

April 29, 2025

PROJECT NAME: BARN

PROJECT NUMBER: 2003110070

APPLICATION: DRC WAIVER REQUEST #32759

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 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
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 48137-002-00 is located within the Marion County Utility service area. The submitted site plan for the proposed barn does not indicate any additional water or wastewater flows. Marion County Utilities (MCU) water infrastructure is approximately 960 feet from the parcel, and the nearest MCU sewer force main is approximately 930 feet away. Based on the current scope of development and absence of additional flows, utility connections are not required at this time. This parcel lies within the Secondary Springs Protection Zone and is located outside the Urban Growth Boundary.
- 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 total impervious overage on the property. 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 3.76 -acre parcel (48137-002-00) and according to the MCPA, there is approximately 14,079 sf existing impervious area on-site. The applicant is proposing to add 4,000 sf for a barn. The total existing and proposed impervious area is 18,079 sf. The site will be approximately 9,000 sf over the allowed 9,000 sf per the Marion County LDC. There is a FEMA Special Flood Hazard Area and a Flood Prone Areas on the property. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

AR 32759

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/16/25 Parcel Number(s): 48137-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Barn Commercial or Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ 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): Richard DeMarco
Signature: Richard DeMarco
Mailing Address: 11645 SE Sunset Harbor rd City: Weirsdale
State: Florida Zip Code: 32495 Phone #: 352-267-6072
Email address: mrbodyshop@aol.com

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

Firm Name (if applicable): Same as above Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 221.1.A Major Site Plan
2.21.1.C/D/E Stormwater Compliance
Reason/Justification for Request (be specific):
adding 50' x 80' Barn

DEVELOPMENT REVIEW USE:

Received By: Walk In 4/16/25 Date Processed: 4/21/25 KH Project # 2003110070 AR # 32759

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): _____

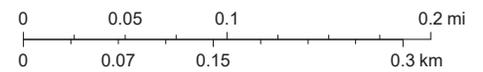
Marion County Florida - Interactive Map



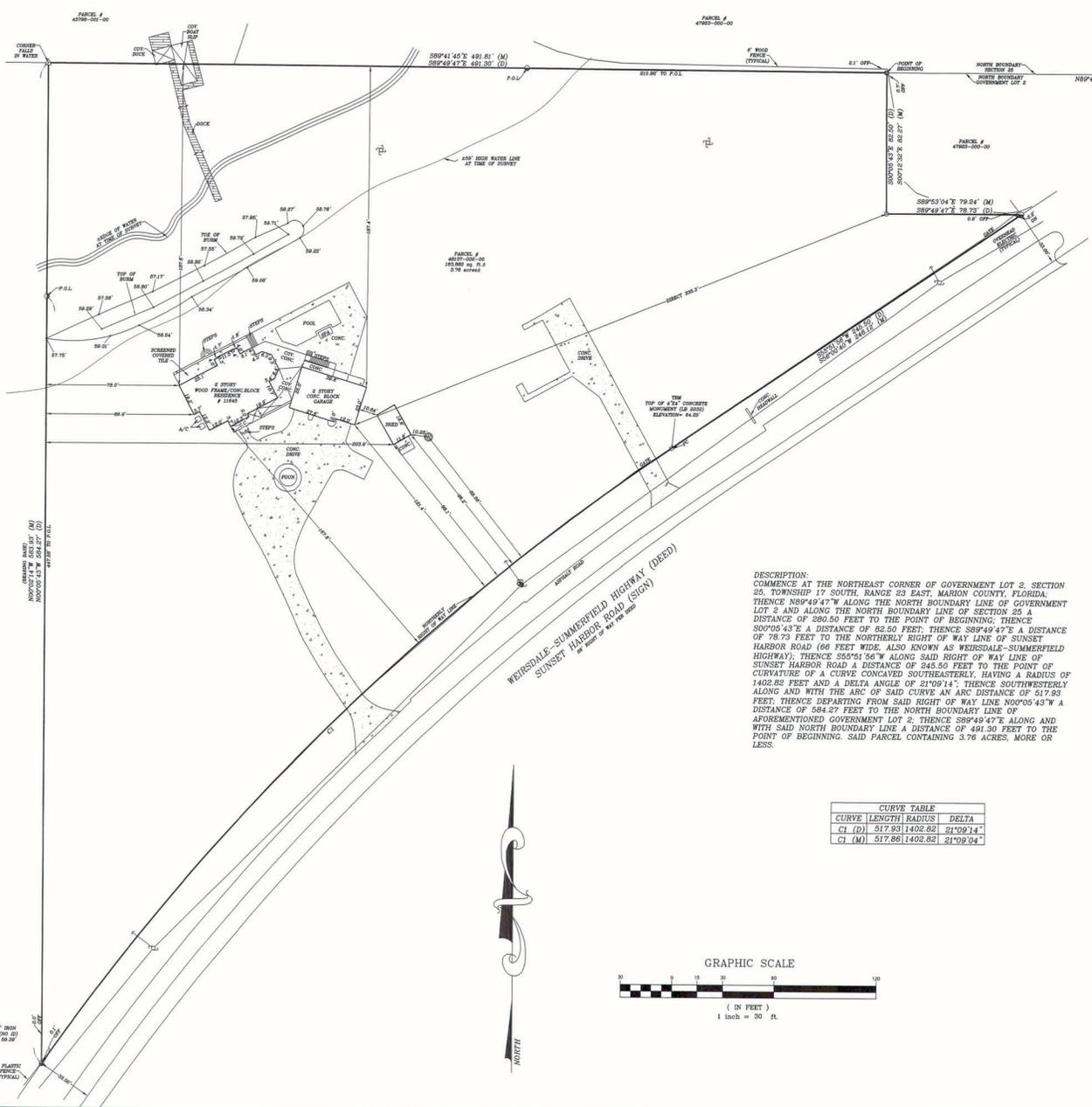
4/21/2025, 4:29:46 PM

1:4,514

- Address Points
- Marion County
- Parcels
- Streets
- Aerial 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3

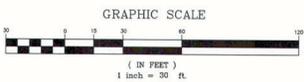


Marion County Property Appraiser, OCE, Marion County BOCC



DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA;
 THENCE N89°49'47\"/>

CURVE	LENGTH	RADIUS	DELTA
CI (D)	517.93	1402.82	21°09'14"
CI (M)	517.86	1402.82	21°09'04"



- NOTES:
- 1) MEASURED BEARINGS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK RTK GPS COORDINATES.
 - 2) SURVEY BASED ON EXISTING MONUMENTATION OF SECTION 25.
 - 3) DESCRIPTION FURNISHED BY CLIENT.
 - 4) BOUNDARY SURVEY FOR RICHARD AND REGINA DEMARCO.
 - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
 - 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
 - 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X&AR" AREAS DETERMINED TO BE OUTSIDE AND INSIDE THE 100-YEAR FLOOD PLAIN AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12083C-0905 D, DATED AUGUST 28, 2008.
 - 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.
 - 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.
 - 12) ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK PROVIDED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT STATION 02-14-002-0 WITH AN ELEVATION OF 71.22' (NAVD 88 DATUM).

- LEGEND:
- N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
 - ° =DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 - ' =MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 - " =SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - =FEET WHEN USED IN A DISTANCE
 - P.C. =POINT OF CURVATURE
 - P.T. =POINT OF TANGENCY
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 - P.C.C.=POINT OF COMPOUND CURVATURE
 - C.C.=COVERED CONCRETE
 - CONC.=CONCRETE
 - COV.=COVERED
 - FOUN.=FOUNTAIN
 - L.S.=LICENSED SURVEYOR
 - L.B.=LICENSED BUSINESS
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 - PROP.=PROPOSED
 - P.C.F.=PERMANENT CONTROL POINT
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 - E.S.=ELECTRIC SERVICE
 - ⊕ =UTILITY POLE
 - ☎ =PHONE RISER
 - ⊙ =LIGHT POLE
 - =LINE NOT DRAWN TO SCALE
 - ⊕ =FOUND 5/8" IRON ROD & CAP (LS 2232)
 - ⊕ =FOUND 5/4" IRON ROD & CAP (ILLEGIBLE)
 - ⊕ =FOUND 3" ROUND CONCRETE MONUMENT (RLS 402)
 - ⊕ =FOUND 4"x4" CONCRETE MONUMENT (LS 2232)
 - ⊕ =GUY ANCHOR
 - ⊕ =ELECTRIC BOX
 - ⊕ =4" WELL
 - ⊕ =CALCULATED POINT

CERTIFY TO: RICHARD AND REGINA DEMARCO

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAN AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 31-1600-025 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

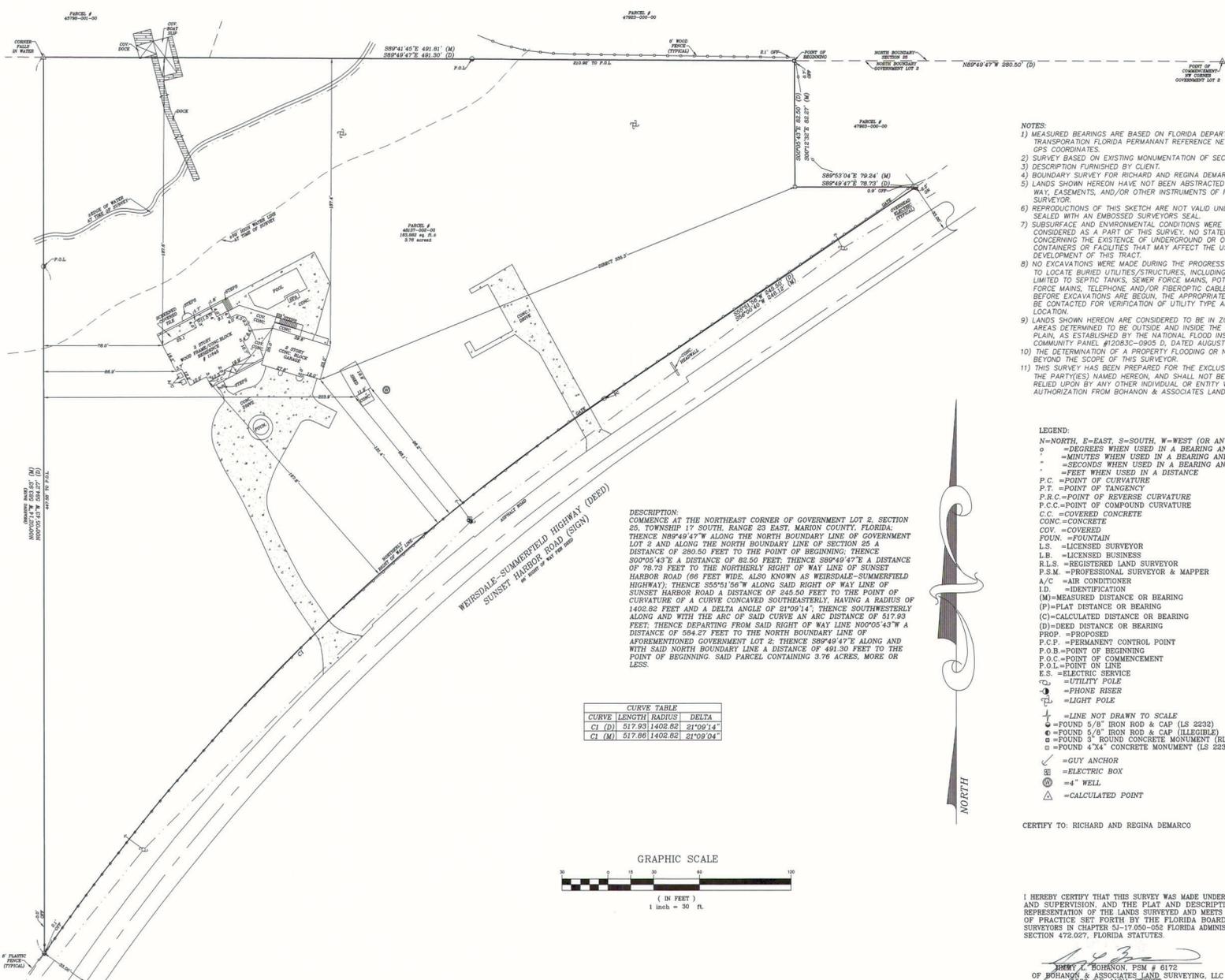
JIMMY L. BOHANON, PSM # 6172
 OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
 BELLEVUE, FL 34424

3/26/25
 DATE

NO.	DATE	BY	REVISION
1	3/25/25	JLB	UPDATED SURVEY
2			
3			

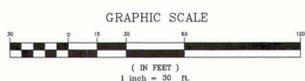
BOUNDARY SURVEY FOR: RICHARD AND REGINA DEMARCO
BOHANON & ASSOCIATES LAND SURVEYING, LLC
 "COMPLETE SURVEYING & MAPPING SERVICE"
 P.O. BOX 3277
 BELLEVUE, FLORIDA 34424
 OFFICE: (352) 296-2212
 LB#8181

JOB NO. 24-170	SURVEY DATE: 4-2-24	VOLUME: N/A	SHEET: 1 OF 1
DRAWN: SDS			
REVIEWED: JLB			



DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. THENCE N8°49'47" W ALONG THE NORTH BOUNDARY LINE OF GOVERNMENT LOT 2 AND ALONG THE NORTH BOUNDARY LINE OF SECTION 25 A DISTANCE OF 280.50 FEET TO THE POINT OF BEGINNING; THENCE S0°05'43" E A DISTANCE OF 82.50 FEET; THENCE S8°49'47" E A DISTANCE OF 78.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SUNSET HARBOR ROAD (66 FEET WIDE, ALSO KNOWN AS WEIRSDALE-SUMMERFIELD HIGHWAY); THENCE S55°01'56" W ALONG SAID RIGHT OF WAY LINE OF SUNSET HARBOR ROAD A DISTANCE OF 245.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 1402.82 FEET AND A DELTA ANGLE OF 21°09'14"; THENCE SOUTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 517.83 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE N0°05'43" W A DISTANCE OF 584.27 FEET TO THE NORTH BOUNDARY LINE OF AFOREMENTIONED GOVERNMENT LOT 2; THENCE S8°49'47" E ALONG AND WITH SAID NORTH BOUNDARY LINE A DISTANCE OF 491.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.76 ACRES, MORE OR LESS.

CURVE TABLE		
CURVE	LENGTH	RADIUS
CI (D)	517.83	1402.82
CI (M)	517.86	1402.82



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JERRY A. BOHANNON, PSM # 6172
 OF BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 350 S. 11th STREET
 BELLEVUE, FL 34420

4-5-24
 DATE

NO.	DATE	BY	REVISION:
1			
2			
3			

BOUNDARY SURVEY FOR: RICHARD AND REGINA DEMARCO
BOHANNON & ASSOCIATES LAND SURVEYING, LLC
 "COMPLETE SURVEYING & MAPPING SERVICE"
 BELLEVUE, FLORIDA 34421
 OFFICE: 3529-296-2912
 LB # 1818



SURVEY DATE: 4-2-24	VOLUME: N/A	SHEET: 1 OF 1
JOB NO. 24-170	DRAWN: SDS	REVIEWED: JLB

