



MEMORANDUM

Date: May 27, 2021

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Woodbridge Planned Unit Development (Interim)

The Woodbridge PUD may include up to 554 single-family lots and associated open space and private recreation amenities in six phases on approximately 296 acres.

The Woodbridge PUD was adopted in 2004 by a Joint Settlement Agreement, combining two previously proposed PUDs, Woodbridge East and Woodbridge West. It was amended in 2016 in Ordinance 2016-05, which adjusted lot width, area, and setback standards, reduced the maximum development program from 591 to 554 single family units and officially removed a portion of the PUD lands, which was redesignated as the Woodbrier PUD in 2014.

As of May 27, 2021, approximately 313 single family units had been completed in Phases 1-4 of the Woodbridge PUD. This is approximately 56% of the maximum residential development program permitted.

Engineering Services is preparing a drainage study with consultants Peters & Yaffee for the wetlands system north of Clements Rd running south through Woodbridge and outfalls into a ditch near Frank Ward Rd. Staff has previously reviewed these wetlands for blockages able to be removed under a maintenance permit with SJRWMD (dead vegetation debris or beaver dams, for example). The review found no physical blockages; therefore, the study will provide designs to mitigate the drainage concerns on Clements Rd in the County right of way. A draft of this study was received on May 27, 2021.

The Final Development Plan for Phase 5, comprising 55 single-family lots, was continued to the Planning & Zoning Board on June 1, 2021, and by the Board of County Commissioners on June 14, 2021.

Present commitments to be completed by the developer pursuant to the development order include:

1. Buffer, landscaping and fencing for Phase 5 (to be verified as constructed).

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

Woodbridge

Location Information

Location: Yulee
Commission District: 2
FLUM: LDR
Area (Ac): 295.83

Developer/Managing Entity

Name: Woodbridge Nassau JV
Address: 95094 Arbor Lane
City ST Zip: Fernandina Beach, FL 32034
Contact Name: Dan McCranie
Contact Phone: (904)335-8685
Contact E-mail: dan@mccranie-engineers.com

Development Order

Adopted in Ord.: by Joint Settlement Agreement 7/26/2004
 Amended in Ord.: 2016-05 4/11/2016

Development Program

Type	Units/Sq.ft.
SF Residential	554

Phasing Schedule:

Phase #	Units/Sq.ft	Date of Const.
1	102 SF units	2004-2005
2	44 SF units	2015-2016
3	115 SF units	2016-2018
4	105 SF units	2017-2020
5	55 SF units	2018-2023
6	133 SF units	2019-2028

FDPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP04-037*	Villages I & II (Phase 1)	102 SF units	2004
SP13-010*	Phase 2	44 SF units	11/22/2013
SP16-038	Phase 3	113 SF units	11/22/2016
FD17-004	Phase 4	104 SF units	1/8/2018
FD20-009	Phase 5	55 SF units	

SEPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP04-037*	Villages I & II (Phase 1)	102 SF units	2004
SP13-010*	Villages 4-9	396 SF units	11/22/2013
SP16-038	Phase 3	113 SF units	11/22/2016
SP17-024	Phase 4	104 SF units	7/31/2018
SP20-031	Phase 5	55 SF units	

Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
N/A	Villages of Woodbridge (Phase 1)	102 SF units	7/14/2006	PB7/229
N/A	Phase 2	44 SF units	4/27/2016	PB8/152
PL17-009	Phase 3	113 SF units	11/16/2017	PB8/273
PL19-014	Phase 4A	51 SF Units	4/14/2020	OR2353/1725
PL20-011	Phase 4B	53 SF Units	3/2/2021	OR2438/574

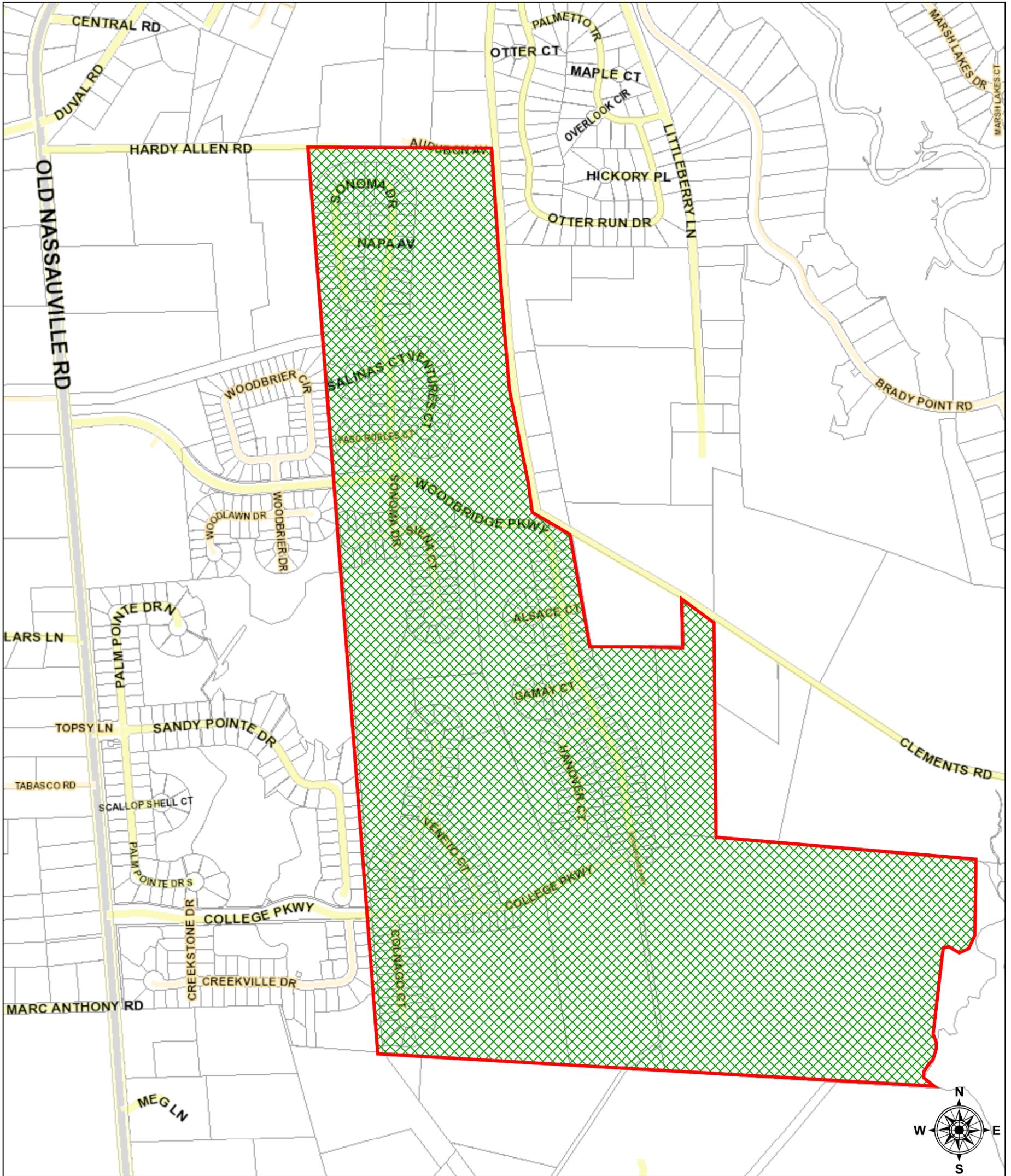
* Prior to 2012, final development plan was not a separate document, it consisted of the Site Engineering Plans and Preliminary Plat, as approved by the DRC.

Woodbridge

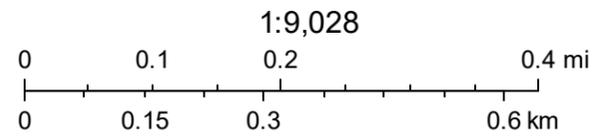
Developer Commitments

Commitments	Schedule		Status/Action	Notes
Dedication of required ROW along Clements Road.	prior to 1st CO		Completed	<i>ROW was not dedicated prior to construction of Phase 1; dedication of ROW accomplished in 2016 as a condition for approval of PUD modifications (Ord. 2016-05)</i>
Buffers, landscaping and fencing provided in Phase 1 per Joint Settlement Agreement	Phase 1 construction		Completed	<i>Existing pond fills 50' buffer on northern boundary. Fence not constructed at this location.</i>
Construct Woodbridge Parkway & College Parkway	Phase 1 construction		Completed	
Clear and grub the 20' Clements Rd. ROW dedication area from the Emergency Access in Phase 3 to Audubon Avenue.	prior to 3/30/2018		Completed	<i>See note, Sheet 2 of Phase 4 FDP.</i>
Emergency access to Clements Road (30' easement).	Phase 3 construction		Completed	<i>Easement recorded with Phase 3 plat. Emergency access only- may not be used for construction or general entry.</i>
Construct recreation facilities (5 acres of active park sites)	prior to 215th CO		Completed	<i>Confirmed completion of disc-golf course 6/17/2020</i>
Construct road connection btwn Woodbridge Parkway and Colledge Parkway	Phase 4 Construction		Completed	<i>Confirmed completion of road connection with Engineering Services February 2021.</i>
Buffers, landscaping and fencing provided in Phases 3-6 (per Joint Settlement Agreement)	Phase 3-6 construction		To be constructed with each Phase. Phase 5 improvements are required now.	<i>See most recent adopted PUD Preliminary Development Plan (Ord. 2016-05 Exhibit B).</i>
Other off-site transportation impacts	Phase 3-6 construction		To be addressed by collection of Mobility fees with each phase as required by Ord. 2014-16 (as amended)	<i>Previously identified improvements to CR107/A1A intersection to addressed with A1A widening project (est. completion 2020). Previously agreed upon \$492,000 fair-share payment is replaced by collection of mobility fees per Ord. 2016-05</i>

Woodbridge PUD



April 14, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community