



CITY OF OCALA  
Interdepartmental Correspondence  
Engineering and Water Resources Department

DATE: August 30, 2024  
TO: Planning & Zoning Commission  
FROM: Sean Lanier, PE, CFM, City Engineer  
SUBJECT: SUB24-45665 Winding Oaks Commercial PH 1 Revised  
Conceptual Subdivision Plan

Presented for your consideration is the conceptual subdivision plan for Winding Oaks Commercial PH 1 Revised. The plan proposes four lots and three tracts for this commercial subdivision on 24.86 acres with Planned Development (PD) zoning. The proposed road will be 60 feet wide with 24 feet of pavement and curb and gutter. The plan was prepared by Kimley-Horn and Associates and the developer is Kolter Mixed-Use LLC.

Water, and sanitary sewer are proposed for public maintenance following the standard one-year maintenance period. The internal roadways and drainage system and retention area will be maintained by a property owner's association and flowage easement will be provided for any runoff from the adjacent publicly maintained roadways. The four lots will require a site plan at the time of development. Tract 1 is for the internal 60 feet right of way, Tract 2 is for open space and drainage, and Tract 3 is for future right of way for SW 66<sup>th</sup> Street.

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