

**LAND USE AND ZONING COMMITTEE AMENDMENT**

The Land Use and Zoning Committee offers the following amendment to File No. 2021-692:

- (1) On **page 1, line 16, after** "HEREIN;" **insert** "CONCEPTUAL MASTER PLAN APPROVED SUBJECT TO CONDITIONS;"; and
- (2) On **page 3, lines 8-9, strike** "Exhibit 1, dated April 23, 2021," and **insert** "Revised Exhibit 1, dated November 16, 2021,"; and
- (3) On **page 3, line 18, strike** "August 30, 2021," and **insert** "November 2, 2021,"; and
- (4) On **page 3, line 18, strike** "On File" and **insert** "Revised On File"; and
- (5) On **page 3, line 23½ insert** a new Section 5 to read as follows:

**"Section 5. Conceptual Master Plan Approved Subject to Conditions.** The 301 Villages Conceptual Master Plan dated November 2, 2021 is approved subject to the following conditions.

(1) The Subject Property owner shall provide the Planning and Development Department (the "Department") with a letter formally identifying the Master Developer of Record for the purposes of implementation and compliance with the Conceptual Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Department within thirty (30) days of approval of the Conceptual Master Plan.

(2) The fourth paragraph on page 2 of the Conceptual Master Plan dated November 2, 2021 (page 3 of the **Revised On File**) shall be amended to read as follows:

~~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 shall be provided by JEA or, in the alternative, by a private utility issued a final certificate of authorization by the Public Service Commission. 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. If utility infrastructure in sufficient capacity to serve the projected demands is not available to service the Subject Property prior to commencement of Phase 1 development, pursuant to Chapter 163, Florida Statutes, and Policy 1.1.15 of the Infrastructure Element Potable Water Sub-Element of the City's Comprehensive Plan, the City and JEA will jointly prepare an appropriate amendment to the City's Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages. If the infrastructure is not already available, the Developer shall be responsible for the shared costs of connecting the Subject Property to the existing JEA utility infrastructure.~~

In the alternative, if a private utility is issued a final certificate of authorization by the Public Service Commission to provide water and wastewater services to the Subject Property and obtains the requisite permit from the Florida Department of Environmental Protection for construction of a new water and wastewater facility, and is issued the requisite consumptive use permit from the Water Management District, the Developer shall modify the Conceptual Master Plan and provide the strategy for providing centralized utilities for water and sewer service throughout the development, including the general phasing plan.

Approval of the Conceptual Master Plan shall not constitute an approval of any transfer of JEA service territory or any other action that exceeds the limitations outlined in Section 21.11(d) of the Jacksonville City Charter.'"; and

- (6) Renumber the remaining Sections.
- (7) Remove **Exhibit 1** and attach **Revised Exhibit 1**.
- (8) Remove **On File** and replace with **Revised On File**.
- (9) 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