



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

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Jacksonville, FL 32203  
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[www.Jacksonville.gov](http://www.Jacksonville.gov)

November 7, 2024

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, FL 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2024-835/ Amendment to the CIE  
Schedule of Projects**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2024-835 on November 7, 2024.

P&DD Recommendation                      APPROVE

PC Issues:                                      None

**PC Vote:                                      6-0 APPROVE**

Michael McGowan, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Moné Holder	Absent
Ali Marar	Aye
Jack Meeks	Absent
Tina Meskel	Absent

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If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



**Helena A. Parola, MAURP**  
***Chief of Community Planning***  
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**Staff Report on Modification to the FY 2024-2028 Capital  
Improvements Element (CIE) Schedule of Projects of the  
2045 Comprehensive Plan**

**ORDINANCE 2024-835**

Ordinance 2024-835 is a modification to the FY 2024-2028 Capital Improvements Element (CIE) Schedule of Projects of the 2045 Comprehensive Plan to include the project titled “301 Villages Water, Wastewater and Reuse Water Facilities”. Additionally, separate from the 301 Villages project amendment, the 2045 Motorized Transportation Projects of the Mobility System that is included in the CIE will be modified to include two additional projects, Braddock Road from Lem Turner Road to Dunn Avenue and Acree Road Extension from New Kings Road to Old Kings Road.

The intent of the CIE Schedule of Projects is to identify projects necessary to maintain the adopted level of service and performance standards in the Comprehensive Plan so that necessary public facilities and services are available concurrent with the impacts of development.

US 301 Villages is a planned community of over 7,000 acres that is in the Multi-Use (MU) land use category pursuant to Future Land Use Element (FLUE) Policy 4.3.20 (Ordinance 2021-301-E). Ordinance 2021-692-E, as amended by Ordinance 2024-479, the US 301 Villages Conceptual Master Plan, and Ordinance 2021-693-E, the 301 Villages PUD, entitle this area for a mix of uses including single-family residential, multi-family residential, commercial, office, hotel and some industrial uses.

301 Capital Partners, LLC, and its Florida Public Service Commission utility subsidiary, First Coast Regional Utilities, Inc., will construct the water, wastewater and reuse utility facility to serve the subject entitled development. First Coast Regional Utilities, Inc. has received a 1.2 mgd Consumptive Use Permit (CUP), dated July 11, 2024, from the St. Johns River Water Management District (SJRWMD). Exhibit 1 includes the CIE Project including the project description and phasing with costs for the service of water, wastewater and reuse to the US 301 Villages. The phasing is concurrent with the development of the entitlements.

The Multi-Use (MU) Future Land Use category of the 2045 Comprehensive Plan and the Conceptual Master Plan for the US 301 Villages (Ordinance 2021-692-E, as amended by Ordinance 2024-349) require the Water Supply Facilities Work Plan (WSFWP) to be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP. Consistent with the

Infrastructure Element Potable Water Sub-Element (IE - PW) Policy 1.1.13, the identification of the subject water supply project will be included as an appendix to the WSFWP without need for an amendment to the Comprehensive Plan. The Appendix is included as background information to this CIE Schedule of Projects modification.

In addition, and separate from the 301 Villages project amendment, the Motorized Projects list for Mobility Zone 4 is proposed to be modified to add Braddock Road from Lem Turner Road to Dunn Avenue and Acree Road Extension from Old Kings Road to New Kings Road in the Capital Improvements Element (CIE) Schedule of Projects. The CIE Schedule of Projects also includes the Mobility System Projects that were adopted with Ordinance 2020-86-E. Exhibit 2 provides the modified Corridor Project List.

The Planning and Development Department recommends **APPROVAL** of the modifications to the CIE Schedule of Projects in the attached **EXHIBIT 1** and **Exhibit 2** submitted as **Ordinance 2024-835**.