

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-692**

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

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

26 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
27 Amendment to the *2030 Comprehensive Plan*, pursuant to Ordinance 2021-  
28 302-E and Application Number L-5457-20A, changing the Future Land Use  
29 Map designation of the Subject Property from Agriculture-I (AGR-1),  
30 Agriculture-II (AGR-II) and Agriculture-III (AGR-III) to Multi-Use  
31 (MU), subject to Future Land Use Element (FLUE) Site Specific Policy

1 4.3.20; and

2 **WHEREAS**, FLUE Site Specific Policy 4.3.20 requires the owner or  
3 authorized agent to develop a long-term Conceptual Master Plan for  
4 the Subject Property, which must be reviewed and approved by the City  
5 Council prior to submittal of any land development reviews or  
6 approvals for development of the Subject Property; and

7 **WHEREAS**, FLUE Site Specific Policy 4.3.20 requires that any land  
8 development of the Subject Property must comply with and must be  
9 consistent with an approved long-term Conceptual Master Plan; and

10 **WHEREAS**, the Planning and Development Department reviewed the  
11 proposed Conceptual Master Plan, prepared a written report, and  
12 rendered an advisory recommendation to the Council with respect to  
13 this proposed Conceptual Master Plan; and

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

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

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

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

28 **Section 1. Purpose and Intent.** This Ordinance is adopted  
29 at the request of 301 Capital Partners, LLC, the owner of certain  
30 real property identified in Section 2, to carry out the purpose and  
31 intent of, and exercise the authority set out in, the Community

1 Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*,  
2 and Chapter 166, *Florida Statutes*, as amended.

3       **Section 2. Subject Property Location and Description.** The  
4 approximately 7002.25± acres are in Council District 12, at 0 U.S.  
5 Highway 301 South, 0 Maxville MacClenny Highway and 0 Normandy  
6 Boulevard, south of Interstate 10, north of Maxville MacClenny  
7 Highway, and between U.S. Highway 301 and the Duval-Baker County  
8 line, as more particularly described in **Exhibit 1**, dated April 23,  
9 2021, and graphically depicted in **Exhibit 2**, both of which are  
10 **attached hereto** and incorporated herein by this reference (the  
11 "Subject Property").

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

16       **Section 4. Approval of Conceptual Master Plan.** The City  
17 Council hereby approves the 301 Villages Conceptual Master Plan dated  
18 August 30, 2021, a copy of which is **On File** with the Office of  
19 Legislative Services. Development of the Subject Property shall be  
20 consistent with and in compliance with the Conceptual Master Plan and  
21 the Large-Scale Amendment to the *2030 Comprehensive Plan*, including  
22 FLUE Site Specific Policy 4.3.20, adopted pursuant to Ordinance 2021-  
23 302-E.

24       **Section 5. Disclaimer.** The approval granted herein shall  
25 **not** be construed as an exemption from any other applicable local,  
26 state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use and this approval is based upon acknowledgement, representation  
30 and confirmation made by the applicant(s), owner(s), developer(s)  
31 and/or any authorized agent(s) or designee(s) that the subject

1 business, development and/or uses on the Subject Property will be  
2 operated in strict compliance with all laws. Approval of the 301  
3 Villages Conceptual Master Plan does **not** approve, promote or condone  
4 any practice or act that is prohibited or restricted by any federal,  
5 state or local laws.

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

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10 Form Approved:

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12           /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation Prepared By: Kristen Reed

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