



SUBMITTAL SUMMARY REPORT

Waiver STA-000006-2025

PLAN NAME:	Hiltbrand Stormwater Control Plan	LOCATION:	
APPLICATION DATE:	11/12/2025	PARCEL:	3555-003-001
DESCRIPTION:	Request waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for improvements exceeding allowable impervious area.		
	Approximately 1,183 sf of impervious area is over the 9,000 sf limit.		

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

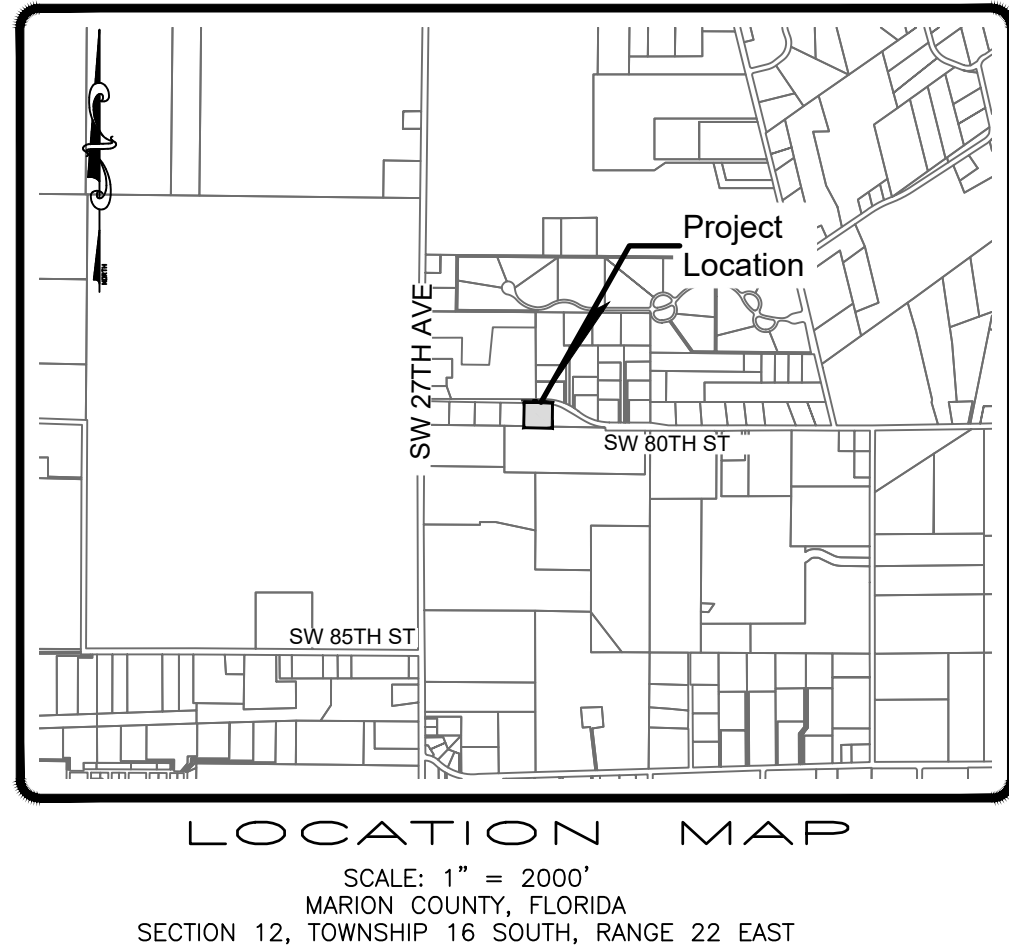
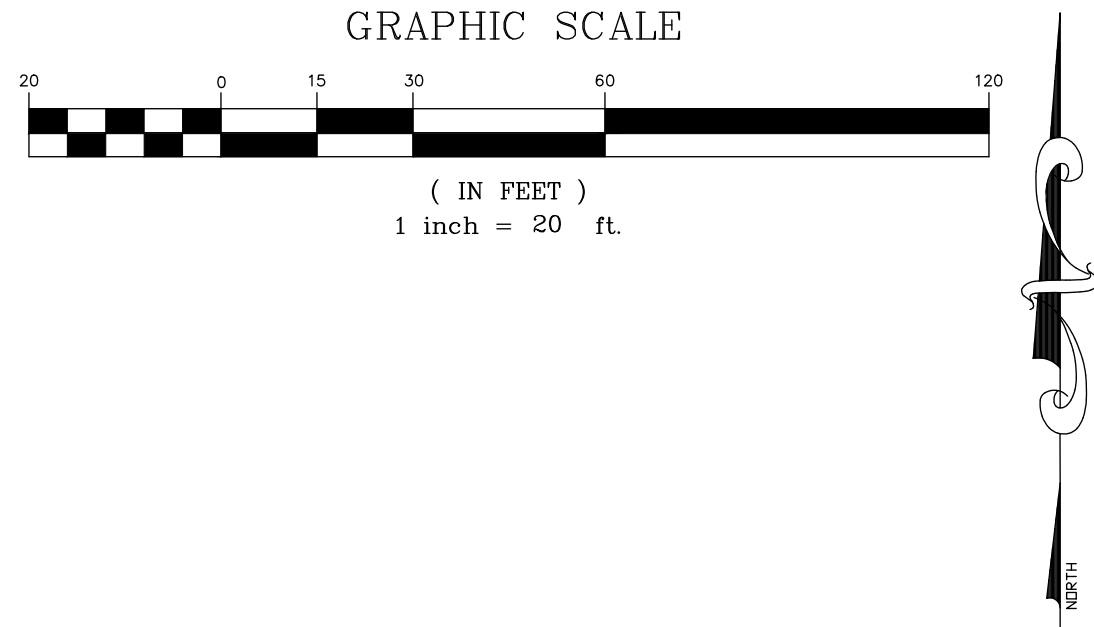
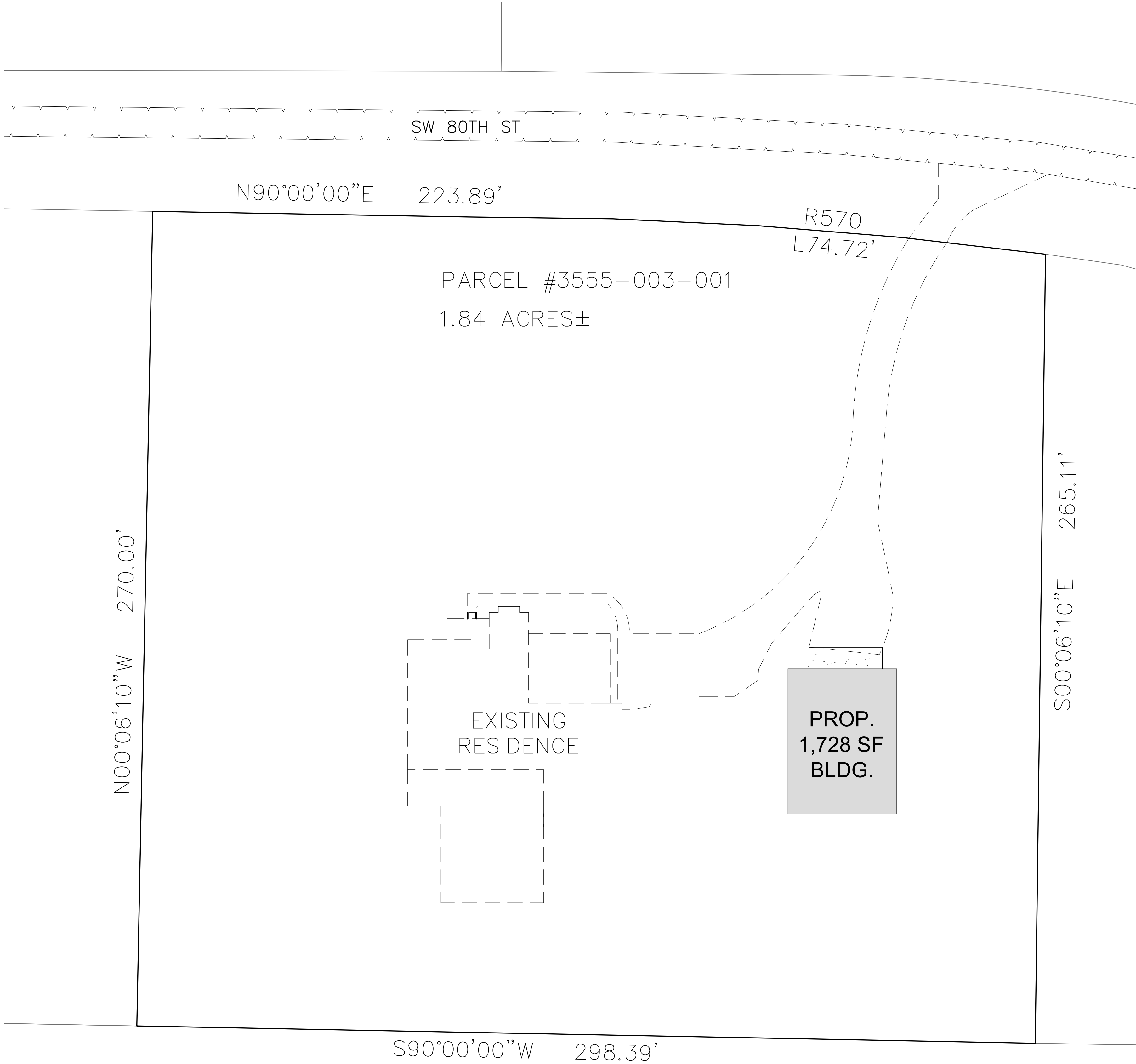
CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 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.	Alexander Turnipseed	11/26/2025	The applicant owns a 1.84 -acre parcel (3555-003-001) and according to the MCPA, there is approximately 8,318 sf existing impervious area on-site. The applicant is proposing to add 1,865 sf for a building. The total existing and proposed impervious area is 10,183 sf. The site will be approximately 1,183 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.	11/25/2025	12/08/2025	12/18/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/08/2025	11/25/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/08/2025	12/09/2025	Informational
<i>Comments</i> Staff recommends conditional approval. Defer to Stormwater.				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/08/2025	12/02/2025	Informational
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/08/2025	11/25/2025	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/11/2025	Approved
<i>Comments</i> Parcel 3555-003-001 is within the Marion County Utilities service area but is currently outside of connection distance to public water and wastewater. The nearest connectable MCU infrastructure is more than four miles away.				
MCU has no concerns or comments regarding this waiver request.				
The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.				



Existing Conditions

HOME:	4,187 SF
ASPHALT:	2,208 SF
DECK:	696 SF
CONCRETE:	974 SF
PAVING BRICK:	253 SF
SUBTOTAL:	8,318 SF (A)

Proposed Improvements:

BUILDING:	1,728 SF
CONC. APRON:	137 SF
SUBTOTAL:	1,865 SF (B)

TOTAL IMPERVIOUS: A + B = 10,183 SF

ALLOWABLE: 9,000 SF
OVERAGE: 10,183 - 9,000 = 1,183 SF

STORMWATER CONTROLS FOR 1,183 SF OF
ADDITIONAL IMPERVIOUS AREA TO BE PROVIDED

Site Information:

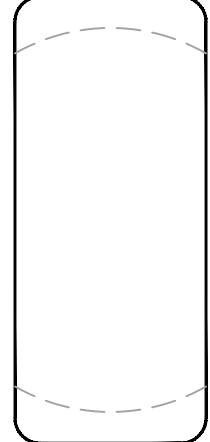
PROJECT NAME:	HILTBRAND STORMWATER CONTROLS
PARCEL NUMBER:	3555-003-001
PROJECT LOCATION:	2400 SW 80TH ST OCALA, FL
OWNER:	GREGORY HILTBRAND DEENA HILTBRAND
SITE AREA:	80,150.4 sf (1.84 ac)

Revised:	
By:	
Date:	

Designed:	MWR	Scale:	1" = 20'
Drawn:	LL	Project:	2025-33
Checked:	MWR	Date:	11-11-2025
File:	2025-33 Hiltbrand Stormwater Controls - Concept Plan.dwg		

MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
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Project Name: Hiltbrand Stormwater Controls
Sheet Name: Concept Plan



Sheet No.
C001
of
C001



Project Name: 2025-33 Hiltbrand Stormwater Controls

Sheet Name:

Aerial Map

Drawn:

LL

Scale:

1"=50'

Date:

11-12-25



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