



Introducing the Lakes of Woodbine

Dear Neighbor,

Please allow me to introduce the Lakes of Woodbine, a planned neighborhood community. The property is located on the west side of Woodbine Road in Pace, FL.

We have worked carefully with award-winning design firms to consider all-natural elements of our planned 240-acre property, which will include a variety of single-family home designs, recreational and social amenities, and a neighborhood-friendly commercial parcel that will serve the community and local area. Our design plan preserves the natural wetland areas bordering the property, enhances the interior lakes, and preserves the natural serenity of the community. Enhanced landscaping in and around the community's native features will also enhance the Woodbine Road corridor.

We value your input and are committed to providing answers to your questions. Attached to this letter, we have shared some of the questions about the project presented by Pace area residents, as well as their answers. If you have additional questions, please feel free to email my office at Lydia@olsonlandpartners.com so our project administrator may address them.

Additional opportunities to learn more about the Lakes of Woodbine are available at the two rezoning public meetings in September. The first of those meetings will be with the County Zoning Board on September 13th and the second will be with the Board of County Commissioners on September 27th. Both meetings will be held at 6:00 p.m. at the County Administrative Complex in the Commissioners Board Room at 6495 Caroline Street in Milton.

We are truly excited to share our planned community with you and your family, and we look forward to sharing the following FAQs with you.

Truly,



Rick Olson
Olson Land Partners



Frequently Asked Questions

Q: Is this new community consistent with plans for development in Pace?

A: Yes, it is. The Lakes of Woodbine is consistent with plans for land use and infrastructure in Pace. The County's Comprehensive Plan and Future Land Use Map designated this property for single-family residential development at 4 homes per acre of land in 1990.

The Lakes of Woodbine has allocated only 218 acres of the existing 250 acres of land in the design plan, resulting in a reduced density of 726 homes, or 3.3 homes per acre of land. The community will be slowly absorbed over time in smaller phases.

A central entrance access road will be constructed to meet county standards for major collector roads, to include a signal light consistent with the county's Land Development Code.

In addition, widening Woodbine Road and Highway 90 to accommodate future growth is included in the Regional Long-Range Transportation Plan. Similarly, the Pace Water System continues to upgrade its system capacity up to 20 years in advance to serve future residents and businesses.

Q: What is planned for the commercial area?

A: Development of the 22-acre commercial parcel contiguous to the Lakes of Woodbine is anticipated to include neighborhood shops, medical and dental offices, climate-controlled storage, a coffee shop, an ice cream shop, and a hair salon; or similar uses designed to meet the needs of the community.

Q: How long will it take to complete the project?

A: Development of the commercial area is expected to occur within two to five years. The residential areas will be constructed in four phases with construction starting in 2019 and continuing over an estimated period of eight years.

Q: Will you buy my house so that I can move into this new neighborhood?

A: No, we don't buy houses, but we are sure that any of our area realtors would be happy to assist you. We have previously seen our high-quality planned communities increase home values within the community, so we do expect strong demand for families seeking new homes offered in the low to mid \$200's to mid \$300's.



Q: Will the community provide sidewalks?

A: Yes, we will also provide connecting walking trails in the community.

Q: Would we be able to fish or put a canoe in the lake?

A: No, fishing or putting any type of floatation device or boat in the lakes will be prohibited. The lakes will be maintained and managed by a professional company that specializes in monitoring the lake systems.

Q: Can you tell me what amenities will be offered?

A: The community will offer a community clubhouse and pool for the owners and invited guests.

Q: Will there be an HOA?

A: Yes, the community will eventually be turned over to the elected HOA members.

Q: What are the monthly HOA dues?

A: We will not have the HOA budget in place until all project expenses have been completed, but they will be consistent with other quality communities.

- 40' LOT
- 50' LOT
- 70' LOT



SITE PLAN



COMMERCIAL

LAKEs OF WOODBINE

SANTA ROSA COUNTY, FLORIDA



Cotleur & Hearing



Olson Land
REAL ESTATE ACQUISITIONS
AND DEVELOPMENT

Partners, LLC



RESIDENTIAL AMENITY