

Application For Zoning Exception

Planning and Development Department Info

Application # 24-40 **Staff Sign-Off/Date** MGR / 07/11/2024
Filing Date N/A **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought 4COP SFS LICENSE TO OPERATE WITH SERVICE RESTAURANT
Applicable Section of Ordinance Code 656.313
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 # 5677 **Application Status** SUFFICIENT
Date Started 06/23/2024 **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** 90292
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
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)

Current Property Use

RESTAURANT

Exception Sought

4COP SFS LICENSE TO OPERATE WITH SERVICE RESTAURANT

In Whose Name Will The Exception Be Granted

CENTY WAY LLC (DBA) CENTY WAY

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="10663"/>	<input type="text" value="MONACO DR"/>	<input type="text" value="32218"/>

Between Streets

and

Utility Services Provider

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

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
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.
- (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.
- (v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.
- (vii) Will not overburden existing public services and facilities.
- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
- (ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

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** \$1,173.00
- 2) Plus Notification Costs Per Addressee**
Notifications @ \$7.00/each:
- 3) Total Application Cost:**

* 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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FURTHER AFFIANT SAYETH NAUGHT.

Tal Bader

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

Fran Munoz

Notary Public Signature

Fran Munoz

Printed/Typed Name – Notary Public

[NOTARY SEAL]



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

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

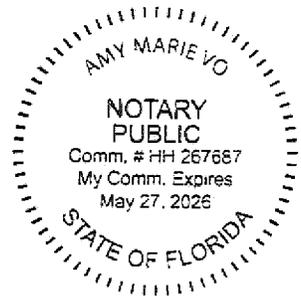


EXHIBIT "A"**Legal Description****PARCEL A:**

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

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

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.](#)

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	SJRWMD/FIND Taxable Value	School Taxable Value
No applicable exemptions	No applicable exemptions	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

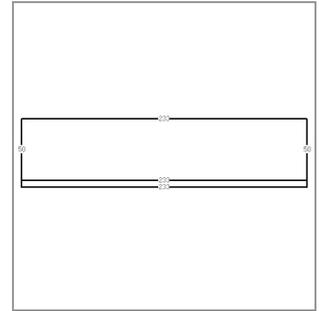
Buildings

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

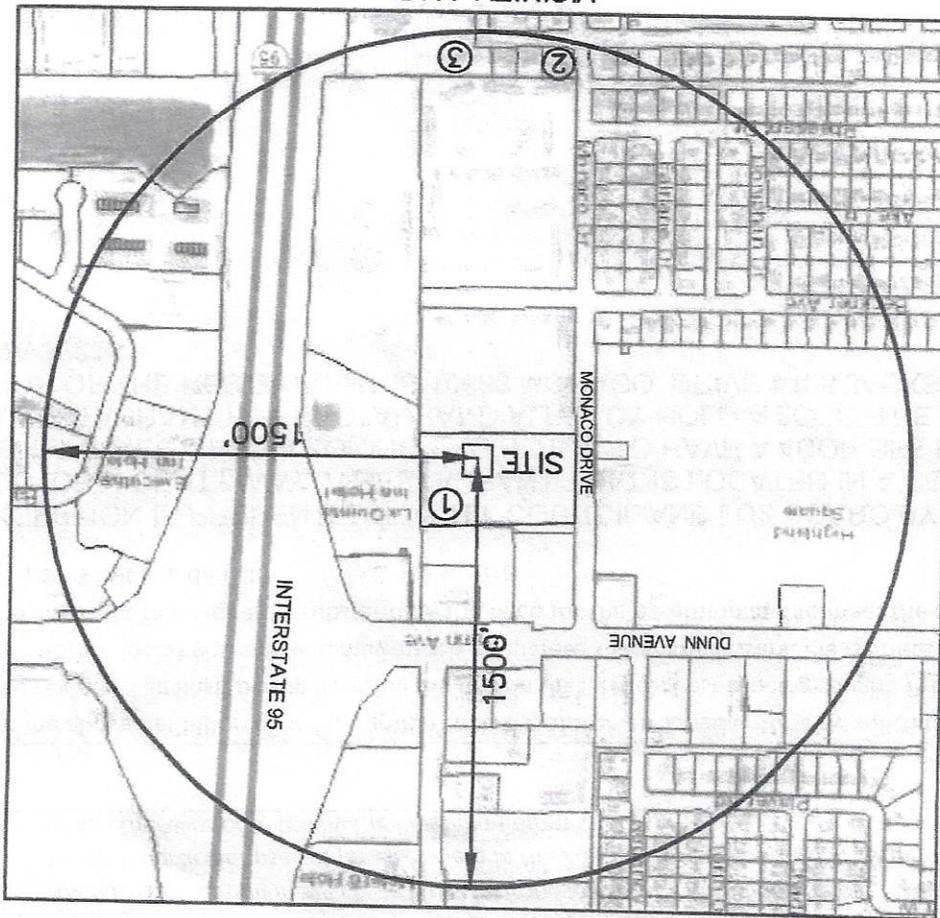
[04/15/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

MAP SHOWING SURVEY OF

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.



VICINITY MAP
SCALE: 1" = 500'

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).

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

- 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'±

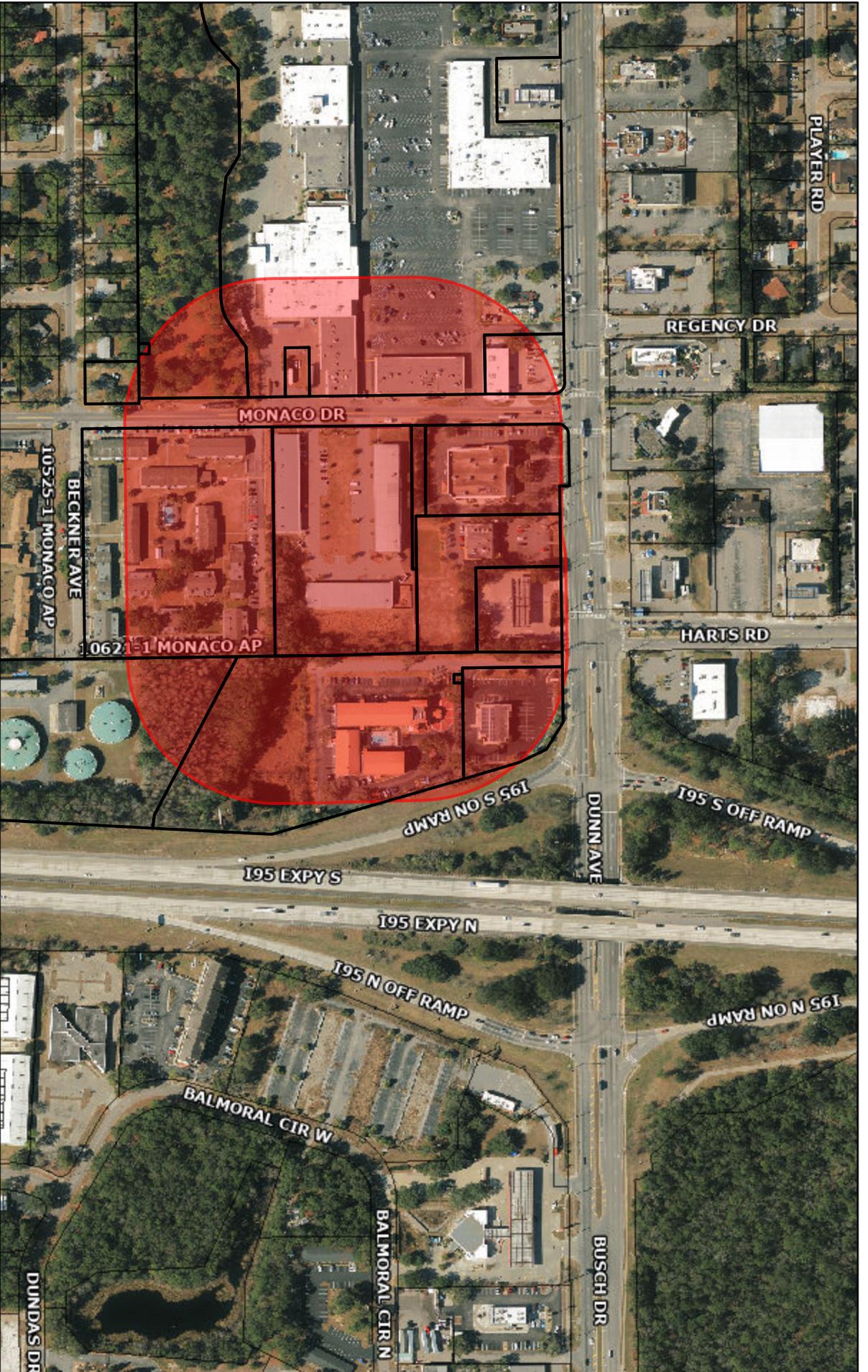
CERTIFIED TO:
CENTY WAY, LLC.



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'

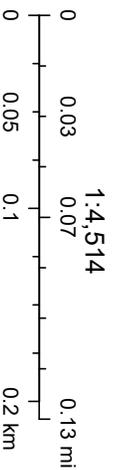
Land Development Review



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