

1 Introduced by the Council at the request of the Mayor and twice  
2 amended on the Floor of Council:

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5 **ORDINANCE 2021-692-E**

6 AN ORDINANCE APPROVING A CONCEPTUAL MASTER PLAN  
7 FOR DEVELOPMENT OF APPROXIMATELY 7002.25± ACRES  
8 IN COUNCIL DISTRICT 12, AT 0 U.S. HIGHWAY 301  
9 SOUTH, 0 MAXVILLE MACCLENNY HIGHWAY AND 0  
10 NORMANDY BOULEVARD, SOUTH OF INTERSTATE 10, NORTH  
11 OF MAXVILLE MACCLENNY HIGHWAY (SR 228), AND  
12 BETWEEN U.S. HIGHWAY 301 AND THE DUVAL-BAKER  
13 COUNTY LINE ((R.E. NOS. 000974-0200, 000996-3010,  
14 001147-0000, 001150-2000, 001159-0010 AND  
15 001161-0020) (THE "SUBJECT PROPERTY"), OWNED BY  
16 301 CAPITAL PARTNERS, LLC, AS MORE PARTICULARLY  
17 DESCRIBED HEREIN; CONCEPTUAL MASTER PLAN APPROVED  
18 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
19 THAT THE APPROVAL GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

22  
23 **WHEREAS**, a request for approval of the 301 Villages Conceptual  
24 Master Plan (the "Conceptual Master Plan") has been filed by Paul M.  
25 Harden, Esq., on behalf of 301 Capital Partners, LLC, the owner of  
26 certain real property located in Council District 12, as more  
27 particularly described herein; and

28 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
29 Amendment to the *2030 Comprehensive Plan*, pursuant to Ordinance 2021-  
30 302-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 Planning and Development Department reviewed the  
14 proposed Conceptual Master Plan, prepared a written report, and  
15 rendered an advisory recommendation to the Council with respect to  
16 this proposed Conceptual Master Plan; and

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

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

26 **WHEREAS**, in the exercise of its authority, the City Council has  
27 determined it appropriate and desirable to approve the proposed  
28 Conceptual Master Plan for development of the Subject Property; now,  
29 therefore

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

31 **Section 1. Purpose and Intent.** This Ordinance is adopted

1 at the request of 301 Capital Partners, LLC, the owner of certain  
2 real property identified in Section 2, to carry out the purpose and  
3 intent of, and exercise the authority set out in, the Community  
4 Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*,  
5 and Chapter 166, *Florida Statutes*, as amended.

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

15       **Section 3. Owner and Applicant Description.** The Subject  
16 Property is owned by 301 Capital Partners, LLC. The applicant is  
17 Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
18 Jacksonville, Florida 32207; (904) 396-5731.

19       **Section 4. Approval of Conceptual Master Plan.** The City  
20 Council hereby approves the 301 Villages Conceptual Master Plan dated  
21 November 2, 2021, a copy of which is **Revised On File** with the Office  
22 of Legislative Services. Development of the Subject Property shall  
23 be consistent with and in compliance with the Conceptual Master Plan  
24 and the Large-Scale Amendment to the *2030 Comprehensive Plan*,  
25 including FLUE Site Specific Policy 4.3.20, adopted pursuant to  
26 Ordinance 2021-302-E.

27       **Section 5. Conceptual Master Plan Approved Subject to**  
28 **Conditions.** The 301 Villages Conceptual Master Plan dated November  
29 2, 2021 is approved subject to the following conditions.

30       (1) The Subject Property owner shall provide the Planning and  
31 Development Department (the "Department") with a letter formally

1 identifying the Master Developer of Record for the purposes of  
2 implementation and compliance with the Conceptual Master Plan. The  
3 letter shall include contact information for the Master Developer and  
4 shall be submitted to the Department within 30 days of approval of  
5 the Conceptual Master Plan.

6 (2) The fourth paragraph on page 2 of the 301 Villages  
7 Conceptual Master Plan dated November 2, 2021 (page 3 of the **Revised**  
8 **On File**) shall be amended to read as follows:

9 "The Developer and JEA have reached a tentative agreement to  
10 provide water and wastewater to the development. The Developer shall  
11 amend the Conceptual Master Plan to conform to the agreement once it  
12 is finalized. The Developer shall submit the Conceptual Master Plan,  
13 modified as provided herein, to the Planning and Development  
14 Department for administrative review to confirm it meets the  
15 requirements for conceptual master plans as outlined in the 2030  
16 Comprehensive Plan Future Land Use Element relative to the Multi-Use  
17 (MU) land use category.~~The Developer shall provide a site within the~~  
18 ~~Property to serve the water and sewer service needs of 301 Villages~~  
19 ~~for potable water and wastewater. Centralized utilities for water~~  
20 ~~and sewer service will be provided by a utility service system~~  
21 ~~authorized by law. The projected water and wastewater demand are~~  
22 ~~specified below. Prior to the commencement of Phase 1 development,~~  
23 ~~the City shall amend its Water Supply Facilities Work Plan to identify~~  
24 ~~phased facilities to provide water and wastewater service for 301~~  
25 ~~Villages.~~

	Potable Water Demand (MGD)	Non-Potable Water (Irrigation) Demand (MGD)	Total Water Demand (MGD)	Total Wastewater Generation (MGD)
Phase 1	0.937	0.547	1.484	1.013
Phases 1 & 2	2.787	1.742	4.529	3.053
Build-out	4.017	2.441	6.458	4.369

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2       **Section 6. 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 7. Effective Date.** This Ordinance shall become  
16 effective upon signature by the Mayor or upon becoming effective  
17 without the Mayor's signature.

18  
19 Form Approved:

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21 \_\_\_\_\_  
22 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Kristen Reed

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