



SUBMITTAL SUMMARY REPORT PL SmScale-000556-2026

PLAN NAME:	Garcon Investments_3120-001-008 Sm Scale	LOCATION:	1770 SE 40TH STREET RD OCALA,
APPLICATION DATE:	03/27/2026	PARCEL:	3120-001-008
DESCRIPTION:	Land use change from High Residential (HR) to Urban Residential (UR) for the purpose of constructing a quadplex.		

CONTACTS	NAME	COMPANY
Applicant	ANGELA THOMAS	
Owner	Michael Garcia	Garcon Investments LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	04/17/2026	05/01/2026	05/01/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/01/2026	04/20/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/01/2026	05/01/2026	Approved
Fire Marshal (Plans) (Fire)		05/01/2026	04/17/2026	Approved
Comments	FYI-If a quadplex is being built in the location this will require fire sprinklers once the building permit is submitted			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	05/01/2026	04/17/2026	Informational
Comments	Review to be conducted at the time of the reporting process			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/01/2026	04/17/2026	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		05/01/2026	04/27/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/01/2026	04/20/2026	Informational
Comments	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the change the land use from high residential to urban. Stormwater has no objections. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/01/2026	04/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/01/2026	04/20/2026	Approved
Utilities (Plans) (Utilities)	Heather Proctor	05/01/2026	04/28/2026	Not Required
Comments	Marion County Utilities has no comment on this land use change. Parcel has connection for public water and sewer to the City of Ocala.			