

Permissible Development							
Land Use	Single Family (Units)	Multi-family (Units)	Commercial (Sq. Feet)	Office (Sq. Feet)	Flex Industrial (Sq. Feet)	Hotel (Rooms)	Hospital/ Medical Office (Sq. Feet)
Total	11,250	3,750	750,000	300,000	300,000	340	375,000
Edge Village		•	•	•	•	•	•
Village Center	•	•	•	•	•	•	•
West Village	•	•	•	•	•		
North Village	•	•	•	•	•		
East Village	•	•	•	•	•	•	
South Village	•	•	•		•		

Phasing Schedule					
Land Use	Units	Phase 1 2024-2029	Phase 2 2029-2034	Phase 3 2034-2039	Total
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital/Medical Office	Square Feet	50,000	150,000	175,000	375,000

• Denotes land use is permissible within the village

May 31, 2024



Table 1 Permissible Development							
Land Use	Single-Family (Units)	Multi-family (Units)	Commercial (Sq. Feet)	Office (Sq. Feet)	Flex Industrial (Sq. Feet)	Hotel (Rooms)	Hospital/ Medical Office (Sq. Feet)
Total	11,250	3,750	750,000	300,000	300,000	340	375,000
Edge Village		•	•	•	•	•	•
Village Center	•	•	•	•	•	•	•
West Village	•	•	•	•	•		
North Village	•	•	•	•			
East Village	•	•	•	•		•	
South Village	•	•	•		•		

•Denotes land use type is permissible within the village

Table 2 Phasing Schedule					
Land Use	Units	Phase 1 2024-2029	Phase 2 2029-2034	Phase 3 2034-2039	Total
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital/Medical Office	Square Feet	50,000	150,000	175,000	375,000

Notes:

- (1) Unused development rights from a particular phase carry over into the subsequent phase until build-out.
- (2) The Developer shall be permitted to convert between land uses based on the conversion table contained in the PUD-MU that allows for the exchange of land uses based upon trip generation for each land use.

The entire Property is subject to the 301 Villages PUD-MU which provides land use controls for the distribution, location, densities, and intensities of permissible residential and non-residential development. Incremental development plans shall be submitted for individual portions of the 301 Villages in conjunction with corresponding construction plans. These plans must demonstrate consistency with the Conceptual Master Plan and compliance with all sections of the PUD-MU district subject to the City's PUD Verification process.

In the event future development plans necessitate revising the Conceptual Master Plan, an amendment may be sought by the owner of the parcel which is the subject of the amendment but only with the written consent of the Master Developer of Record. Amendment to the adopted PUD-MU district may be accomplished through an administrative modification to the PUD.

Conservation areas are shown as generalized areas on the Conceptual Master Plan and are subject to final design, road crossings, surveys, and permitting. A key element of the Conceptual Master Plan is the preservation and enhancement of the Deep Creek Swamp and its tributaries. To protect water quality and preserve natural wetland functions, the Developer shall maintain a minimum fifteen (15) foot-wide upland buffer between developed areas contiguous to Category I and II Wetlands, except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width.

The Developer shall provide a site within the Property to serve the water and sewer service needs of 301 Villages for potable water and wastewater. Centralized utilities for water and sewer service will be provided by a utility service system authorized by law. Water supply will be consistent with JEA's water supply commitments outlined in the Settlement Agreement between JEA and First Coast Regional Utilities, Inc. dated July 15, 2022.

To create a mobility-friendly community, the project's transportation network will accommodate the intensity and density of development that is interconnected through a network of pedestrian amenities and roadway networks. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of Villages and a larger mix-use Village Center. Each Village will have multiple residential neighborhoods connected to one or more Neighborhood Centers that will support the Villages at buildout. The Villages will be linked to the Village Center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. The collector roadway(s) from US 301 will access all the Villages as well as the Village Center. The collector roadway(s) that are projected to have 2,500 vehicles per day or more may include a multi-purpose pathway on one side. .

The Applicant conducted a traffic impact assessment dated September 2, 2021 of the existing and expected roadway operating conditions of the immediately surrounding transportation network for the Conceptual Master Plan. The methodologies and assumptions were agreed upon by the City and FDOT. Development of the Property will be subject to mobility fees in effect at the time of building permit issuance.

Coordination will continue with the FFWCC pursuant to the letter dated January 21, 2021 (attached) providing technical assistance information in the design of the Conceptual Master Plan and for future project planning.

US 301 Villages Conversion Factor Table

Created 10/7/2021

Converting From	LUC	Description	Converting To						
			Lt Industrial	SF Residential	Mid Apt/Condo	Hotel	Hospital	Gen Office	Commercial
	110	General Light Industrial	1.00000	0.39633	0.76051	0.45030	0.25872	0.21550	0.09240
	210	Single Family Residential	2.52315	1.00000	1.91887	1.13617	0.65279	0.54373	0.23314
	221	Mid-Rise Apartment/Condo	1.31491	0.52114	1.00000	0.59210	0.34020	0.28336	0.12150
	310	Hotel	2.22075	0.88015	1.68890	1.00000	0.57456	0.47856	0.20520
	610	Hospital	3.86517	1.53188	2.93949	1.74048	1.00000	0.83293	0.35714
	710	General Office	4.64045	1.83915	3.52909	2.08958	1.20058	1.00000	0.42878
	820	Shopping Center	10.82247	4.28928	8.23057	4.87333	2.80000	2.33220	1.00000

LUC	Land Use Type	Proposed	Units	Min	Max	Trip Rate
110	General Light Industrial	300,000	1000 SF GFA	0	600,000	0.29667
210	Single Family Residential	11,250	DU	5,625	11,250	0.74853
221	Mid-Rise Apartment/Condo	3,750	DU	1,875	3,750	0.39009
310	Hotel	340	Room	0	680	0.65882
610	Hospital	375,000	1000 SF GFA	0	750,000	1.14667
710	General Office	300,000	1000 SF GFA	150,000	600,000	1.37667
820	Shopping Center	750,000	1000 SF GLA	375,000	1,500,000	3.21067

Example:

To convert 50 Single Family Residential Dwelling Units to Shopping Center, multiply $50 * 0.23314 = 11,657$ SF
 Check: $(50 * 0.74853) = 37$ PHT $(11,657 * 3.21067) = 37$ PHT

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

Based on no ITE 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 1 Permissible Development							
Land Use	Single-Family (Units)	Multi-family (Units)	Commercial (Sq. Feet)	Office (Sq. Feet)	Flex Industrial (Sq. Feet)	Hotel (Rooms)	Hospital/ Medical Office (Sq. Feet)
Total	11,250	3,750	750,000	300,000	300,000	340	375,000
Edge Village		●	●	●	●	●	●
Village Center	●	●	●	●	●	●	●
West Village	●	●	●	●	●		
North Village	●	●	●	●			
East Village	●	●	●	●		●	
South Village	●	●	●		●		

●Denotes land use type is permissible within the village

Table 2 Phasing Schedule					
Land Use	Units	Phase 1	Phase 2	Phase 3	Total
		2022- 2026	2024- 2029	2027- 2031	
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital/Medical Office	Square Feet	50,000	150,000	175,000	375,000

Notes:

- (1) Unused development rights from a particular phase carry over into the subsequent phase until build-out.
- (2) The Developer shall be permitted to convert between land uses based on the conversion table contained in the PUD-MU that allows for the exchange of land uses based upon trip generation for each land use.

The entire Property ~~shall be~~ subject to the 301 Villages PUD-MU district that will provide the which provides land use controls for the distribution, location, densities, and intensities of permissible residential and non-residential development. Incremental development plans shall be submitted for individual portions of the 301 Villages in conjunction with corresponding construction plans. These plans must demonstrate consistency with the Conceptual Master Plan and compliance with all sections of the PUD-MU district subject to the City's PUD Verification process.

In the event future development plans necessitate revising the Conceptual Master Plan, an amendment may be sought by the owner of the parcel which is the subject of the amendment but only with the written consent of the Master Developer of Record. Amendment to the adopted PUD-MU district may be accomplished through ~~either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by the PUD-MU or by Section 656.341 of the Zoning Code.~~

Conservation areas are shown as generalized areas on the Conceptual Master Plan and are subject to final design, road crossings, surveys, and permitting. A key element of the Conceptual Master Plan is the preservation and enhancement of the Deep Creek Swamp and its tributaries. To protect water quality and preserve natural wetland functions, the Developer shall maintain a minimum fifteen (15) foot-wide upland buffer between developed areas contiguous to Category I and II Wetlands, except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width.

The Developer shall provide a site within the Property to serve the water and sewer service needs of 301 Villages for potable water and wastewater. Centralized utilities for water and sewer service will be provided by a utility service system authorized by law. ~~The projected water and wastewater demand are specified below. Prior to the commencement of Phase 1 development, the City shall amend its Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages. Water supply will be consistent with JEA's water supply commitments outlined in the Settlement Agreement between JEA and First Coast Regional Utilities, Inc. dated July 15, 2022.~~

	Potable Water Demand (MGD)	Non-Potable Water (Irrigation) Demand (MGD)	Total Water Demand (MGD)	Total Wastewater Generation (MGD)
Phase 1	0.937	0.547	1.483	1.013
Phases 1 & 2	2.787	1.742	4.529	3.053
Build-out	4.017	2.441	6.458	4.369

To create a mobility-friendly community, the project's transportation network will accommodate the intensity and density of development that is interconnected through a network of pedestrian amenities and roadway ~~networks~~. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of Villages, and a larger mix-use Village Center. Each Village will have multiple residential neighborhoods connected to one or more Neighborhood Centers that will support the Villages at buildout. The Villages will be linked to the Village Center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. The ~~major parkways collector roadway~~(s) from US 301 will access all the Villages as well as the Village Center. The ~~parkways collector roadway~~(s) will that are projected to have 2,500 vehicles per day or more may include a multi-purpose pathway on one side ~~with an extensive street tree and landscape treatment~~.

~~Coordination will continue with the FDOT and the City pursuant to the letter dated July 7, 2021 (attached).~~ The Applicant conducted a traffic impact assessment dated September 2, 2021 ~~(attached)~~ of the existing and expected roadway operating conditions of the immediately surrounding transportation network for the Conceptual Master Plan. The methodologies and assumptions were agreed upon by the City and FDOT. Development of the Property will be subject to mobility fees in effect at the time of building permit issuance.

Coordination will continue with the FFWCC pursuant to the letter dated January 21, 2021 (attached) providing technical assistance information in the design of the Conceptual Master Plan and for future project planning.

Traffic Monitoring Reports

The Master Developer, his successor or assigns, shall be responsible for preparing a Traffic Monitoring Report (the TMR) for the entire Subject Property biennially (every two years) until build-out. The TMR shall be provided to the City of Jacksonville Planning and Development Department (the "PDD") and Florida Department of Transportation, District 2 Urban Office (the "FDOT"). The TMR shall assess the traffic generated by all development located within the Subject Property, not any individual portion or section.

The first TMR shall be commenced no later than twenty four (24) months from the commencement of Phase 1. All subsequent TMRs shall be due on March 1 biennially thereafter. The following information shall be included in each TMR:

- (i) A description of current development by land use, type, location, number of residential units, and amount of square footage of non-residential, together with the proposed construction schedule for the ensuing reporting period, including AM, PM and Daily trip generation, any applicable trip conversions and all corresponding maps.
- (ii) Traffic counts, turning movements, signal warrants and actual levels of service for the past twenty four (24) months and projected for the ensuing 24 months, including AM and PM peak hour traffic volume estimates for all internal roads and intersection as well as the following external roads and intersections. Intersection Control Evaluation will be required for all connections of significant impact to the State roadway system. The TMR will distinguish between project-related traffic and total traffic volumes:

Road Segments:

- US 301 from Primary Entrance to Subject Property to Interstate 10
- US 301 from Primary Entrance to Subject Property to SR 228/Normandy Boulevard
- Interstate 10 from US 301 to SR 228/Fifth Street (in Macclenny)
- Interstate 10 from US 301 to SR 23 (First Coast Expressway)
- Interstate 10 from SR 23 (First Coast Expressway) to Chaffee Road
- Interstate 10 from Chaffee Road to Hammond Boulevard/Greenland Avenue
- Interstate 10 from Hammond Boulevard/Greenland Avenue to Interstate 295

Intersections:

- Project entrance(s) at US 301
- US 301 at Interstate 10 interchange

Note: Actual FDOT traffic counts will be used where possible. If actual FDOT counts are not available for a particular road or intersection, the Master Developer, his successors or assigns, will retain, at its expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors will be used when adjusting traffic counts.

- (iii) Based upon the results of Section (ii), the TMR will identify new and/or improved roadways, traffic control devices, pedestrian facilities or other transportation facility improvements to be constructed or provided by Developer or governmental entity to accommodate the total existing and anticipated traffic demands. Roadway and/or intersection improvement options will be evaluated for consideration and discussed between FDOT, PDD and the Master Developer.
 - i. When a roadway/and or intersection improvement project has been identified for an "immediate need" (within the next TMR period) the Master Developer will prepare a

Participation Agreement for execution between the Master Developer, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements.

Transportation improvements that are the responsibility of the Master Developer must be constructed/or funded by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.

US 301 Villages Conversion Factor Table

Created 10/7/2021

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



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

301 Capital Partners, LLC

Owner Name

0 US 301 Hwy S, 0 Maxville Macclenny Hwy, 0 Normandy Blvd

Address(es) for Subject Property

000974-0210, 000996-3010, 001147-0000, 001150-2000, 001159-0010, 001161-0020

Real Estate Parcel Number(s) for Subject Property

Paul M. Harden

Appointed or Authorized Agent(s)

Rezoning or minor modification

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Avery C. Roberts, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of 301 Capital Partners, LLC, a limited liability company organized under the laws of the State of Florida (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Avery C. Roberts

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 16th day of April, 2024, by Avery C. Roberts as Manager of 301 Capital Partners, LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____

Notary Public Signature

Denise C. Howard

[NOTARY SEAL]



Printed/Typed Name – Notary Public

My commission expires: 3/16/2027

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



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Detail by Entity Name

Florida Limited Liability Company
301 CAPITAL PARTNERS, LLC

Filing Information

Document Number	L17000097886
FEI/EIN Number	82-1667152
Date Filed	05/02/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/30/2017
Event Effective Date	NONE

Principal Address

12469 W SR 100
LAKE BUTLER, FL 32054

Changed: 03/14/2023

Mailing Address

PO BOX 238
LAKE BUTLER, FL 32054

Changed: 05/30/2017

Registered Agent Name & Address

ROBERTS, AVERY C
12469 W SR 100
LAKE BUTLER, FL 32054

Name Changed: 03/14/2023

Address Changed: 03/14/2023

Authorized Person(s) Detail

Name & Address

Title MGR

BRAREN, MICHAEL
37 LAGOON COURSE AVENUE
PONTE VEDRA BEACH, FL 32082

Title MGR

ROBERTS, AVERY C
PO BOX 233
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2022	04/13/2022
2023	03/14/2023

Document Images

03/14/2023 -- ANNUAL REPORT	View image in PDF format
04/13/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
05/30/2017 -- LC Amendment	View image in PDF format
05/02/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

First Coast Regional Utilities, Inc.

Owner Name

0 US 301 Hwy S

Address(es) for Subject Property

000974-0220

Real Estate Parcel Number(s) for Subject Property

Paul M. Harden

Appointed or Authorized Agent(s)

Rezoning or minor modification

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Robert Kennelly, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of First Coast Regional Utilities, Inc., a Florida corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Robert Kennelly
 Signature of Affiant

Robert Kennelly
 Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

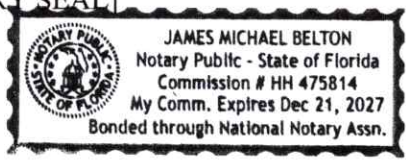
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 17, day of APRIL, 2024, by Robert Kennelly, as President of First Coast Regional Utilities, Inc., who is personally known to me or has produced identification and who took an oath.

Type of identification produced FL DL

J. Belton
 Notary Public Signature
J. BELTON
 Printed/Typed Name – Notary Public

[NOTARY SEAL]



My commission expires: 12 21 27

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



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Detail by Entity Name

Florida Profit Corporation

FIRST COAST REGIONAL UTILITIES, INC.

Filing Information

Document Number	P19000027444
FEI/EIN Number	84-1954483
Date Filed	03/26/2019
Effective Date	03/26/2019
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/31/2019
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/31/2019

Mailing Address

POST OFFICE BOX 238
LAKE BUTLER, FL 32354

Changed: 05/31/2019

Registered Agent Name & Address

SUNDSTROM, WILLIAM E
2548 BLAIRSTONE PINES DR
TALLAHASSEE, FL 32301

Officer/Director Detail

Name & Address

Title P

KENNELLY, ROBERT
37 LAGOON COURSE AVE.
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Annual Reports

Report Year	Filed Date
2022	04/13/2022
2023	03/14/2023
2024	03/12/2024

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Florida Department of State, Division of Corporations

301 Capital Partners, LLC

P.O. Box 238
Lake Butler, FL 32054
(386) 496-3509
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August 10, 2022

Mr. William Killingsworth, Director
City of Jacksonville
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Ordinance 2021-692-E / Modification to Conceptual Master Plan

Dear Mr. Killingsworth,

In accordance with the requirements of Section 1 of Ordinance 2021-692-E, and for purposes of implementation and compliance with the Conceptual Master Plan, we are hereby providing formal notice and identification of the Master Developer of Record, which is as follows:

301 Capital Partners, LLC
P.O. Box 238 (mailing address)
12469 West SR 100 (physical address)
Lake Butler, Florida 32054
Phone: (386)496-3509
Main Contact: Avery C. Roberts, Manager
Email: avery@flaland.com
Alternate Contact: Denise Howard
Email: denise@flaland.com

If you should have any questions or if additional information is required to meet the requirements of Section 1 of the Ordinance, please do not hesitate to contact our office.

We appreciate your time and assistance.

Sincerely,



Avery C. Roberts
Manager

ACR/dch

cc: Paul Harden, Esq.