CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: May 5, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0008 WINDING OAKS COMMERCIAL PH 3
CONCEPTUAL SUBDIVISION PLAN

Presented for your consideration is the conceptual subdivision plan for Winding Oaks Commercial Phase 3. The plan proposes four lots for this commercial subdivision on 83.1 acres with Planned Development (PD) zoning. The plan was prepared by Kimley-Horn and Associates, the developer is DHI Communities, and the owner is KL Winding Oaks, LLC.

The subdivision is adjacent to SW 54th Court Road, currently under construction, and SW 66th Street, both publicly maintained roadways. Water and sanitary sewer systems are available for connection. The Property Owners Association will be responsible for the perpetual maintenance of the internal roadways, access drives, and drainage areas. A site plan is required at the time of lot development.

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