CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: May 5, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB23-45407 MARKET STREET AT HEATH BROOK LOT 1 REPLAT FINAL PLAT

Presented for your consideration is the Market Street at Heath Brook Lot 1 Replat Final Plat. The plat was presented to this board on October 14, 2024 and was then approved by City Council on November 5, 2024 subject to updating the title opinion. Prior to the plat being recorded, the owner of the Market Street at Heath Brook conveyed two of the outparcels created by this plat and the sale was discovered when the title opinion was updated prior to recording of the plat. The plat layout remains unchanged with only the addition of two developers joining in the plat dedication.

The Lot 1 replat consists of three lots. The plat was prepared by R.M. Barrineau and Associates and the developers are Heathbrook I LLC and Heathbook II, LLC, Heathbrook PAD I, LLC and Heathbrook PAD II, LLC.

The two additional lots created by the replat will require a site plan for review and approval prior to construction on the newly created parcels.

The City Engineer's Office is recommending approval of the final plat subject to update of the title opinion prior to recordation.