



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: July 2, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0004 WINDING OAKS RESIDENTIAL PH 4A
FINAL PLAT & DEVELOPER'S AGREEMENT

Presented for your consideration are the final plat and developer's agreement for Winding Oaks Residential Phase 4A. The plat has 123 lots, 9 tracts, and 1.33 miles of road on 43.98 acres. The developer is KL Winding Oaks LLC. The plat was prepared by JCH Consulting Group, Inc.

The road rights of way, identified on the plat as Tract A, are dedicated for public maintenance along with the potable water and sanitary sewer systems. Tract C is dedicated to the city as a public lift station site. All internal subdivision roadways, identified as Tract B, and Tract D for future right of way will be dedicated to the Winding Oaks Community Development District, CDD, along with the drainage system outside of the dedicated public right of way and drainage retention areas. Tracts F, G, H, and I are common areas for stormwater, utilities, landscape/hardscape buffers and open space are also the responsibility of the CDD.

The developer's agreement addresses the construction and maintenance of the subdivision infrastructure for the entirety of Phase 4 residential. A requirement to install streetlights on the adjacent roadways is included in the agreement per Chapter 70 of the Code of Ordinances. The developer has questioned the need for construction at this time and will meet with staff to resolve prior to presenting the agreement and plat for City Council consideration. The developer is required to maintain all improvements for a period of one year following the latter of substantial completion of construction or plat recordation. A solid waste service fee is due at the time of plat recordation of \$265.00 per lot. Payment of this fee has already been received for the Phase 4A lots. The balance of the solid waste service fee for the remaining lots within Phase 4 will be paid at the time of platting of those lots.

The City Engineer's Office is recommending approval of the final plat and developer's agreement subject to the following:

- Satisfaction on outstanding staff comments
- Resolve issue of the streetlight installation
- Update title opinion if older than 30 days at the time of plat recordation