



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: January 6, 2025
TO: Planning & Zoning Commission
FROM: Sean Lanier, PE, CFM, City Engineer
SUBJECT: SUB24-45758 Pine Oaks Preserve Conceptual Subdivision Plan

Presented for your consideration is the conceptual subdivision plan for Pine Oaks Preserve. This single-family subdivision consists of 88 lots on 16.63 acres with 2,975 feet of roadway. The zoning for the property is Planned Development (PD). The proposed road will be 50 feet wide with 22 feet of pavement and curb and gutter. The plan was prepared by Radcliffe Engineering and the developer is Kolter Mixed-Use LLC.

Roads, drainage conveyance system and retention areas, water, and sanitary sewer systems are proposed for public maintenance following the standard one-year maintenance period.

The City Engineer's Office is recommending approval of the conceptual subdivision plan.