

January 9, 2025

PROJECT NAME: ATCHLEY DETACHED GARAGE

PROJECT NUMBER: 2025010004

APPLICATION: DRC WAIVER REQUEST #32343

- 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.
- 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 connection to closest water & sewer mains; shall connect within 365 days' notification of availability.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM:  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 1,940 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.  
Note: The applicant owns a 1-acre lot (PID 2385-013-012) in the Timberwood 3rd Addition subdivision. There is 9,033 sf existing impervious coverage on the site. The project proposes to add 1,619 sf of impervious coverage. The Timberwood 3rd Addition subdivision assumes 20% (8,712 sf) impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



**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


**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 12/31/24 Parcel Number(s): 2385-013-012 Permit Number: 2024121560

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: ATCHLEY DETACHED GARAGE Commercial  Residential   
Subdivision Name (if applicable): TIMBERWOOD, 3RD ADDITION  
Unit \_\_\_\_\_ Block M Lot 12 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): KEVIN ATCHLEY  
Signature:   
Mailing Address: 3373 SW 51ST TERRACE City: OCALA  
State: FL Zip Code: 34474 Phone # 352-789-4851  
Email address: KJATCHLEY@GMAIL.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): \_\_\_\_\_ Contact Name: KEVIN ATCHLEY  
Mailing Address: 3373 SW 51ST TERRACE City: OCALA  
State: FL Zip Code: 34474 Phone # 352-789-4851  
Email address: KJATCHLEY@GMAIL.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): Request a waiver to not submit a major site plan for a detached garage which puts the overall impervious ground coverage over the allowed 20% lot coverage. Allowed is 8,712 sf and we are proposing 1,619 sf for a total of 10,652 sf. We do not have drainage issues and this area drains to the rear corner of our lot. The HOA has signed the Drainage Acknowledgement form accepting the additional stormwater runoff.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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): \_\_\_\_\_


Applicant Name (Owner): Kevin Atchley  
Parcel ID (lot): 2385-013-012  
Site Address: 3373 SW 51st Terrace, Ocala, FL 34474  
Subdivision: Timberwood  
Marion County Building Permit Application No. (if available): \_\_\_\_\_  
Waiver Application Request No. (if available): TBD

SW-1

**ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION**

The above referenced project is within the Timberwood subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the Timberwood POA (name of maintenance entity). The subdivision Improvement Plans (AR# \_\_\_\_\_) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm based on \_\_\_\_\_ square feet impervious coverage per lot. The above referenced lot currently has 9,033 square feet impervious coverage and the proposed project will add 1,619 square feet impervious coverage.

Kevin Atchley  
Owner Name (Print)

  
Owner Signature  
11/15/24  
Date

**MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL**

By signing below, I affirm that the above referenced project has been duly reviewed and HOA agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.

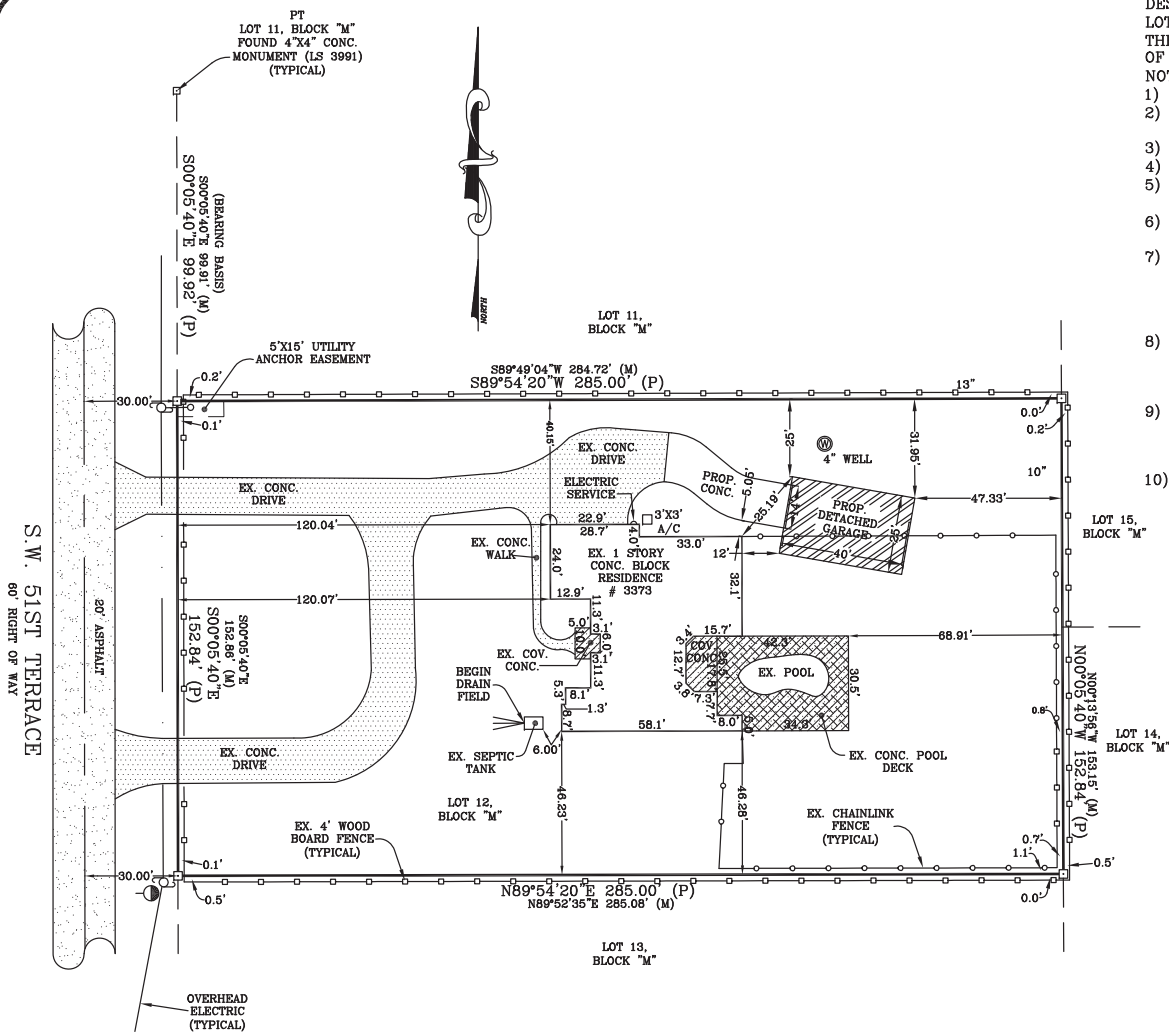
By signing below, I affirm that the above referenced project has been duly reviewed by the POA and the POA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.

Jodene E Smith, Registered Agent/Treasurer  
HOA Representative (Print)

  
HOA Representative Signature  
11/18/2024  
Date

HOA/ POA/ DEVELOPER Contact Information:

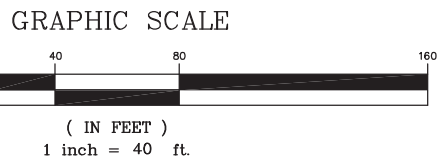
HOA/ POA/ DEVELOPER Name: Timberwood Property Owners Assn, Inc.  
Address: PO Box 771228, Ocala, FL 34477-1228 (no phys mailing address)  
Phone: 352-502-1866 (Board member cell ph)  
Email: tpoaOcala@hotmail.com



DESCRIPTION:  
 LOT 12, BLOCK "M", TIMBERWOOD 3RD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Y", PAGE(S) 64-69, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- NOTES:
- 1) BEARINGS BASED ON PLAT OF TIMBERWOOD 3RD ADDITION.
  - 2) SURVEY BASED ON EXISTING MONUMENTATION OF TIMBERWOOD 3RD ADDITION.
  - 3) DESCRIPTION FURNISHED BY CLIENT.
  - 4) BOUNDARY SURVEY FOR KEVIN & JILL ATCHLEY.
  - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
  - 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. 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" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12083C-0514 D, DATED AUGUST 28, 2008.
  - 10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.

- 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 BEARING AND/OR ANGLE
  - P.C. =POINT OF CURVATURE
  - P.T. =POINT OF TANGENCY
  - P.R.C.=POINT OF REVERSE CURVATURE
  - P.C.C.=POINT OF COMPOUND CURVATURE
  - L.S. =LICENSED SURVEYOR
  - COV. = COVERED
  - CONC. = CONCRETE
  - A/C =AIR CONDITIONER
  - I.D. =IDENTIFICATION
  - (M) =MEASURED DISTANCE OR BEARING
  - (P) =PLAT DISTANCE OR BEARING
  - = LINE NOT DRAWN TO SCALE
  - ⊙ =PHONE RISER
  - ⊗ =WATER METER
  - ⊕ =POWER POLE
  - ⊙ =CA/TV RISER
  - ⊕ =LIGHT POLE



NO.	DATE	REVISION:
1		
2		
3		

SITE PLAN FOR: KEVIN & JILL ATCHLEY

PROPOSED 25'x40' DETACHED GARAGE