

## Two hotels planned near St. Augustine outlets

**Port Orange-based property owner wants to build a  
Sleep Inn and a Candlewood Suites.**

By Scott Sailer  
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Port Orange-based property owner Pearl Eagles LLC filed site development plans with St. Johns County and the St. Johns River Water Management District to develop two four-story hotels totaling 132 rooms.

The hotels are proposed on 2.7 acres at Toms Road and County Road 208 south of the St. Augustine Premium Outlets and Florida 16.

Reviewed under the name Anderson Park PUD Hotels, the projects comprise a 72-room, 44,207-square-foot Candlewood Suites, a brand of InterContinental Hotel Group, and a 60-room, 32,052-square-foot Sleep Inn, a Choice Hotels International brand.

The main access will be from Toms Road, which leads to Florida 16 and County Road 208. Plans show across access with the adjacent Howard Johnson Inn, which is owned by Diamond Eagles LLC. That group is associated with the same developer as the planned hotels. Pearl Eagles LLC purchased the property in 2017 for \$640,000, according to county records.

A development schedule was not included in the applications. St. Augustine-based Matthews Design Group Inc. is the agent and civil engineer.

Plans show the hotels would be built with a stormwater underdrain and underground retention system on the western portion of the development's 132 parking spaces, one per room. There are two Candlewood Suites in Northeast Florida and a third under construction on Mayport Road.

There are two area Sleep Inns in Jacksonville and St. Augustine.