



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 322-2
(904) 630-CITY
www.coj.net

December 7, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2023-790 **Application for: JFRD Marine fire Station PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 18, 2023.
2. The original written description dated October 18, 2023.
3. The original site plan dated October 18, 2023.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Aye
Jack Meeks	Absent

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-790 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 7, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2023-790** to Planned Unit Development.

Location: 10562 Scott Mill Road between Chapman Oak Drive
and Kirkwood Cove Lane

Real Estate Number(s): 158834-0000

Current Zoning District(s): Residential Low Density-90 (RLD-90)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Jacksonville Fire & Rescue Department
515 North Julia Street
Jacksonville Florida 32202

Owner: Jacksonville Fire & Rescue Department
515 North Julia Street
Jacksonville Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2023-790 seeks to rezone approximately 3.27 acres of land from Residential Low Density-90 (RLD-90) to PUD. The rezoning to PUD is being sought to have a JFRD Marine Fire Station in the existing 5,000 sq. ft. single family dwelling and 1,800 sq. ft. detached garage.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. The proposed PUD is for a JFRD Marine Fire Station. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or

- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a Jacksonville Fire & Rescue Fire Station. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The streetscape will not change. No additional building will be constructed.
- The use and variety of building setback lines, separations, and buffering: The PUD retains the standard setbacks, building height, etc. in the RLD-90 Zoning District.
- The particular land uses proposed and the conditions and limitations thereon: The Written Description contains seven conditions that will ensure compatibility with the surrounding residential dwellings.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: As mentioned earlier, the Written Description lists seven conditions which ensure external compatibility with the neighboring properties. These include maintaining the residential character of the residential dwelling; removing the swimming pool; limiting personal to 4; installing a fence along property boundary and trimming trees along property boundary.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-90	Single family dwellings
South	LDR	RLD-90	Single family dwellings
East	LDR	RLD-90	Single family dwellings
West	LDR	RLD-90	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a JFRD Fire Station. The PUD is appropriate at this location because it will supplement the existing fire stations in the area.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide open space or a recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 27, 2023, the required Notice of Public Hearing sign was posted.

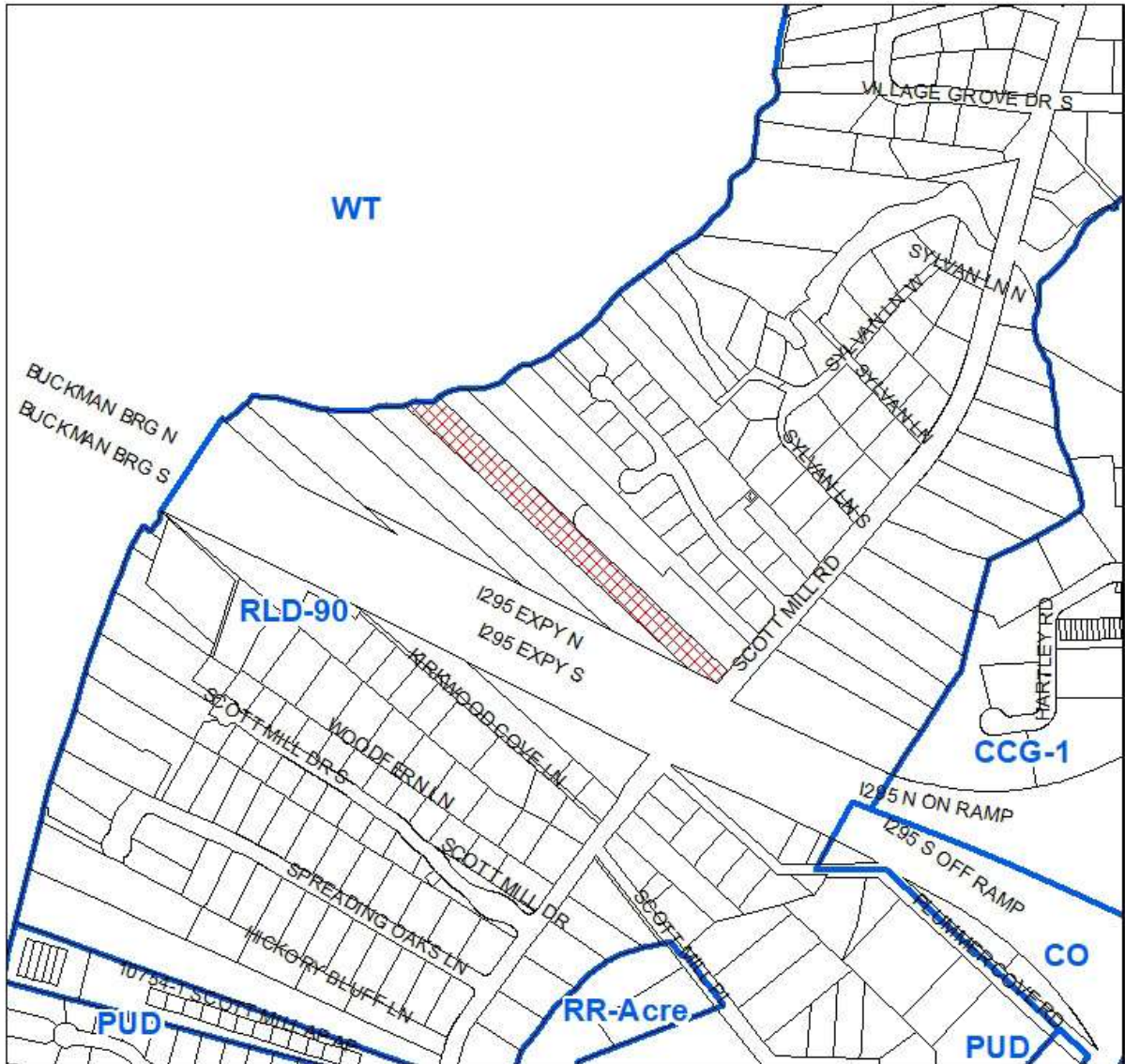
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-790** be **APPROVED with the following exhibits:**

1. The original legal description dated October 18, 2023.
2. The original written description dated October 18, 2023.
3. The original site plan dated October 18, 2023.

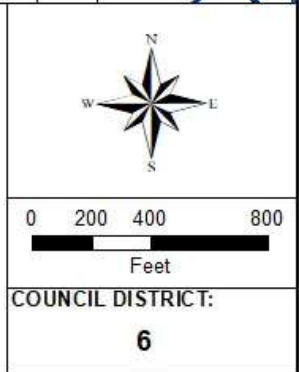
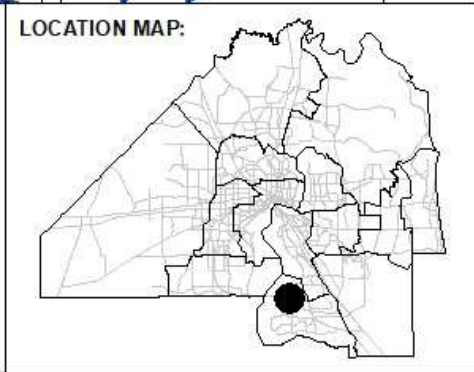


Aerial view of the subject property



REQUEST SOUGHT:

FROM: RLD-90
TO: PUD



ORDINANCE NUMBER
ORD-2023-0790

TRACKING NUMBER
T-2023-5227

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0790 **Staff Sign-Off/Date** BEL / 10/18/2023
Filing Date 11/08/2023 **Number of Signs to Post** N/A
Hearing Dates:
1st City Council 12/12/2023 **Planning Commission** 12/07/2023
Land Use & Zoning 01/03/2024 **2nd City Council** N/A
Neighborhood Association PICKWICK PARK CIVIC ASSOC., MANDARIN GARDEN CLUB
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 5227 **Application Status** PENDING
Date Started 09/25/2023 **Date Submitted** 10/18/2023

General Information On Applicant

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company Name CITY OF JACKSONVILLE
Mailing Address 214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company/Trust Name CITY OF JACKSONVILLE
Mailing Address 214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 158834 0000	6	3	RLD-90	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category
LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre)

Development Number

Proposed PUD Name

Justification For Rezoning Application

Location Of Property

General Location

House #

Street Name, Type and Direction

Zip Code

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 3.27 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 26 Notifications @ \$7.00 /each: | \$182.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$0.01 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

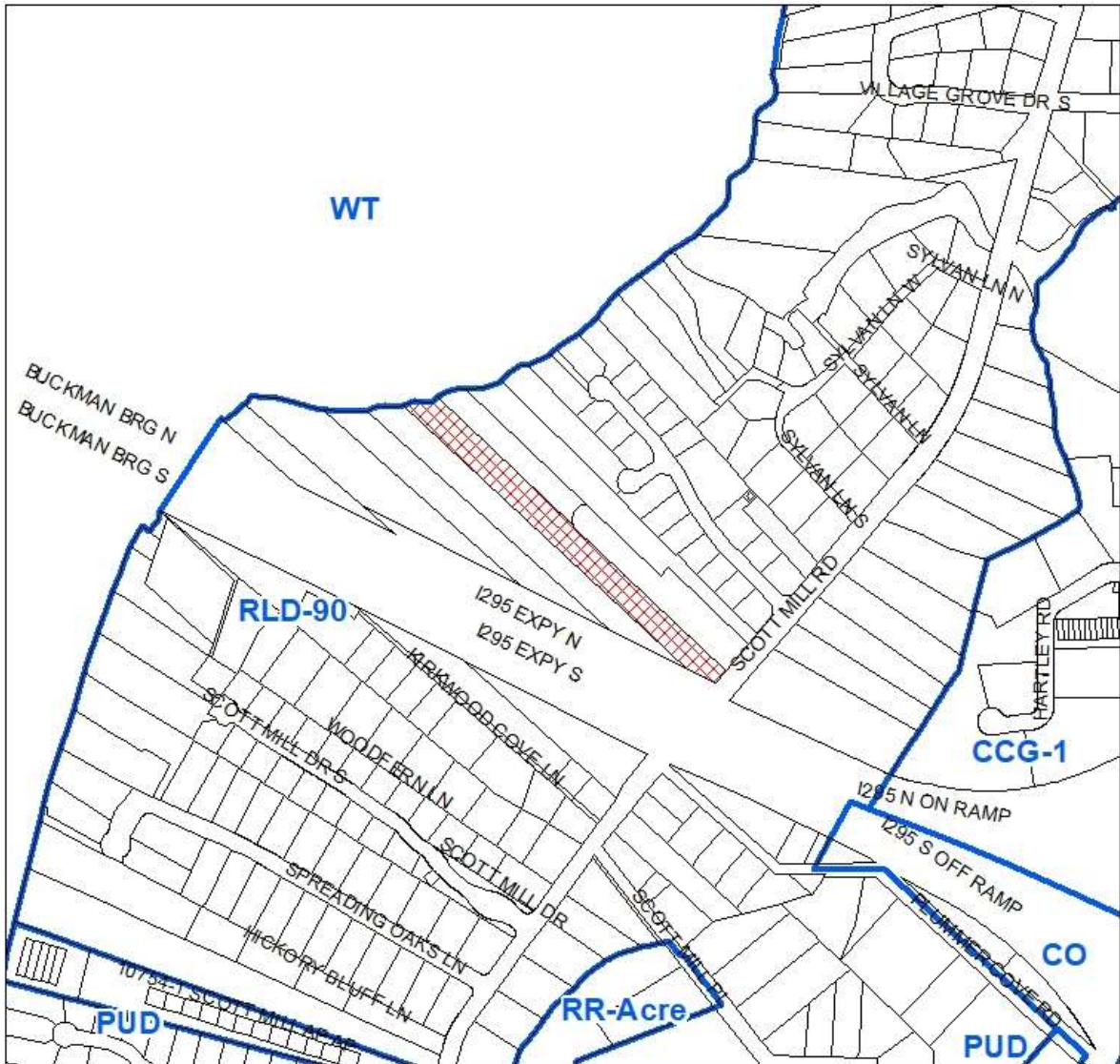
LEGAL DESCRIPTION

October 18, 2023

LOT 3, SYLVAN BLUFF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 39 AND 39A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART LYNIG IN INTERSTATE 295 ACCESS ROAD.

RE# 158834-0000

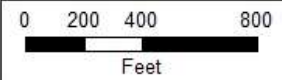
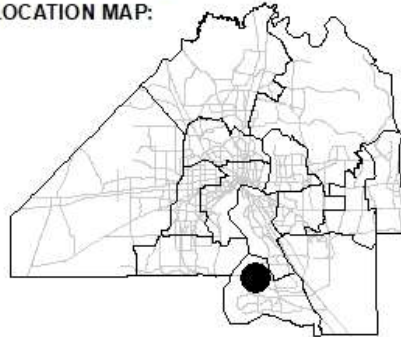


REQUEST SOUGHT:

FROM: RLD-90

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2023-5227

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit 3

WRITTEN DESCRIPTION

JFRD Station #68

October 18, 2023

I. PROJECT DESCRIPTION

- A. This 3.27 acre parcel contains an existing 5,680 sq. ft. dwelling with dock and boat house. The parcel will be used for a JFRD Marine Fire Station.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: N/A
- E. Current Land Use Category: LDR
- F. Current Zoning District: RLD-90
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 158834-0000

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="3.27"/>	acres	100	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Other land use	<input type="text" value="3.27"/>	acres	<input type="text" value="100"/>	%
Total amount of non-residential floor area	<input type="text" value="6000"/>	sq. ft.	<input type="text" value="4"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="6000"/>	sq. ft.	<input type="text" value="4"/>	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
Provides conditions to ensure the proposed marine fire station is compatible with the surrounding residential dwellings.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.
- C. Justification for the rezoning.
Provide a marine fire station for the safety of Jacksonville residents.
- D. Phase schedule of construction (include initiation dates and completion dates):
Upon enactment of the zoning, construction will commence within 3 months.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - (1) Jacksonville Fire & Rescue Station.
 - (2) Single-family dwelling.
- B. Permissible Uses by Exception: None
- C. Permitted Accessory Uses and Structures: See Section 656.403
- D. Conditions on the JFRD Marine Fire Station
 - 1. All second story windows on the north side of the structure shall be enclosed.

2. JFRD shall maintain the residential character of the existing residential building and all rehabilitation shall match as closely as possible the existing features and materials to the existing building.
3. The existing swimming pool and hot tub shall be removed.
4. JFRD shall be limited to a normal working staff for the facility of four (4) persons except during exceptional circumstances, during shift changes and when other JFRD personnel are required to be at the property (storm emergency, supervisor visits or inspections, etc.).
5. JFRD shall operate this facility as marine-only fire station.
6. JFRD shall install and maintain a new privacy fence along the northern boundary of the property, which shall be limited to the maximum height allowed by right in the zoning code and extend along the boundary to an extent and in a style that is normally characteristic of a residential use and agreed to with the current northern adjacent property owner.
7. JFRD shall trim trees along the northern boundary of the property as directed by the City's arborist and in consultation with the current northern adjacent property owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: 9,900 square feet*
- (2) *Minimum lot width: 90 feet*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 feet*
- (5) *Minimum side yard: 5 feet*
- (6) *Minimum rear yard: 10 feet*
- (7) *Maximum height of structures: 35 feet*

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Scott Mill Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

- (1) One (1) double faced sign not to exceed 24 square feet in area and 6 feet in height.
- (2) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

F. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by JEA
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

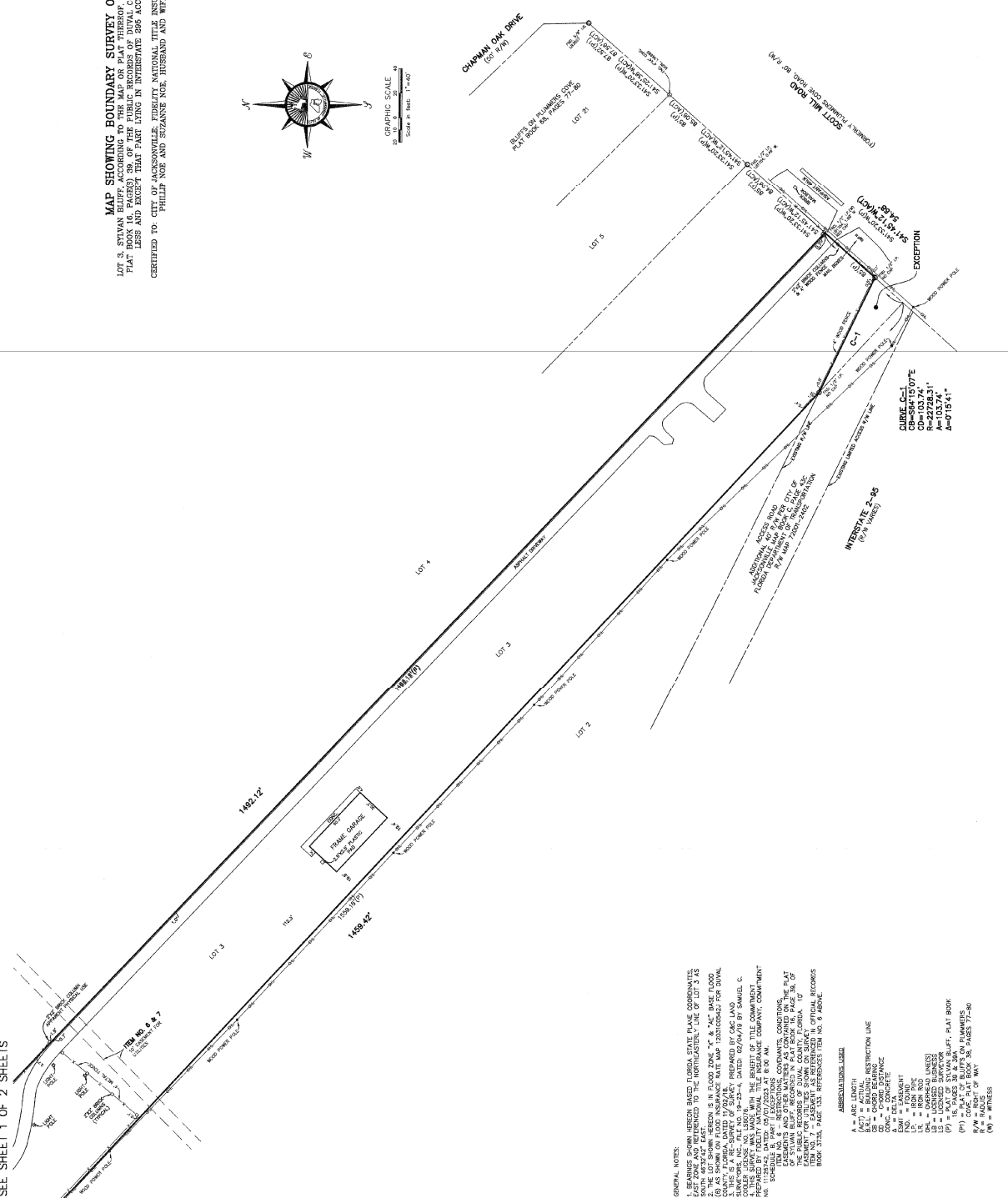
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

SEE SHEET 1 OF 2 SHEETS

MAP SHOWING BOUNDARY SURVEY OF
 LOT 3, SEVEN (7) PLACES 300 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
 PLAT BOOK 14, PAGES 390 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
 LESS AND EXCEPT THAT PART LYING IN INTERSTATE 295 ACCESS ROAD,
 CERTIFIED TO: CITY OF JACKSONVILLE, FIDELITY NATIONAL TITLE INSURANCE COMPANY,
 PHILIP NOLAN AND SUZANNE NOLAN, HUSBAND AND WIFE



GRAPHIC SCALE
 0 20 40
 FEET
 SCALE: 1" = 40'



GENERAL NOTES:
 1. BEARINGS SHOWN HEREON BASED FLORIDA STATE PLANE COORDINATES.
 2. SOUTH POINT REFERRED TO THE NORTHEASTERLY CORNER OF LOT 3 AS SHOWN ON THE SURVEY.
 3. THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AND BASE FLOOD ELEVATION IS 10.0 FEET AS SHOWN ON THE SURVEY.
 4. THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT NO. 1128242, DATED 05/07/2023 AT 8:00 AM.
 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.
 6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.
 7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.
 8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.
 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.
 10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, CHAPTER 11S, F.A.C.

CERTIFICATION:
 I, PHILIP NOLAN, A PROFESSIONAL ENGINEER AND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER THE JURISDICTION OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF FLORIDA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, SET FORTH IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PLAT BOOK 14, PAGES 390.
 DATE: 10/18/2023

STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 FLORIDA RESIDENTIAL TRAFFIC TAX
 UNLESS IT BEGINS THE SCHEDULE, THIS REPORT IS FOR INFORMATIONAL PURPOSES ONLY. NO. 3, 10/18/2023

PROJECT NO. 105662
DATE 07/12/2023
SCALE 1" = 40'

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEER: JAMES L. BROWN, P.E.
 JACKSONVILLE, FL 32202 (904) 255-2195

REVISIONS

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

REVISIONS

NO.	BY	DATE	DESCRIPTION
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REVISIONS

NO.	BY	DATE	DESCRIPTION
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REVISIONS

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October 18, 2023

Exhibit 4
 Page 2 of 2