



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: July 1, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0009 EMERSON POINTE PHASE 3 CONCEPTUAL SUBDIVISION

Presented for your consideration is the conceptual subdivision plan for Emerson Pointe Phase 3. The development is located in the 2200 Block of NE 28th Street and consists of 71 single family residential lots on 16.43 acres. The zoning for the project is Planned Development. Proposed setbacks are 25 ft. front, 5 ft. side (20 ft. for corner lots) and 20 ft. rear. The lots will be a minimum of 40 or 50 feet wide and 120 feet deep. The plan was prepared by Tillman and Associates Engineering, LLC. The developer is Emerson Pointe Development LLC.

The internal rights-of-way, Tract A, will be 30-feet-wide with a 15-foot utility easement on either side. Minimum right-of-way width for city streets is typically 50 feet but the reduced right-of-way width was approved during the rezoning to Planned Development. There is a proposed connection to Emerson Pointe Phase 1 via NE 28th Lane which is within Marion County's jurisdiction and has private road status. A traffic impact statement was submitted for this phase of the development to supplement the previously approved study for Phases 1 and 2.

The Homeowners Association will be responsible for the maintenance of the internal roadways and stormwater system that includes the conveyance system and drainage retention areas. The potable water and sanitary sewer systems will be publicly maintained following the standard one-year maintenance period.

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

