



SUBMITTAL SUMMARY REPORT 33171

PLAN NAME: SW HWY 484 SUPER CENTER

LOCATION:

APPLICATION DATE: 08/06/2025

PARCEL: 41200-056-03

DESCRIPTION:

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	01/15/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/12/2025	12/02/2025	Requires Re-submit
<i>Comments</i> JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798				
NO 2.12.8 - Legal description matches boundary on plan Sheet 6000 has the incorrect parcel number of 412056-02, it should've been 41200-056-02. However, these parcels have been split/combined/adjusted and now the parcel numbers should be 41200-056-03, 41200-056-15, & 41200-056-16.				
YES 2.12.28 - Correct road names supplied				
YES 6.2.1.F - North arrow and graphic drawing and written scale Sheet 6020 SWPPP Sequence and Limits of Work and Sheet 6490 Photometric Plan are missing the North Arrow and Scale.				
N/A Additional 911 comments				
Environmental Health (Plans) (Environmental Health) Evan Searcy 11/12/2025 12/23/2025 Approved				
Fire Marshal (Plans) (Fire) 11/12/2025 12/02/2025 Approved				
<i>Comments</i> YES 6.18.2 - Fire Flow/Fire Hydrant				
N/A 6.18.3 - Gated Communities/Properties				
N/A 6.18.4 - Wildland Interface Area				
YES 6.18.5 - Access Control Box				
YES 6.18.2.D - Fire Department Connections				
YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength				
YES 6.18.2.G - Painting and Marking of Fire Hydrants				
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads				
INFO Additional Fire comments At time of the final inspection the hydrant and FDC to the rear of the building will need to also have no parking signage as well.				
Growth Services Planning & Zoning (DR) (GS) Jared Rivera 11/12/2025 12/05/2025 Requires Re-submit				
<i>Comments</i> JARED RIVERA / GROWTH SERVICES / 352-438-2687/ JARED.RIVERA@MARIONFL.ORG				
Corrections 2.12 - Lot area & lot width (Not Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.				
Corrections 2.12.4/6.11.6 - Construction access (Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route..				
Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 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)				
Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - 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.				
Corrections 2.12/4.2 - Lot setback (Not Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.				
Corrections 2.12.4/6.11.8 - Parking (Resolved) - 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.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	11/12/2025	12/05/2025	Requires Re-submit
Corrections	2.12.23 - Building lot typicals (Not Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Corrections	2.12.4/6.11.7 - Loading area (Resolved) - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
Corrections	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Corrections	2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - 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	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 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 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/12/2025	01/14/2026	Requires Re-submit
Comments	Photometric plan to be signed and sealed			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/12/2025	12/02/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 11/5/25-fee due with resubmittal			

8/18/25-fee due with resubmittal

N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department

N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.

N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC

N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC

N/A 2.1.3 - Order of plan approval

YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 11/5/25-Corrected

8/18/25-Title block on ALL sheets missing type of application; (6

YES 2.12.4.A - Type of application on front page

YES 2.12.4.B - Project name centered at top of front page

YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 11/5/25-Corrected

8/18/25-missing Owner/Applicant phone number

YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan

YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet

YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval

YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 11/5/25-Corrected 8/18/25-missing

YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township

YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp

YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering

INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 8/18/25-add waivers if requested in future

YES 2.12.4.L(1) - Parcel number 11/5/25-Corrected

8/18/25-missing

YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer

YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

YES 6.2.1.B - Plans shall be legible and meet typical industry standards

YES 6.2.1.C - Standardized sheet size shall be 24" x 36"

YES 6.2.1.F - North arrow and graphic drawing and written scale

N/A Legal Documents

INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/12/2025	12/09/2025	Requires Re-submit
Comments	Please add Owner's Certification to the Cover sheet -EMW			
	IF APPLICABLE:			
	Sec. 2.18.1.I - Show connections to other phases.			
	Sec.2.19.2.H – Legal Documents			
	Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.			
	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."			
	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."			
	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]."			
	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."			
	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."			
	Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:			
	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."			
	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."			
	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."			
	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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/02/2025	Requires Re-submit
Corrections	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: 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.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
Recommendations	7.1.3 <input type="checkbox"/> Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.			
Recommendations	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right-of-Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
Recommendations	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/02/2025	Requires Re-submit
<i>Recommendations</i>	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	12/02/2025	Approved
<i>Comments</i>	<p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/12/2025	12/05/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/12/2025	12/11/2025	Approved
<i>Comments</i>	Parcel 41200-056-03 is within the Marion County Utility service area. MCU will be providing water and wastewater service to this site. The proposed utility connections have been reviewed and approved by MCU staff.			
<i>Recommendations</i>	Optional - Adding Bollards around services above ground.			



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: 1/20/2026 Parcel Number(s): 41200-056-03 Permit Number: 33171

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW Hwy 484 Super Center Commercial 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): 484 Road Runner Resources, LLC
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone #: 352-875-6519
Email address: _____

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

Firm Name (if applicable): The Phillips Edison Group, LLC Contact Name: Tim Goyette
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone #: 513-338-2802
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 - Topographic Contours
Reason/Justification for Request (be specific): Per conversations with staff, this is a waiver request to allow for one-foot contours 25 ft beyond the project boundary instead of 100 feet beyond.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project #: _____ AR #: _____

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Submit the following items for various types of waiver requests to the Office of County Engineer, Development Review, located at 412 SE 25th Avenue Ocala, FL 34471. Waiver requests will not be processed without the required attachments and fees as indicated. If paying by credit card, there is a 2.65% service fee for all credit card transactions bring the fee total to \$307.95. Waivers and required documentation may be submitted on paper or via email to DevelopmentReview@marionfl.org.

A. LAND DEVELOPMENT CODE WAIVERS:

1. Waiver request form filled out completely.
2. Waiver fee of \$300.00 for one or more waivers submitted at the same time (cash, credit card, or check made payable to Marion County BCC).
3. One site plan:
 - a. Clearly indicate the locations of existing and proposed improvement(s) on the site.
 - b. Include the dimensions and/or square footage of the proposed improvement(s).
 - c. Clearly identify adjacent streets.
 - d. Clearly identify existing and/or proposed driveways.
 - e. Indicate which direction is north.
4. If economics is a reason for the waiver request, then provide a cost analysis or industry quote from contractors or professionals licensed to perform such services indicating the cost to comply with the Land Development Code versus the cost saved by obtaining a waiver request.

B. FAMILY DIVISION WAIVERS:

1. Zoning Department review and sign off are required prior to submittal to the Office of the County Engineer.
2. Waiver request form filled out completely.
3. In Section D, include how many acres is being divided from parcel and to which family member(s) (relationship to the property owner).
4. Waiver fee of \$300.00 (cash, credit card, or check made payable to Marion County BCC).
5. Copy of the deed to verify property ownership. The deed may be obtained from the Clerk of the Court's website at www.marioncountyclerk.org.
6. One site plan or aerial photo showing the proposed division(s), the acreage of the parent (remaining) parcel, and the acreage of each proposed division. Indicate all existing and proposed driveways and easements from County road(s) along with the road name(s). An aerial photo may be obtained from <https://marioncountyfl.maps.arcgis.com/apps/webappviewer/index.html?id=83214c006f4247cea3f68867496a0e4e>



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

C. IRRIGATION WAIVERS:

1. Waiver request form, filled out completely.
2. If this request is being made on behalf of an entire community, attach evidence (such as adopted minutes) that the Homeowner's Association or other duly authorized representative body has taken action authorizing this request.
3. Provide a schedule of irrigation dates and times to include a period of time for which the waiver is sought.
4. If this request is because there are multiple zones that cannot be irrigated in the allowed time, attach a scaled and reasonably detailed sketch of the property showing all the different irrigation zones and the landscaped area associated with each zone.

D. STORMWATER COMPLIANCE REQUEST:

1. Waiver request form filled out completely.
2. One site plan or aerial photo.
 - a. Clearly indicate the locations of existing and proposed improvement(s) on the site.
 - b. Include the dimensions and/or square footage of the proposed improvement(s).
 - c. Clearly identify adjacent streets.
 - d. Clearly identify existing and/or proposed driveways.
 - e. Indicate which direction is north.
3. An aerial photo may be obtained from
<https://marioncountyfl.maps.arcgis.com/apps/webappviewer/index.html?id=83214c006f4247cea3f68867496a0e4e>



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Date: 1/20/2026 Parcel Number(s): 41200-056-03 Permit Number: 33171

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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): 484 Road Runner Resources, LLC
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone #: 352-875-6519
Email address: _____

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

Firm Name (if applicable): The Phillips Edison Group, LLC Contact Name: Tim Goyette
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone #: 513-338-2802
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 - Topographic Contours
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DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project #: _____ AR #: _____

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

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Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

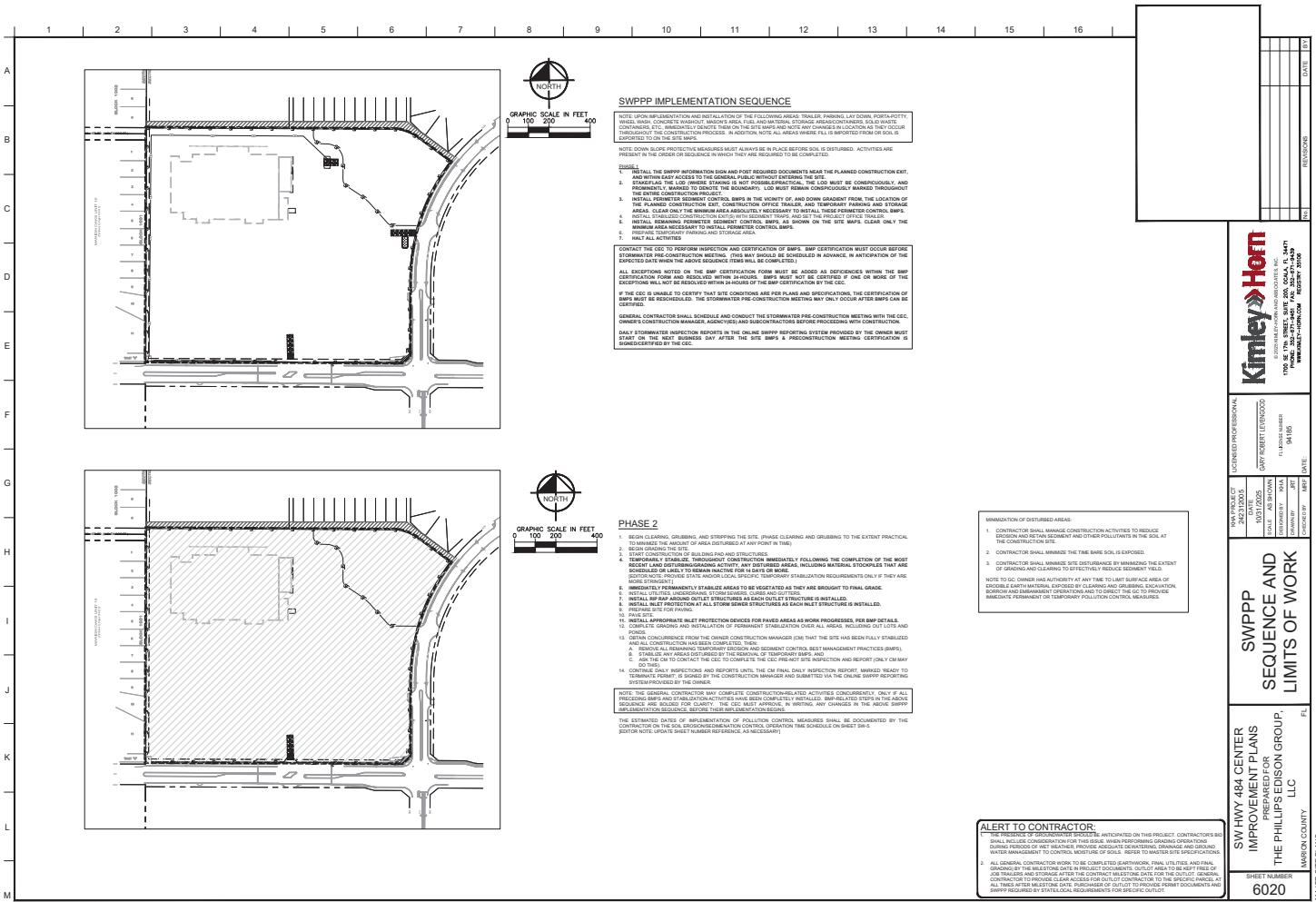
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

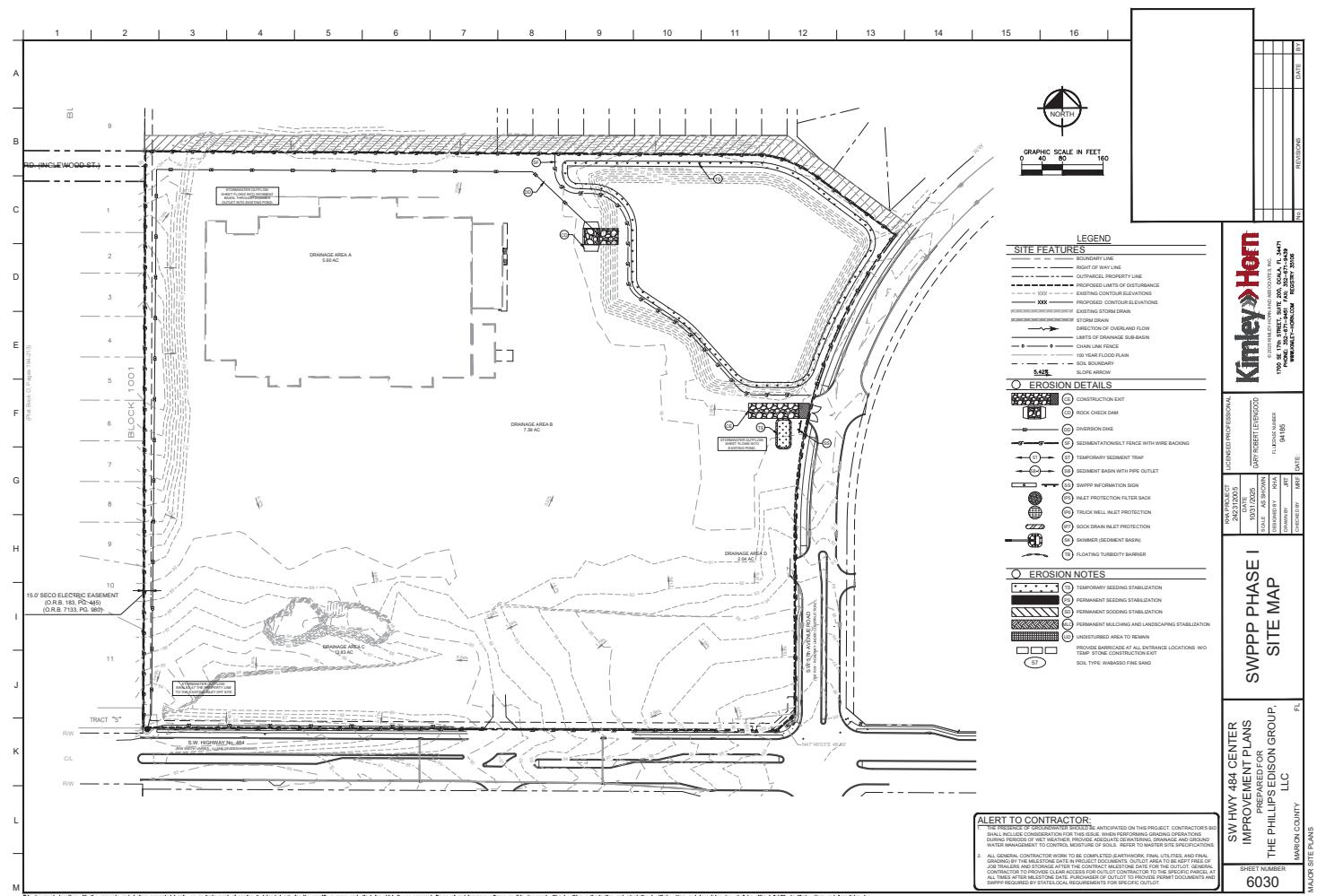
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

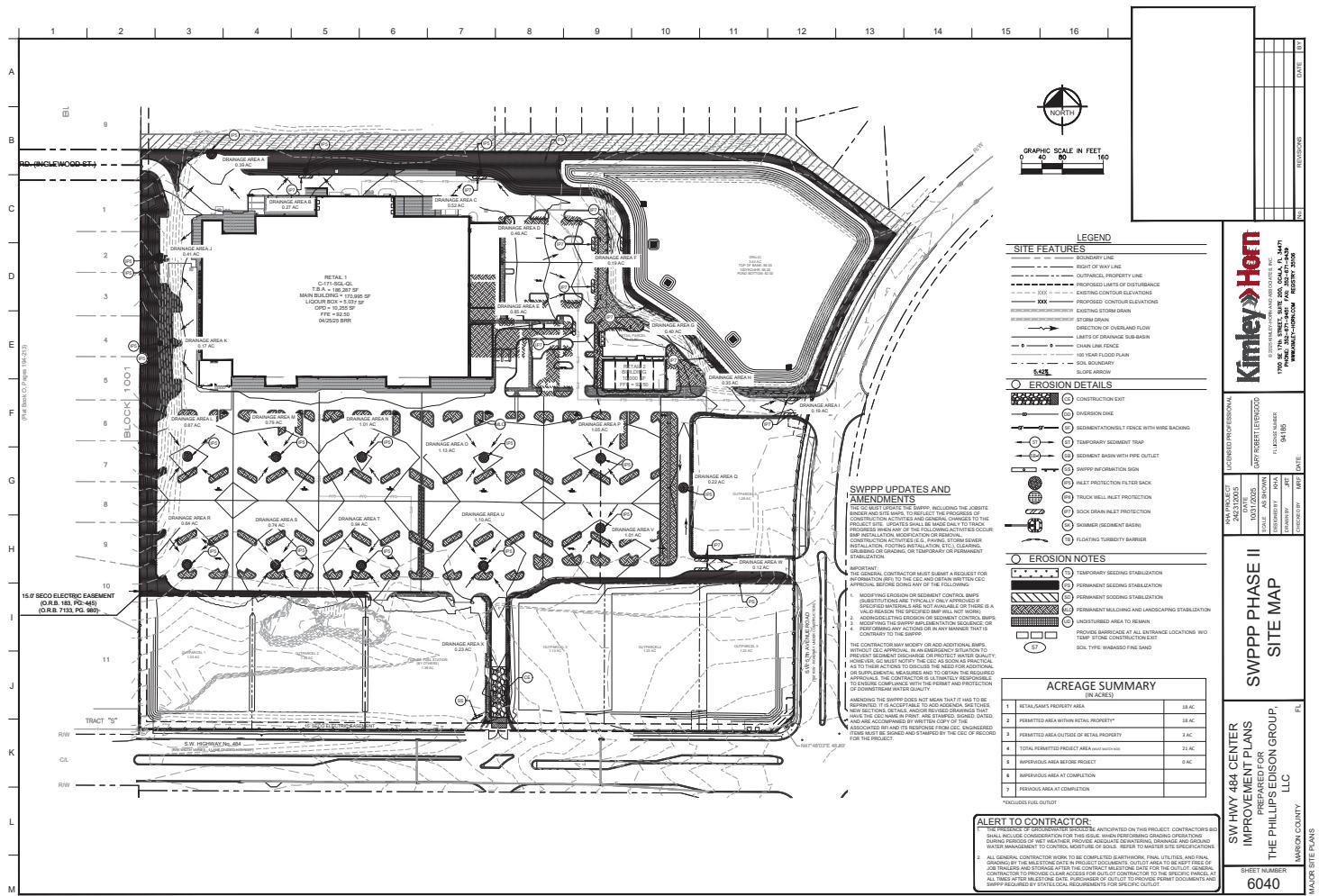
Reason/Justification for Request (be specific): _____



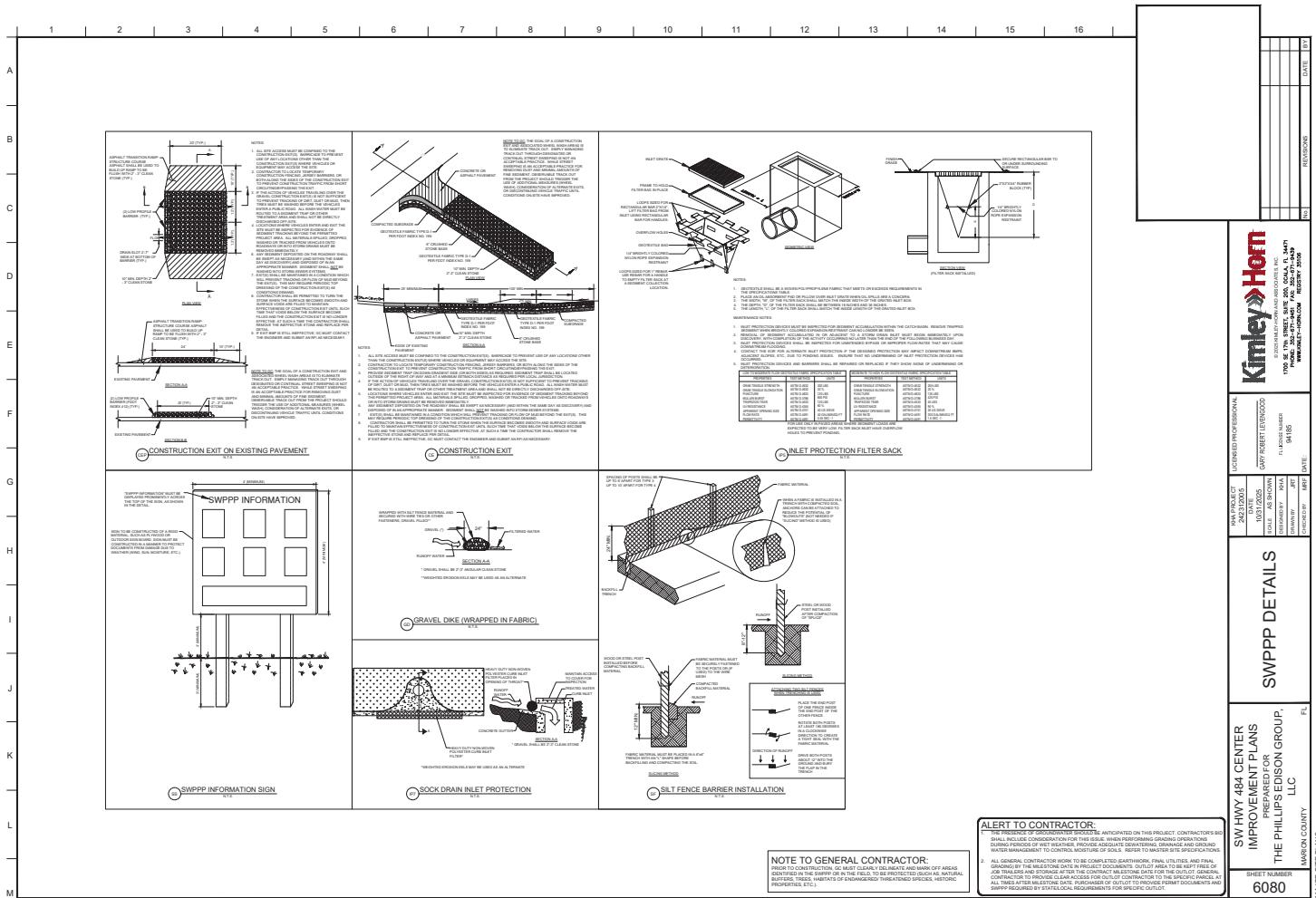
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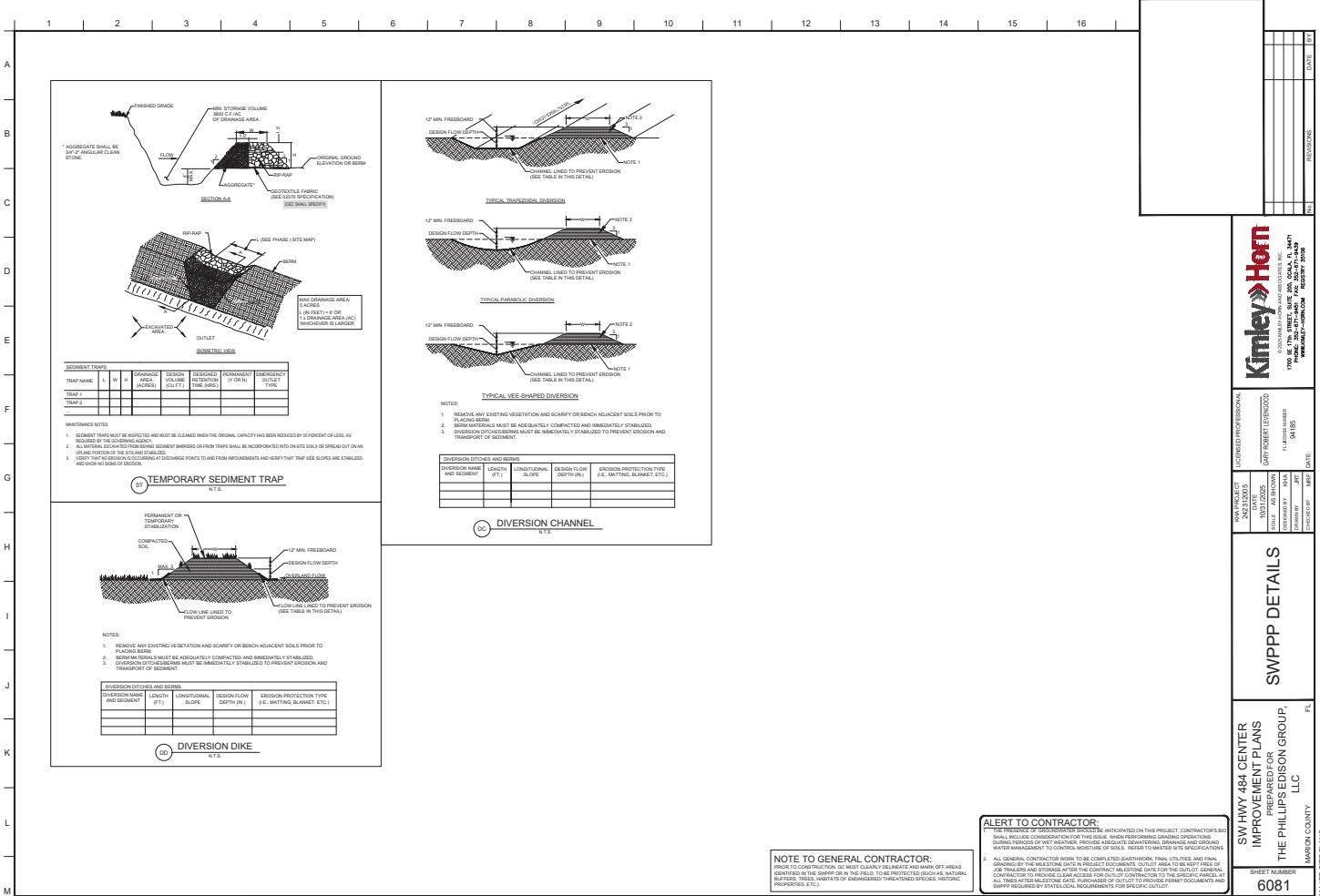
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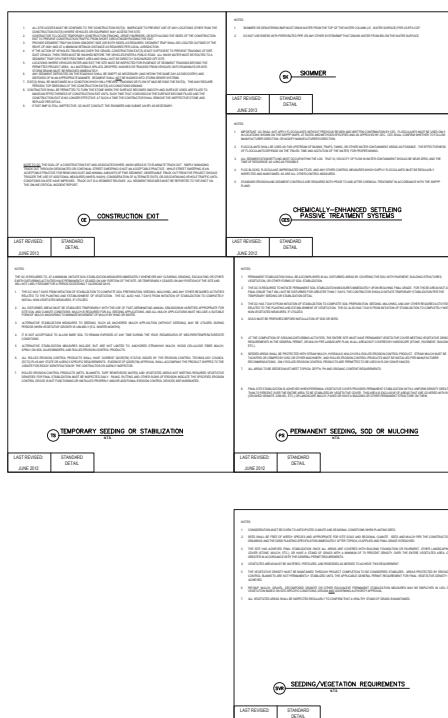
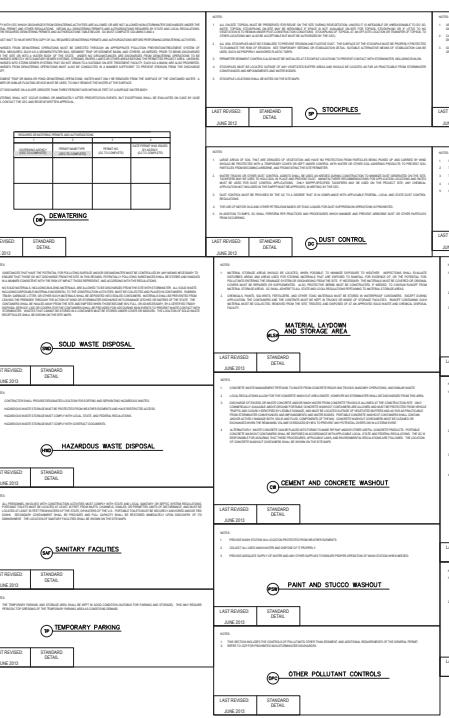
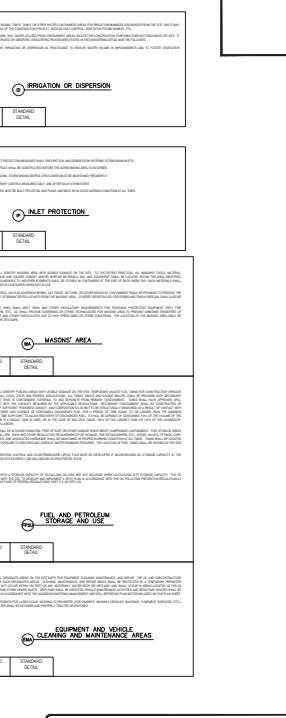
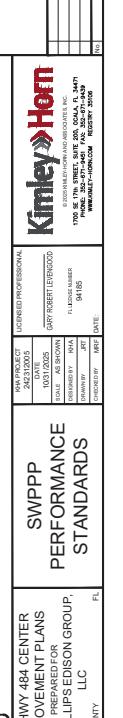
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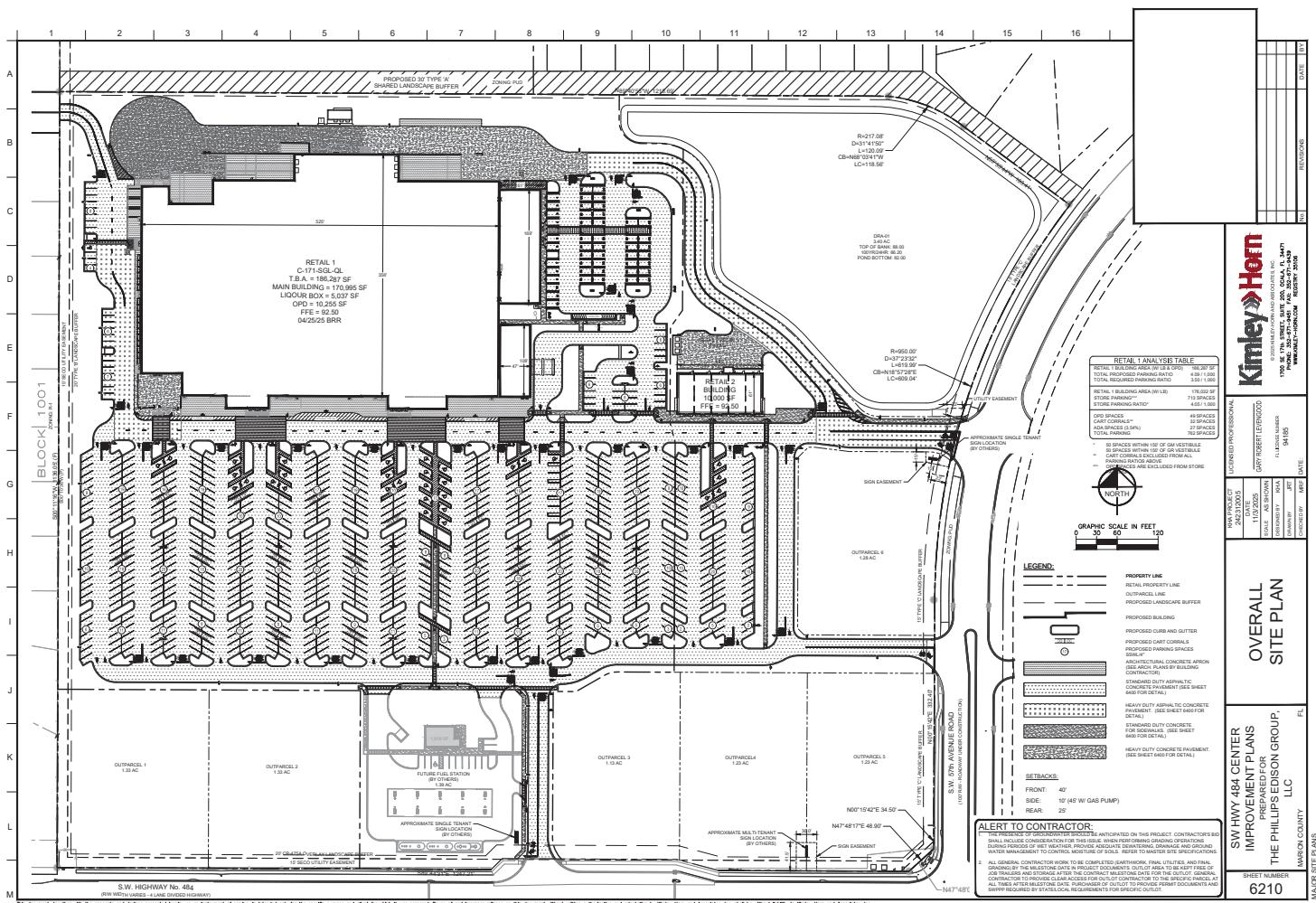


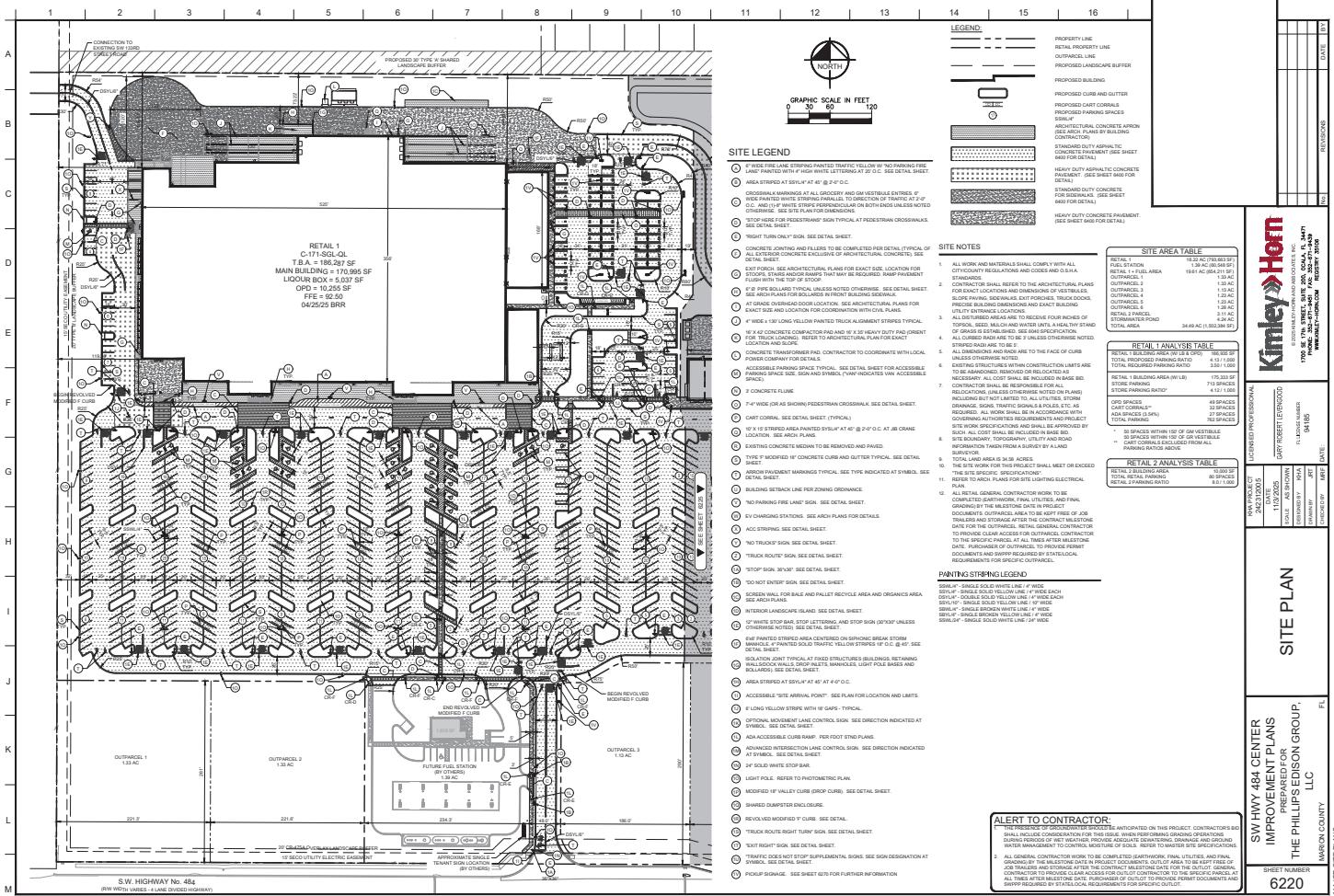
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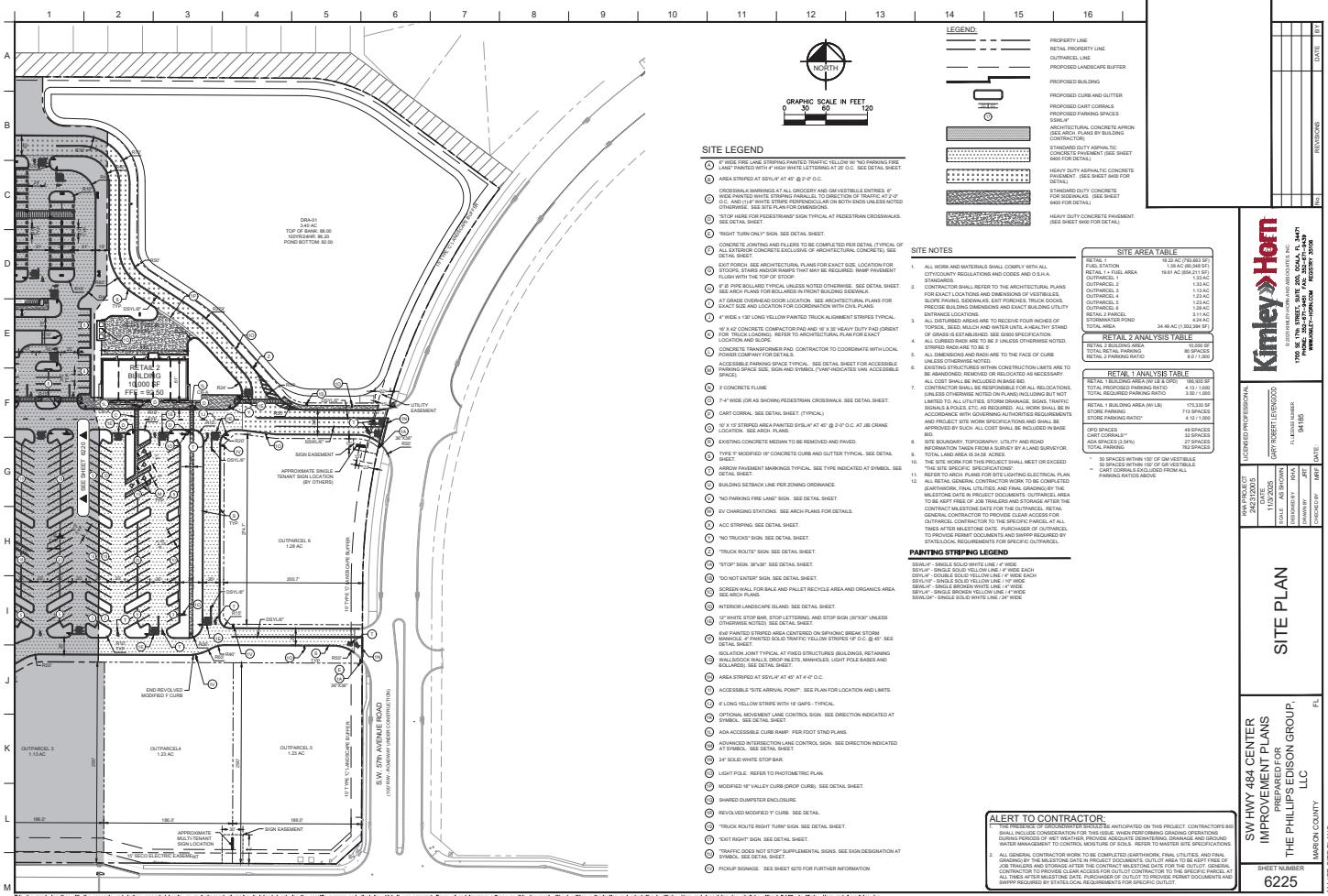


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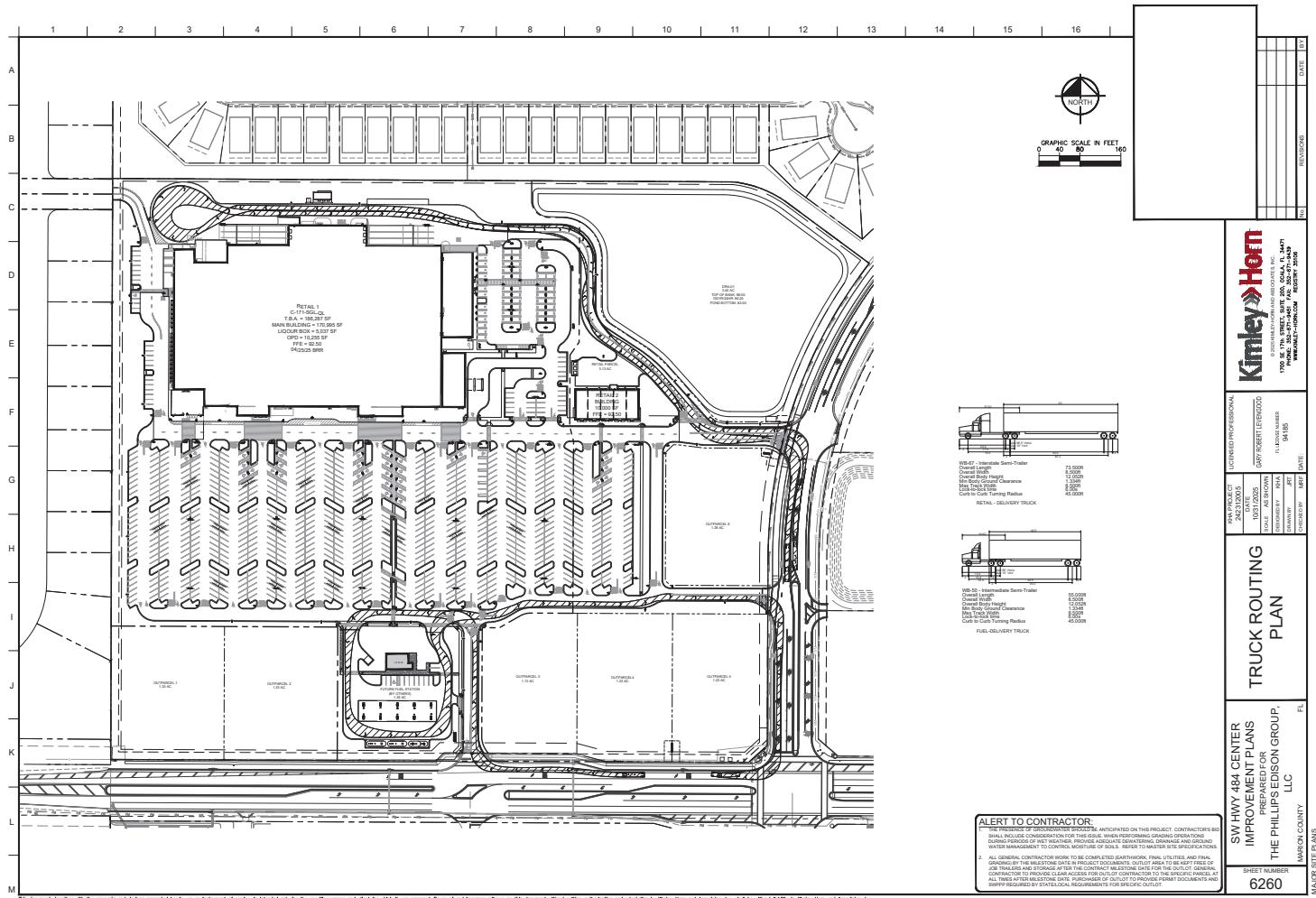
																 Kimley-Horn <small>© KIMLEY-HORN AND ASSOCIATES, INC.</small> <small>1000 University Avenue, Suite 1000, Minneapolis, MN 55402-3099 • 612.871.2400 • 800.328.2400 • FAX 612.871.2401 • WWW.KIMLEY-HORN.COM</small>													
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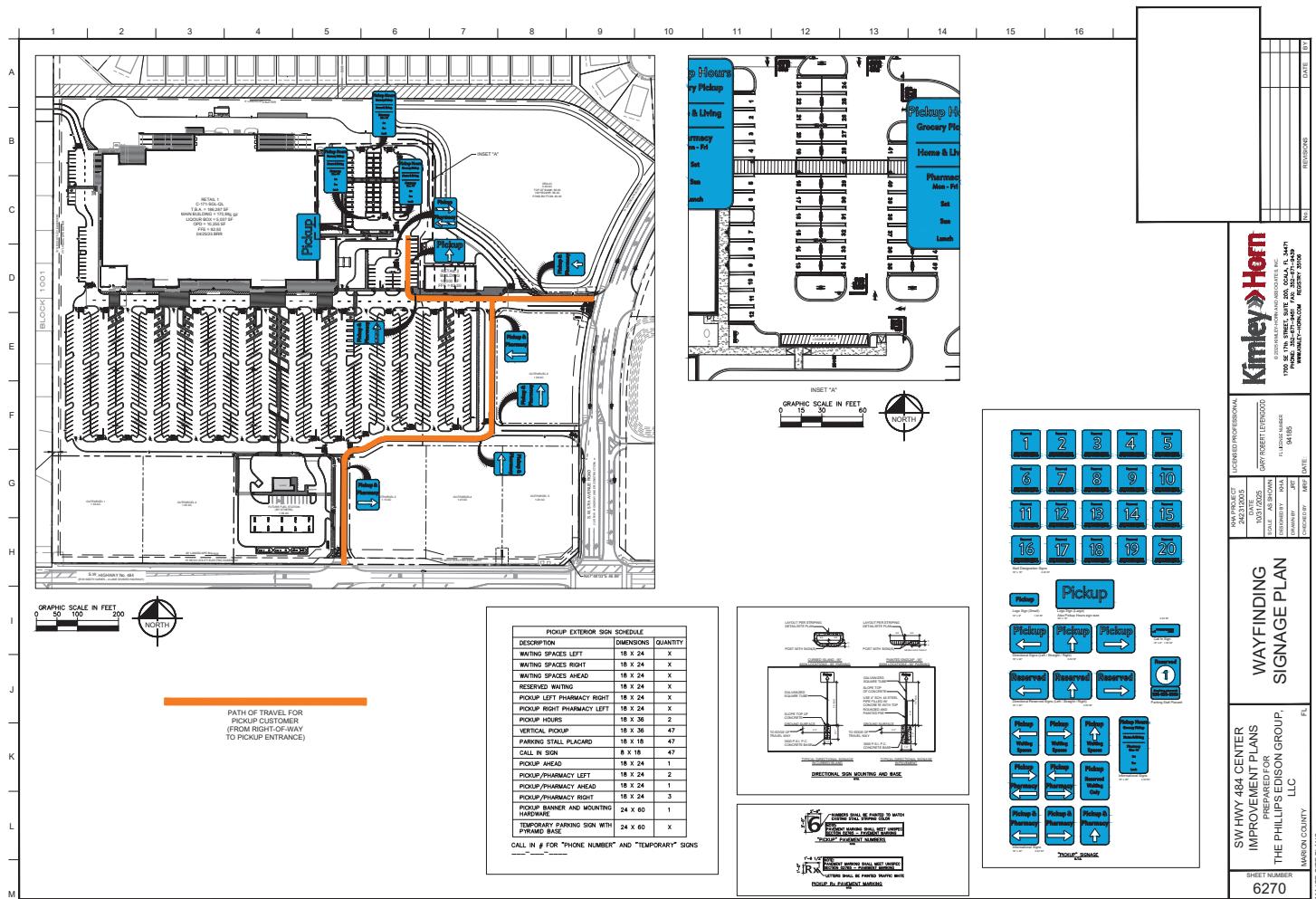




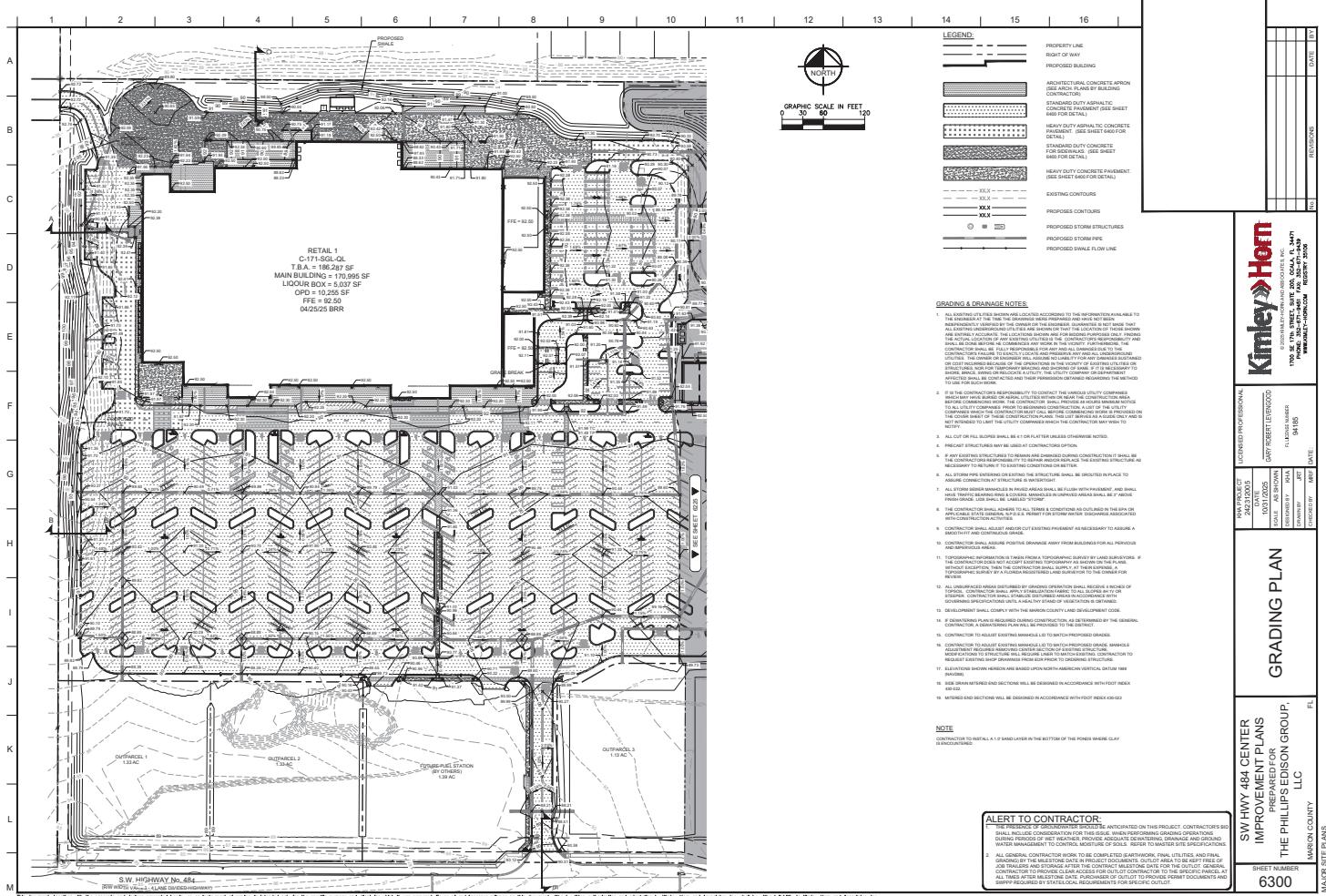
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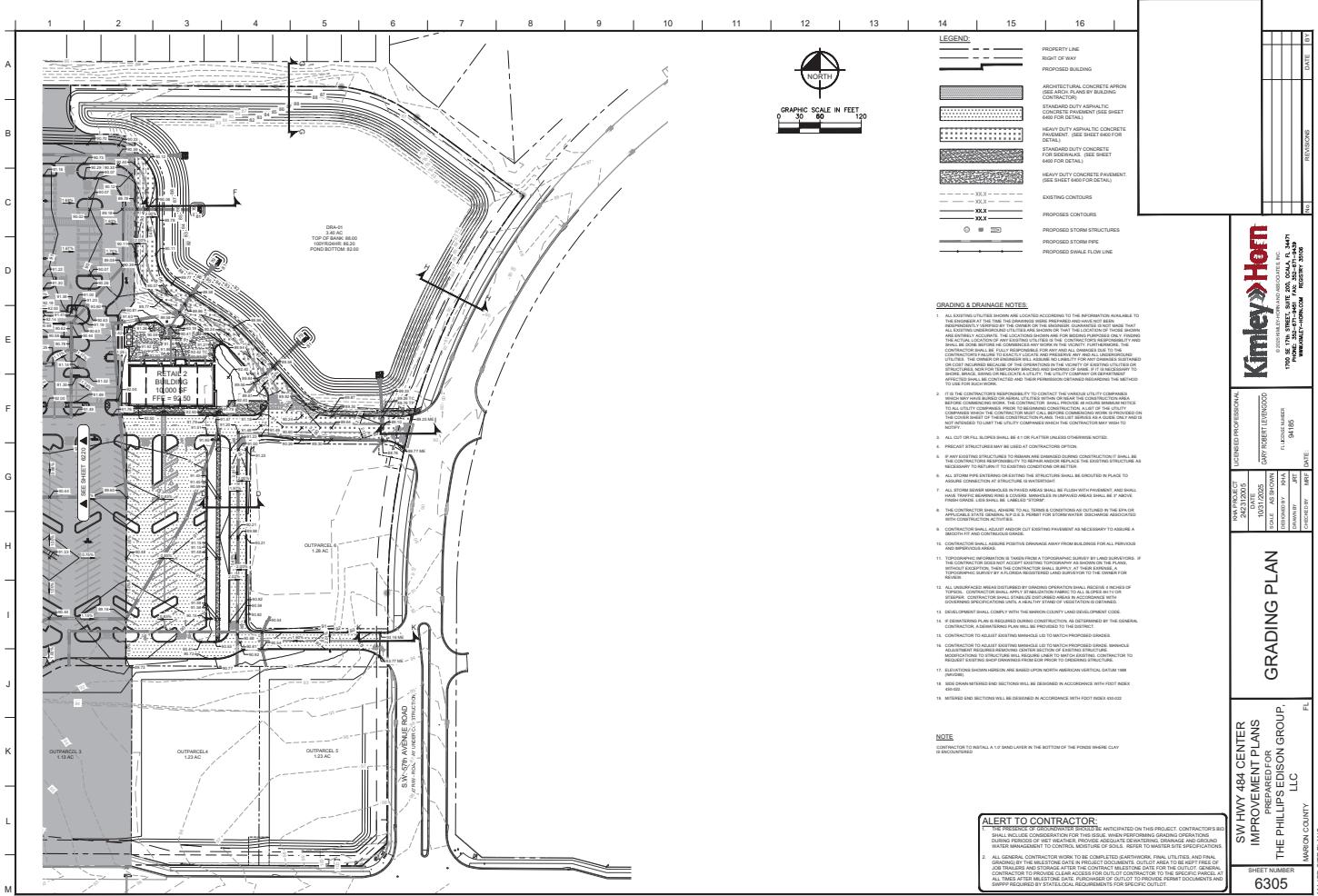
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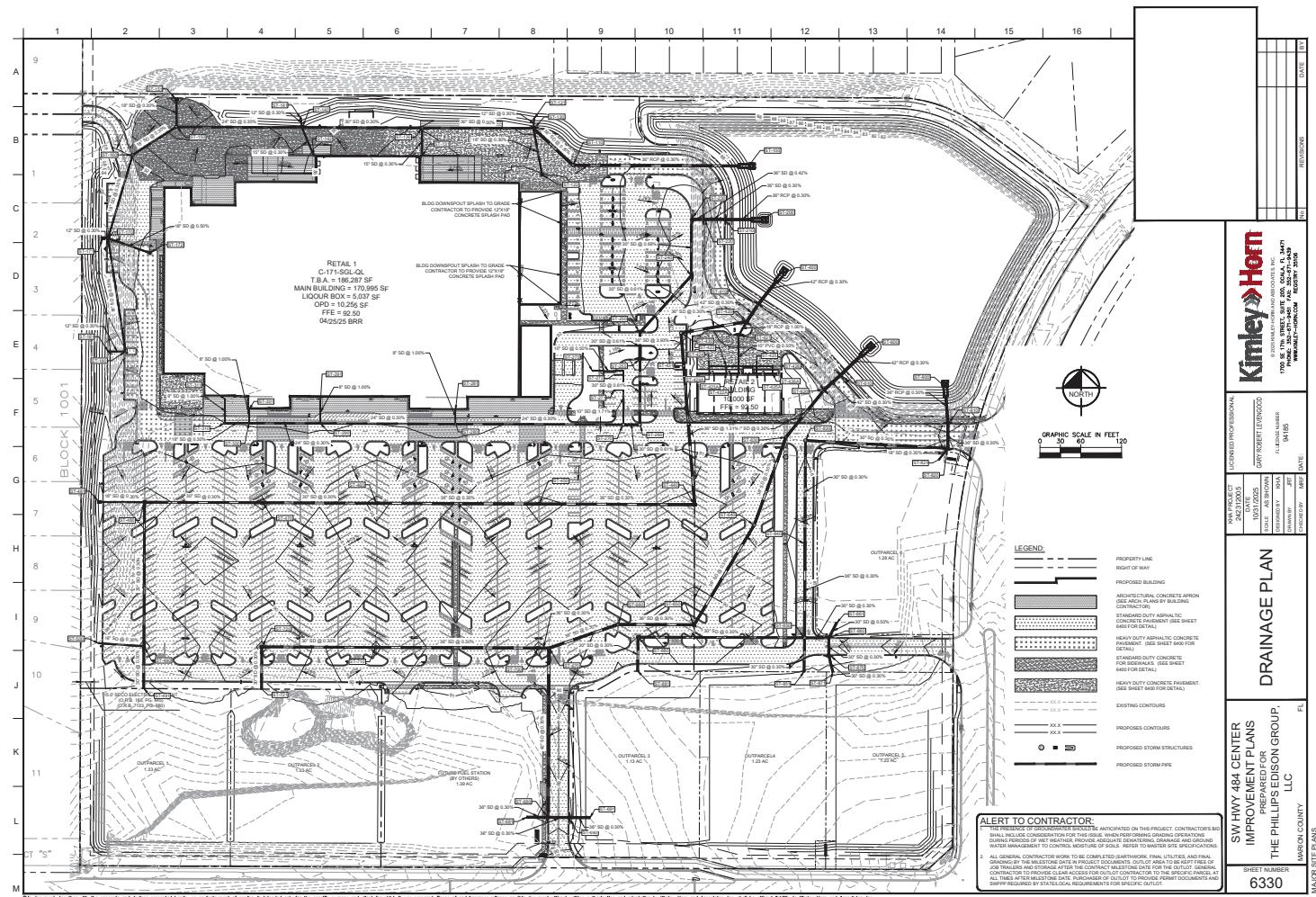
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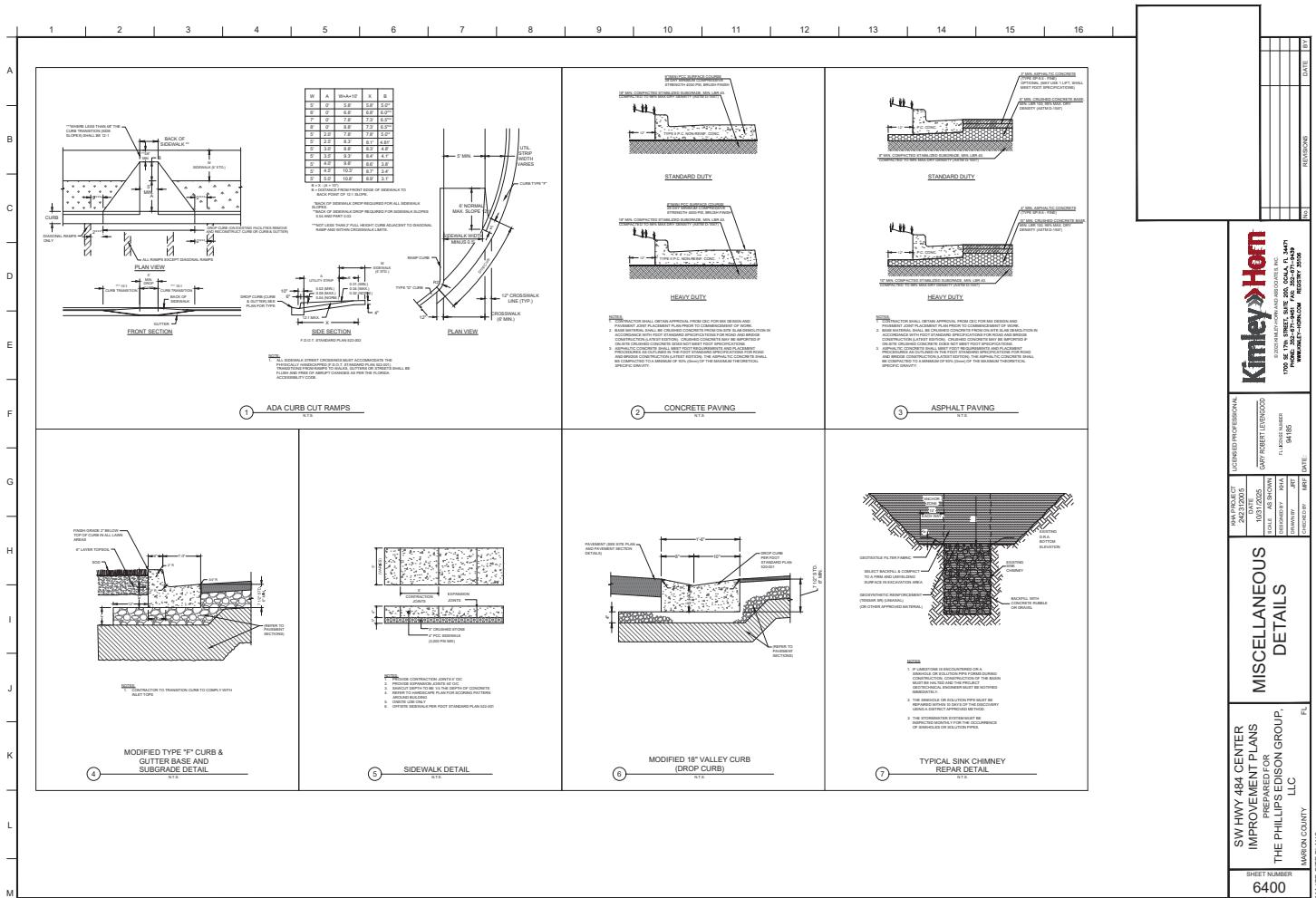
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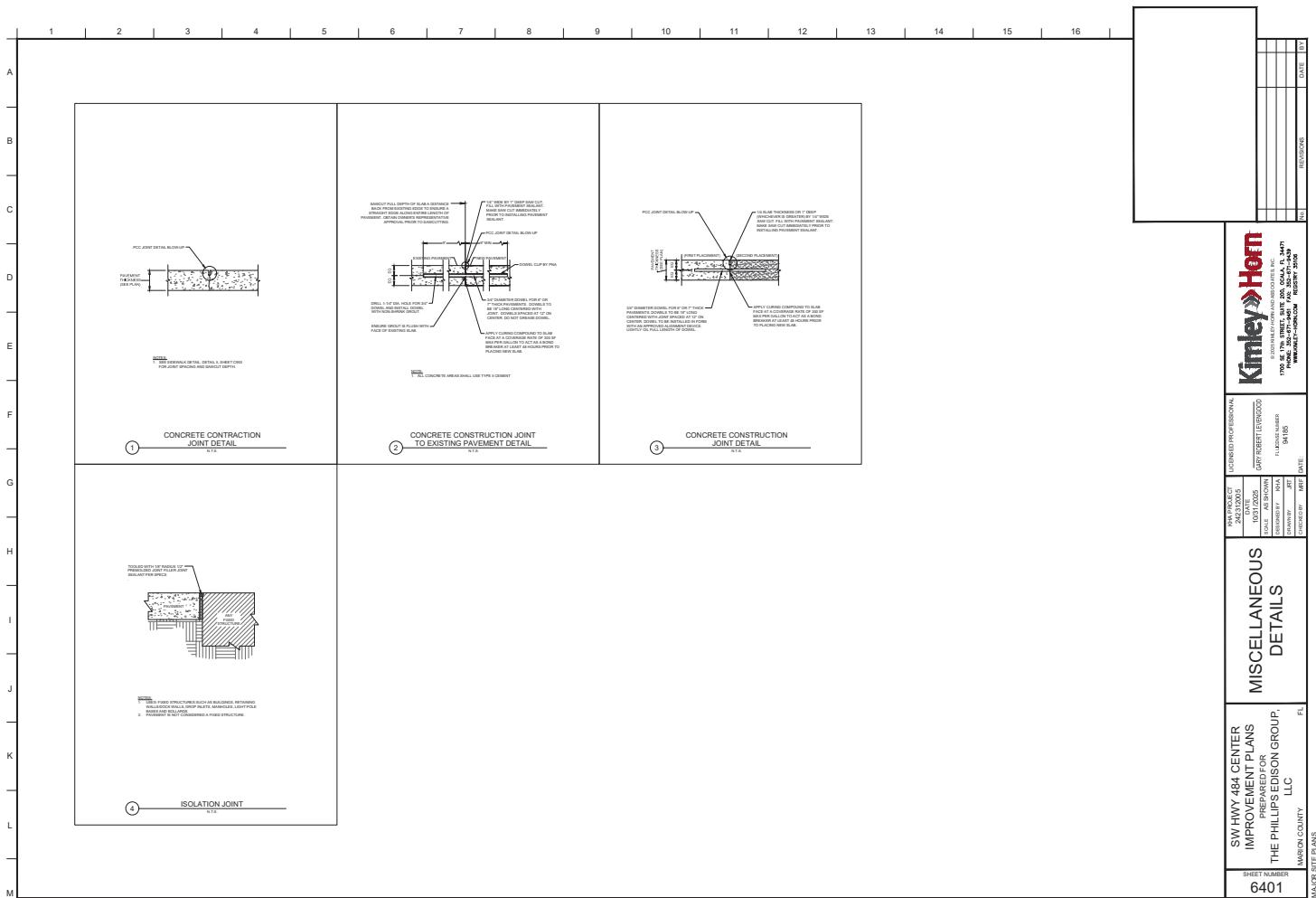
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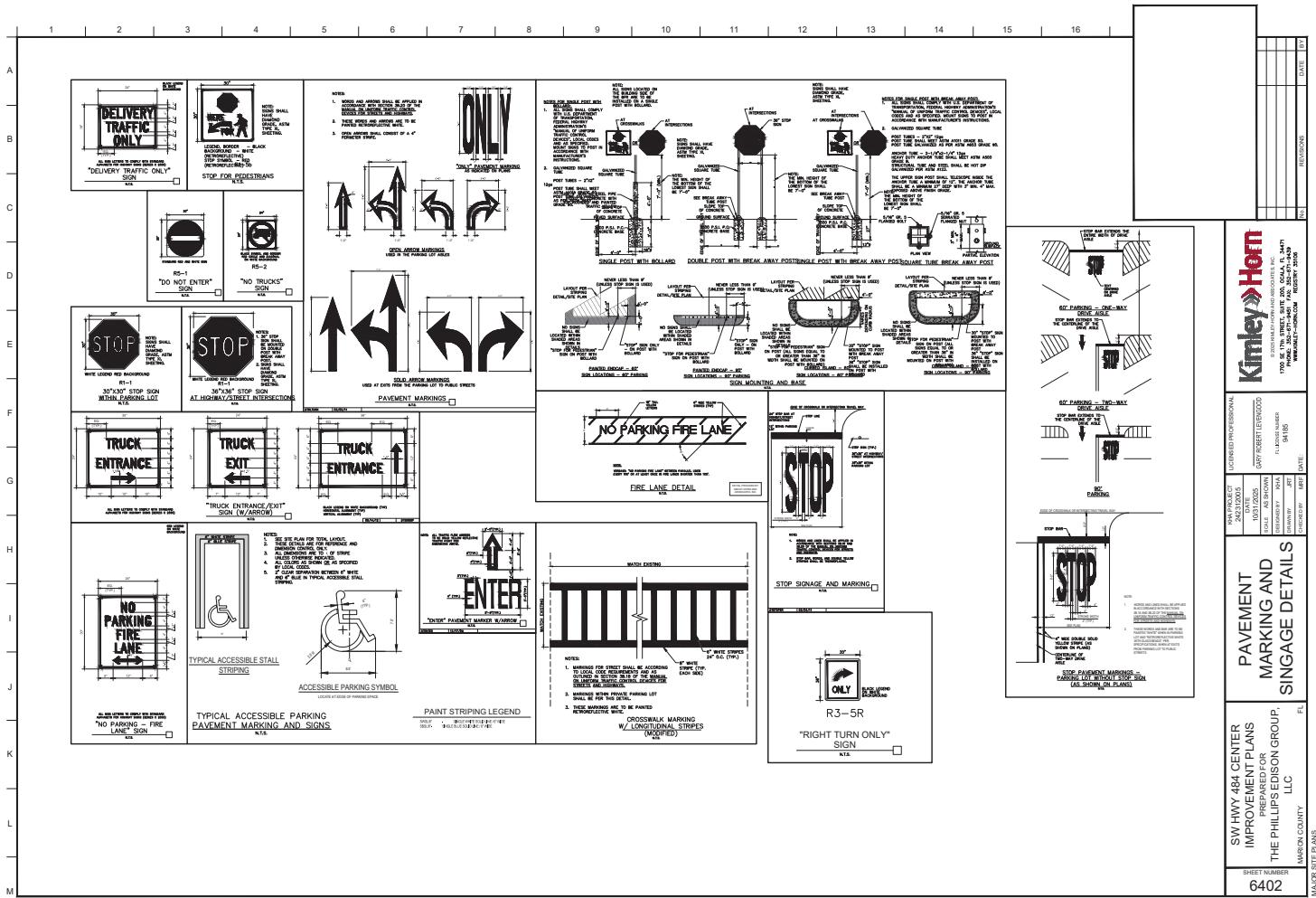
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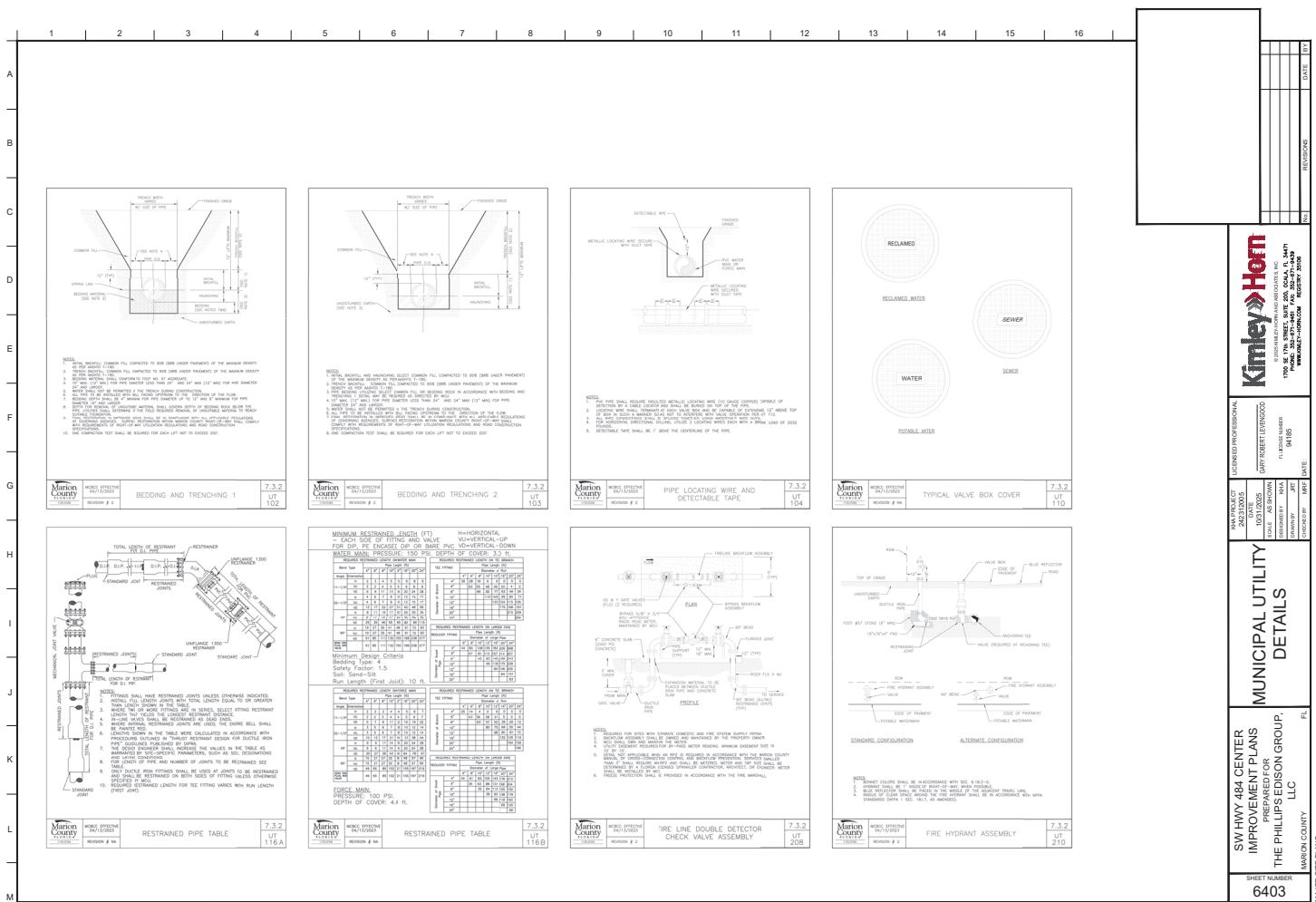
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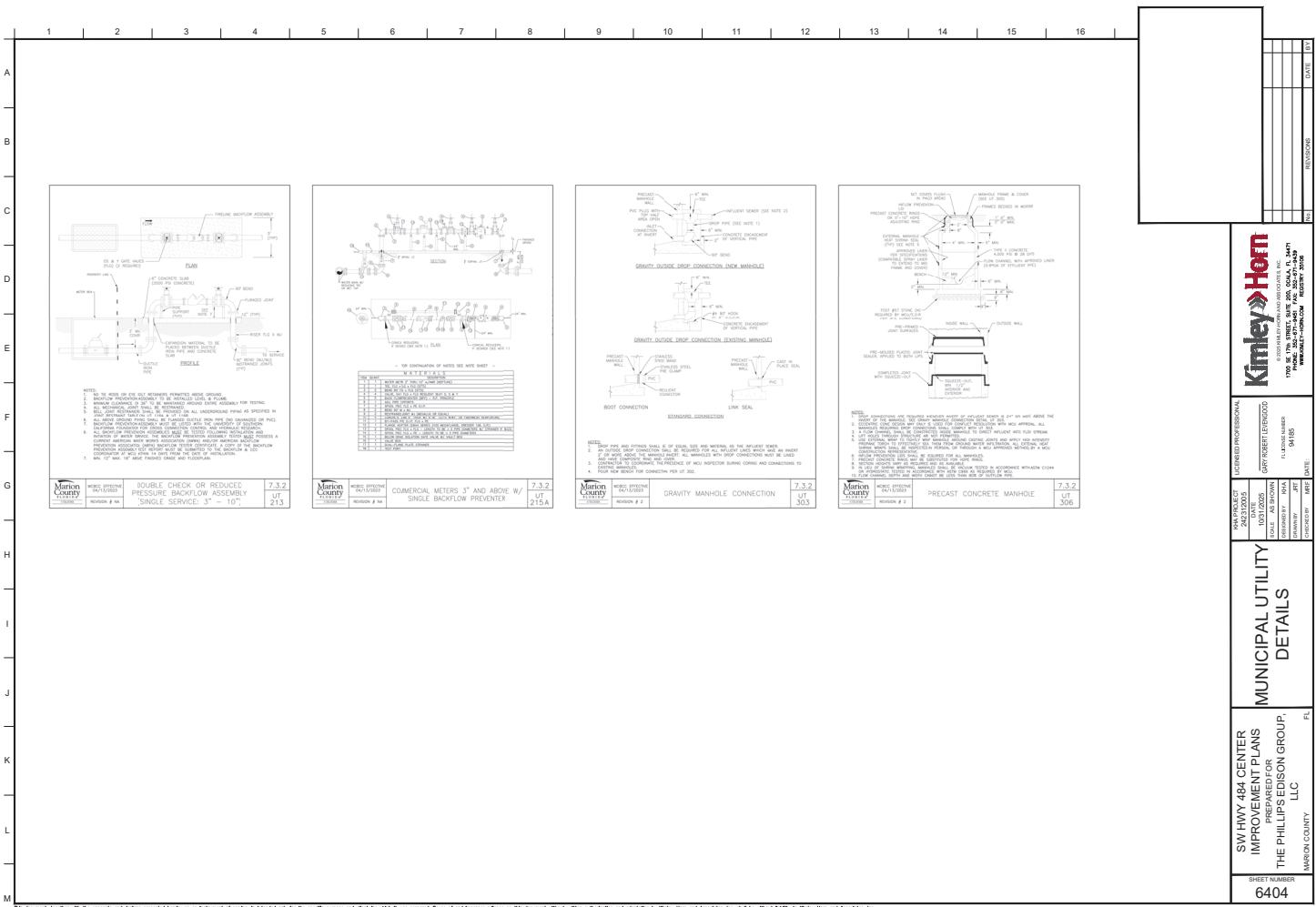


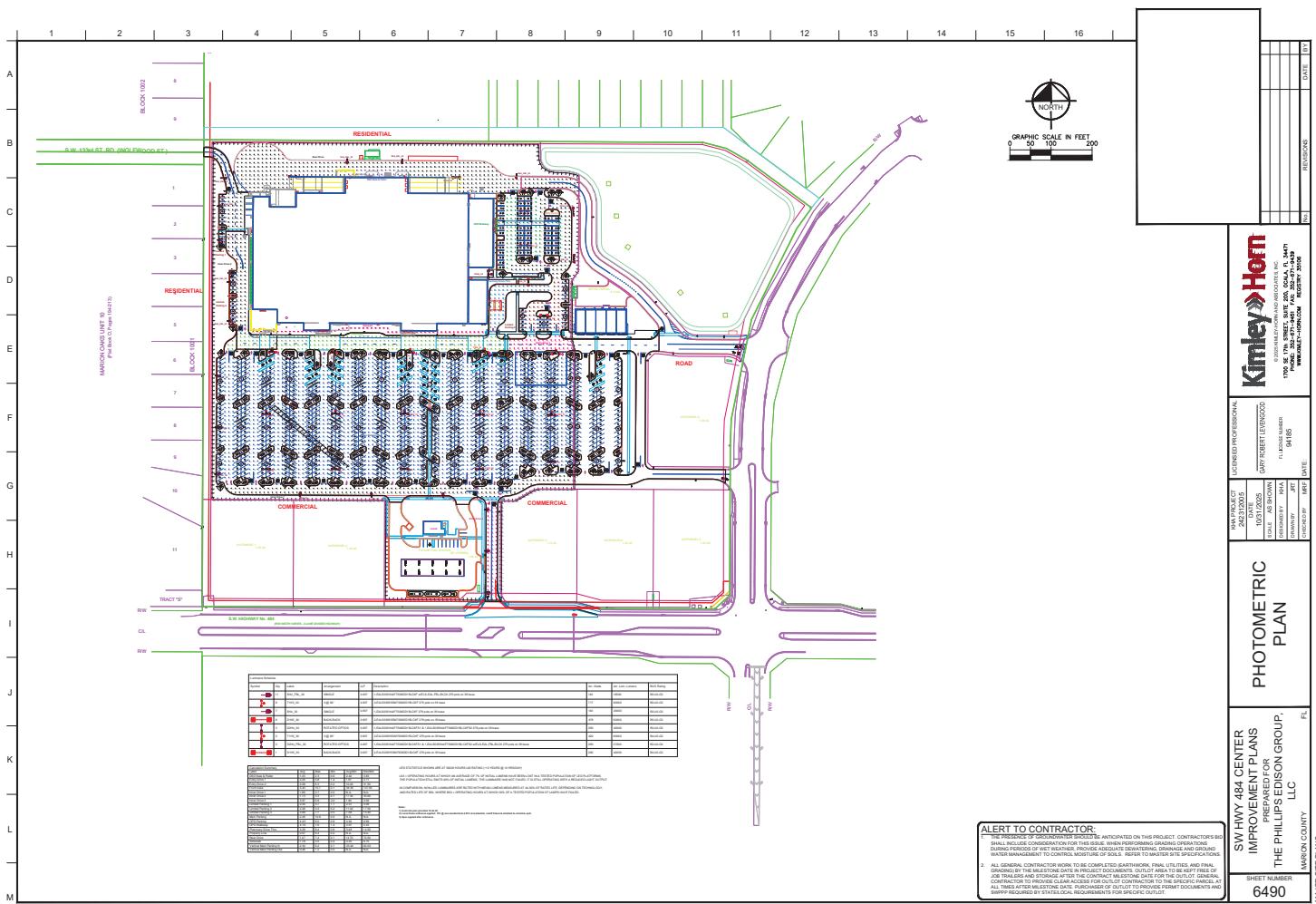
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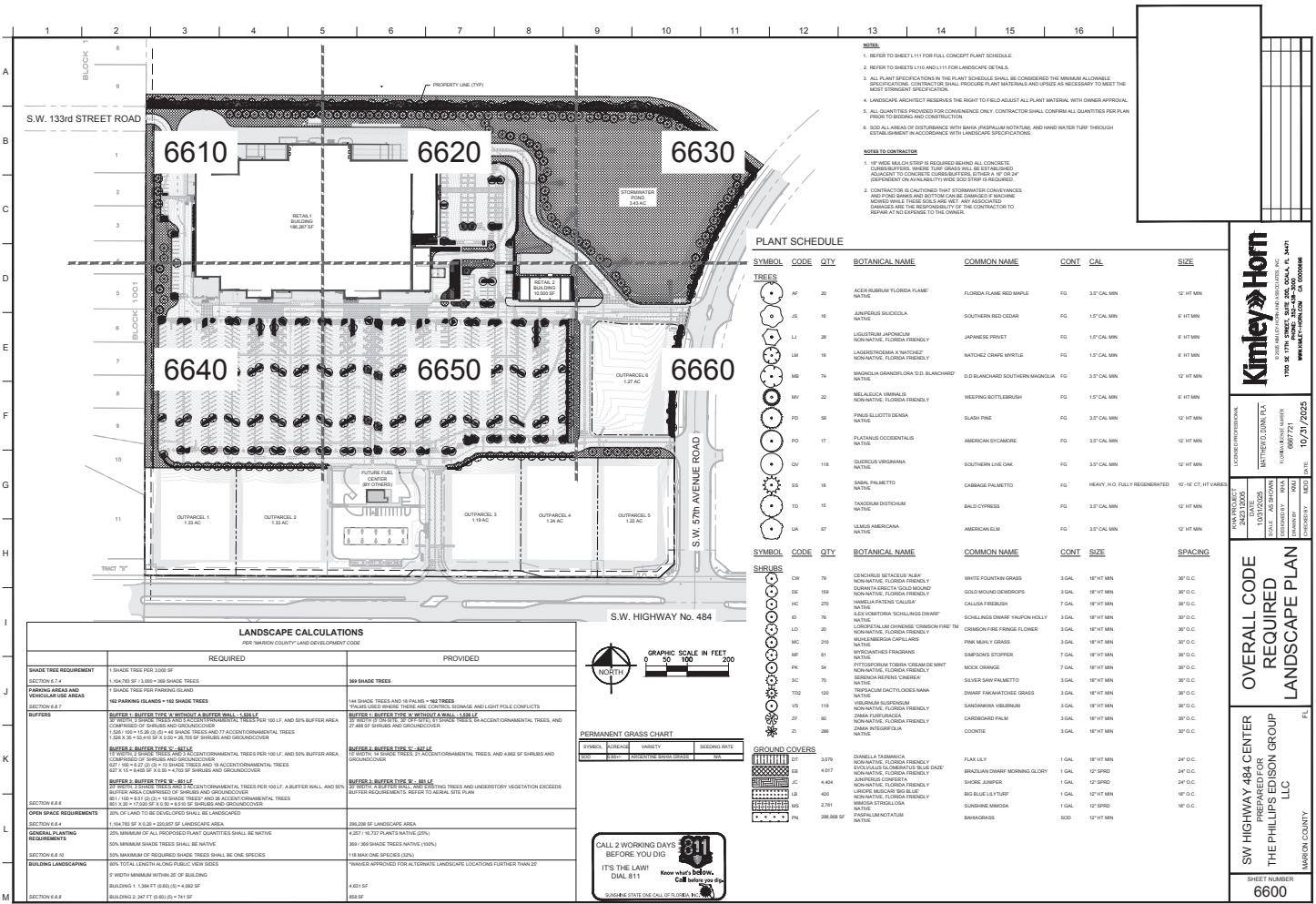
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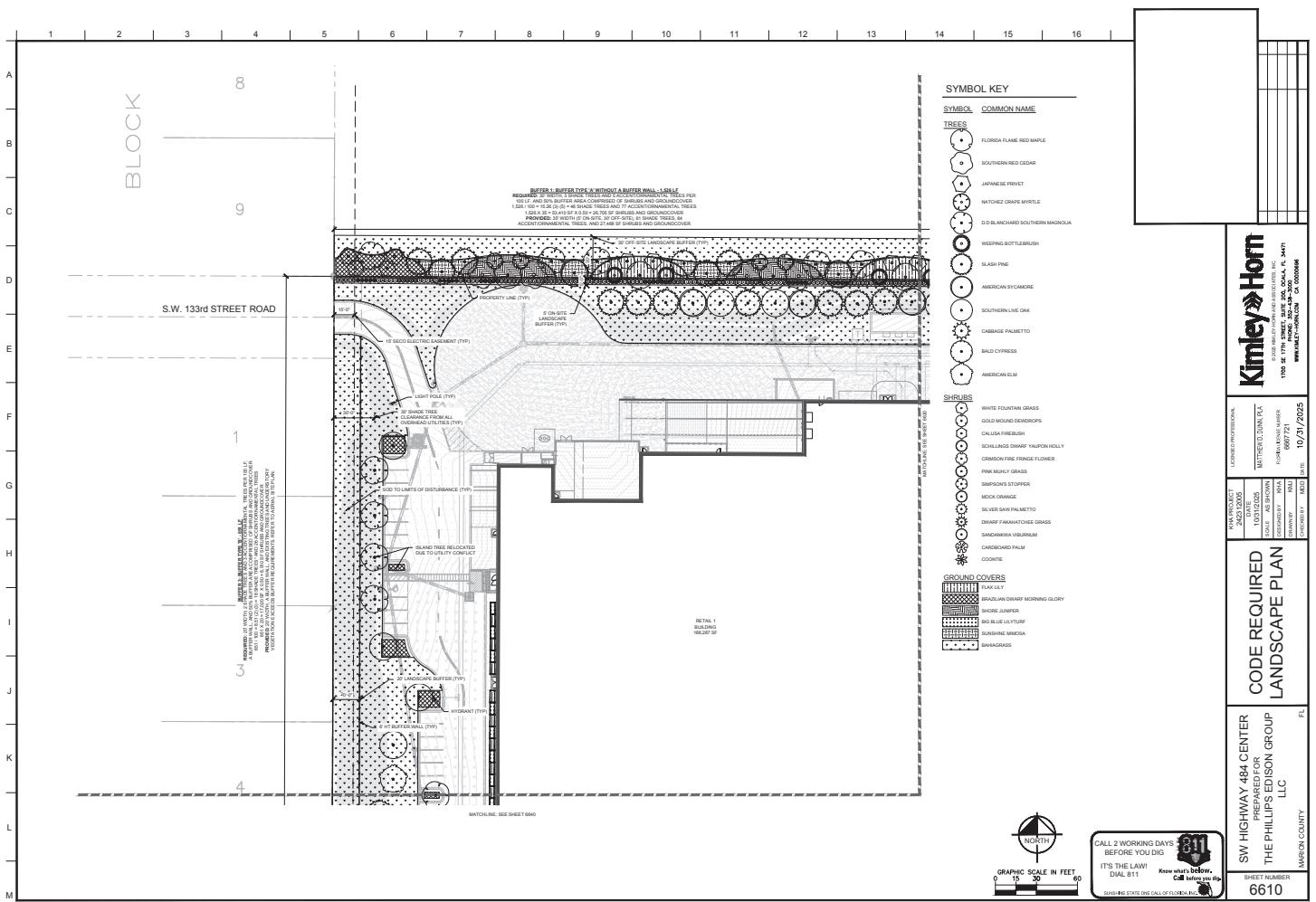


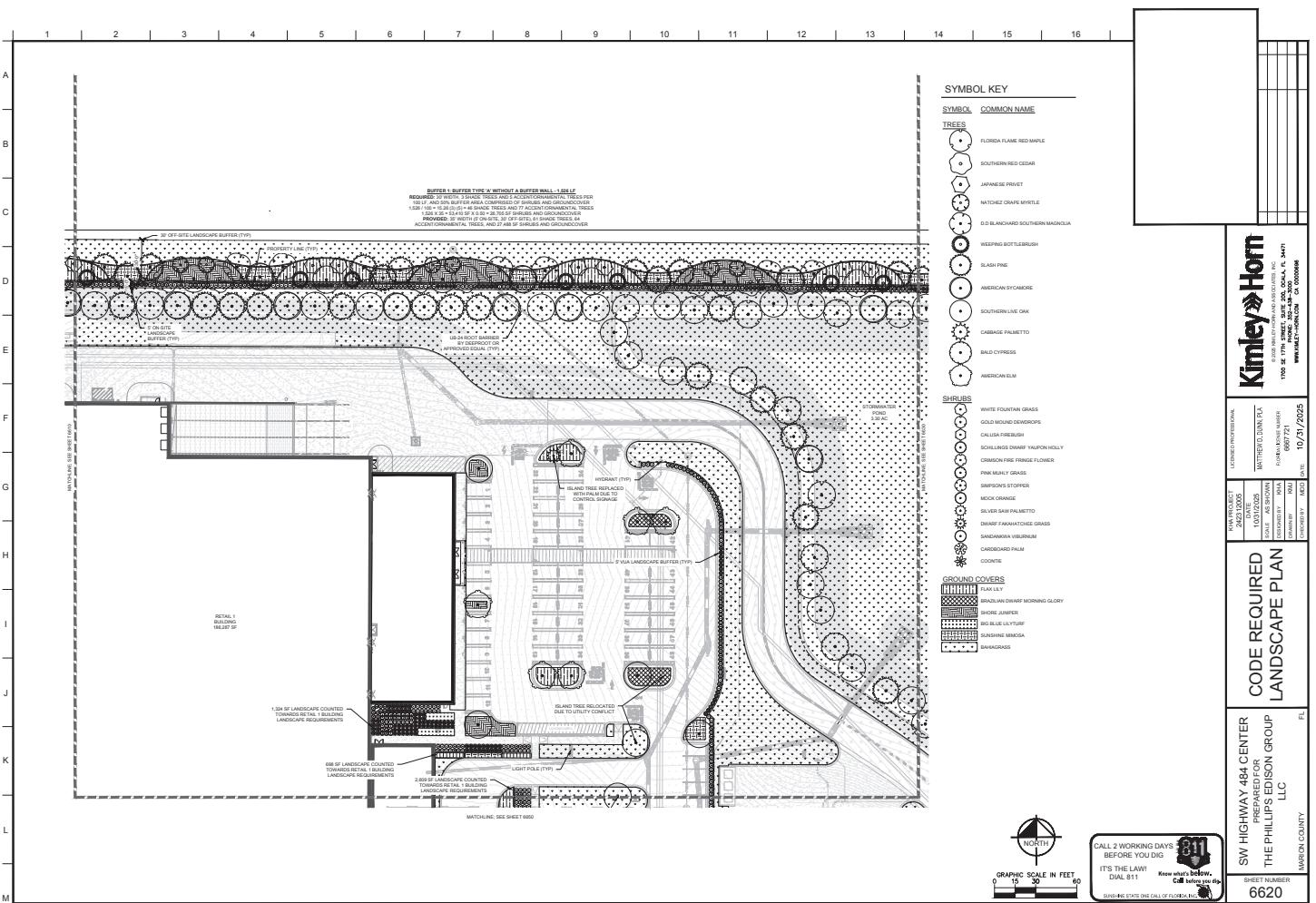


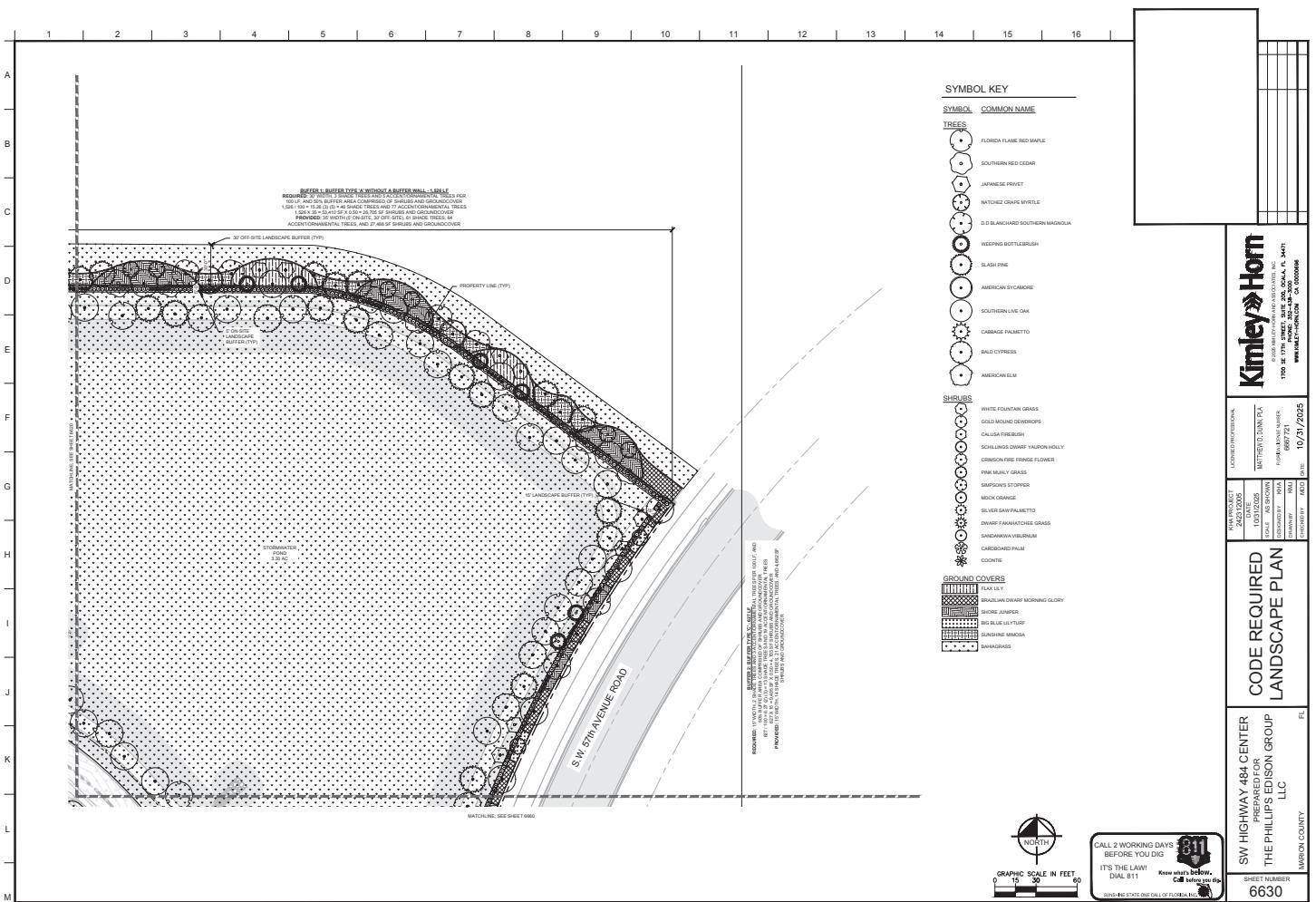


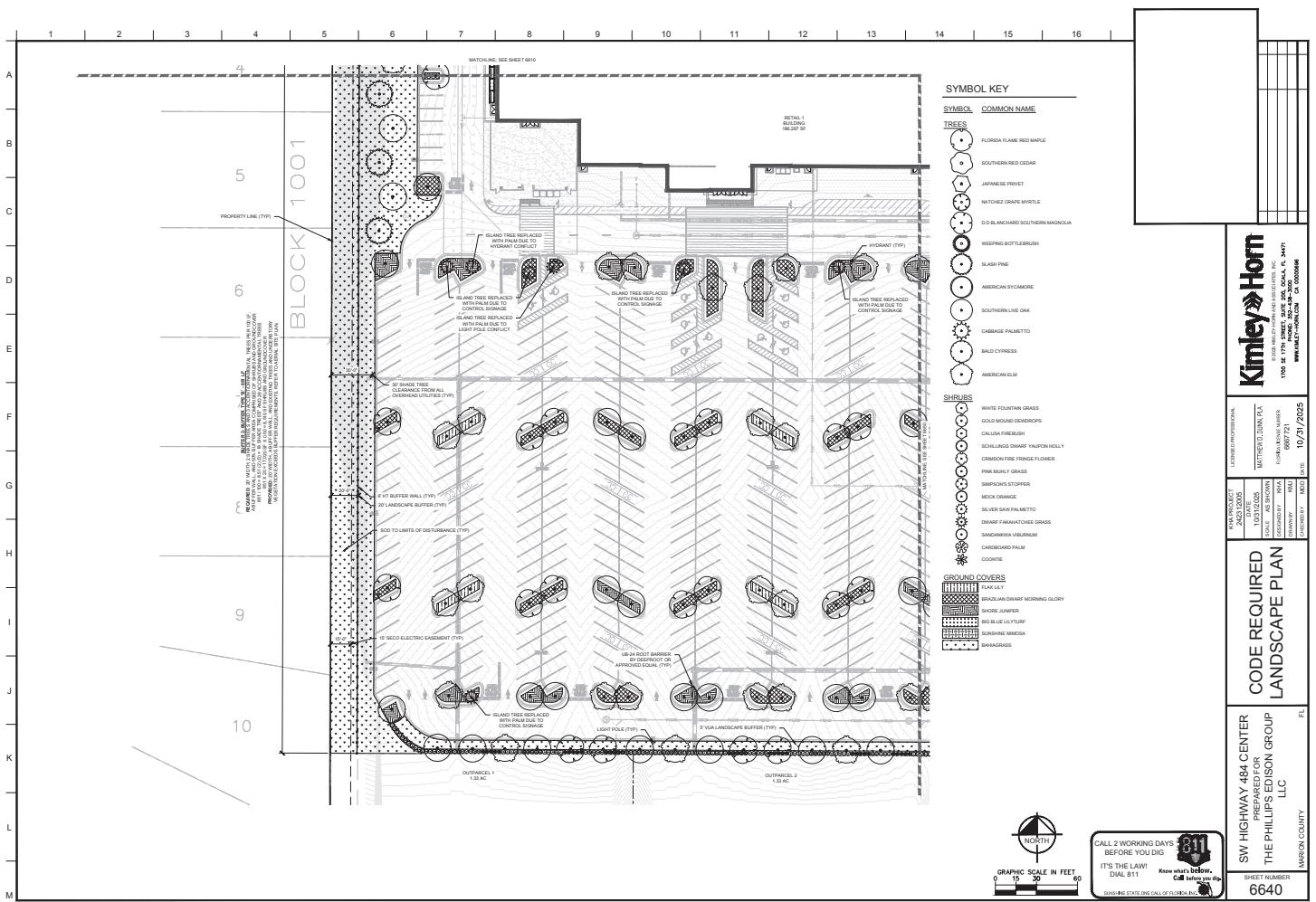
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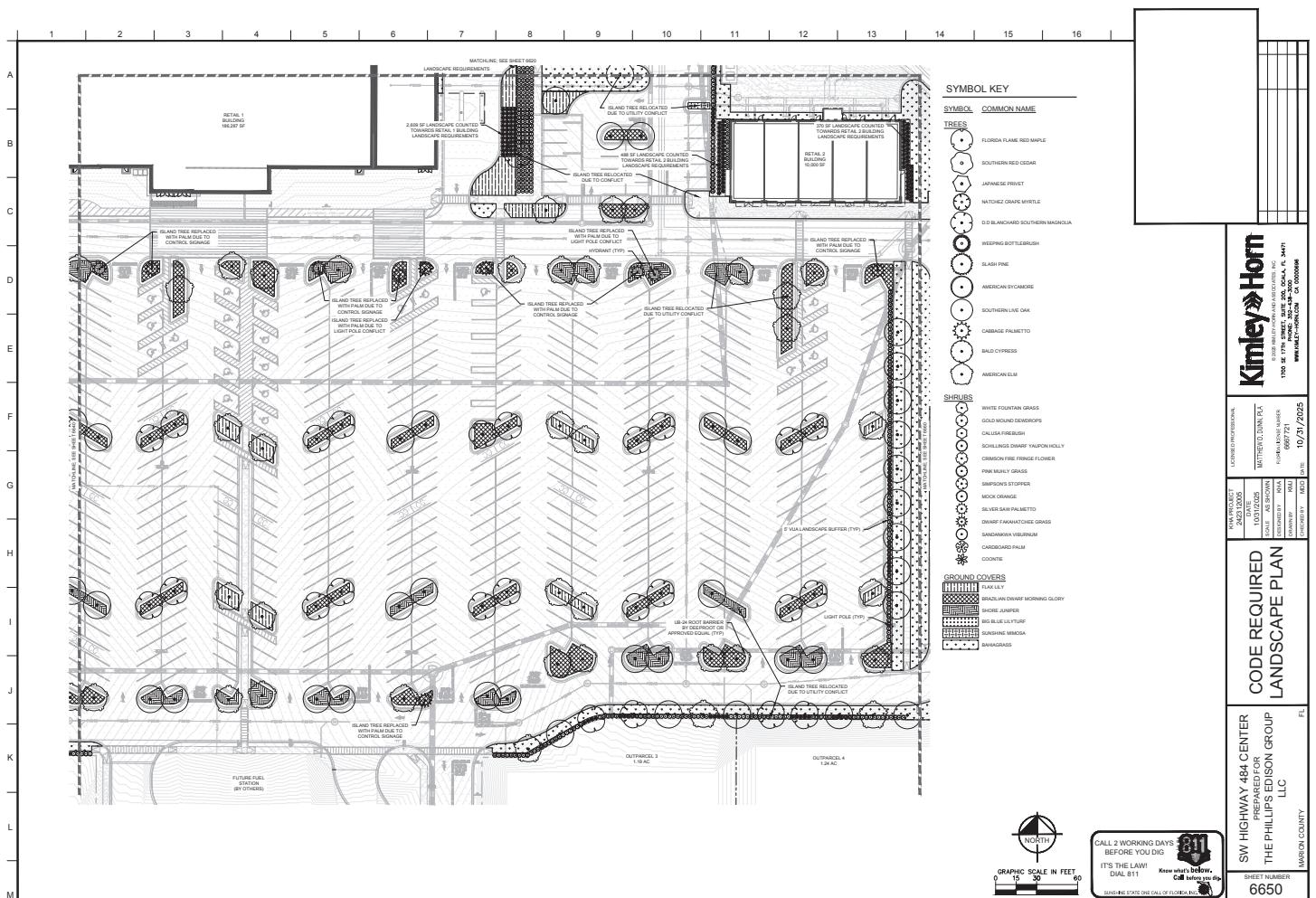


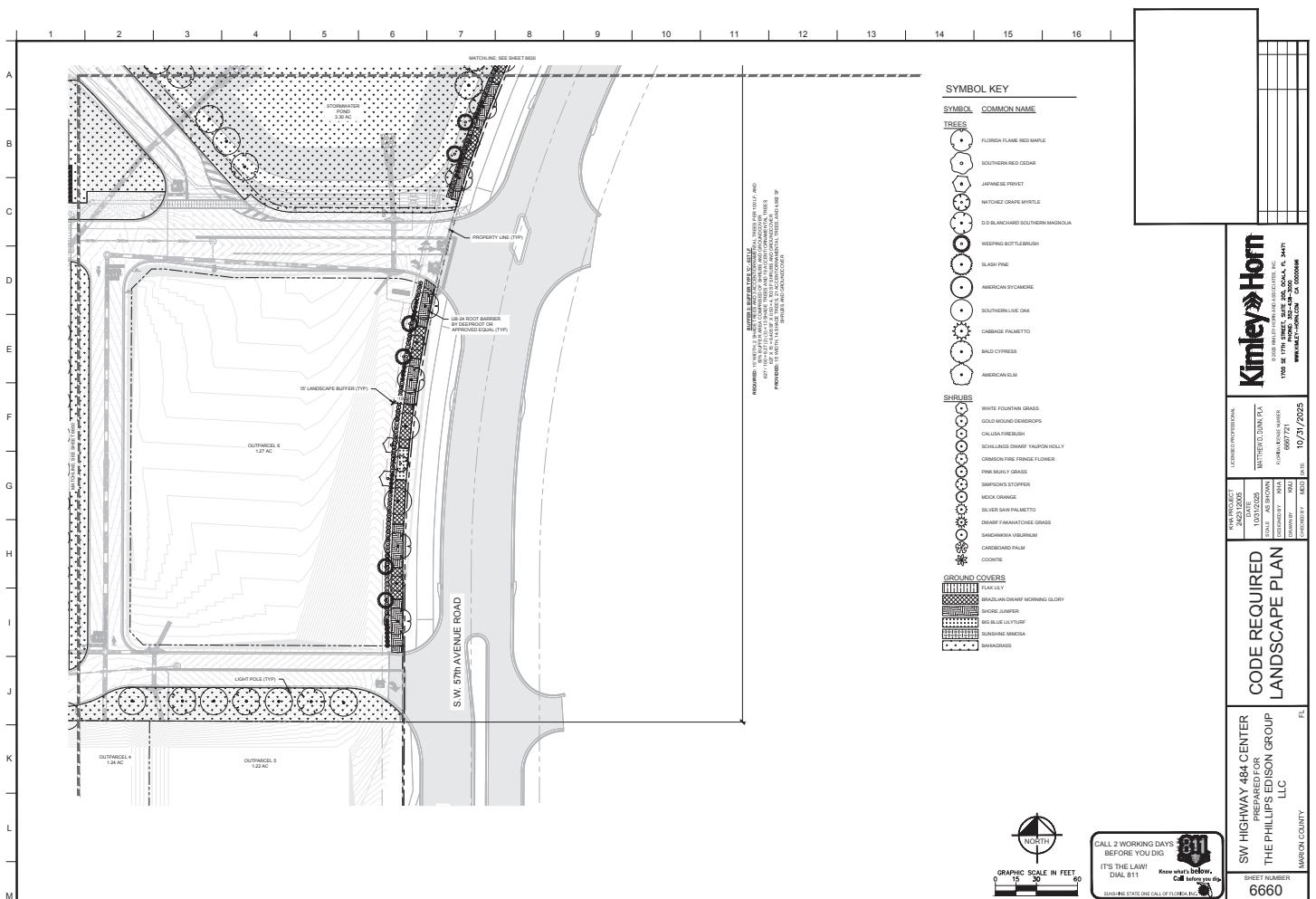


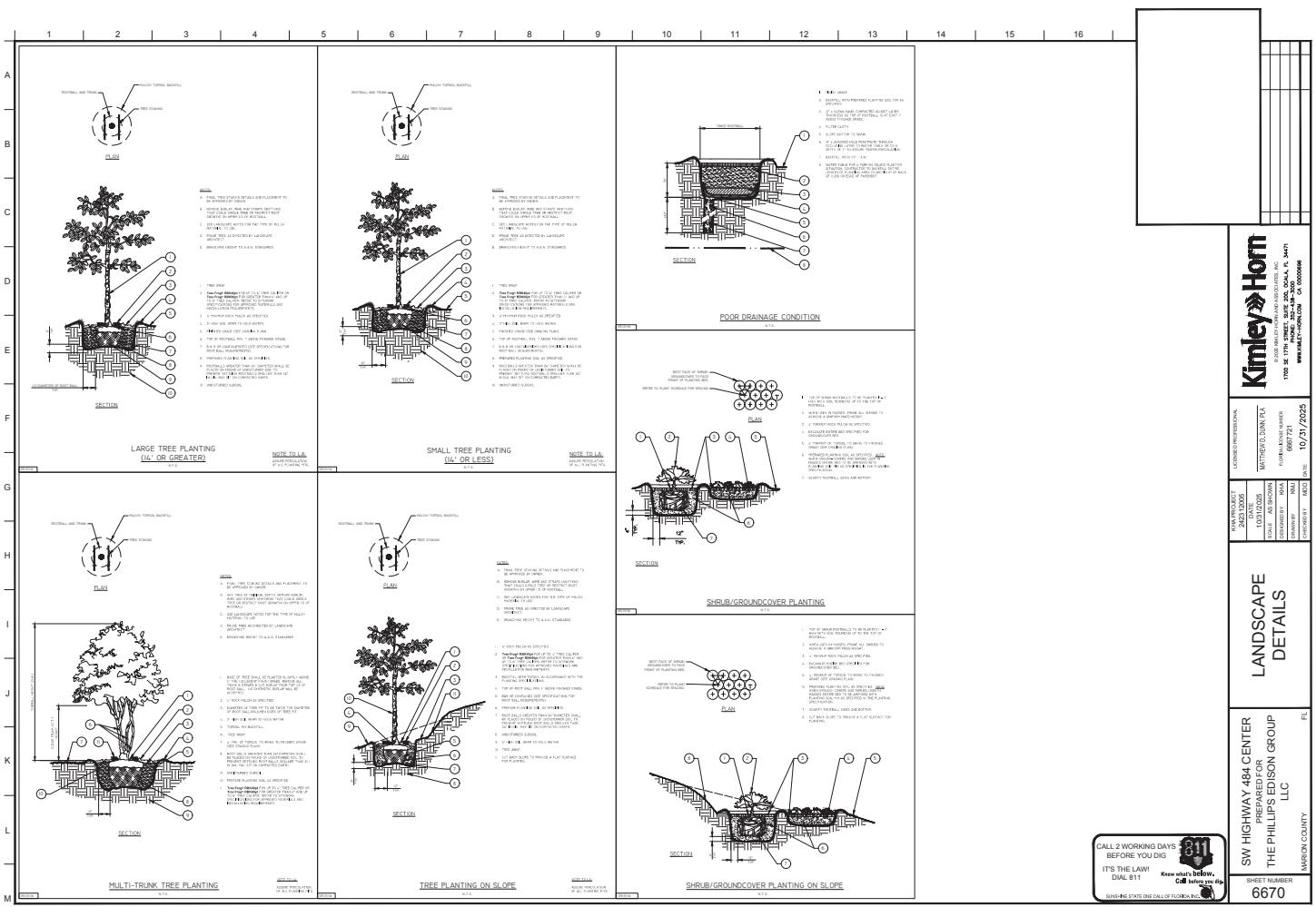




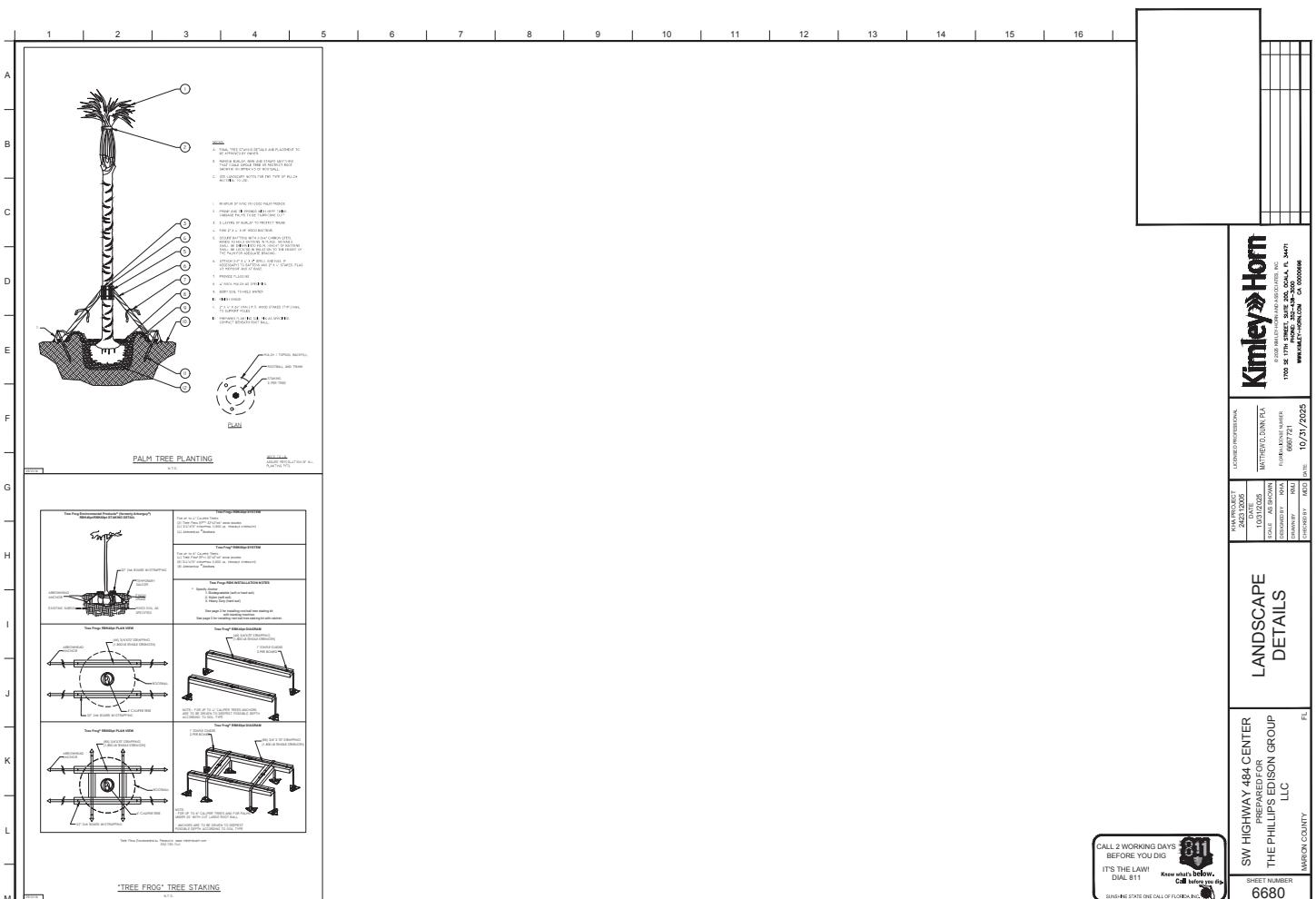






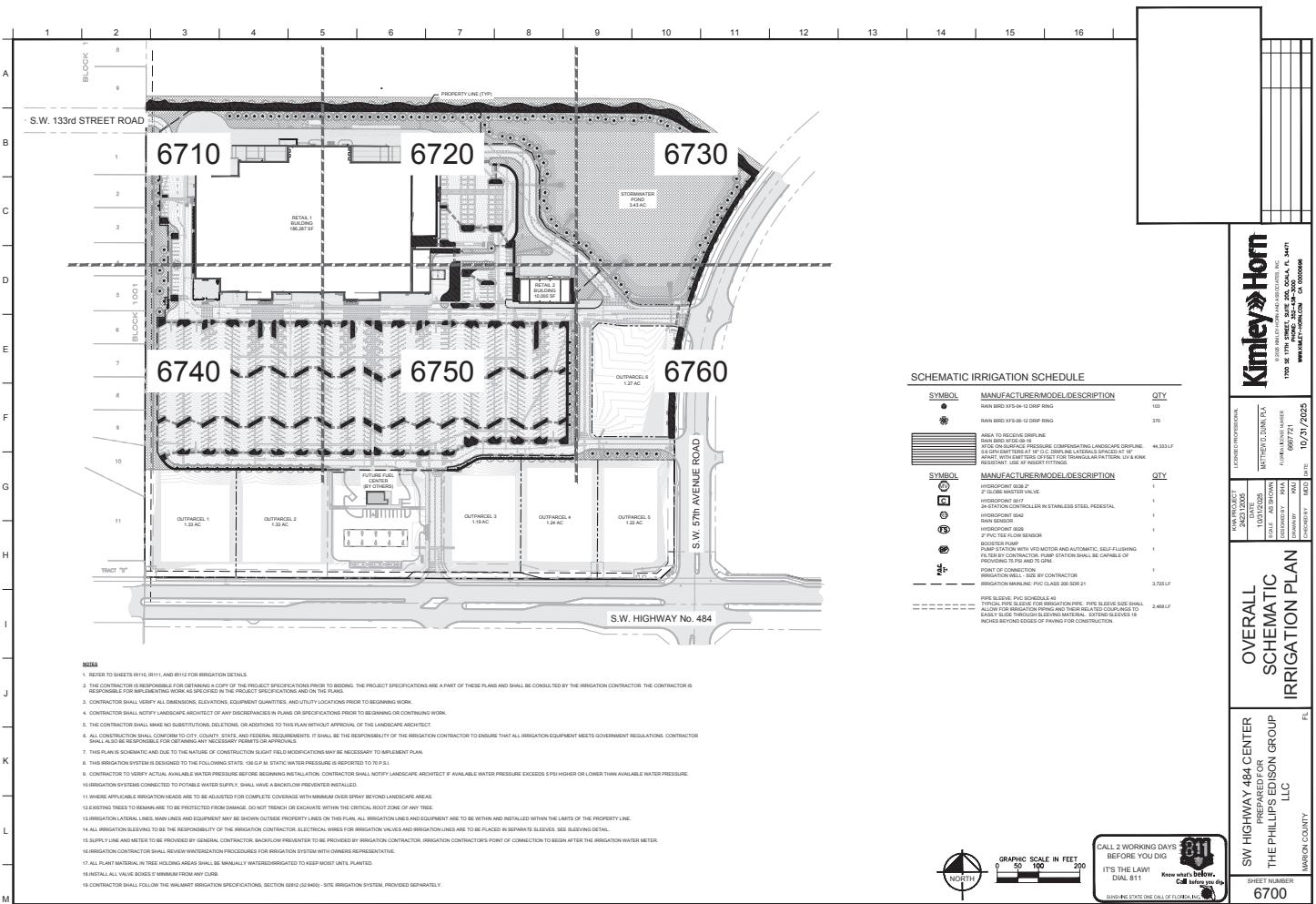


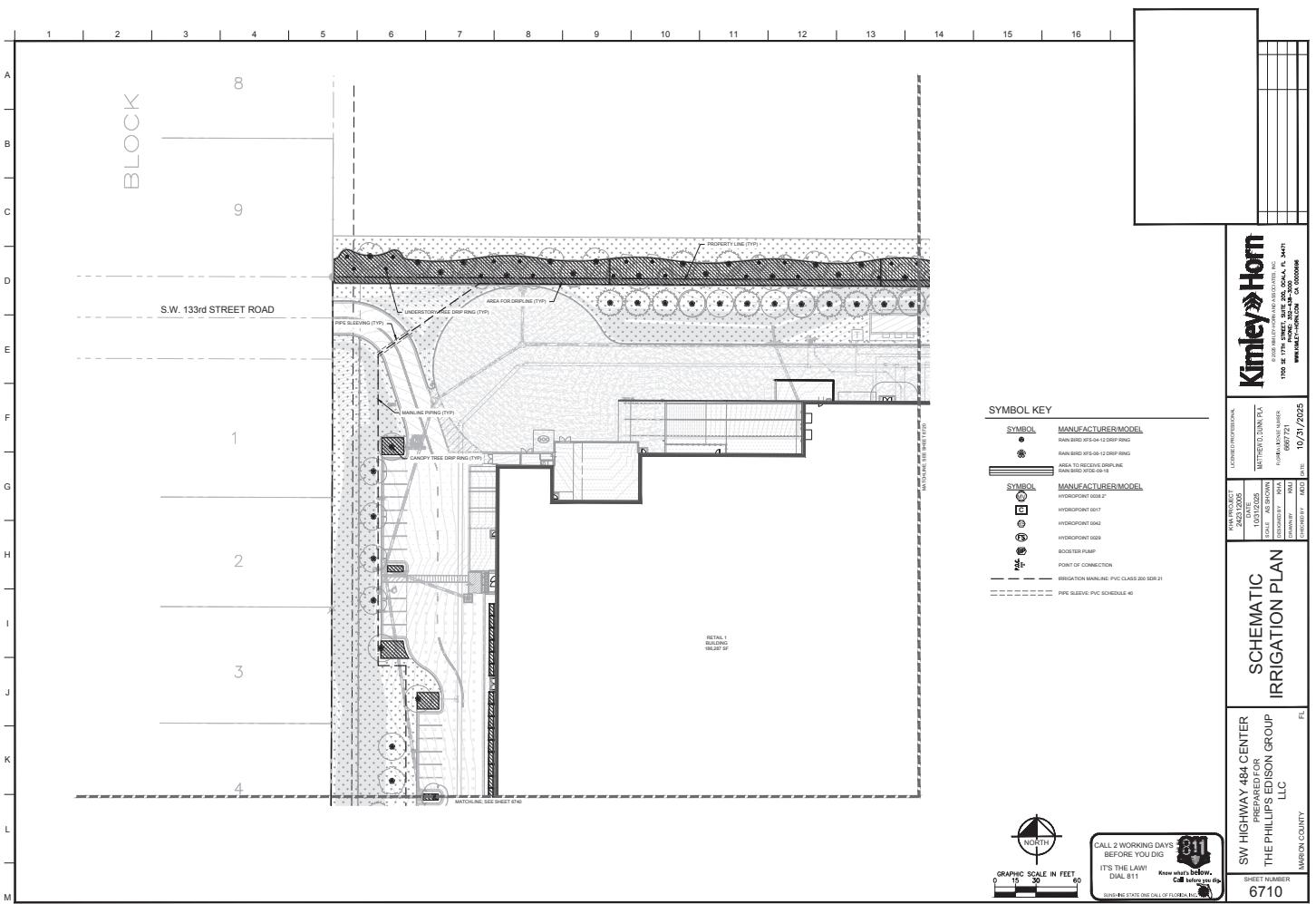
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The original, longer, or better version of this drawing is located with its drawing file: **Landscape_Plan.dwg**. No document without written authorization and permission by KbaeBuilds and Associates, Inc. shall be used. Any unauthorized use, distribution, or copying of this drawing is illegal.

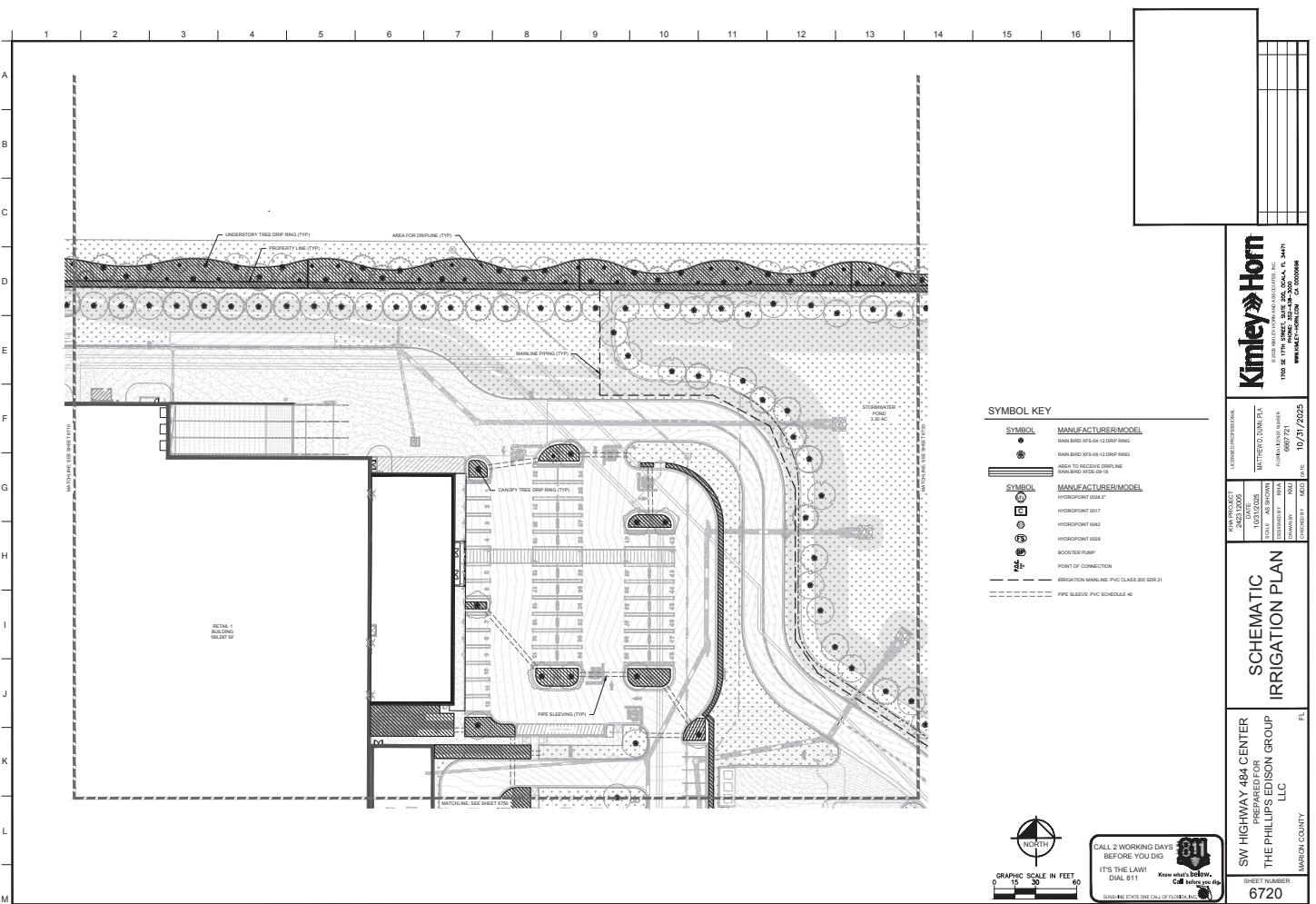


Kimley-Horn

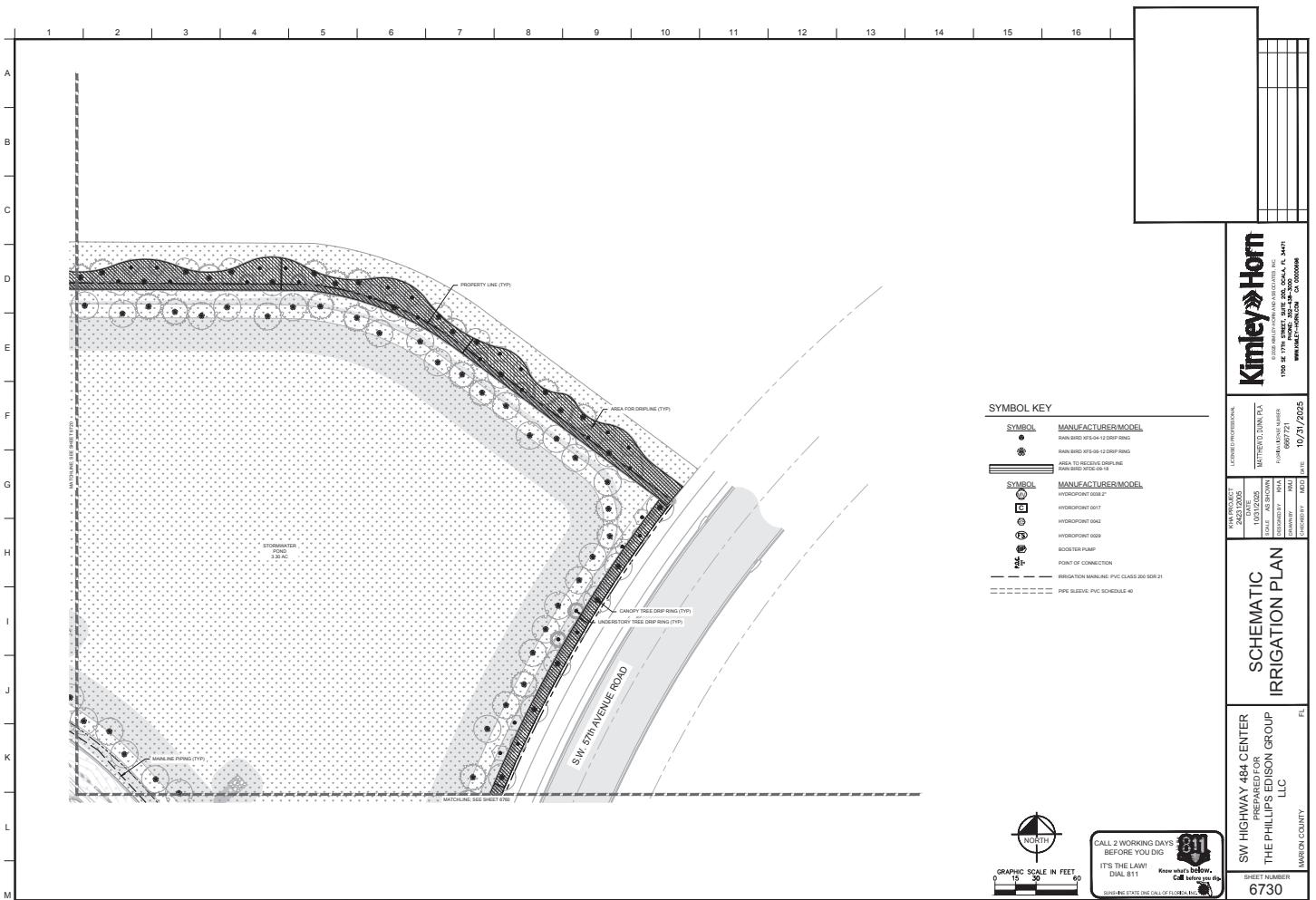
100-0002005
TYPE: SW HIGHWAY 484 CENTER
PREPARED FOR: THE PHILLIPS EDISON GROUP
LLC
FLORIDA
WAKON COUNTY
SHEET NUMBER: 6680

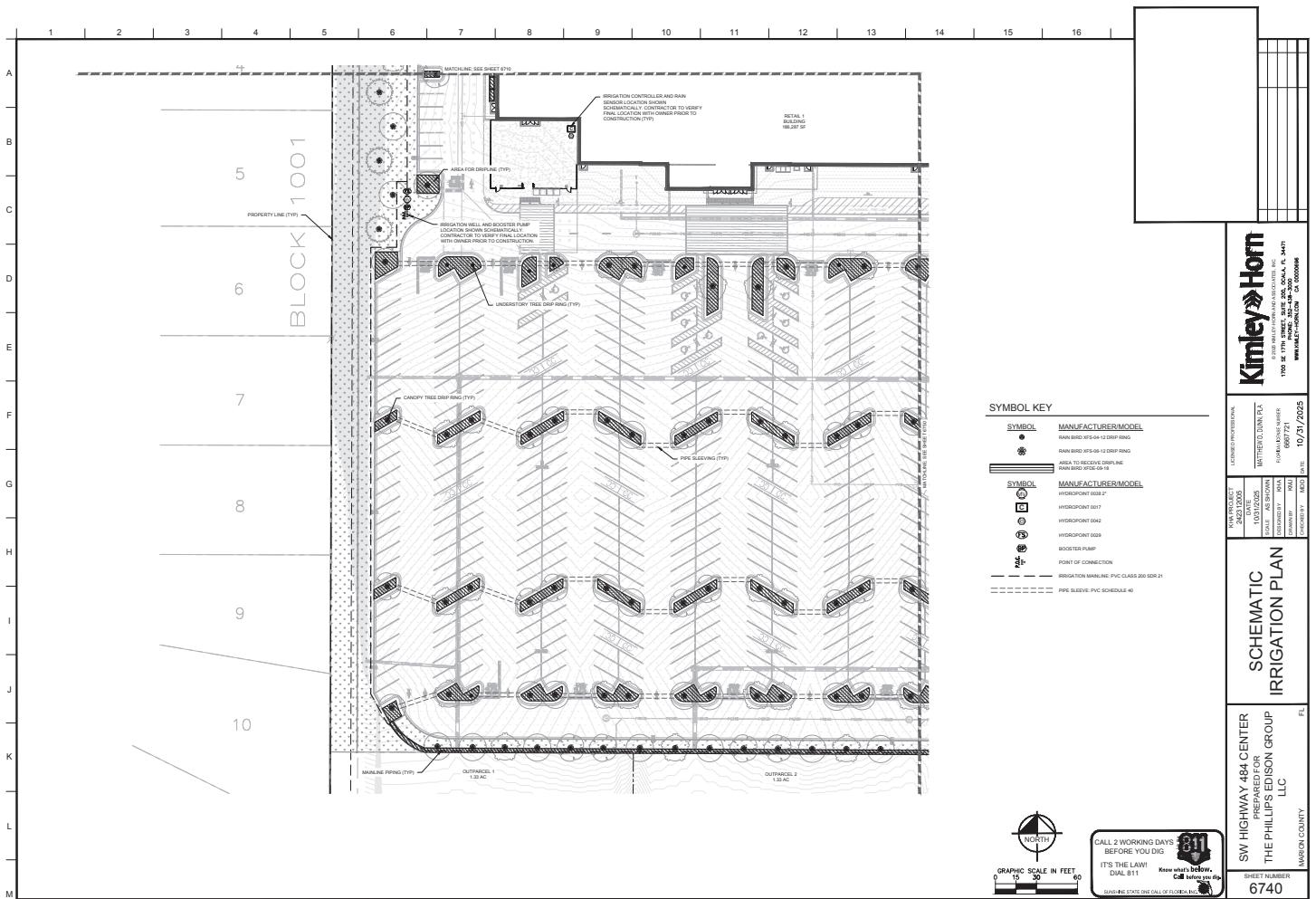




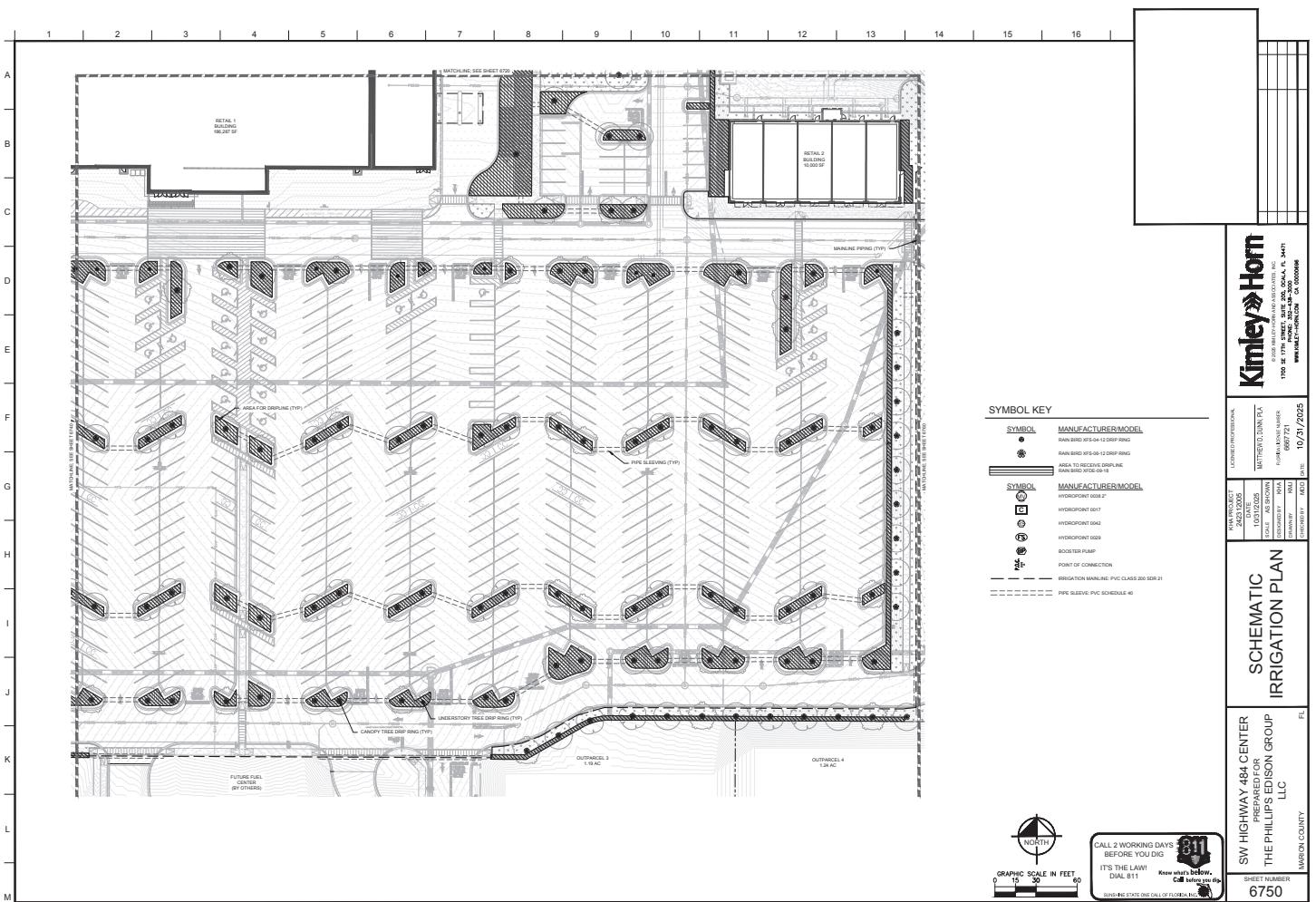


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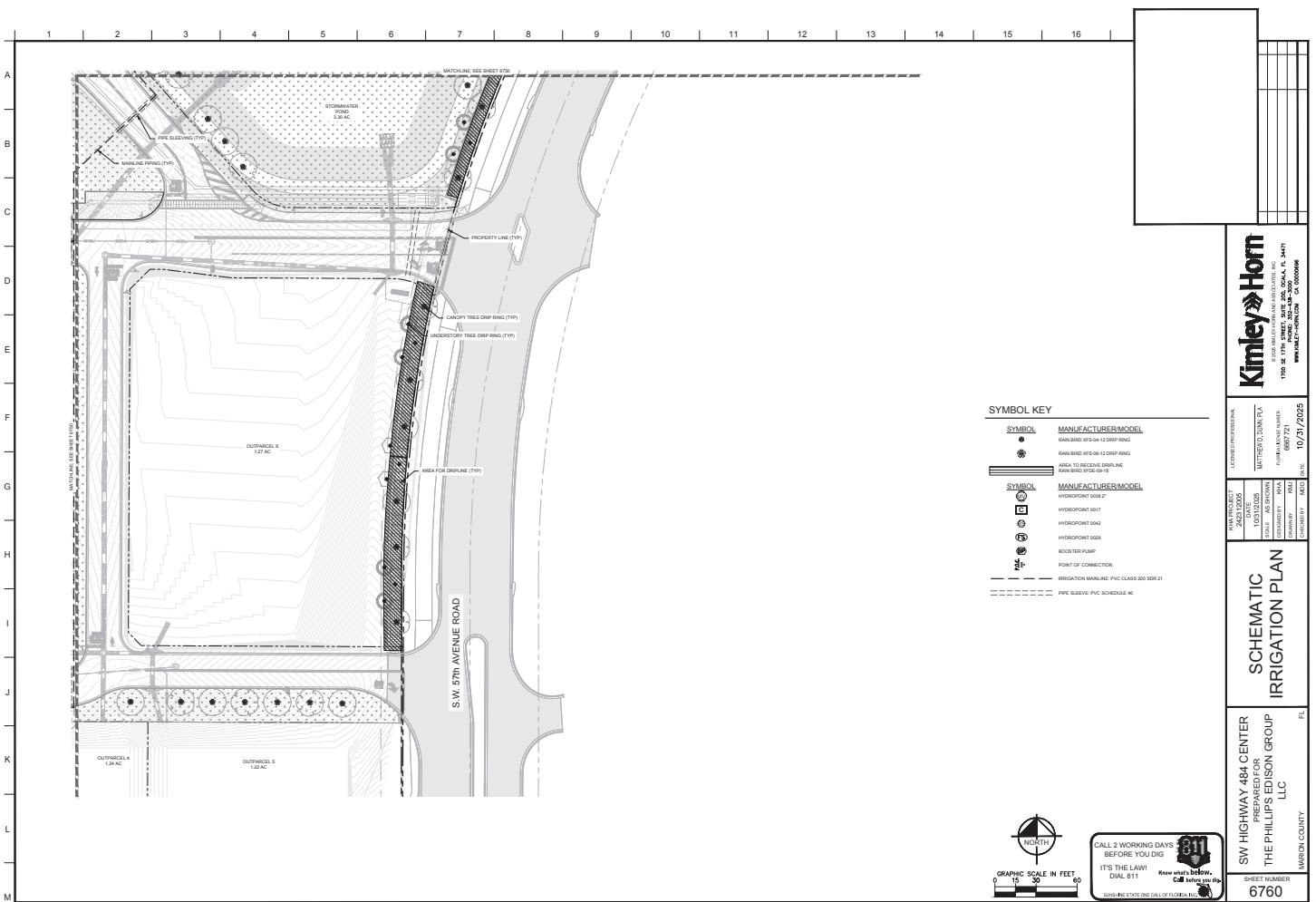


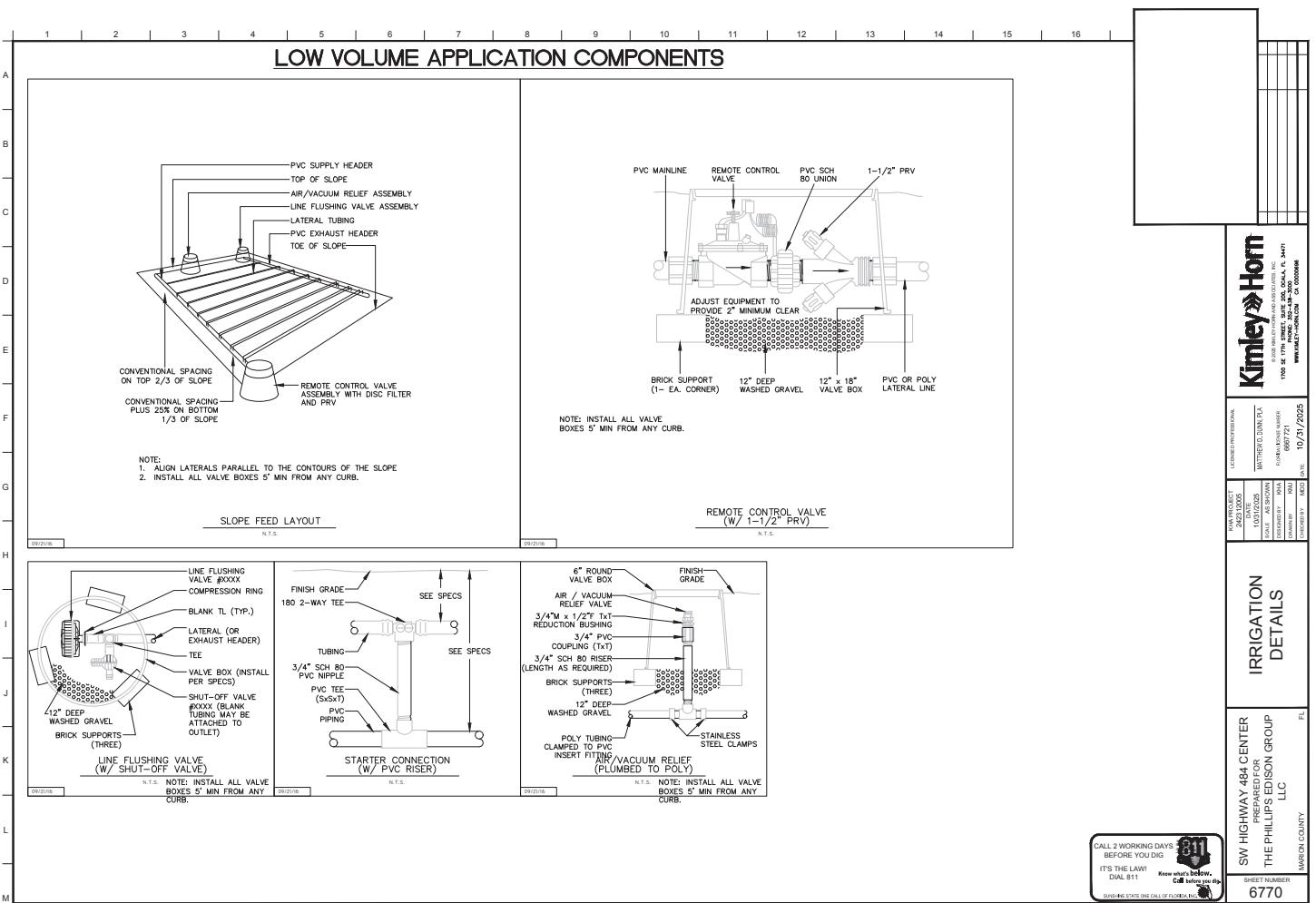


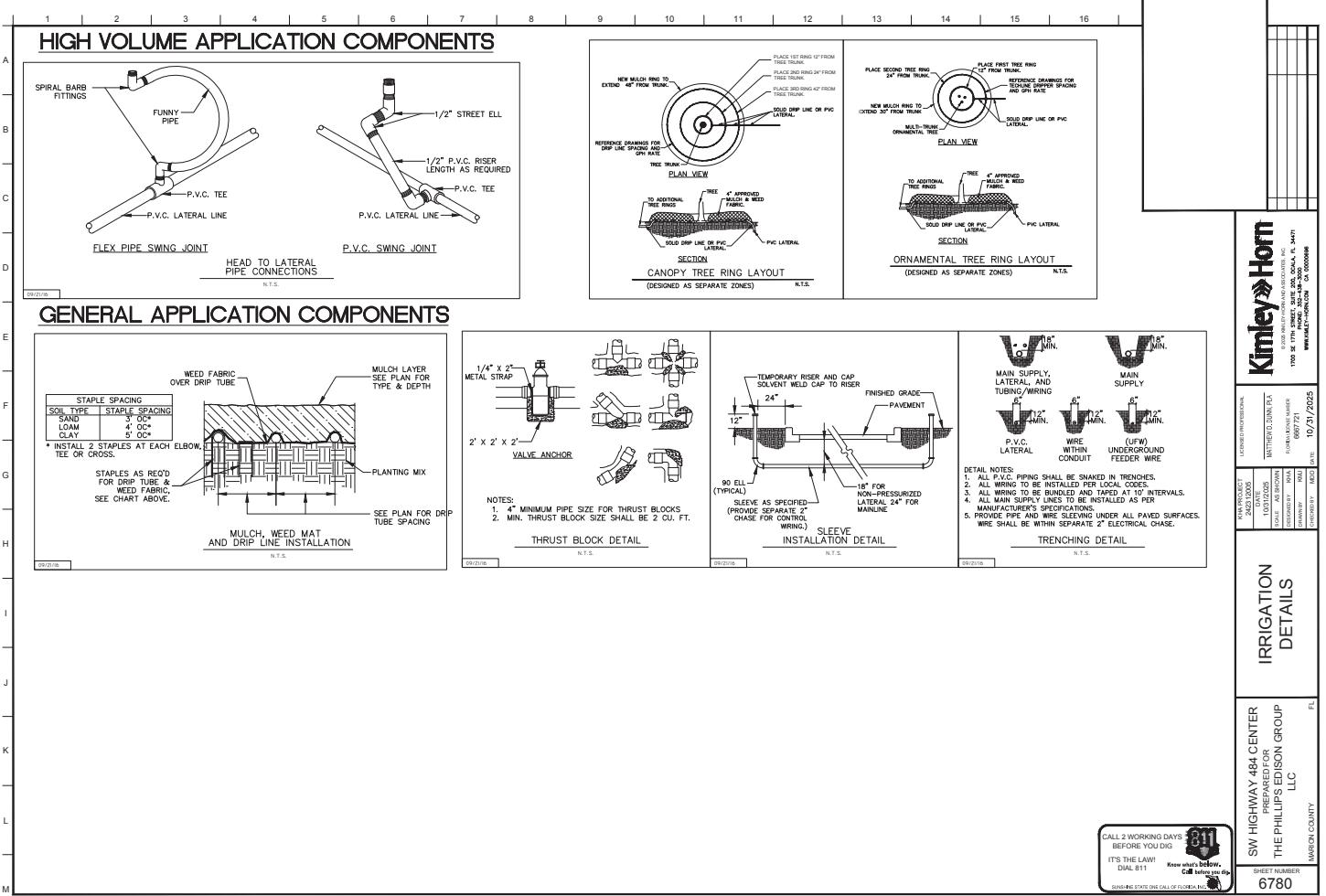
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2D drawing - January, 2028, the owners/occupants, and/or users, as well as their heirs, successors, and assigns, shall not rely on this document without written authorization and understanding by Klemke-Horn and Associates, Inc. shall be relieved of liability to Klemke-Horn and Associates, Inc. for any damages resulting from the use of this document.

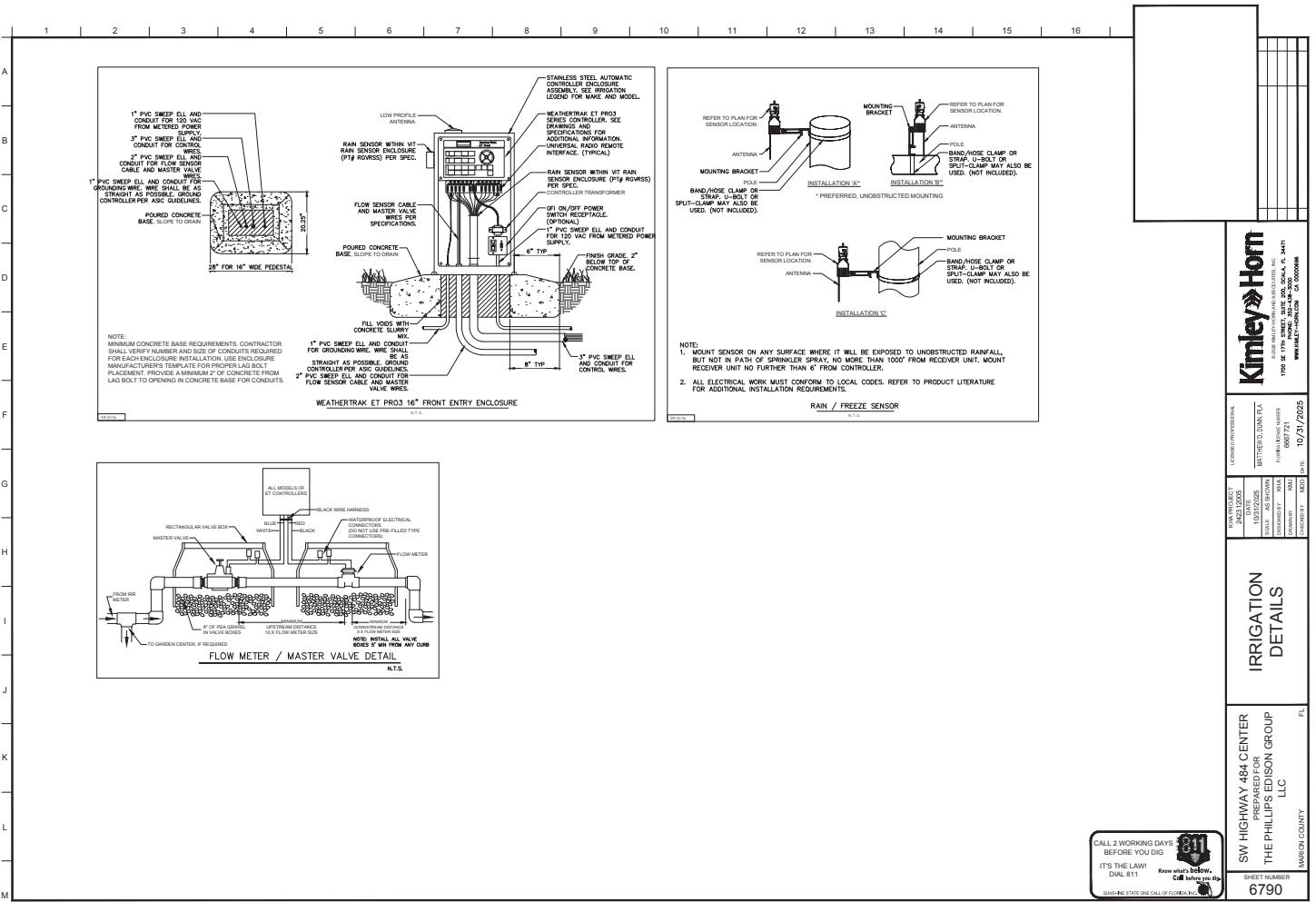


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Sheet Set/Title: Layout67500, October 31, 2024, 01:42:04 AM
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SUBMITTAL SUMMARY REPORT 33171

PLAN NAME: SW HWY 484 SUPER CENTER

LOCATION:

APPLICATION DATE: 08/06/2025

PARCEL: 41200-056-03

DESCRIPTION:

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	01/15/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/12/2025	12/02/2025	Requires Re-submit
<i>Comments</i> JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798				
NO 2.12.8 - Legal description matches boundary on plan Sheet 6000 has the incorrect parcel number of 412056-02, it should've been 41200-056-02. However, these parcels have been split/combined/adjusted and now the parcel numbers should be 41200-056-03, 41200-056-15, & 41200-056-16.				
YES 2.12.28 - Correct road names supplied				
YES 6.2.1.F - North arrow and graphic drawing and written scale Sheet 6020 SWPPP Sequence and Limits of Work and Sheet 6490 Photometric Plan are missing the North Arrow and Scale.				
N/A Additional 911 comments				
Environmental Health (Plans) (Environmental Health) Evan Searcy 11/12/2025 12/23/2025 Approved				
Fire Marshal (Plans) (Fire) 11/12/2025 12/02/2025 Approved				
<i>Comments</i> YES 6.18.2 - Fire Flow/Fire Hydrant				
N/A 6.18.3 - Gated Communities/Properties				
N/A 6.18.4 - Wildland Interface Area				
YES 6.18.5 - Access Control Box				
YES 6.18.2.D - Fire Department Connections				
YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength				
YES 6.18.2.G - Painting and Marking of Fire Hydrants				
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads				
INFO Additional Fire comments At time of the final inspection the hydrant and FDC to the rear of the building will need to also have no parking signage as well.				
Growth Services Planning & Zoning (DR) (GS) Jared Rivera 11/12/2025 12/05/2025 Requires Re-submit				
<i>Comments</i> JARED RIVERA / GROWTH SERVICES / 352-438-2687/ JARED.RIVERA@MARIONFL.ORG				
Corrections 2.12 - Lot area & lot width (Not Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.				
Corrections 2.12.4/6.11.6 - Construction access (Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route..				
Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 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)				
Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - 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.				
Corrections 2.12/4.2 - Lot setback (Not Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.				
Corrections 2.12.4/6.11.8 - Parking (Resolved) - 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.				

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	11/12/2025	12/05/2025	Requires Re-submit
Corrections	2.12.23 - Building lot typicals (Not Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Corrections	2.12.4/6.11.7 - Loading area (Resolved) - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
Corrections	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Corrections	2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - 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	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 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 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/12/2025	01/14/2026	Requires Re-submit
Comments	Photometric plan to be signed and sealed			

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/12/2025	12/02/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 11/5/25-fee due with resubmittal			

8/18/25-fee due with resubmittal

N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department

N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.

N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC

N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC

N/A 2.1.3 - Order of plan approval

YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 11/5/25-Corrected

8/18/25-Title block on ALL sheets missing type of application; (6

YES 2.12.4.A - Type of application on front page

YES 2.12.4.B - Project name centered at top of front page

YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 11/5/25-Corrected

8/18/25-missing Owner/Applicant phone number

YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan

YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet

YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval

YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 11/5/25-Corrected 8/18/25-missing

YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township

YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp

YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering

INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 8/18/25-add waivers if requested in future

YES 2.12.4.L(1) - Parcel number 11/5/25-Corrected

8/18/25-missing

YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer

YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

YES 6.2.1.B - Plans shall be legible and meet typical industry standards

YES 6.2.1.C - Standardized sheet size shall be 24" x 36"

YES 6.2.1.F - North arrow and graphic drawing and written scale

N/A Legal Documents

INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/12/2025	12/09/2025	Requires Re-submit
Comments	Please add Owner's Certification to the Cover sheet -EMW			
	IF APPLICABLE:			
	Sec. 2.18.1.I - Show connections to other phases.			
	Sec.2.19.2.H – Legal Documents			
	Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.			
	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."			
	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."			
	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]."			
	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."			
	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."			
	Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:			
	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."			
	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."			
	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."			
	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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/02/2025	Requires Re-submit
Corrections	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: 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.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
Recommendations	7.1.3 <input type="checkbox"/> Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.			
Recommendations	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right-of-Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
Recommendations	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			

SUBMITTAL SUMMARY REPORT (33171)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUET	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/12/2025	12/02/2025	Requires Re-submit
<i>Recommendations</i>	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	12/02/2025	Approved
<i>Comments</i>	<p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/12/2025	12/05/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/12/2025	12/11/2025	Approved
<i>Comments</i>	Parcel 41200-056-03 is within the Marion County Utility service area. MCU will be providing water and wastewater service to this site. The proposed utility connections have been reviewed and approved by MCU staff.			
<i>Recommendations</i>	Optional - Adding Bollards around services above ground.			