

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-24-71 Staff Sign-Off/Date MGR / 10/02/2024
Filing Date 10/07/2024 Number of Signs to Post 2
Current Land Use Category CGC
Deviation Sought REDUCE SITUATIONAL COMPATIBILITY BUFFER FROM 150-FEET TO 15- FEET
Applicable Section of Ordinance Code 656.399.46
Notice of Violation(s) N/A
Hearing Date 11/21/2024
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 5732 Application Status PAID
Date Started 07/21/2024 Date Submitted 08/02/2024

General Information On Applicant

Last Name First Name Middle Name
ASHLEY BABETTE
Company Name
BRENNAN MANNA DIAMOND PL
Mailing Address
5210 BELFORT ROAD, SUITE 400
City State Zip Code
JACKSONVILLE FL 32256
Phone Fax Email
9043661500 BLASHLEY@BMDPL.COM

General Information On Owner(s)

Last Name First Name Middle Name
ASHLEY BABETTE
Company/Trust Name
PC REALTY-JAX, LLC
Mailing Address
810 NORTHWEST 13TH AVENUE
City State Zip Code
POMPANO BEACH FL 33069
Phone Fax Email
9043661500 BLASHLEY@BMDPL.COM

Property Information

Previous Zoning Application Filed? [checked]
If Yes, State Application No(s)
5666
Map RE# Council District Planning District Current Zoning District(s)
Map 048982 0000 9 5 RLD-60
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

PC REALTY-JAX, LLC

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
<input type="text" value="1077"/>	<input type="text" value="ODESSA DR N"/>	<input type="text" value="32254"/>

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.

THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS (INDUSTRIAL ON THREE SIDES), LOCATION OF THE PROPERTY IN AN INDUSTRIAL AREA OF SITUATIONAL COMPATIBILITY OVERLAY ZONE, AND OTHER PHYSICAL CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE.

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

THE REGULATION WAS PUT INTO PLACE TO PROTECT AND SUPPORT INDUSTRIAL GROWTH AND USES IN AREAS OF SITUATIONAL COMPATIBILITY IN WHICH THE PROPERTY IS LOCATED. CARRYING OUT THE STRICT LETTER OF THE REGULATION WOULD PRESENT PRACTICAL AND ECONOMIC DIFFICULTIES, BY TAKING UP A GREAT PORTION OF THE LOT, CONTRADICTING THE INTENT OF THE REGULATION TO SUPPORT AND ENCOURAGE EXPANSION OF INDUSTRIAL USES IN THE 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.

GRANTING THE REQUEST WOULD NOT REDUCE THE COST OF DEVELOPING THE PROPERTY AND WOULD BE IN THE PUBLIC INTEREST AND CONSISTENT WITH THE GOALS OF THE REGULATION, AS SPECIFICALLY SET FORTH THEREIN;

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;

THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES OR OTHERWISE BE DETRIMENTAL TO THE SURROUNDING AREA OR RIGHTS OF OTHERS;

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;

THE PROPOSED DEVIATION WILL BE IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE, AS SET FORTH IN THE LEGISLATIVE FINDINGS AND INTENT, DECLARATION OF POLICY, AND PURPOSE SECTIONS OF THE REGULATION (SECTIONS 656.399.37, 656.399.38, AND 656.399.39 OF THE ZONING CODE), TO PROTECT AND PRESERVE EXISTING INDUSTRIAL AREAS AND TO PROMOTE THE EXPANSION OF INDUSTRIAL USES IN THE AREA WHERE THE PROPERTY IS LOCATED. THE DEVIATION WILL NOT RESULT IN PUBLIC EXPENSE, THE CREATION OF NUISANCES, OR OTHERWISE CONFLICT WITH ANY APPLICABLE LAWS;

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

N/A

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

THE EFFECT OF THE DEVIATION IS IN COMPLETE HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE CHAPTER 656, PART 3, SUBPART P, INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL COMPATIBILITY OVERLAY ZONES (SECTIONS 656.399.37-.47), WHICH IS TO PROTECT, PRESERVE, PROMOTE AND SUPPORT INDUSTRIAL USES WITHIN THOSE DESIGNATED AREAS IN THE CITY OF JACKSONVILLE. THE SUBJECT PROPERTY IS WITHIN THE AREAS OF SITUATIONAL COMPATIBILITY OVERLAY ZONES ESTABLISHED BY THE CITY, IS SURROUNDED BY INDUSTRIAL USES ON THE NORTH, SOUTH AND EAST, AND WILL BE AN EXPANSION OF THE EXISTING INDUSTRIAL USE TO THE NORTH FOR FUTURE ECONOMIC DEVELOPMENT, CONSISTENT WITH THE PURPOSE AND INTENT OF THE OVERLAY ZONE WITHIN WHICH IT WAS LOCATED BY THE CITY. APPLICATION OF THE BUFFER DISTANCE IN THIS INSTANCE WOULD BE ENTIRELY CONTRARY TO THE STATED INTENT AND PURPOSE OF THE ZONING CODE. WITHOUT THE ADMINISTRATIVE DEVIATION, THE GOALS OF THE ZONING CODE CANNOT BE CARRIED OUT IN THIS INSTANCE.

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;
- (ii) The length of time the violation has existed without receiving a citation; and
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

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	\$2,000.00
2) Plus Notification Costs Per Addressee	
18 Notifications @ \$7.00/each:	\$126.00
3) Total Application Cost:	\$2,136.00

* 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**

PC REALTY-JAX, LLC

Owner Name

1077 Odessa Drive N, Jacksonville, FL 32254

Address(es) for Subject Property

048982-0000

Real Estate Parcel Number(s) for Subject Property

Babette L. Ashley, Esq. and/or Brennan Manna Diamond

Appointed or Authorized Agent(s)

Applications for Land Use Amendment and Rezoning

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Broward

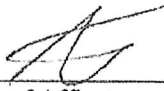
BEFORE ME, the undersigned authority, this day personally appeared Gustavo Gutierrez, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the **President** of **PC REALTY-JAX, LLC**, a **Florida limited liability company** (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.



 Signature of Affiant

Gustavo Gutierrez


 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 21st day of June, 2024, by Gustavo Gutierrez, as President for PC REALTY-JAX, LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.



 Notary Public Signature

Sarah Donoso

 Printed/Typed Name – Notary Public

My commission expires: July 13, 2027



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



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

Detail by Entity Name

Florida Limited Liability Company
PC REALTY-JAX, LLC

Filing Information

Document Number	L15000207688
FEI/EIN Number	81-0971749
Date Filed	12/11/2015
Effective Date	01/01/2016
State	FL
Status	ACTIVE

Principal Address

810 NW 13 AVE
POMPANO BEACH, FL 33069

Mailing Address

810 NW 13 AVE
POMPANO BEACH, FL 33069

Registered Agent Name & Address

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Authorized Person(s) Detail

Name & Address

Title President

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Title VP

GUTIERREZ, KEVIN
810 NW 13 AVE
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022	03/10/2022
2023	02/17/2023
2024	03/05/2024

Document Images

03/05/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
12/11/2015 -- Florida Limited Liability	View image in PDF format

Prepared by:
Vickie Yost
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
File Number: 40248
Contract Sales Price: \$145,000.00

General Warranty Deed

Made this 10th day of May, 2024 A.D. By **Robert Daniel Melton, an unmarried man**, whose address is: 1077 North Odessa Drive, Jacksonville, FL 32254, hereinafter called the grantor, to **PC Realty-Jax, LLC, a Florida Limited Liability Company**, whose post office address is: 810 Northwest 13th Avenue, Pompano Beach, FL 33069, 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 considerations, 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, viz:

That certain tract or parcel of land being a part of the South Half (S1/2) of the Southeast Quarter (SE 1/4) of Section Seven (7), Township Two (2) South, Range Twenty-six (26) East, Duval County, Florida, being more particularly described as: Commencing at the Northeast corner of Lot 8, Odessa Terrace, according to plat thereof recorded in Plat Book 20, page 76 of the current public records of Duval County, Florida; thence run North 0 degrees 33 minutes East along a Northerly prolongation of the Easterly line of said Lot 8, 31 feet to a point; thence North 88 degrees, 16 minutes East, 6 feet to a point for the point of beginning; thence run North 0 degrees 33 minutes East, 218 feet; thence run North 88 degrees 16 minutes East, 200 feet; run thence South 0 degrees 33 minutes East, 218 feet; thence run South 88 degrees 16 minutes West, 200 feet to the point of beginning.

Parcel ID Number: 048982-0000

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 except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

Robert Daniel Melton

LAURA RIEBSAME

Witness #1 Printed Name

Witness #1 Mailing Address: 4417 Beach Blvd. Ste 105, Jacksonville, FL 32207

[Handwritten Signature]

Witness #2 Signature

NATALIE ARIAS

Witness #2 Printed Name

Witness #2 Mailing Address: 4417 Beach Blvd. Ste 105, Jacksonville, FL 32207

STATE OF FLORIDA
COUNTY OF DUVAL

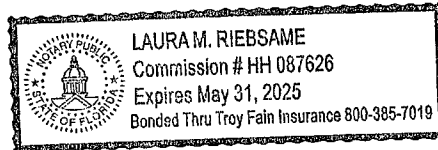
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of May, 2024, by Robert Daniel Melton.

[Handwritten Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

LAURA RIEBSAME



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: FDOL

Prepared by:
Vickie Yost
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
File Number: 40248
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Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

Robert Daniel Melton

LAURA RIEBSAME

Witness #1 Printed Name

Witness #1 Mailing Address: 4417 Beach Blvd. Ste 105, Jacksonville, FL 32207

[Handwritten Signature]

Witness #2 Signature

NATALIE ARIAS

Witness #2 Printed Name

Witness #2 Mailing Address: 4417 Beach Blvd. Ste 105, Jacksonville, FL 32207

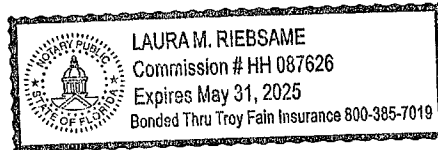
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of May, 2024, by Robert Daniel Melton.

[Handwritten Signature]

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

LAURA RIEBSAME



Personally Known: _____ OR Produced Identification: *Fuol*
Type of Identification
Produced: _____



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Detail by Entity Name

Florida Limited Liability Company
PC REALTY-JAX, LLC

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Mailing Address

810 NW 13 AVE
POMPANO BEACH, FL 33069

Registered Agent Name & Address

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Authorized Person(s) Detail

Name & Address

Title President

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Title VP

GUTIERREZ, KEVIN
810 NW 13 AVE
POMPANO BEACH, FL 33069

Annual Reports

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03/17/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
12/11/2015 -- Florida Limited Liability	View image in PDF format

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.

PC REALTY JAX LLC
 810 NW 13TH AVE
 POMPANO BEACH, FL 33069-2029

Primary Site Address
 1077 N ODESSA DR
 Jacksonville FL 32254-

Official Record Book/Page
 21057-01225

Tile #
 6407

1077 N ODESSA DR

Property Detail

RE #	048982-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	42954

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$98,771.00	\$93,817.00
Extra Feature Value	\$3,609.00	\$3,459.00
Land Value (Market)	\$16,412.00	\$37,875.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$118,792.00	\$135,151.00
Assessed Value	\$51,308.00	\$52,847.00
Cap Diff/Portability Amt	\$67,484.00 / \$0.00	\$82,304.00 / \$0.00
Exemptions	\$26,308.00	See below
Taxable Value	\$25,000.00	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

Assessed Value	\$52,847.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$2,847.00
Taxable Value	\$25,000.00

SJRWMD/FIND Taxable Value

Assessed Value	\$52,847.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$2,847.00
Taxable Value	\$25,000.00

School Taxable Value

Assessed Value	\$52,847.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$27,847.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21057-01225	5/10/2024	\$145,000.00	WD - Warranty Deed	Qualified	Improved
04732-00023	9/29/1978	\$34,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRCR2	Garage/Util Bdg Conc	1	22	15	330.00	\$2,034.00
2	CPAR2	Carport Aluminum	1	22	10	220.00	\$457.00
3	SHWR2	Shed Wood	1	20	12	240.00	\$968.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	1.01	Acreage	\$37,875.00

Legal

LN	Legal Description
1	07-25-26E
2	S1/2 OF SE1/4
3	PT RECD O/R 21057-1225

Buildings

Building 1

Building 1 Site Address
 1077 N ODESSA DR Unit
 Jacksonville FL 32254-

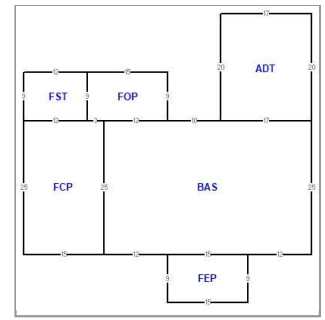
Building Type	0101 - SFR 1 STORY
Year Built	1953

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Building Value	\$93,817.00
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Type	Gross Area	Heated Area	Effective Area
Addition	340	340	306
Finished Open Porch	135	0	40
Base Area	975	975	975
Finished Storage	108	0	54
Finished Carport	375	0	94
Finished End Porch	135	0	81
Total	2068	1315	1550

Interior Wall	6	6 Wood Custom
Int Flooring	14	14 Carpet
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.500	
Rooms / Units	1.000	

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	\$51,308.00	\$26,308.00	\$25,000.00	\$280.82	\$282.92	\$258.64
Public Schools: By State Law	\$51,308.00	\$25,000.00	\$26,308.00	\$80.30	\$83.74	\$77.19
By Local Board	\$51,308.00	\$25,000.00	\$26,308.00	\$55.78	\$59.14	\$53.63
FL Inland Navigation Dist.	\$51,308.00	\$26,308.00	\$25,000.00	\$0.79	\$0.72	\$0.72
Water Mgmt Dist. SJRWMD	\$51,308.00	\$26,308.00	\$25,000.00	\$4.90	\$4.48	\$4.48
School Board Voted	\$51,308.00	\$25,000.00	\$26,308.00	\$0.00	\$26.31	\$0.00
			Totals	\$422.59	\$457.31	\$394.66

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$114,010.00	\$49,814.00	\$25,000.00	\$24,814.00
Current Year	\$118,792.00	\$51,308.00	\$26,308.00	\$25,000.00

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**

- 2015**

- 2014**

• 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
PC REALTY-JAX, LLC

Filing Information

Document Number	L15000207688
FEI/EIN Number	81-0971749
Date Filed	12/11/2015
Effective Date	01/01/2016
State	FL
Status	ACTIVE

Principal Address

810 NW 13 AVE
POMPANO BEACH, FL 33069

Mailing Address

810 NW 13 AVE
POMPANO BEACH, FL 33069

Registered Agent Name & Address

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Authorized Person(s) Detail

Name & Address

Title President

GUTIERREZ, GUSTAVO
810 NW 13 AVE
POMPANO BEACH, FL 33069

Title VP

GUTIERREZ, KEVIN
810 NW 13 AVE
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
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On File

2022	03/10/2022
2023	02/17/2023
2024	03/05/2024

Document Images

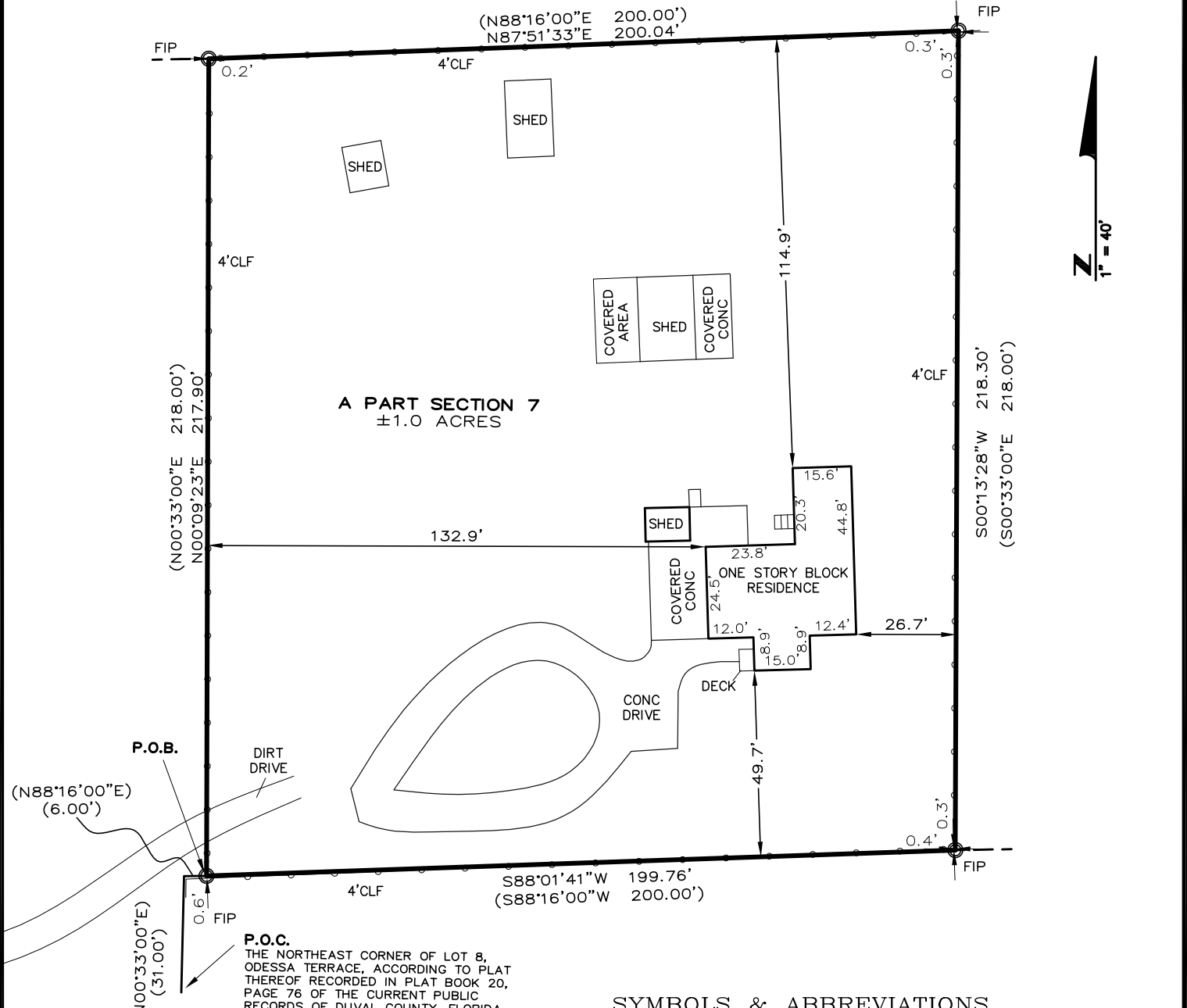
03/05/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
12/11/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

ADDRESS:

1077 NORTH ODESSA DRIVE
JACKSONVILLE, FLORIDA

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVEN (7), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SIX (26) EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 8, ODESSA TERRACE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 76 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 0 DEGREES 33 MINUTES EAST ALONG A NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID **LOT 8 (SCRIVENERS ERROR READS LOT 9)**, 31 FEET TO A POINT; THENCE NORTH 88 DEGREES, 16 MINUTES EAST, 6 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE RUN NORTH 0 DEGREES 33 MINUTES EAST, 218 FEET; THENCE RUN NORTH 88 DEGREES 16 MINUTES EAST, 200 FEET; RUN THENCE SOUTH 0 DEGREES 33 MINUTES EAST, 218 FEET; THENCE RUN SOUTH 88 DEGREES 16 MINUTES WEST, 200 FEET TO THE POINT OF BEGINNING



**NORTH ODESSA DRIVE
(60' R/W)**

SYMBOLS & ABBREVIATIONS

- | | |
|--|-----------------------------------|
| △ - CENTRAL ANGLE | IF - IRON FENCE |
| AC - ACRES ± | L - ARC LENGTH |
| B.R.L. - BUILDING RESTRICTION LINE | P.O.C. - POINT OF COMMENCEMENT |
| CLF - CHAIN LINK FENCE | P.O.B. - POINT OF BEGINNING |
| O.R. - OFFICIAL RECORD BOOK | R - RADIUS OR RANGE |
| D.B. - DEED BOOK PG. - PAGE | R/W - RIGHT OF WAY |
| EOP - EDGE OF PAVEMENT | SEC. - SECTION |
| FCM - FOUND CONCRETE MONUMENT | SIR - SET 5/8" IRON ROD/CAP #6590 |
| FIR - FOUND IRON ROD
(5/8" UNLESS NOTED.) | SNC - SET NAIL AND CAP #6590 |
| FIRC - FOUND IRON ROD AND CAP | UNREC. - UNRECORDED |
| F.I.R.M. - FLOOD INSURANCE RATE MAP | LB. - LICENSED BUSINESS |
| FIP - FOUND IRON PIPE | T - TOWNSHIP OR TANGENT |
| FPIP - FOUND PINCHED IRON PIPE | VF - VINYL FENCE |
| FNC - FOUND NAIL AND CAP | WBF - WOOD BOARD FENCE |

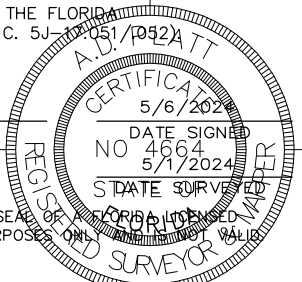
NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL No. 12031C0353H, DATED 06/03/13. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5J-10.051-10.052)

Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

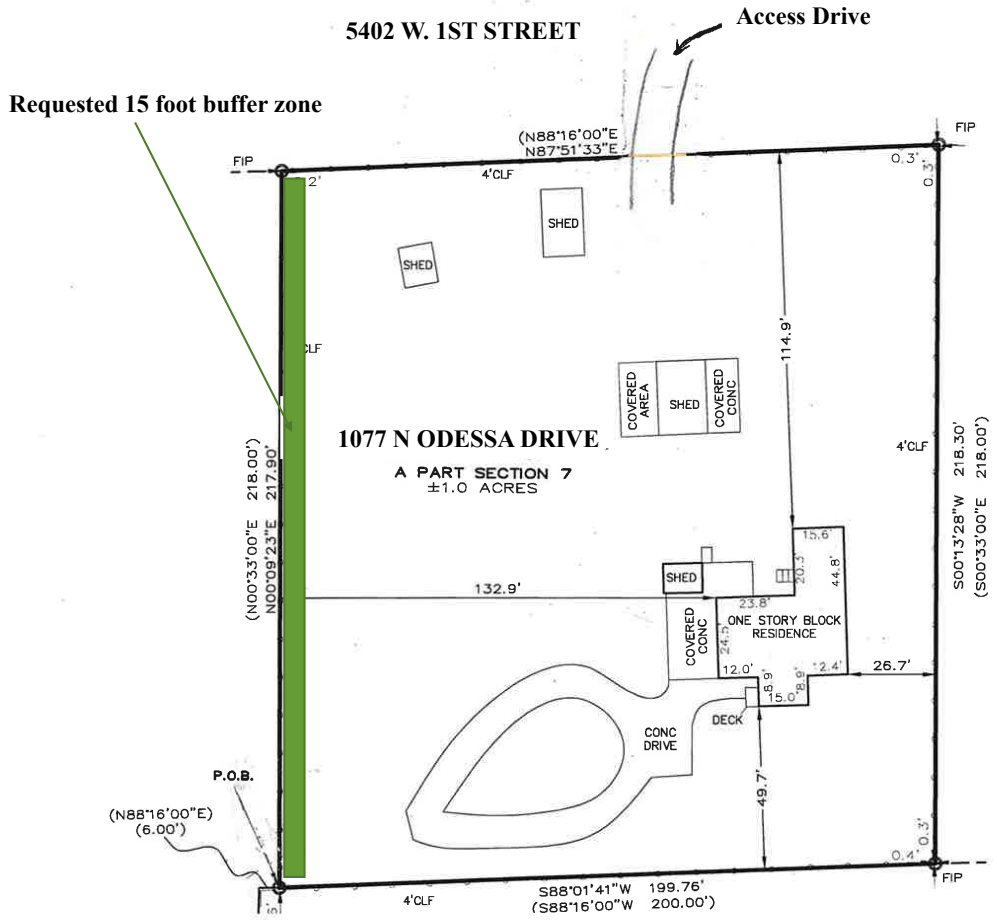


UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT VALIDATE ANY ENCROACHMENTS OR UNRECORDED DEEDS.

SHEET 1 OF 1

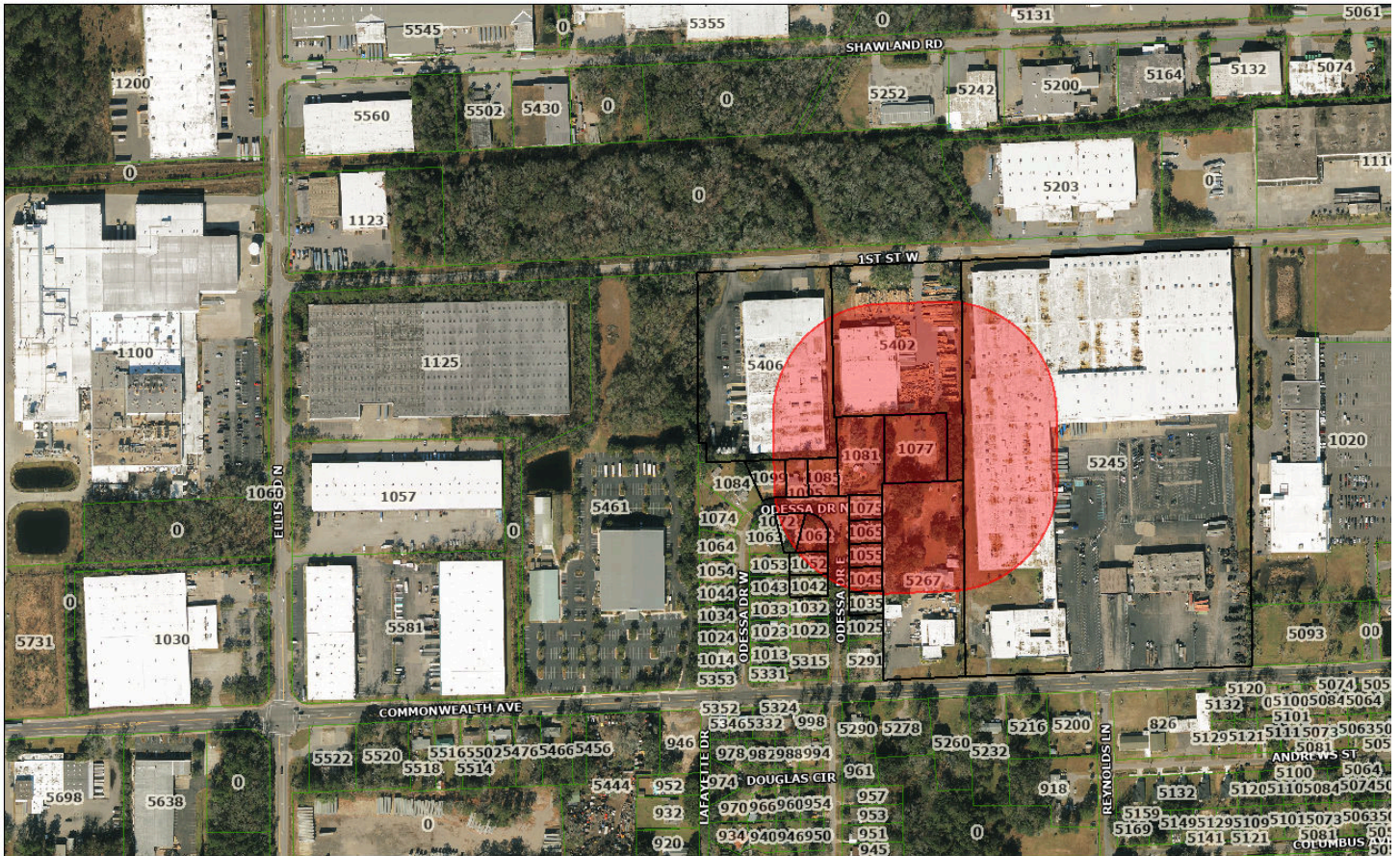
<p>DRAWING: <u>29834-B5</u></p> <p>PROJECT: <u>29834</u></p>	<p>BOUNDARY SURVEY OF:</p> <p>A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVEN (7), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SIX (26) EAST OFFICIAL RECORDS BOOK 4732, PAGE 23 DUVAL COUNTY FLORIDA</p>		<p>CERTIFIED TO:</p> <p>PC REALTY-JAX, LLC, A FLORIDA LIMITED LIABILITY COMPANY ALL FLORIDA TITLE SERVICES INC FIRST AMERICAN TITLE INSURANCE COMPANY</p>
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SITE PLAN





Land Development Review



July 17, 2024

17151714_T-2024-5666

Parcels



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
049008 0000	BOURNE PRISCILLA		1492 BULLS BAY HWY	JACKSONVILLE	FL	32220-2523
048988 0000	FORTENBERRY LINDA		1055 ODESSA DR E	JACKSONVILLE	FL	32254-1637
048981 0100	HANS MILL CORP		5406 W 1ST ST	JACKSONVILLE	FL	32254
049009 0000	HARRIS CATHY DANIELS		1072 N ODESSA DR	JACKSONVILLE	FL	32254
049007 0000	JOHNSON ERIC B		1052 ODESSA DR E	JACKSONVILLE	FL	32254
048991 0000	KASPRZYCKI GREG		1085 ODESSA DR N	JACKSONVILLE	FL	32254
048989 0000	LACHAPPELLE GUY		8565 STOCKS RD	JACKSONVILLE	FL	32220
048986 0000	MCDANIEL TERESA R		9765 GARDEN ST	JACKSONVILLE	FL	32219
048992 0020	MCNEFF ANGELA		1099 ODESSA DR N	JACKSONVILLE	FL	32254
048888 0000	MCW REAL ESTATE LLC		5267 COMMONWEALTH AVE	JACKSONVILLE	FL	32254
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W	JACKSONVILLE	FL	32209
048982 0010	PALMER KENNETH		1081 ODESSA DR E	JACKSONVILLE	FL	32254
048982 0000	PC REALTY JAX LLC		810 NW 13TH AVE	POMPANO BEACH	FL	33069-2029
048992 0010	PREISER JOSEPH		1920 BULLS BAY HWY	JACKSONVILLE	FL	32220
048887 0000	RANGER COMMONWEALTH LLC		220 E 42 ST	NEW YORK	NY	10017
048990 0000	ROLLINS JAMES LEE		1075 ODESSA DR E	JACKSONVILLE	FL	32254-1637
048987 0000	WILLIAMS DEKESHIA		1045 ODESSA DR E	JACKSONVILLE	FL	32254-1637
049006 0000	WRIGHT MERLIE A		1042 ODESSA DR E	JACKSONVILLE	FL	32254-1638

18

Jim Overton
Duval County

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

Date Time: 10/01/2024 03:44PM
Printer: PO
Printer: CL
Transaction: 6643346

General Collection Receipt

Date: 8/27/2024
Email: MRead@coj.net

Item
PR Processing: \$3,088.00
CR745396
Babette L. Ashley (Brennan
Manna Diamond PL)
5210 Belfort Road, Suite
400, Jacksonville, FL 32256
Total: \$3,088.00
Receipt: 395-25-00784187
Total Tended: \$3,088.00
Check: \$3,088.00
Chk#155
Balance: \$0.00
Paid By: PC Realty Jax

Babette L. Ashley (Brennan Manna Diamond PL)
5210 Belfort Road, Suite 400, Jacksonville, FL 32256
Description: Rezoning and Administrative Deviation Application fees (Z-5666 and Z-5732 1077
Odessa Drive North)

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	3088.00	0.00
00000000	00000	0000000	0.00	3088.00

Total Due: \$3,088.00

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

Date: 8/27/2024

Account No: CR745396
REZONING/VARIANCE/EXCEPTION

Name: Babette L. Ashley (Brennan Manna Diamond PL)
Address: 5210 Belfort Road, Suite 400, Jacksonville, FL 32256
Description: Rezoning and Administrative Deviation Application fees (Z-5666 and Z-5732 1077 Odessa Drive North)

Total Due: \$3,088.00

Duval County, City Of Jacksonville

Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR745396
User: Read, Madeline - PDCU

Date: 8/27/2024
Email: MRead@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Babette L. Ashley (Brennan Manna Diamond PL)
Address: 5210 Belfort Road, Suite 400, Jacksonville, FL 32256
Description: Rezoning and Administrative Deviation Application fees (Z-5666 and Z-5732 1077 Odessa Drive North)

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3088.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3088.00

Total Due: \$3,088.00

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

Account No: CR745396
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Date: 8/27/2024

Name: Babette L. Ashley (Brennan Manna Diamond PL)
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