



MEMORANDUM

Date: March 1, 2022

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 March 1, 2022, approximately 304 single family units had been completed in Phases 1-4 of the Woodbridge PUD. This is approximately 55% of the maximum residential development program Permitted (Note: previous estimates from April- July 2021 were higher but likely in error).

The Final Development Plan for Phase 5, comprising 55 single-family lots, was approved on June 14, 2021. Site Engineering Plans were also approved for Phase 5 in June 2021. The plat for Phase 5 and the Final Development Plan for Phase 6 are under review at present.

Engineering Services prepared a drainage study with consultants Peters & Yaffee for the wetlands system north of Clements Rd running south through Woodbridge and outfalling into a ditch near Frank Ward Rd. 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.

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

1. Buffer, landscaping and fencing for Phases 5 and 6 (to be verified as constructed).

2. Viewing platform (ADA compliant) in Phase 1 fishing pond (included as improvement on Phase 4 FDP) (to be verified with completion of Phase 4 construction).
3. 250' sidewalk on Woodbridge Parkway at location of model homes in Phase 3 (Richmond American) (to be completed prior to CO's being issued for model homes)

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

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 units	2004
SP13-010*	Phase 2	44 units	11/22/2013
SP16-038	Phase 3	113 units	11/22/2016
FD17-004	Phase 4	104 units	1/8/2018
FD20-009	Phase 5	55 units	6/14/2021
FD21-005	Phase 6	133 units	

SEPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP04-037*	Villages I& II (Phase 1)	102 units	2004
SP13-010*	Villages 4-9	396 units	11/22/2013
SP16-038	Phase 3	113 units	11/22/2016
SP17-024	Phase 4	104 units	7/31/2018
SP20-031	Phase 5	55 units	6/15/2021

Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
N/A	Villages of Woodbridge (Phase 1)	102 units	7/14/2006	PB7/229
N/A	Phase 2	44 units	4/27/2016	PB8/152
PL17-009	Phase 3	113 units	11/16/2017	PB8/273
PL19-014	Phase 4A	51 units	4/14/2020	OR2353/1725
PL20-011	Phase 4B	53 units	3/2/2021	OR2438/574
PL21-027	Phase 5	55 units		

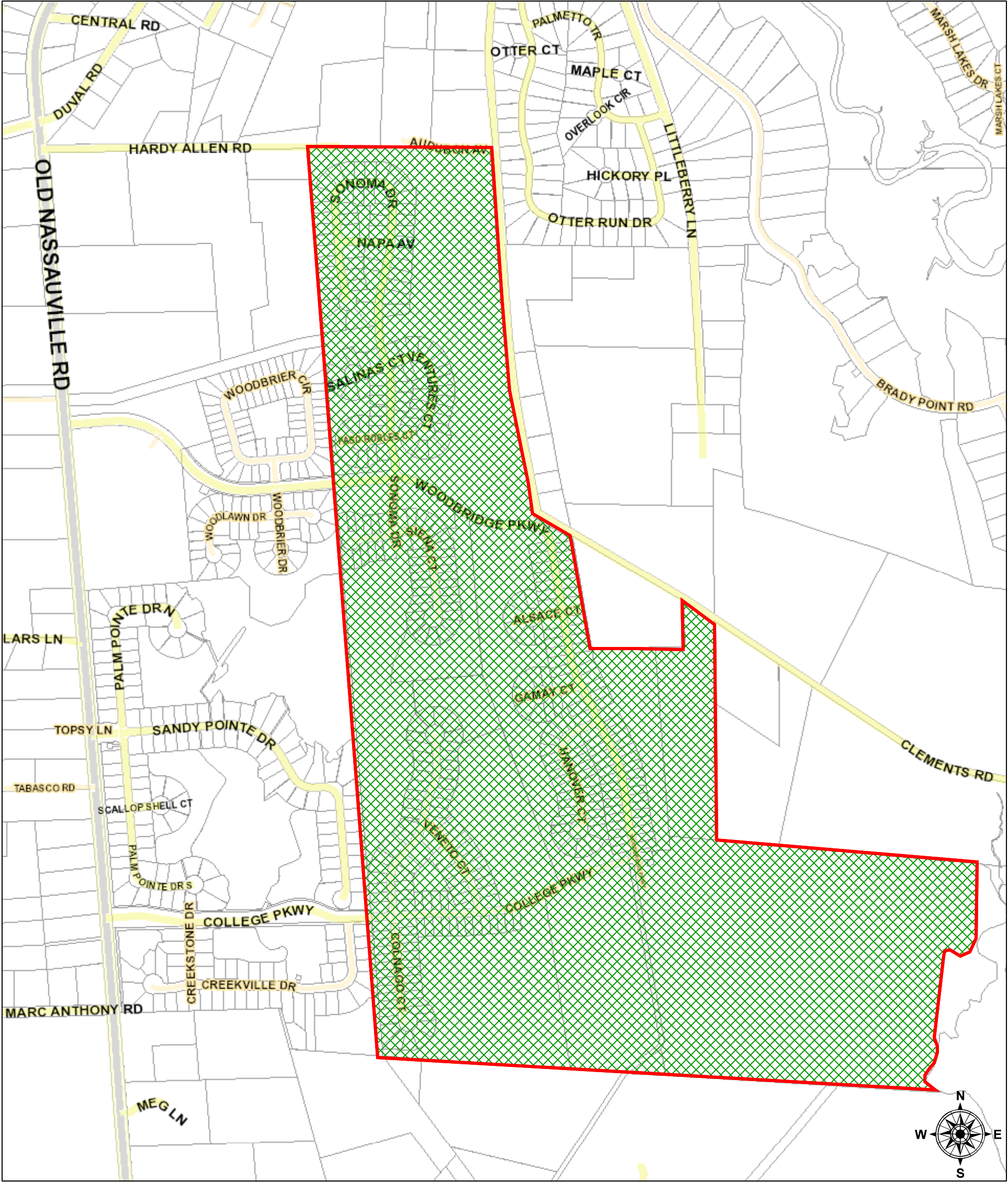
* Prior to 2010, final development plan was not a separate document, it consisted of the Site Engineering Plans and Preliminary Plat, as approved by the DRC.

Woodbridge

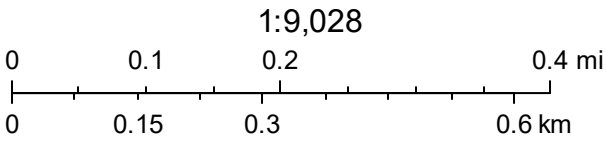
Developer Commitments

Commitments	Schedule		Status/Action	Notes
Dedication of required ROW along Clements Road.	prior to 1st CO		Completed	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)
Buffers, landscaping and fencing provided in Phase 1 per Joint Settlement Agreement	Phase 1 construction		Completed	Existing pond fills 50' buffer on northern boundary. Fence not constructed at this location.
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	See note, Sheet 2 of Phase 4 FDP.
Emergency access to Clements Road (30' easement).	Phase 3 construction		Completed	Easement recorded with Phase 3 plat. Emergency access only- may not be used for construction or general entry.
Construct recreation facilities (5 acres of active park sites)	prior to 215th CO		Completed	Confirmed completion of disc-golf course 6/17/2020.
Construct road connection btwn Woodbridge Parkway and Colledge Parkway	Phase 4 Construction		Completed	Confirmed completion of road connection with Engineering Services February 2021.
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 and 6 improvements are required now.	See most recent adopted PUD Preliminary Development Plan (Ord. 2016-05 Exhibit B).
Fishing Pond/ADA compliant viewing platform (located in Phase 1)	Phase 4 construction		to be constructed prior to Phase 4 completion	Viewing platform (ADA compliant) in Phase 1 fishing pond (included as improvement on Phase 4 FDP)
250' sidewalk on Woodbridge Pkwy. Fronting Model Homes (located in Phase 3)	prior to CO's granted for model homes		to be constructed prior to granting CO's for Model Homes	250' sidewalk on Woodbridge Parkway at location of model homes in Phase 3 (Richmond American) (to be completed prior to CO's being issued for model homes)
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)	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

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