

# Attachment D

WOODRIDGE PLACE P.U.D: Parcels 14973-000-00 and 14971-001-00

## WOODRIDGE PLACE P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA



### SITE DATA

OWNER: JAX ROAD LLC  
DEVELOPER: HTM Developers, LLC  
ADDRESS: 4349 SE 20th Street  
Ocala, FL 34471

PARCELS:  
14973-000-00 AND 14971-001-00

PROJECT AREA:  
14973-000-00 = 50.9 ± AC.  
14971-001-00 = 28.31 ± AC.  
TOTAL = 79.21 ± AC.

DENSITY:  
RESIDENTIAL ALLOWED -  
14973-000-00 = 206 UNITS  
14971-001-00 = 115 UNITS  
TOTAL ALLOWABLE = 321 UNITS

50' X 115' LOTS = 177 UNITS (30.0%)  
60' x 115' LOTS = 66 UNITS (33.8%)  
60' X 140' LOTS = 19 UNITS (36.2%)

TOTAL PROPOSED = 261 UNITS  
(FINAL DEVELOPMENT PLAN NOT TO EXCEED 321 UNITS)

LAND USE & ZONING:  
EXISTING LAND USE: MR (MEDIUM RESIDENTIAL)  
EXISTING ZONING: PUD

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### **Student Generation - BASED ON JULY 2023 BENESCH IMPACT FEE STUDY SGRs**

Proposed PUD 261 Units

Single Family (Single Family Detached/Townhouse/Mobile Home on Lot):

Estimate of Students Single-Family

Elementary  $0.107 \times 176 = 28$

Middle  $0.043 \times 176 = 12$

High  $0.071 \times 176 = 19$

### **Enrollment Percentages at Assigned Schools - BASED ON 2026-2027 INITIAL PROJECTION**

Elementary – Ocala Springs Elementary = 119% Enrollment

Middle – Howard Middle = 88% Enrollment

High – Vanguard High = 88% Enrollment