

**LAND USE AND ZONING COMMITTEE AMENDMENT**

The Land Use and Zoning Committee offers the following amendment to File No. 2022-51:

- (1) On **page 1, line 14**, after "HEREIN;" insert "CONCEPTUAL MASTER PLAN APPROVED SUBJECT TO CONDITIONS;"
- (2) On **page 3, line 21½**, insert a new Section 5 to read as follows:

**"Section 5. Conceptual Master Plan Approved Subject to Conditions.** The Thomas Creek Multi-Use Parcel Conceptual Master Plan dated January 7, 2022 is hereby approved subject to the following conditions:

(1) Transportation fees shall be paid in the form of the existing fair share contract (CCAS #34051). Prior to the initial verification of substantial compliance with the PUD (2022-52-E), the developer shall request the City to initiate the establishment of a special account into which the fair share payments will be deposited instead of the 6.2 Fair Share sector fund specifically for intersection, capacity related or roadway improvements on Lem Turner Road. This money will be held in the special account and transferred to the Florida Department of Transportation (FDOT), at the appropriate time, for that purpose. Establishment of the special account and the earmarking of any funds for transfer to the FDOT for improvements on Lem Turner Road as described above shall be subject to approval by the Jacksonville City Council,

including any conditions the City Council may deem appropriate or necessary.

(2) Right-of-Way along Lem Turner Road abutting the Subject Property will be reserved to accommodate the future widening of Lem Turner Road. Construction shall not occur within 200 feet from the eastern right-of-way line. The right-of-way may be purchased by the FDOT, in the future, at the time of right-of-way acquisition for the widening project.

(3) Right-of-Way along Braddock Road abutting the Subject Property will be reserved to accommodate any future widening of Braddock Road. Construction shall not occur within 120 feet from the western right-of-way line. Since Braddock Road is not currently listed in the Mobility Plan, the right-of-way may be purchased by the City in the future, at the time of right-of-way acquisition, when Braddock Road needs to be widened.

(4) The Traffic Study prepared by England, Thims and Miller, Inc., dated April 2022, and on file with the Planning and Development Department, will suffice for the purpose of the Multi-Use land use category master plan requirements. Development-specific traffic studies will still be required at the time of verification of substantial compliance with the PUD.”;

- (3) Renumber the remaining Sections;
- (4) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

          /s/ Mary E. Staffopoulos          

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

GC-#1499966-v2-2022-51\_LUZ\_Amd.docx