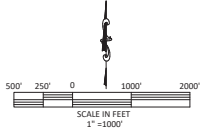
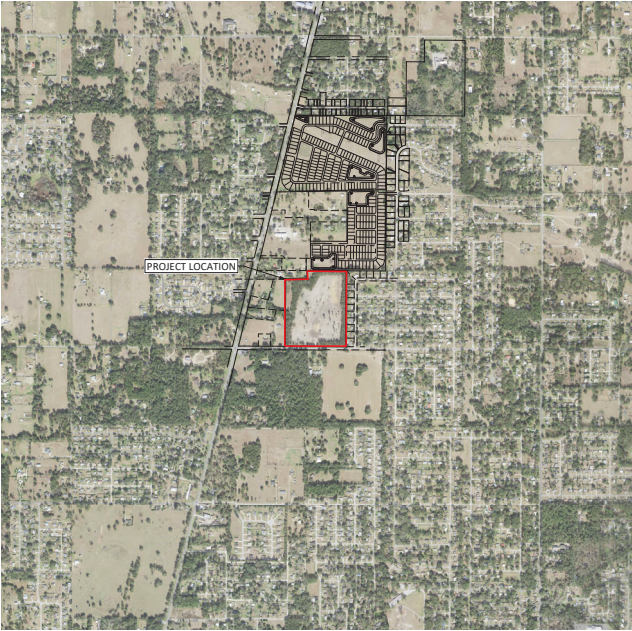


WOODRIDGE SOUTH P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL #14976-004-00
PROJECT AREA - 29.51 ± AC.
CURRENT LAND USE - PUBLIC
PROPOSED LAND USE - HIGH DENSITY RESIDENTIAL (HR)
EXISTING ZONING - A-1
PROPOSED ZONING - PUD



LEGAL DESCRIPTION:
(PER OFFICIAL RECORDS BOOK 7880, PAGE 62)
COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N.89°51'39\"E, ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 154.46 FEET. THENCE N.1°22'58\"E, A DISTANCE OF 30.90 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE 99TH STREET 60 FEET WIDE AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 200A, THENCE N.89°51'39\"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 99TH STREET 60 FEET WIDE, A DISTANCE OF 796.74 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89°51'39\"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 107.31 FEET. THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N.09°07'13\"W, A DISTANCE OF 1292.81 FEET. THENCE S.89°51'35\"W, A DISTANCE OF 666.68 FEET. THENCE S.09°07'39\"E, A DISTANCE OF 150.02 FEET. THENCE S.89°53'00\"W, A DISTANCE OF 370.78 FEET. THENCE S.09°07'17\"E, A DISTANCE OF 142.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 99TH STREET AND THE POINT OF BEGINNING.

INDEX OF SHEETS

01.01	COVER SHEET
02.01	DETAILS
03.01	CONCEPT PLAN
04.01	RENDERINGS
05.01	AERIAL OVERLAY

PUD REZONING REQUIREMENTS

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 1.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 1.
3. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 1.
4. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE P.U.D. CONCEPT PLAN - SHEET 2.
5. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: NO EXISTING IMPROVEMENTS ON SITE.
6. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE PROPOSED USES - SHEET 3.
7. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE SITE DATA - SHEET 3.
8. IDENTIFY PROPOSED PHASING ON THE PLAN: N/A.
9. IDENTIFY PROPOSED BUFFERS: SEE BUFFER DETAILS - SHEET 2, 3.
10. PROPOSED PARALLEL ACCESS LOCATIONS: N/A.
11. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
12. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: N/A.
13. IDENTIFY ANY OPEN SPACES: SEE SITE DATA - SHEET 2, 3.
14. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS: SEE ARCHITECTURAL STYLES - SHEET 2, 4.

NOTES:

1. WITHIN PRIMARY SPRINGS PROTECTED ZONE
2. SIDEWALKS TO BE INSTALLED ONLY ALONG NE 49TH STREET OR PAY FEE IN LIEU OF.
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0530E
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.

Thomas & Associates
ENGINEERS, LLC
CIVIL ENGINEERING, PLANNING, SURVEYING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-6540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION 28756

REVISIONS	DATE

WOODRIDGE SOUTH PUD
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 12/23/2024
DRAWN BY: AS
CHKD BY: JMM
JOB NO.: 24-8421

SHT. 01.01

FLOOD ZONES



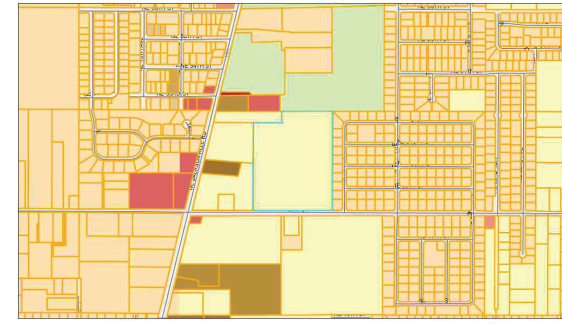
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 Marion County
 FEMA/FIRM Panel 2008
 Flood Prone Areas
 Other Areas
 X - Areas Outside 0.2% Annual Chance Flood
 0 0.05 0.1 0.2 mi
 1:4,514
 Marion County Planning and Economic Development, 250 South Broadway, Ocala, FL 34401. Phone: (352) 236-2222. FAX: (352) 236-2222. www.marioncountyfla.gov. Prepared by: [Signature]

FUTURE LAND USE

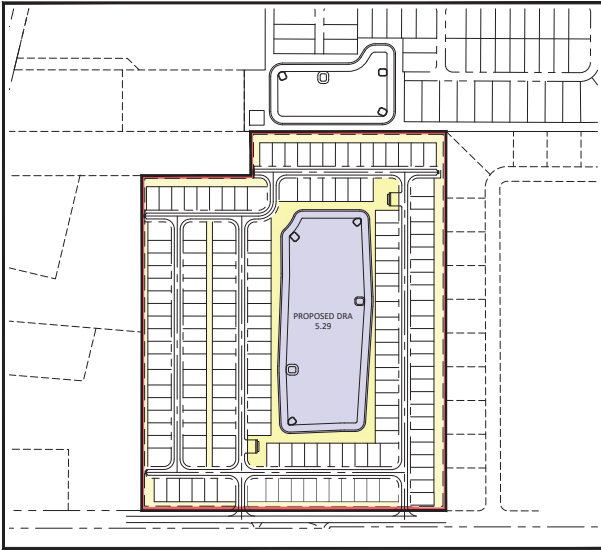


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 Public (N/A, FAR 1.0)
 Medium Residential (1 - 4.0 Use)
 B-2
 B-4
 PUD
 R-2
 R-4
 R-E
 Streets
 0 0.05 0.1 0.2 mi
 1:4,514
 Marion County Planning and Economic Development, 250 South Broadway, Ocala, FL 34401. Phone: (352) 236-2222. FAX: (352) 236-2222. www.marioncountyfla.gov. Prepared by: [Signature]

ZONING CLASSIFICATION



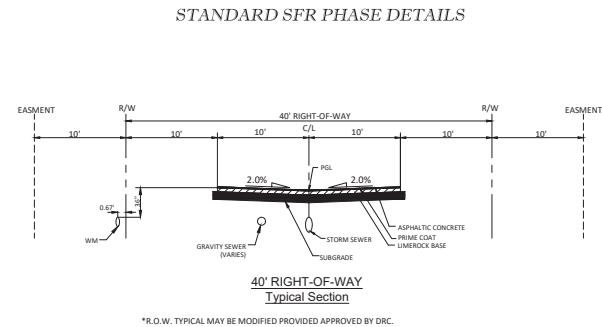
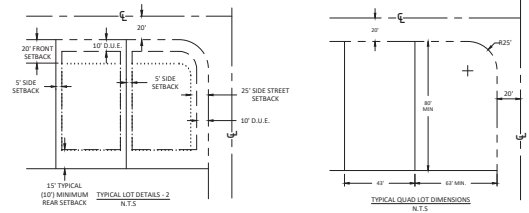
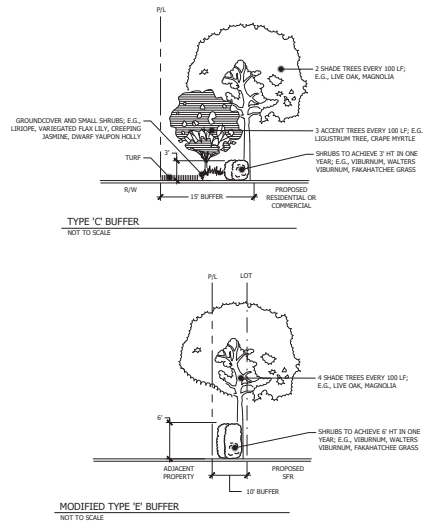
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 Marion County
 Parcels
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 B-4
 R-1
 R-2
 R-3
 R-4
 R-E
 Streets
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 1:9,028
 Marion County Planning and Economic Development, 250 South Broadway, Ocala, FL 34401. Phone: (352) 236-2222. FAX: (352) 236-2222. www.marioncountyfla.gov. Prepared by: [Signature]



LEGEND:
 OPEN SPACE 5.71 AC
 DRA 1.27 AC (5.06 AC X 25%)
 BUFFERS 1.18 AC

NOTES:

1. MODIFIED TYPE 'E' BUFFER SHALL CONSIST OF A 10'-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
2. C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.
3. EXISTING VEGETATION TO BE UTILIZED TO MEET MINIMUM BUFFER REQUIREMENTS.
4. BUFFERS ARE DESIGNATED FOR PERIMETER ONLY, NO INTERNAL BUFFER REQUIRED.

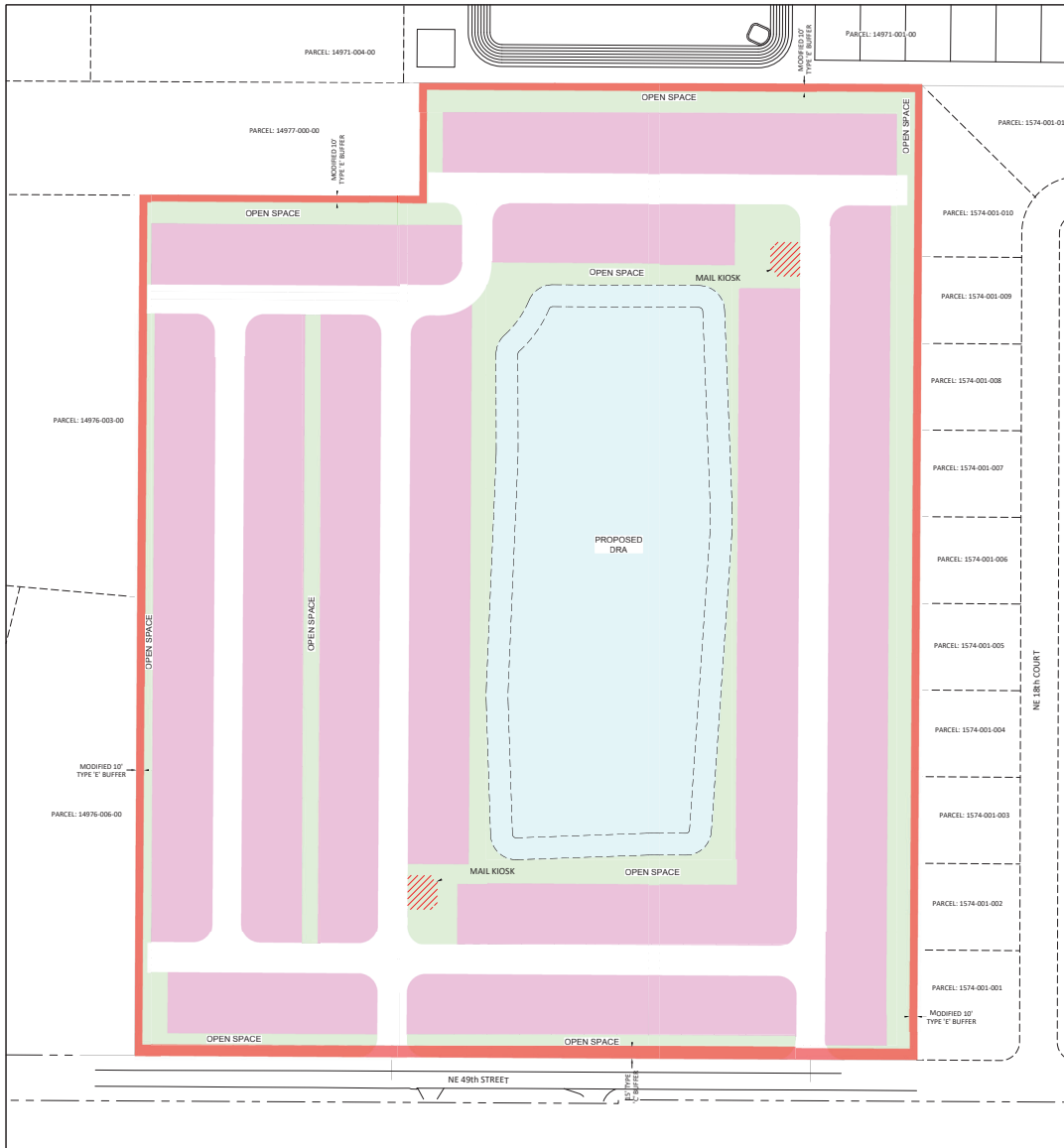


DATE	REVISIONS

WOODBRIDGE SOUTH PUD
 MARION COUNTY, FLORIDA

DETAILS

DATE: 12/23/2024
 DRAWN BY: AS
 CHKD BY: JMM
 JOB NO. 24-2423



SITE DATA

OWNER: HTM DEVELOPERS LLC
 PROJECT ADDRESS: NE 49TH STREET
 Ocala FL

PARCEL: 14976-004-00

PROJECT AREA: ±29.51 AC.

LAND USE & ZONING (MARION COUNTY):

EXISTING LAND USE: P
 PROPOSED LAND USE: HR
 EXISTING ZONING: A-1
 PROPOSED ZONING: PUD

DRA AREA:
 PROVIDED: ±5.06 AC. (17.15%)

MAX. DENSITY ALLOWED: 236 UNITS (29.5 AC X 8 UNITS)
 PROPOSED: 170 UNITS (5.76 UNITS PER ACRE)

REQUIRED OPEN SPACE: ±5.90 AC. (29.51 X 0.2)
 PROPOSED OPEN SPACE: ±6.72 AC. (22.77%)

LEGEND:

- OPEN SPACE 5.71 AC
- DRA 1.27 AC (5.06 AC X 25%)
- BUFFERS 1.18 AC
- IOS AREA

LOT LEGEND:

- 43' X 80' LOTS (170 LOTS)

MINIMUM BUILDING LOT LINE SETBACKS:

- FRONT 20'
- REAR 15' TYPICAL - 10' MINIMUM
- SIDE 5/25' SIDE STREET

ACCESSORY USES AS PERMITTED IN R-1

- REAR-5'
- SIDE-5'

MAX BUILDING HEIGHT:

- 40' - SINGLE FAMILY RESIDENTIAL

PROPOSED USES:

1. DETACHED SINGLE FAMILY RESIDENTIAL

UTILITY COMPANIES:

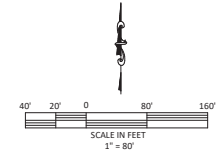
- WATER MARION COUNTY UTILITIES
- SEWER MARION COUNTY UTILITIES
- ELECTRIC OCALA ELECTRIC UTILITIES

SIGNAGE:

SIGNAGE WILL COMPLY WITH LDC REQUIREMENTS
 INSTALLATION OF SIGNAGE IS OPTIONAL.

IMPROVED OPEN SPACE IOS:

REQUIRED IOS - 5% OF 5.90 = 0.29
 PROPOSED IOS - 0.08



REVISIONS

DATE

WOODBRIDGE SOUTH PUD
 MARION COUNTY, FLORIDA

CONCEPT PLAN

DATE: 12/23/2024
 DRAWN BY: AS
 CHKD. BY: IMM
 JOB NO.: 23-8423

SINGLE FAMILY HOUSES



MAIL KIOSKS

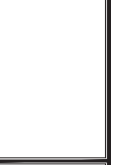


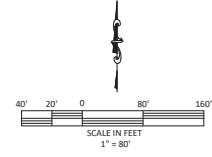
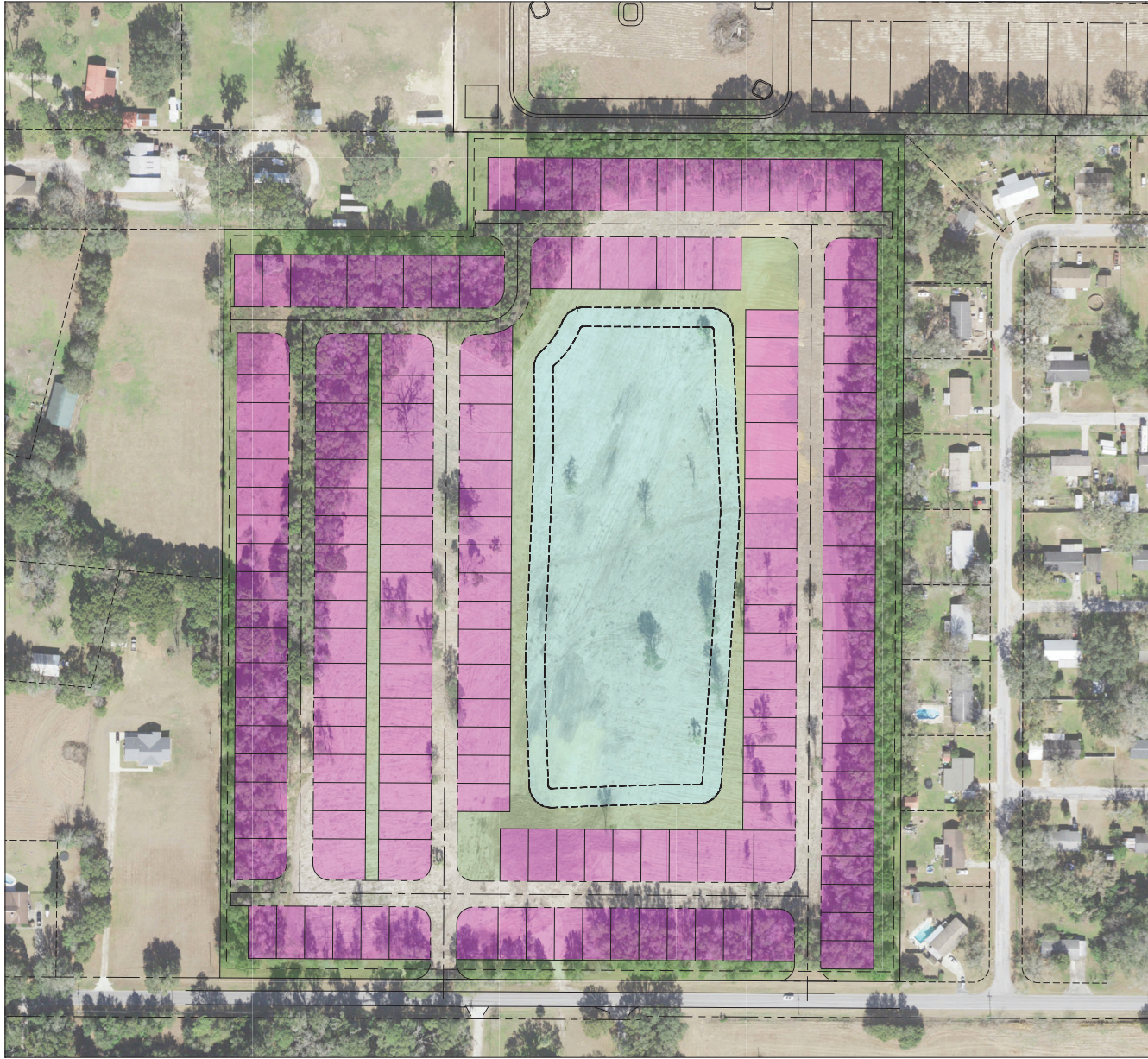
DATE	REVISIONS

WOODBRIDGE SOUTH PUD
 MARION COUNTY, FLORIDA

RENDERINGS

DATE 12/23/2024
 DRAWN BY AS
 CHECKED BY JMM
 JOB NO. 24-8472





Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 STATE ROAD 100, SUITE 10471
 OROVILLE, FL 32177-4471
 PHONE: 352-387-4495
 FAX: 352-387-4495
 CERTIFICATE OF AUTHORIZATION 28278

NO.	DATE	REVISIONS

WOODBRIDGE SOUTH PUD
 MARION COUNTY, FLORIDA
AERIAL OVERLAY

DATE: 12/23/2024
 DRAWN BY: AS
 CHKD. BY: IMM
 JOB NO. 23-8423

SHT. 05.01



Wilman & Associates
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CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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Office (352) 367-4590 Fax: (352) 367-4595

REVISIONS
DATE

WOODBRIDGE SOUTH
MARION COUNTY, FLORIDA
MARKETING EXHIBIT

DATE: 12/16/2024
DRAWN BY: AS
CHKD. BY: JMM
JOB NO: 23-8423

