

**AD-19-32**

**LOCATION:** 6263 Ortega Farms Boulevard

**REAL ESTATE NUMBER:** 103341-0020

**DEVIATION SOUGHT:**

1. Reduce required minimum lot area from 6,000 square feet to 4,620 square feet for two lots.

**PRESENT ZONING:** RLD-60

**CURRENT LAND USE:** LDR

**PLANNING DISTRICT:** 4

**COUNCILDISTRICT:** 14

**SIGNS POSTED:** 1

**OWNER:**

Courtney Sotack  
[C\\_sotack@hotmail.com](mailto:C_sotack@hotmail.com)  
4495 Roosevelt Boulevard #247  
Jacksonville, Florida. 32210

**AGENT:**

N/A

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b>  Unique. The subject property is located in the Ortega Farms area, which is made up of lots that meet or exceed the RLD-60 lot area requirement of 6,000 square feet of buildable land. The proposed deviation is requesting that the current 12, 040 square foot lot be split into two lots with area totaling 6,020 square feet each. However, there is a 20 foot private roadway easement located on the northern side of both proposed lots. The definition of lot in the City of Jacksonville's Zoning Code states that "the portion of a lot lying within a street or other right-of-way or access easement shall not be included in determining whether the lot meets the minimum lot area requirements", thus reducing the lot size down to 4,620. This lot size is uncommon in the surrounding area and would be a unique feature to the neighborhood.</p> <p>The subject site falls within the Accident Potential Zone-1 (APZ-1) of Naval Air Station Jacksonville. Section 656.1005.2 Subsection B</p>
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of the Zoning Code states that any residential lot must meet the following criteria (C: 1, 17, 18, 19):

**C1:** Recorded Airport Notice Zone Acknowledgement applied to the parcel

**C17:** New residential uses are limited to development number, density and intensity existing by right pursuant the zoning code and comprehensive plan as of March 27, 2007.

**C18:** New subdivisions located partially or wholly within a >75 DNL and APZ-1 zones are subject to the conceptual site plan review process in 656.1005.2(f).

**C19:** The Building Inspection Division will provide to the U.S. Navy copies of any building permit applications for properties located within a >75 DNL and/or APZ-1 zones.

The addition of a second structure on a lot that was originally platted for one structure would violate **C17**, and therefore be inconsistent with Part 10 of the Zoning Code.

**The U.S. Navy** has reviewed the applications and has recommended **denial** based on the properties location within the Accident Potential Zone and the desire to protect the health, safety and welfare of both the civilian and military communities. Please see the Navy's memo that is attached.

There is a companion Application for Waiver of Road Frontage (**Ordinance 2019-0369/WRF-19-15**) requesting to reduce the required road frontage from 48 feet to 0 feet for the new lot on the eastern portion of the current lot. The Planning and Development Department is recommending denial on the companion Waiver of Road Frontage.

<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b>Recommendation:</b> The strict letter of the regulation does not allow the intensification of any lots located within the Accident Potential Zone unless otherwise approved by the Navy.</p>
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b>Recommendation:</b> The request is not based upon the desire of reducing the cost of developing the site or to circumvent Chapter 654. The request however does violate the Navy's standard for subdivision development in chapter 656.1005(f)(2). While the overall development of the property into two homes does not meet the definition of a subdivision, it shall be noted that the subsection requires that the development be created in a manner to eliminate or minimize residential development in the APZ-1 portion of the properties, and minimize exposure of residences to negative effects of proximity to the airport use. The entire property is located within the APZ zone which will make accomplishing this goal impossible.</p>
<p><b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b></p>	<p><b>Recommendation:</b> Staff research found that the surrounding does not contain any lots Zoned RLD-60 which have less than 6,000 square feet of lot area. The request to reduce the lot area for the two lots would potentially substantially diminish the property values in, and would alter the essential character of the surrounding area.</p>
<p><b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b></p>	<p><b>Recommendation:</b> The allowance of the lot split would promote the increased density of properties located in unfavorable airport environments, and put those individuals who were to live in these structures at risk. The proposed would not only be in conflict with the lot area requirements, but as previously mentioned it would be in conflict Section 656.1005- Subsection B.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b>Recommendation:</b> Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. The proposed deviation is not in harmony with the existing</p>

	pattern of development in the surrounding area, and does not promote the health and safety of the public whom might live in the new structure.
<b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b>	Not applicable. Comments from the City Landscape Architect are required for deviations to reduce landscaping. This deviation seeks to reduce lot area and lot width, not landscaping.
<b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b>	There are no zoning violations associated with the subject property.

**PLANNING DEPARTMENT RECOMMENDATION:** Deny  
**DATE OF REPORT:** July 16, 2019



Upon visual inspection by the assigned City Planner the required public hearing notice sign **was** posted.

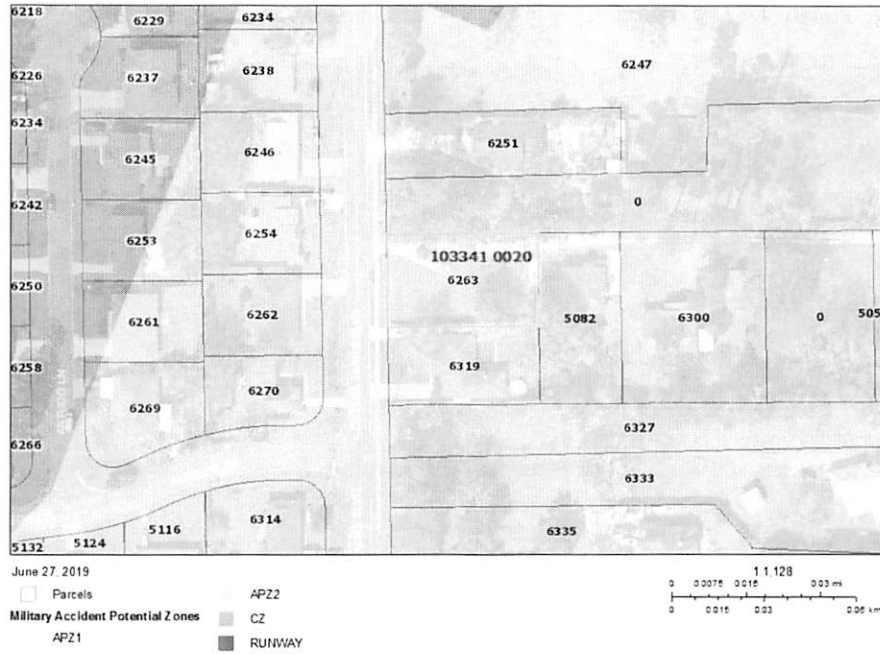
*Source: Planning and Development Department  
Date: March 7, 2019*



Aerial View

Source: JaxGIS  
Date: June 27, 2019

Land Development Review



Accident Potential Zone Map

Source: Planning and Development Department  
Date: June 27, 2019



View of the Subject Property.

Source: Planning and Development Department  
Date: June 27, 2019

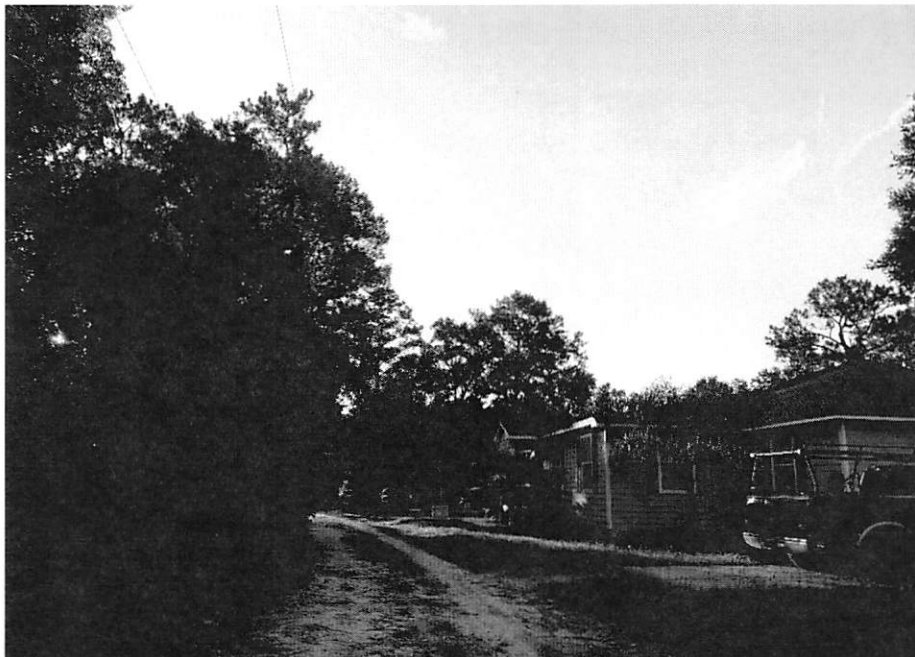


View of the back of the subject property where the second structure would be located.

Source: Planning and Development Department  
Date: June 27, 2019



View of the neighboring property located at 6318 Ortega Farms Boulevard.  
*Source: Planning and Development Department*  
*Date: June 27, 2019*



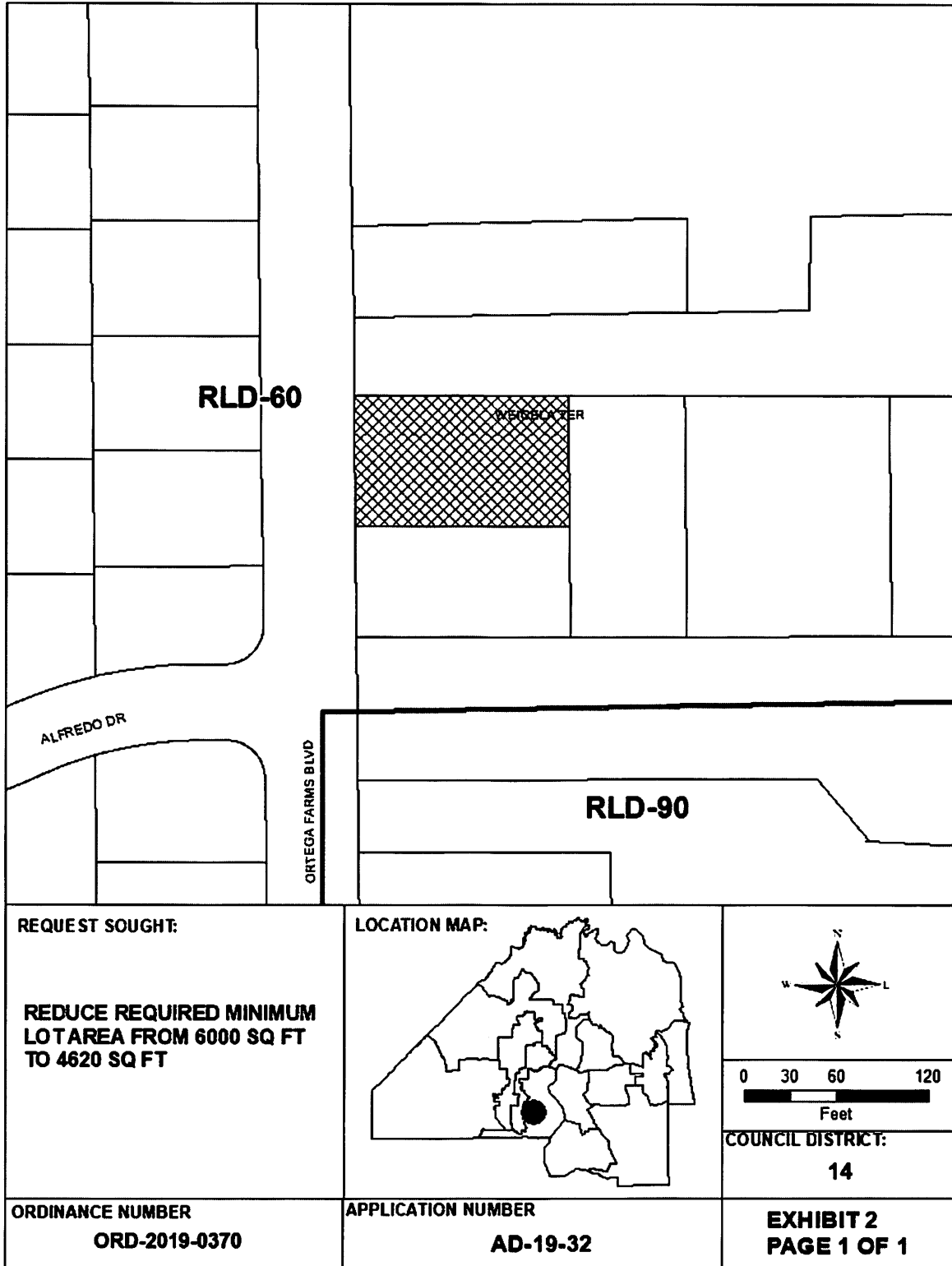
View of the neighboring property located at 5082 Weigela Terrace, as well as the view down Weigela Terrace looking east from the subject property.  
*Source: Planning and Development Department*  
*Date: June 27, 2019*



View looking west down Weigela Terrace the subject property.

*Source: Planning and Development Department*  
*Date: June 27, 2019*





Legal Map

Source: JaxGIS  
Date: June 27, 2019

Date Submitted: 03/15/2019
Date Filed: 5/10/19

Application Number: AD-19-32
Public Hearing: WRE-19-15

**Zoning Application for an Administrative Deviation**  
City of Jacksonville, Florida  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: RLD60	Current Land Use Category: LDR
Deviation Sought: Reduce Required Minimum Lot Area from 6,000 sq ft to —	Applicable Section of Ordinance Code: 656.305 A.II.(d)(2)(vii)
Council District: 14	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none	
Notice of Violation(s): none	
Number of Signs to Post: 2	Amount of Fee: \$2393. Zoning Asst. Initials: CIP
Neighborhood Associations: none	
Overlay: none	

PROPERTY INFORMATION	
1. Complete Property Address: 6263 Ortega Farms Blvd.	2. Real Estate Number: 103341-0020
3. Land Area (Acres):	4. Date Lot was Recorded: N/A - PRE-CONSOLIDATION
5. Property Located Between Streets: Ortega Farms Blvd Wiegla Terrace	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. In whose name will the Deviation be granted: MERIDIAN PROPERTY DEV LLC / COURTNEY SOTACK	
8. Is transferability requested? If approved, the administrative deviation is transferred with the property. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 6,000 to 4,120 feet. *- the sq. footage you are taking off for the easement*
- Increase Maximum Lot Coverage from \_\_\_\_\_ % to \_\_\_\_\_ %.
- Increase Maximum Height of Structure from \_\_\_\_\_ to \_\_\_\_\_ feet.
- Reduce Required Yard(s) \_\_\_\_\_
- Reduce Minimum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Increase the Maximum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to \_\_\_\_\_.
- Decrease minimum number of loading spaces from \_\_\_\_\_ required to \_\_\_\_\_ loading spaces.
- Reduce the dumpster setback along \_\_\_\_\_ from the required 5 feet to \_\_\_\_\_ feet.
- Decrease the minimum number of bicycle parking spaces from \_\_\_\_\_ required to \_\_\_\_\_ spaces.
- Reduce the minimum width of drive from \_\_\_\_\_ feet required to \_\_\_\_\_ feet.
- Reduce vehicle use area interior landscape from \_\_\_\_\_ sq. ft. required to \_\_\_\_\_ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to \_\_\_\_\_ provided as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of terminal island trees from \_\_\_\_\_ terminal islands required to \_\_\_\_\_ terminal islands as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the landscape buffer between vehicle use area along \_\_\_\_\_ from 10 feet per linear feet of frontage and 5 feet minimum width required to \_\_\_\_\_ feet per linear feet of frontage and \_\_\_\_\_ feet minimum width.
- Reduce the number of shrubs along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ shrubs and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of trees along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to \_\_\_\_\_ feet. *(Circle)*
- Reduce the number of trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from \_\_\_\_\_ from 24 / 36 / 48 feet required to \_\_\_\_\_ feet.  
(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to \_\_\_\_\_ feet.  
(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to \_\_\_\_\_ feet wide.

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.  
(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to \_\_\_\_\_ feet tall and \_\_\_\_\_ %.  
(Circle)

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: <i>Courtney Sotack</i>	11. E-mail: <i>C_sotack@hotmail.com</i>
12. Address (including city, state, zip): <i>4495 Roosevelt Blvd #247 Jacksonville, FL 32240</i>	13. Preferred Telephone: <i>570-594-9720</i>

APPLICANT'S INFORMATION (if different from owner)	
14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the deviation and to meet the criteria set forth above may result in a denial.

**AUTHORIZATION**

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

<b>Owner(s)</b> Print name: <u>Courtney Sutton</u> Signature: <u>[Signature]</u>	<b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____
<b>Owner(s)</b> Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:  
Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**EXHIBIT 1**

**Legal Description**

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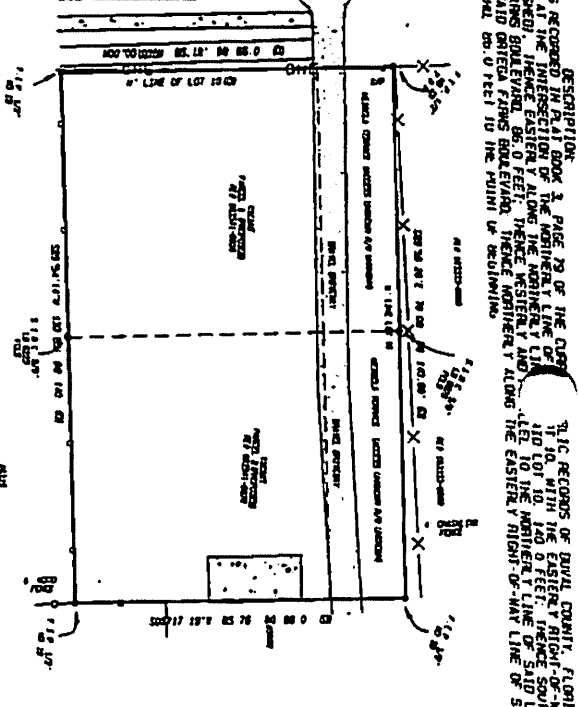
A PART OF LOT 10, BLOCK 32, AS SHOWN ON PLAT OF ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 10, WITH THE EASTERLY RIGHT-OF-WAY LINE OF ORTEGA FARMS BOULEVARD (A 60 FOOT RIGHT OF ESTABLISHED); THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10, 140.0 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 10, 140.0 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET TO THE POINT OF BEGINNING.

MAP OF BOUNDARY SURVEY

1:10 RECORDS OF DIXIE COUNTY, FLORIDA, **PAGE 79 OF THE CASE** FILE NO. 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346

DESCRIPTION: **BLK. 32 AS SHOWN ON PLAT OF ORTEGA FARMS AS RECORDED IN BOOK 3, PAGE 79 OF THE CASE** FILE NO. 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346. THE S. 1/4 CORNER OF SAID ORTEGA FARMS BOUNDARY LINE OF SAID LOT 10, AND PARALLEL TO THE S. 1/4 CORNER OF SAID ORTEGA FARMS BOUNDARY LINE OF SAID LOT 10, 140.00 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOUNDARY LINE OF SAID LOT 10.

**CENTRATED TO ANOTHER**  
 EXISTING BOUNDARY  
 CORNER & SOLID  
 1/4 ORIGINAL PLAT AND  
 1/4 ORIGINAL PLAT AND



**MARKET NOTES**

1. BEARINGS ARE ASSUMED WITH THE WEST LINE OF LOT 10 BECOM 32.
2. DIMENSIONS WITH THIS TRANSCRIPTION ON OTHER INSTRUMENTS WERE NOT LOCATED BY THIS SURVEY.
3. ACCORDING TO THE FEDERAL FOREST MANAGEMENT ACT (16 USC 551) AND 25 USC 1701, ALL RIGHTS OF THE FEDERAL GOVERNMENT IN THE PROPERTY DESCRIBED HEREIN ARE RESERVED TO THE UNITED STATES OF AMERICA.
4. THIS SURVEY WAS MADE WITHOUT REGARD FOR THE LOCATION OF ANY ADJACENT TRACTS OR PLATS.
5. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
6. ALL EASEMENTS ARE FOR RAIL UNLESS SPECIFICALLY NOTED.
7. THERE MAY BE ADDITIONAL RESURVEYS THAT HAVE BEEN MADE ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
8. THIS SURVEY DOES NOT GUARANTEE CLOSURE.
9. RECORDS AND INSTRUMENTS REFERRED TO IN THIS SURVEY HAVE BEEN EXAMINED BY THE SURVEYOR AND FOUND TO BE TRUE AND CORRECT.
10. THIS SURVEY WAS MADE BY THE SURVEYOR AND NOT BY ANY OTHER PARTY.
11. THIS SURVEY WAS MADE BY THE SURVEYOR AND NOT BY ANY OTHER PARTY.
12. THIS SURVEY WAS MADE BY THE SURVEYOR AND NOT BY ANY OTHER PARTY.
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19. THIS SURVEY WAS MADE BY THE SURVEYOR AND NOT BY ANY OTHER PARTY.
20. THIS SURVEY WAS MADE BY THE SURVEYOR AND NOT BY ANY OTHER PARTY.

**FIELD SURVEY DATE**  
 FEBRUARY 22/2019

**RECORD NO.**  
 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346

**PAGE**  
 79 OF 79

**RECORD NO.**  
 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346

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**RECORD NO.**  
 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346

**PAGE**  
 79 OF 79

**FIRST COAST LAND SURVEYORS, INC.**  
 1918-14 ST. JAMES BLAKE FOUND S. JACKSONVILLE, FL. 32346  
 PHONE (904) 779-2062 FAX (904) 779-7164  
 WWW.FIRSTCOASTLANDSURVEYING.COM

**PROJECT INFORMATION**  
 DRAWN BY: HF  
 REVIEWED BY: HF  
 CHECKED BY: VAN



**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 03/01/2019

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 6263 Ortega Farms Blvd. RE#(s): 103341-0020

To Whom It May Concern:

I, Courtney Sotack, as owner of Medison Property Dev. LLC, a Limited Liability Company organized under the laws of the state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]  
(print name) COURTNEY SOTACK

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 1<sup>st</sup> day of March 2019, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)  
MIGUEL A COPA  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. **MIGUEL ANGEL COPA**  
Notary Public, State of Florida  
My commission expires: 12/19/2022  
Commission No. GG285851

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 03/01/2019

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 6263 Ortega-Francis Blvd. RE#(s): \_\_\_\_\_

To Whom It May Concern:

You are hereby advised that Courtney Sotack as owner of MERIDIAN PROPERTY DEV. LLC a Limited Liability Company organized under the laws of the state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Mario Chatman to act as agent to file application(s) for WAIVER for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]

(print name) Courtney Sotack

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 1<sup>ST</sup> day of MARCH 20 19 by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_, a Limited Liability Company, who is personally known to me or who has produced DL as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

MIGUEL A COPA  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.      MIGUEL ANGEL COPA  
My commission expires: \_\_\_\_\_      Notary Public, State of Florida  
My Comm. Expires 12/19/2022  
Commission No. GG285651



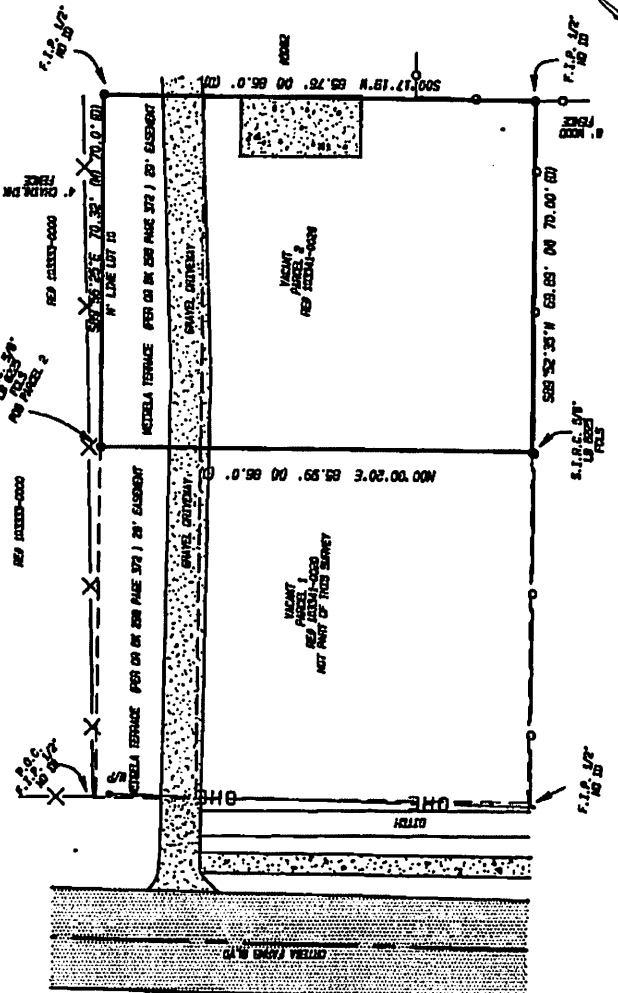
**MAP OF BOUNDARY SURVEY**

DESCRIPTION: PARCEL 2 (PROPOSED)

PART OF LOT 10, BLOCK 32, AS SHOWN ON PLAT OF ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 10, WITH THE EASTERLY RIGHT-OF-WAY LINE OF ORTEGA FARMS BOULEVARD (A 60 FOOT RIGHT OF WAY ESTABLISHED); THENCE EASTERLY ALONG SAID LOT 10, 70.0 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10, 70.0 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 10, 70.00 FEET; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:  
COURTNEY SOTACK  
REVISED R/W ON 05/01/2019  
STREET ADDRESS:  
6283 ORTEGA FARMS BLVD

- SURVEY NOTES:**
- #1 BEARINGS ARE ASSUMED WITH THE WEST LINE OF LOT 10 BLOCK 32 BEING 90°00'00" W.
  - #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
  - #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL NO. 12031C 0297 A, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREOF APPEARS TO LIE IN ZONE "X".
  - #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
  - #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
  - #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
  - #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
  - #8 THIS SURVEY DOES NOT SUPPLEMENT OWNERSHIP.
  - #9 TEMPORARY NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS BUT NOT LIMITED TO THE FOLLOWING: CONCRETE DRIVEWAYS, DRIVEWAY PAVING MATERIAL, STORAGE POOLS, PAVEMENT BLOCKS, RUBBERMAID OR PLASTIC WALKWAY MATERIALS, BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
  - #10 LEGAL DESCRIPTION PREPARED BY THE SURVEYOR.



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NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DATE: 05/01/2019  
BY: KYLE O. VAN LEEBY  
FLORIDA REGISTERED SURVEYOR NO. 2546  
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL BALISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FIELD SURVEY DATE**

PLAT PLAN  
BOUNDARY 02/25/2019  
FOR-BEARD  
FOUNDATION  
FUNDAL

- NEED OF INTERSECTION
- POINT OF INTERSECTION
- RADIOS
- ARC LENGTH
- CURVE BEG
- CURVE END
- ELECTRICAL WIRE
- FOUNDATION
- FOUNDATION FENCE
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY

- ELEVATION
- CONCRETE
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**PROJECT INFORMATION**  
ORDER NO: 29683012  
DRAWN BY: HF  
REVIEWED BY: HF  
CHECKED BY: VAN

**FIRST COAST LAND SURVEYORS, INC.**  
3161-4 ST. JOHNS BLUFF ROAD S. JACKSONVILLE, FL. 32246  
PHONE (904) 779-2062 FAX (904) 779-7784  
CERTIFICATE NO. LB 8225  
WWW.FIRSTCOASTLANDSURVEYING.COM

Walter H. Cannon  
7143 Railey Circle  
Jacksonville, Florida 32210

April 7, 1976

Mr. Cecil Rowland  
Streets and Highways Division  
City Hall  
Jacksonville, Florida

Dear Mr. Rowland:

I would like to get a private road classified as a private access road by the city of Jacksonville. The road already has a street sign and there is a twenty foot perpetual easement listed in the restrictions in official record volume 298, page 372, of the city records. The street is named Weigela and is located in West Jacksonville, off Ortega Farms Blvd.

I have attached a copy of an old survey and would like the road to go through parcel seven, which is lot 10, block 32, recorded in plat book 3, page 79, of the current public records of Duval County. This is the lot I own and would like to build a house on, but can not arrange financing unless the city will effect the twenty foot easement as a private road. Also, I would like to mention that this road has been accessible from Ortega Farms Blvd. for a number of years and meets the requirements of being accessible before January 1, 1975.

Any consideration you can give will be greatly appreciated. If you need any further information I can be contacted as shown below.

Sincerely,



Walter H. Cannon

WHC:prb

Walter H. Cannon  
7143 Railey Circle  
Jacksonville, Florida

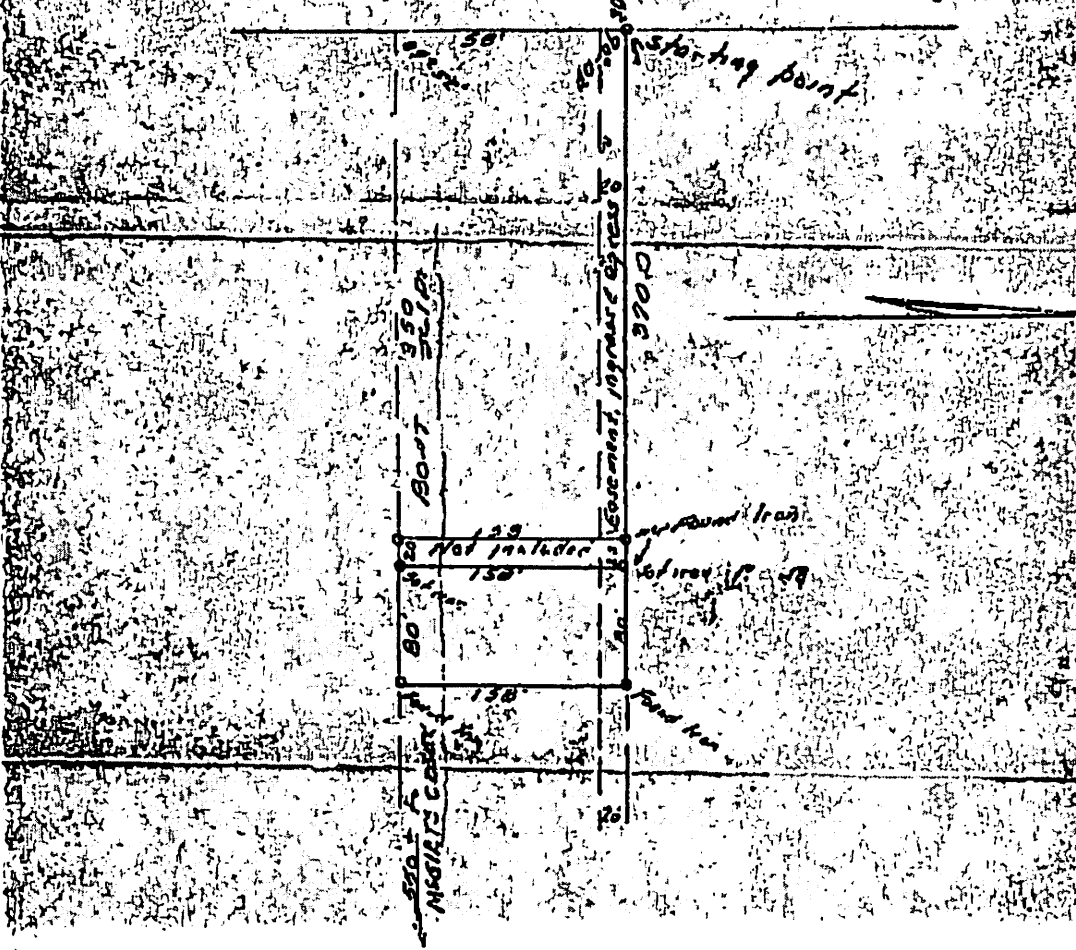
Home phone - 389-8640  
Business phone - 36-171, ext. 405

MAP SHOWING SURVEY OF  
 PART OF LOT 10 + BLOCK 32 \*  
 ORTEGA FARMS

Recorded in Plat Book 3 page 79, of Current Public Records of Duval Co., Fla.  
 For ROSS BROWN

\* MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 Commencing at the intersection of the Northerly line of said Lot 10 with the Easterly right of way line of Ortega Farms Boulevard (a 60 foot right of way as now established), thence Easterly along the Northerly line of said Lot 10 a distance of 370.0' to a point of beginning; thence southerly along said Northerly line of Lot 10 a distance of 80.0 feet; thence southerly parallel to said Easterly right of way line of Ortega Farms Boulevard a distance of 118 feet; thence westerly parallel to said Northerly line of Lot 10 a distance of 80.0 feet; thence Northerly parallel to said Easterly line of Ortega Farms Boulevard a distance of 138 feet to the Point of Beginning.

Ortega Farms Boulevard



I HEREBY CERTIFY that the above survey was made by me and  
 there are no encroachments.

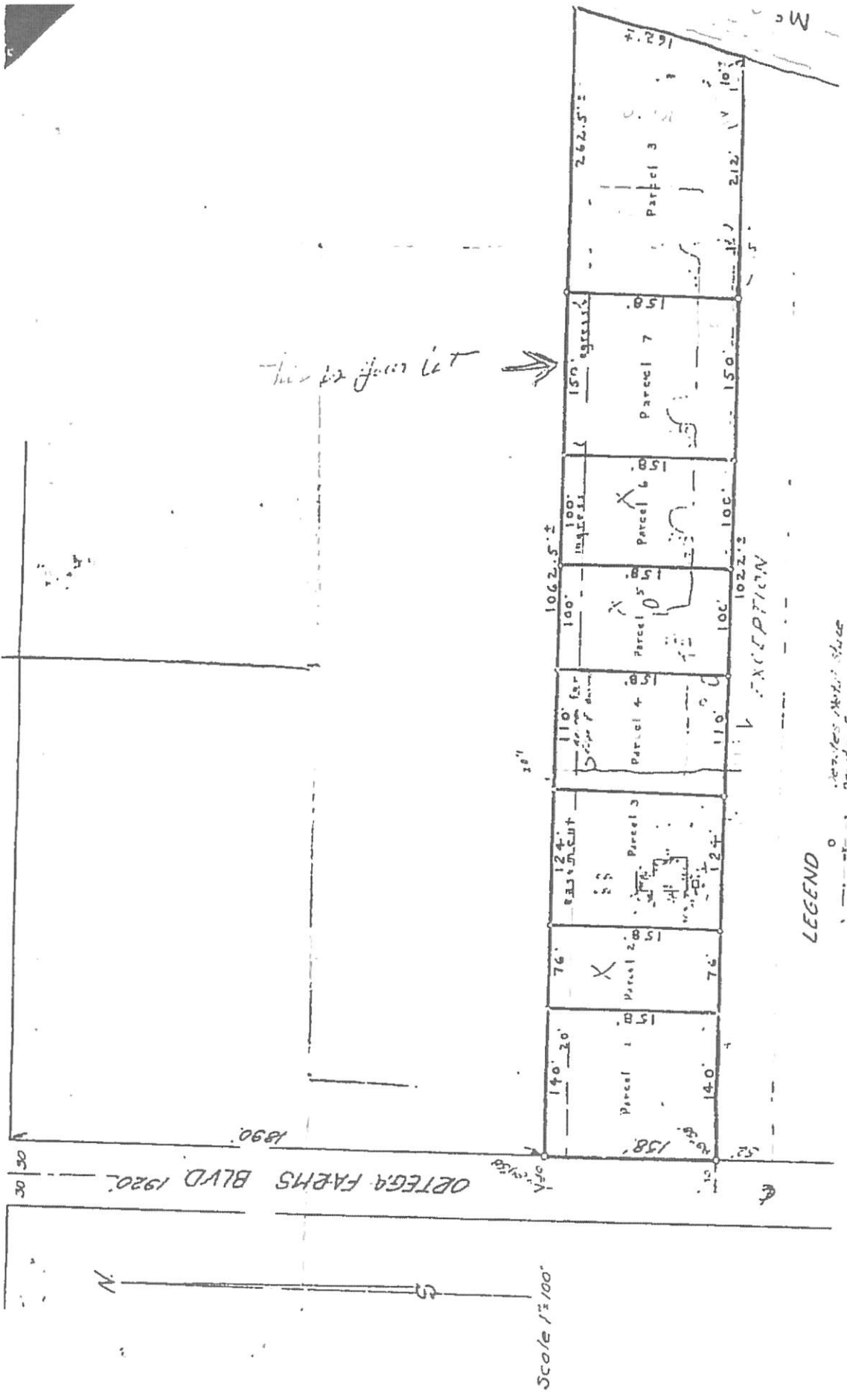
Dated: 12-20-1960

*C. H. Baker Jr.*

Scale: 1" = 100'

C. H. Baker Jr., Reg. Surveyor, Cert. 11  
 Reg. Engineer, Cert. 1266 Florida.

Indicates iron corner found, set, and/or verified.



this is your lot →

Scale 1/2" = 100'

N

LEGEND

0 Utilities Marked Blue  
 --- Dr 1/2" Easement

Amended: April 11, 1911

Mc

Prepared By and Return To:  
Johnni Nicole Causey, V.P.  
Landmark Title  
4540 Southside Boulevard, Suite 202  
Jacksonville, Florida 32216

File No.: LMT 18-3536

## General Warranty Deed

Made this November 13, 2018, By **Ortega LC, a Florida limited liability company**, whose address is: 11474 Halethorpe Drive, Jacksonville, Florida 32223, hereinafter called the Grantor, to **Meridian Property Development LLC, a Florida limited liability company**, whose address is: 4495-304 Roosevelt Boulevard, #247, Jacksonville, FL 32210, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

A PART OF LOT 10, BLOCK 32, AS SHOWN ON PLAT OF ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 10, WITH THE EASTERLY RIGHT-OF-WAY LINED OF ORTEGA FARMS BOULEVARD (A 60 FOOT RIGHT OF ESTABLISHED); THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10, 140.0 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 10, 140.0 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORTEGA FARMS BOULEVARD, 86.0 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 103341-0020

Subject to taxes accruing subsequent to December 31, 2018.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Howard J. Smith  
1st witness Signature  
Witness Printed Name **Howard J. Smith**  
**Howard J. Smith**

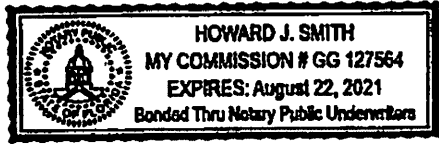
Ortega LC, a Florida limited liability company  
Edith M. Ortega (Seal)  
By) Edith M. Ortega  
Its: Manager

Scott Odell  
2nd witness signature  
Witness Printed Name **SCOTT Odell**

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 13th day of November, 2018, by Edith M. Ortega, as Manager of Ortega LC, a Florida limited liability company on behalf of the company, who is/are personally known to me or who has produced FL D/L as identification.

Howard J. Smith  
Notary Public



Prepared By and Return To:  
Johnni Nicole Causey, V.P.  
Landmark Title  
4540 Southside Boulevard, Suite 202  
Jacksonville, Florida 32216

File No.: LMT 18-3536

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.

Howard J. Smith  
1st witness signature  
Witness Printed Name **Howard J. Smith**  
**Howard J. Smith**

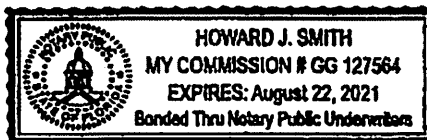
Ortega LC, a Florida limited liability company  
Edith M. Ortega (Seal)  
By) Edith M. Ortega  
Its: Manager

Scott Odell  
2nd witness signature  
Witness Printed Name **SCOTT Odell**

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 13th day of November, 2018, by Edith M. Ortega, as Manager of Ortega LC, a Florida limited liability company on behalf of the company, who is/are personally known to me or who has produced FL D/L as identification.

Howard J. Smith  
Notary Public



**2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L14000064511

Entity Name: MERIDIAN PROPERTY DEVELOPMENT LLC

Current Principal Place of Business:

4495-304 ROOSEVELT BLVD  
#247  
JACKSONVILLE, FL 32210

Current Mailing Address:

4495-304 ROOSEVELT BLVD  
#247  
JACKSONVILLE, FL 32210 US

FEI Number: 46-5463282

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SOTACK, COURTNEY A  
4495-304 ROOSEVELT BLVD  
#247  
JACKSONVILLE, FL 32210 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: COURTNEY SOTACK

03/21/2019

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title AMBR  
Name SOTACK, COURTNEY A  
Address 4495-304 ROOSEVELT BLVD  
#247  
City-State-Zip: JACKSONVILLE FL 32210

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: COURTNEY SOTACK

MS.

03/21/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date



## Detail by Entity Name

Florida Limited Liability Company  
MERIDIAN PROPERTY DEVELOPMENT LLC

### Filing Information

**Document Number** L14000064511  
**FEI/EIN Number**  
**Date Filed** 04/21/2014  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 05/03/2017

### Principal Address

4495-304 Roosevelt Blvd  
#247  
JACKSONVILLE, FL 32210

Changed: 05/03/2017

### Mailing Address

4495-304 Roosevelt Blvd  
#247  
JACKSONVILLE, FL 32210

Changed: 05/03/2017

### Registered Agent Name & Address

Sotack , Courtney A  
4495-304 Roosevelt Blvd  
#247  
JACKSONVILLE, FL 32210

Name Changed: 05/03/2017

Address Changed: 05/03/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR



## Detail by Entity Name

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MERIDIAN PROPERTY DEVELOPMENT LLC

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JACKSONVILLE, FL 32210

Changed: 05/03/2017

### Registered Agent Name & Address

Sotack, Courtney A  
4495-304 Roosevelt Blvd  
#247  
JACKSONVILLE, FL 32210

Name Changed: 05/03/2017

Address Changed: 05/03/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

## Corrigan, Connor

---

**From:** Schellhorn, Matthew E CIV USN (USA) <matthew.schellhorn@navy.mil>  
**Sent:** Thursday, June 27, 2019 2:12 PM  
**To:** Corrigan, Connor  
**Cc:** Huxford, Folks  
**Subject:** RE: Application Reviews

\*\*\*\*\* Please use this input as a Memorandum for the Record \*\*\*\*\*

Connor,

Before I respond to the applications I must state that one of my primary objectives is to protect the health, safety and welfare of the civilian and military communities.

Not sure why Permitting Office approved this request without having the Navy's input on the property when clearly building a structure in Accident Potential Zone (APZ) 1. The Permitting Office was correct on the noise level but missed the APZ requirement. The Navy never received the copies of the permitting application.

"The Building Inspection Division will provide to the U.S. Navy copies of any building permit applications for properties located within a >75 DNL and/or APZ-1 zones."

I talked with my leadership and we have some issues with both of the applications. Normally we would recommend disapproval on both the building of the house and splitting of the property to build two houses. The latter would create a density that we wouldn't even recommend approval in Accident Potential Zone 2.

However, taking into consideration the surrounding neighborhood we would be willing to recommend approval for a single house on the current .28 acre parcel (RE # 103341-0020, 6263 Ortega Farms Boulevard). We are NOT in agreement with the splitting of the property to build two houses thus increasing the density in accident potential zone.

We also think it might be worthwhile to have the landowner sign an Airport Notice Zone Acknowledgment...which informs the landowner of the Part 10 regulations, requirements, development and construction methods when living in the airport environment?

Standing by for questions and thanks for the heads up on this application. Matt

Matt Schellhorn  
CPLO NAS Jax/NS Mayport  
904-542-3737 or 904-270-6248 Ext. 1312  
Cell 904-864-2699

**From:** Corrigan, Connor <CCorrigan@coj.net>  
**Sent:** Thursday, June 27, 2019 9:46 AM  
**To:** Schellhorn, Matthew E CIV USN (USA) <matthew.schellhorn@navy.mil>  
**Subject:** [Non-DoD Source] Application Reviews

Mr. Schellhorn,

We have two companion applications that are seeking to build two new single family structures within the accident potential zone-1 of Naval Air Station Jacksonville. If you would, please review the applications and provide any comments the Navy might have regarding the applications.

Thank You,

**Connor Corrigan**

*City Planner I*

City of Jacksonville – Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7844



**ONE CITY. ONE JACKSONVILLE.**