



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: January 6, 2025
TO: Planning & Zoning Commission
FROM: Sean Lanier, PE, CFM, City Engineer
SUBJECT: SUB23-45387 EMERSON POINTE PHASE 1A FINAL PLAT

Presented for your consideration is the final plat for Emerson Pointe Phase 1A. Phase 1A consists of 11 lots and the entrance road for access from NE 28th Street. The plat was prepared by JCH Consulting Group, Inc. and the developer is Emerson Pointe Development LLC.

This development is split between City of Ocala and Marion County jurisdictions. The county portion, Emerson Pointe Phase 1, was platted on October 2, 2024. The city will be responsible for maintaining the potable water and sanitary sewer systems for the entirety of this development following the standard one-year maintenance period. The roadways, in Phase 1 and Phase 1A, drainage retention areas, and drainage system will be private maintenance by the Homeowners' Association.

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