

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