

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2019-0369 (WRF-19-15)**

**July 16, 2019**

***Location:*** 6263 Ortega Farms Boulevard  
Between Ortega Boulevard and Wiegla Terrace

***Real Estate Number(s):*** 103341-0020

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 48 Feet to 0 Feet.

***Present Zoning:*** Residential Low Density-60 (RLD-60)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** 4-Southwest

***Owner / Applicant:*** Courtney Sotack  
Meridian Property Development LLC  
4495-304 Roosevelt Boulevard  
Jacksonville, Florida. 32210

***Staff Recommendation:*** Deny

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0369 (WRF-19-15)** seeks to reduce the required minimum road frontage from 48 feet to 0 feet to allow for a second single-family dwelling to be built on a single lot that is seeking to be split. The subject property is located in the Residential Low Density-60 (RLD-60) Zoning District which requires lots to be a minimum of 60 feet wide with at least 48 of road frontage. The proposed subject property would be approximately 6,020 Square feet (0.14 acres) in total size, with only 4,620 square feet of buildable area due to the private roadway easement (Weigela Terrace) that run through the subject property.

The subject site falls within the Accident Potential Zone-1 (APZ-1) of Naval Air Station Jacksonville. Section 656.1005.2 Subsection B 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.

**C17** of this subsection applies directly to the waiver application, as the request for the reduction in road frontage would allow for a second residence to be built and therefore would increase the density allowed on the platted lot in its current configuration.

**The United States 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 Administrative Deviation (**Ordinance 2019-0370/AD-19-32**) requesting to reduce the required square footage for two single family dwellings in the RLD-60 Zoning District from 6,000 square feet to 4,620 square feet to account for the private roadway that will run through both properties. The Planning and Development Department is recommending denial on the companion Administrative Deviation.

### **DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

(i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

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. Allowing for the intensification of this property would not only violate the local Ordinance Codes, but would also violate the mandates of the U.S. Navy which is a Federal Government Authority.

- (ii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?***

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.

- (iii) ***Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?***

Staff research found that the surrounding area contains many lots zoned RLD-60 which have less than 48 feet of road frontage. In addition to the four developed lots located along the private roadway easement of Weigela Terrace, there are twenty-one homes that are built along private roadway easement on the east side of Ortega Farms Boulevard south of Timuquana Road. The request to reduce the road frontage for the lot would not substantially diminish the property values in, or alter the essential character of the surrounding area.

- (iv) ***Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?***

There is a recorded private roadway (Weigela Terrace) that run through the northern portion of the property.

- (v) ***Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?***

The proposed lot split would conflict with Part 10 of the Jacksonville Zoning Code.

#### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **June 27, 2019** by the Planning and Development Department the required Notice of Public Hearing sign was posted correctly.



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

### RECOMMENDATION

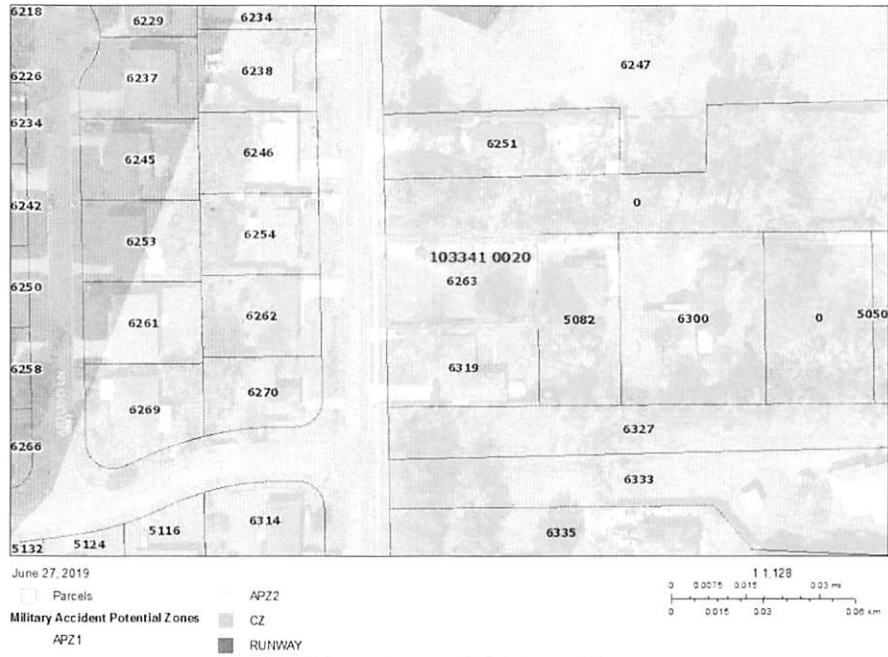
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0369 (WRF-19-15)** be **DENIED**.



Aerial View

Source: JaxGIS  
Date: June 27, 2019

Land Development Review



Accident Potential Zone Map

Source: JaxGIS  
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*

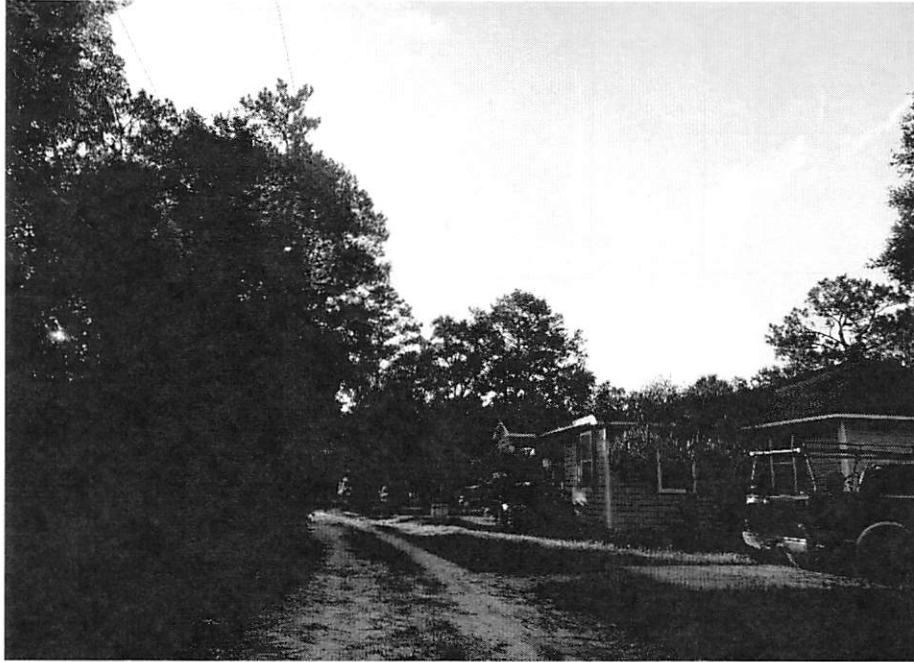


View of the neighboring property located at 6318 Ortega Farms Boulevard.

*Source: Planning and Development Department*

*Date: June 27, 2019*

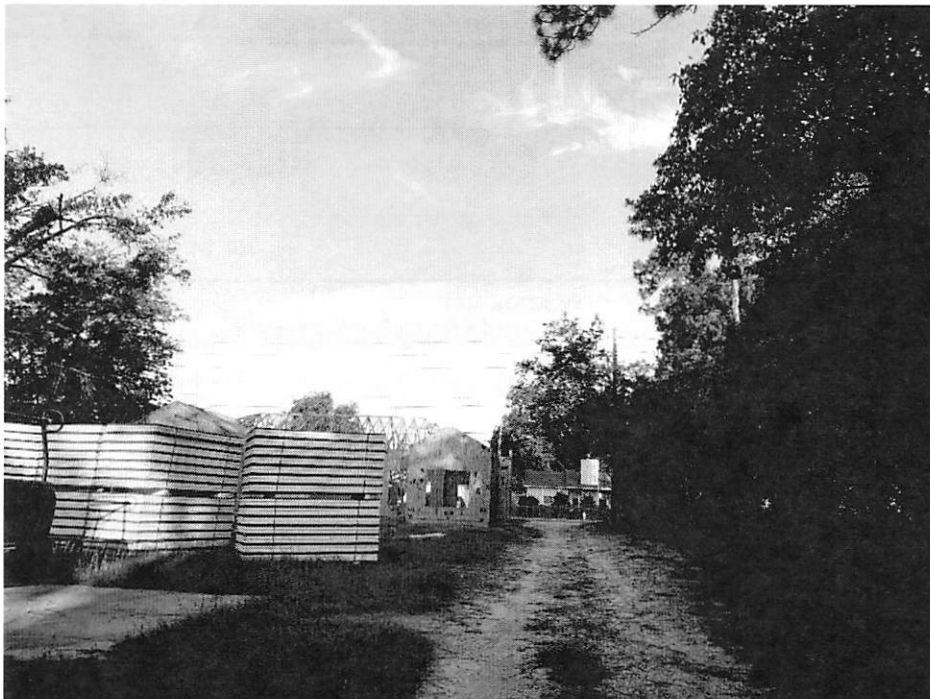




View of the neighboring property located at 5082 Weigela Terrace, as well as the view down Weigela Terrace looking east from the subject property.

*Source: Planning and Development Department*

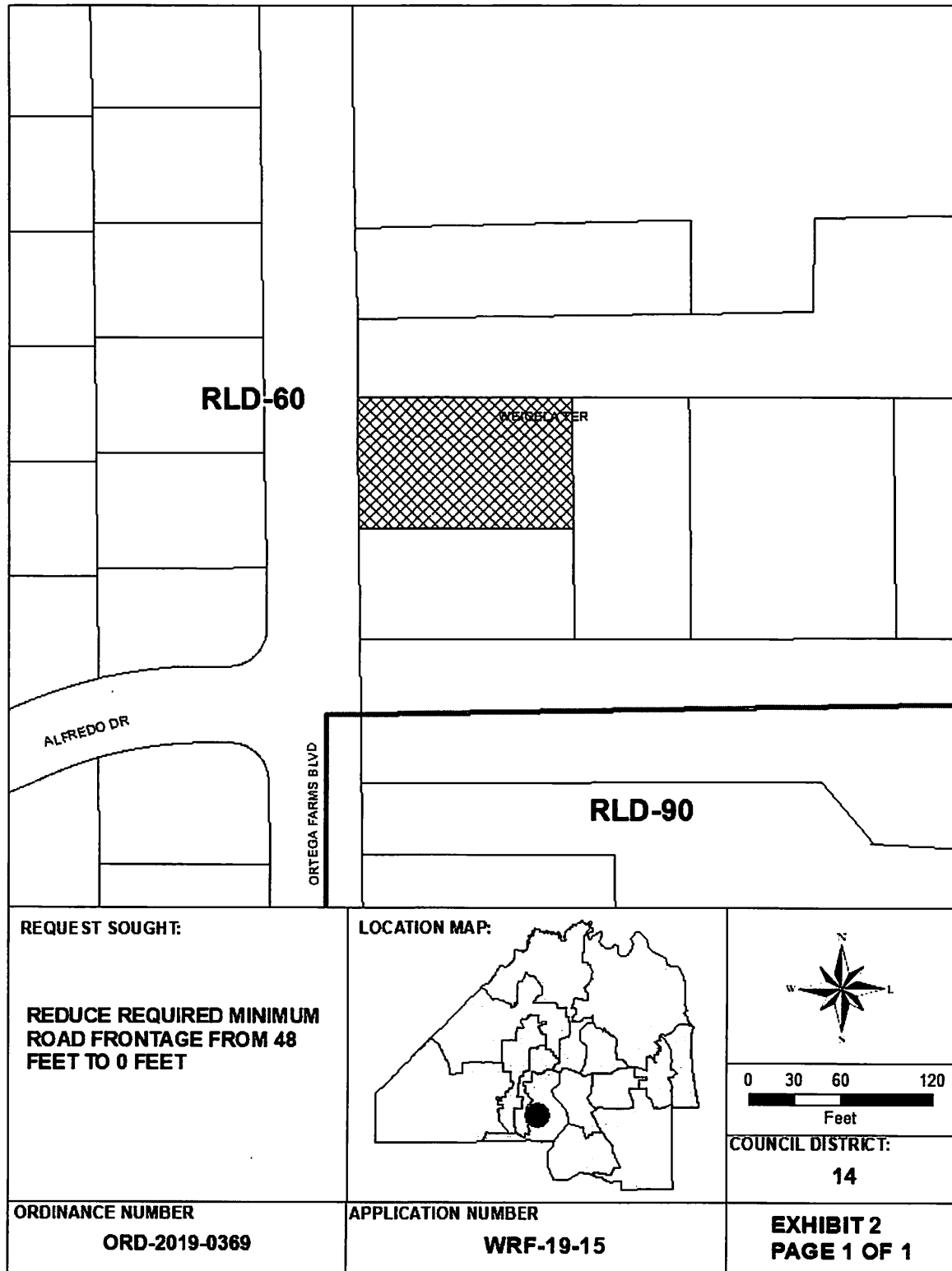
*Date: June 27, 2019*



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



WRF-19-15

AD-19-32

Date Submitted: 03/01/2019	Application Number: WRF-19-15
Date Filed: 5/6/2019	Public Hearing:

AICUZ ZONE

60dB

**Application for Waiver of Minimum Required Road Frontage**  
 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
Council District: 14	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none	
Applicable Section of Ordinance Code: 656.305A.II.(d)(i)(vii)	
Notice of Violation(s): none	
Neighborhood Associations: none	
Overlay: none	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: \$2393. Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 6263 ORTEGA FARMS BLVD.	2. Real Estate Number: 103341-0020
3. Land Area (Acres): 0.28 acres	4. Date Lot was Recorded: N/A - Pre-Consolidation
5. Property Located Between Streets: ORTEGA FARMS BLVD. WIELA TERRACE	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 48 feet to 0 feet.	
8. In whose name will the Waiver be granted? MERIDIAN PROPERTY DEV LLC / COURTNEY SETACK	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Courtney Sotnek</i>	10. E-mail: <i>c_sotnek@hotmail.com</i>
11. Address (including city, state, zip): <i>4495 Roosevelt Blvd #247 JACKSONVILLE FL 32210</i>	12. Preferred Telephone: <i>570 594 9720</i>

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

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i></li> <li>iii. <i>The proposed waiver 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 waiver;</i></li> <li>iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i></li> <li>v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i></li> </ul>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver 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 request and to meet the criteria set forth may result in a denial.

Requesting lot split per boundary requirements, to build a single family residential home on each property. Access using existing easement on property.

**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.

**Owner(s)**

Print name: COURTNEY SUTACK

Signature: [Signature]

**Applicant or Agent (if different than owner)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**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 A**

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

Date: 02/01/2019

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 Sitack, as owner of Medican 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 Sitack

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. **GG285651**

**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 Freeway Blvd. RE#(s): 103841-0020

To Whom It May Concern:

You are hereby advised that Courtney Sotirok 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 INAVICK 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 Sotirok

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 DI as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

MIGUEL A COPA  
(Printed name of NOTARY PUBLIC)

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

# MAP OF BOUNDARY SURVEY

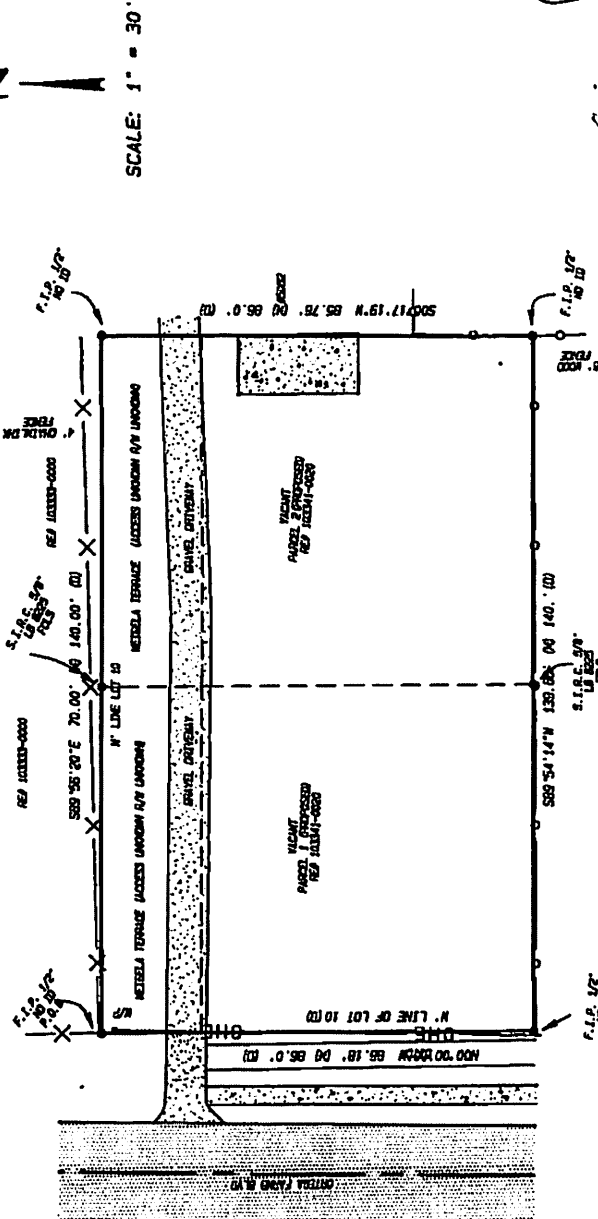
DESCRIPTION:  
 PART OF LOT 10, BLOCK 32, AS SHOWN ON PLAT OF ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 10 WITH THE EASTERLY RIGHT-OF-WAY LINE OF ORTEGA FARMS BOULEVARD (A 60 FOOT RIGHT OF WAY 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, 140.00 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.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

STREET ADDRESS:  
 6353 ORTEGA FARMS BLVD

### SURVEY NOTES:

- #1 BEARINGS ARE ASSUMED WITH THE WEST LINE OF LOT 10 BLOCK 32 BEING  $N00^{\circ}00'00''$  N.
- #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 0327 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT.
- #5 TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #6 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #7 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #8 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #9 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.
- #11 TEMPORARY NON-COMMERCIAL IMPROVEMENTS AND/OR MAN-MADE ITEMS SHALL BE REMOVED TO THE FRONT OF BUILDINGS, MATERIAL STORAGE AREAS, DRIVEWAYS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS. VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.



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 SUBJECT TO THE RESTRICTIONS AND EXEMPTIONS OF THE PROFESSIONAL SURVEYOR. THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

**PROJECT INFORMATION**  
 ORDER NO: 29883  
 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

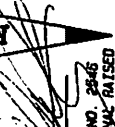
**FIELD SURVEY DATE**

FLORIDA	02/25/2019
BOUNDARY	
FOUNDATION	
FINAL	

**LEGEND**

---	BOUNDARY
---	FOUNDATION
---	FINAL
---	UTILITY
---	FENCE
---	DRIVEWAY
---	ROAD
---	CURVE

---	ELEVATION	---	CAST IRON	---	IRON
---	CONCRETE	---	MONUMENT	---	WOOD
---	FOUND FROM ROAD	---	FOUNDATION	---	STEEL
---	FOUND FROM ROAD AND CURB	---	MONUMENT	---	WIRE
---	FOUND FROM ROAD AND C&G	---	FOUNDATION	---	ROPE
---	FOUND FROM ROAD AND C&G	---	MONUMENT	---	SMOOTH
---	FOUND FROM ROAD AND C&G	---	FOUNDATION	---	WIRE
---	FOUND FROM ROAD AND C&G	---	MONUMENT	---	WIRE
---	FOUND FROM ROAD AND C&G	---	FOUNDATION	---	WIRE
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---	FOUND FROM ROAD AND C&G	---	FOUNDATION	---	WIRE







File: Engr. Project No. \_\_\_\_\_

REQUEST FOR ENGINEERING SERVICES

TO: CITY ENGINEER  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

REQUEST NO. \_\_\_\_\_

E \_\_\_\_\_

FROM: \_\_\_\_\_ PHONE \_\_\_\_\_

APPROVED: \_\_\_\_\_  
(Dept. Head or Auth. Rep)

SUBJECT: PROJECT TITLE Proposed Approved Private Road - Weigela Street  
Ortega Farms Boulevard to Creek

DESCRIPTION Drainage, road grading inspection

RELATED PROJECT City Ordinances: 74-1345-669 and 75-1301-613

AGENCY CONTACT Rowland, P. E. PHONE: 633-3660 SKETCH ATTACHED: Yes

AUTHORITY TO PROCEED WITH: (Over for Definitions)	EST. COST OF ENGR. SERVICES ONLY
1. Investigation "Drainage"	_____
2. Preliminary Design	_____
3. Design for Construction	_____
4. Contract Administration	_____
5. _____	_____

TOTAL ESTIMATED CHARGE TO BE ENCUMBERED \$ \_\_\_\_\_

\* Design will be reviewed with client on reaching 30%, 60%, and 100% completion.

AGENCY ACCOUNT NO.:	BUDGET OFFICE APPROVAL
FUND SOURCE (COP; Operational, RS etc.)	

ENGINEERING REQUEST FORM #1

FORM DATE: OCTOBER 1, 1975

Walter H. Cannon  
7143 Railey Circle  
Jacksonville, Florida 32210

April 7, 1976

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

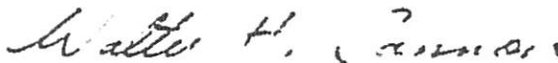
Dear Mr. Rowland:

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

WHR:prb

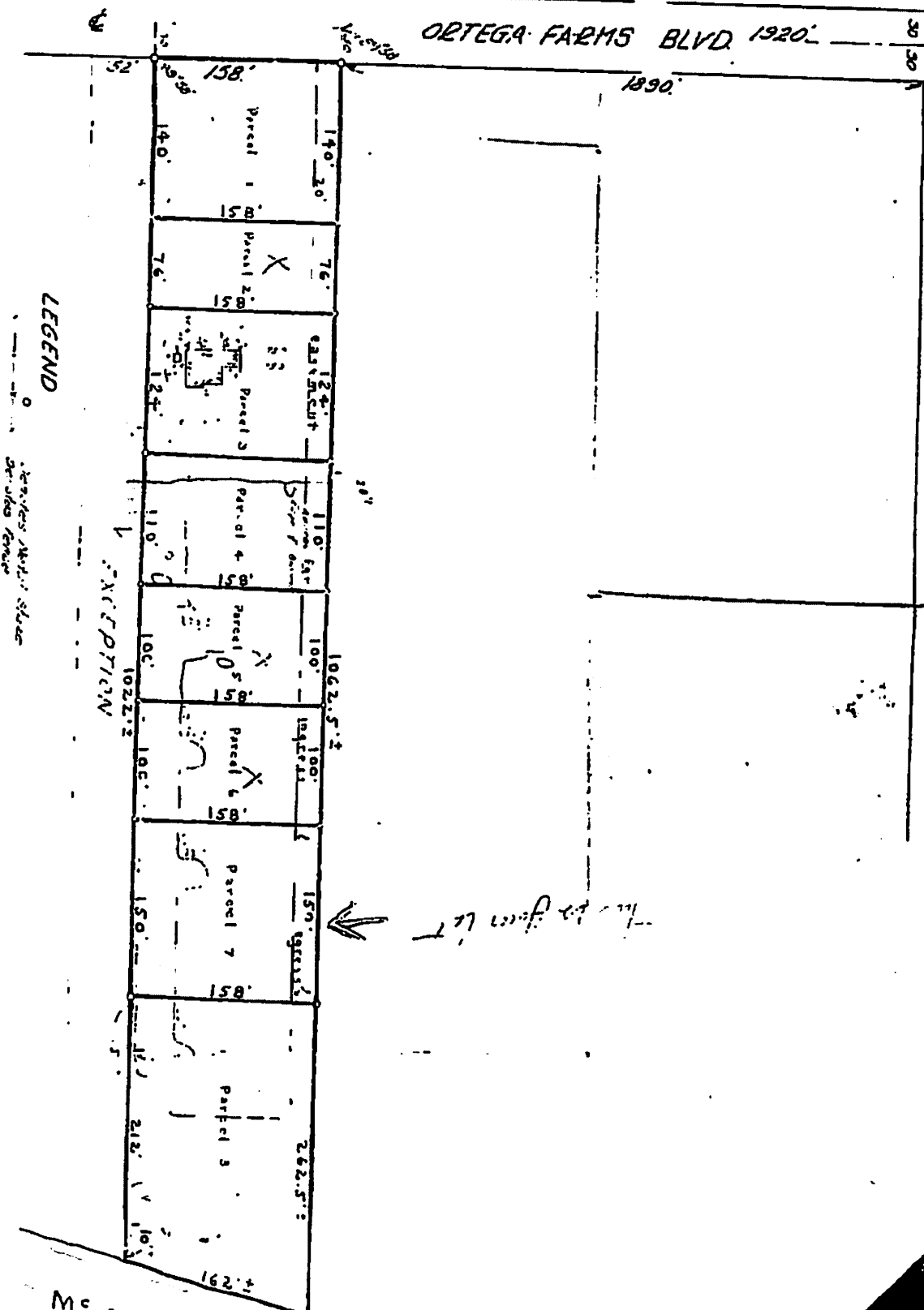
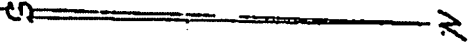
Walter H. Cannon  
7143 Railey Circle  
Jacksonville, Florida

Home phone - 389-8640

Business phone - 356-1711, ext. 165

Scale 1/2"=100'

ORTEGA FARMS BLVD. 1920'



← The to from left

### LEGEND

○ Survey Mark Stake  
--- Section Boundary

Recommended: April 11, 1961

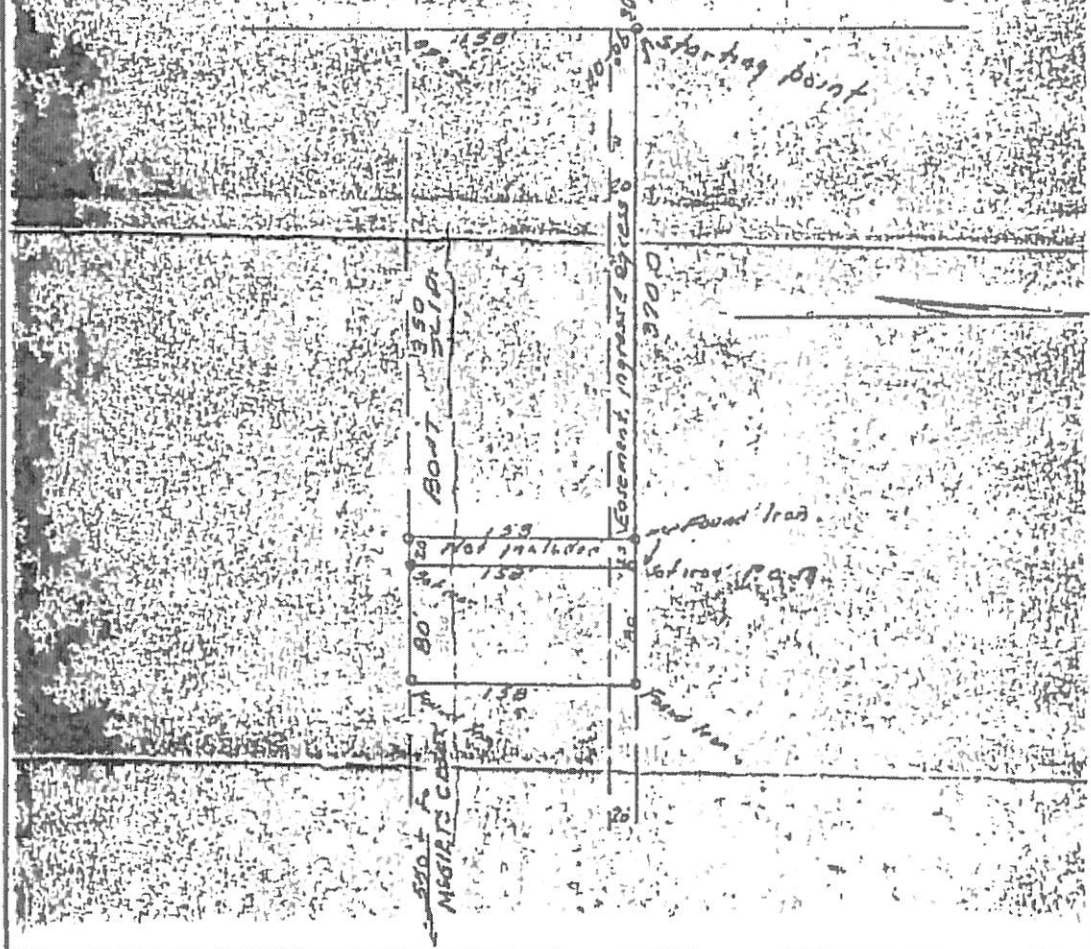
Mc

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 BOSS BROWN

\* MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 Commencing at the intersection of the Northernly 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 Northernly line of said  
 Lot 10 a distance of 370.0 feet to a point of beginning; thence  
 southerly along said Northernly line of Lot 10 a distance  
 of 80.0 feet; thence southerly parallel to said Easterly line of  
 Way line of Ortega Farms Boulevard a distance of 158 feet;  
 thence Westerly parallel to said Northernly line of Lot 10 a  
 distance of 80.0 feet; thence Northernly parallel to said  
 Easterly line of Ortega Farms Boulevard a distance of  
 158 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. Baher Jr.*

Scale: 1" = 100'

C. H. Baher Jr., Reg. Surveyor, Cert. 11  
 Reg. Engineer, Cert. 3266 Florida,

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

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:

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

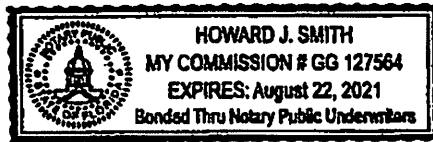
Ortega LC, a Florida limited liability company  
[Signature] (Seal)  
By: Edith M. Ortega  
Its: Manager

X [Signature]  
2nd witness signature  
Witness Printed Name X 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.

[Signature]  
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

## 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:

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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**

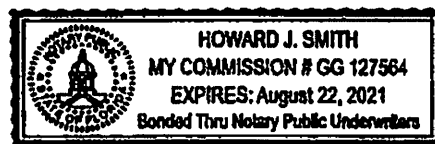
Ortega LC, a Florida limited liability company  
*Edith M. Ortega* (Seal)  
By: Edith M. Ortega  
Its: Manager

*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



## EXHIBIT 1

### Legal Description

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#### MAP OF BOUNDARY SURVEY

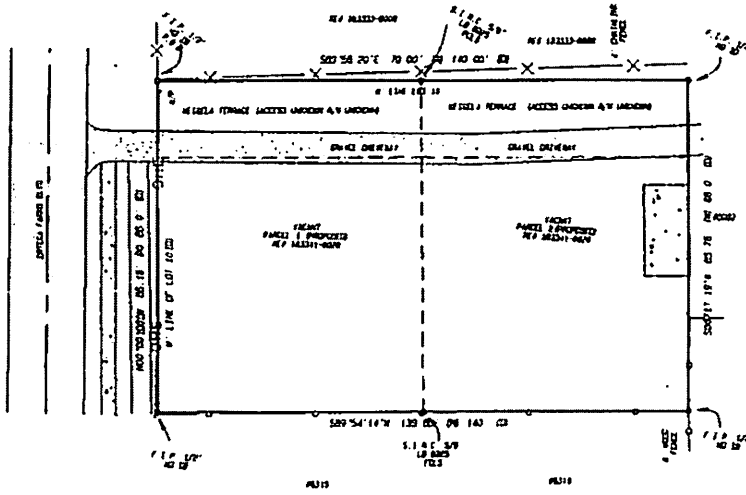
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MAP OF BOUNDARY SURVEY

**DESCRIPTION**  
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CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF  
 COURTNEY SOTACK  
 STREET ADDRESS  
 6743 ORTEGA FARMS BLVD

- SURVEY NOTES:**
- BEARINGS ARE ASSUMED WITH THE WEST LINE OF LOT 10 BLOCK 32, BEING N00°00'00"W
  - UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA MAP PANEL NO. 17031C (05)) & EFFECTIVE 11/03/2010, THE PROPERTY DESCRIBED HEREIN APPEARS TO LIE IN ZONE "X"
  - THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
  - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE
  - ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY
  - THIS SURVEY DOES NOT GUARANTEE OWNERSHIP
  - TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PILES, PAVERS BLOCKS, SUBSTATIONS OR PLASTIC UTILITIES, BUILDINGS NOT ON FOUNDATIONS, VEHICLES MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN
  - LEGAL DESCRIPTION PROVIDED BY CLIENT



SCALE: 1" = 30'

**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 FORBIDDEN 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.

CLYDE D. VAN KLEECK  
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546  
 NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL ABRASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EL	ELEVATION	F/V	FIRE HYDRANT	EN	WOOD
CONC	CONCRETE	IN	INLET VALVE	PI	POINT OF INTERSECTION
ASPH	ASPHALT	FO	FOUND	A/C	AREA CONDITIONING UNIT
STN	STATION	PL	PLAT	R	RIDGE
CONCR	CONCRETE	CM	CONCRETE MOUNTMENT	ARC	ARC LAMPH
F.C.M	FOUND CONCRETE MOUNTMENT	P.T	POINT OF TURNBACK	PRNG	PRONG SIGN
F.H.C	FOUND IRON ROD AND CAP	P.C	POINT OF CURVATURE	CRBL	CABLE BOX
F.F.P	FOUND IRON PIPE	U.E	UTILITY EASEMENT	EL	ELECTRIC POLE
F.P.C	FOUND IRON ROD AND CAP	D.B	DRAINAGE BASINMENT	OP	OPEN END
F.M.C	FOUND METAL AND CROWN	A.S	ARC SIGN	E.L.F	ELECTRIC LINE FENCE
W	WATER	CA	CENTERLINE	W.P	WOOD POLE
AD	ADJUSTMENT	LP	LEAD LINE	DR	DRAINAGE
CD	CALCULATED REARRANGEMENT	S	SET	W.M	WATER METER
		W	WOOD	CP	CORNER POLE
		CL	CLUMP		

**FIELD SURVEY DATE**  
 PLOT PLAN  
 BOUNDARY 02/25/2019  
 FOREGROUND  
 FOUNDATION  
 FINAL

**FIRST COAST LAND SURVEYORS, INC.**  
 3161 451 JONES BLVD ROAD 4, JACKSONVILLE, FL 32246  
 PHONE (904) 779-2062 FAX (904) 779-7704  
 CERTIFICATE NO. LO 8225  
 WWW.FIRSTCOASTLANDSURVEYING.COM

**PROJECT INFORMATION**  
 ORDER NO.: 29683  
 DRAWN BY: MF  
 REVIEWED BY: MF  
 CHECKED BY: VAN

## Corrigan, Connor

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**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.**