



**SUBMITTAL SUMMARY REPORT
PL PUD -000543-2026**

PLAN NAME: Woodridge Place PUD Amendment **LOCATION:** 5823 NE JACKSONVILLE RD
OCALA,
APPLICATION DATE: 03/25/2026 **PARCEL:** 14973-000-00
DESCRIPTION: Woodridge Place PUD Amendment
Amending existing case 220309Z to modify lot sizes, proposed amenities, and reduction of front setback to 20'.

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Developer	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe
Developer	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe
Developer	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe
Engineer	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer	Tillman Associates	Tillman & Associates Engineering, LLC
Owner	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe
Owner	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe
Owner	Matt Fabian	HTM Developers/ Jax Road/ Emerson Pointe

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	03/25/2026	04/09/2026	04/21/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	04/09/2026	04/07/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/09/2026	03/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/09/2026	03/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/09/2026	04/21/2026	Informational
<i>Comments</i>	See comments and review remarks - some items must be corrected while other items must be clarified.			
<i>Corrections</i>	4.2.31.F - Location of water and sewer (Resolved) - 4.2.31.F - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
<i>Corrections</i>	2.12.4 - Rezoning (Resolved) - 2.12.4 - Rezoning: List of all previously approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	4.2.31.F - Site coverage (Resolved) - 4.2.31.F - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
<i>Corrections</i>	4.2.31.F - Parcel number (Resolved) - 4.2.31.F - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12.4 - Variances (Resolved) - 2.12.4 - Variances: List of all previously approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - 4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			

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Attachment F

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/09/2026	04/21/2026	Informational
<i>Corrections</i>	3.3.3 - Comply w Approved Hamlet Plan? (Resolved) - 3.3.3 - Comply w Approved Hamlet Plan?: For approved Hamlet Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Corrections</i>	4.2.31.F - Zoning Classification-subject property (Resolved) - 4.2.31.F - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	4.2.31.E&F - Lot setback (Resolved) - 4.2.31.E&F - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
<i>Corrections</i>	1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Resolved) - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
<i>Corrections</i>	1.8.2.A - Traffic Capacity Available (Resolved) - 1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
<i>Corrections</i>	4.2.31 - Zoning Classification-adjacent properties (Resolved) - 4.2.31 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.1.3/4.2.31.K - Consistency with approved PUD (Resolved) - 2.1.3/4.2.31.K - Consistency with approved PUD: If PUD with Conceptual/Master Plan was approved, the plan shall be consistent with approved PUD and conditions. Changes of PUD listed in 4.2.31.K.(1) shall be subject to review and approval by Development Review Committee. Changes of PUD listed in 4.2.31.K.(2) shall be subject to review and approval by the Board through the PUD rezoning application process.			
<i>Corrections</i>	4.2.31.E&F - Open space (Resolved) - 4.2.31.E&F - Open space: Open space shall meet 20% requirement (at least 20% of gross development area). Provide list of open space in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			
<i>Corrections</i>	4.2.31.E&F/6.11.7 - Loading area (Resolved) - 4.2.31.E&F/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
<i>Corrections</i>	4.2.31.F - Land Use Designation-subject property (Resolved) - 4.2.31.F - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	4.2.31.E&F - Building lot typicals (Resolved) - 4.2.31.E&F - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
<i>Corrections</i>	4.2.31.F(2) - Master Plan for PUD? (Resolved) - 4.2.31.F(2) - Master Plan for PUD?: Plan shall include the text of 'Master Plan' clearly and show required information.			
<i>Corrections</i>	4.2.31.D - NON-RESIDENTIAL - Complies with FAR (Resolved) - 4.2.31.D - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
<i>Corrections</i>	4.2.31 - Dimension & location of site improvement (Resolved) - 4.2.31 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	Proposed PUD uses compatible w/ surrounding uses? (Resolved) - Proposed PUD uses compatible w/ surrounding uses?: Proposed PUD use shall be compatible with surrounding uses.			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Resolved) - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	4.2.31.F - Owner and applicant name (Resolved) - 4.2.31.F - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note? (Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
<i>Corrections</i>	4.2.31.E&F - Easement (Resolved) - 4.2.31.E&F - Easement: Show existing and proposed easements on plan, and provide description of each easement.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	04/09/2026	04/21/2026	Informational
<i>Corrections</i>	4.2.31.E&F - Improved Open space (IOS) (Resolved) - 4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan.			
<i>Corrections</i>	4.2.31.E&F/6.11.8 - Parking (Resolved) - 4.2.31.E&F/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
<i>Corrections</i>	2.12.4 - Special Use Permits (Resolved) - 2.12.4 - Special Use Permits: List of all previously approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	4.2.31 - Land Use Designation-adjacent properties (Resolved) - 4.2.31 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
<i>Corrections</i>	4.2.31.F - Land Use Consistency (Resolved) - 4.2.31.F - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
<i>Corrections</i>	4.2.31.E&F - Existing, proposed & adjacent ROWs (Resolved) - 4.2.31.E&F - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
<i>Corrections</i>	1.8.2.D - Traffic Concurrence Evaluation? (Resolved) - 1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
<i>Corrections</i>	2.12.4 - Waivers (Requested & Approved) (Resolved) - 2.12.4 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
<i>Corrections</i>	4.2.31.E&F - Building height (Resolved) - 4.2.31.E&F - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	4.2.31.F - Phases of development (Resolved) - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	3.3.3 - Comply w Approved Rural Res. Cluster Plan? (Resolved) - 3.3.3 - Comply w Approved Rural Res. Cluster Plan?: For approved Rural Residential Cluster Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.			
<i>Corrections</i>	4.2.31.F - Lot area & lot width (Resolved) - 4.2.31.F - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12.4 - Development Agreements (Resolved) - 2.12.4 - Development Agreements: List of approved Development Agreements including Marion County Official Record Book and Page.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/09/2026	03/30/2026	Approved
<i>Comments</i>	Landscape previously approved, no revisions to buffers this submittal			
OCE Property Management (Plans) (Office of the County Engineer)		04/09/2026	04/01/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/09/2026	03/26/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to modify the lot sizes, proposed amenities, and to reduce the front setbacks to 20ft. The affected parcels are currently zoned PUD and are a total of 82.05 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/09/2026	03/26/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/09/2026	03/26/2026	Informational
<i>Comments</i>	The original approved traffic study was for 254 units. This application looks to increase the units to 261 units. Additionally, the original study evaluated the impacts of the development based on a buildout year of 2025. The study has now expired. The previous study showed one segment was over 90% capacity and another was nearing 90% capacity. Furthermore, the Level of Service criteria have changed since the original study was approved. The original study examined the impacts based on Level of Service E. The Level of Service standards have changed to D. An updated study is needed to evaluate the current impacts of the development due to these changes.			
Utilities (Plans) (Utilities)	Carrie Hyde	04/09/2026	03/31/2026	Approved
<i>Comments</i>	MCU previously approved Improvement Plan AR 31694 with the original number of lots, including water & sewer stubouts and utility placement within the 25' ROW. Modifying the plan would require a revision to the previously approved Improvement Plan to identify the new services placement and also to confirm the utility mains within the previously established ROW are still appropriate.			