

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-171-E**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-26-08 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 7 AT 1349 MARKET STREET NORTH,  
8 BETWEEN NORTH MAIN STREET AND 4<sup>TH</sup> STREET (R.E.  
9 NO(S). 070948-0000), AS DESCRIBED HEREIN, OWNED  
10 BY HOUSE OF LEAF & BEAN, LLC, REQUESTING AN  
11 ESTABLISHMENT OR FACILITY WHICH INCLUDES THE  
12 RETAIL SALE OF BEER OR WINE FOR ON-PREMISES  
13 CONSUMPTION, IN CONJUNCTION WITH THE SERVICE OF  
14 FOOD WHICH IS ORDERED FROM A MENU AND PREPARED  
15 OR SERVED FOR PAY FOR CONSUMPTION ON-PREMISES,  
16 FOR AFFLUENT CONCIERGE, LLC D/B/A THE GROVE, IN  
17 THE COMMERCIAL NEIGHBORHOOD-SPRINGFIELD (CN-S)  
18 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
19 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND  
20 CONCLUSIONS OF THE LAND USE AND ZONING  
21 COMMITTEE; PROVIDING FOR DISTRIBUTION;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS,** an application for a zoning exception, **On File** with  
25 the City Council Legislative Services Division, was filed by Lawrence  
26 Yancy, on behalf of the owner of property located in Council District  
27 7 at 1349 Market Street, between Main Street North and 4<sup>th</sup> Street  
28 (R.E. No(s). 070948-0000) (the "Subject Property"), requesting an  
29 establishment or facility which includes the retail sale of beer or  
30 wine for on-premises consumption, in conjunction with the service of  
31 food which is ordered from a menu and prepared or served for pay for

1 consumption on-premises, for Affluent Concierge, LLC D/B/A The  
2 Grove, in the Commercial Neighborhood-Springfield (CN-S) District;  
3 and

4 **WHEREAS**, the Planning and Development Department has  
5 considered the application and all attachments thereto and has  
6 rendered an advisory recommendation; and

7 **WHEREAS**, the Land Use and Zoning Committee, after due notice,  
8 held a public hearing and having duly considered both the testimonial  
9 and documentary evidence presented at the public hearing, has made  
10 its recommendation to the Council; now therefore

11 **BE IT ORDAINED** by the Council of the City of Jacksonville:

12 **Section 1. Adoption of Findings and Conclusions.** The  
13 Council has considered the recommendation of the Land Use and Zoning  
14 Committee and reviewed the Staff Report of the Planning and  
15 Development Department concerning application for zoning exception  
16 E-26-08. Based upon the competent, substantial evidence contained in  
17 the record, the Council hereby determines that the requested zoning  
18 exception meets each of the following criteria required to grant the  
19 request pursuant to Section 656.131(c), *Ordinance Code*, as  
20 specifically identified in the Staff Report of the Planning and  
21 Development Department:

22 (1) Will be consistent with the Comprehensive Plan, including  
23 any subsequent plan adopted by the Council pursuant thereto;

24 (2) Will be compatible with the existing contiguous uses or  
25 zoning and compatible with the general character of the area,  
26 considering population density, design, scale and orientation of  
27 structures to the area, property values, and existing similar uses  
28 or zoning;

29 (3) Will not have an environmental impact inconsistent with the  
30 health, safety and welfare of the community;

31 (4) Will not have a detrimental effect on vehicular or pedestrian

1 traffic, or parking conditions, and will not result in the generation  
2 or creation of traffic inconsistent with the health, safety and  
3 welfare of the community;

4 (5) Will not have a detrimental effect on the future development  
5 of contiguous properties or the general area, according to the  
6 Comprehensive Plan, including any subsequent amendment to the plan  
7 adopted by the Council;

8 (6) Will not result in the creation of objectionable or  
9 excessive noise, lights, vibrations, fumes, odors, dust or physical  
10 activities, taking into account existing uses or zoning in the  
11 vicinity;

12 (7) Will not overburden existing public services and facilities;

13 (8) Will be sufficiently accessible to permit entry onto the  
14 property by fire, police, rescue and other services; and

15 (9) Will be consistent with the definition of a zoning  
16 exception, and will meet the standards and criteria of the zoning  
17 classification in which such use is proposed to be located, and all  
18 other requirements for such particular use set forth elsewhere in the  
19 Zoning Code, or otherwise adopted by the Planning Commission or  
20 Council.

21 Therefore, zoning exception application E-26-08 is hereby  
22 approved.

23 **Section 2. Owner and Description.** The Subject Property is  
24 owned by House of Leaf & Bean, LLC, and is described in **Exhibit 1**,  
25 dated February 4, 2026, and graphically depicted in **Exhibit 2**, both  
26 attached hereto. The applicant is Lawrence Yancy, 1309 Saint Johns  
27 Bluff Road North, Building A, Suite 2, Jacksonville, Florida, 32225;  
28 (904) 568-4317.

29 **Section 3. Distribution by Legislative Services.**  
30 Legislative Services is hereby directed to mail a copy of this  
31 legislation, as enacted, to the applicant and any other parties to

1 this matter who testified before the Land Use and Zoning Committee  
2 or otherwise filed a qualifying written statement as defined in  
3 Section 656.140(c), *Ordinance Code*.

4       **Section 4.       Effective Date.** The enactment of this Ordinance  
5 shall be deemed to constitute a quasi-judicial action of the City  
6 Council and shall become effective upon signature by the Council  
7 President and Council Secretary. Failure to exercise the zoning  
8 exception, if herein granted, by the commencement of the use or action  
9 herein approved within one (1) year of the effective date of this  
10 legislation shall render this zoning exception invalid and all rights  
11 arising therefrom shall terminate.

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13 Form Approved:

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15           /s/ Dylan Reingold          

16 Office of General Counsel

17 Legislation Prepared By: Mikayla Batteh

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