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 First Name

Last NameFirst NameMiddle NameTRIMMERCYNDY

Company Name

DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address

1 INDEPENDENT DRIVE, SUITE 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone Fax Email

9048070185 904 CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name		First Name	Midd l e Name
N/A		N/A	
Company/T	rust Name		
CC JAX HOL	DINGS LLC		
Mailing Add			
City		State	Zip Code
JACKSONVII	LE	FL	32210
		Email	

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map RE# Council Dis		Council District	Planning District	Current Zoning District(s)
Мар	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

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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

General Lo	cation			
WEST OF M	AYPORT ROAD AND SOUTH OF	FAIR\	WAY VILLAS DRIVE	
House #	Street Name, Type and I	Direct	ion	Zip Code
2198	MAYPORT RD			32233
Between St	reets			
MAYPORT R	OAD	and	FAIRWAY VILLAS DRI	VE
Jtility Serv	ices Provider			
	er/City Sewer Well/Septic	City	Water/Sentic City 9	Sewer/Well

- 1	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

- 5	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

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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 1.1.1.13, POLICY 1.1.2, 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)

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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 LORIDA
COUNTY OF DOWAL

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

- 1. Affiant is the authorized member of <u>CC Jax Holdings, LLC</u>, 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 Lowequist, 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	
94th, day of Warch, 2025, by Jeremy Lovequist, who is personally known to m	ie or
thas produced identification and who took an oath.	

Type of identification produced

Notary Public Signature

Printed/Typed Name Notary Publi

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 MÁYPORT RD Jacksonville FL 32233Official 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			

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> $\underline{\text{Our Homes}} \text{ and our } \underline{\text{Property Tax Estimator}} \text{. 'In Progress' property values, exemptions and}$ 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.

20113

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	
<u>Land Value (Agric.)</u>	\$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	
<u>Exemptions</u>	\$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

Total Area

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>21350-01025</u>	1/31/2025	\$1,085,000.00	WD - Warranty Deed	Qualified	Improved
<u>20450-00873</u>	9/28/2022	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>20559-01511</u>	1/5/2023	\$926,500.00	WD - Warranty Deed	Qualified	Improved
<u>20451-00848</u>	9/28/2022	\$100.00	SW - Special Warranty	Unqualified	Improved
<u>06793-00610</u>	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	<u>Code</u>	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
Voor Built	1067

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

<u>Type</u>	Gross Area	Heated Area	Effective Area
Base Area	4248	4248	4248
Canopy	771	0	193
Total	5019	4248	4441

\$170,645.00

Building Value

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

		99		
48		BAS		4
			S7-	
	35-6		CAN 63	1

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)

024 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	\$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	Exe	mptions	Taxable Va	alue

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year		\$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.

<u>2024</u>		
<u>2023</u>		
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2018</u>		
<u>2017</u> <u>2016</u>		
<u>2016</u>		
2015		

1	2

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



More Information

ontact 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: **Customer Name:** Service Address:

89407-15468 COOK MAYPORT CREATIVE 2198 MAYPORT RD

> 05/07/25 05/21/25

BIII Date: **Current Charges Due Date:**

Service 10% UTILITY TAX SEWER BASE SEWER BASE WATER VOLUME WATER VOLUME WATER BASE WATER BASE WATER BASE	78914858	486.00 Total 1.28 29.19 0.00 12.80		486.00 Service	0.00 Total
10% UTILITY TAX SEWER BASE SEWER BASE WATER VOLUME WATER VOLUME WATER BASE		1.28 29.19 0.00		Service	Total
SEWER BASE SEWER BASE WATER VOLUME WATER VOLUME WATER BASE		29.19 0.00			
		12.30			
			CUR	RENT BILL	43.27
			PREV	. BALANCE	-67.79
			CREDIT BALA	ANCE - DO NOT PAY	-24.52
			AFTER D	DUE DATE PAY	0.00
PERIOD GAL X CURRENT LAST PERIOD	1000 DAILY AV	/G.		·	
YEAR AGO					

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

FL22579F

05/07/25

43.27

-67.79

-24.52



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

Check Box For Change of Address or Bank Draft Sign Up

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

COOK MAYPORT CREATIVE 122 14TH AVE N

JACKSONVILLE BEACH FL 32250-7331

CITY OF ATLANTIC BEACH 800 SEMINOLE RD ATLANTIC BEACH FL 32233-5444 2094

ACCOUNT NUMBER

89407-15468

DUE DATE

05/21/25

AFTER DUE DATE PAY 0.00 PLEASE ENTER AMOUNT PAID |\$

BILLING DATE

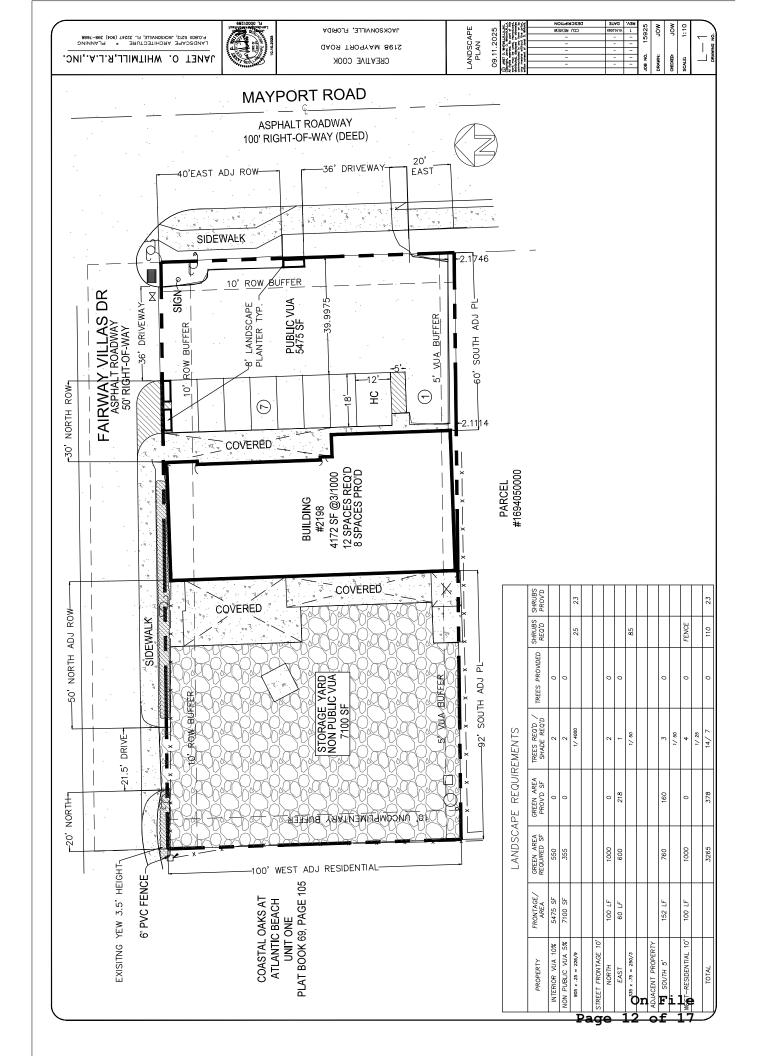
CURRENT BILL

PREV. BALANCE

CREDIT BALANCE

01-06









2198 MAYPORT ROAD, JACKSONVILLE, FL. 32233

BOUNDARY SURVEY

CERTIFIED TO: DANIEL BALLESTEROS AND BRIAN LIGNELLI DANIEL BALLESTEROS JIMERSON BIRR, P.A

LEGAL DESCRIPTION: PARCEL 1:

FLOOD ZONE: 12031C0406J ZONE: X EFF: 11/02/2018

DESCRIBED AS FOLLOWS:

27 FTHS SINGH VAS SEEN PROBABLE OF THE PURPOSES OF A MORTGAGE TWANG/CTON TO BE DEFINITION OF THIS COOPE IS UNITED TO THE CONSTRUMINATION OF THIS COOPE IS UNITED TO THE CONSTRUMINATION OF THIS COOPE IS UNITED TO THE CONSTRUMINATION OF THIS COOPE IS UNITED TO THE COOPE IS UNITED TO THE COOPE IS UNITED TO THE INCIDENT OF THE INCIDENT INCIDENT OF THE INCIDENT INCID NFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS GENERAL NOTES

3) AWY FEWCES SHOWN HEREON ARE ILLUSTRATIVE OF THEM GRAERAL POSTINO WAY. FINGE THES SHOWN MET TO GRANEAL CENTERINE OF FERVOE. THE GAFFOR MILL MOT BE RESPONSIBLE FOR DAMAGES RESULT WO SOLET VO THER PHYSEAL RELATIONSHIP TO THE MONUMENTED BOUNDARY.

4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGENTED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS, 5) UNDERGROUND MPROVEMENTS HAVE NOT BEEN GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. OCATED EXCEPT AS SPECIFICALLY SHOWN.

S) ELEVATIONS ARE BASED UPON NATIONAL

A/C-AIR CONDITIONER WM-WATER METER

8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS

D.E.-DRAINAGE EASEMENT
P.U.E.- PUBLIC UTILITY EASEMENT
OLAE_-IMTED ACCESS EASEMENT
SILME_LAKE MANTERANGE EASEMENT
D.H.E.-OVERHEAD EASEMENT
D

PG-PAGE U.E.-UTILITY EASEMENT

P.O.B.-POINT OF BECINNING P.O.C.-POINT OF COMMENCEMENT P.B.-PLAT BOOK

NEAR BOUNDARY LINE AS SHOWN EXTENDS THROUGH SOUTH AND WEST IIP NOT DETERMINED **Q**ğğğil

TENDS THROUGH SOUTH

13 of

FIELD DATE:11/11/2022 DRAWN BY:C.C. ORDER NO:200426 REVISIONS:

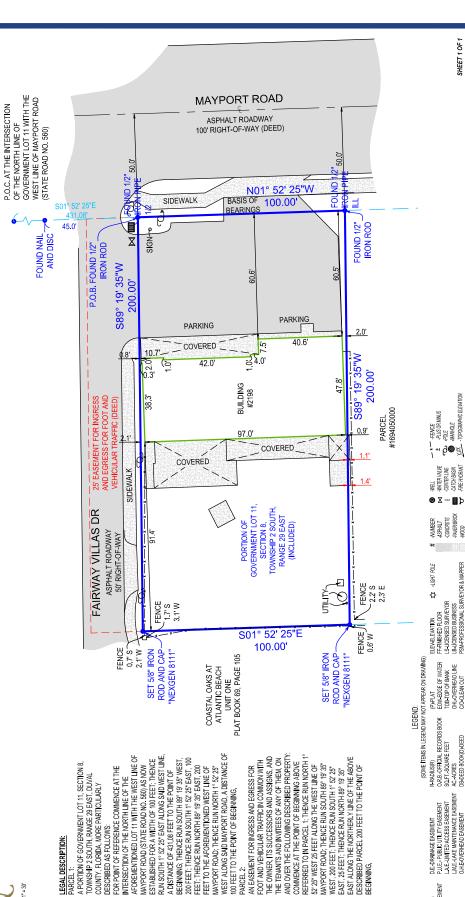
-PAVER/BRICK -WOOD

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,

STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 11/21/2022

SHEET 1 OF 1



AL ARCLENGTH (C)-CALCULATED (M)-MEASURED SURVEY NO

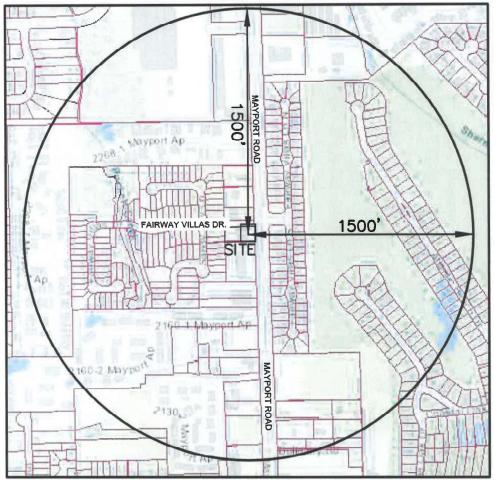
1547 PROSPERITY FARMS ROAD WEST PALM BEACH, FL 33403 NexgenSurveying.com LB#8111 PHONE: 561.508.6272 FAX: 561.508.6309

SURVEYING, LLC.

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.



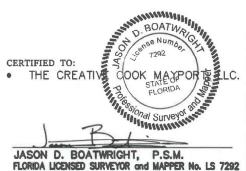


VICINITY MAP SCALE: 1" = 500'

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).

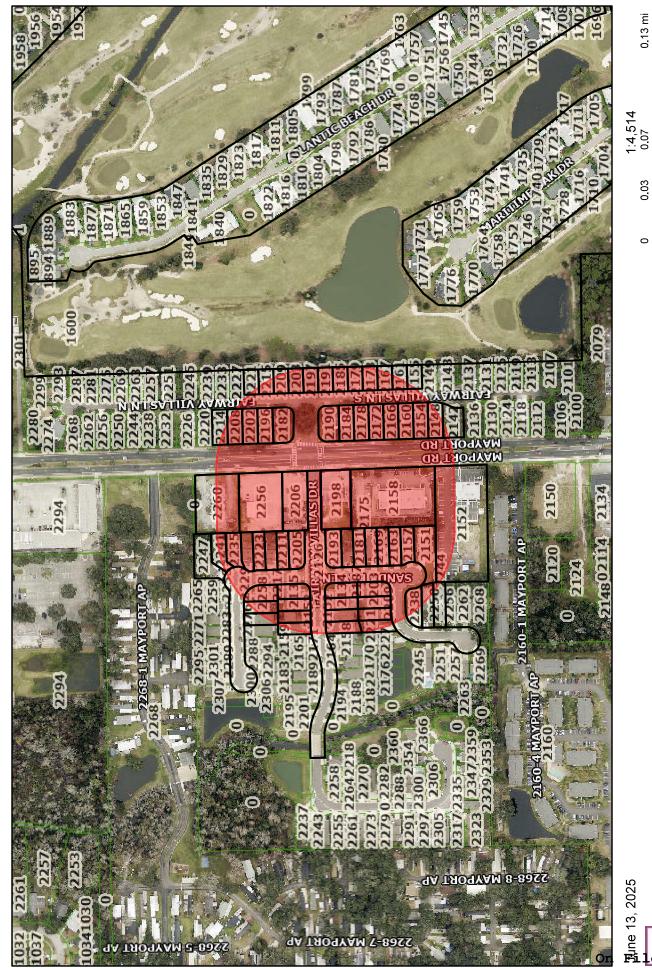
SUBJECT SITE: 2198 MAYPORT ROAD JACKSONVILLE, FL 32233 R.E.#: 169406-0000



DATE: MARCH 25, 2025 SHEET 1 OF

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

On File 4 of 17INC Page 14 SURVEYORS, LAND BOATWRIGHT 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



Page 15 of 17

13132822_T-2025-6325

Parcels

0.13 mi

0.03

0.05

0.2 km

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11/21/25, 1:34 PM Printing:: CR794735

Duval County, City Of Jacksonville Jim Overton, Tax Collector

231 E. Forsyth Street Jacksonville, FL 32202

General Collection Receipt

Account No: CR794735 Date: 10/22/2025 User: Mehta, Kareena - PDCU Email: KMehta@coj.net

REZONING/VARIANCE/EXCEPTION

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	Ī
00111	140302	342218	000000	00000000	00000	0000000	0.00	1616.00	Ĺ

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
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