

Project Title	301 Villages Water, Wastewater, and Reuse Water Facilities	Council District(s)	12	Est. Completion Date (FY)	FY 2024
Project Location	U.S. 301	Project No	N/A	Capital Maint. Category	
Department	N/A - Private Funding - 301 Capital Partners LLC/First Coast Regional Utilities, Inc.	Ordinance/BT No	No	APP/Vertical Construction	
Program Area	Public Facilities	Urban Core	No	Est. Useful Life (in years)	20 Years

Description or Scope
 Construction, by 301 Capital Partners, LLC, and its Florida Public Service Commission authorized utility subsidiary, First Coast Regional Utilities, Inc., of water, wastewater, and reuse utility facility to serve entitled development on approximately 7,000 acres of land located west of US 301 and south of Interstate 10 in western Jacksonville. First Coast Regional Utilities, Inc., has received a 1.2 mgd Consumptive Use Permit (CUP) issued 7/11/24 by the SJRWMD (attached). All estimates are subject to final design and contracting.

Justification
 Pursuant to Ordinances 2021-692-E and 2021-693-E, development is entitled on approximately 7,000 acres of land located west of US 301 and south of Interstate 10 in western Jacksonville. The development is entitled for construction of over 15,000 equivalent water and wastewater residential connections in mixed use configuration consisting of single-family and multi-family housing and zoning entitlements for commercial, hospital, office, and hotel/motel uses. Pursuant to the Multi-Use Future Land Use Category of the 2045 Comprehensive Plan and the 301 Villages Master Plan, the Water Supply Facilities Work Plan must be updated to reflect construction of the water supply facilities required to serve development. 301 Capital Partners, LLC, and its affiliate, First Coast Regional Utilities, Inc., is authorized to and will provide water, wastewater, and reuse utility services to the property entitled pursuant to 2021-692-E and 2021-693-E. 301 Capital Partners, LLC, or its assigns or affiliate, will be responsible for the design and construction of the facility utilities, which shall consist of water, wastewater, and reuse capabilities to provide services to the proposed development.

Funding Sources	Total	Prior FY Budget ('000)	FY 23-24 ('000)	FY 24-25 ('000)	FY 24-25 ('000)	FY 25-26 ('000)	FY 26-27 ('000)	FY 27-28 ('000)	Beyond 5 ('000)
First Coast Regional Utilities (Privately Funded)	\$117,000	\$0	\$47,000	\$47,000	\$47,000	\$26,300	\$26,300	\$0	\$55,000
Debt Management Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Option and Constitutional Gas Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prior Year Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pay-Go: Transfer From Other Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pay-Go: Transfer Stormwater Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F.I.N.D Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$117,000	\$0	\$47,000	\$47,000	\$47,000	\$26,300	\$26,300	\$0	\$55,000
Expenditures / Project Phase	Total	Prior FY Budget ('000)	FY 23-24 ('000)	FY 24-25 ('000)	FY 25-26 ('000)	FY 26-27 ('000)	FY 27-28 ('000)	Beyond 5 ('000)	
Engineering and Design	\$16,000	\$0	\$47,000	\$47,000	\$0	\$0	\$0	\$0	\$6,600
Land Acquisition and Site Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$101,000	\$0	\$0	\$0	\$26,300	\$26,300	\$26,300	\$0	\$48,400
Capital Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$117,000	\$0	\$47,000	\$47,000	\$26,300	\$26,300	\$26,300	\$0	\$55,000