

**THOMAS CREEK MULTI-USE PARCEL
CONCEPTUAL MASTER PLAN
JANUARY 7, 2022**

DEVELOPER

Developer Lennar Homes, LLC (“Developer”) submits this Conceptual Master Plan (the “Plan”) for the future development of the Thomas Creek Multi-Use Parcel (the “Parcel”). The Developer’s contact information is Lennar Homes, LLC, attn: Scott Keiling, 9440 Phillips Hwy., Ste. 7, Jacksonville, FL 32256.

PROJECT DESCRIPTION

The Parcel is located south of the intersection of Lem Turner Road and Braddock Road in Northwest Duval County. It is 1,097 acres in size and is located within the Suburban Development Boundary. The Parcel is proposed to be developed with a maximum of 2,300 residential dwelling units (which may include detached single family, townhomes, duplexes, and low-rise multifamily dwelling units at a density that will not exceed 7 dwelling units per gross acre) and 125,000 square feet of retail commercial uses (the “Approved Uses”), pursuant to Site-Specific Policy 4.3.21, a copy of which is attached.

MU GENERAL USE STATEMENT

Pursuant to the requirements of the Multi-Use future land use category set forth in the Future Land Use Element of the 2030 Comprehensive Plan, the Developer states that all development within the Parcel shall be consistent with this Plan.

MULTI-USE CONCEPTUAL MASTER PLAN CRITERIA

The Plan satisfies the Multi-Use category conceptual master plan criteria as follows:

1. The general distribution, location and densities or intensities of residential and non-residential development.

As depicted on the attached Preliminary Development Map (the “PDM”).

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.

A Planned Unit Development (“PUD”) rezoning will be submitted for the entire Parcel simultaneously with the approval of this Plan. Future rezonings of some or all of the Parcel are permitted.

3. The general distribution and location of conservation areas and wetland buffers.

The PDM depicts the proposed pods of residential and commercial development; approximately 571 acres of conservation uplands/wetlands will remain undeveloped. The jurisdictional wetland lines have already been determined and wetland mitigation credits have been purchased for the proposed wetland impacts. Wetland buffering standards will be met.

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. 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 WSWFP.

The JEA Availability Letter is attached. It confirms that the Approved Uses may be developed without the need for additional utility plant facilities.

5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network.

As depicted on the PDM, the Parcel will have direct access to Lem Turner Road and Braddock Road through at least two and perhaps three access points. Internal access roads will be constructed as necessary from these access points. The location and design of the internal access roads depicted on the PDM is schematic and may be subject to realignment prior to development. Traffic circles/roundabouts shall be permitted within the internal access roads. The number, location, and design of internal parcel access connections are to be determined in plan review. The location and design of access points, internal access roads, traffic circles/roundabouts, and access connections may be revised in the verification of substantial compliance process or final design, engineering and permitting without modification to the PUD or this conceptual master plan, but subject to the review and approval of the Planning and Development Department and/or the City Traffic Engineer, as applicable. Internal access roads may be public or private. Private internal access roads may be gated.

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.

As depicted on the PDM.

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).

A trip generation memo of the Approved Uses dated January 7, 2022 is attached. It determined that the Approved Uses would result in a net decrease of gross traffic from the Property as compared to the existing entitlements. The analysis recommends the installation of southbound right turn lanes as well as northbound left turn lanes at the project driveways. A detailed traffic operational analysis will be performed at the access permit phase, pursuant to methodology approved by the Florida Department of Transportation and the City, analyzing each phase of the project. The Developer understands that if signals are warranted after development of the Approved Uses, the Developer will be responsible for constructing the signals at the entrances. Improvements to the entrances on Lem Turner Road will be finalized through the permitting process with the Florida Department of Transportation.

Fair Share Contract #34051 was approved for the development of 2,295 single family dwelling units, 300 townhomes, and 200,000 square feet of commercial uses on the Property, and as of this date is valid until April 17, 2030.

The conversion of Approved Uses is permitted pursuant to the attached land use exchange trip conversion table.

8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.

The St. Johns River Water Management District issued Environmental Resource Permit #94167-4 (the “ERP”), permitting the construction of a stormwater management system to serve a 1,099 acre development. The ERP expires on December 7, 2023. Issuance of the ERP was done in coordination with FWC review. In addition, the PDM was an exhibit to the companion large scale land use amendment application L-5533-21A transmitted to FWC for review. The FWC issued the attached September 9, 2021, correspondence regarding amendment L-5533-21A, stating it had “no comments, recommendations, or objections ... to offer on this amendment.” Accordingly, no further coordination with FWC is warranted.

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 submission of proposed Plan amendments will require the authorization of Developer or its designated successors/assigns.

FLUE Site Specific Policy with L-5533-21A / Ordinance 2022-50

FUTURE LAND USE ELEMENT

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.



Availability Letter

Kristen Phillips

12/29/2021

ENGLAND-THIMS & MILLER, INC.

14775 OLD ST AUGUSTINE ROAD

Jacksonville, Florida 32258

Project Name: Thomas Creek PUD, aka Lem Turner WM&FM

Availability #: 2020-4228

Attn: Kristen Phillips

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Mollie Price
pricml@jea.com
(904) 665-7700

Availability Number: 2020-4228
Request Received On: 12/11/2020
Availability Response: 12/29/2021
Prepared by: Mollie Price
Expiration Date: 6/16/2023

Project Information

Name: Thomas Creek PUD, aka Lem Turner WM&FM
Address:
County: Duval County
Type: Electric,Reclaim,Sewer,Water
Requested Flow: 662750
Parcel Number: 019273 0000
Location: Southwest of Lem Turner Rd. At Pace Rd.
Description: 2,300 single family with 125ksf of commercial space

Potable Water Connection

Water Treatment Grid: North Grid
Connection Point #1: Proposed 16" water main stub along Lem Turner Rd at Hemlock St (LOA 2020-2307)
Connection Point #2: Existing 16 inch water main along Braddock Rd approx 1,300 ft north of Sandle Dr
Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Master water plan required for plan approval.

Sewer Connection

Sewer Grid: District 2/Cedar Bay
Connection Point #1: Proposed 20" force main stub along Lem Turner Rd at Hemlock St (LOA 2020-2307)
Connection Point #2:
Sewer Special Conditions: Master sewer plan required for plan approval. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: North Grid

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project. Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need
to take to get service:**

January 7, 2022

Ms. Laurie Santana
City of Jacksonville Planning & Development Department
Transportation Planning Division
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Thomas Creek Comp Plan Amendment 21-13ESR

Dear Ms. Santana:

As requested, ETM has conducted an analysis of the trip generation from the proposed comprehensive plan amendment. City of Jacksonville has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 1,096.57 acres, located between SR-115 (Lem Turner Road) and Braddock Road, north of SR-104 (Dunn Avenue). **Table 1** shows the existing and proposed entitlements. This analysis focused on determining the relative transportation impacts of the existing development rights compared to the proposed development.

Table 1 - Existing and Proposed Entitlements

Land Use	Existing Entitlements with Site Specific FLUE Policy 4.3.16 and the Thomas Creek RAC	Proposed Entitlements with Site Specific FLUE Policy 4.3.21
Light industrial	4,900,000 Sq. Ft.	N/A
Office	93,114 Sq. Ft.	N/A
Residential	672 D/U	2,300 D/U
Commercial	26,136 Sq. Ft.	125,000 Sq. Ft.
Public Building Facility	103,237 Sq. Ft.	N/A

The traffic from the Thomas Creek PUD was estimated based on the trip generation rates and equations contained in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. As this is a mixed-use development, internal capture between the land uses was taken into consideration using methods from the 3rd edition of the Institute of Transportation Engineers (ITE) Trip Generation Handbook. The upper limit of the data for ITE LUC 110 for Light Industrial is 300ksf (reflective of individual buildings) whereas the ITE LUC 130 for Industrial Park has

City of Jacksonville Transportation Planning Department

December 27, 2021

RE: Thomas Creek Comp Plan Amendment 21-13ESR

an upper limit of 2.5msf, therefore the ITE LUC for Industrial Park (reflective of a group of buildings) was deemed more appropriate for use. As shown in **Table 2**, the proposed entitlements result in a net decrease of net new external traffic from the property. The internal capture matrix for the existing and proposed entitlement rights is contained in **Appendix A** and **Appendix B**, respectively. **Appendix C** contains the land use exchange table.

Table 2 - PM Peak Hour Trip Generation

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Internal Capture		Pass-by		Net New External Trip Ends
						%	Volume	%	Volume	
Existing Entitlement Rights										
Industrial Park	130	4,900,000	1000 SF GFA	$T = 0.34(X)$	1666	0%	0	0%	0	1,666
Single Family Residential	210	672	DUs	$\ln(T) = 0.94 \ln(X) + 0.27$	596	7%	42	0%	0	554
General Office	710	93,114	1000 SF GFA	$\ln(T) = 0.83 \ln(X) + 1.29$	157	7%	11	0%	0	146
Government Office Building	730	103,237	1000 SF GFA	$\ln(T) = 0.97 \ln(X) + 0.62$	167	7%	11	0%	0	156
Strip Retail Plaza (<40k)	822	26,136	1000 SF GFA	$\ln(T) = 0.71 \ln(X) + 2.72$	154	23%	36	40%	47	71
Total					2,740	3.6%	100		47	2,593
Proposed Entitlement Rights										
Single Family Residential	210	2,300	DUs	$\ln(T) = 0.94 \ln(X) + 0.27$	1,894	10%	198	0%	0	1,696
Shopping Plaza (40-150k) - Supermarket - Yes	821	125,000	1000 SF GFA	$T = 7.67(X) + 118.86$	1,078	18%	198	40%	352	528
Total					2,972	13.3%	396		352	2,224
Volume Increase / (Decrease)										(369)

Reference: ITE Trip Generation Manual, 11th Edition
 ITE Trip Generation Handbook, 3rd Edition

As shown, the proposed change in entitlements will reduce net new external traffic. After you have reviewed this material, if you have any questions or need additional information, please contact me so that we can discuss them further.

Sincerely,

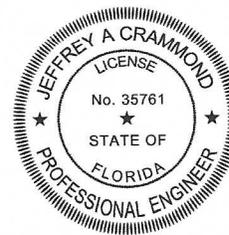
ENGLAND-THIMS & MILLER, INC.



Thomas Hatcher, EI

Engineer Intern - Traffic Engineering/Transportation Planning

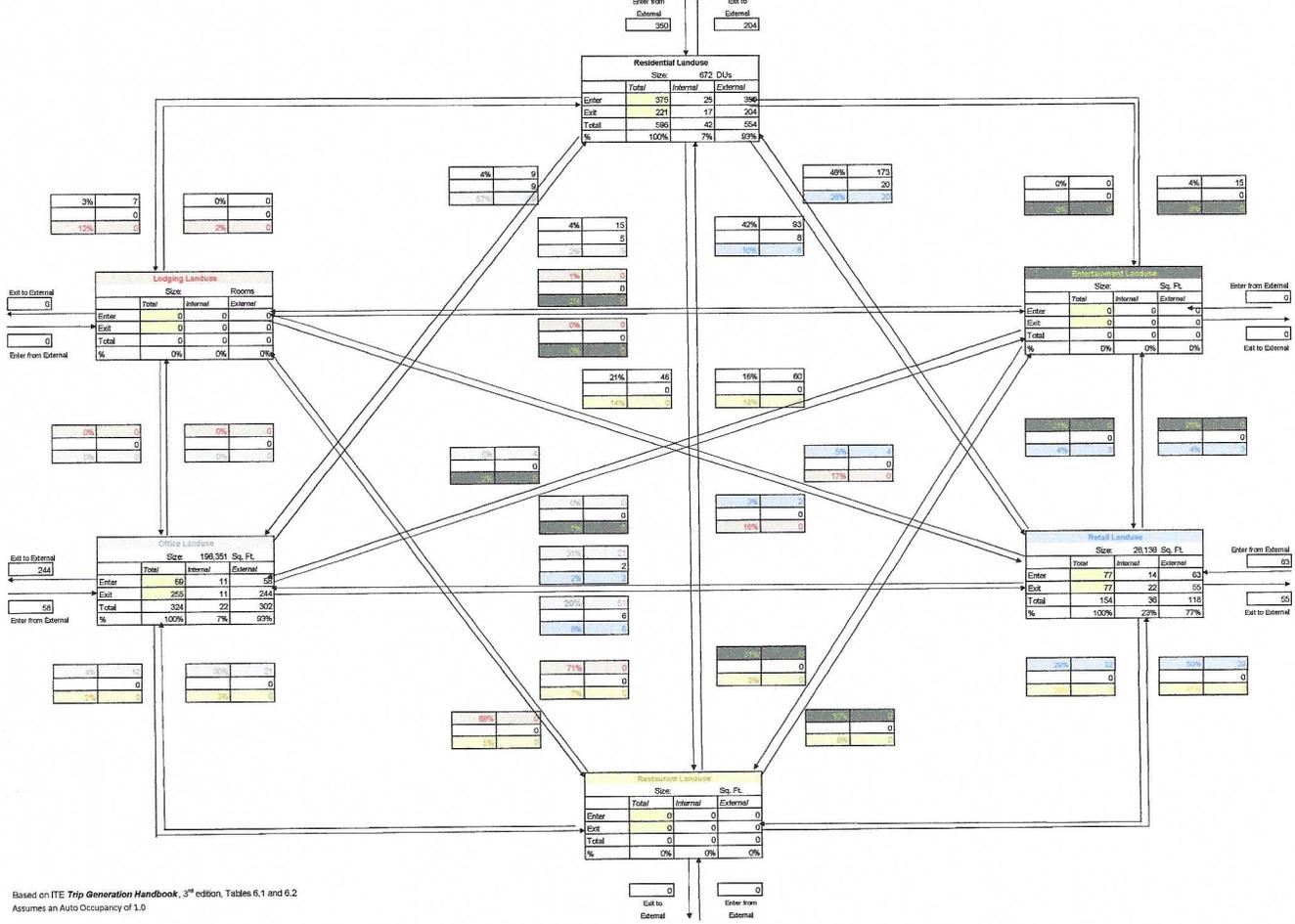
Prepared under the supervision of Jeffrey A. Crammond, Florida PE No. 35761



Digitally signed by Jeffrey A Crammond
 DN: cn=Jeffrey A Crammond, c=US, o=ENGLAND THIMS AND MILLER INC., email=crammondj@etmnc.com
 Reason: I am the author of this document
 Date: 2022.01.07 14:44:54 - 05'00'

Appendix A
(Internal Capture Matrix – Existing Entitlements)

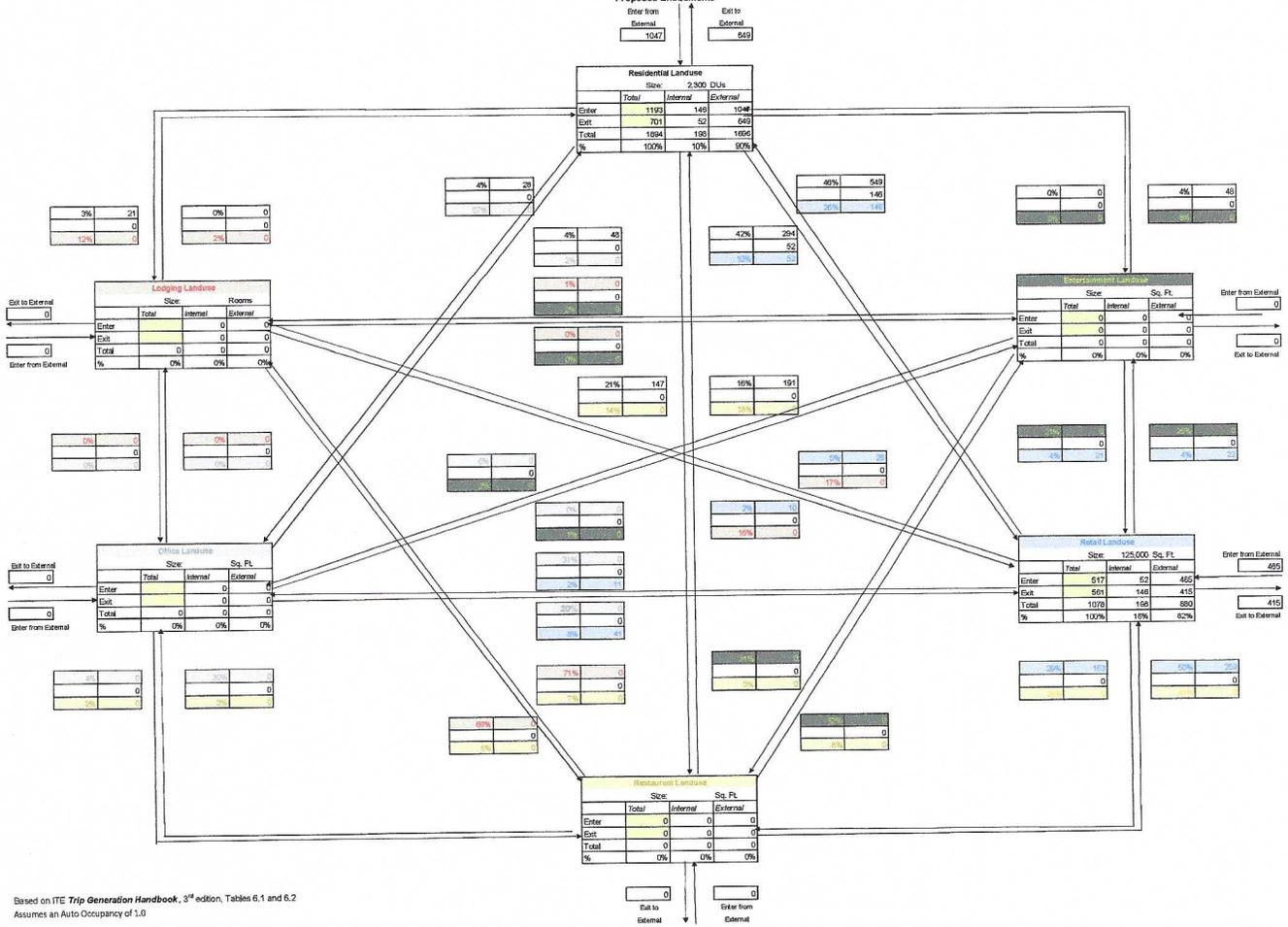
PM Peak Hour
Internal Capture Matrix
Existing Entitlements



Based on ITE Trip Generation Handbook, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

Appendix B
(Internal Capture Matrix – Proposed Entitlements)

PM Peak Hour
Internal Capture Matrix
Proposed Entitlements



Based on ITE *Trip Generation Handbook*, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

Appendix C
(Land Use Exchange Table)

Thomas Creek PUD - Land Use Exchange Table

1/4/2022

Land Use	ITE LUC	Independent Variable	PM Peak Hour Ave Trip Rate
Single-Family Detached Housing	210	DU	0.94
Single-Family Attached Housing	215	DU	0.57
Multi-family Low-Rise	220	DU	0.51
Multi-family Mid-Rise	221	DU	0.39
Senior Adult Housing - Single-Family	251	DU	0.30
Senior Adult Housing - Multifamily	252	DU	0.25
Shopping Plaza (40-150k) - Supermarket - Yes	821	1000 SF	9.03

FROM:\nTO:	Single-Family Detached Housing	Single-Family Attached Housing	Multi-family Low-Rise	Multi-family Mid-Rise	Senior Adult Housing - Single-Family	Senior Adult Housing - Multifamily	Shopping Plaza (40-150k) - Supermarket - Yes
	DU	DU	DU	DU	DU	DU	1000 SF
Single-Family Detached Housing	1.0000	1.6491	1.8431	2.4103	3.1333	3.7600	0.1041
Single-Family Attached Housing	0.6064	1.0000	1.1176	1.4615	1.9000	2.2800	0.0631
Multi-family Low-Rise	0.5426	0.8947	1.0000	1.3077	1.7000	2.0400	0.0565
Multi-family Mid-Rise	0.4149	0.6842	0.7647	1.0000	1.3000	1.5600	0.0432
Senior Adult Housing - Single-Family	0.3191	0.5263	0.5882	0.7692	1.0000	1.2000	0.0332
Senior Adult Housing - Multifamily	0.2660	0.4386	0.4902	0.6410	0.8333	1.0000	0.0277
Shopping Plaza (40-150k) - Supermarket - Yes	9.6064	15.8421	17.7059	23.1538	30.1000	36.1200	1.0000

Example:

To convert 50 Single Family Residential DU to Multi-family Mid-Rise DU, multiply 50 * 2.4103 = 121 Dus
 Check: (50 x 0.94) = 47 PHT (121 x .39) = 47 PHT

Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.
 Based on no ITE pass-by or internal capture reduction.

Note: Apply ITE pass-by and internal capture reduction after conversion to determine the new Trip Generation calculation for the entire development.

Wyman Duggan

From: Reed, Kristen <KReed@coj.net>
Sent: Thursday, September 9, 2021 4:24 PM
To: Parola, Helena; Hinton, Eric
Subject: FW: Duval Jacksonville 21-13ESR (Application L-5533-21A, Ordinance 2021-301-E)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cucinella, Josh [mailto:Josh.Cucinella@MyFWC.com]
Sent: Thursday, September 9, 2021 4:22 PM
To: Reed, Kristen
Cc: DCPexternalagencycomments@deo.myflorida.com; Calyniuk, Cori; Conservation Planning Services
Subject: Duval Jacksonville 21-13ESR (Application L-5533-21A, Ordinance 2021-301-E)

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Ms. Reed:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you have specific technical questions, please contact Cori Calyniuk at (850) 556-5948 or by email at Cori.Calyniuk@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Duval Jacksonville 21-13ESR_45213