

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 9, 2023

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2023-068/Application for the Big Creek Timber, LLC Conceptual Master Plan

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairman Carrico 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 2023-068 on March 9, 2023.

P&DD Recommendation

APPROVE Subject to the Following Conditions:

1. The response to Master Plan condition number nine shall be revised as provided below:

Revisions to the conceptual master plan shall be submitted to the Planning and Development Department and shall be scheduled for review by the City Council upon a determination by the Planning and Development Department that the revised plan is sufficient and complete. ~~The conceptual site plan shall be submitted to the Planning and Development Department. The matter will be scheduled for review by the planning commission within 30 days of submittal to the Planning and Development Department.~~ It is acknowledged that development shall not be permitted until such time as a conceptual master plan is approved by the City Council and all development within shall be consistent with the approved conceptual master plan and any additional information provided to the City as part of the conceptual master plan and Multi Use PUD approvals. Big Creek Timber, LLC or its assigned reserves the exclusive right to submit amendments to the conceptual master plan for approval of the City Council.

2. The property owner shall provide the Planning and Development Department with a letter formally dedicating the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Planning and Development Department within 30 days of the approval of the Master Plan.

PC Issues:

Three citizens provided comments on the proposed amendment. Concerns related to the capacity of the external transportation network to serve development, pedestrian safety, development behind their homes, and school capacity.

PC Vote:

5-0 APPROVE Subject to the Following Conditions:

1. The response to Master Plan condition number nine shall be revised as provided below:

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2. The property owner shall provide the Planning and Development Department with a letter formally dedicating the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Planning and Development Department within 30 days of the approval of the Master Plan.

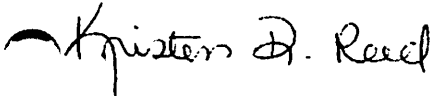
PC Vote:

5-0 APPROVE

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

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

Sincerely,



Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Report of the Jacksonville Planning and Development Department
March 3, 2023

Big Creek Timber, LLC Conceptual Master Plan

Ordinance/Application No.: 2023-068

Subject: Big Creek Timber, LLC Conceptual Master Plan,
dated November 2, 2022

Property Location: 0 Grand Street, 0 Philips Highway (US 1 / State Road 5), 0 J. Turner Butler Boulevard (State Road 202), 0 Hampton Ridge Boulevard, and 11458 Apex Trail; Generally located south of J. Turner Butler Boulevard, east of Interstate 295 and north and west of the Duval/St Johns County Line

Property Acreage: 6,174.21 Acres

Planning District: District, 3 Southeast

City Council District: District 11

Applicant: Paul M. Harden, Esquire

Development Boundary: Suburban Area and Rural Area

RECOMMENDATION: APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

1. The response to Master Plan condition number nine shall be revised as provided below:

Revisions to the conceptual master plan shall be submitted to the Planning and Development Department and shall be scheduled for review by the City Council upon a determination by the Planning and Development Department that the revised plan is sufficient and complete. ~~The conceptual site plan shall be submitted to the Planning and Development Department. The matter will be scheduled for review by the planning commission within 30 days of submittal to the Planning and Development Department.~~ It is acknowledged that development shall not be permitted until such time as a conceptual master plan is approved by the City Council and all development within shall be consistent with the approved conceptual master plan and any additional information provided to the City as part of the conceptual master plan and Multi Use PUD approvals. Big Creek Timber, LLC or its assigned reserves

the exclusive right to submit amendments to the conceptual master plan for approval of the City Council.

- 2. The property owner shall provide the Planning and Development Department with a letter formally dedicating the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Planning and Development Department within 30 days of the approval of the Master Plan.**

BACKGROUND

Concurrently pending Ordinance 2023-067 proposes a land use map amendment on the subject site from the Low Density Residential (LDR) land use land use category subject to Future Land Use Element (FLUE) Policies 4.4.11 and 4.4.12 to the Multi-Use (MU) land use category subject to FLUE Policy 4.3.22. Land use map amendments to the MU land use category are required to include a site-specific policy that addresses the site area and the permitted uses. The site-specific policy must also identify the densities and intensities of uses along with a statement that development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

Pending Ordinance 2023-068 implements the requirement to develop the conceptual master plan consistent with the provisions of the MU land use category and FLUE Policy 4.3.22.

FLUE Policy 4.3.22

In accordance with Ordinance 2023-067, which designates a 6,174-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 6,174-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-family, townhome and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) 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:

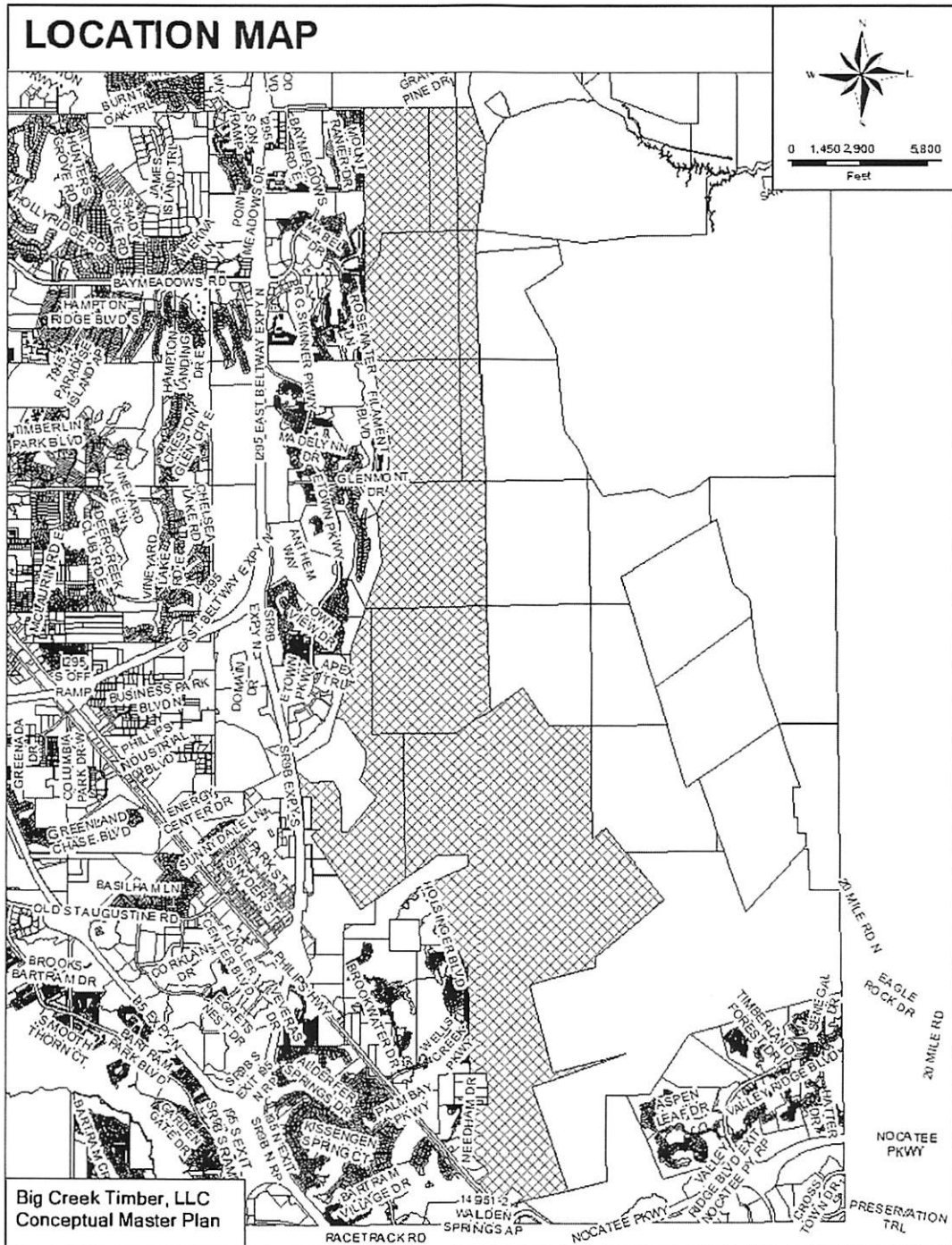
Single-Family Residential (DU)	6,103
Townhome Residential (DU)	2,420
Multi-family Residential (DU)	2,052
Commercial/Office Uses (GSF)	915,000

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

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.

5,308 acres of the subject property are currently entitled under the Estuary Property Conceptual Master Plan, dated December 22, 2021. The Estuary Property Conceptual Master Plan was approved by the Planning Commission in accordance with FLUE Policies 4.4.11 and 4.4.12. This Estuary Property Conceptual Master Plan permits up to 9,166 residential dwelling units and up to 1,000,000 square feet of commercial uses. Residential uses include a mix of single-family, multi-family and townhome units. The Estuary Property Conceptual Master Plan along with the two enabling FLUE policies will be replaced by FLUE Policy 4.3.22 and this Big Creek Timber, LLC Conceptual Master Plan upon approval by the City Council.

CONCEPTUAL MASTER PLAN LOCATION MAP



MU FUTURE LAND USE CATEGORY CONSISTENCY EVALUATION

Pursuant to the Multi-use (MU) Future Land Use Category, conceptual master plans must, at a minimum, include information to address nine criteria. These criteria are provided below along with analysis on how the Big Creek Timber, LLC Conceptual Master Plan complies with each of the criteria.

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

Master Plan Exhibit 1.1 includes a map with an inset table identifying the permissible development by use, location, residential type, dwelling unit count, and commercial square footage allocation. Associated FLUE Policy 4.3.22 permits LDR, MDR, RPI, CGC, ROS and CSV land uses with up to 10,575 dwelling units and 915,000 gross square feet of CGC uses. Residential uses include a mix of single-family, multi-family and townhome units.

Uses, densities and intensities depicted in the Master Plan are consistent with the FLUE policy entitlements and the Master Plan sufficiently addresses criteria number one.

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.

In accordance with this criterion, the Master Plan acknowledges the need to rezone land within the site where proposed uses and densities are inconsistent with current entitlements. A companion PUD rezoning, pending as Ordinance 2023-069, is being processed concurrently with this request and, if approved, will entitle the property consistent with the Master Plan.

The Master Plan sufficiently addresses criteria number two.

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

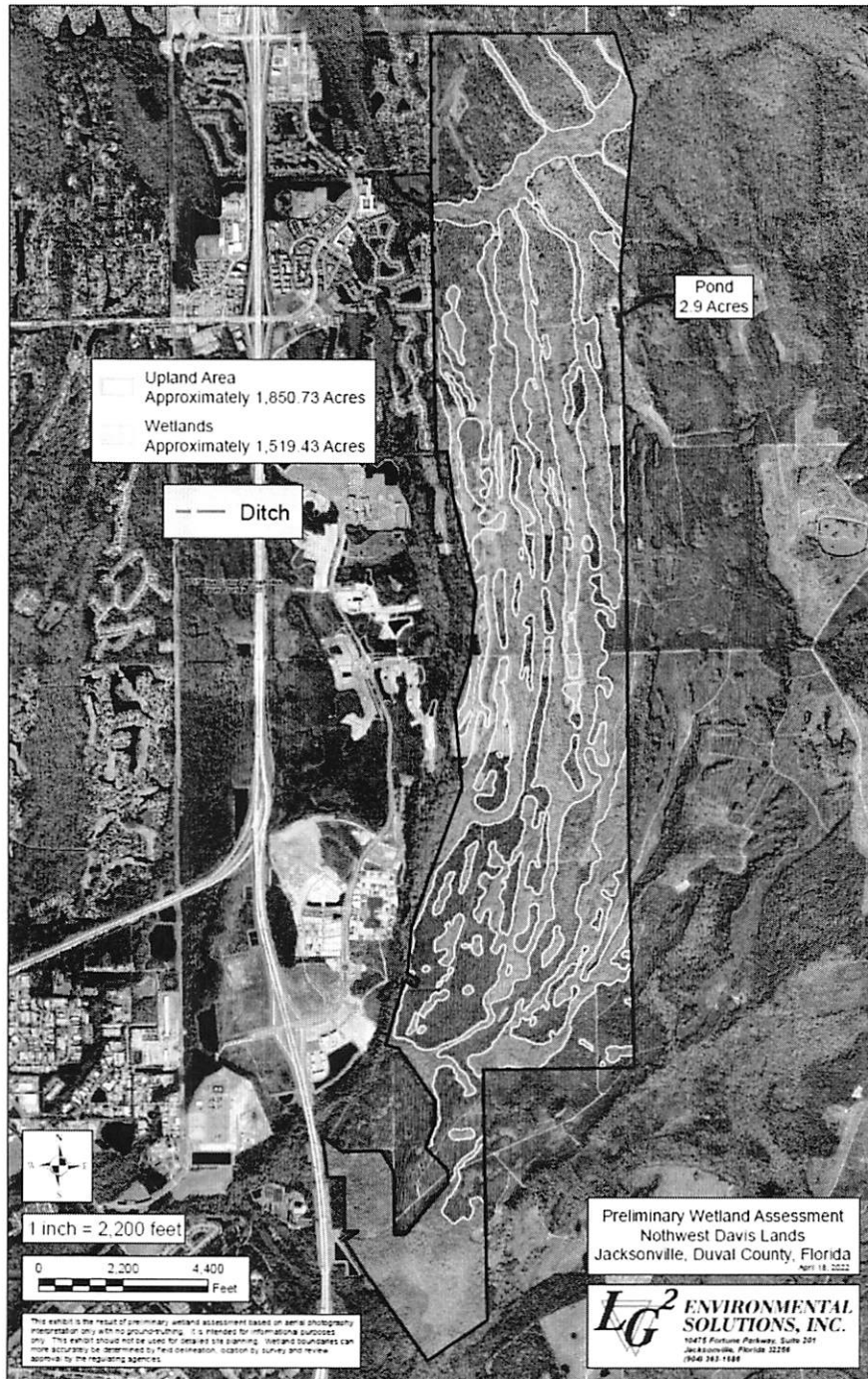
Master Plan Exhibit 1.1 is a map that depicts an interconnected network of greenways and conservation lands. Based on wetlands surveys submitted with the companion land use map amendment, approximately 3,144 acres of the site contains wetlands. These wetlands consist primarily of Category III wetlands, with Category II wetlands associated with and following Pablo Creek in the northern portion of the site.

The Master Plan narrative indicates that most of the wetlands will be conserved and shall be protected by recordation of conservation easements prior to or at the time of platting of adjacent upland areas in accordance with the SJRWMD. The

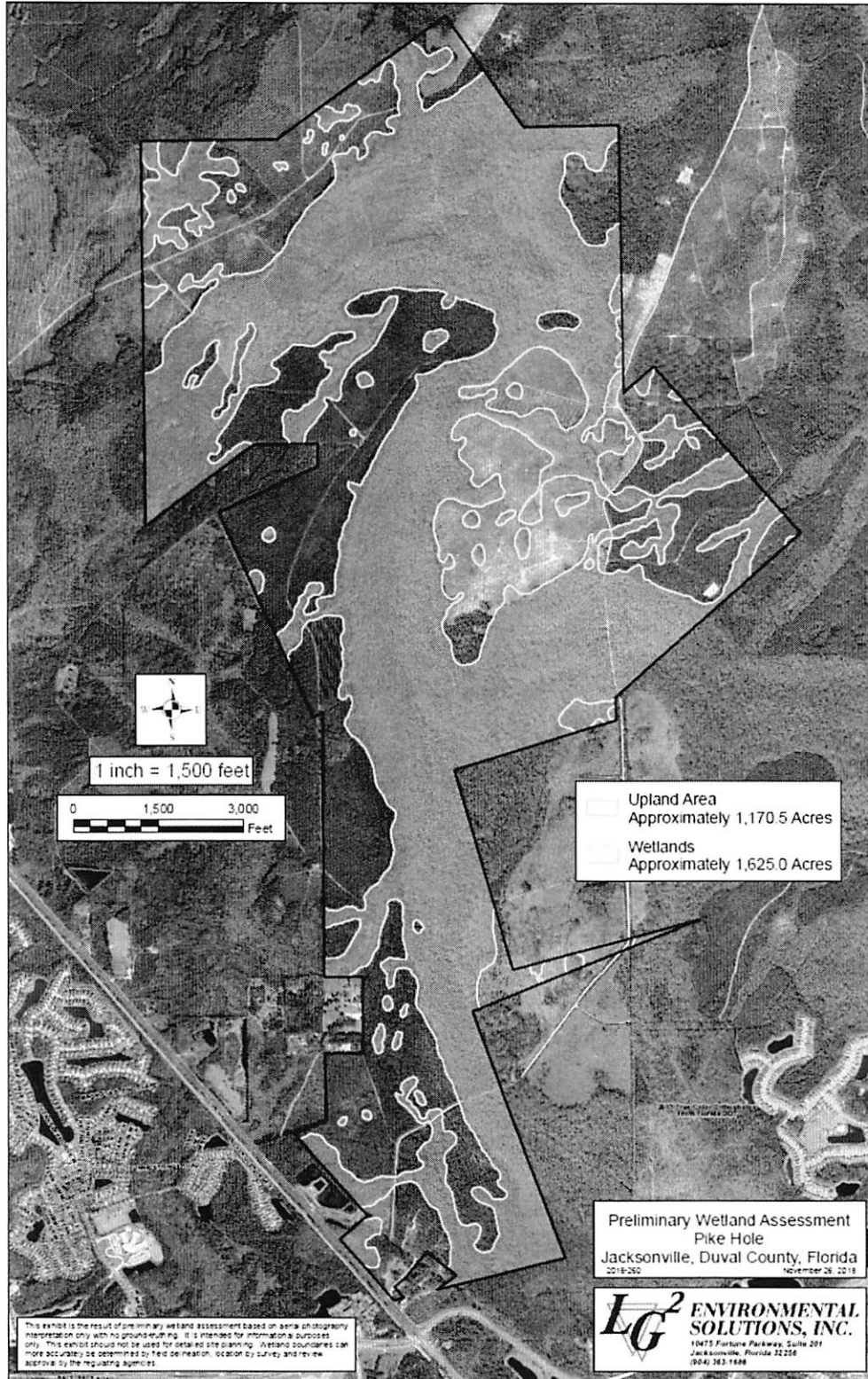
exact boundaries of wetlands to be conserved shall be determined in connection with wetland permitting by the SJRWMD and FDEP.

The Master Plan sufficiently addresses criteria number three.

WETLANDS MAP



WETLANDS MAP



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 WSFWP.***

The Master Plan addresses criteria four through the provision of the following: A Conceptual Utility Exhibit (Exhibit 4.1), a letter from the JEA Director for Water System Planning and Development (Exhibit 4.2), and a letter from a JEA Consulting Engineer (Exhibit 4.3).

The Conceptual Utility Exhibit (Exhibit 4.1) shows the major utility corridors throughout the property, including multiple connection points to the existing and proposed JEA system.

The letter from the JEA Director for Water System Planning and Development (Exhibit 4.2) indicates that JEA participated in multiple meetings and discussions with the applicant which resulted in development of the Conceptual Utility Exhibit (Exhibit 4.1).

The letter from the JEA Consulting Engineer (Exhibit 4.3) indicates that the current Water Supply Facilities Work Plan includes the water and wastewater projects necessary to meet the needs of the proposed development.

Based on this information, the Master Plan sufficiently addresses criteria number four.

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

Exhibit 7.1, The Big Creek Timber Developer Constructed Roadway Plan, depicts a major north-south corridor extending from US 1 to eTown Parkway and three east-west corridors that connect to the external transportation network. The east-west corridors will connect to eTown Parkway, State Road 9B, and US 1.

The applicant coordinated development of the roadway plan with the Transportation Planning Division to identify projected transportation facility needs generated by the proposed development. Exhibit 7.2 provides the estimated average daily traffic on internal roadways and summarizes the lane width needs based on traffic generation. Exhibit 7.1 illustrates the lane width of each segment of the major internal roadway network as determined to be necessary to support the development.

Based on this information, the Master Plan sufficiency addresses criteria number five.

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.

Exhibit 7.1, The Big Creek Timber Developer Constructed Roadway Plan, depicts a major north-south corridor and three east-west corridors that connect to the external transportation network. The east-west corridors will connect to eTown Parkway, State Road 9B, and US 1.

Exhibit 6.1 is a letter from the FDOT that indicates that the project and proposed north-south corridor is of regional benefit and that the proposed US 1 intersection was extensively modeled and reviewed for its effects on US 1 and the existing US 1 /Racetrack Road intersection. Through coordination with FDOT, the US 1 intersection is proposed to be a quadrant intersection with two connections to US 1. FDOT finds that the proposed internal transportation facilities and connections to the external transportation network are an appropriate plan for the development.

Based on this information, the Master Plan sufficiency addresses criteria number six.

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).

An analysis of the future operating conditions was conducted by the applicant and the results are provided as Master Plan Exhibit 7.2. The Transportation Planning Division and FDOT reviewed the methodology and assumptions presented in the analysis and the resulting Exhibit 7.1, Big Creek Timber Developer Constructed Roadway Plan, and find them to sufficiently address criteria number 7.

Based on this information, the Master Plan sufficiency addresses criteria number seven.

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

The applicant contacted the Florida Fish and Wildlife Conservation Commission (FWC) and requested technical assistance regarding the proposed development. In response, FWC reviewed the site and provided technical assistance to facilitate future

project planning. The technical assistance identifies potentially affected resources, provides recommendations on how to identify project impacts to listed species, and provides resources outlining conservation measures to protect critical habitat and species. A copy of the review from FWC is included in the Master Plan as Exhibit 8.1.

Based on this information, the Master Plan sufficiently addresses criteria number eight.

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 Master Plan sufficiently addresses criteria number nine, subject to the recommended conditions provided below.

The response to Master Plan condition number nine shall be revised as provided below:

- a. **Revisions to the conceptual master plan shall be submitted to the Planning and Development Department and shall be scheduled for review by the City Council upon a determination by the Planning and Development Department that the revised plan is sufficient and complete. ~~The conceptual site plan shall be submitted to the Planning and Development Department. The matter will be scheduled for review by the planning commission within 30 days of submittal to the Planning and Development Department.~~ It is acknowledged that development shall not be permitted until such time as a conceptual master plan is approved by the City Council and all development within shall be consistent with the approved conceptual master plan and any additional information provided to the City as part of the conceptual master plan and Multi Use PUD approvals. Big Creek Timber, LLC or its assigned reserves the exclusive right to submit amendments to the conceptual master plan for approval of the City Council.**
- b. **The property owner shall provide the Planning and Development Department with a letter formally dedicating the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Planning and Development Department within 30 days of the approval of the Master Plan.**

FLUE POLICY 4.3.22 CONSISTENCY EVALUATION

FLUE Policy 4.3.22

In accordance with Ordinance 2023-067, which designates a 6,174-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 6,174-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-family, townhome and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) 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:

Single-Family Residential (DU)	6,103
Townhome Residential (DU)	2,420
Multi-family Residential (DU)	2,052
Commercial/Office Uses (GSF)	915,000

Development shall be limited to the lesser of either the entitlements listed in this policy, or the entitlements adopted into the approved master plan.

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.

FLUE Policy Consistency Review:

The Big Creek Timber, LLC Conceptual Master Plan, dated November 2, 2022, includes both a master plan map and tables listing the permitted uses, densities, and intensities in a manner consistent with FLUE Policy 4.3.22. Additionally, Master Plan Exhibit 7.3 provides a conversion matrix and associated trip rate calculation table that has been reviewed and approved by the Transportation Planning Division. Therefore, the Master Plan is consistent with the site-specific policy.

Big Creek Timber, LLC Conceptual Master Plan
November 2, 2022

The following Conceptual Master Plan written description is provided to demonstrate compliance with the nine (9) site specific criteria required in the City's Comprehensive Plan for Multi-Use conceptual master plans. Each of the site specific conditions are listed below followed by a written description of how the Conceptual Master Plan complies with the condition.

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

The Conceptual Master Plan Exhibit 1.1 depicts a Multi-Use Master Plan located on approximately 6,174 acres east of major regional roadway corridors of Interstate 295, State Road 9B and US highway 1. The proposed Master Plan is adjacent to the eTown, Sweetwater, Hampton Park, and Wells Creek communities and south of the Seven Pines community.

The Conceptual Master Plan illustrates the general distribution, location and densities/intensities of residential and non-residential development by upland parcel. Up to 6,103 single family homes, 2,420 Townhomes, 2,052 multi-family homes and 915,000 square feet of commercial uses may be developed within the Property. The commercial uses are located in three separate nodes, two at the entrances from US 1 and E Town Parkway and one centrally located at the intersection of the major north-south and east-west collector roadways. The higher density multi-family uses generally surround the commercial, multi use nodes to provide a transition in density and intensity of use to the lower density single family residential neighborhoods that are defined by the major wetland and conservation systems.

The proposed Master Plan is designed utilizing smart growth design principles in order to create a socially, economically and environmentally sustainable community. Design principles will include: a mix of uses; walkable neighborhoods with a wide range of housing options; preservation of unique open space and environmentally sensitive areas that will help to define community edges, utilize landmarks and nodes to help create community identity and a strong sense of place; and the provision of a balanced, multi-modal transportation system to increase mobility choice and to help reduce vehicle miles traveled. Civic space and pocket parks will be provided within walking distance of homes. A wide range of land uses will be included, from low-density residential to traditional neighborhood developments, and from low-intensity neighborhood commercial to mixed-use villages.

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.

It is acknowledged rezonings will be required where the proposed uses and densities are inconsistent with the current zoning designation.

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

The Conceptual Master Plan Exhibit 1.1 depicts an interconnected network of greenways and conservation lands that define the edges of residential neighborhoods and provide wildlife habitat corridors. The Majority of the Property's wetlands will ultimately be placed in conservation with upland buffers. Consistent with Conservation Element Policy 4.1.9. of the City's Comprehensive Plan, the wetlands to be conserved shall be protected by recordation of conservation easements prior to or at the time of platting of adjacent upland areas in accordance with the terms of the applicable Environmental Resource Permit ("ERP") issued by the St. Johns River Water Management District (SJRWMD). Mitigation for proposed wetland impacts shall be subject to approval by the SJRWMD and the Florida Department of Environmental Protection on behalf of the United States Army Corps of Engineers ("FDEP"). Upland buffers consistent with SJRWMD standards and the City of Jacksonville Land Development Regulations shall be provided. Wetland mitigation will include wetland and upland preservation and may include wetland restoration, enhancement, and creation and upland buffer enhancement as part of the mitigation plan under the SJRWMD and FDEP permits. The exact boundaries of wetland areas to be conserved shall be determined in connection with wetland permitting by the SJRWMD and FDEP. The limits of conserved wetlands shall be delineated on engineering plans submitted for approval by City of Jacksonville.

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;

Coordination with JEA was conducted through a series of meetings and preliminary design. Through this coordination a Conceptual Utility Exhibit (Exhibit 4.1) was created that shows the major utility corridors (water, sewer, and reuse) through the property including multiple connection points to the existing and proposed JEA system. These corridors make regional utility loops supporting resiliency of the utility system. As can be seen in the Conceptual Utility Exhibit (Exhibit 4.1); the project connects to existing utilities at US 1, two locations within the e-Town Development, near gate parkway, and a planned Waste Water Treatment Plant. According to JEA; "JEA will have the capacity to serve this project with central water, sewer, and reuse." See attached October 31, 2022 letter from Robert Zammataro with JEA for additional information (Exhibit 4.2).

Susan West of JEA provided additional information via email on 9/9/2021 (Exhibit 4.3) that "The current Water Supply Facilities Work Plan already includes the SIPS water projects and the Greenland Wastewater Treatment plant which will meet the needs of the Property."

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

An interconnected multi-modal transportation network will be provided to serve the Master Plan and the various neighborhoods. The major roadway corridors are depicted on the Conceptual Master Plan (Exhibit 1.1). The north-south corridor extending from US 1 to eTown Parkway will provide a parallel route to the regional roadway system to the west including eTown Parkway, Interstate 295, State Road 9B and US Highway 1. This major roadway corridor will include two east-west corridors to eTown Parkway and a connection to US Highway 1. Through coordination with FDOT, the US Highway 1 intersection is proposed to be a quadrant intersection with two connections to US Highway 1. An interconnected local street network with sidewalks will be provided within the neighborhoods to provide multiple options to connect to the major north-south and east-west corridors.

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;

Coordination with FDOT was conducted through a series of meetings and review of traffic analyses provided by the applicant. Attached as Exhibit 6.1 is a copy of a letter from FDOT stating that the proposed internal transportation facilities and connections to the external transportation network are an appropriate plan for the development and, in their opinion, the developer has met conditions 5 and 6. The north-south transportation corridor through the property provides a critical parallel path to the FDOT facilities of US 1 and SR 9B which is of regional benefit. The project and the newly proposed US 1 intersection was extensively modeled and reviewed for its effects on US 1 and the existing US 1 / Racetrack Road intersection to the south.

Additionally, coordination has occurred with City planning staff to evaluate the effects of this project on City Facilities such as E-Town Parkway. The Master Plan Traffic Assessment and travel demand model has been delivered to the City for review. The Traffic Assessment illustrates the lanage requirements, both within the master plan area and adjacent off-site facilities. We will continue to coordinate with the planning and development department and traffic engineering division as the project progresses.

- 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).**

An analysis of the future operating conditions was conducted using the NERPM-AB 1v3 travel demand model modified to include the proposed development and internal roadway network. The daily traffic predicted by the model was used to develop annual average daily traffic (AADT) volumes along with design hourly volumes (DHV) using a model output correction factor of 0.96 and a K_{factor} of 0.09. These volumes along with the FDOT Quality and Level of Service Handbook (2020) were used to establish the required lanage for the internal roadway network. Roadways may be constructed incrementally as required for project traffic (i.e. 2 lane construction of future 4 lane). Above referenced modeling has been coordinated with and provided to COJ electronically. In the event modifications are made to the PUD or MU Masterplan those modifications are subject to the review and approval of the Planning and Development Department and approvals required under the MU Masterplan policy. In the event a modification would cause the need for additional lanes in a roadway corridor, the additional lanes will be added to the PUD and MU Masterplan as the responsibility of the Masterplan, not by the City.

The developer shall cause the design and construction of the roadway improvements shown on the Developer Constructed Roadways Plan (Exhibit 7.1). The roadway improvements will be phased as required to appropriately serve the development parcels. The Master Plan area is subject to City of Jacksonville Mobility Fees. Responsibility for the design and construction of Off-Site transportation improvements will be assigned according to the Mobility Plan's policy. Additional on-site and off-site improvements may be designed and constructed by the developer at the developer's discretion subject to the review and approval of the City and FDOT.

See attached ETM letter dated November 16th, 2022 with model summary (Exhibit 7.2).

Conversions may be made between land uses within areas of the project based on the Land Use Conversion Table (Exhibit 7.3) that allows for the exchange of land uses based on trip generation for each land use. At the time the developer elects to convert land uses pursuant to the Land Use Conversion Table, the developer will notify the Planning and Development Department in writing of such election (the "Conversion Notice"). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, and intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

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

Coordination with FWC was conducted through discussions with their staff (Daniel Penniman) and presenting the Conceptual Master Plan. Discussions covered a wide range of topics that will ultimately need to be permitted with FWC when specific infrastructure or sites within the Master Plan are developed.

The Florida Fish and Wildlife Conservation Commission issued a letter September 28th, 2021 with comments and recommendations (Exhibit 8.1).

9. Requirements and Limitations for submitting proposed conceptual master plan amendments.

The conceptual site plan shall be submitted to the Planning and Development Department. The matter will be scheduled for review by the planning commission within 30 days of submittal to the Planning and Development Department. It is acknowledged that development shall not be permitted until such time as a conceptual master plan is approved by the City Council and all development within shall be consistent with the approved conceptual master plan and any additional information provided to the City as part of the conceptual master plan and Multi Use PUD approvals. Big Creek Timber, LLC or its assigned reserves the exclusive right to submit amendments to the conceptual master plan for approval of the City Council.

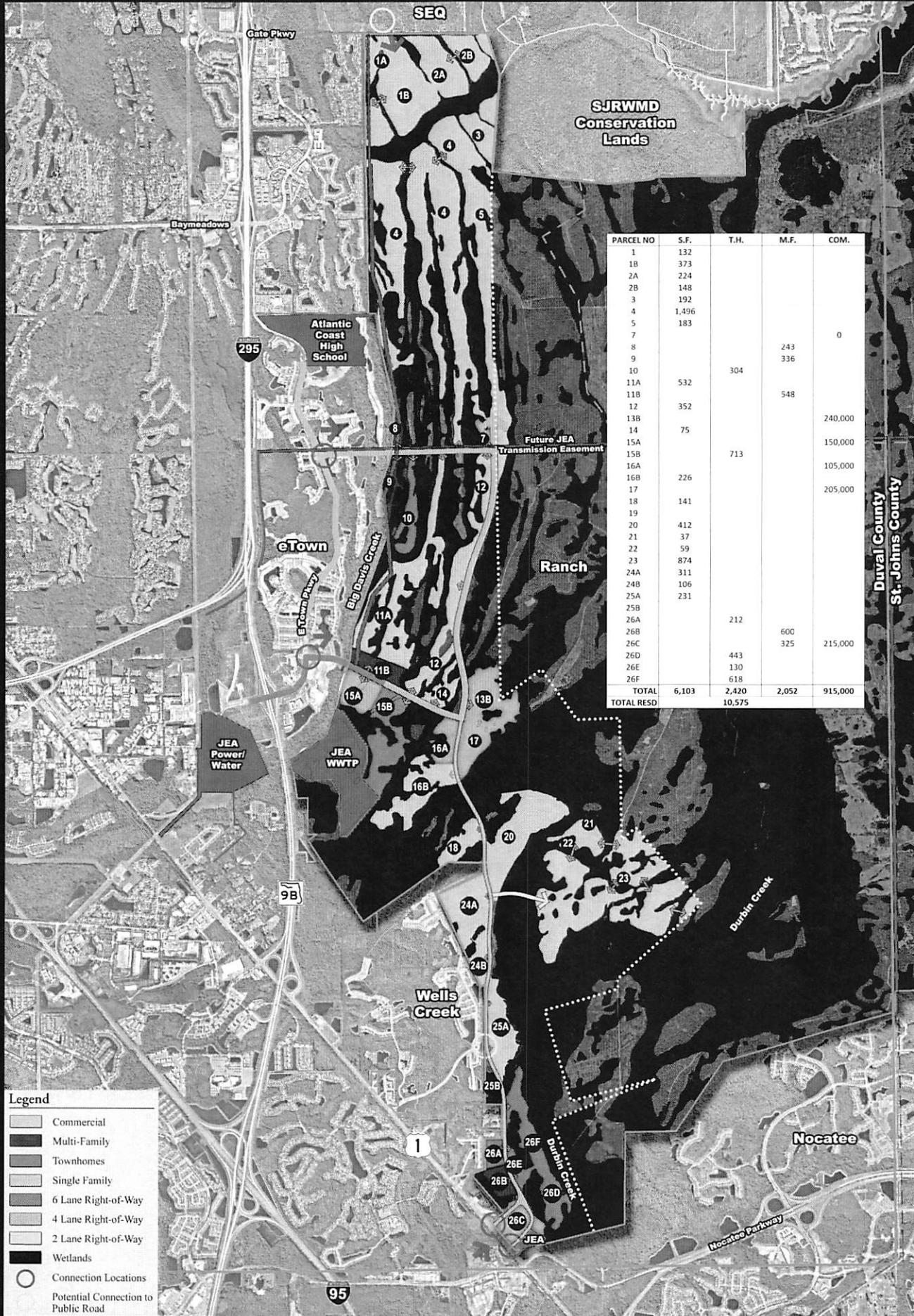
EXHIBIT

1.1

Big Creek Timber MU Conceptual Master Plan

Northeast Florida

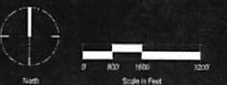
October 28, 2022



PARCEL NO	S.F.	T.H.	M.F.	COM.
1	132			
1B	373			
2A	224			
2B	148			
3	192			
4	1,496			
5	183			
7				0
8			243	
9			336	
10		304		
11A	532			
11B			548	
12	352			
13B				240,000
14	75			
15A				150,000
15B		713		
16A				105,000
16B	226			
17				205,000
18	141			
19				
20	412			
21	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B				
26A		212		
26B			600	
26C			325	215,000
26D				
26E		443		
26F		130		
26F		618		
TOTAL	6,103	2,420	2,052	915,000
TOTAL RESD		10,575		

Legend

- Commercial
- Multi-Family
- Townhomes
- Single Family
- 6 Lane Right-of-Way
- 4 Lane Right-of-Way
- 2 Lane Right-of-Way
- Wetlands
- Connection Locations
- Potential Connection to Public Road



Note: This land plan and/or zoning is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was compiled based on limited information. Therefore, all acreage figures are unofficial and are subject to change.

EXHIBIT

4.1

Big Creek Timber Utility Exhibit

Northeast Florida

October 28, 2022



PARCEL NO	S.F.	T.H.	M.F.	COM.
1	132			
1B	373			
2A	224			
2B	148			
3	192			
4	1,496			
5	183			
7				0
8		243		
9		336		
10				
11A	532	304		
11B			548	
12	352			
13B				240,000
14	75			
15A				150,000
15B		713		
16A				105,000
16B	226			
17				205,000
18	141			
19				
20	412			
21	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B				
26A		212		
26B			600	
26C			325	215,000
26D		443		
26E		130		
26F		618		
TOTAL	6,103	2,420	2,052	915,000
TOTAL RESD		10,575		

Duval County
St. Johns County

Legend

- Commercial
- Multi-Family
- Townhomes
- Single Family
- Reuse Main
- Force Main
- Water Main
- Wetlands
- Connection Locations



Note: This map and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This project is completed based on limited information; therefore, all acreage figures are unofficial and are subject to change.

EXHIBIT
4.2

William Killingsworth
Director of Planning and Development
City of Jacksonville
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

October 31, 2022

Dear Mr. Killingsworth:

Following the City's policy for Multi Use land, Big Creek Timber, LLC has developed a conceptual long-term master plan addressing their property to be designated MU. Requirement #4 of that conceptual master plan is to address; "The strategy for providing centralized utilities for water and sewer service throughout the planning area."

JEA staff has had multiple meetings and discussions with the Parc Group and their consultant England-Thims and Miller, Inc. During these discussions we have identified major utility corridors within the 6,174 acre property and multiple connection points to the existing and proposed JEA utility system for water, sewer, and reuse. These corridors and connection points can be seen on the attached Conceptual Utility Exhibit. Onsite facility locations and offsite treatment facility expansions may be required in the future. These items will be addressed as needed or coordinated as the development progresses.

Subject to further project coordination, meeting JEA standards and final engineering; JEA will have the capacity to serve this project with central water, sewer, and reuse. Should you need any further documentation, please do not hesitate in calling.

Sincerely,



Robert Zammataro
Director Water System Planning & Development
JEA

EXHIBIT

4.3

Bradley Weeber

From: West, Susan R. - Consulting Engineer <westsr@jea.com>
Sent: Thursday, September 9, 2021 8:59 AM
To: Nicole Bolatete; Zammataro, Robert J. (Rob) - Dir W/WW Planning & Development
Cc: Bradley Weeber; Doug Miller
Subject: RE: Estuary Property - COJ Water Supply Facilities Work Plan

Follow Up Flag: Follow up
Flag Status: Flagged

The current Water Supply Facilities Work Plan already includes the SIPS water projects and the Greenland Wastewater Treatment plant which will meet the needs of the Estuary Property. I will reach out to Kristen Reed to see what else she needs.

Susan R. West, PE

Consulting Engineer
Direct: (904) 665-7980
Mobile: (904) 477-2391

From: Nicole Bolatete <BolateteN@etminc.com>

Sent: Thursday, September 9, 2021 8:56 AM

To: Zammataro, Robert J. (Rob) - Dir W/WW Planning & Development <zammrj2@jea.com>

Cc: West, Susan R. - Consulting Engineer <westsr@jea.com>; Bradley Weeber <WeeberB@etminc.com>; Doug Miller <MillerD@etminc.com>

Subject: RE: Estuary Property - COJ Water Supply Facilities Work Plan

[External Email - Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.]

Good morning Rob,

I am following up on my email below. Is this document something that you can provide?

Thank you,

Nicole Bolatete, P.E.

Project Engineer

England-Thims & Miller, Inc.

d: 904.265.3162

m: 904.451.0374

From: Nicole Bolatete
Sent: Monday, August 23, 2021 12:50 PM
To: Zammataro, Robert J. (Rob) - Dir W/WW Planning & Development <zammrj2@jea.com>
Cc: West, Susan R. <westsr@jea.com>; Bradley Weeber <WeeberB@etminc.com>; Doug Miller <MillerD@etminc.com>
Subject: Estuary Property - COJ Water Supply Facilities Work Plan

Good afternoon Rob,

As you know, we are working on the Estuary Property, east of Apex Trail and the proposed Greenland WRF. We are currently in review with the City of Jacksonville's Community Planning Division and they are requesting an updated Water Supply Facilities Work Plan. The City supplied the following link: <http://cityclts.coj.net/docs/2019-0036/Original%20Text/Exhibit%202.pdf>

Do you have an updated copy of this that includes the improvements needed to serve the Estuary property?

Thank you,

Nicole Bolatete, P.E.

Project Engineer



d: 904.265.3162 | m: 904.451.0374

bolateten@etminc.com

www.etminc.com

EXHIBIT

6.1



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

William Killingsworth
Director of Planning and Development
City of Jacksonville
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

October 10, 2022

Dear Mr. Killingsworth:

FDOT has had multiple meetings and discussions with the Parc Group and their consultant England-Thims and Miller, Inc. During these discussions we have reviewed the major transportation corridors within the 6,174 Acre property and the multiple connection points to the existing transportation network. These corridors and connection points can be seen on the attached Exhibit.

The north/south transportation corridor through the property provides a critical parallel path to the FOOT facilities of US 1 and SR 9B which is of regional benefit. The project and the newly proposed US 1 intersection was extensively modeled and reviewed for its effects on US 1 and the existing US 1 / Racetrack Road intersection.

Subject to meeting FOOT standards, final engineering, permitting, and approvals; FOOT believes the proposed internal transportation facilities and connections to the external transportation network are an appropriate plan for the development.

Sincerely,

James M. Knight, P.E.
Urban Planning and Modal Administrator

Estuary Property Conceptual Master Plan

Northeast Florida

April 25, 2022



NOTE: ONLY THE LOTS ARE SHOWN WITHIN THE ESTUARY BOUNDARY.

Legend

- Commercial
- Multi-Family
- Townhomes
- Single Family
- 6 Lane Right-of-Way
- 4 Lane Right-of-Way
- 2 Lane Right-of-Way
- Wetlands
- Connection Locations
- Potential Connection to Public Road

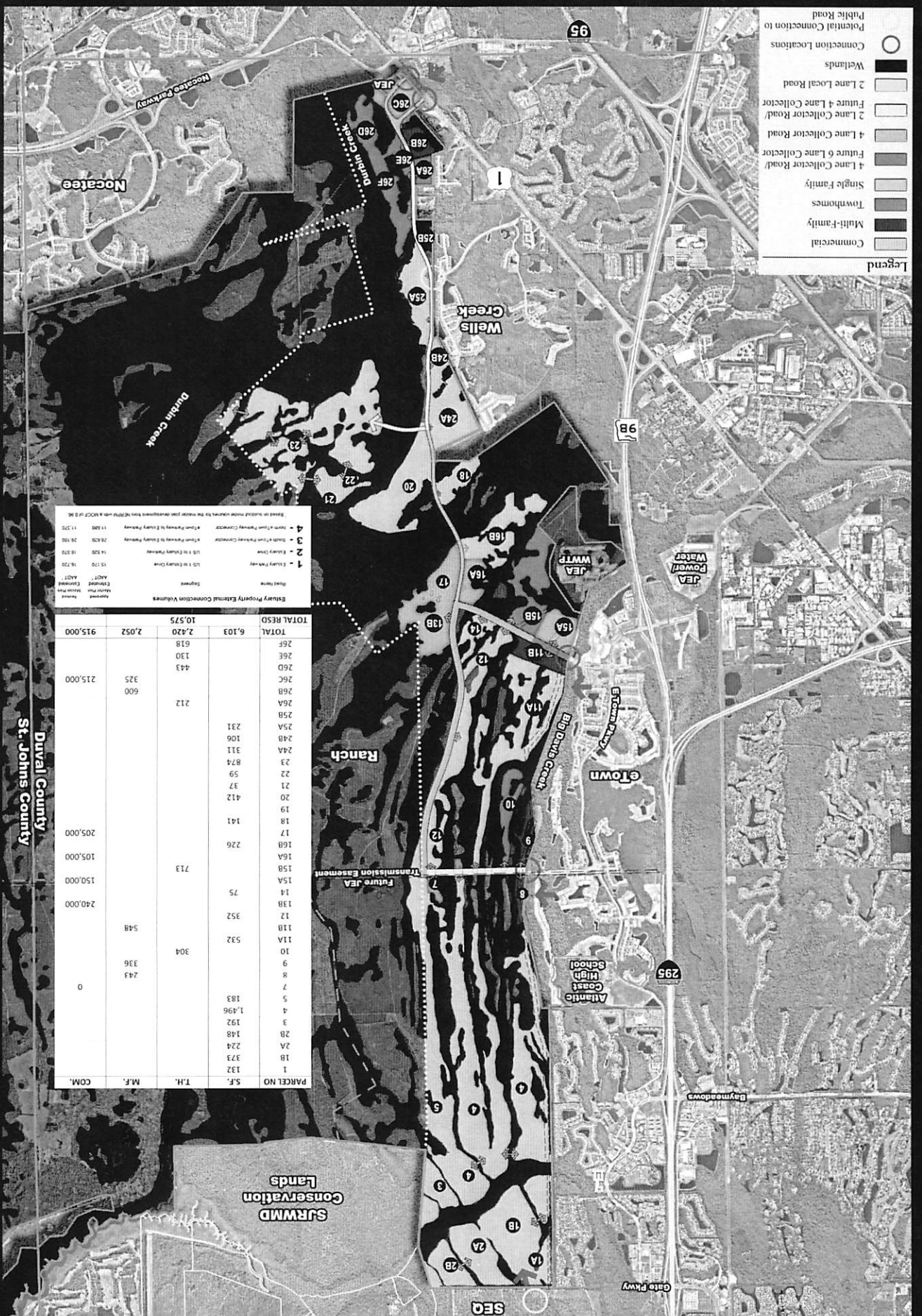
Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was compiled based on limited information. Parcels and acreage figures are unofficial and are subject to change.

EXHIBIT

7.1

Big Creek Timber Developer Constructed Roadway Plan

October 28, 2022
Northeast Florida



Legend

- Potential Connection to Public Road
- Wetlands
- ▨ 2 Lane Local Road
- ▨ Future 4 Lane Collector Road/ 2 Lane Collector Road
- ▨ 4 Lane Collector Road
- ▨ Future 6 Lane Collector Road/ 4 Lane Collector Road
- ▨ Single Family
- ▨ Townhomes
- ▨ Multi-Family
- ▨ Commercial

Based on parcel node values for the major road development from the JEA WWTWP & WOC of 0.86

Parcel	1 - Empty Parcel	2 - Empty Parcel	3 - Empty Parcel	4 - Empty Parcel
26F	15,175	14,520	28,195	11,580
26E	16,720	14,520	28,195	11,580
26D	16,720	14,520	28,195	11,580
26C	16,720	14,520	28,195	11,580
26B	16,720	14,520	28,195	11,580
26A	16,720	14,520	28,195	11,580

Parcel No.	S.F.	T.H.	M.F.	COM.
1	132			
18	373			
2A	224			
28	148			
3	192			
4	1,496			
5	183			
7				0
8				243
9				336
10			304	
11A	532			
11B	548			
12	352			
13	138			
14	75			
15A	150,000			
15B	150,000			
16A	105,000			
16B	226			
17	141			
18	141			
19	412			
20	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B	212			
26A	212			
26B	212			
26C	212			
26D	212			
26E	212			
26F	212			
TOTAL	6,103	2,420	2,052	915,000
TOTAL RESD		10,575		

Duval County
St. Johns County

Small text at the bottom left corner, likely a disclaimer or note regarding the map's accuracy and intended use.

EXHIBIT

7.2

November 16, 2022

Ms. Laurie Santana, Chief
Transportation Planning Division
Ed Ball Building
214 N. Hogan Steet, Suite 300
Jacksonville, FL 32202

Reference: Big Creek Timber MU Conceptual Master Plan – Traffic Assessment

Ms. Santana,

On behalf of Big Creek Timber LLC, England, Thims & Miller, Inc. has estimated the average daily traffic on the internal roadways by running the Northeast Regional Planning Model developed for the Big Creek Timber's MU Conceptual Master Plan using the updated land uses and units. The model run, submitted for your review following out August 24, 2022 meeting, was the updated the same roadway network as the previously approved LDR conceptual master plan traffic study.

We have corresponded with your department on numerous technical questions relating this modeling submission. Attached are most current results for this model, incorporating all issues coordinated with your department since the August 24th submittal, in the form of model plots from the NERPM-AB model as well as tables illustrating the AADT for each segment of the major roadways.

As can be seen in the attached result summaries and models, the AADT for the section of road between parcel 26A access and parcel 21 access remains below the 2-lane capacity for this scenario. As previously discussed with COJ staff, this section of road does not require 4-lanes for this MU Conceptual Master Plan. The proposed plan commits to providing R/W for 4-lanes and that the road between parcel 26E and 24A will be designed as 2-lanes of future 4-lane section so that a future expansion could be done if required in the future by off-site development or by an amendment made to the MU Master Plan. If an amendment to the MU Master Plan results in the need to widen to 4-lanes from Area 26E to 24A, the widening will be constructed as a requirement of the Master Plan, not by the City.

Ms. Laurie Santana, Chief
Transportation Planning Division
City of Jacksonville

October 31, 2022
Page 2 of 2

Reference: Estuary Property – Traffic Assessment

Please confirm your approval of the traffic modeling and the conclusion, by signing below and returning a copy to me.

If you have any questions, please feel free to call.

Sincerely,
ENGLAND, THIMS & MILLER, INC.

Jeffrey A. Crammond, PE, PTOE, PTP
Vice President – Traffic Engineering/Transportation Planning

Enclosures:

Date:

Ms. Laurie Santana, Chief
Transportation Planning Division

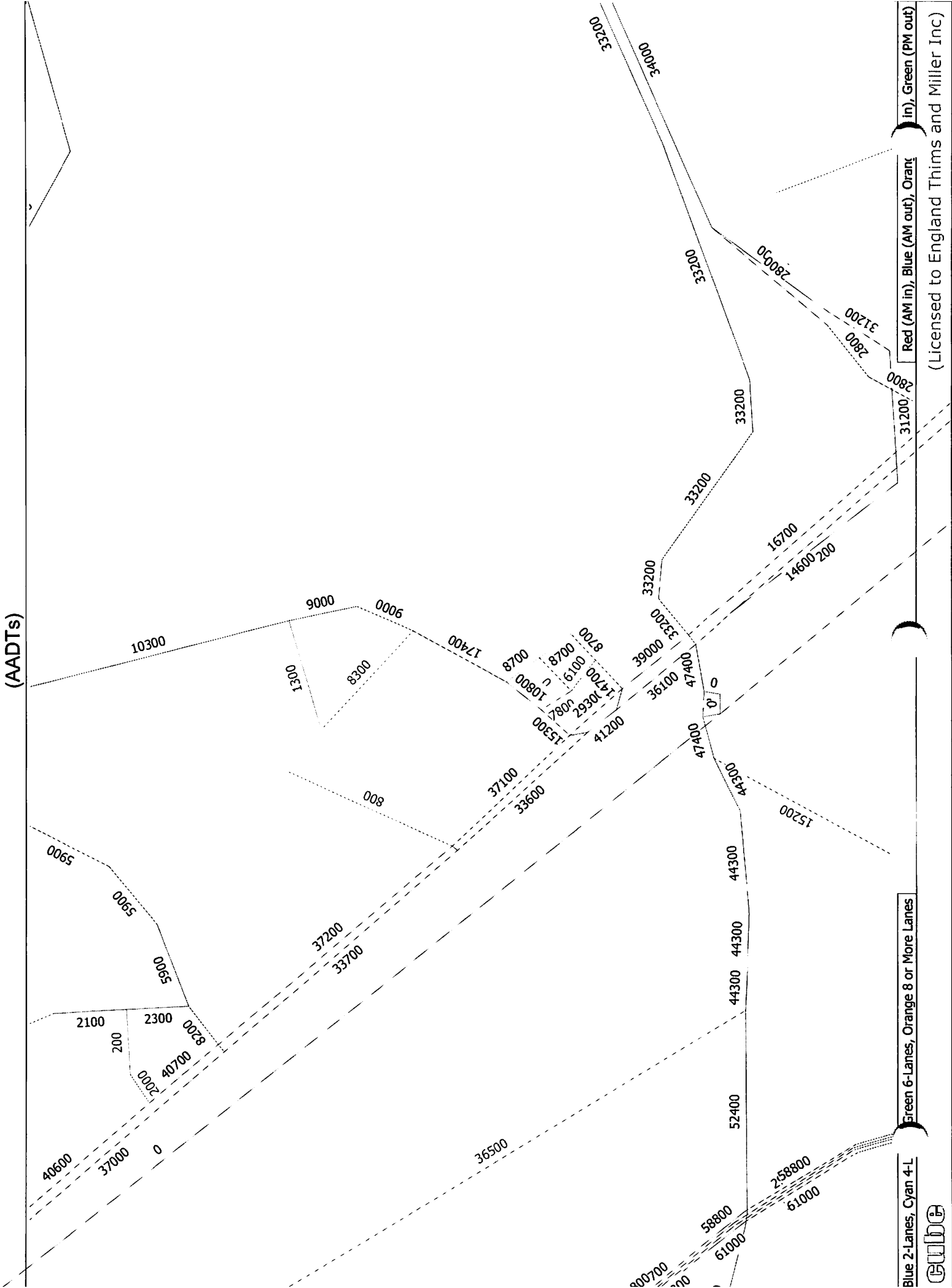
Estuary Property Internal Roadway Requirements

Road Name	Segment	Estimated AADT ¹		Recommended Typical Section	Speed		Class	Level of Service Standard	Maximum Service Volume			Volume to Capacity Ratio (v/c)
		Model	ITE		Design	Posted			Table 1 Volume ²	Local Road Adjustment	Turn Lanes Credit Adjustment	
Estuary Parkway	US-1 to Estuary Drive	15,300	18,752	4-Lane Divided	45 mph	45 mph	Class 1	E	39,800	35820	37,610	0.41
	Estuary Drive to Parcel 26A Entrance	17,400		4-Lane divided	45 mph	45 mph	Class 1	E	39,800	35820	37,610	0.46
	Parcel 26A Entrance to Parcel 25 Entrance	10,300		2-Lanes of a Future 4-Lane Divided	45 mph	35 mph	Class 2	E	15,600	14040	14,740	0.70
	Parcel 25 Entrance to Parcel 24 Entrance	9,800		2-Lanes of a Future 4-Lane Divided	45 mph	35 mph	Class 2	E	15,600	14040	14,740	0.66
	Parcel 24 Entrance to Parcel 21 Access Road	9,400		2-Lanes of a Future 4-Lane Divided	45 mph	35 mph	Class 2	E	15,600	14040	14,740	0.64
	Parcel 21 Access Road to Parcel 16B Entrance	14,400		4-Lane Divided	45 mph	45 mph	Class 1	E	39,800	35820	37,610	0.38
	Parcel 16B Entrance to S. eTown Pkwy Connector	17,000		4-Lane Divided	45 mph	45 mph	Class 1	E	39,800	35820	37,610	0.45
	S. eTown Pkwy Connector to N. eTown Pkwy Connector	11,000		2-Lanes of a Future 4-Lane Divided	45 mph	45 mph	Class 1	E	17,700	15930	16,730	0.66
	North of N. eTown Pkwy Connector	12,200		2-Lanes of a Future 4-Lane Divided	45 mph	45 mph	Class 1	E	17,700	15930	16,730	0.73
Estuary Drive	US-1 to Estuary Parkway	14,700	11,117	4-Lane Divided	35 mph	30 mph	Class 2	E	32,400	29160	30,620	0.48
South eTown Parkway Connector	eTown Parkway to Estuary Parkway	29,000	32,359	4-Lanes of a Future 6-Lane Divided	45 mph	45 mph	Class 1	E	39,800	35820	37,610	0.77
North eTown Parkway Connector	eTown Parkway to Estuary Parkway	11,800	13,010	2-Lanes of a Future 4-Lane Divided	40 mph	35 mph	Class 2	E	15,600	14040	14,740	0.80

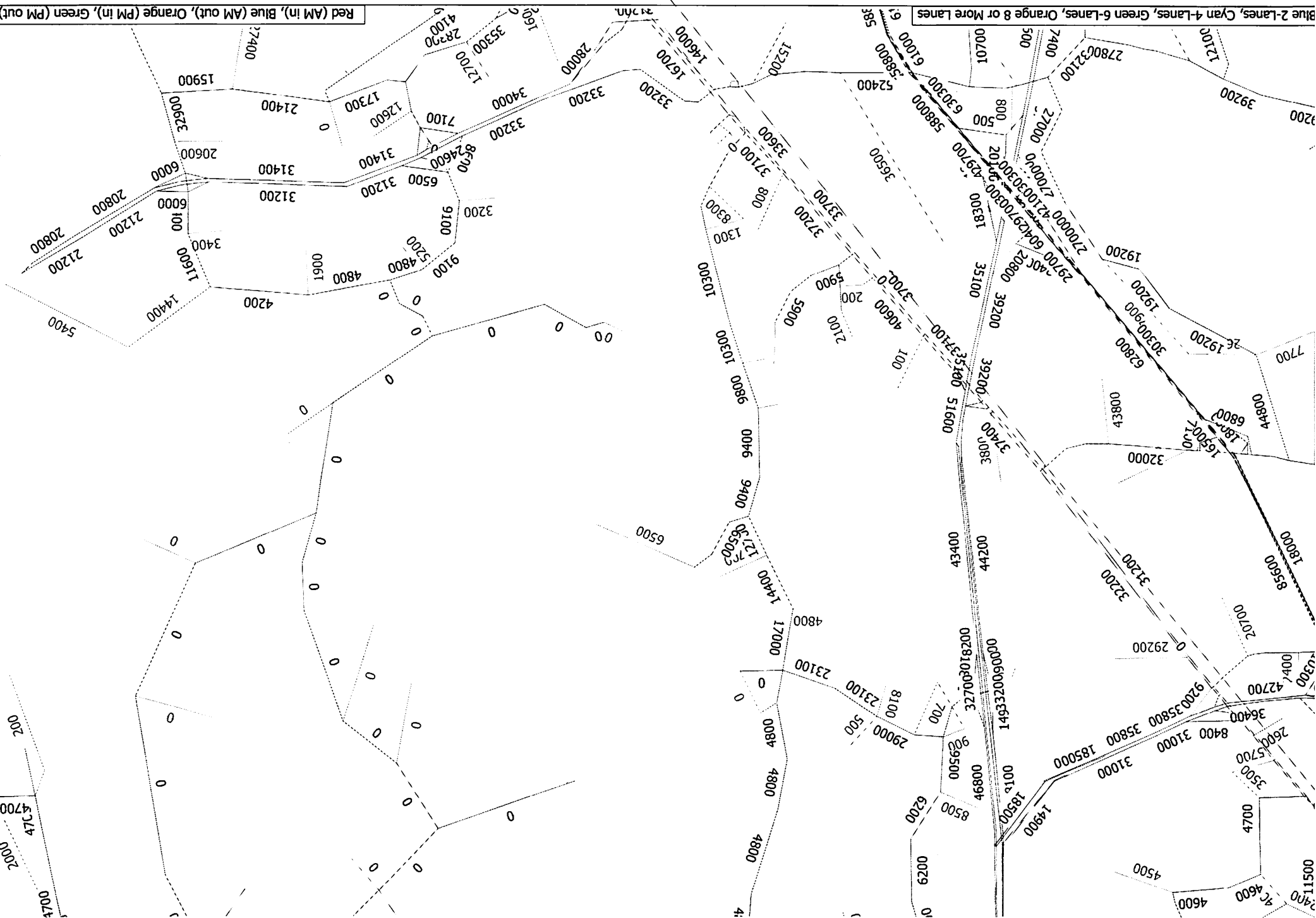
¹ Based on buildout model volumes for the master plan development from NERPM with a MOCF of 0.96.

² 2020 Quality and Level of Service Handbook published by the Florida Department of Transportation.

Estuary Property - Master Plan Buildout
Annual Average Daily Traffic
(AADTs)



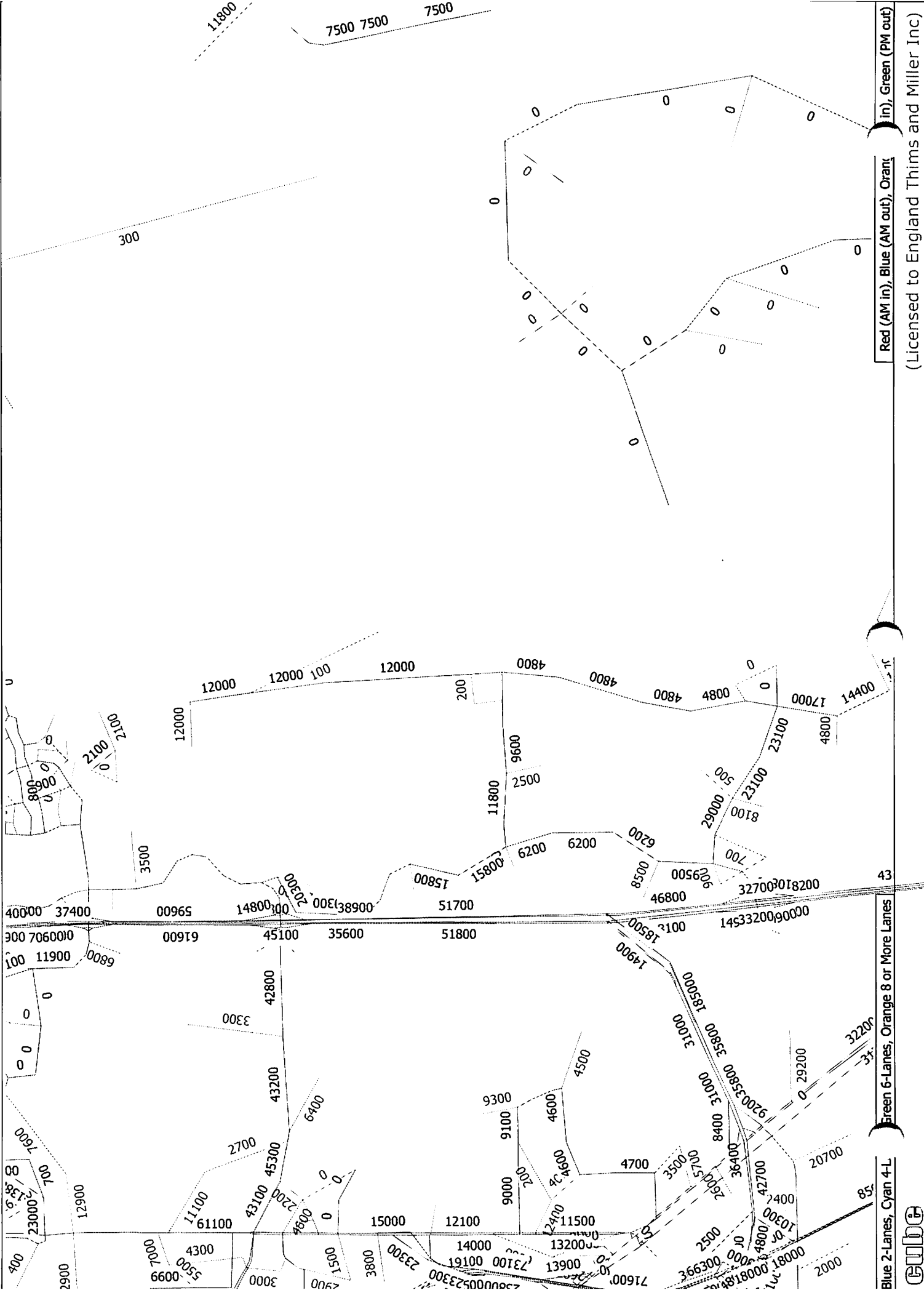
Estuary Property - Master Plan Buildout
Annual Average Daily Traffic
(AADT)



Blue 2-Lanes, Cyan 4-Lanes, Green 6-Lanes, Orange 8 or More Lanes

Red (AM in), Blue (AM out), Orange (PM in), Green (PM out)

Estuary Property - Master Plan Buildout
Annual Average Daily Traffic
(AADTs)



EXHIBIT

7.3

Table A - Big Creek Timber MU - Conversion Matrix

Created 12/14/2022

LUC	Description	Converting To							Trip Rates	
		210	220	221	251	252	310	710		820
		Single Family	MF Low Rise	MF Mid Rise	Adult SF	Adult MF	Hotel	Gen Office		Commercial
Units	DU	DU	DU	DU	DU	DU	1000 sf	1000 sf		
210	Single Family Detached		1.91340	2.30990	3.00600	3.60720	1.52850	0.62630	0.20040	0.9018
220	Multi Family (Low Rise)	0.52260		1.20720	1.57100	1.88520	0.79880	0.32730	0.10470	0.4713
221	Multi Family (Mid Rise)	0.43290	0.82830		1.30130	1.56160	0.66170	0.27110	0.08680	0.3904
251	Active Adult - Single Family	0.33270	0.63650	0.76840		1.20000	0.50850	0.20830	0.06670	0.30
252	Active Adult - Multi Family	0.27720	0.53040	0.64040	0.83330		0.42370	0.17360	0.05560	0.25
310	Hotel	0.65420	1.25190	1.51130	1.96670	2.36000		0.40970	0.13110	0.59
710	Office	0.00160	0.00310	0.00370	0.00480	0.00580	0.00240		0.32000	0.00144
820	Commercial	0.00500	0.00950	0.01150	0.01500	0.01800	0.00760	3.12500		0.0045
	Trip Rates	0.9018	0.4713	0.3904	0.3	0.25	0.59	0.00144	0.0045	

LUC	Land Use Type	Proposed	Units	Min	Max
210	Single Family Detached	6,000	DUs	4,000	6,500
220	Multi Family (Low Rise)	2,900	DUs	2,000	3,000
221	Multi Family (Mid Rise)	1,800	DUs	1,000	2,000
251	Active Adult - Single Family	0	DUs	0	2,000
252	Active Adult - Multi Family	0	DUs	0	1,000
310	Hotel	0	Rooms	0	500
710	Office	0	Square Feet	0	500,000
820	Retail	915,000	Square Feet	300,000	925,000

Examples:
 To convert 50 Single Family Residential Dwelling Units to Commercial, multiply 50 * 0.20040 = 10,020 SF
 Check: (50*.9018)= 45 PHT (10,020*0.0045)= 45 PHT

 To convert 10,000 sf of Commercial to Multi Family Low Rise, multiply 10,000 * 0.0095 = 95 Dus
 Check: (10,000*0.0045)= 45 PHT (95*0.4713)= 45 PHT

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

Note: After conversion, revise the Trip Generation calculation using ITE pass-by and internal capture reduction for the entire development.

Table B - Big Creek Timber MU - Trip Rate Calculations

Created 12/14/2022

Buildout Land Use	Description	Size	Units	PM Peak Hour Equation*	Gross Trip Generation	PM Peak Hr Trip Rate
210	Single Family Residential	6,444	DU	$\ln(T) = 0.94 \cdot \ln(X) + 0.27$	5,811	0.90180
220	Multi-Family (Low Rise)	1,971	DU	$(T) = .43 (X) + 20.55$	929	0.47130
221	Multi-Family (Mid Rise)	2,185	DU	$(T) = .39 (X) + 0.34$	853	0.39040
251	Senior Adult Housing - Single Family	NA	DU	$(T) = .30 (X)$	NA	<i>0.300</i>
252	Senior Adult Housing - Multi Family	NA	DU	$(T) = .25 (X)$	NA	<i>0.250</i>
310	Hotel	NA	Room	$(T) = .59 (X)$	NA	<i>0.590</i>
710	General Office	NA	SF GFA	$(T) = .00144 (X)$	NA	<i>0.00144</i>
820	Shopping Center	1,225,000	SF GLA	$\ln(T) = 0.72 \cdot \ln(X) + 3.02$	5,526	0.00450

*Source: PM Peak Hour Rates and Equations, "Trip Generation Manual", 11th Edition, ITE.

- 1) Trip rates for the Master Plan Uses are the total trips generated by that use divided by the development quantity.
- 2) Trip rates shown in *italics* are the average trip rate from the 11th edition of the Ite "Trip Generation Manual"

EXHIBIT

8.1

September 28, 2021

Brian Spahr
LG2 Environmental Solutions, Inc
424 Peregrine Court
Jacksonville, FL 32225
brianspahr@yahoo.com

Re: Estuary Property Master Plan, Technical Assistance Request, Duval County

Dear Mr. Spahr:

Florida Fish and Wildlife Conservation Commission (FWC) staff received a request for technical assistance for the above-referenced project. The following comments and recommendations are provided as technical assistance to assist with future project planning and in accordance with FWC's authorities under Chapter 379, Florida Statutes.

Project Description

Brian Spahr, the environmental consultant for the Estuary Property, requested technical assistance for the creation of a conceptual master plan for the approximately 5,206-acre project site in southeastern Duval County in a letter dated June 6, 2021. The City of Jacksonville is requiring that the applicant coordinate with FWC staff during the design of the plan.

The property is located to the east of I-295 and State Road 9B, between SR-202 and Philips Highway. Dominant land covers on the site include coniferous plantations (1,666.4 acres), mixed wetland hardwoods (1,238.4 acres), hydric pine flatwoods (663.4 acres), mixed hardwood coniferous swamps (543.2 acres), upland coniferous (304.4), mesic flatwoods (266.7 acres), sandhill (160.4 acres), mixed scrub-shrub wetland (110.8 acres), cypress (56.9 acres), wet flatwoods (49.2 acres), bay swamp (36.3 acres), field crops (29.6 acres), mixed hardwood-coniferous (31 acres), unimproved woodland/pasture (13.5 acres), residential (7.4 acres), rural open (6.5 acres), floating/emergent aquatic vegetation (5.2 acres), wet coniferous plantation (5 acres), artificial impoundment/reservoir (3.5 acres), upland hardwood forest (2.5 acres), riverine (2.4 acres), and smaller areas of rural structures, improved pasture, wet prairie, and marshes.

Potentially Affected Resources

At this early stage in project planning, the environmental consultant has not yet completed a wildlife survey for this property. FWC staff conducted a geographic information system (GIS) analysis of the project area and found that the site is located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for the red-cockaded woodpecker (*Picoides borealis*, Federally Endangered)
- Two wood stork (*Mycteria americana*, Federally Threatened) nesting colony core foraging areas (CFA). The CFA consists of a 13-mile radius around the nesting colony.
- Potential habitat for the following state-listed species:
 - Black Creek crayfish (*Procambarus pictus*, State Threatened [ST])
 - Florida sandhill crane (*Antigone canadensis pratensis*, ST)
 - Gopher tortoise (*Gopherus polyphemus*, ST)



Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
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Vice Chairman
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Office of the
Executive Director
Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

850-487-3796
850-921-5786 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
300 955-8770 (V)

MyFWC.com

- Little blue heron (*Egretta caerulea*, ST)
- Southeastern American kestrel (*Falco sparverius paulus*, ST)
- Tricolored heron (*Egretta tricolor*, ST)

Comments and Recommendations

Wildlife Surveys and Habitat Management

To better identify potential project impacts to listed species of fish and wildlife, FWC staff recommends that species-specific surveys be conducted prior to any clearing or construction. Species-specific surveys are time sensitive and are best conducted by wildlife biologists with recent documented experience for that species. Species-specific survey protocols approved by the USFWS and the FWC are provided in the Florida Wildlife Conservation Guide at <https://myfwc.com/conservation/value/fwcg/> or in the FWC Species Conservation Measures and Permitting Guidelines available at <https://myfwc.com/wildlifehabitats/wildlife/species-guidelines/>.

The Estuary Property may also benefit from a Wildlife and Habitat Management Plan (WHMP). Developments of this size with large conservation areas or ecological corridors can provide a framework for habitat management activities that will ensure these areas continue to provide habitat for fish and wildlife resources. A WHMP can include a list of federally and state-listed species which may occur on the site and actions to minimize, avoid, and mitigate impacts to those species. Similar plans also include information on proposed maintenance activities such as prescribed fire, invasive plant management, or methods to address nuisance and exotic animal species. FWC staff is available to assist in the development of a management plan that includes these details so that conservation areas and open space may continue to provide habitat for fish and wildlife resources.

Black Creek Crayfish

Black Creek crayfish inhabit freshwater streams nearby in Duval County. Specifically, the species has been documented in Cowhead Creek, Corklan Branch, and Big Davis Creek, and the species might also be found in the creeks crossing the northern portion of the project site, such as Buckhead Branch and Boggy Branch. The Black Creek crayfish requires perennial streams that have cool, highly oxygenated water, sufficient streamside vegetation for cover and food, and canopy to regulate water temperature. The presence of vegetation within and along creek banks as well as tree roots and submerged detritus are important shelter and food sources for the crayfish. This species is particularly susceptible to pollution, changes in water temperature, siltation, and other changes in water quality. FWC staff recommends surveying for Black Creek crayfish if construction activities have the potential to impact areas of suitable habitat. If streams or tributaries within the project area are found to have the Black Creek crayfish or suitable habitat, FWC staff recommends the applicant refer to additional species information and guidelines in the 2018 Species Conservation Measures and Permitting Guidelines for the Black Creek Crayfish (<https://myfwc.com/media/11560/black-creek-crayfish-guidelines.pdf>).

Florida Sandhill Crane

The site may provide foraging habitat for Florida sandhill crane, and the shorelines of the wetlands and marshes onsite may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting Florida sandhill cranes be conducted prior to construction activities and during the December through August breeding season. If construction occurs over several years, it may be necessary to conduct surveys each year as Florida sandhill cranes do not nest in the same location every year. If active nests are identified onsite, the Florida Sandhill

Crane Species Conservation Measures and Permitting Guidelines recommend that the nest site be buffered by 122 meters (400 feet) to avoid disturbance by human activities. If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, the applicant can contact FWC staff identified below to discuss potential permitting needs. Additional information and guidance for conducting Florida sandhill crane surveys can be found in the Florida Sandhill Crane Species Conservation Measures and Permitting Guidelines (<https://myfwc.com/media/11565/final-florida-sandhill-crane-species-guidelines-2016.pdf>).

Gopher Tortoise

The project area may have potential habitat for the gopher tortoise. The applicant should refer to the FWC's Gopher Tortoise Permitting Guidelines (Revised July 2020) (<http://www.myfwc.com/license/wildlife/gopher-tortoise-permits/>) for survey methodology and permitting guidance prior to any development activity. Specifically, the permitting guidelines include methods for avoiding impacts as well as options and state requirements for minimizing, mitigating, and permitting potential impacts of the proposed activities. If you have any questions regarding gopher tortoise permitting, please contact Eric Seckinger by phone at (850) 921-1029 or at Eric.Seckinger@MyFWC.com.

Southeastern American Kestrel

Suitable habitat for southeastern American kestrels may be found within the proposed project area. FWC staff recommends that kestrel surveys be conducted from April to August within kestrel suitable foraging habitat according to the methodology outlined in FWC's Species Conservation Measures and Permitting Guidelines for Southeastern American Kestrel: <https://myfwc.com/wildlifehabitats/wildlife/species-guidelines/>. Surveys from May to July are ideal to avoid confusion with the migratory subspecies of American kestrel (*Falco sparverius sparverius*). Surveys may be completed outside of the April to August survey season, when necessary, with any kestrels observed assumed to be southeastern American kestrels. Surveys are valid until the beginning of the following breeding season (March). If surveys encounter active nest cavities, FWC staff recommends avoiding project activities within 150 meters (490 feet) of the nest during the breeding season (March through July) to avoid disturbance. If nesting is discovered after construction has begun, or if maintaining the recommended buffer is not possible, the applicant may contact FWC staff identified below to discuss potential permitting needs. In areas of suitable kestrel habitat, the Species Conservation Measures and Permitting Guidelines also recommend retaining snags whenever possible.

Wading Birds

The potential exists for wading bird nesting activity in the numerous wetlands onsite. FWC staff recommends that specific surveys be conducted for wading birds in these wetland areas prior to the commencement of any clearing, grading, or filling activities. Surveys should be conducted during their breeding season, which extends from March through August. Additional information and guidance for conducting surveys can be found in the Species Conservation Measures and Permitting Guidelines for state-threatened wading birds (<https://myfwc.com/media/18634/threatenedwadingbirds-guidelines.pdf>). If there is evidence of nesting during this period, FWC staff recommends that any wading bird nest sites be buffered by 100 meters (330 feet) to avoid disturbance by human activities. If nesting is discovered after site activities have begun, if the removal or trimming of trees with active nests is unavoidable, or if maintaining the recommended buffer is not possible, the applicant may contact the FWC staff identified below to discuss potential permitting alternatives.

Florida Black Bear

The FWC has received 83 reports of human-bear conflicts within a 5-mile radius of the project site since 2000. Florida black bears are common in this area which is within the overlap of the North and Central BMU's identified in the 2019 Bear Management Plan. While black bears tend to shy away from people, they are adaptable and will take advantage of human-provided food sources. This includes sources that are currently available near this site, sources that may be available during construction, and sources available after construction including unsecured garbage, pet food, and bird seed. Once bears become accustomed to finding food around people, their natural wariness is reduced to the point that there can be an increased risk to public safety or private property.

Proactive planning may help prevent or reduce future conflicts with bears. Site designs for larger developments should locate conservation areas along the borders of developed areas, to avoid encouraging bears to forage within developed areas (<http://myfwc.com/wildlifehabitats/managed/bear/crossings/>). If a homeowners' association or community covenants are planned, by-laws that would require residents to take measures to prevent attracting bears into the neighborhood are recommended. Sample by-law language used by other Florida communities is available at (<http://myfwc.com/wildlifehabitats/managed/bear/living/community-group/bylaw/>).

During construction, construction sites should be kept clean, with refuse that might attract bears kept separate from construction debris and stored securely in bear-resistant containers or removed daily from the construction site before dark. Refuse that might attract bears includes all food and drink-related materials, as well as any items with strong scents like cleaning agents. Once the development is completed, residents should be provided with bear-resistant garbage cans as part of their regular waste service and any larger waste storage containers should also be bear-resistant. Providing residents with information on how to avoid human-bear conflicts is also recommended. This information can include:

- Options for keeping garbage secure which can include using bear-resistant garbage containers, modifying regular containers to be bear-resistant, or keeping containers secure in a garage or sturdy shed and then placing garbage on the curb the morning of pick-up rather than the night before (<http://myfwc.com/wildlifehabitats/managed/bear/living/attractants/>);
- Removing bird and wildlife feeders, or modifying them to exclude bears (<http://myfwc.com/wildlifehabitats/managed/bear/wildlife-feeders/>);
- Using electric fencing to secure outdoor attractants like fruiting trees/shrubs, gardens, compost, and small livestock (<https://myfwc.com/media/1886/electricfence.pdf>);
- Proper composting in bear range (<https://myfwc.com/media/1888/howtocompostinbearcountry.pdf>);
- Keeping pets safe (<https://myfwc.com/wildlifehabitats/wildlife/bear/living/protect-pets/>); and
- Cleaning and securing barbecue grills.

Information should also include guidelines for how residents should respond to bears in the area, such as

- What to do if they encounter a bear, whether from a distance or at close range,
- How to keep pets and livestock safe in bear range, and
- When and how to contact the FWC regarding a bear issue.

FWC staff is available to assist with residential planning to incorporate the above features. Additional information about Florida black bears can be found on FWC's website at <http://www.myfwc.com/wildlifehabitats/managed/bear>.

Federal Species

This site may also contain habitat suitable for the federally listed species identified above. FWC staff recommends coordination with USFWS North Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to these species. The USFWS North Florida ESO can be contacted at (904) 731-3336.

FWC staff appreciates the opportunity to provide input on this project and looks forward to working with the City of Jacksonville and other interested parties throughout the planning and permitting processes. For specific technical questions regarding the content of this letter, please contact Jennifer Paredes at (850) 617-9408 or by email at Jennifer.Paredes@MyFWC.com. All other inquiries may be sent to ConservationPlanningServices@MyFWC.com.

Sincerely,



Jason Hight, Acting Director
Office of Conservation Planning Services

jh/jp
Estuary Property Master Plan_44849_09282021

CC: Kristen Reed, COJ KReed@coj.net