



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: October 2, 2024

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. A two-lot plat of this property was recorded on January 2, 2018. The Lot 1 replat consists of three lots. The plat was prepared by R.M. Barrineau and Associates and the developer is Heathbrook I, LLC.

The property was developed as a shopping center with outparcels. A master site plan for the shopping center was approved and improvements to serve the development were installed at that time. 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. Staff review is complete, and all outstanding comments have been addressed.

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