



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.3	05/20/2026	05/28/2026	06/02/2026	Approved
OCE: Plan Review (DR) v.2	04/14/2026	04/21/2026	04/24/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/23/2026	02/06/2026	02/23/2026	Requires Re-submit

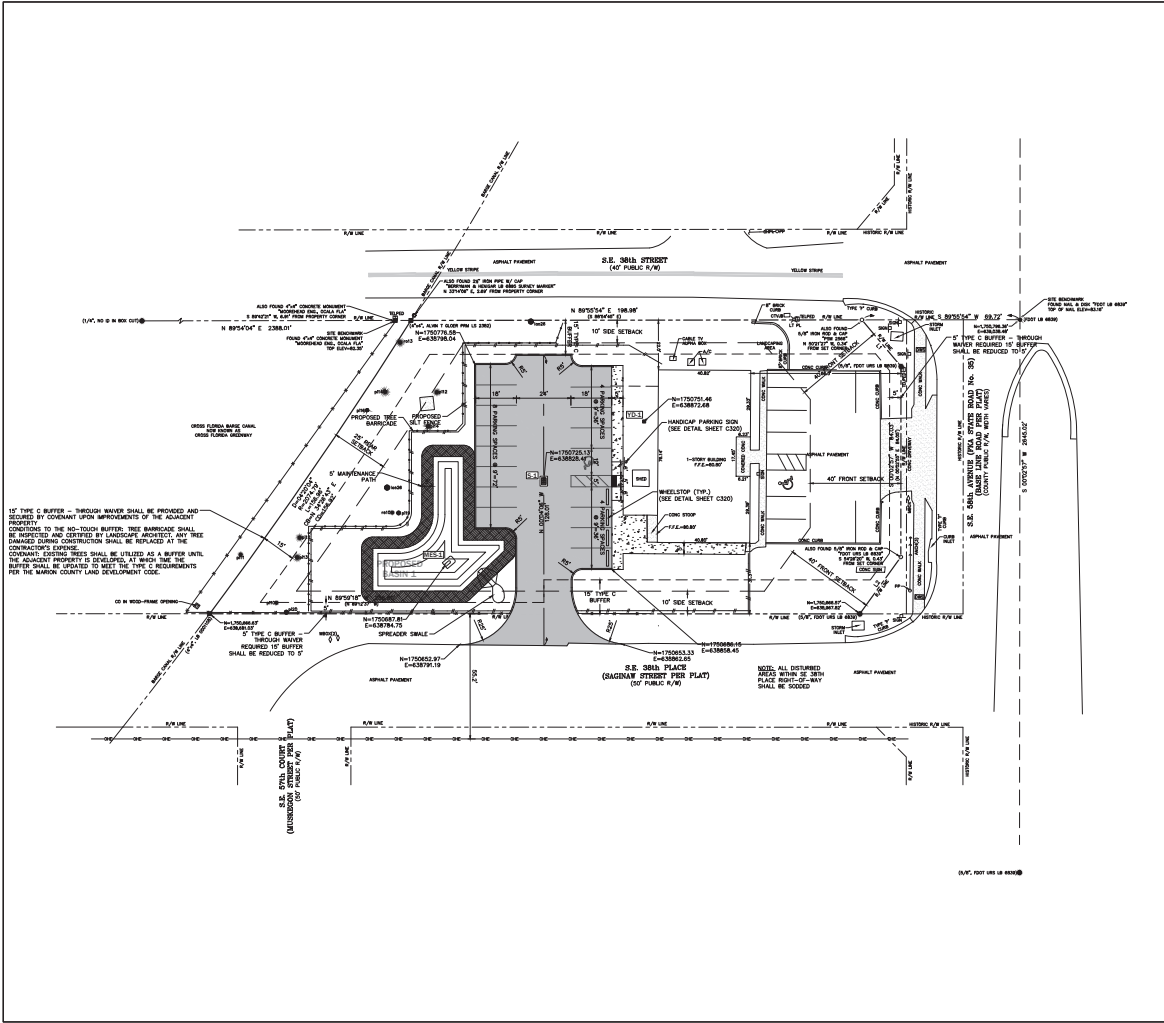
SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Janet Warbach	05/28/2026	05/22/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/28/2026	05/29/2026	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)	Anthony Marino	05/28/2026	05/20/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/28/2026	05/22/2026	Approved
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - Corrective Action: Zoning classification of adjacent parcel is incorrect. Please add to aerial and site plan. Adjacent parcels incorrectly labeled are zoned B-2 to the north, B-2 to the south and R-4 to the west -4--16 Adjacent properties show multiple zonings, please correct. - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.				
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/28/2026	05/26/2026	Approved
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/28/2026	05/28/2026	Approved
<i>Corrections</i>	2.18.2.G Utility Easements (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.)				
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - Corrective Action: Front page of the plan shall minimally include A through L of this section of the LDC. - 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>	Additional Design Comments (Resolved) - Additional Comments:				
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (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>	2.21.2.A - Multi-phase Major Site Plans (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>	6.2.1.B.-F. - Requirements (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>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - Corrective Action: 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 - 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.A. - Licensed Professional (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>	2.21.2.A - Multi-phase Major Site Plans (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				

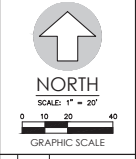
SUBMITTAL SUMMARY REPORT (MajorSite-000266-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/28/2026	05/28/2026	Approved
<i>Corrections</i>	2.12.3 - Title block (Resolved) - Corrective Action: Title block on "ALL" sheets denoting type of application; project name, location, county, and state; and date of original and all revisions - 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>	Legal Documents (Resolved) - Legal Documents			
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/28/2026	05/28/2026	Informational
<i>Comments</i>	<p>Checked Map/Sunbiz - Good.</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>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)</p> <p>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</p> <p>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</p> <p>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)</p> <p>"[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</p> <p>"[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) –</p> <p>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> <p>- DR 5/28/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/28/2026	05/20/2026	Informational
<i>Comments</i>	Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/28/2026	05/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/28/2026	05/21/2026	Approved
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Corrective Action: Add a note to sod the disturbed areas in the right-of-way on SE 38th Street. - Additional Traffic Comments			
<i>Corrections</i>	6.11.9.C - Pavement marking (Resolved) - Corrective Action: Show the existing parking spaces on the south side of the building. It appears these parking spaces will be in the way of the new driveway and drive aisle requiring them to be removed. - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
<i>Corrections</i>	6.11.5 - Driveway access (Resolved) - Corrective Action: Remove the wide driveway on SE 38th Place and install a new driveway connection just south of the new parking lot and adjacent to the DRA. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/28/2026	05/22/2026	Approved
<i>Comments</i>	Previously approved. 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.			

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/21/2026	04/20/2026	Approved



- GENERAL NOTES**
1. ALL DIMENSIONS AND AREA SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROVIDED. ALL AREAS PROVIDED IS 5' MIN. WIDTH AT SHORTEST POINT.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
 3. ELECTRIC SERVICE TO BE COORDINATED WITH LOCAL ELECTRIC ENGINEERING DEPARTMENT.
 4. DOWNSPURS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.



No.	Date	Comment

Professional Engineer of Record:
 Digitally signed by
 Charles E. York, P.E.
 Common Name: Charles E. York, P.E.
 DN: cn=Charles E. York, P.E., o=ECM CONSULTANTS, ou=ECM CONSULTANTS, email=charles.york@ecmconsultants.com

05/18/2026
 Charles E. York, P.E. - 11132
 Engineer - Charlotte, NC

Project No: 25-136

Project phase: COUNTY SUBMITTAL

Project title: WATSON REALTY PARKING MAJOR SITE PLAN MARION COUNTY, FLORIDA

Sheet title: DIMENSION PLAN

Designed: CSV Drawn: MAB Sheet No: C200
 Checked: TAR
 Date: 05/12/26

- LEGEND**
- S/L FENCE
 - TREE BARRICADE
 - LIMITS OF ASPHALT PAVEMENT
 - LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
 - #100 EXISTING TREE TO REMAIN

