



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: October 2, 2024
TO: Planning & Zoning Commission
FROM: Sean Lanier, PE, CFM, City Engineer
SUBJECT: RIDGE AT HEATH BROOK PH 2 FINAL PLAT (SUB23-45257)
FINAL PLAT & DEVELOPER'S AGREEMENT

Presented for your consideration are the final plat and developer's agreement for the Ridge at Heath Brook Phase 2. Phase 2 consists of 170 lots, 9 tracts and 1.22 miles of road. The developer is Fore Star Real Estate Group and the plat was prepared by GeoPoint Surveying.

The potable water and sanitary sewer systems will be publicly maintained following completion of the standard one-year maintenance period. The roadways, drainage retention areas, and drainage system will be private maintenance by the Homeowners' Association or Community Development District (CDD).

The developer agreed to construct the force main and prepare the lift station for future upgrade as requested by the city. The Phase 1 portion is completed, and the developer has been reimbursed. The developer's agreement addresses construction and maintenance of the improvements which includes that portion of the lift station and force main constructed with the Phase 2 improvements. The cost of construction for the work was prepared by the project engineer and approved by the Engineering Department. The estimated cost for the Phase 2 portion of the lift station, force main and utility upgrades is \$1,116,313.60 and shall not exceed \$1,262,279.54. The Phase 2 portion of the force main and the lift station construction will be reimbursed upon completion of the improvements and within 30 days of issuance of the certificate of completion.

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