



## SUBMITTAL SUMMARY REPORT MajorSite-000555-2026

<b>PLAN NAME:</b> Pardee Maricamp Storage	<b>LOCATION:</b> 0
<b>APPLICATION DATE:</b> 03/27/2026	<b>PARCEL:</b> 31385-000-00
<b>DESCRIPTION:</b> Construction of a self-storage facility with associated driveways, stormwater improvements, and utilities under a PUD Rezoning. Site is on the south side of SE Maricamp Road between the Cross Florida Greenway and Rotary Sportsplex.	

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	THOMAS TREXLER	Kimley-Horn
Engineer of Record	THOMAS TREXLER	Kimley-Horn

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	03/30/2026	04/14/2026	04/28/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	04/14/2026	04/13/2026	Requires Re-submit

*Corrections* Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Correct road names on future submittals. - Sheet C01 under Site Data - Project Location has SE Maricamp Rd listed incorrectly as SW Maricamp Rd. Sheets C03, C04, C06, C08, C11, C13, and C14 has SE Maricamp Rd incorrectly listed as State Road 484. C17 has SE Maricamp Rd incorrectly listed as SR 464.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/14/2026	04/01/2026	Approved
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Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/14/2026	03/30/2026	Requires Re-submit
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*Comments* 1) Per NFPA 1, Section 13.3.2.26.5, mini-storage occupancies exceeding 2,500 square feet and that individual storage units are not separated by a minimum 1-hour fire-resistance-rated barrier are required to be protected by an automatic fire sprinkler system. The submitted plans do not indicate the required fire-resistance-rated separation. Please revise the plans to clearly demonstrate compliance with this requirement or provide sprinkler protection as applicable.  
 2) Buildings protected by an automatic fire sprinkler system in accordance with NFPA 13 are required to have fire department connections (FDCs) located outside of the collapse zone, defined as 1.5 times the height of the building. The submitted plans do not indicate the location of any fire department connections. Please revise the plans to include the FDC location and demonstrate compliance with the required collapse zone criteria.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	04/14/2026	04/06/2026	Requires Re-submit
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*Corrections* 3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Not Resolved**) - **Corrective Action:** Show max FAR and proposed FAR. PUD zoning condition 7.c. establishes a maximum 0.25 FAR. - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.

*Corrections* 6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** See comment regarding need for updated EALS. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

*Corrections* 2.12/4.2 - Lot setback (**Not Resolved**) - **Corrective Action:** Setbacks are missing. Please provide correct information in the site data table and labels on the horizontal geometry plan sheets. See PUD condition 1 for required setbacks. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

*Corrections* 2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - **Corrective Action:** Environmental Assessment of Listed Species (EALS) provided is from 2023 and is now considered expired per LDC. Provide an EALS or submit an Exemption Request per LDC Div. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

*Corrections* 2.12/4.2 - Building height (**Not Resolved**) - **Corrective Action:** Condition 7.a. of the PUD limits storage building heights to 30' tall. Sheet C01 lists a 50' height max. Revise to match approved PUD zoning standards. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	04/14/2026	04/06/2026	Requires Re-submit
<i>Corrections</i>	2.12 - Rezoning ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Rezoning approval information is missing. Please show approved rezoning information per requirement on the cover sheet. See below: Rezoning Case Number: 231207ZP Resolution Number: 23-R-684 Approved: 12/19/23 - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Show label/location/dimensions of buffers on the horizontal geometry sheets. Location, dimensions, and labels shown on the geometry sheets need to match those provided on the landscape plan set. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.12 - Zoning Classification-subject property ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Zoning classification of subject parcel is incorrect. Present zoning is listed as A-1/B-2; however, the subject property has an approved PUD zoning classification. Please correct. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Zoning classification of adjacent parcel is missing. Please correct. - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Existing and/or proposed site improvements are missing/incorrect/not compliant to approved XXX. Please show on the plan. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> C01 indicates 14 total parking spaces. On C06, only 3 parking spaces are visible adjacent to the office. Indicate where the other parking spaces are found (sheet name and general location) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> On C01, provide a statement indicating outside storage area is not allowed. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Indicate if sign(s) is proposed on site. If so, show proposed sign's design, location, max height, and minimum setback of 5' from property lines. Sign cannot be located within required buffer plantings. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Land use designation of adjacent parcels are missing. Please add. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	3.3.3 - Comply w Approved Hamlet Plan? ( <b>Not Resolved</b> ) - 3.3.3 - Comply w Approved Hamlet Plan?: For approved Hamlet Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Corrections</i>	Additional Growth Services Comments ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> [0] See files for PDF copy of PUD resolution and conditions. [1] Photometric plan is missing. Provide a photometric plan demonstrating how exterior lighting meets the PUD zoning standards. [2] Add a note to the cover page that references condition 8. Condition 8 will be reviewed the building permitting stage. - Additional Growth Services Comments			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/14/2026	04/13/2026	Requires Re-submit
<i>Comments</i>	Plans this submittal appear to be staff comments with no response, please submit response comments and revised plan if applicable			
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/14/2026	04/07/2026	Approved

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OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/14/2026	04/14/2026	Requires Re-submit
<i>Comments</i>	Please add owner's certification including the name of the signer and documentation showing their authority to sign on behalf of the company. -EMW 04.14.2026			
	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/14/2026	03/31/2026	Requires Re-submit
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			
<i>Corrections</i>	Additional Stormwater comments ( <b>Not Resolved</b> ) - (1) Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency ( <b>Not Resolved</b> ) - Info: This item will be reviewed upon resubmittal			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			
<i>Corrections</i>	6.13.4.D - Recovery Analysis ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			
<i>Corrections</i>	2.12.8 - Topographical Contours ( <b>Not Resolved</b> ) - Please provide a survey that is no older than 12 months. Please check with Survey to see if they would support a waiver.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) ( <b>Not Resolved</b> ) - Please identify the existing impervious & pervious area in SF, ac, and % in the data block. Please include the offsite drainage to your site in the data block.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications ( <b>Not Resolved</b> ) - (1) We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." (2) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.			
<i>Corrections</i>	6.13.2 A(1)/(2) - Contributing Basins/Tc ( <b>Not Resolved</b> ) - Please provide Tc calculations			
<i>Corrections</i>	Final signed and sealed hard copy signature page ( <b>Not Resolved</b> ) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas ( <b>Not Resolved</b> ) - Please provide a signed and sealed karst analysis			
<i>Corrections</i>	6.13.12 - Operation and Maintenance ( <b>Not Resolved</b> ) - Please provide the O&M document as a standalone document			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/14/2026	03/31/2026	Requires Re-submit
<i>Corrections</i>	6.13.4.C - Discharge Conditions ( <b>Not Resolved</b> ) - See comment under "6.13.2 A(1)/(2) <input type="checkbox"/> Contributing Basins/Tc"			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/14/2026	04/13/2026	Requires Re-submit
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey ( <b>Not Resolved</b> ) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/14/2026	03/30/2026	Requires Re-submit
<i>Corrections</i>	6.11.4.B - Cross access ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Provide a 24' wide paved cross access easement to the western property line. The easement must be shown on the plans. The template for the easement can be obtained by contacting the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed easement and recording fees must be returned to the Development Review Office prior to plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	04/14/2026	04/17/2026	Requires Re-submit
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information. - 6.14.9.B - Transfer of Assets to MCU:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Submit (or revise if marked up) a hydraulic analysis to support the project. Was a FM pressure test completed? - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> MCU recommends using gravity from the WW bathroom to the lift station at the office. Marion County Utilities (MCU) will require proof of a successful, EOR-signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.			
<i>Corrections</i>	Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Show methods of connection to the existing force main with sizes and materials called out. Wet tap preferred. - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Water meters to be located in ROW outside the property with backflows on the property line. Showing (2) 1" meters for PWS and irrigation. - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Show all mains and sized; a field locate may be required. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8 - 6.14.8.A - Completion & Closeout:			
<i>Corrections</i>	6.17 - Water Reclamation/Reuse Facilities ( <b>Resolved</b> ) - <b>Corrective Action:</b> Reclaimed water is not available. - 6.17 - Water Reclamation/Reuse Facilities:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Add Note to Utility Plan Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Division (352) 307-6000, ext. 4 or MCUdevelopmentreview@Marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU. F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation ( <b>Not Resolved</b> ) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Add details for connections to force main and water main. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Correct Contact Info to reflect as provided. Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000 - MCU Contact Info on Project Cover Sheet:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Will there be a kitchen, food prep or utility sinks within the property? - 6.14.2.C(2) - Industrial Pretreatment/FOG:			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	04/14/2026	04/17/2026	Requires Re-submit
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions. The Engineer of Record or authorized representative shall be present during lift station start-up, and a start-up report shall be submitted to MCU prior to project closeout. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)			
<i>Corrections</i>	Parcel numbers match project area ( <b>Resolved</b> ) - <b>Corrective Action:</b> 31385-000-00 - Parcel numbers match project area: The parcels (s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: Capital charges and flow rates will need to be calculated during the building permitting stage, prior to permit approval.  The Capacity Charge Worksheet has been uploaded to the attachment folder. Please complete and return the form to Heather.Proctor@MarionFL.org - 6.14.4 - Capacity charges - domestic water/sewer:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Add note for end of County Maintenance before FDC.  Add note - Hydrant on property to be painted yellow and remain private. Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Show irrigated SF on UTILITY PLAN PAGE - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.15.5 - Water Service & Connection ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Connect to 12" water main on the East side of Maricamp. Show method and materials of connection. Show materials for casing under road. - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.2 - Connection Requirements ( <b>Resolved</b> ) - <b>Corrective Action:</b> Connecting to Marion County Utilities water and sewer force main. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size ( <b>Resolved</b> ) - <b>Corrective Action:</b> 1" meter with backflow. - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	Additional Utilities Comments ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846. - Additional Utilities Comments			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems ( <b>Not Resolved</b> ) - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.6.D - Meter Location ( <b>Not Resolved</b> ) - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.15.4 - Water Distribution System ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Page C02 - Waster & Sewer Notes - #9 - Marion County Utilities will not own or maintain any onsite piping. MCU maintenance will end at property line. - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Ensure proposed new mains are called out; include profile view for water main service. End of County Maintenance will be at the meters and the plug valve located at property line. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" ( <b>Resolved</b> ) - <b>Corrective Action:</b> Not applicable - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> \$415 - Initial plan review. - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. (No building permit recieved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Comments</i>	Please see corrective comments and plan comments. Project will be connecting to Marion County Utilities water and sewer.			



**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**

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

2.12.8 - Current Boundary and Topographic Survey

Section Details from Code:

Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Reason/Justification for Request:

Waiver request for survey age. Field work was completed following FDOT improvements to Maricamp and the site has remained undeveloped since.

Section Number & Title of Code:

2.12.8 - Topographical Contours

Section Details from Code:

Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

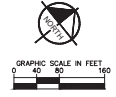
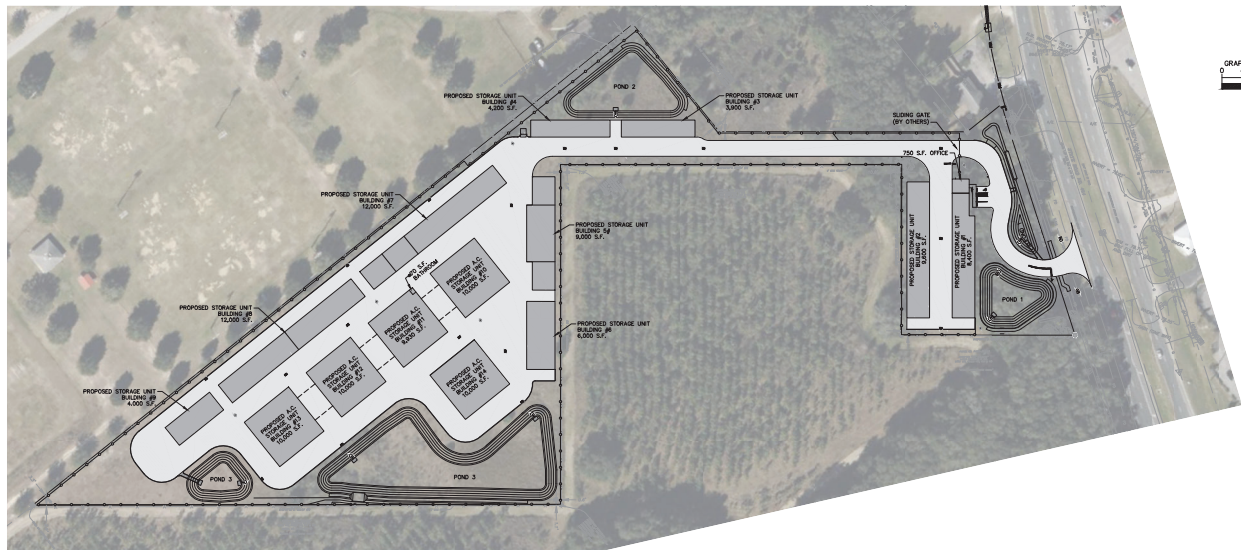
Reason/Justification for Request:

Waiver request for 100' contours adjacent to site. Lidar was previously utilized to determine offsite flows and historical drainage patterns which affected the project area.





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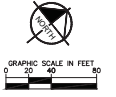
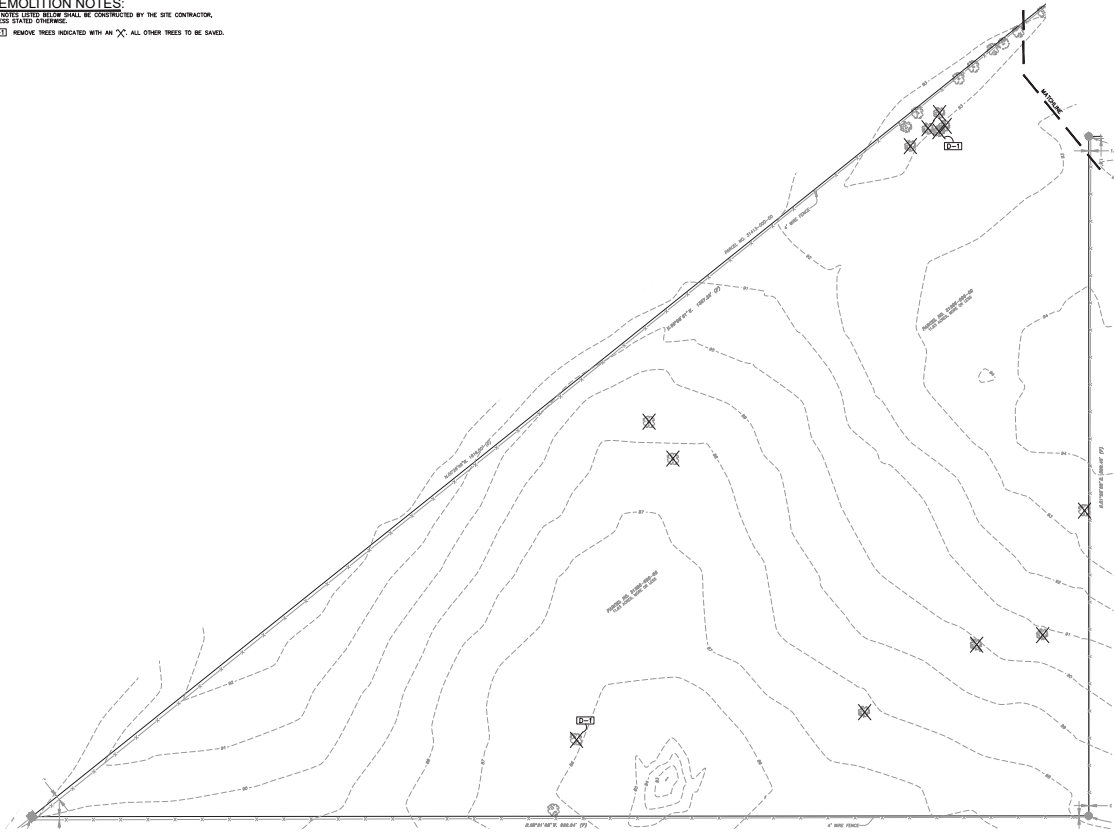
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<b>PARDEE MARICAMP STORAGE</b> PREPARED FOR <b>CHARLIE-EMILY, LLC</b> <small>MARION COUNTY FLORIDA</small>	<b>MASTER PLAN SHEET</b>	<b>Kimley-Horn</b> <small>INCORPORATED IN THE STATE OF FLORIDA</small> <small>1000 W. UNIVERSITY AVENUE, SUITE 200, GAITHERSBURG, MD 20878</small> <small>WWW.KIMLEY-HORN.COM REGISTERED NO. 20388</small>	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE									
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**DEMOLITION NOTES:**

ALL NOTES LISTED BELOW SHALL BE CONSIDERED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.  
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 GAITHERSBURG, MD 20878  
 WWW.KIMLEY-HORN.COM TEL: 301.715.2000

PROFESSIONAL  
 THOMAS W. TROTTEN, P.E.  
 CIVIL ENGINEER  
 LICENSE NUMBER: 36523

EXISTING CONDITIONS AND DEMOLITION SOUTH

PARDEE MARICAMP STORAGE PREPARED FOR CHARLIE-EMILY, LLC  
 MARCH COUNTY FLORIDA

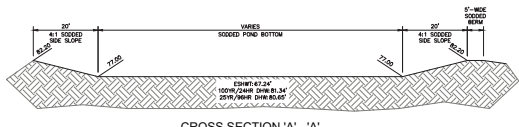
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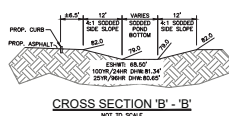
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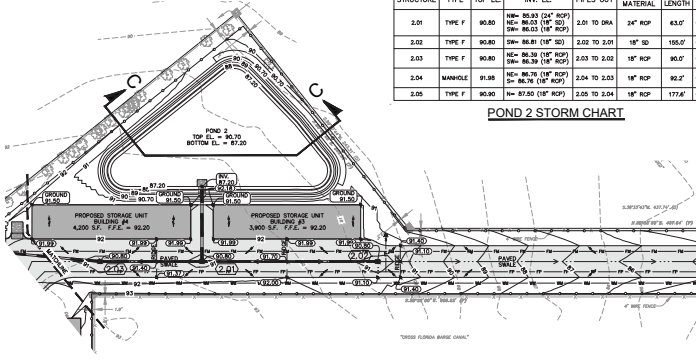
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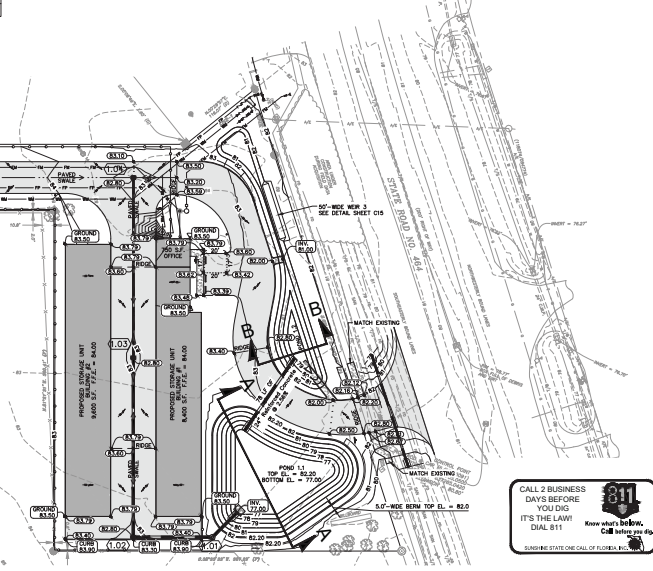
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POND 2 STORM CHART



STORM SEWER DATA						
STRUCTURE	TYPE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE/MATERIAL	PIPE LENGTH / SLOPE
1.01	MANHOLE	82.79	HW= 77.93 (24\"/>			

POND 1 STORM CHART



NO.	DATE	REVISIONS

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INCORPORATED  
1000 N. W. 10TH AVENUE, SUITE 200  
FORT LAUDERDALE, FLORIDA 33304  
WWW.KIMLEY-HORN.COM    REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL  
THOMAS W. TROTTEN, P.E.  
THOMAS.TROTTEN@KIMLEY-HORN.COM  
FLORIDA LICENSE NUMBER  
365239

PAVING, GRADING,  
AND DRAINAGE  
NORTH

PARDEE MARICAMP  
STORAGE  
PREPARED FOR  
CHARLIE-EMILY, LLC  
MARION COUNTY  
FLORIDA

SHEET NUMBER  
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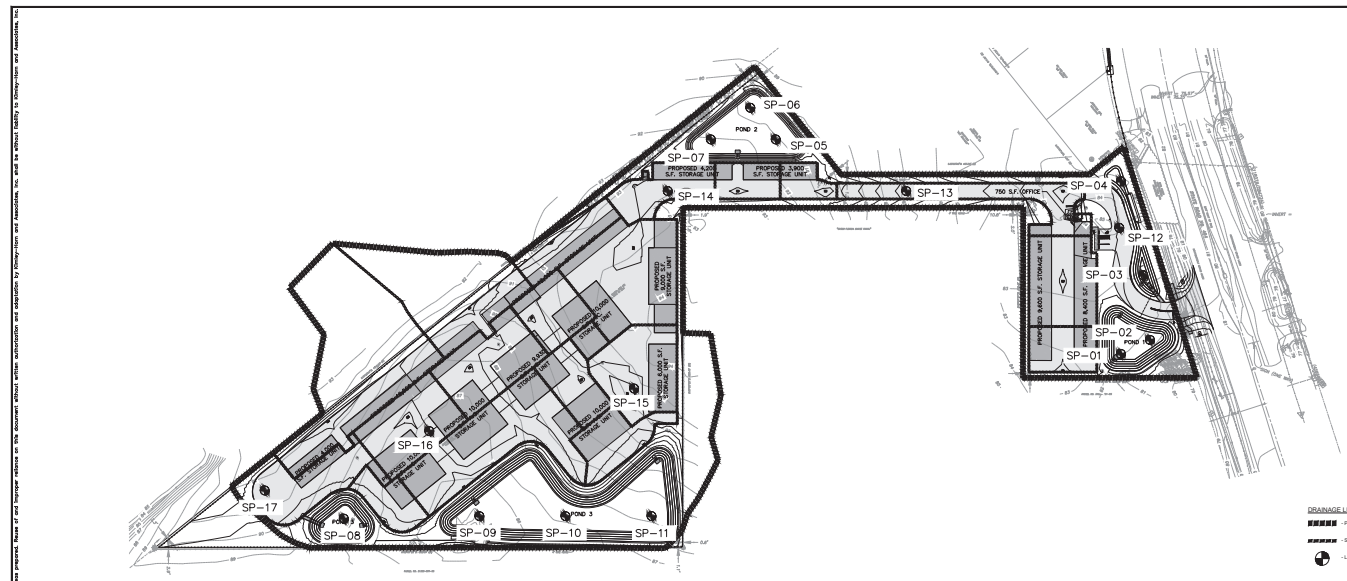
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- DRAINAGE LEGEND**
-  PRIMARY BASIN BOUNDARY
  -  SECONDARY BASIN BOUNDARY
  -  LOCATION OF SOIL BORING

LICENSED PROFESSIONAL THOMAS W. TUCKER, P.E. CIVIL ENGINEER FLORIDA LICENSE NUMBER 36523	DATE 1/22/2020	DRAWN BY ASHLEY	CHECKED BY ASHLEY
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**DRAINAGE ANALYSIS**

**PARDEE MARICAMP STORAGE**  
 PREPARED FOR  
**CHARLIE-EMILY, LLC**  
 MARION COUNTY FLORIDA

SHEET NUMBER  
**C13**

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