



APPLICATION FOR FINAL DEVELOPMENT PLAN (FDP)

APPLICATION & SURROUNDING AREA INFORMATION

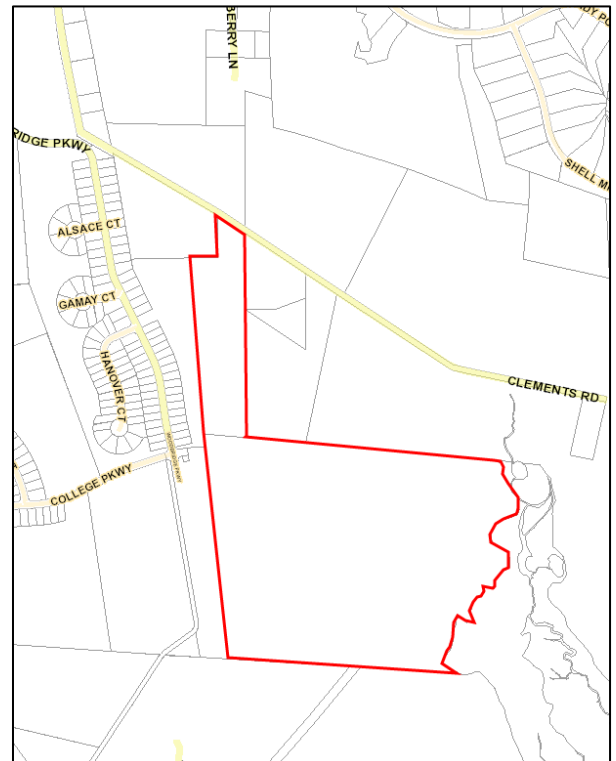
OWNER/APPLICANT:	Woodbridge Nassau, LLC			
AGENT:	McCranie & Associates, Inc.			
REQUESTED ACTION:	Final Development Plan for Phase 6 of the Woodbridge PUD (133 units)			
LOCATION:	East side of CR107, approximately 1.2 miles south of SR200/A1A			
PARCEL ID:	42-2N-28-0000-0001-0000; 41-2N-28-0000-0009-0000			
CURRENT LAND USE + ZONING:	LDR + PUD			
EXISTING USES ON SITE:	Undeveloped			
AREA:	Approximately 76.67 acres			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Agriculture /SF Residential	OR/PUD	LDR
	South	Agriculture/SF Residential	OR	LDR
	East	Undeveloped	OR	LDR
	West	SF Residential (under const.)	PUD	LDR

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD21-005 is the final development plan for Phase 6 of the Woodbridge Planned Unit Development (PUD) (amended in Ord. 2016-05). It allows for 133 single-family detached residential units and associated infrastructure on approximately 76.67 acres. The parcel is located on the east side of CR107, approximately 1.2 miles south of SR200/A1A, at the southern end of the Woodbridge PUD.

The Woodbridge PUD was created in 2004 when a Joint Settlement Agreement consolidated two previously approved PUDs into the single Woodbridge PUD. At the time, this project did not meet the County's concurrency requirements, so a proportionate share payment was to be charged to the developer based upon a development schedule. In 2014, the property owner of a portion of the PUD (aka Village 3), removed their property from the PUD and re-zoned the property as a new PUD named Woodbrier (Ord. 2014-12). In 2016, a modification to the PUD was adopted (Ordinance 2016-05) to officially remove Village 3 and revise the maximum number of lots. The fair share payment requirement was removed due to the adoption of a mobility fee by the County. The Preliminary Development Plan (PDP) was revised to remove a north-south connecting roadway on the western edge of the development.





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Another revision adopted a project-wide minimum lot width of 50', a minimum lot area of 5,500 sq. feet, and a maximum lot coverage of 45 percent. The phasing plan and schedule was adjusted, dividing the PUD into six separate phases.

The first phase of the PUD was constructed in 2005, and included 102 lots. Phase 2, consisting of 44 single-family lots, was constructed in 2016-17. Phases 3 and 4, containing a combined 217 lots, are under construction now (nearing completion). The Phase 5 Final Development Plan containing 55 lots was approved in June 2021. The plat for Phase 5 is in review at the time of this writing.

Approximately 22.88 acres is to be set aside in Phase 6 for open space and passive recreational amenities.

Engineering Services prepared a drainage study with consultants Peters & Yaffee for the wetlands system north of Clements Road running south through Woodbridge and outfalling into a ditch near Frank Ward Road. The study provided designs to mitigate the drainage concerns on Clements Road in the County right of way. A draft of this study was received on May 27, 2021. Based on the findings of this study, an agreement will be drafted between the County and the developer to construct a pond and piping to direct stormwater from Clements Road to the intercoastal through Phase 6, bypassing the wetland system that is performing poorly in handling the outfall. Improvements are anticipated to be constructed at the beginning of the construction of Phase 6.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The proposed FDP for Phase 6 of the Woodbridge PUD has been reviewed by County staff and has been found to be consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the LDC. It was recommended for approval by the Development Review Committee on January 13, 2022.

CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

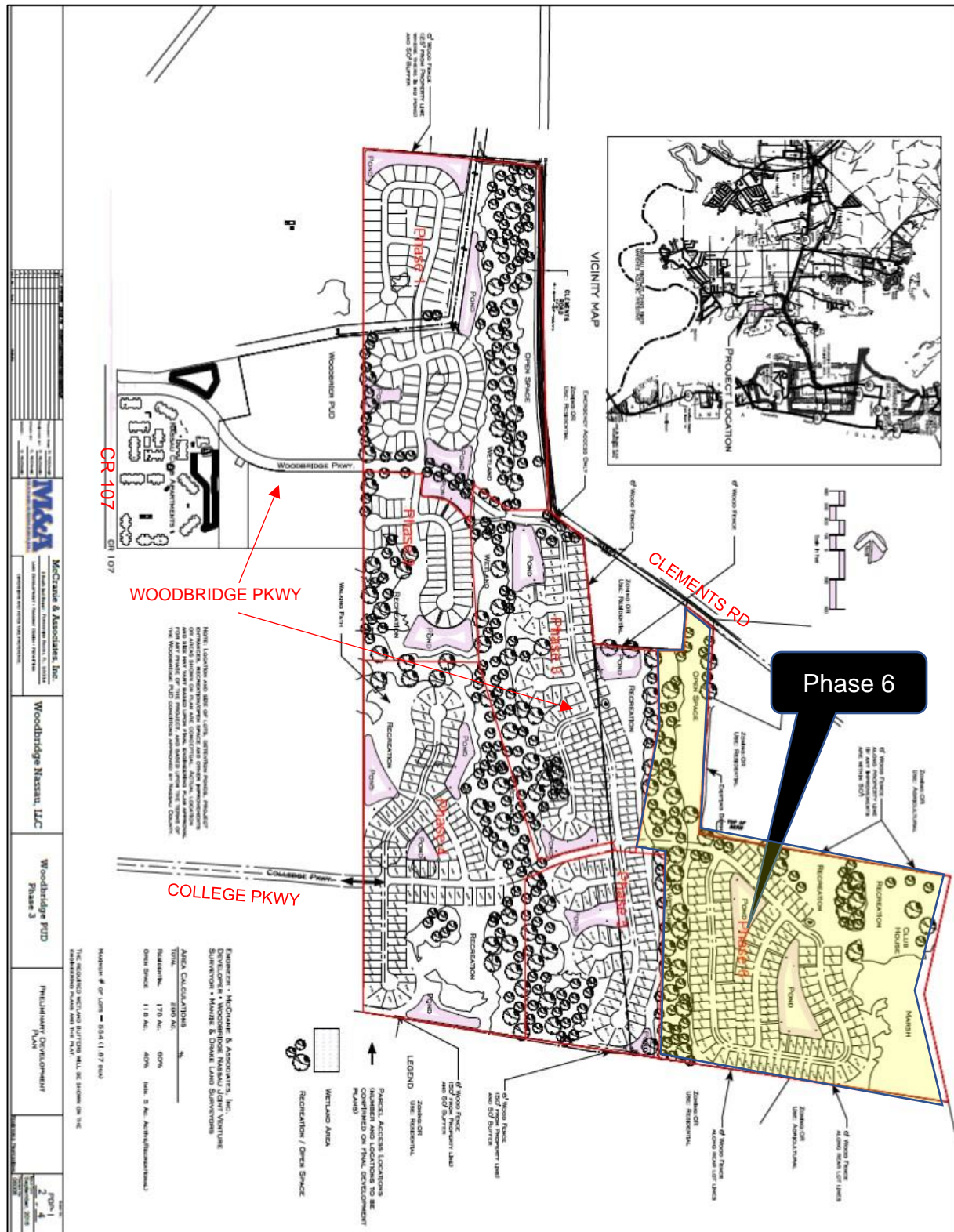
The proposed FDP for Phase 6 of the Woodbridge PUD is consistent with the amended and adopted PDP and the adopted PUD conditions for the Woodbridge PUD found in Ordinance 2016-05. Please see the attached interim monitoring report (March 1, 2022) for the Woodbridge PUD.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of application FD21-005, Final Development Plan for Phase 6 of the Woodbridge Planned Unit Development.



Fig. 1- Woodbridge PUD Preliminary Development Plan (Ord. 2016-05)





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Fig. 2- Woodbridge Phase 6 Final Development Plan Sheet PDP-2 Phasing Plan (as approved 1/11/22)

