



SUBMITTAL SUMMARY REPORT MajorSite-000266-2026

PLAN NAME:	Watson Realty Parking Expansion	LOCATION:	3800 SE 58TH AVE OCALA,
APPLICATION DATE:	01/22/2026	PARCEL:	3137-001-001
DESCRIPTION:	Construction of a parking lot with associated grading and drainage improvements for the existing Watson Realty building		

CONTACTS	NAME	COMPANY
Applicant	Claudia Vega	eda consultants, inc.
Developer	Gary Landschoot	Watson Properties 3 LLC
Engineer of Record	Claudia Vega	eda consultants, inc.
Owner	Gary Landschoot	Watson Properties 3 LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	01/23/2026	02/06/2026	02/23/2026	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)	Janet Warbach	02/06/2026	02/04/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/06/2026	01/30/2026	Approved
<i>Comments</i>	Protect existing well during all phases of construction. Currently has LUWS permit through Department of Health in Marion County.				
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/06/2026	01/23/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/06/2026	01/23/2026	Requires Re-submit
<i>Comments</i>	Add any requested waivers to cover page, if any requested in the future				
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not 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.				
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."				
<i>Corrections</i>	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)				
<i>Corrections</i>	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.				
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.				
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Not Resolved) - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.				
<i>Corrections</i>	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.				
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.				
<i>Corrections</i>	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.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/06/2026	01/23/2026	Requires Re-submit
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/06/2026	01/23/2026	Requires Re-submit
<i>Comments</i>	See markups on plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/06/2026	02/20/2026	Requires Re-submit
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Not Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Not Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Not Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Not Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	Additional Design Comments (Not Resolved) - Additional Comments:			
<i>Corrections</i>	Legal Documents (Not Resolved) - Legal Documents			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Not Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/06/2026	02/04/2026	Requires Re-submit
<i>Comments</i>	<p>Please add owner's certification with signer's name to the front cover sheet of the civil plans. Project map checked -EMW 02.04.2026 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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/06/2026	01/27/2026	Requires Re-submit
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."			
<i>Corrections</i>	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.			
<i>Corrections</i>	6.13.2.A(8) - Finish Floor Elevation Criteria (Not Resolved) - 6.13.2.A(8) - Finish Floor Elevation Criteria: Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			

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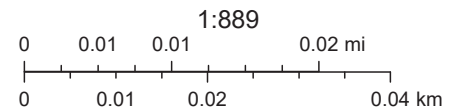
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/06/2026	01/27/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	6.13.2.A(1)/(2) - Contributing Basins/Tc (Not Resolved) - 6.13.2.A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations (Not Resolved) - 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/06/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/06/2026	02/01/2026	Requires Re-submit
<i>Corrections</i>	6.11.9.C - Pavement marking (Not Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Additional Traffic Comments			
<i>Corrections</i>	6.11.5 - Driveway access (Not Resolved) - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/06/2026	02/05/2026	Informational
<i>Comments</i>	Parcel 3137-001-001 is within the Marion County Utilities service area and has immediate access to public water and the sewer force main. The existing improvements do not currently warrant a connection to public utilities. However, in the future, if flows are increased, the building is altered or improved, or the use of the building changes, the site will be required to connect to both public water and the sewer force main.			

ArcGIS Web Map4



3/31/2026, 10:17:16 AM

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



Marion County BOCC, Marion County Property Appraiser



**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: _____ Parcel Number(s): 3137-001-001 Permit Number: MajorSite-000266-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Watson Realty Parking 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): Watson Properties 3, LLC, William A. Watson, Jr, Manager, Represented by Gary Landschoot
Signature: *William A. Watson Jr*
Mailing Address: 7821 DEERCREEK CLUB RD STE 200 City: JACKSONVILLE
State: FL Zip Code: 32256-3698 Phone # 904-629-2429 (Representative's phone)
Email address: glandschoot@watsoncg.com (Representatives email)

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

Firm Name (if applicable): eda consultants, inc. Contact Name: Claudia Vega, P.E.
Mailing Address: 720 SW 2nd Ave, S. Tower, Ste 300 City: Gainesville
State: FL Zip Code: 32601 Phone # 352-373-3541
Email address: cvega@edaf.com; permitting@edaf.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ LDC Sec. 6.8.6K(3) - Buffers
Reason/Justification for Request (be specific): Request to reduce East buffer from 15 feet to 5 feet due to existing parking lot only being approximately 8.5 feet away from the ROW.

DEVELOPMENT REVIEW USE:

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

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

Revised 6/2021

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marionfl.org



**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

Section & Title of Code (be specific) _____ LDC Sec. 6.8.6K(3) - Buffers
Reason/Justification for Request (be specific): Request to reduce the buffer from 15 feet to 5 feet for the western 144 feet of the South side of the property. This reduction will allow the proposed stormwater pond to be located approximately 5 feet from the right-of-way, preserving existing trees in this area. The proposed stormwater facility will act as a buffer to supplement the reduced five-foot buffer width.

Section & Title of Code (be specific) _____ LDC Sec. 6.8.6K(3) - Buffers
Reason/Justification for Request (be specific): Request to defer construction of the required 15-foot Type C buffer along the west property boundary until such time that the adjacent parcel to the west is developed. At that time, the buffer will be installed in accordance with applicable code requirements.

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): _____

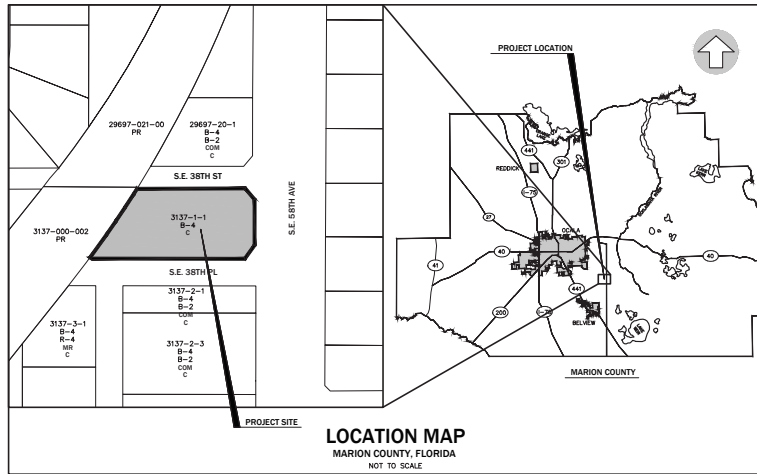
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

WATSON REALTY PARKING MAJOR SITE PLAN MARION COUNTY, FLORIDA



EB 236
700 S.W. 2nd Ave, South Tower, Suite 200
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.ecd.com mcd@ecd.com

DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	WATSON REALTY PARKING MAJOR SITE PLAN
2. TITLE UNDER WHICH IT WILL BE RECORDED:	WATSON PROPERTIES 3 LLC
3. PROJECT DESCRIPTION:	THE CONSTRUCTION OF A PARKING LOT WITH ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS FOR THE EXISTING WATSON REALTY BUILDING
4. PROJECT ADDRESS:	3800 SE 58TH AVE, OCALA FL 34480
5. TAX PARCEL NUMBER:	3137-001-001
6. SECTION/TOWNSHIP/RANGE:	SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST
7. ZONING:	B-4 (REGIONAL BUSINESS)
8. FUTURE LAND USE DESIGNATION:	COMMERCIAL
9. TOTAL SITE AREA:	0.75 ACRES
10. OFFSIDE DRAINAGE AREA:	0.32 ACRES (BYPASSED)
11. BUILDING SETBACKS:	FRONT: 40', SIDES: 10', REAR: 25'
12. FLOOR AREA RATIO:	MAXIMUM FAR: 1.0 / PROPOSED FAR: EXISTING BUILDING 3,107 S.F. / 52,670-0.09
13.	NO NEW BUILDING CONSTRUCTION IS PROPOSED AS PART OF THIS DEVELOPMENT PLAN
14.	NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT APPROVAL BY THE COUNTY ENGINEER
15.	THIS SITE IS WITHIN THE SPRINGS PROTECTION OVERLAY ZONE
16.	THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPABILITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO



CONTACT INFORMATION	
1. PROPERTY OWNERS:	Watson Properties 3 LLC 7821 Deer Creek Club Rd Ste 200, Jacksonville FL 32256 (904) 629-2429 Contact: Gary Landshoet
3. CONSULTANT ENGINEER:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
5. PLANNER:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SNEGER, AICP, LEED AP
6. SURVEYOR:	ecda consultants Inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: BOB GRAVER, PSM

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	2.5 PARKING SPACE(S) PER 1,000 S.F.	2.5 SPACES PER 1,000 S.F. + 8 SPACES	26 INCLUDING 2 HANDICAP SPACES

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA	33,195 S.F.	0.76 AC.	100.00%
2.	EXISTING IMPERVIOUS:	8,931 S.F.	0.21 AC.	26.90%
3.	PROPOSED IMPERVIOUS:	6,638 S.F.	0.15 AC.	20.00%
4.	REMOVED IMPERVIOUS AREA:	1,000 S.F.	0.02 AC.	3.01%
5.	TOTAL IMPERVIOUS AREA:	14,569 S.F.	0.33 AC.	43.89%
6.	OPEN AREA (INCLUDING BASIN):	18,626 S.F.	0.43 AC.	56.11%

LEGEND:
ZONING:
B-4 - REGIONAL BUSINESS
R-4 - MIXED RESIDENTIAL
B-2 - COMMUNITY BUSINESS

FUTURE LAND USE:
COM - COMMERCIAL
MR - MEDIUM RESIDENTIAL
PR - PRESERVATION

STORMWATER MAINTENANCE ENTITY

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

SIGNED: _____ DATE: _____

WAIVERS			
#	SECTION AND TITLE OF CODE	CONDITIONS	DATE OF APPROVAL
1.	BUFFERS - SEC. 6.6.6.K(3)	-	-
2.	BUFFERS - SEC. 6.6.6.K(3)	-	-
3.	BUFFERS - SEC. 6.6.6.K(3)	-	-

LEGAL DESCRIPTION

LOTS 1 THROUGH 16, BLOCK A, SILVER SPRINGS MANOR, FORMERLY FLINT PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK G, PAGE 33, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION WITHIN FLORIDA BARGE CANAL RIGHT OF WAY AND EXCEPT ANY PORTION OF ROAD RIGHT OF WAY INCLUDING BUT NOT LIMITED TO LANDS RECORDED IN OFFICIAL RECORDS BOOK 3362, PAGE 404.

LICENSED DESIGN PROFESSIONAL CERTIFICATION

1. ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED.

CLAUDIA S. VEGA, P.E.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNED SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

FEVIL PATEL

No.	Date	Comment

ALL FORMS MUST BE COMPLETED AND SIGNED BY CLAUDIA S. VEGA, P.E. ON THE DATE ASSOCIATED TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

03/23/2026
Claudia S. Vega, P.E. - 31532
Engineer Certificate No.

Project No: 25-136

Project phase: COUNTY SUBMITTAL

Project title:

WATSON REALTY PARKING
MAJOR SITE PLAN
MARION COUNTY,
FLORIDA

Sheet title:
COVER SHEET

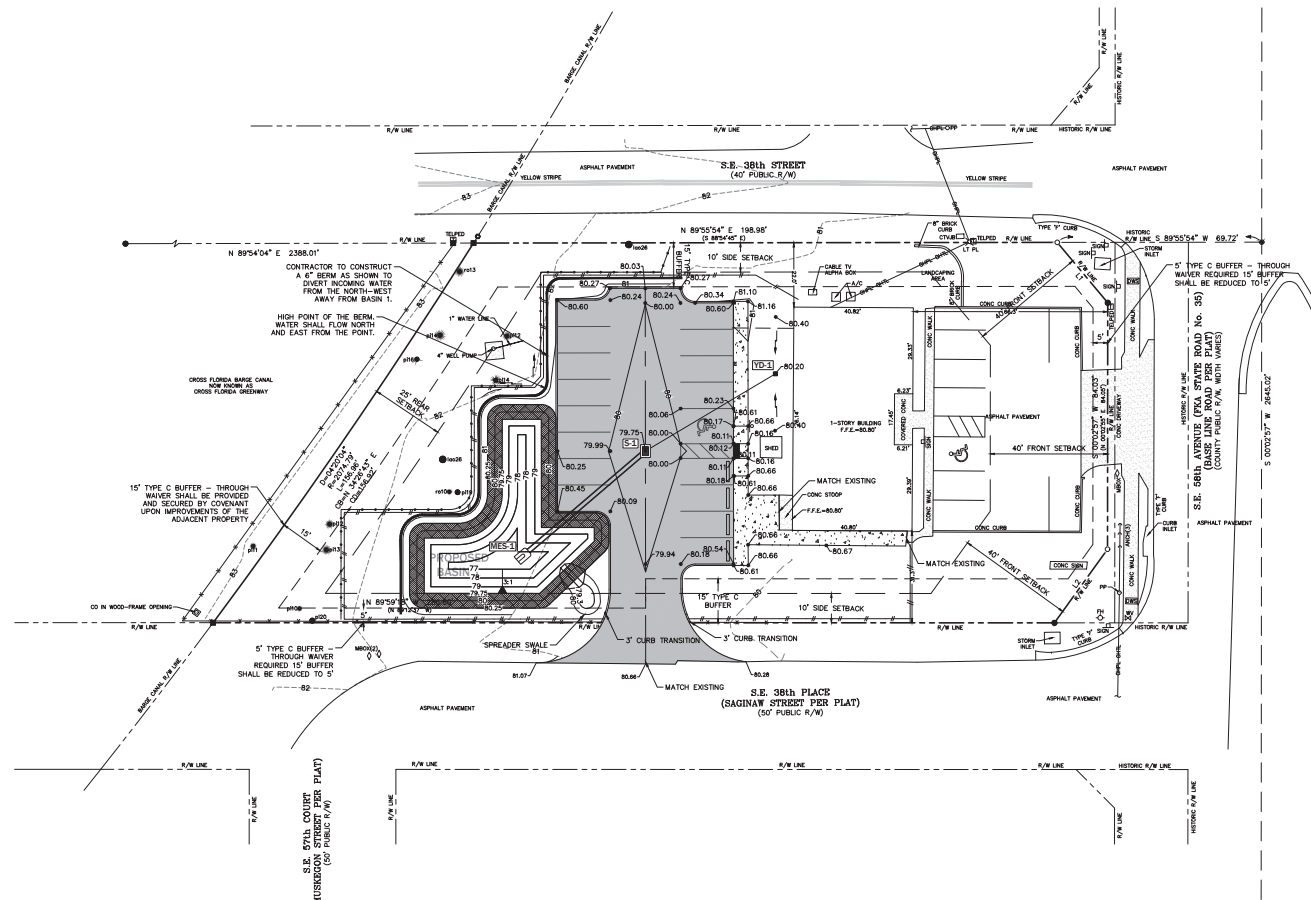
Drawn: MAB
Checked: TAR
Date: 03/23/26

Sheet No:
C100

DRAWING INDEX	
Sheet Number	Sheet Title
C100	COVER SHEET
C110	LEGEND, SYMBOLS AND NOTES
C120	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	PAVING, GRADING AND DRAINAGE PLAN
C310	BASIN DETAIL
C320	PAVING, GRADING DETAILS AND NOTES
C330	STORMWATER POLLUTION PREVENTION PLAN

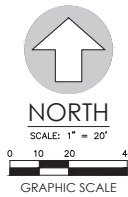
MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FOOT INDEX
MES-1	15" INV.=76.00	430-021

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FOOT INDEX
S-1	TOP EL.=79.75 SW 15" INV.=76.50 NE 12" INV.=76.75	425-052
YD-1	TOP EL.=80.20 SW 12" INV.=77.20	N/A



LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- 183 EXISTING CONTOUR ELEVATION
- 183 PROPOSED CONTOUR ELEVATION
- PROPOSED FIRE HYDRANT
- 80.00 EXISTING SPOT ELEVATION
- 80.00 PROPOSED SPOT ELEVATION



No.	Date	Comment

Professional Engineer of Record:

 Claudia S. Vega, P.E. 51532
 Engineer Certificate No.
 Project No: 25-136
 Project phase: COUNTY SUBMITTAL
 Project title:

WATSON REALTY PARKING
 MAJOR SITE PLAN
 MARION COUNTY,
 FLORIDA

Sheet Title:
 PAVING, GRADING AND
 DRAINAGE PLAN

Designed: CSV	Sheet No:
Drawn: MAB	C300
Checked: TAR	
Date: 03/23/26	

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