CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: March 28, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0007 WINDING OAKS COMMERCIAL PH 2
CONCEPTUAL SUBDIVISION PLAN

Presented for your consideration is the conceptual subdivision plan for Winding Oaks Commercial Phase 2. The plan proposes eight lots and five tracts for this commercial subdivision on 46.59 acres with Planned Development (PD) zoning. The plan was prepared by Kimley-Horn and Associates and the developer is Matthew Oaks Investments, LLC.

Access to the subdivision will be via three publicly maintained roadways, SW 54th Court Road, which is currently under construction, SW 60th Avenue and SW College Road. Internal lot access will be through 24 feet cross access drives to be maintained by a Property Owner's Association and will connect to the publicly maintained roadways. Water, and sanitary sewer are proposed for public maintenance following the standard one-year maintenance period. The drainage system and retention areas will be maintained by a Property Owner's Association and flowage easements will be provided for any runoff from the adjacent publicly maintained roadways into the private drainage retention areas. Tract 1 is for the internal access drives, Tract 2 is for future right of way along SW 60th Avenue, Tracts 3, 4, 5, and 6 are for open space and drainage. The eight lots will require a site plan at the time of development.

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