

June 20, 2024

PROJECT NAME: THE GOLDEN DIVINE EQUESTRIAN

PROJECT NUMBER: 2024050098

APPLICATION: DRC WAIVER REQUEST #31621

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 20
FLU: RL
ZONING: A-1
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside closest water/sewer mains. Shall connect within 365 days' notice of availability.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 20 -acre parcel (02970-004-00) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 114,136 sf for a covered arena and other structures. The total existing and proposed impervious area is 114,136 sf. The site will be approximately 105,136 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Area on the property. Staff recommends approval with conditions.



**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

AR #31621

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5-28-24 Parcel Number(s): 02970-004-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: The Golden Divine Equestrian Commercial Residential
Subdivision Name (if applicable): Sabal Ridge Farms
Unit _____ Block _____ Lot 4 Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Michelle Plessinger & Ashton Barnhart
Signature: *Michelle Plessinger*
Mailing Address: 12058 Crestview Dr. City: Greencastle
State: PA Zip Code: 17225-9663 Phone #: 717-977-1665
Email address: FPlessinger1@comcast.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Michael Pape & Associates, PA Contact Name: John Olters
Mailing Address: 2351SE 17th Street City: Ocala
State: FL Zip Code: 34471 Phone #: 352-351-3500
Email address: jolters@mpa-la.com

D. WAIVER INFORMATION:

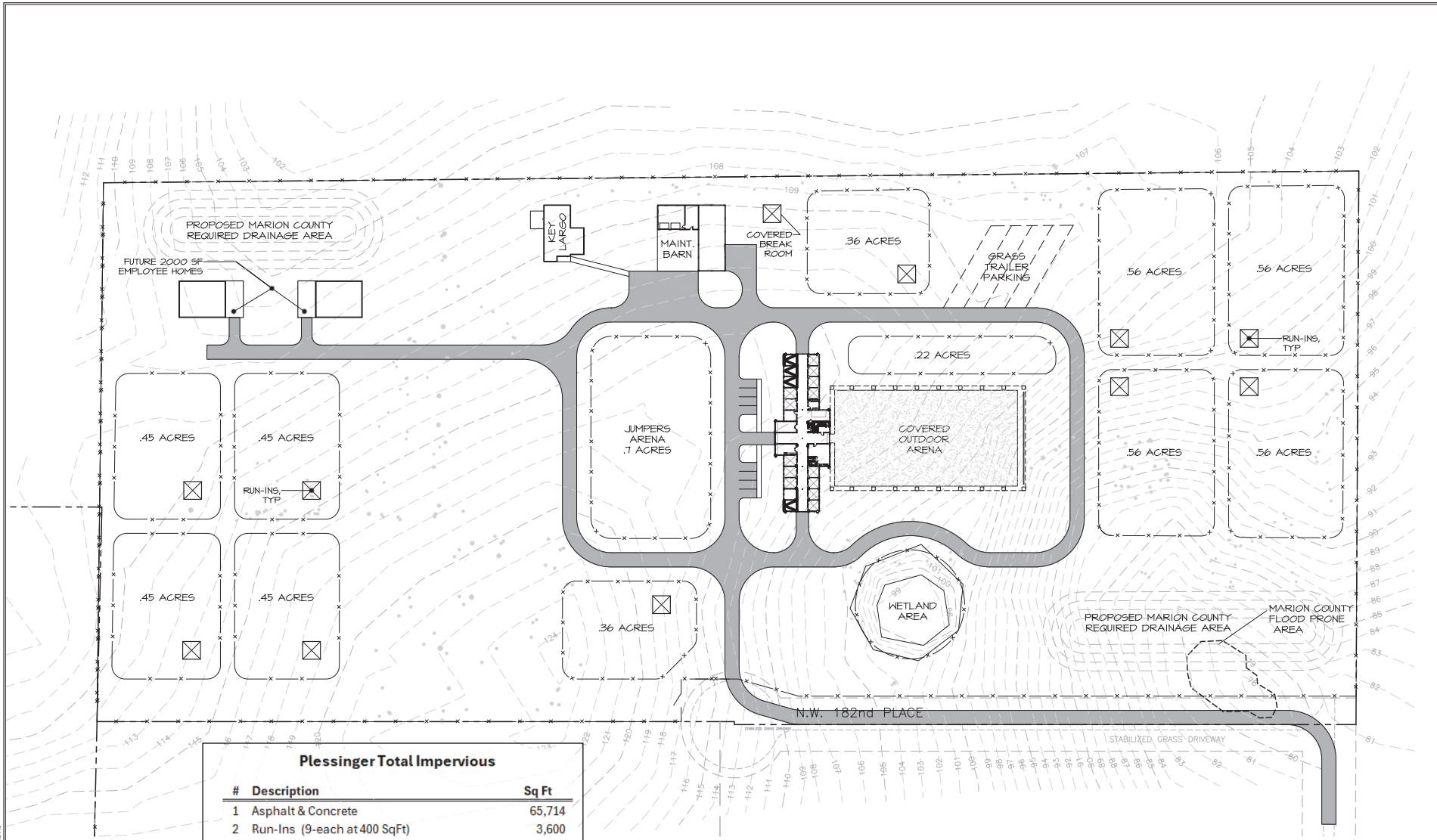
Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): This site is 20 acres. A new Horse Farm is proposed.
Total project will include a modular, Maintenance Building, Horse Barn & Covered Arena, Open Air Horse Run-Ins, Horse Paddocks, Open Jumpers Area, Future Employee Homes and an Employee Break Area.
We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

DEVELOPMENT REVIEW USE:

Received By: Email 5/29/24 Date Processed: 5/31/24 CF Project #: 2024050098 AR #: 31621

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

PLESSINGER RESIDENCE/EMPL/PLAN/05-14-24 MASTER PLANNING



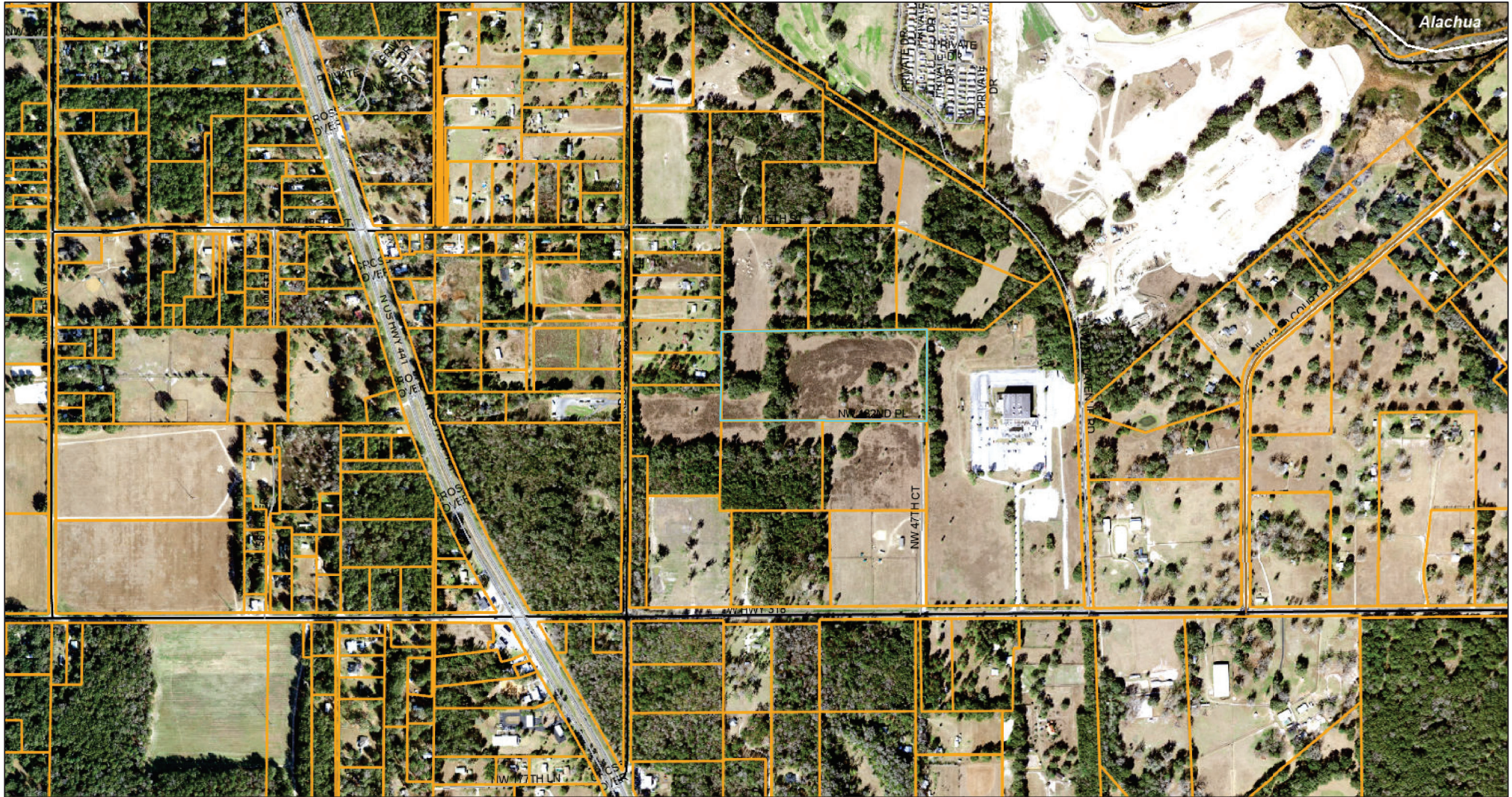
Plessinger Total Impervious		
#	Description	Sq Ft
1	Asphalt & Concrete	65,714
2	Run-Ins (9-each at 400 SqFt)	3,600
3	Employee Break Area	400
4	Employee Casita's (2-ea @ 2,000 Sq Ft)	4,000
5	Key Largo Modular	2,663
6	Maintenance Barn	3,534
7	Horse Barn	8,265
8	Covered Arena	25,960
Total Square Footage		114,136
At 20 Acre's this equates to		13.1%

Plessinger Master Site Plan



<p>MPA Michael Pape & Associates, PA</p> <p>LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE</p> <p>2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com</p>	<p>PLESSINGER EQUINE FACILITY MARION COUNTY, FLORIDA</p> <p>MASTER CONCEPT PLAN</p>
<p>DATE: 05-22-24</p> <p>DRAWN BY: JLO</p> <p>CHECKED BY: JLO</p> <p>SHEET: 1 OF 1</p>	<p>MP</p>

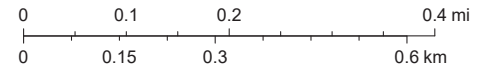
Marion County Florida - Interactive Map



6/13/2024, 3:35:21 PM

1:9,028

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|------------------|-------------------------|---------------|--------------|
| Florida Counties | County Road Maintenance | Streets | Blue: Band_3 |
| Marion County | OCE Maintained Paved | Aerial 2023 | |
| Parcels | OCE Maintained Unpaved | Red: Band_1 | |
| | Not Maintained | Green: Band_2 | |



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