

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-479**

5 AN ORDINANCE APPROVING A CHANGE TO THE CONCEPTUAL
6 MASTER PLAN FOR DEVELOPMENT OF APPROXIMATELY
7 7002.25± ACRES IN COUNCIL DISTRICT 12, AT 0 U.S.
8 HIGHWAY 301 SOUTH, 0 MAXVILLE MACCLENNY HIGHWAY
9 AND 0 NORMANDY BOULEVARD, SOUTH OF INTERSTATE 10,
10 NORTH OF MAXVILLE MACCLENNY HIGHWAY (SR 228), AND
11 BETWEEN U.S. HIGHWAY 301 AND THE DUVAL-BAKER
12 COUNTY LINE (R.E. NOS. 000974-0210, 000974-0220,
13 000996-3010, 001147-0000, 001150-2000, 001159-
14 0010 AND 001161-0020) (THE "SUBJECT PROPERTY"),
15 OWNED BY 301 CAPITAL PARTNERS, LLC AND FIRST
16 COAST REGIONAL UTILITIES, INC., AS MORE
17 PARTICULARLY DESCRIBED HEREIN; CHANGES TO
18 CONCEPTUAL MASTER PLAN APPROVED; PROVIDING A
19 DISCLAIMER THAT THE APPROVAL GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, a request for approval of changes to the 301 Villages
24 Conceptual Master Plan (the "Conceptual Master Plan") has been filed
25 by Paul M. Harden, Esq., on behalf of 301 Capital Partners, LLC and
26 First Coast Regional Utilities, Inc., the owners of certain real
27 property located in Council District 12, as more particularly
28 described herein; and

29 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
30 Amendment to the *2030 Comprehensive Plan*, pursuant to Ordinance 2021-
31 302-E and Application Number L-5457-20A, changing the Future Land Use

1 Map designation of the Subject Property from Agriculture-I (AGR-1),
2 Agriculture-II (AGR-II) and Agriculture-III (AGR-III) to Multi-Use
3 (MU), subject to Future Land Use Element (FLUE) Site Specific Policy
4 4.3.20; and

5 **WHEREAS**, FLUE Site Specific Policy 4.3.20 requires the owner or
6 authorized agent to develop a long-term Conceptual Master Plan for
7 the Subject Property, which must be reviewed and approved by the City
8 Council prior to submittal of any land development reviews or
9 approvals for development of the Subject Property; and

10 **WHEREAS**, FLUE Site Specific Policy 4.3.20 requires that any land
11 development of the Subject Property must comply with and must be
12 consistent with an approved long-term Conceptual Master Plan; and

13 **WHEREAS**, the Council enacted Ordinance 2021-692-E, approving the
14 301 Villages Conceptual Master Plan, dated November 2, 2021 subject
15 to conditions; and

16 **WHEREAS**, the Planning and Development Department reviewed the
17 proposed changes to the Conceptual Master Plan, prepared a written
18 report, and rendered an advisory recommendation to the Council with
19 respect to this proposed Conceptual Master Plan; and

20 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
21 hearing on the proposed changes to the Conceptual Master Plan, with
22 due public notice having been provided, and having reviewed and
23 considered all testimony and evidence received during the public
24 hearing, made its recommendation to the City Council; and

25 **WHEREAS**, the City Council further considered all oral and
26 written comments received during the public hearings, including the
27 recommendations of the Planning and Development Department and the
28 LUZ Committee; and

29 **WHEREAS**, in the exercise of its authority, the City Council has
30 determined it appropriate and desirable to approve the proposed
31 changes to the Conceptual Master Plan for development of the Subject

1 Property; now, therefore

2 **BE IT ORDAINED** by the Council of the City of Jacksonville:

3 **Section 1. Purpose and Intent.** This Ordinance is adopted
4 at the request of 301 Capital Partners, LLC and First Coast Regional
5 Utilities, Inc., the owners of certain real property identified in
6 Section 2, to carry out the purpose and intent of, and exercise the
7 authority set out in, the Community Planning Act, Sections 163.3161
8 through 163.3248, *Florida Statutes*, and Chapter 166, *Florida*
9 *Statutes*, as amended.

10 **Section 2. Subject Property Location and Description.** The
11 approximately 7002.25± acres are in Council District 12, at 0 U.S.
12 Highway 301 South, 0 Maxville MacClenny Highway and 0 Normandy
13 Boulevard, south of Interstate 10, north of Maxville MacClenny
14 Highway, and between U.S. Highway 301 and the Duval-Baker County
15 line, as more particularly described in **Exhibit 1**, dated November 16,
16 2021, and graphically depicted in **Exhibit 2**, both of which are
17 **attached hereto** and incorporated herein by this reference (the
18 "Subject Property").

19 **Section 3. Owner and Applicant Description.** The Subject
20 Property is owned by 301 Capital Partners, LLC and First Coast
21 Regional Utilities, Inc. The applicant is Paul M. Harden, Esq., 1431
22 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904)
23 396-5731.

24 **Section 4. Approval of Changes to Conceptual Master Plan.**
25 The City Council hereby approves the changes to the 301 Villages
26 Conceptual Master Plan, dated May 31, 2024, **attached hereto** as **Exhibit**
27 **3**. Development of the Subject Property shall be consistent with and
28 in compliance with the Conceptual Master Plan and the Large-Scale
29 Amendment to the *2030 Comprehensive Plan*, including FLUE Site Specific
30 Policy 4.3.20, adopted pursuant to Ordinance 2021-302-E and the
31 conditions set forth in Ordinance 2021-692-E, that are otherwise not

1 modified by the changes approved herein.

2 **Section 5. Disclaimer.** The approval granted herein shall
3 **not** be construed as an exemption from any other applicable local,
4 state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and this approval is based upon acknowledgement, representation
8 and confirmation made by the applicant(s), owner(s), developer(s)
9 and/or any authorized agent(s) or designee(s) that the subject
10 business, development and/or uses on the Subject Property will be
11 operated in strict compliance with all laws. Approval of the 301
12 Villages Conceptual Master Plan does **not** approve, promote or condone
13 any practice or act that is prohibited or restricted by any federal,
14 state or local laws.

15 **Section 6. Effective Date.** This Ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

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19 Form Approved:

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21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Helena Parola

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