

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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May 5, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2022-050/Application No. L-5533-21A**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-050 on May 5, 2022.

P&DD Recommendation                      APPROVE  
PC Issues:                                      None  
**PC Vote:                                      6-0 APPROVE**

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Jason Porter	Absent
Jordan Elsbury	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

*Kristen D. Reed*

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Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – April 29, 2022

**Ordinance/Application No.:** 2022-50 / L-5533-21A

**Property Location:** 14158 and 0 Lem Turner Road, north of Dunn Avenue between Lem Turner Road and Braddock Road.

**Real Estate Number(s):** 019273 0000  
019270 0050

**Property Acreage:** 1,096.57 Acres

**Planning District:** District 6, North

**City Council District:** District 8

**Applicant:** Wyman Duggan, Esquire

**Current Land Use:** Public Buildings and Facilities (PBF) (7.87 acres)  
Multi-Use (MU) (1,088.70 acres) with Site Specific Future Land Use Element (FLUE) Policy 4.3.16

**Development Area:** Suburban Area

**Proposed Land Use:** Repeal of Site Specific FLUE Policy 4.3.16;  
Multi-Use (1,096.57) with Site Specific FLUE Policy 4.3.21

**Current Zoning:** Public Buildings and Facilities-3 (PBF-3) (7.87 acres)  
Planned Unit Development (PUD) (1,088.70 acres)

**Proposed Zoning:** Planned Unit Development (PUD) (1,096.57 acres)

***RECOMMENDATION: APPROVE***

**APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

To repeal FLUE Policy 4.3.16 and replace it with the following: The Thomas Creek Multi-Use Area shall allow the following land use categories: 8.0 acres of Community General Commercial (CGC) for retail sales and service, 437 acres of Low Density Residential (LDR) for up to 2,300 dwelling units, and the balance of the property in Conservation (CSV), internal road network and master development signage.

## **BACKGROUND**

The 1,096.57 acre subject site is located north of I-295 and west of Jacksonville International Airport between Lem Turner Road and Braddock Road. Lem Turner abuts the east side of the property and is classified as a minor arterial roadway. Braddock Road abuts the west side of the property and is classified as a collector roadway.

In 2008, the site was classified as a Regional Activity Center pursuant to section 380.06, Florida Statutes. The Thomas Creek Regional Activity Center (RAC) was approved with Ordinance 2008-791-E subject to the uses and limitations of site specific FLUE Policy 4.3.16. The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from PBF and MU subject to site specific FLUE Policy 4.3.16 to MU subject to site specific FLUE Policy 4.3.21 in order to amend the mix of uses as currently approved with the Thomas Creek RAC. A non-binding preliminary development plan (attached) is included with the proposed application. The preliminary development plan illustrates generalized traffic circulation throughout the site as well as the generalized locations of residential “pods” and commercial parcels with conservation lands and open space throughout the site.

Site specific FLUE Policy 4.3.16 currently defines the uses and limitations of the Thomas Creek RAC and is proposed to be repealed through this land use amendment application.

### FLUE Policy 4.3.16 to be repealed

The Thomas Creek Regional Activity Center, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: 319.0 acres of Light Industrial (LI) for 4,900,000 square feet of light industrial uses, 172.35 acres of Low Density Residential (LDR) for 672 dwelling units, 26.72 acres of Business Park (BP) for 93,114 square feet of office uses, 6.0 acres of Community/General Commercial (CGC) for 26,136 square feet of commercial retail sales and service, 469.46 acres of Conservation (CSV) for jurisdictional wetlands, and 100.00 acres of Recreation and Open Space for public open spaces uses consistent with the Multi-Use (MU) Land Use Category. Any revision to the Thomas Creek Land Use Plan, as noted in this Policy, will require the developer or developers to provide a traffic impact analysis associated with the proposed and existing development. The methodology of this study must have the concurrence of the Florida Department of Transportation

Proposed site specific FLUE Policy 4.3.21 defines the proposed uses and limitations of the multi-use area.

### Proposed site specific FLUE Policy 4.3.21

In accordance with Ordinance 2022-50, which designates a 1,097 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 1,097 acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master

plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single and multifamily residential and neighborhood and regional commercial centers including lodging. The following land use categories are permitted: Low Density Residential (LDR), Community/General Commercial (CGC) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

Residential (DU)	2,300
CGC Allowed Uses (GSF)	125,000

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

The table below illustrates the existing entitlements compared to the proposed uses, densities and intensities per the proposed amendment.

<b>Existing entitlements with site specific FLUE Policy 4.3.16 and the Thomas Creek RAC</b>	<b>Proposed entitlements with site specific FLUE Policy 4.3.21</b>
4,900,000 square feet of light industrial uses	N/A
93,114 square feet of office uses	N/A
672 residential dwelling units	2,300 residential dwelling units
26,136 square feet of commercial retail sales and service	125,000 square feet of CGC land use category allowed uses (may include office uses)
Conservation land	Conservation land

Currently the entire subject site is undeveloped. The area surrounding the subject site is rural in character with large areas of undeveloped lands. Large lot single-family residential areas are mostly south of the site with small pockets of residential to the east, west and north. The Villages of Westport RAC Multi-Use Area (Ordinance 2001-255-E) is southwest of the site and is over 1,700 acres. This MU Area is currently undeveloped with entitlements for light industrial, office, commercial residential and recreation and open space uses. The Braddock Family Parcel Multi-Use Area (Ordinance 2010-390-E) is north of the site and is over 2,300 acres in size. This MU Area is currently undeveloped with entitlements for commercial, residential and PBF development with recreation and open space and conservation areas.

The MU category requires development of a conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan, Ordinance 2022-51, shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. The current zoning for the subject site is PBF and PUD (mentioned above). A PUD rezoning, Ordinance 2022-52, for the entire subject site will be heard after Ordinances 2022-50 and 2022-51 are approved.

The adjacent land use categories, zoning districts and property uses of the land use amendment site are as follows:

North: Land Use: MU, AGR-4, PBF

Zoning: AGR, PBF-3

Property Use: Undeveloped land in the Braddock Family Parcel MU Area, undeveloped land, single family residential, JIA

South: Land Use: Rural Residential (RR), Low Density Residential (LDR), MU

Zoning: RR-Acre, PUD

Property Use: single family residential, undeveloped land, undeveloped land in the Villages of Westport MU Area

East: Land Use: AGR-4, RR, PBF

Zoning: AGR, RR-Acre, PBF-3, PUD

Property Use: large lot single family residential and undeveloped land, JIA

West: Land Use: AGR-2, AGR-3, MU, LDR

Zoning: AGR, PUD

Property Use: large lot single family residential and undeveloped land

The Field Map at the end of this report provides a detailed picture of the existing development pattern for the immediate area.

Due to the site's close proximity to the Jacksonville International Airport (JIA), the application was routed to the Jacksonville Aviation Authority (JAA) for review. Comments were provided and are included below:

This site is located southwest of the Jacksonville International Airport and adjacent to airport property. Portions of the parcel falls within the 65 DNL noise contour of the future south runway. The Federal Aviation Administration (FAA) considers noise sensitive land uses, which includes residential, within the 65 DNL to be significantly impacted. A larger portion of the parcel falls within the 60 DNL contour. Although the FAA does not consider this area to be significantly impacted, aircraft noise is present and may be an annoyance to noise sensitive land uses.

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C *Hazardous Wildlife Attractants on or near Airports*. Stormwater and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that stormwater detention be designed with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

The parcel also falls within the Airport's FAR Part 77 Surfaces. Development heights should remain below these Surfaces to prevent creating an airspace obstruction for the existing airfield configuration and the future south runway. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

## **IMPACT ASSESSMENT**

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

The current land use is associated with site specific FLUE Policy 4.3.16. The land use amendment is associated with a proposed site specific policy, FLUE Policy 4.3.21. The impact assessment incorporates the existing and proposed intensity/density based on the maximum allowed uses as identified in each of the site specific policies.

### **Impact Assessment Baseline Review**

<b>Development Analysis</b>	
Development Boundary	Suburban Area
Roadway Frontage Classification / State Road	Lem Turner Road / minor arterial roadway; Eagerton Road / local roadway; Braddock Road / collector roadway
Plans and/or Studies	North Jacksonville Vision Plan

<b>Development Analysis</b>		
Site Utilization	Current: Undeveloped	Proposed: A mixed use area that includes single family residential development with retail commercial sales and services
Land Use / Zoning	Current: MU with SSP 4.3.16 / PUD (1,088.7 acres) and PBF (7.9 acres)	Proposed: MU with SSP 4.3.21 / PUD (1,096.6 acres)
Development Standards for Impact Assessment	<p>Current: <b>MU (1,088.7 acres):</b> Per Development Potential pursuant to <u>MU SSP 4.3.16</u></p> <p>LI: 319 acres for 4,900,000 sq. ft of LI uses</p> <p>LDR: 172.35 acres for 672 DUs</p> <p>BP: 26.72 acres for 93,114 sq. ft of office uses</p> <p>CGC: 6 acres for 26,136 sq. ft of commercial retail sales and service</p> <p>CSV: 469.46 acres for wetlands</p> <p>ROS: 100 acres for open space</p> <p><b>PBF (7.9 acres):</b> 0.30 FAR</p>	<p>Proposed: <b>MU (1,096.60 acres):</b> Per Development Potential pursuant to <u>MU SSP 4.3.21</u></p> <p>CGC: for retail commercial sales and service- 8 acres (348,480 sq. ft.) for up to 125,000 sq. ft. of commercial uses.</p> <p>LDR: for single family residential- 437 acres: up to 2,300 Dwelling Units</p> <p>CSV / Internal Road Network / Master Development Signage: rest of the site</p>
Development Potential	Current:	Proposed:



<b>Development Analysis</b>		
	<b>MU SSP 4.3.16</b> LI : 4,900,000 sq. ft of LI uses LDR: 672 DUs BP: 93,114 sq. ft. of office uses CGC: 26,136 sq. ft. of commercial uses CSV: 469.49 acres for wetlands ROS: 100 acres for open space  <b>PBF: 103,237.2 sq. ft of PBF Uses</b>	<b>MU SSP 4.3.21</b>  CGC: 125,000 sq. ft. of commercial  LDR: 2,300 DUs
Net Increase or Decrease in Maximum Density	Increase of 1,628 DUs	
Net Increase or Decrease in Potential Floor Area	Decrease of 4,900,000 sq. ft. of LI uses Decrease of 93,114 sq. ft. of office uses Decrease of 103,237.2 sq. ft of PBF uses Increase of 98,864 sq. ft. of CGC uses	
Population Potential	Current: 1,787 people	Proposed: 6,118
<b>Special Designation Areas</b>		
Aquatic Preserve	Not applicable	
Septic Tank Failure Area	Not applicable	
Airport Environment Zone	50 foot and 150 foot Height Restriction Zone; 60 db and 65 db Noise Contour and Civilian Notice Zone (Jacksonville International Airport)	
Industrial Preservation Area	Not applicable	
Cultural Resources	Not applicable	
Archaeological Sensitivity	Mostly Low Sensitivity, Small Areas of High and Medium Sensitivity	
Historic District	Not applicable	
Coastal High Hazard/Adaptation Action Area	Not Applicable	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	Not applicable	

<b>Development Analysis</b>	
Boat Facility Siting Zone	Not applicable
Brownfield	Not applicable
<b>Public Facilities</b>	
Potential Roadway Impact	Zero net new daily trips
Potential Public School Impact	574 total new students
Water Provider	JEA
Potential Water Impact	Increase of 256,632.18 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Increase of 192,474.14 gallons per day
Potential Solid Waste Impact	Decrease of 11,027.38 tons per year
Drainage Basin/Sub-basin	Nassau River and Trout River / Thomas Creek, Gulley Branch, Broward River
Recreation and Parks	Kings Road Historic Preserve
Mass Transit Access	Not served
<b>Natural Features</b>	
Elevations	15 feet to 24 feet
Land Cover	2110: Improved Pastures; 4410: Pine Plantation; 6170: Mixed Wetland Hardwoods; 6300: Wetland Forested Mixed; 6460: Mixed Scrub-Shrub Wetland
Soils	38: Mascotte fine sand; 51: Pelham fine sand; 63: Sapelo fine sand; 66: Surrency loamy fine sand (depressional, 0% to 2% slopes); 78: Yonges fine sandy loam, 0 to 2 percent slopes; 86: Yulee Clay, depressional, 0 to 2 percent slopes
Flood Zones	A; AE; 0.2% Annual Chance Flood Hazard
Wetlands	6170-Mixed Wetland Hardwoods; 6250: Wet pinelands/hydric pine; 6300: Wetland Forest Mixed / Category III wetlands – see attached wetland map
Wildlife (applicable to sites greater than 50 acres)	No threatened or endangered species were directly observed. The site has suitable areas for Gopher Tortoise – 100% survey of all gopher tortoise habitat will be required prior to site disturbance activities -See wildlife summary on file with the Planning and Development Department

## **Utility Capacity**

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The MU category is unique in that development shall not be permitted until a conceptual master plan (Ordinance 2022-51) is approved by the City Council. With regards to water/sewer utilities, the conceptual master plan addresses the strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities. Additionally, a JEA Availability Letter dated December 29, 2021, was submitted with the Conceptual Master Site Plan identifying sufficient capacity to serve up to 2,300 single-family dwelling units and 125,000 square feet of commercial space.

Potable water connections are available along Lem Turner Road and Braddock Road. A sewer connection is available along Lem Turner Road. The letter identifies two special conditions: 1) JEA requires a master sewer plan for review and approval, and 2) connection to the JEA-owner sewer system requires the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (minimum 4 inch diameter).

All utilities located in the public right-of-way or a JEA easement shall be dedicated to JEA upon completion and final inspection.

### **Future Land Use Element**

Policy 1.2.9        Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

## **Transportation**

The Planning and Development Department completed a transportation analysis and determined that the proposed amendment will result in an increase of 0 net new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office. A copy of the transportation analysis is on file with the Planning and Development Department.

## Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

## Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

## Supplemental Transportation Information

**Objective 2.4** of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that the City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

**Policy 2.4.2** of the TE of the 2030 Comprehensive Plan requires that the City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is in Mobility Zone 4.

The subject site is accessible via Lem Turner Road, a 2-lane a minor arterial facility and is subject to FDOT review and access management requirements. The proposed developments will have significant impacts on the roadway network and the Transportation Planning Division recommends ongoing coordinating efforts with the FDOT and COJ Traffic Engineer Division to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment.

## **School Capacity**

The Planning and Development Department determined the development potential of the proposed amendment from MU pursuant to site specific FLUE Policy 4.3.16 to MU pursuant to the proposed site specific FLUE Policy 4.3.21. Given this, the proposed amendment could result in the development of 2,300 dwelling units.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

- **Elementary School**
  - Concurrency Service Area (CSA) 1
  - 2021/2022 enrollment: 10,651
  - Current utilization: 54%
  - New student development from amendment: 287
  - 5-year utilization: 59%
  - Available seats in CSA 1: 8,062
  - Available seats in adjacent CSA(s) 2 and 7: 3,364
  
- **Middle School**
  - CSA 1
  - 2021/2022 enrollment: 7,527
  - Current utilization: 88%
  - New student development from amendment: 117
  - 5-year utilization: 86%
  - Available seats in CSA 1: 801
  - Available seats in adjacent CSA(s) 2 and 7: 756
  
- **High School**
  - CSA 1
  - 2021/2022 enrollment: 8,087
  - Current utilization: 80%
  - New student development from amendment: 170
  - 5-year utilization: 72%

- Available seats in CSA 1: 1,109
- Available seats in adjacent CSA(s) 2 and 7: 1,766

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

**Public School Facilities Element**

**Policy 2.3.2** The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3** The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

- **Biscayne ES #269**
  - CSA 1
  - Amendment student generation: 287
  - School Capacity including permanent spaces and portables: 667
  - Current enrollment 20 day county for 2021/2022: 703
  - Percent Occupied: 105%
  - 4-year projection: 100%
  
- **Highland MS #244**
  - CSA 1
  - Amendment student generation: 117
  - School Capacity including permanent spaces and portables: 1071
  - Current enrollment 20 day county for 2021/2022: 697
  - Percent Occupied: 65%
  - 4-year projection: 75%
  
- **Jean Ribault HS #96**
  - CSA 1
  - Amendment student generation: 170
  - School Capacity including permanent spaces and portables: 1,683
  - Current enrollment 20 day county for 2021/2022: 1,378
  - Percent Occupied: 82%

- 4-year projection: 84%

### **Airport Environment Zone**

The site is located within the 50-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of less than 50 or 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

The northern and eastern boundaries of the amendment site are within the 60-64.99 Day-Night Sound Level (DNL) noise contour range with small areas in the 65-74.99 noise contour range. As such this area is within the Civilian Influence Zone for Jacksonville International Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

### **Future Land Use Element**

**Objective 2.5** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Policy 2.5.5B** Within the 65 to 74.99 DNL noise zone as depicted on Map L-22, the City does not permit mobile home parks and single-family residential structures that are unable to achieve a 30 dBA noise level reduction. Non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All allowed development is subject to disclosure requirements.

**Policy 2.5.5C** Within the 60DNL or higher area as depicted on Map L-22, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Policy 2.5.6 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### **Historic Preservation Element**

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

### **Evacuation Zone**

The subject site is within Evacuation Zone D. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. The land use application can accommodate up to 2,300 dwelling units. Their complete review is on file with the Planning and Development Department.

Summary of EPD Response (full copy on file with the Planning and Development Department):

No impacts to countywide evacuation times are anticipated from the amendment proposed in L-5533-21A. Lem Turner Road functions as a secondary evacuation route. Site design techniques that minimize disruption to existing traffic flow are encouraged.

The Emergency Preparedness Division notes that portions of this site are located in the Special Flood Hazard Area and comprised of Freshwater Forested/Shrub Wetlands. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain

### **Conservation /Coastal Management Element (CCME)**

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.



## **Flood Zones**

Approximately 315 acres of the subject site are located within the AE flood zone, approximately 277 acres are within the A flood zone and approximately 11.65 acres are within the 0.2 percent chance flood hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE and A flood zones are defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The 0.2 PCT Annual Chance Flood Hazard is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

### **Conservation /Coastal Management Element (CCME)**

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

## **Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

### Wetlands Characteristics:

Approximate Size: 510.97 Acres

**General Location(s):** Wetlands are located in different areas throughout the amendment site.

**Quality/Functional** The Category III wetlands have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways.

**Soil Types/  
Characteristics:** Mascotte fine sand (38) – This soil series consists of nearly level, poorly drained soils. These soils formed in thick sandy and loamy marine sediments. They are in flatwoods. The soils are moderately slowly permeable and moderately permeable. Generally, the high water table is at a depth of 6 to 18 inches. Slopes are linear and range from 0 to 2 percent. The Mascotte soils are sandy, siliceous, thermic Ultic Alaquods.

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Sapelo fine sand (63) – This soil series consists of nearly level, poorly drained soils. These soils formed in thick loamy and sandy sediments. They are in flatwoods. The soils are moderately slowly permeable. Generally, the high water table is at a depth of 6 to 18 inches. Slopes are linear and range from 0 to 2 percent. The Sapelo soils are sandy, siliceous, thermic Ultic Alaquods.

Surrency loamy fine sand, depressional (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Yonges fine sandy loam (78) – This soil series consists of nearly level, poorly drained soils. These soils formed in sandy

and loamy sediments. They are on flats. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches. Slopes are convex and range from 0 to 2 percent. The Yonges soils are fine-loamy, mixed, thermic Typic Endoaqualfs.

Yulee Clay, depressional (86) – This soil series consists of nearly level, very poorly drained soils. These soils formed in thick clayey marine sediments. They are on floodplains and in depressions. The soils are very slowly permeable. In areas in depressions, the high water table generally is at or above the surface for very long periods. In areas on floodplains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for long periods. The Yulee soils are fine-loamy, mixed, thermic Typic Endoaquolls.

- Wetland Category: Category III
- Consistency of Permitted Uses: Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6
- Environmental Resource Permit (ERP): Not provided by the applicant
- Wetlands Impact: The preliminary development plan for the site appears to avoid wetlands and floodplains. The conceptual master plan is required to address the general distribution and location of conservation areas and wetland buffers. Any development resulting from this amendment must be consistent with the conceptual master plan. Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.
- Associated Impacts: The AE, A and 0.2 percent annual chance flood hazard are in same areas with the wetlands.
- Relevant Policies: CCME Policies 4.1.3 and 4.1.6 – see below

Conservation/Coastal Management Element

**Policy 4.1.3**

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

**Policy 4.1.6**

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

**Best Management Practices: Silviculture**

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

**Best Management Practices: Agriculture**

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

**Wildlife**

The applicant submitted a Threatened and Endangered Species Limited Review Assessment (on file with the Planning and Development Department). The assessment included a 70% pedestrian and vehicular survey of potentially suitable habitats at the site. According to the assessment, no threatened or endangered species were directly observed. However, the property may provide suitable habitat for several species including the wood stork, the Southeastern American kestrel, the bald eagle and the gopher tortoise. Prior to site development, additional surveys for these species should be conducted to rule out any species activity on site. If the additional surveys find endangered or threatened species on site, further consultation and permitting should be sought from appropriate agencies as outlined in the assessment on file with the Planning and Development Department.

**Conservation Coastal Management Element**

**Policy 3.5.5** The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which

shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of Policy 3.5.5, the term listed species shall be limited to listed animal species as defined in the Definitions Section of this Element.

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on May 25, 2021, the required notices of public hearing signs were posted. Fifty-five (55) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on June 1, 2021. Several members of the public were in attendance with concerns regarding the proposed lot sizes in the area. The speakers were mostly concerned with the development of smaller lot size (40-foot lots), townhomes and villas in the area pointing out that the surrounding area has larger lot sizes. After the City Council approves a conceptual master plan for the site, the companion rezoning applications will identify the proposed lots sizes.

## **CONSISTENCY EVALUATION**

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

### **Future Land Use Element (FLUE)**

#### *Development Areas*

*Suburban Area (SA):* The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

Goal 1            To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1    Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs,

intergovernmental coordination mechanisms, and public/private coordination.

- Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
- A. Fosters vibrant, viable communities and economic development opportunities;
  - B. Addresses outdated development patterns;
  - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

- Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

- Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

- Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

According to the Category Description of the Future Land Use Element (FLUE), the Public Buildings and Facilities (PBF) land use category is intended to accommodate major public use or community service activities.

The MU category is intended to accommodate large-scale development and redevelopment projects pursuant to an approved conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until a conceptual master plan is approved by the City Council. The conceptual master plan shall, at a minimum, address the following:

1. The general distribution, location and densities or intensities of residential and non-residential development;
2. Acknowledgement that rezonings will be submitted where such uses, densities and intensities are inconsistent with the current zoning designations prior to development reviews and approvals for developments within the overall site;
3. The general distribution and location of conservation areas and wetland buffers;
4. The strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities, and the Water Supply Facilities Work Plan (WSFWP) must be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP;
5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network;
6. General identification of how the major internal transportation facilities will connect to the external transportation network with proposed future connections to any State facilities subject to review by the Florida Department of Transportation;



7. A basic assessment shall be conducted of the currently identified and expected roadway operating conditions of the immediately surrounding transportation network for the conceptual master plan (methodologies and assumptions used in this assessment shall be agreed upon by the Planning and Development Department, the Florida Department of Transportation, and the owner or authorized agent); and
8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.
9. Requirements and limitations for submitting proposed conceptual master plan amendments through the Planning and Development Department to the City Council for review and approval.

The criteria provided within this category are based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure and the protection of environmentally sensitive land and species. New designations under the MU category shall generally be for sites greater than 250 acres in size in the Suburban, Urban and Urban Priority Development Areas and for sites greater than 1,000 acres in the Rural Development Area. Development within each MU designation shall include a mix of both residential and non-residential uses and shall incorporate multi-modal transportation concepts consistent with goals of the Mobility Strategy Plan.

The proposed amendment site is in the Suburban Development Area. Under the proposed site-specific policy, permitted uses would include single and multi-family residential and neighborhood and regional commercial centers including lodging. The proposed site-specific policy would permit Low Density Residential (LDR), Community/General Commercial (CGC), and Conservation (CSV) land uses, which are consistent with the Multi-Use Land Use Category.

The subject site is located north of I-295 between Lem Turner Road and Braddock Road. Southwest of the site, the Villages of Westport Multi-Use Area (Ordinance 2001-255-E) is over 1,700 acres and entitled for a mix of uses including light industrial, office, commercial, residential, and recreation and open space uses. North of the site, the Braddock Family Parcel Multi-Use Area (Ordinance 2010-390-E) is over 2,300 acres and entitled for a mix of uses including commercial, residential and PBF development with recreation and open space and conservation areas. A portion of the eastern and northern boundary of the site abuts the Jacksonville International Airport DRI and Master Plan property; this economic driver provides employment opportunities. Development under the proposed land use amendment provides a residential base for employment.

Given the mix of uses currently developed and entitled for property surrounding the amendment site, development of the subject site would be compatible with the surrounding entitled development providing a balanced mix of uses for the area, consistent with FLUE Goal 1. The proposed MU land use category allows for uses that are consistent with the development trends in the area and are consistent with the intent of the Suburban Development Area as called for in FLUE Objective 1.1 and 3.1.

The proposed Multi-Use Area is consistent with the future development trends and land use patterns in the area while increasing the available acreage for commercial and residential development to accommodate anticipated growth. The proposed amendment increases housing opportunities to support growth and fosters a well-balanced and organized combination of residential and non-residential uses called for in FLUE Goal 3 and Policies 1.1.5, 1.1.21 and 3.1.6.

The applicant has submitted a companion rezoning application to Planned Unit Development (PUD) (Ordinance 2022-52). The MU category requires development of a conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan has been submitted with Ordinance 2022-51 and is subject to review and approval by the City Council prior to submittal of land development reviews and approvals, including the PUD rezoning. Development of the site shall be consistent with the conceptual master plan, and development shall not be allowed until the City Council approves a conceptual master plan for the site. As with any PUD rezoning, the companion PUD provides for buffers and site design techniques to promote compatibility with the surrounding areas of the amendment site and a gradation of uses and scale transition. The companion PUD also addresses design elements, location of uses, internal roads and access points and protection of the wetland basins on the site. The companion PUD rezoning is consistent with the MU designation, the Conceptual Master Plan and with FLUE Policies 1.1.10 and 1.1.12.

### **Vision Plan Consistency**

The site is within North Jacksonville Vision and Master Plan. The area is in a Master Planned Community (MPC) area of the Vision Plan. The proposed uses are consistent with the Vision Plan's goal of encouraging large-scale master planned communities. The MPC areas should form a sustainable development pattern allowing for people to live and work. The subject site promotes the combination of uses and the mixed use Master Planned Communities within the North Jacksonville Vision Plan.

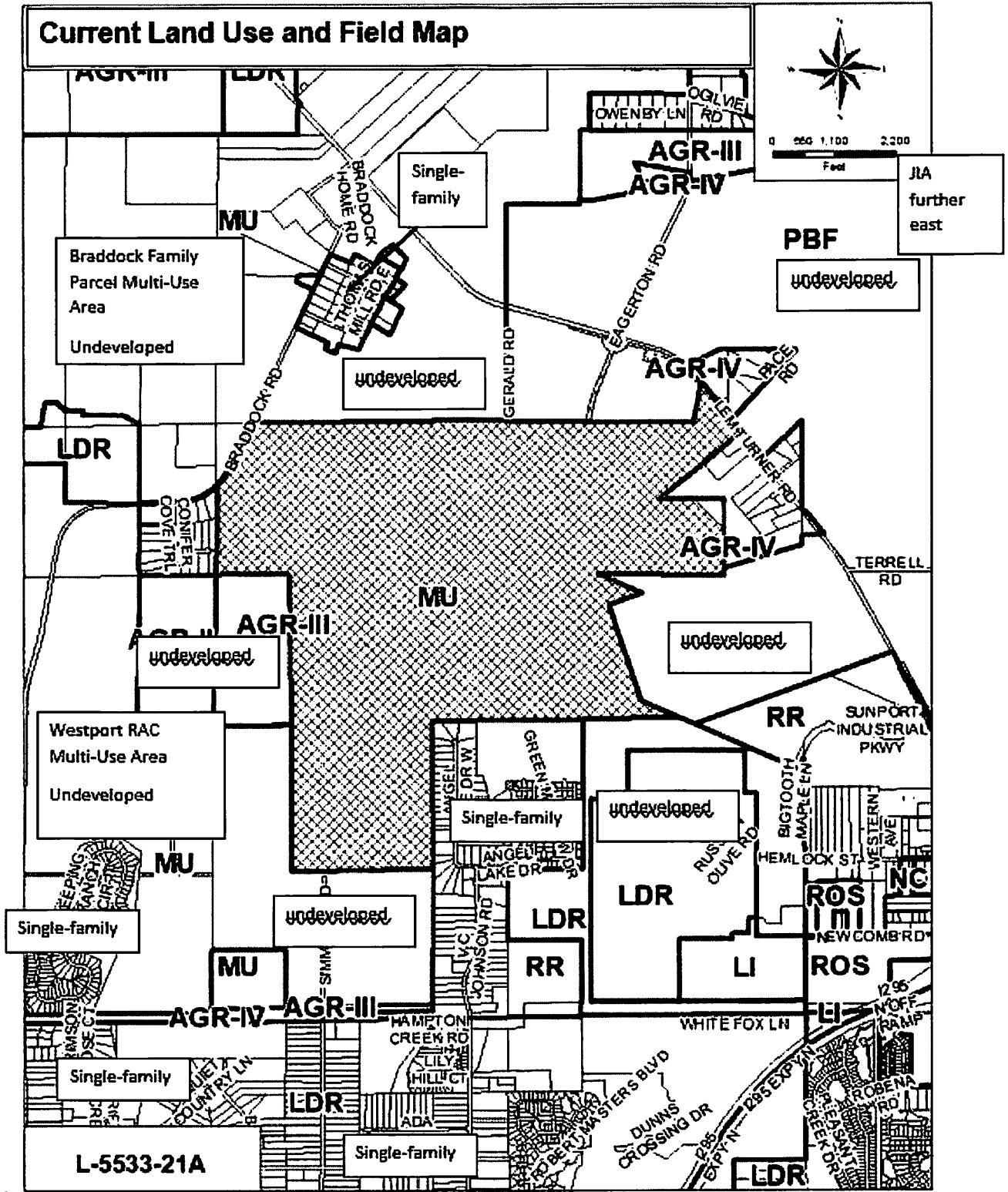
### **Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

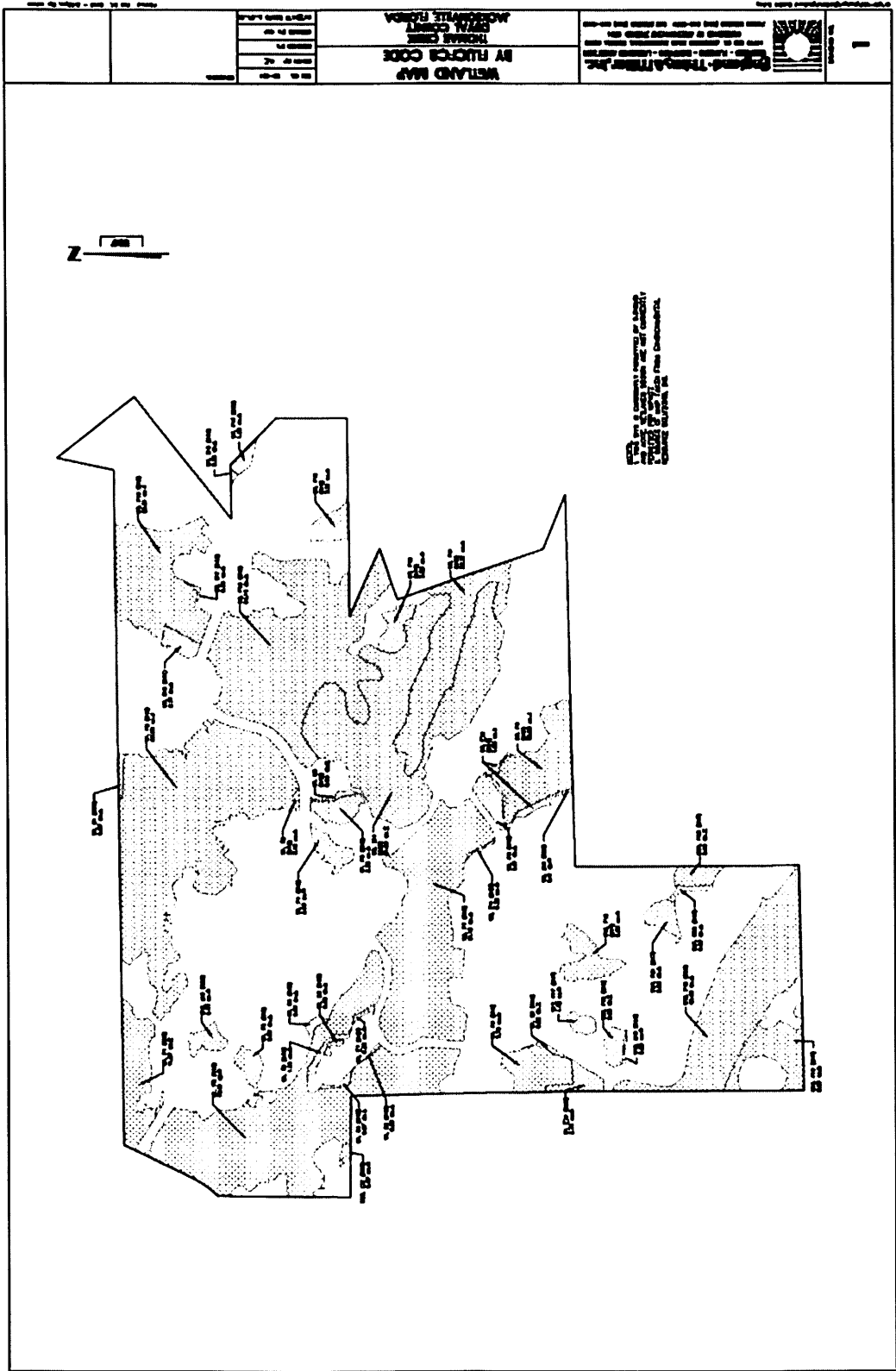
Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing to meet the needs in northeast Florida and creating additional space for the development of housing in the area. Therefore, the proposed amendment is consistent with Policy 21 of the Strategic Regional Policy Plan.

# LOCATION, CURRENT LAND USE AND FIELD MAP



**WETLANDS MAP**  
**SUBMITTED BY THE APPLICANT**



**REPEAL OF SITE SPECIFIC FLUE POLICY 4.3.16  
AND PROPOSED SITE SPECIFIC FLUE POLICY 4.3.21**

**Repeal of Future Land Use Element (FLUE) Site Specific Policy 4.3.16  
4.3.16**

Reserved

~~The Thomas Creek Regional Activity Center, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: 319.0 acres of Light Industrial (LI) for 4,900,000 square feet of light industrial uses, 172.35 acres of Low Density Residential (LDR) for 672 dwelling units, 26.72 acres of Business Park (BP) for 93,114 square feet of office uses, 6.0 acres of Community/General Commercial (CGC) for 26,136 square feet of commercial retail sales and service, 469.46 acres of Conservation (CSV) for jurisdictional wetlands, and 100.00 acres of Recreation and Open Space for public open spaces uses consistent with the Multi-Use (MU) Land Use Category. Any revision to the Thomas Creek Land Use Plan, as noted in this Policy, will require the developer or developers to provide a traffic impact analysis associated with the proposed and existing development. The methodology of this study must have the concurrence of the Florida Department of Transportation.~~

**Proposed (FLUE) Site Specific Policy 4.3.21**

**Policy 4.3.21**

In accordance with Ordinance 2022-50, which designates a 1,097 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 1,097 acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single and multifamily residential, and neighborhood and regional commercial centers including lodging. More specifically, the following land use categories are permitted: Low Density Residential (LDR), Community/General Commercial (CGC), and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

<u>Residential (DU)</u>	<u>2,300</u>
<u>CGC Allowed Uses (GSF)</u>	<u>125,000</u>

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

**NON-BINDING PRELIMINARY DEVELOPMENT PLAN**

