixed use center north of US 27 by providing higher density residential that can be integrated into the Commercial to the south. The residential density already permitted in the Commercial land use can also support this integration of retail and residential uses. The master plan also includes a strip of Medium Residential to the west to create a transition from the High Residential to the existing single family residential subdivision to the west.

Area 3 – COMMERCIAL AND MEDIUM RESIDENTIAL ADJACENT GOLDEN OCALA

Area 3 is predominately Medium Residential on the FLUM with the remainder designated as Commercial. All of Area 3 is within the UGB. Area 3 is located south of US 27 and is all located directly adjacent to or within the approved Golden Ocala project. Area 3 totals 254 acres and is proposed for the following amendments:

- Approximately 106 acres from Medium Residential to Commercial. These parcels have frontage on US 27 with approved Commercial adjacent to the east already located within Golden Ocala. Parcels designated Urban Residential are across US 27 which are approved for a maximum of 16 units per acre. This amendment would re-designate those parcels as Commercial (Area 2). Of the 106 acres proposed for Commercial, 20 acres are already within the Golden Ocala project boundary.
- 15 acres are designated Commercial and 133 acres are designated Medium Residential and are being added to Golden Ocala but no land use change is proposed. Thus, there is no justification needed to support this change.

Below is a comparison of the existing land uses and future land uses surrounding Area 3.

Future Land Use Designations Surrounding the Property

North:	Commercial, Urban and Medium Residential
South:	Golden Ocala
East:	Golden Ocala

West: Golden Ocala

Existing Land Uses Surrounding the Property

North: Single family residential and vacant

South: Golden Ocala

East: Golden Ocala

West: Golden Ocala

Area 3 is adjacent to Golden Ocala and properties designated Commercial on the FLUM. The only land use changes proposed for Area 3 are the amendments from Medium Residential to Commercial. These parcels have frontage on US 27, are adjacent to Golden Ocala and approved Commercial uses and surrounded by intense urban land uses. For these reasons this amendment is compatible with the surrounding parcels.

Similar to Area 2 above, the location of the new commercial property is consistent with the County’s locational requirements for commercial development found in FLUE Policies 1.1.7 and 2.1.20. These policies require that commercial property be located in commercial nodes and allow for commercial and residential development. Commercial property must also be located within the UGB and connected to water and sewer.

Properties already designated Commercial are directly adjacent to the north and east of Area 3 parcels. The property to the east has been approved for Commercial for many years as part of the Golden Ocala Vested DRI/PUD approval. The Golden Ocala expansion pulls together these parcels into a cohesive mixed use master plan creating a northern mixed use center for Golden Ocala and the WEC. This commercial center is in a nodal pattern, not a strip or haphazard pattern. The existing residential and rural land uses to the west and the residential to the east will prevent the extension or stripping of US 27 with commercial uses.

Area 4 – COMMERCIAL AND MEDIUM RESIDENTIAL EAST OF CR 225A

Area 4 is currently designated Low Residential, Medium Residential and Commercial. The parcels total 52 acres and are located east of CR 225A, south of US 27 and across CR 225A from Golden Ocala. Area 4 is proposed for the following:

- Approximately 20 acres from Low Residential to Commercial. Another 0.48 acres from Medium Residential to Commercial. These parcels are adjacent to a .5 acre commercial parcel being added to Golden Ocala.
- Approximately 31 acres from Low Residential to Medium Residential. This property does not have frontage directly onto CR 225A and serves as a buffer to the small amount of Low Residential remaining to the east of the parcel.
- Approximately 0.50 acres will remain Commercial and no land use change is proposed. Since no land use change is proposed, no justification is required.

Below is a comparison of the existing land uses and future land uses surrounding Area 4.

Future Land Use Designations Surrounding the Property

North: Commercial and Golden Ocala
South: Medium and Low Residential
East: Medium and Low Residential
West: Medium Residential and Golden Ocala

Existing Land Uses Surrounding the Property

North: Golden Ocala and undeveloped
South: Large lot residential
East: Large lot residential, agricultural
West: Golden Ocala and vacant/undeveloped

Area 4 is predominately Low Residential except for two small parcels designated Commercial and Medium Residential. All of Area 4 and the adjacent parcels to the south and east are surrounded by more intense land uses ranging from Commercial to Medium Residential. Thus, the overwhelming land use pattern is directed toward more intense urban development. This is further supported by the availability of water and sewer. The proposed Golden Ocala Master Plan helps pull together these various lands already approved for urban development into a cohesive plan of development.

The proposal to split Area 4 into two land uses makes this amendment more compatible with the surrounding area. The amendment designates the front portion as Commercial adjacent to Golden Ocala and the adjacent Commercial properties. The back portion is proposed for Medium Residential which provides a transition to the remaining Low Residential parcels to the south and east. In addition, the remaining Low Residential parcels are already surrounded by Medium Residential reflecting the land use pattern for the larger surrounding parcels.

The proposed Commercial use for Area 4 is consistent with the County’s locational requirements for commercial development found in FLUE Policies 1.1.7 and 2.1.20. These policies require that commercial property be located in commercial nodes and allow for commercial and residential development. Commercial property must also be located within the UGB and connected to water and sewer.

The designation of Medium Residential on the eastern portion of Area 3 is consistent with FLUE Policy 2.1.18. The County’s plan seeks to maximize urban development where urban facilities are available. The Medium Residential land use was established for lands planned for single family development but at a higher density than Low Residential. The surrounding properties to the east and south are approved for single family development with Low and Medium Residential designations. The majority of the properties to the east are designated as Medium Residential. In addition, the Plan designates Commercial as a Mixed Use category and encourages a mixture of uses within and adjacent to Commercial. Having higher density residential adjacent to Commercial encourages integration of the uses, walkability and other benefits of mixed use development. Finally, the Medium Residential serves as a buffer to the few remaining Low Residential parcels to the east of Area 4.

Area 5 – RURAL AND LOW RESIDENTIAL WEST OF GOLDEN OCALA

Area 5 is composed of five properties west of the core of Golden Ocala. The parcels are all adjacent to the existing Golden Ocala equestrian or single family lots. All of the parcels are within the UGB. Three of the parcels are currently designated Rural and proposed for Low Residential. Two parcels are designated Low Residential and proposed for WEC use. Area 5 totals 184 acres and is proposed for the following amendments:

- Approximately 155 acres from Rural to Low Residential. These parcels are west of the core of Golden Ocala but adjacent to the Golden Ocala Equestrian Estate Lots or low residential parcels. All of these parcels are within the County's UGB and will be served with central water and sewer. This is consistent with the Low Residential criteria found in FLUE Policy 2.1.17.
- Approximately 30 acres from Low Residential to WEC use. These parcels are located within the UGB and currently in the Golden Ocala project. The use will have a density consistent with the surrounding area and/or used for equestrian purposes. If developed, the property will be served by central water and sewer.

Below is a comparison of the existing land uses and future land uses surrounding Area 5.

Future Land Use Designations Surrounding the Property

North:	Rural
South:	Rural and Low Residential (Golden Ocala)
East:	Rural and Low Residential (Golden Ocala)
West:	Rural

Existing Land Uses Surrounding the Property

North:	Vacant/Agricultural
South:	Vacant/Agricultural and Golden Ocala
East:	Vacant/Agricultural and Golden Ocala
West:	Vacant/Agricultural

The proposed amendments in Area 5 are compatible with the surrounding land uses. All of Area 5 is planned for Equestrian Estate Lots, low density residential or equestrian/rural uses. All of Area 5 will be served with water and sewer. Finally, while three of the five parcels are being added to the Golden Ocala project, the overall reduction in residential density will further reduce the development intensity making the development more compatible with the adjacent agricultural lands.

Area 6 – NEW COMMERCIAL AREA NORTH OF US 40

Area 6 totals approximately 46 acres and is located north of State Road 40 at the main southern entrance to Golden Ocala and the WEC. This location is where the new internal roadway for Golden Ocala is being constructed to relieve traffic from NW 80th Avenue/CR 225A. All of Area 6 is designated Low Residential and proposed for the following:

- Approximately 35.65 acres from Low Residential to Commercial.
- Approximately 10 acres from Low Residential to WEC. These parcels are currently in the Golden Ocala project and make up the proposed right-of-way for the entrances into the WEC.

Below is a comparison of the existing land uses and future land uses surrounding Area 6.

Future Land Use Designations Surrounding the Property

North: Rural and Golden Ocala
 South: Rural (outside of UGB)
 East: Rural (inside UGB)
 West: Low Residential

Existing Land Uses Surrounding the Property

North: Golden Ocala
 South: Undeveloped
 East: Large lot residential, agricultural
 West: Equestrian Facility

The proposed amendment has frontage on either State Road 40 or the internal roadway into the WEC. The proposed Commercial is separated from the established rural neighborhoods mostly to the east of CR 225A. These neighborhoods raised traffic concerns during the 2017 comprehensive plan amendment hearings which resulted in the new internal roadway at State Road 40. The Area 6 parcels are within the UGB and will be served by central water and sewer.

The location of the new commercial property is consistent with the County’s locational requirements for commercial development found in FLUE Policies 1.1.7 and 2.1.20. These policies require that commercial property be located in commercial nodes and allow for commercial and residential uses. Commercial property must also be located within the UGB and must connect to water and sewer.

The properties establish the main entrance to the WEC and Golden Ocala from SR 40. The Golden Ocala expansion pulls together these parcels along the main entrance and State Road 40 into a cohesive mixed use master plan creating a southern mixed use core for Golden Ocala and the WEC reflecting a nodal development pattern.

Area 7 – INTERNAL CHANGES TO GOLDEN OCALA PROPERTIES

Area 7 contains 1,081 acres primarily within the existing Golden Ocala project and approved for Medium Residential, Commercial, Public and Low Residential. The parcels are mostly internal to Golden Ocala with the exception of Commercial parcels fronting CR 225A. Area 7 is proposed for the following:

- Approximately 953 acres from Medium Residential to WEC. The vast majority of these properties (934 acres) are already within and mostly internal to the Golden Ocala project except for those parcels fronting CR 225A.

Approximately 19 acres of Medium Residential is being added to Golden Ocala and re-designated as WEC.

- Approximately 18 acres from Low Residential to WEC. These properties are all internal to the Golden Ocala project.
- Approximately 44 acres from Medium Residential to Low Residential. These properties are all internal to the Golden Ocala project and represent a reduction in permitted residential density.
- Approximately 45 acres from Commercial to WEC. These properties were already approved for Commercial development in the 2017 amendment. The re-designation to WEC will simply afford more opportunities to better integrate the parcels into the mixture of uses serving the WEC.
- Approximately 20 acres from Public to WEC.

Below is a comparison of the existing land uses and future land uses surrounding Area 7.

Future Land Use Designations Surrounding the Property

North: Medium Residential, Commercial (Golden Ocala)
South: Low Residential, Medium Residential, Rural
East: Medium Residential and Rural
West: Low Residential (Golden Ocala)

Existing Land Uses Surrounding the Property

North: Golden Ocala/WEC
South: Residential/Vacant
East: Residential/Vacant
West: Golden Ocala

The Area 7 properties are proposed for either WEC or Low Residential. The WEC parcels would permit up to 4 units per acre and a range of non-residential uses including commercial. The parcels are principally internal to the Golden Ocala project. Those located on NW 80th are already within the approved Golden Ocala project and are currently approved as Commercial or Medium Residential. This property would be integrated into the WEC node. The WEC use – due to its range of residential and commercial and the existing approved commercial in Area 7 – is consistent with the existing development pattern and thus is compatible with the Golden Ocala project and any surrounding lands not included in the Golden Ocala project.

A large parcel is also proposed for re-designation from Medium Residential to WEC. This parcel has frontage on CR 225A and is directly adjacent to the WEC and the existing approved commercial node along CR 225A. This use is compatible with the master plan to create a mixed use core of uses integrating the WEC with commercial, higher density residential and the RV uses. The location of the new commercial property is also consistent with the County’s locational requirements for commercial development found in FLUE Policies 1.17 and 2.1.20. These policies require that

commercial property be located in commercial nodes that provide for commercial and residential uses. Commercial property must also be located within the UGB and connect to water and sewer.

The remainder of the amendment is a reduction in residential density from Medium Residential to Low Residential.

Area 8 – RURAL WEST OF GOLDEN OCALA

Area 8 is composed of approximately five parcels totaling approximately 158 acres and located between NW 100th Avenue and NW 110th Avenue west of the core of Golden Ocala. The parcels are all adjacent to the existing Golden Ocala equestrian or single family lots. All of the parcels are located outside of the UGB and proposed for WEC. Any development in Area 8 will be consistent with the Rural designation. The use will either be equestrian related or if residential the maximum density will be 1 unit per 10 acres.

Below is a comparison of the existing land uses and future land uses surrounding Area 5.

Future Land Use Designations Surrounding the Property

- North: Rural
- South: Rural and Low Residential (Golden Ocala)
- East: Rural and Low Residential (Golden Ocala)
- West: Rural

Existing Land Uses Surrounding the Property

- North: Vacant/Agricultural
- South: Vacant/Agricultural and Golden Ocala
- East: Vacant/Agricultural and Golden Ocala
- West: Vacant/Agricultural

The proposed amendments for Area 8 are compatible with the surrounding land uses. All of Area 8 is planned for equestrian uses or residential density at 1 unit per 10 acres matching the current rural designation. Thus, the proposed amendment to WEC matches the current use of the land.

D. SUITABILITY OF PROPOSED USE

The Modica & Associates report and this land use analysis demonstrate that the lands included in this comprehensive plan amendment are suitable for the proposed land uses. This amendment boundary includes a total of 2,306 acres with varied future land use designations. The vast majority of these properties have already been approved for urban development by Marion County. Many properties require no land use change at all other than the inclusion of the parcels into Golden Ocala. Some parcels require a new land use but in reality reflect the same development potential as currently provided. Only 19% of the total amendment boundary (or 439 acres) requires a transition from a rural to urban use. Out of those 439 acres, only 118 acres

(or 5% of the amendment boundary) requires an expansion of the Urban Growth Boundary.

The Modica analysis clearly demonstrates that the lands are suitable for urban development without any of the land use considerations mentioned above. It is hard to find any property in Florida without some wet areas. Yet, this property is virtually all high and dry reflecting its long-time use in equestrian or agricultural production. There are also very few significant environmental resources on site as shown in the Modica report. During the environmental permitting process more environmental analysis will be conducted to further support these conclusions. If any resources are found on site then those resources would be addressed at that time.

Below is a summary of the land use changes proposed. Out of the 2,306 acres included:

- 1,101 acres (48%) are already within the Golden Ocala project.
- 546 acres requires no land use amendment (since no land use change is required), represent a reduction in density or constitute a change from one land use category to a similar category that has similar impacts as the existing category.
- Only 439 acres (19%) requires the re-designation of lands from rural to urban uses. Of these, 321 acres are rural lands already contained in the County's UGB and thus are planned for urban development in the future. Only 118 acres (5% of this plan amendment) requires an expansion of the UGB.

E. PUBLIC FACILITIES ANALYSIS

The public facilities impacts from this amendment are discussed below.

1. Transportation – Kimley-Horn and Associates is currently analyzing the traffic impacts from this amendment. The results of this amendment will be provided to the County upon completion and incorporated into this report as **Exhibit C**.
2. Centralized Water Facilities – The proposed amendment is served by Marion County utilities. All of the property except for the Equestrian Estate Lots north of US 27 will connect to central potable water. As shown below, this amendment will result in a decrease in potable water usage as compared to the Marion County's current FLUM approvals for the Golden Ocala project and expansion parcels. This is due to the significant reduction in residential units for the Project (since residential typically generates more water usage than commercial development). Below is a comparison of the maximum potable water demands under the existing Marion County future land use designations using the standard residential level of service and the proposed amendment.

**Comparison of Maximum Potable Water Demand
Between Existing County FLUM and Proposed Amendment**

Use	Max Units / FAR	Estimated Rate	Total Water Usage
Existing FLUM			
Residential/RV	4,278 dwelling units	150 gallons per person per day*	1,693,950 gppd
Non-Residential	450 acres	2,750 gallons per acre per day	1,237,500 gppd
Total Potable Water Demand Existing FLUM			2,931,450 gppd
Golden Ocala Amendment			
Residential/RV	2,397 dwelling units	150 gallons per person per day*	949,200 gppd
Non-Residential	530 acres	2,750 gallons per acre per day	1,457,500 gppd
Total Potable Water Demand for Proposed FLUM			2,406,700 gppd

*Analysis based on 2.64 persons per household for Marion County – US Census Website

The table identifies that a maximum of 2,931,450 gallons per person per day were approved for the site under the existing FLUM and the proposed amendment results in a decrease of 524,750 GPD in potable water demand.

3. CENTRALIZED SEWER FACILITIES – The proposed amendment is served by Marion County utilities. All of the property except for the Equestrian Estate Lots will connect to central sanitary sewer. As shown below, this amendment will result in a decrease wastewater usage compared to what was permitted under the existing Marion County FLUM. Below is a comparison of the potential maximum sewer usage permitted under the existing FLUM and the proposed amendment.

**Comparison of Maximum Wastewater Demand
Between Existing FLUM and Proposed Amendment**

Use	Max Units / FAR	Estimated Rate	Total Sewer Usage
Existing FLUM for County			
Residential/RV	4,278 dwelling units	110 gallons per person per day	1,242,230 gppd
Non-Residential	450 acres	2,000 gallons per acre per day	900,000 gppd
Total Sewer Demand Existing FLUM			2,142,230 gppd
Golden Ocala Amendment			
Residential/RV	2,397 dwelling units	110 gallons per person per day	696,080 gppd
Non-Residential	530 acres	2,000 gallons per acre per day	1,060,000 gppd

Total Sewer Demand for the Proposed FLUM	1,756,080 gppd
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*Analysis based on 2.64 persons per household for Marion County – US Census Website

The table identifies that a maximum of 2,142,230 gallons per person per day were approved under the Existing FLUM designations and the proposed amendment results in a decrease of 386,150 GPPD in wastewater demand.

4. SOLID WASTE – The proposed amendment will not increase the demand for solid waste service. Marion County uses a level of service standard based on residential units and this amendment reduces residential units by 1,881 units. In addition, based on conversations with Marion County staff, there is no capacity problem for solid waste in the County.
5. PARKS AND RECREATION – The proposed amendment will not degrade the recreational level of service in the County. The County’s level of service standard is based on residential use which is 2 acres per 1,000 persons. The proposed amendment reduces residential units by 1,881 units so there will be no additional impact to parks and recreation facilities.

V. AMENDMENT TO URBAN GROWTH BOUNDARY AND FARMLAND PRESERVATION BOUNDARY

The Developer is proposing an amendment to both the County’s Urban Growth Boundary (UGB) and Farmland Preservation Area (FPA). The amendment is needed to add the northernmost 118 acres proposed for Low Residential in Area 1. The revised UGB and FPA boundaries are identified in **Exhibit A**. This would place all of Golden Ocala except for the 158 acres planned for Rural in the UGB.

FLUE Policy 3.1.3 establishes the criteria for amending the Urban Growth Boundary. An amendment must meet the following six criteria:

1. **Market Demand** - The amendment is supported by a needs analysis (see **Exhibit D**). For residential, the proposed amendment results in a reduction of 1,881 dwelling units. Golden Ocala plan will take units already approved on the County’s FLUM and apply those to the newly added lands and will retire the residential density already approved on the County’s FLUM for these acres. These additional lands will provide for either Equestrian Estate Lots or low density residential. The needs analysis addresses the projected need for equestrian related non-residential development including applying the significant amount of non-residential development already approved by Marion County on the FLUM. The amendment also analyzes how the current Golden Ocala commercial entitlements were far below what would be expected for the amount of commercial acreage approved.
2. **Contiguity to Existing Urban Development Patterns** - The Urban Growth Boundary expansion is to serve the expansion of an existing approved project that includes the approved and under construction WEC, approved residential and commercial

development and public facilities already constructed to serve the development. The 118 acres are directly adjacent to the existing Urban Growth Boundary allowing for an addition of just the requested properties. Additionally, the 118 acres are directly adjacent to lands already designated for both Low and Medium Residential development.

3. **Availability of Urban Infrastructure** – Potable Water and Central Sewer is available to serve the development. The Developer does propose the option to develop Equestrian Estate Lots at 1 unit per 3 acres on well and septic tank. If, instead, low residential is proposed, those units would be on central water and sewer. The proposed density would be determined at the site planning stage of development.
4. **Compatibility** – The Golden Ocala master plan is consistent with the existing land use patterns in this area and actually reinforces this pattern through its approval. The Golden Ocala master plan directs the intense urban uses into three mixed use nodes with the northern boundary at US 27, the southern boundary at SR 40 and the middle node adjacent the WEC. Outside of this core of development, uses are reduced in density and intensity with the lowest density and intensity on the edge of the development which is also adjacent the Farmland Preservation Boundary. The Golden Ocala lands within the Urban Growth boundary are served by central services with the exception provided for Equestrian Estate Lots. The edge of Golden Ocala also includes equestrian or lower residential lots in support of the equestrian brand for the Project.
5. **Urban Sprawl** – The proposed amendment is supported by an urban sprawl analysis attached as **Exhibit E** demonstrating that the amendment is not considered urban sprawl.
6. **Water Supply** – The analysis demonstrates that the amendment results in a reduction in water and sewer impacts. The Developer is working with Marion County to ensure adequate capacity is available to support the proposed development.

The relocation is also consistent with FLUE Policy 3.1.1 because the majority of Golden Ocala is in the Urban Growth Boundary, is a unified project and is aggregated pursuant to Chapter 380, F.S., therefore all of Golden Ocala should be included within the Urban Growth Boundary.

The Marion County plan contains specific criteria for an amendment to the Farmland Preservation Area in FLUE Policy 3.3.3. This policy states the following:

Policy: 3.3.3 Standards for Amending the Farmland Preservation Area

Any Comprehensive Plan amendment that would increase development intensity or density within the FPA, or that would remove one or more parcels from the FPA, shall be required to be accompanied by a concurrent Comprehensive Plan amendment to extend the Urban Growth Boundary, or create a new Urban Growth Boundary, to include the parcel(s) under consideration. Comprehensive Plan amendments to expand existing Rural Activity Centers are exempted from this requirement if the Rural Activity Center and the proposed amendment comply with the size, density, and other requirements set forth in Policy 2.1.19.

Thus, the criteria for an FPA amendment is meeting both the general comprehensive plan amendment requirements and the specific requirements for an Urban Growth Boundary amendment. As stated in this section, we meet all of these requirements.

VI. CONSISTENCY OF PROPOSED FLUM AMENDMENT WITH CHAPTER 163, FLORIDA STATUTES AND THE MARION COUNTY COMPREHENSIVE PLAN.

FLUM amendments, including urban growth boundary amendments, must be consistent with the Goals, Objectives and Policies of the Marion County Comprehensive Plan and Chapter 163, Florida Statutes.

A. Needs Analysis

The Marion County Comprehensive Plan requires that needs analysis be provided to support any future land use map amendment and urban growth boundary expansion. The needs analysis to support these amendments is attached as **Exhibit D**.

B. Urban Sprawl Analysis

The proposed land use amendments are supported by an urban sprawl analysis included as **Exhibit E**.

C. CONSISTENCY WITH COMPREHENSIVE PLAN OBJECTIVES AND POLICIES

Large Scale Plan Amendments must be evaluated based on the proposal's ability to meet and further the goals, objectives and policies specified in the Marion County Comprehensive Plan. **Exhibit F** is an analysis of the Project as compared to the County's Comprehensive Plan and demonstrates that the Project is consistent with the County's Plan.

EXHIBITS

EXHIBIT A	Proposed Map and Text Amendments
EXHIBIT B	Environmental and Archaeological Analysis
EXHIBIT C	Transportation Analysis
EXHIBIT D	Needs Analysis
EXHIBIT E	Urban Sprawl Analysis
EXHIBIT F	Consistency Analysis