

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-58 **Staff Sign-Off/Date** KM / 10/22/2025
Filing Date 11/24/2025 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES
Applicable Section of Ordinance Code 656.313 (V)(C)(5)
Notice of Violation(s) 0
Hearing Date 01/21/2026
Neighborhood Association CYPRESS COVE GOOD NEIGHBOR GROUP
Overlay NONE

Application Info

Tracking # 6325 **Application Status** PAID
Date Started 06/03/2025 **Date Submitted** 06/12/2025

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name CC JAX HOLDINGS LLC
Mailing Address 1931 FAIR STREET
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 169406 0000	13	2	CCG-2

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

Total Land Area (Nearest 1/100th of an Acre) 0.46

On File
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Current Property Use

RETAIL (VACANT)

Exception Sought

RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES

In Whose Name Will The Exception Be Granted

THE CREATIVE COOK MAYPORT, LLC

Location Of Property**General Location**

WEST OF MAYPORT ROAD AND SOUTH OF FAIRWAY VILLAS DRIVE

House #

2198

Street Name, Type and Direction

MAYPORT RD

Zip Code

32233

Between Streets

MAYPORT ROAD

and FAIRWAY VILLAS DRIVE

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.

YES. THE REQUESTED EXCEPTION WILL BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE 2045 COMPREHENSIVE PLAN AND THE PROPERTY'S (DEFINED BELOW) CGC LAND USE DESIGNATION. THE APPLICANT, THE CREATIVE COOK MAYPORT, LLC, SEEKS TO REPLACE AN EXISTING RETAIL STOREFRONT AT 2198 MAYPORT ROAD, JACKSONVILLE, FLORIDA 32233 (RE# 169406 0000) AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED WITH THE APPLICATION (THE "PROPERTY"). THE

On File

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PROPOSED USE IS A GROCERY, BUTCHER SHOP, AND CHEF'S TABLE CONCEPT AT THE PROPERTY OPERATING WITH A 2COP LICENSE FOR ON-PREMISES CONSUMPTION OF BEER AND WINE (THE "PROPOSED USE"). THE PROPERTY IS LOCATED WITHIN THE CGC LAND USE CATEGORY, THE SUBURBAN DEVELOPMENT AREA, AND IS ZONED CCG-2. THE CGC LAND USE CATEGORY IS INTENDED TO PROVIDE FOR A WIDE VARIETY OF RETAIL GOODS AND SERVICES. THE PROPOSED USE WILL PROMOTE THE PURPOSES OF THE CITY'S 2045 COMPREHENSIVE PLAN AND SPECIFICALLY CONTRIBUTES TO THE FOLLOWING GOALS, OBJECTIVES AND POLICIES: GOAL 1, OBJECTIVE 1.1, POLICY 1.1.6, POLICY 1.1.13, POLICY 1.1.22, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.1, POLICY 3.2.2., AND POLICY 4.1.2. THE CCG-2 ZONING DISTRICT DESIGNATES "AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION" AS A PERMISSIBLE USE BY EXCEPTION. AS DEMONSTRATED IN THE ATTACHED LIQUOR DISTANCE SURVEY, NO SCHOOLS OR CHURCHES ARE WITHIN ONE THOUSAND FIVE HUNDRED (1,500) FEET OF THE PROPERTY.

(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.

YES. THE PROPOSED USE 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 STRUCTURES TO THE AREA, PROPERTY VALUES, AND EXISTING SIMILAR USES OR ZONING. THE PREVIOUS USE FOR THE PROPERTY WAS TERRY'S COUNTRY STORE, WHICH OFFERED GROCERY ITEMS. THE PROPOSED USE OFFERS SIMILAR GROCERY AND BUTCHER SHOP ITEMS, BUT WITH THE OFFERING OF ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH THE CHEF'S TABLE CONCEPT. INTENSIVE COMMERCIAL USES FRONT THE WEST SIDE OF MAYPORT ROAD, INCLUDING BARS AND CONVENIENCE STORES, AND CCG-1 AND CCG-2 ZONING COMPRISE A MAJORITY OF THE WESTSIDE FRONTAGE OF MAYPORT ROAD.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

YES. THE PROPOSED USE WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE GROCERY OFFERING WILL CONTINUE THE SERVICE TO THE COMMUNITY THAT TERRY'S COUNTRY STORE WAS PREVIOUSLY PROVIDING FOR THE LAST FIFTY (50) YEARS IT WAS IN OPERATION.

(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.

YES. THE PROPOSED USE 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 THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE PROPOSED USE IS REPLACING AN EXISTING RETAIL STORE THAT WAS IN OPERATION FOR OVER FIFTY (50) YEARS.

(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.

YES. THE PROPOSED USE 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 AMENDMENT TO THE PLAN ADOPTED BY THE COUNCIL. THE PROPOSED USE IS REPLACING AN EXISTING RETAIL ESTABLISHMENT. THE PROPERTY IS LOCATED IN THE MAYPORT COMMUNITY WHICH IS BUILT OUT AND IS ADJACENT TO OTHER BAR, CONVENIENCE STORE, AND OTHER COMMERCIAL USES.

(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.

YES. THE PROPOSED USE 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. THE PROPOSED USE IS A GROCERY STORE WITH A NEW CHEF'S TABLE CONCEPT WITH ON-PREMISES CONSUMPTION OF BEER AND WINE. NO OUTSIDE SALES OR SERVICE IS CURRENTLY REQUESTED. DIRECTLY NORTH OF THE PROPERTY IS A BAR WITH SERVICE OF ALL ALCOHOLIC BEVERAGES.

(vii) Will not overburden existing public services and facilities.

YES. THE PROPOSED USE WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. APPLICANT WILL COMPLY WITH ALL CITY MOBILITY REQUIREMENTS.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

YES. THE PROPERTY 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.

YES. THE PROPOSED USE WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. IN THE CCG-2 ZONING DISTRICT, "AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION" IS A DESIGNATED USE BY EXCEPTION. AS STATED, THE PROPOSED USE REQUESTS ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A GROCERY, BUTCHER, AND CHEF'S TABLE CONCEPT.

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) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
65 Notifications @ \$7.00/each:	\$455.00
3) Total Application Cost:	\$1,616.00

* 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.

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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

CC Jax Holdings, LLC

Owner (Affiant) Name

2198 Mayport Road, Jacksonville, FL 32233

Address(es) for Subject Property

169406 0000

Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC

Appointed or Authorized Agent(s)

Zoning exception, waiver of liquor distance, and such other applications for entitlement

Type of Request(s)/Application(s)

STATE OF FLORIDA

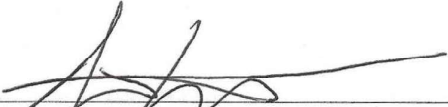
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Jeremy Lovequist, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the authorized member of CC Jax Holdings, 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.

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.


By: Jeremy Lovequist, authorized member

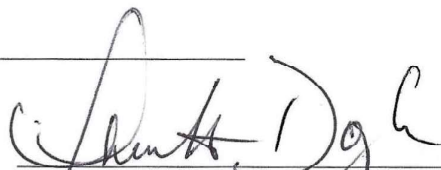
* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29th, day of March, 2025, by Jeremy Lovequist, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced FLDL




Notary Public Signature
Shenette Doyle
Printed/Typed Name + Notary Public
My commission expires: 3/7/28

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

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.

CC JAX HOLDINGS LLC
1931 FAIR ST
JACKSONVILLE, FL 32210-2153

Primary Site Address
2198 MAYPORT RD
Jacksonville FL 32233-

Official Record Book/Page
21350-01025

Tile #
9408

2198 MAYPORT RD
Property Detail

RE #	169406-0000
Tax District	GS
Property Use	1492 Store/Convenience
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	20113

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	2024 Certified	2025 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$500,000.00	\$500,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$801,900.00	\$801,900.00
Assessed Value	\$801,900.00	\$801,900.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$801,900.00	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
21350-01025	1/31/2025	\$1,085,000.00	WD - Warranty Deed	Qualified	Improved
20450-00873	9/28/2022	\$100.00	MS - Miscellaneous	Unqualified	Improved
20559-01511	1/5/2023	\$926,500.00	WD - Warranty Deed	Qualified	Improved
20451-00848	9/28/2022	\$100.00	SW - Special Warranty	Unqualified	Improved
06793-00610	11/3/1989	\$130,000.00	WD - Warranty Deed	Unqualified	Improved
06337-00435	5/20/1987	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	5,700.00	\$5,506.00
2	FCLC1	Fence Chain Link	1	0	0	92.00	\$464.00
3	FVYC1	Fence Vinyl	1	0	0	196.00	\$4,074.00

Land & Legal
Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	20,000.00	Square Footage	\$500,000.00

Legal

LN	Legal Description
1	08-2S-29E .46
2	PT GOVT LOT 11 RECD O/R 21350-1025

Buildings
Building 1

Building 1 Site Address
2198 MAYPORT RD Unit
Jacksonville FL 32233-

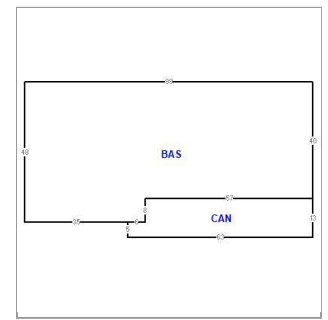
Building Type	1402 - STORE CONVEN
Year Built	1967

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	20	20 Face Brick
Roof Struct	13	13 Prestress Con
Roofing Cover	4	4 Built Up/T&G

Building Value	\$170,645.00
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Type	Gross Area	Heated Area	Effective Area
Base Area	4248	4248	4248
Canopy	771	0	193
Total	5019	4248	4441

Interior Wall	4	4 Plywood panel
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	6.000	
Rooms / Units	4.000	
Avg Story Height	12.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

2024 Notice of Proposed Property Tax Rates (Full Rates)						
Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$801,900.00	\$0.00	\$801,900.00	\$7,563.08	\$9,075.02	\$8,788.82
Public Schools: By State Law	\$801,900.00	\$0.00	\$801,900.00	\$2,127.20	\$2,479.47	\$2,525.18
By Local Board	\$801,900.00	\$0.00	\$801,900.00	\$1,502.34	\$1,802.67	\$1,774.93
FL Inland Navigation Dist.	\$801,900.00	\$0.00	\$801,900.00	\$19.25	\$23.09	\$21.33
Water Mgmt Dist. SJRWMD	\$801,900.00	\$0.00	\$801,900.00	\$119.83	\$143.78	\$135.20
School Board Voted	\$801,900.00	\$0.00	\$801,900.00	\$668.30	\$801.90	\$801.90
			Totals	\$12,000.00	\$14,325.93	\$14,047.36

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$668,300.00	\$668,300.00	\$0.00	\$668,300.00
Current Year	\$801,900.00	\$801,900.00	\$0.00	\$801,900.00

2024 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.

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

- 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
CC JAX HOLDINGS, LLC

Filing Information

Document Number L24000524359
FEI/EIN Number NONE
Date Filed 12/18/2024
Effective Date 01/01/2025
State FL
Status ACTIVE

Principal Address

1931 FAIR STREET
JACKSONVILLE, FL 32210

Mailing Address

1931 FAIR STREET
JACKSONVILLE, FL 32210

Registered Agent Name & Address

LOVEQUIST, JEREMY
1931 FAIR STREET
JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title AMBR

LOVEQUIST, JEREMY
1931 FAIR STREET
JACKSONVILLE, FL 32210

Annual Reports

No Annual Reports Filed

Document Images

[12/18/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

City of Atlantic Beach

800 Seminole Road
Atlantic Beach, FL 32233
Telephone: (904) 247-5816
Fax: (904) 247-5877

Account Number: 89407-15468
Customer Name: COOK MAYPORT CREATIVE
Service Address: 2198 MAYPORT RD
Bill Date: 05/07/25
Current Charges Due Date: 05/21/25

Service Period	Meter Number	Current Reading	Previous Reading	Usage in 1000 Gallons
03/14/25 TO 04/09/25	78914858	486.00	486.00	0.00

Service	Total	Service	Total
10% UTILITY TAX	1.28		
SEWER BASE			
SEWER BASE	29.19		
WATER VOLUME			
WATER VOLUME	0.00		
WATER BASE			
WATER BASE	12.80		

CURRENT BILL	43.27
PREV. BALANCE	-67.79
CREDIT BALANCE - DO NOT PAY	-24.52
AFTER DUE DATE PAY	0.00

PERIOD	GAL X 1000	DAILY AVG.
CURRENT		
LAST PERIOD		
YEAR AGO		

PLEASE BRING ENTIRE BILL IF PAYING IN PERSON. PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL.

FL22579F



CITY OF ATLANTIC BEACH
800 SEMINOLE RD
ATLANTIC BEACH FL 32233-5444

ACCOUNT NUMBER	BILLING DATE	05/07/25
89407-15468	CURRENT BILL	43.27
DUE DATE	PREV. BALANCE	-67.79
05/21/25	CREDIT BALANCE	-24.52
AFTER DUE DATE PAY		0.00

☐ Check Box For Change of Address or Bank Draft Sign Up

*****AUTO**5-DIGIT 32224



COOK MAYPORT CREATIVE 9
122 14TH AVE N 2094
JACKSONVILLE BEACH FL 32250-7331



PLEASE ENTER AMOUNT PAID \$

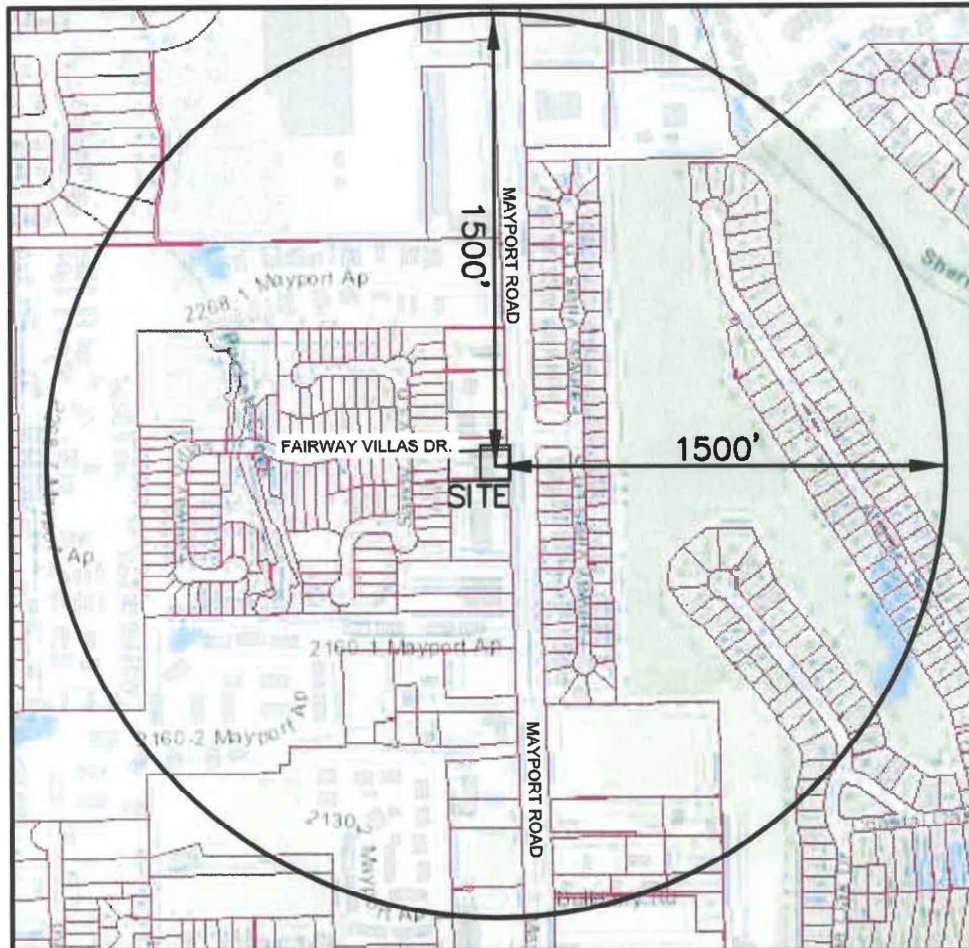
CITY OF ATLANTIC BEACH 01-06
800 SEMINOLE RD
ATLANTIC BEACH FL 32233-5444



LANDSCAPE REQUIREMENTS							
PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROVD SF	TREES REQ'D / SHADE REQ'D	TREES PROVIDED	SHRUBS REQ'D	SHRUBS PROVD
INTERIOR VUA 10%	5475 SF	550	0	2	0		
NON PUBLIC VUA 5%	7100 SF	355	0	2	0		
905 x .25 = 226/9				1/ 4000		25	23
STREET FRONTAGE 10'							
NORTH	100 LF	1000	0	2	0		
EAST	60 LF	600	218	1	0		
335 x .75 = 250/3				1/ 50		85	
ADJACENT PROPERTY							
SOUTH 5'	152 LF	760	160	3	0		
100' - RESIDENTIAL 10'				1/ 50			
	100 LF	1000	0	4	0	FENCE	
				1/ 25			
TOTAL		3265	378	14/ 7	0	110	23

MAP SHOWING SURVEY OF

A PORTION OF GOVERNMENT LOT 11, SECTION 8, BEING IN TOWNSHIP 2 SOUTH,
RANGE 29 EAST, OF CITY OF JACKSONVILLE, RECORDED IN OFFICIAL RECORDS,
BOOK 21350, PAGE 1025 OF THE CURRENT 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 IS/ARE NONE (0).

SUBJECT SITE;
2198 MAYPORT ROAD
JACKSONVILLE, FL 32233
R.E.#: 169406-0000

CERTIFIED TO:

- THE CREATIVE COOK MAYPORT, LLC.



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

DATE:
MARCH 25, 2025
SHEET 1 OF 1

FILE: 2025-0345
DRAWN BY: ADT
SCALE: 1" = 500'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

On File
Page 14 of 17

13132822_T-2025-6325

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
169398.1002	2190 F VILLAS LLC		2065 BEACH AVE			ATLANTIC BEACH	FL	32233
169407.0000	2206 MAYPORT LLC		4530-15 ST JOHNS AVE #406			JACKSONVILLE	FL	32210
169405.0010	223 S 9TH AVE INC		2440 MAYPORT RD SUITE 7			JACKSONVILLE	FL	32233
169405.0020	2256 LHM LLC		2256 MAYPORT RD			JACKSONVILLE	FL	32223
169410.0720	ANDERSON FAMILY REVOCABLE LIVING TRUST		2141 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169410.0705	ARCUSA RICHARD J		2264 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0600	AROLA TRAVIS MICHAEL		2229 SANDY BAY LN			JACKSONVILLE	FL	32233
169399.0002	ATLANTIC BEACH COUNTRY CLUB INC		1600 SELVA MARINA DR			ATLANTIC BEACH	FL	32233
169410.0585	BASFORD NEIL		2211 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1068	BEAUDRY KRISTIE L		7495 SAUNDERSVILLE CT			JACKSONVILLE	FL	32244
169410.0940	BLACKBURN RICHARD		2187 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0910	BOLTON JOHN EDWARD		2151 SANDY BAY LN			JACKSONVILLE	FL	32233
169405.0000	BOSCO AND SONS LLC		2158 MAYPORT RD			ATLANTIC BEACH	FL	32233-2708
169410.0710	BRIGMAN MARVIN CHRISTOPHER		2258 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0945	CARTER CARTER GLENN		2193 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1014	CASNER JEFFREY RYAN		2154 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233-4408
169406.0000	CC JAX HOLDINGS LLC		1931 FAIR ST			JACKSONVILLE	FL	32210-2153
169398.1054	CMEVO REVOCABLE TRUST		4526 ROCKY RIVER RD W			JACKSONVILLE	FL	32224
169410.0840	CREWS LIVING TRUST		2215 SAND DUNE CT			JACKSONVILLE	FL	32233-0016
CYPRESS COVE GOOD NEIGHBOR GROUP			2265 PALM LANDING DR			JACKSONVILLE	FL	32233
169410.0835	DAVIS JOEL CLARK ET AL	BEN TUCKER	2209 SAND DUNE CT			ATLANTIC BEACH	FL	32233
169410.0930	DESTASIO JENNIFER ANNE TRUST		2175 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1072	ECHAVARIA GENEVIEVER		2215 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233
169398.1074	ENDEREZ NOLASCO D		2221 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233-4407
169410.0730	FALDEN ALISON		2153 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169410.0610	FARRELL LEANN MICHELLE		2241 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0605	FICEK GEOFFREY R		2235 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0830	FORRESTER SILAS A		2203 SAND DUNE CT			JACKSONVILLE	FL	32233
169410.0845	GAMBEL LAURA		2221 SAND DUNE CT			JACKSONVILLE	FL	32233
GREATER ARLINGTON/B			2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
169398.1070	HARDY JOHN BENJAMIN JR	TIM KELLEY	2209 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233
169410.0935	HUGHES TINA HARVEY ET AL		2181 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0810	TRIAGO ELAINE M		2152 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169398.1006	JONES CAROL A		2178 S FAIRWAY VILLAS LN			ATLANTIC BEACH	FL	32233
169398.1052	KNAUFF JOHN H		2155 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233-4421
169410.0925	LAUER ETHAN		2169 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1018	MAXINE A WOOD REVOCABLE TRUST		2142 S FAIRWAY VILLAS LN			ATLANTIC BEACH	FL	32233
169410.0915	MCADOO STEVEN		2157 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0715	MCGEE PAUL F JR		2135 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169398.1056	MCGREADY COLLEEN M ET AL		2167 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233
169410.0590	MCKAY HUNTER A		2217 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1012	MILLSAUGH CHRISTOPHER L		2160 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233-4408
169398.1128	MONROE NATE JAMES		2202 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233
169398.1016	OZI PROPERTIES LLC		343 19TH ST			ATLANTIC BEACH	FL	32233-6803
169398.1058	PAGIO RACHEL		2173 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233
169410.0815	PINNER DANIEL JAMES		2146 FAIRWAY VILLAS DR			ATLANTIC BEACH	FL	32233
169410.0905	PITTMAN DONALD H JR		2238 SAND DUNE CT			JACKSONVILLE	FL	32233
169398.1064	PITTS AUSTIN ERALD		2191 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233-4421
169410.0820	PRUITT JOSHUA B		255 SHERWOOD AVE			SATELLITE BEACH	FL	32937
169410.0615	READ ROBERT BLAKE LIFE ESTATE		2247 SANDY BAY LN			JACKSONVILLE	FL	32233-0010
169410.0700	REGISTER MICHAEL T		2270 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1126	REGLER ANITA		2208 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233
169398.1130	REINDL JEFFREY A		2196 N FAIRWAY VILLAS LN			ATLANTIC BEACH	FL	32233
169398.1062	REINECKE STEVEN MICHAEL		2185 S FAIRWAY VILLAS LN			ATLANTIC BEACH	FL	32233
169398.1060	REVELS ALMA BELO		2179 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233-4421
169398.1124	RIVERA JOSE N		2214 FAIRWAY VILLAS LN N			ATLANTIC BEACH	FL	32233-4410
169398.1004	ROGERS CHARLES A		2184 FAIRWAY VILLAS LA S			ATLANTIC BEACH	FL	32233
169410.0725	ROCK JENNIFER		2147 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169398.1008	SANTORA SHANE T		2172 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233
169410.0900	SCHOLLY TIMOTHY P		2244 SAND DUNE CT			JACKSONVILLE	FL	32233
169410.0920	SCHOOLEY CHARLES W V		2163 SANDY BAY LN			JACKSONVILLE	FL	32233
169410.0595	SCHWARZKOPF KARL		2223 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1010	SEELY CRAIG		1055 OCEAN BLVD			ATLANTIC BEACH	FL	32233
169410.0580	THIEL TODD N		2205 SANDY BAY LN			JACKSONVILLE	FL	32233
169398.1066	VANN SHELBY RENE ET AL		2197 FAIRWAY VILLAS LN S			ATLANTIC BEACH	FL	32233
169410.0825	WATERS HEATHER PAUL		2134 FAIRWAY VILLAS DR			JACKSONVILLE	FL	32233
169410.0895	WILLARD MICHAEL F		2250 SAND DUNE CT			JACKSONVILLE	FL	32233

Total: 65

Duval County, City Of Jacksonville Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR794735

User: Mehta, Kareena - PDCU

REZONING/VARIANCE/EXCEPTION

Date: 10/22/2025

Email: KMehta@coj.net

Name: Cyndy Trimmer and Michael Sittner**Address:** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC| 1 INDEPENDENT DRIVE, SUITE 1200**Description:** Zoning Exception Z-6325 RE#:169406 0000 Address: 2198 Mayport Road

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1616.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1616.00

Control Number: 8078940 | Paid Date: 11/21/2025**Total Due: \$1,616.00**

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

Account No: CR794735

REZONING/VARIANCE/EXCEPTION

Date: 10/22/2025

Name: Cyndy Trimmer and Michael Sittner**Address:** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC| 1 INDEPENDENT DRIVE, SUITE 1200**Description:** Zoning Exception Z-6325 RE#:169406 0000 Address: 2198 Mayport Road**Total Due: \$1,616.00**