



## Legislation Details (With Text)

**File #:** 2024-0850  
**Type:** Agenda Item **Status:** Passed  
**File created:** 2/20/2024 **In control:** City Council  
**On agenda:** 3/5/2024 **Final action:** 3/5/2024  
**Title:** Approve the Winding Oaks Residential Phase 2 Conceptual Subdivision Plan, SUB23-45409  
**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 2 Conceptual Subdivision Plan, SUB23-45409

### 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 single-family residential subdivision contains 77 lots on 17.10 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, and 10 feet in the rear yard. All roads will be 50 feet wide with 20 feet of pavement and sidewalks on both sides of the right of way.

The roadways and the potable water/sanitary sewer systems will be publicly maintained following the one-year maintenance period. The stormwater management system will be privately maintained by the Homeowners Association.

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. SUB23-45409 (conceptual subdivision plan) was recommended for approval by the Planning and Zoning Commission on February 12, 2024.

The plan, presented to the Planning and Zoning Commission, stated that this phase would be included in a Community Development District (CDD) for the Winding Oaks Development. The developer has since removed this phase from the boundaries of the proposed CDD. Removal from the CDD does not affect the subdivision design as roadways, whether public or privately maintained, are to be built to City standards.

**FINDINGS AND CONCLUSIONS:** The subdivision is designed in accordance with the approved PD standards. Approval of the conceptual subdivision is required prior to approval of construction plans for the development. A flowage easement will be needed over the drainage retention areas for the runoff from the publicly maintained roadways.

**FISCAL IMPACT:** The City will maintain the roadways and the potable water/sanitary sewer systems.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes
- Table
- Deny