

Application For Administrative Deviation

Planning and Development Department Info

Application # 24-52 **Staff Sign-Off/Date** MGR / 07/11/2024
Filing Date N/A **Number of Signs to Post** 2
Current Land Use Category CGC
Deviation Sought REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 134 TO 79
Applicable Section of Ordinance Code 656.604
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association THE EDEN GROUP, INC. AND TROUT RIVER JAX
Overlay N/A

Application Info

Tracking # 5681 **Application Status** SUFFICIENT
Date Started 06/24/2024 **Date Submitted** 06/28/2024

General Information On Applicant

Last Name YANCY **First Name** LAWRENCE **Middle Name**
Company Name LAWRENCE YANCY BUSINESS SERVICES
Mailing Address 10959 OAK RIDGE DRIVE NORTH
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone 9045684317 **Fax** 904 **Email** LAWRENCEYANCY@YAHOO.COM

General Information On Owner(s)

Last Name WAKSMAN **First Name** ALEXANDER **Middle Name**
Company/Trust Name 10663 MONACO DR LLC
Mailing Address 578 WASHINGTON BLVD UNIT 841
City MARINA DEL REY **State** CA **Zip Code**
Phone 8186316113 **Fax** **Email** WAKSMAN22@GMAIL.COM

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

| Map RE# | Council District | Planning District | Current Zoning District(s) |
|-----------------|------------------|-------------------|----------------------------|
| Map 044148 0055 | 8 | 6 | CCG-1 |

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

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

In Whose Name Will The Deviation Be Granted

CENTY WAY LLC (DBA) CENTY

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

House #

Street Name, Type and Direction

Zip Code

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from to square feet.
- 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 feet.
- 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 feet.
- Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required **5** feet along:

- North to feet;
- East to feet;
- South to feet;
- West 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 square feet to square feet.
- Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.
- Reduce the number of terminal island trees from terminal islands required to terminal islands.

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.

Reduce the number of trees along from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

North boundary to feet;

East boundary to feet;

South boundary to feet;

West boundary to feet.

Reduce the number of trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

West property boundary from required to trees.

Increase the maximum width of the driveway access from from 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to feet wide;

East property boundary to feet wide;

South property boundary to feet wide;

West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES THERE ARE PRACTICAL OR ECONOMIC THE REDUCE PARKING IS FOR A RESTAURANT. IT NEEDED TO CREATE JOBS AND ADD ECONOMIC AND INCOME TO THIS AREA

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

NO THE REQUEST WILL NOT TRY TO REDUCE THE COST OF DEVELOPING THE SITE

3. 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;

NO THIS DEVIATION WILL NOT SUBSTANTIALLY PROPERTY, NOR THE ESSENTIAL CHARACTER OF , THE AREA SURROUNDING THE SITE WILL NOT SUBSTANTANTIALLY

INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS PROPERTY WOULD BE AFFECTED BY THIS DEVIATION.

4. 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;

THIS 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 AND OTHER APPLICABLE LAW THIS

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

N/A

(ii) The length of time the violation has existed without receiving a citation; and

N/A

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

N/A

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

Agreed to and submitted

Filing Fee Information

| | |
|---|------------|
| 1) Non-residential District Base Fee | \$952.00 |
| 2) Plus Notification Costs Per Addressee | |
| 16 Notifications @ \$7.00/each: | \$112.00 |
| 3) Total Application Cost: | \$1,064.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

10663 MONACO DRIVE LLC
Owner Name

10663 MANACO DRIVE JACKSONVILLE FL 32218.
Address(es) for Subject Property

044148-0055
Real Estate Parcel Number(s) for Subject Property

LAWRENCE YANU
Appointed or Authorized Agent(s)

ADMINISTRATIVE DEVIATION
Type of Request(s)/Application(s)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, this day personally appeared Tal Bader, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the _____ of _____, a _____ (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

113 [Signature]
 Signature of Affiant

TAL BADER
 Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 27TH day of JUNE, 2024, by TAL BADER, as AFFIANT for 10663 MONACO DR LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced DRIVER LICENSE

[Signature]
 Notary Public Signature
FRAN MUNOZ

[NOTARY SEAL]



Printed/Typed Name - Notary Public
 My commission expires: 3/15/25

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

10663 MONACO DR LLC

Owner Name

10663 MANACO BRIVE JACKSONVILLE FL 32218

Address(es) for Subject Property

044148-0055

Real Estate Parcel Number(s) for Subject Property

LAWRENCE YANCY

Appointed or Authorized Agent(s)

ZONING EXCEPTION

Type of Request(s)/Application(s)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, this day personally appeared Tal Bader, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the _____ of _____, a _____ (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

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5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Handwritten Signature]

Signature of Affiant

TAL BADER

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 27th day of JUNE, 2024, by Tal Bader as AFFIANT for 10663 MONACO DRIVE, LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced DRIVER LICENSE

[Handwritten Signature]

Notary Public Signature

Fran Munoz

Printed/Typed Name – Notary Public

My commission expires: 3/15/25

[NOTARY SEAL]



NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Prepared by and return to:

Kathryn Pope Esq.
Vo Law
97 Orange Street
St. Augustine, FL 32084
(904) 815-0001

File Number: 24-03-77

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **22nd day of April, 2024** between **BMG Enterprises, Inc., a Florida Corporation**, whose mailing address is **68 Maiden Terrace, Ponte Vedra Beach, FL 32081** ("**Grantor**") to, **10663 Monaco DR, LLC, a Florida limited liability company** whose mailing address is **578 Washington Blvd., Unit # 841, Attention: Tal Bader, Marina Del Rey, California 90292** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Duval County, Florida** and fully described as follows:

See Exhibit "A"

Parcel Identification Number: 044148-0055

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for **2024** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Signed, sealed and delivered in the presence of:

BMG ENTERPRISES, INC., a Florida corporation

Witness Signature
Print Name: Amy Marie Vo
Address: 91 Orange Street
St. Augustine, FL 32084

By: Benjamin Gottlieb, President

Witness Signature
Print Name: Kathryn Pope
Address: 97 Orange Street
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of April, 2024 by Benjamin Gottlieb, President of BMG Enterprises, Inc., a Florida corporation, on behalf of the Corporation.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification:

Type of Identification Produced: Florida Driver's License

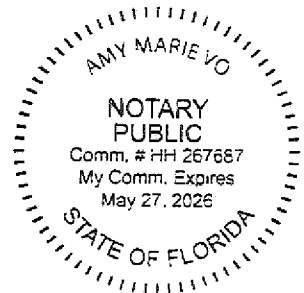


EXHIBIT "A"**Legal Description****PARCEL A:**

That certain tract or parcel of land which is a part of the westerly 600 feet of Lot 2 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of former public records of Duval County, Florida, said property being more particularly described as follows:

Commencing at the intersection of the northerly prolongation of the easterly line of Monaco Drive and the original centerline of Dunn Avenue; thence along said easterly line of Monaco Drive and said northerly prolongation thereof, South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet to the true point of beginning. From the true point of beginning thus described thence North 89 degrees 30 minutes 30 seconds East, a distance of 163 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 419.62 feet; thence North 88 degrees 57 minutes 30 seconds East, a distance of 377.02 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 134.00 feet; thence South 89 degrees 30 minutes 30 seconds West, a distance of 540.00 feet to a point on the easterly line of Monaco Drive; thence along said easterly line of Monaco Drive North 00 degrees 30 minutes 30 seconds West, a distance of 550.00 feet to the true point of beginning.

LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 9459, Page 248, of the Public Records of Duval County, Florida; also LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 16832, Page 1573.

PARCEL B:

That certain tract or parcel of land which is a part of the westerly 600 feet of Lot 2 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of former public records of Duval County, Florida, said property being more particularly described as follows:

Commencing at the intersection of the northerly prolongation of the easterly line of Monaco Drive and the original centerline of Dunn Avenue; thence along said easterly line of Monaco Drive and said northerly prolongation thereof, South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet; thence North 89 degrees 30 minutes 30 seconds East, a distance of 150.00 feet to the true point of beginning. From the true point of beginning thus described, thence North 00 degrees 30 minutes 30 seconds West, a distance of 126.00 feet to a point in the southerly right of way line of Dunn Avenue; thence North 89 degrees 25 minutes 00 seconds East, along said southerly right of way of Dunn Avenue, a distance of 190.00 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 200.00 feet; thence North 89 degrees 24 minutes 17 seconds East, a distance of 200.00 feet; thence South 00 degrees 30 minutes 30 seconds East, a distance of 342.66 feet; thence South 88 degrees 57 minutes 30 seconds West, a distance of 377.02 feet; thence North 00 degrees 30 minutes 30 seconds West, a distance of 419.62 feet; thence South 89 degrees 30 minutes 30 seconds West, a distance of 13.0 feet to the true point of beginning.

LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 9459, Page 2479 AND LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 14743, Page 649; LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 16832 page 1573, of the Public Records of Duval County, Florida.

LESS AND EXCEPT that parcel described in deed recorded in Official Records Book 10928, page 1142.


TOGETHER WITH that certain non exclusive Grant of Easement recorded in Official Records Book 16832, page 1575.

Commonly known as: 10663 Monaco Drive, Jacksonville, FL 32218

Parcel Identification Number: Property: 044148-0055

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

10663 MONACO DR LLC 
 578 WASHINGTON BLVD UNIT #841
 ATTN: TAL BADER
 MARINA DEL REY, CA 90292

Primary Site Address
 10663 MONACO DR
 Jacksonville FL 32218-

Official Record Book/Page
 21031-02245

Tile #
 6312

10663 MONACO DR
 Property Detail

| | |
|-----------------------|---|
| RE # | 044148-0055 |
| Tax District | GS |
| Property Use | 1692 Shopping Ctr/Nbhd |
| # of Buildings | 3 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 20007 JOHN BROWARD GRANT S/D |
| Total Area | 178344 |

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

| Value Description | 2023 Certified | 2024 In Progress |
|---------------------------------|-----------------------|------------------|
| Value Method | Income | Income |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$1,004,602.00 | \$1,102,277.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$4,330,000.00 | \$2,808,400.00 |
| Assessed Value | \$3,909,840.00 | \$2,808,400.00 |
| Cap Diff/Portability Amt | \$420,160.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$3,909,840.00 | See below |

Taxable Values and Exemptions – In Progress 

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History 

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|----------------|---------------------------|-----------------------|-----------------|
| 21031-02245 | 4/22/2024 | \$2,680,000.00 | SW - Special Warranty | Qualified | Improved |
| 17220-01746 | 5/29/2015 | \$100.00 | WD - Warranty Deed | Unqualified | Vacant |
| 17184-01465 | 5/29/2015 | \$535,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 09491-01738 | 12/8/1999 | \$225,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 07632-00247 | 6/30/1993 | \$10,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 06263-02002 | 12/19/1986 | \$100.00 | WD - Warranty Deed | Unqualified | Vacant |
| 06249-00022 | 11/19/1986 | \$100.00 | WD - Warranty Deed | Unqualified | Vacant |
| 06014-02261 | 9/17/1985 | \$60,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 05556-01356 | 8/5/1982 | \$740,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 05378-00663 | 7/14/1981 | \$565,500.00 | WD - Warranty Deed | Unqualified | Improved |
| 03554-00166 | 7/23/1973 | \$2,000,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 03398-00300 | 7/27/1972 | \$150,000.00 | MS - Miscellaneous | Unqualified | Improved |

Extra Features 

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|----|--------------|---------------------|-------|--------|-------|-------------|--------------|
| 1 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 35,487.00 | \$48,067.00 |
| 1 | PVCC1 | Paving Concrete | 2 | 0 | 0 | 2,119.00 | \$11,048.00 |
| 1 | PVCC1 | Paving Concrete | 3 | 0 | 0 | 2,095.00 | \$10,923.00 |
| 2 | WMCC1 | Wall Masonry/Concrt | 3 | 0 | 0 | 320.00 | \$3,562.00 |
| 2 | WMCC1 | Wall Masonry/Concrt | 2 | 0 | 0 | 320.00 | \$3,562.00 |
| 2 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 2,492.00 | \$12,993.00 |
| 3 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 320.00 | \$3,562.00 |
| 4 | BHCC1 | Bulkhead Concrete | 1 | 0 | 0 | 250.00 | \$154,700.00 |

Land & Legal 

Land

Legal

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-----------------|-------------------|-------|-------|----------|------------|----------------|----------------|
| 1 | 1000 | COMMERCIAL | CCG-1 | 0.00 | 0.00 | Common | 178,596.00 | Square Footage | \$1,102,277.00 |

| LN | Legal Description |
|----|------------------------------|
| 1 | 1-7 49-1S-26E 4.1 |
| 2 | JOHN BROWARD GRANT S/D |
| 3 | PT LOT 2 RECD O/R 21031-2245 |
| 4 | BEING PARCELS A,B |

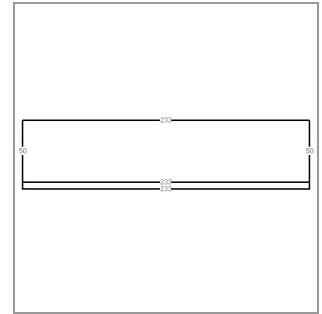
Buildings

Building 1
 Building 1 Site Address
 10663 MONACO DR Unit
 Jacksonville FL 32218-

| | |
|-----------------------|----------------------|
| Building Type | 1602 - SHOP CTR NBHD |
| Year Built | 2016 |
| Building Value | \$1,058,515.00 |

| Type | Gross Area | Heated Area | Effective Area |
|--------------|--------------|--------------|----------------|
| Base Area | 11650 | 11650 | 11650 |
| Canopy | 1398 | 0 | 350 |
| Total | 13048 | 11650 | 12000 |

| Element | Code | Detail |
|---------------------|------|-------------------|
| Exterior Wall | 15 | 15 Concrete Blk |
| Exterior Wall | 25 | 25 Modular Metal |
| Roof Struct | 10 | 10 Steel Fr/Trs |
| Roofing Cover | 12 | 12 Modular Metal |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 3 | 3 Concrete Fin |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 4 | 4 Packaged Unit |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 3 | 3 C-Masonry |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |



| Element | Code | Detail |
|------------------|--------|--------|
| Stories | 1.000 | |
| Baths | 0.000 | |
| Rooms / Units | 6.000 | |
| Avg Story Height | 14.000 | |

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|------------------------------|----------------|------------|----------------|--------------------|--------------------|--------------------|
| Gen Govt Ex B&B | \$3,909,840.00 | \$0.00 | \$3,909,840.00 | \$40,224.79 | \$44,247.27 | \$40,449.25 |
| Public Schools: By State Law | \$4,330,000.00 | \$0.00 | \$4,330,000.00 | \$11,502.04 | \$13,782.39 | \$12,705.09 |
| By Local Board | \$4,330,000.00 | \$0.00 | \$4,330,000.00 | \$7,990.29 | \$9,733.84 | \$8,826.27 |
| FL Inland Navigation Dist. | \$3,909,840.00 | \$0.00 | \$3,909,840.00 | \$113.74 | \$112.60 | \$112.60 |
| Water Mgmt Dist. SJRWMD | \$3,909,840.00 | \$0.00 | \$3,909,840.00 | \$701.64 | \$701.03 | \$701.03 |
| School Board Voted | \$4,330,000.00 | \$0.00 | \$4,330,000.00 | \$0.00 | \$4,330.00 | \$0.00 |
| | | | Totals | \$60,532.50 | \$72,907.13 | \$62,794.24 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|----------------|----------------|------------|----------------|
| Last Year | \$3,554,400.00 | \$3,554,400.00 | \$0.00 | \$3,554,400.00 |
| Current Year | \$4,330,000.00 | \$3,909,840.00 | \$0.00 | \$3,909,840.00 |

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
10663 MONACO DR, LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L24000177001 |
| FEI/EIN Number | NONE |
| Date Filed | 04/15/2024 |
| Effective Date | 04/14/2024 |
| State | FL |
| Status | ACTIVE |

Principal Address

578 WASHINGTON BLVD UNIT 841
ATTN: TAL BADER
MARINA DEL REY, CA 90292 UN

Mailing Address

578 WASHINGTON BLVD UNIT 841
ATTN: TAL BADER
MARINA DEL REY, CA 90292 UN

Registered Agent Name & Address

GARAVITO, JORGE
9463 SW 123 AVE
MIAMI, FL 33186

Authorized Person(s) Detail

Name & Address

Title MGR

BADER, TAL
578 WASHINGTON BLVD, 841
MARINA DEL REY, CA 90292 UN

Title MGR

WAKSMAN, ALEXANDER
23227 PARK CORNICHE
CALABASAS, CA 91302

Annual Reports

No Annual Reports Filed

Document Images

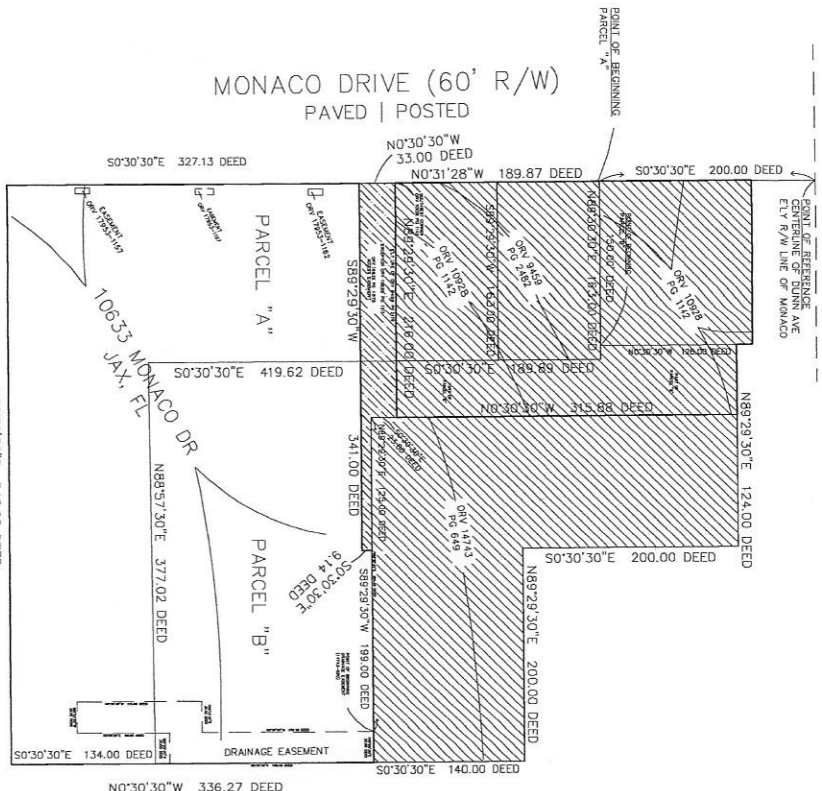
[04/15/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

CENTERLINE OF DUNN AVENUE (100' R/W PER PLAT)

ALTA/NSPS LAND TITLE SURVEY



- 9) Easement as set out and returned in Official Records Book 2000, page 505. Elton Property v Bowcat
 7) Coase Agreement and Termination Agreement recorded in Official Records Book 9425, Page 288, as dictated by page 1410 and as amended by First Standard Amendment to Coase Agreement and Termination Agreement recorded in Official Records Book 14743, page 649 and Second Standard Amendment to Coase Agreement and Termination Agreement recorded in Official Records Book 14743, page 649.
 8) Affidavit of Title recorded in Official Records Book 14743, page 649.
 9) Affidavit of Title recorded in Official Records Book 14743, page 649.
 10) Affidavit of Title recorded in Official Records Book 14743, page 649.
 11) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 12) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 13) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 14) Right of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.

PARCEL "A"

THAT CERTAIN TRACT OR PARCEL OF LAND WHICH IS A PART OF THE WESTERLY 600 FEET OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF FORMER PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF MONACO DRIVE AND SAID NORTHERLY PROLONGATION THEREOF, SOUTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 163 FEET, THENCE SOUTH 00 DEGREES 30 SECONDS EAST, A DISTANCE OF 419.62 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 377.02 FEET, THENCE SOUTH 00 DEGREES 30 SECONDS EAST, A DISTANCE OF 134.00 FEET, THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.00 FEET TO A POINT ON THE EASTERLY LINE OF MONACO DRIVE, THENCE ALONG SAID EASTERLY LINE OF MONACO DRIVE NORTH 00 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 550.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 9459, PAGE 2482 AND ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 16832, PAGE 1573 OF THE PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA.

AND

PARCEL "B"

THAT CERTAIN TRACT OR PARCEL OF LAND WHICH IS A PART OF THE WESTERLY 600 FEET OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF FORMER PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF MONACO DRIVE AND THE ORIGINAL CENTERLINE OF DUNN AVENUE, THENCE ALONG SAID EASTERLY LINE OF MONACO DRIVE AND SAID NORTHERLY PROLONGATION THEREOF, SOUTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 200 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1500 FEET TO THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THENCE NORTH 00 DEGREES 30 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DUNN AVENUE, THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF DUNN AVENUE, A DISTANCE OF 190.00 FEET, THENCE SOUTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET, THENCE NORTH 89 DEGREES 24 MINUTES 17 SECONDS EAST, A DISTANCE OF 342.66 FEET, THENCE SOUTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 377.02 FEET, THENCE NORTH 00 DEGREES 30 SECONDS WEST, A DISTANCE OF 419.62 FEET, THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 130 FEET TO THE TRUE POINT OF BEGINNING.

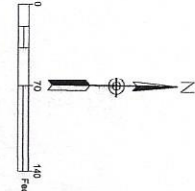
LESS AND EXCEPT THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 9459, PAGE 2479 AND ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 14743, PAGE 649 OF THE PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 16832 PAGE 1573.

LESS AND EXCEPT THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 10928 PAGE 1142.

TOGETHER WITH THAT CERTAIN NON EXCLUSIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 16832, PAGE 1575, OF THE PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA.

- 1) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 2) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 3) Non-Exclusive Grant of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 4) Right of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.
 5) Easement as set out and returned in Official Records Book 2000, page 505. Elton Property v Bowcat
 6) Coase Agreement and Termination Agreement recorded in Official Records Book 9425, Page 288, as dictated by page 1410 and as amended by First Standard Amendment to Coase Agreement and Termination Agreement recorded in Official Records Book 14743, page 649 and Second Standard Amendment to Coase Agreement and Termination Agreement recorded in Official Records Book 14743, page 649.
 7) Affidavit of Title recorded in Official Records Book 14743, page 649.
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 14) Right of Easement as set forth by instrument recorded in Official Records Book 17821, page 484. Alvarez Property, Mel Pontolillo.



| Abbreviation | Full Description |
|--------------|------------------|
| Ac | ACRES |
| Adm | ADMINISTRATIVE |
| Ap | APPROXIMATE |
| As | AS SHOWN |
| Blk | BLOCK |
| Bo | BOUNDARY |
| Br | BRIDGE |
| Cd | CENTERLINE |
| Ck | CHANNEL |
| Cm | CORNER |
| Cov | COVERED |
| Cr | CORNER |
| Cur | CURB |
| D | DEGREE |
| E | ELECTRIC |
| Ea | EASEMENT |
| El | ELEVATION |
| Em | ENCLOSURE |
| En | ENCLOSURE |
| Eq | EQUINE |
| Ex | EXCISEMENT |
| F | FEET |
| Fb | FENCE |
| Fp | FLAG POLE |
| G | GALVANEZING |
| H | HIGHWAY |
| I | IRON PIPE |
| J | JUNCTION |
| K | KITCHEN |
| L | LESS |
| Lt | LEFT TO REMAIN |
| M | MINUTE |
| N | NORTH |
| Nb | NORTH BOUNDARY |
| Nc | NORTH CORNER |
| Ns | NORTH SIDE |
| O | OCCUPANCY |
| P | PIERCING |
| Pf | PLANTING |
| Pg | PAGE |
| Pr | PRINTED |
| Q | QUANTITY |
| R | RANGE |
| S | SECTION |
| Sd | SECTION |
| St | STONE |
| T | TOWNSHIP |
| U | UNDERGROUND |
| V | VOLUME |
| W | WEST |
| Wb | WEST BOUNDARY |
| Ws | WEST SIDE |
| X | CROSS |
| Y | YARD |
| Z | ZONING |

**BANKS & BANKS
CONSULTING, INC.**
83 WEST 17TH STREET ATLANTIC BRANCH BL.
MIAMI, FL 33139
TEL: 305-456-2800 FAX: 305-456-2436
A CORPORATION COMPANY
BANKS@BANKSANDBANKS.COM

NOTES

THIS IS A BOUNDARY SURVEY.
 FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO. 12310/019/J
 DATED 01-22-2018
 BEHIND DRAIN BASED ON THE ELY/E/W LINE OF MONACO RD BEING S070°30'W,
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON
 THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR PLATFILES OF THIS
 LOCAL BUSINESS NUMBER 7920

DATE: MARCH 18, 2024
 SCALE: 1"=40' ± FEET
 JOB NO: 17927

DARYL S. BANKS
 REG. PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 NO. 6083

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6083, AS TIMESTAMPED ON BORDER.

JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR & MAPPING BUSINESS NO. LB 3672
 FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 7292
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

DATE: DECEMBER 12, 2023
 SHEET 1 OF 1
 FILE: 2023-1688
 DRAWN BY: ADT
 SCALE: 1" = 500'



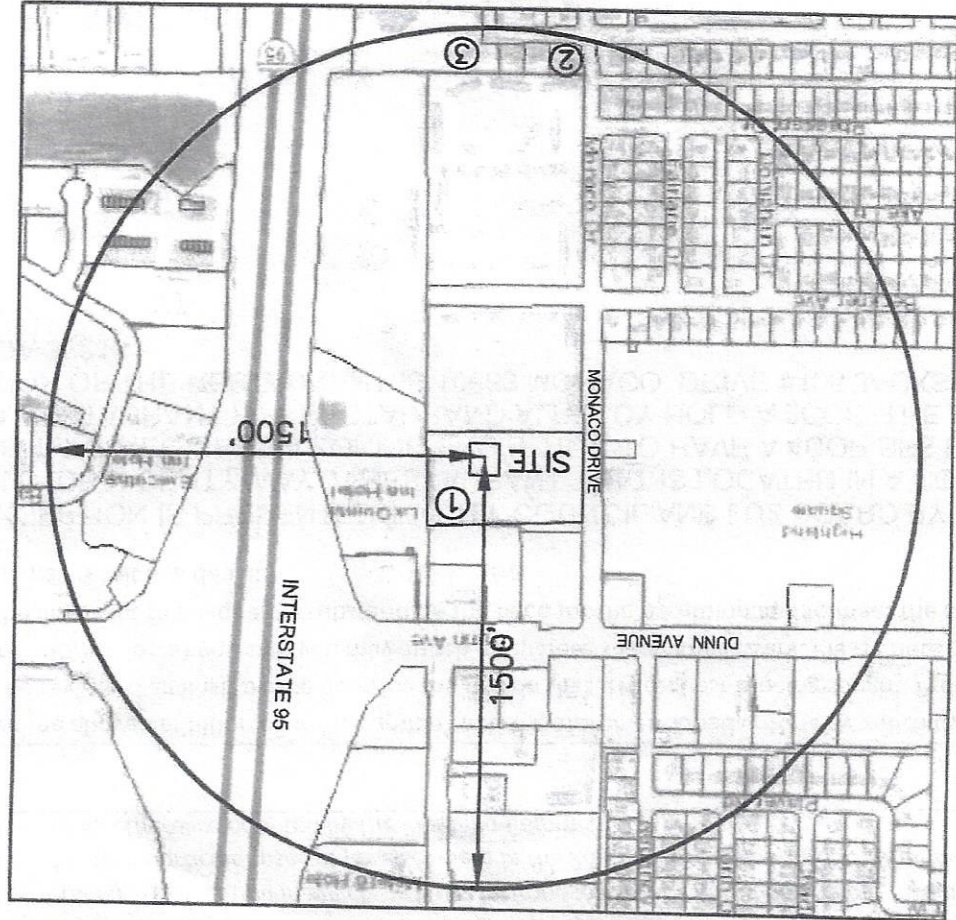
CERTIFIED TO:
 CENTY WAY, LLC.

- ① P & R KIDDIE COLLEGE
 10663 MONACO DRIVE, SUITES 204-205
 JACKSONVILLE, FL 32218 - 240'±
- ② SCOTT'S NEW BEGINNINGS CHILDCARE & LEARNING CENTER
 10367 MONACO DRIVE
 JACKSONVILLE, FL 32218 - 1325'±
- ③ ABYSSINIA MISSIONARY BAPTIST CHURCH
 10325 INTERSTATE CENTER DRIVE
 JACKSONVILLE, FL 32218 - 1330'±

SUBJECT SITE:
 10663 MONACO DRIVE
 SUITE NO. 105
 JACKSONVILLE, FL 32218
 R.E.#: 044148-0055

- NOTES:
1. THIS IS A MAP ONLY.
 2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE THREE (3).

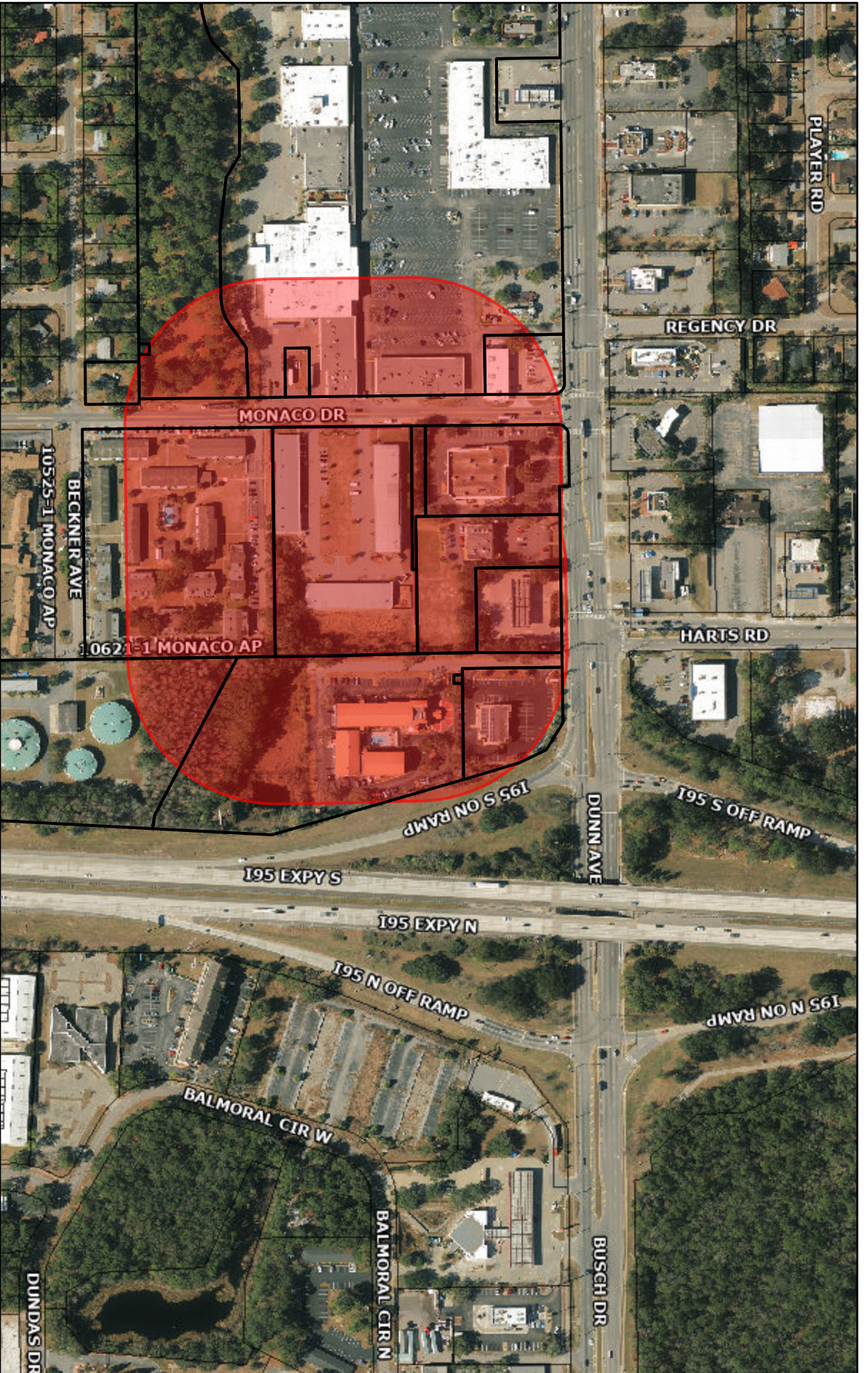
VICINITY MAP
 SCALE: 1" = 500'



PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAP SHOWING SURVEY OF

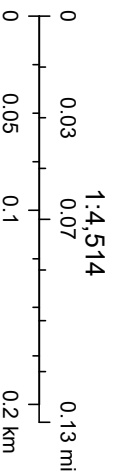
Land Development Review



June 28, 2024

28162040_T-2024-5681

Parcels For Notice



| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|-------------|---------------------------------|--------|-------------------------------------|-------------------------------------|--------------------|------------|------------|
| 044148 0055 | 10663 MONACO DR LLC | | 578 WASHINGTON BLVD UNIT #841 | ATTN: TAL BADER | MARINA DEL REY | CA | 90292 |
| 044148 0120 | 800 DUNN JAX HOLDINGS LLC ET AL | | 8230 210TH ST S STE 2 | | BOCA RATON | FL | 33433 |
| 044148 0100 | 812 DUNN JAX HOLDINGS LLC | | 8230 210TH ST S SUITE 2 | | BOCA RATON | FL | 33433 |
| 044149 0030 | 910 DUNN AVE LLC | | 95 FOREST AVE | | LOCUST VALLEY | NY | 11560 |
| 044146 0000 | COLE WG JACKSONVILLE FL LLC | | C/1 WALGREEN CO #05690 | PO BOX 1159 | DEERFIELD | IL | 60015 |
| 044148 0030 | DUNNN888 LLC | | 1031 1ST ST S UNIT 205 | | JACKSONVILLE BEACH | FL | 32250 |
| 044149 0530 | HIGHLAND SQUARE PARCEL 4 LLC | | 300 AVENUE OF THE CHAMPIONS STE 140 | | PALM BEACH GARDENS | FL | 33418 |
| 044149 0520 | HIGHLAND SQUARE SC LLC | | C/O BAER ASSET MANAGEMENT COMPANY | 300 AVENUE OF THE CHAMPIONS STE 140 | PALM BEACH GARDENS | FL | 33418 |
| 044149 0750 | JACKSONVILLE ELECTRIC AUTHORITY | | 225 N PEARL ST | | JACKSONVILLE | FL | 32202 |
| 044148 0000 | LMR CAPITAL PROPERTIES LLC | | 1888 CENTURY PARK E STE 1700 | | LOS ANGELES | CA | 90067 |
| 044144 0000 | PARK AT RIVER CITY LLC | | 605 N ARDEN DR | | BEVERLY HILLS | CA | 90210 |
| 043750 0000 | RAYSOR CHRISTINE HILL | | 10606 MONACO DR | | JACKSONVILLE | FL | 32218-5423 |
| 044151 0000 | SAWYER GAS OF JAX INC | | C/O AMERIGAS PROPANE | PO BOX 965 | VALLEY FORGE | PA | 19482 |
| | NORTH | | 352 RIO RD | | JACKSONVILLE | FL | 32218 |
| | THE EDEN GROUP INC. | | | | JACKSONVILLE | FL | 32208 |
| | TROUT RIVER JAX | | GLENN WEISS 3404 TROUT RIVER BLVD | | JACKSONVILLE | FL | 32208 |

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR738758
User: Read, Madeline - PDCU

Date: 6/28/2024
Email: MRead@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Lawrence Yancy (Lawrence Yancy Business Services)
Address: 10959 Oak Ridge Drive North, Jacksonville, FL 32225
Description: Zoning Exception and Administrative Deviation Application Fees (Z-5677 and Z-5681/
10663 Monaco Drive)

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|-------|--------|---------|---------|----------|-----------|---------|--------------|---------------|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2237.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2237.00 |

Total Due: \$2,237.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR738758
REZONING/VARIANCE/EXCEPTION

Date: 6/28/2024

Name: Lawrence Yancy (Lawrence Yancy Business Services)
Address: 10959 Oak Ridge Drive North, Jacksonville, FL 32225
Description: Zoning Exception and Administrative Deviation Application Fees (Z-5677 and Z-5681/ 10663 Monaco Drive)

Total Due: \$2,237.00

Duval County

Date/Time: 07/10/2024 02:02PM

Drawer: P06

Clerk: JMB

Transaction: 6393986

| Item | Paid |
|---|------------|
| CR Processing: CR738758 Lawrence Yancy (Lawrence Yancy Business Services) 10959 Oak Ridge Drive North, Jacksonville, FL 32225 | \$2,237.00 |
| Total: | \$2,237.00 |

Receipt: 272-25-00549338

| | |
|-------------------------------------|------------|
| Total Tendered | \$2,237.00 |
| PIN Debit: | \$2,237.00 |
| Visa CC#XXXX-3478 | |
| Confirmation number: V8989903286 | |
| AID: A0000000980840 | |
| TDS: emv | |
| Application Label: US DEBIT | |
| PIN Statement: 1 | |
| Auth Code: 502358 | |
| Balance: | \$0.00 |
| Convenience Fee: | \$2.50 |
| Total Charged: | \$2,239.50 |

Paid By: ODESSA MOE