



## Legislation Details (With Text)

**File #:** 2024-0812  
**Type:** Agenda Item **Status:** Passed  
**File created:** 2/19/2024 **In control:** City Council  
**On agenda:** 3/5/2024 **Final action:** 3/5/2024  
**Title:** Approve the Winding Oaks Residential Phase 4 Conceptual Subdivision Plan, SUB23-45319  
**Sponsors:**  
**Code sections:**  
**Attachments:** 1. Conceptual Subdivision Plan.pdf, 2. Survey.pdf

Date	Ver.	Action By	Action	Result
3/5/2024	1	City Council	Approved	Pass

Submitted By: Karen Cupp

Presentation By: Aubrey Hale

Department: Growth Management

### STAFF RECOMMENDATION (Motion Ready):

Approve the Winding Oaks Residential Phase 4 Conceptual Subdivision Plan, SUB23-45319

### OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

### PROOF OF PUBLICATION:

N/A

**BACKGROUND:** The plan was prepared by Kimley-Horn and Associates, and the developer is D.R. Horton, Inc. The proposed phase is a single-family residential subdivision with 320 lots on 92.78 acres. The zoning for the property is Planned Development (PD).

The proposed setbacks are 20 feet in the front yard, five feet in the side yard (20 feet street side yard), and ten feet in the rear yard. Subdivision roads will be 50 feet wide with 20 feet of pavement and sidewalks on both sides of the right of way. An 80-foot collector roadway with 28 feet of pavement is proposed and will be dedicated for public maintenance.

The potable water and sanitary sewer systems will be publicly maintained following the one-year maintenance period. A Community Development District (CDD) will be established to maintain the private roadways and stormwater management system.

A traffic impact analysis was submitted for the entirety of the Winding Oaks development along with a

Concurrency Development Agreement to reserve trips for the various phases of the project.

Case No. SUB23-45319 (conceptual subdivision plan) was recommended for approval by the Planning and Zoning Commission on February 12, 2024.

**FINDINGS AND CONCLUSIONS:** Approval of the conceptual subdivision is required prior to approval of construction plans for the development. The improvement plan for this phase has been submitted and is under review by staff. The subdivision is designed in accordance with the approved PD standards.

**FISCAL IMPACT:** The City will assume maintenance responsibility for the collector roadway and the potable water/sanitary sewer systems.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes
- Table
- Deny