

### Application For Zoning Exception

#### Planning and Development Department Info

**Application #** E-26-08    **Staff Sign-Off/Date** MB / 02/10/2026  
**Filing Date** 02/17/2026    **Number of Signs to Post** 2  
**Current Land Use Category** NC  
**Exception Sought** AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF BEER OR WINE FOR ON-PREMISES CONSUMPTION, IN CONJUNCTION WITH THE SERVICE OF FOOD WHICH IS ORDERED FROM A MENU AND PREPARED OR SERVED FOR PAY FOR CONSUMPTION ON-PREMISES  
**Applicable Section of Ordinance Code** 656.368.111.(C).(1)  
**Notice of Violation(s)** N/A  
**Hearing Date** 04/07/2026  
**Neighborhood Association** SPRINGFIELD AREA MERCHANTS ASSOC., SUSTAINABLE SPRINGFIELD, JACKSONVILLE CULTURAL DEVL P CORP, SPRINGFIELD PRESERVATION & REVITALIZATION, SPRINGFIELD IMPROVEMENT ASSOCIATION, SPRINGFIELD CIVIC AS  
**Overlay** N/A

#### Application Info

**Tracking #** 6861    **Application Status** FILED COMPLETE  
**Date Started** 01/22/2026    **Date Submitted** 01/27/2026

#### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
YANCY	LAWRENCE	
<b>Company Name</b>		
LAWRENCE YANCY BUSINESS SERVICES		
<b>Mailing Address</b>		
1309 SAINT JOHNS BLUFF RD NORTH BLDG A ST 2		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32225
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9045684317	904	LAWRENCEYANCY@YAHOO.COM

#### General Information On Owner(s)

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
RAITI	JONATHAN	
<b>Company/Trust Name</b>		
HOUSE OF LEAF & BEAN LLC		
<b>Mailing Address</b>		
224 BOWLES ST		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
NEPTUNE BEACH	FL	32266
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
4129154208		JRAITI.RZI@GMAIL.COM

#### Property Information

**Previous Zoning Application Filed?**

**If Yes, State Application No(s)**

<b>Map RE#</b>	<b>Council District</b>	<b>Planning District</b>	<b>Current Zoning District(s)</b>
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Map

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

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

**Current Property Use**

**Exception Sought**

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF BEER OR WINE FOR ON-PREMISES CONSUMPTION, IN CONJUNCTION WITH THE SERVICE OF FOOD WHICH IS ORDERED FROM A MENU AND PREPARED OR SERVED FOR PAY FOR CONSUMPTION ON-PREMISES

**In Whose Name Will The Exception Be Granted**

AFFLUCCENT CONCIERGE LLC (DBA) THE GROVE

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
<input type="text" value="1349"/>	<input type="text" value="MARKET ST N"/>	<input type="text" value="32206"/>

**Between Streets**

and

**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 WILL BE CONSISTENT WITH THE COMPREHENSIVE PLAN, INCLUDING ANY SUBSEQUENT PLAN ADOPTED BY THE COUNCIL PURSUANT THERETO.

(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 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.

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

YES WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

(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.

NO 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.

(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.

NO 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.

(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.

NO 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.

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

NO WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES.

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

YES 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 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.

**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.

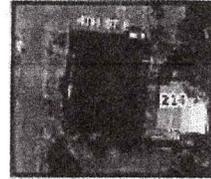
Agreed to and submitted

**Filing Fee Information**

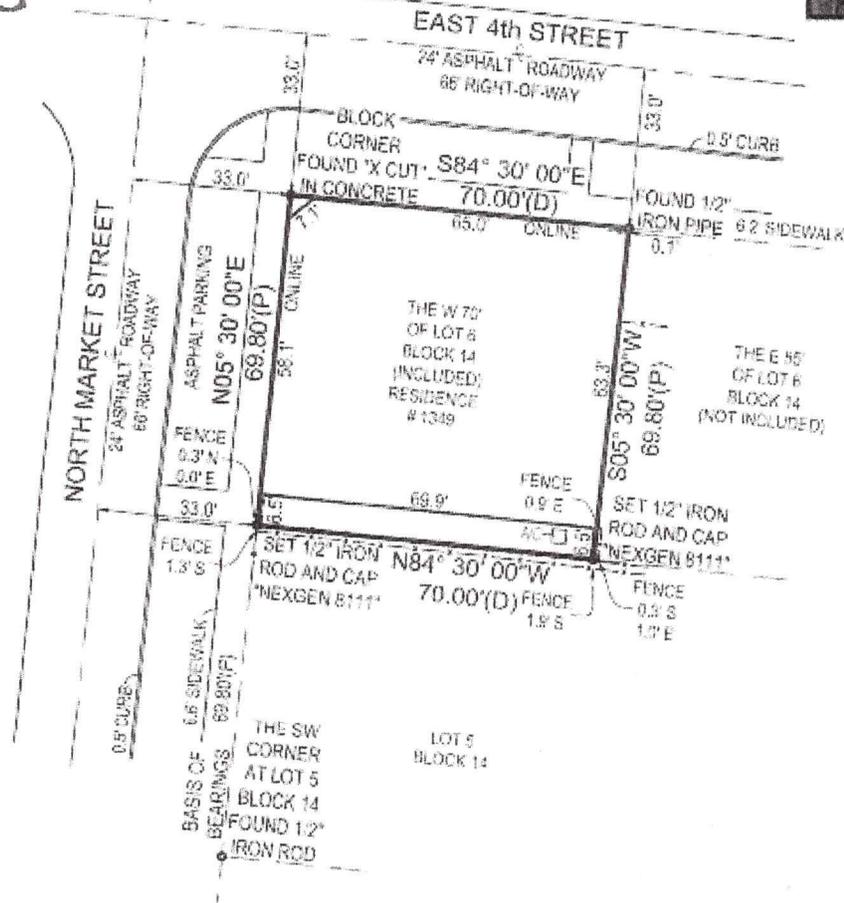
<b>1) Non-residential District Base Fee</b>	\$1,173.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>81 Notifications @ \$7.00/each:</b>	\$567.00
<b>3) Total Application Cost:</b>	\$2,831.00

\* 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.

1349 NORTH MARKET STREET, JACKSONVILLE, FL. 32206



AERIAL PHOTOGRAPH  
NOT TO SCALE



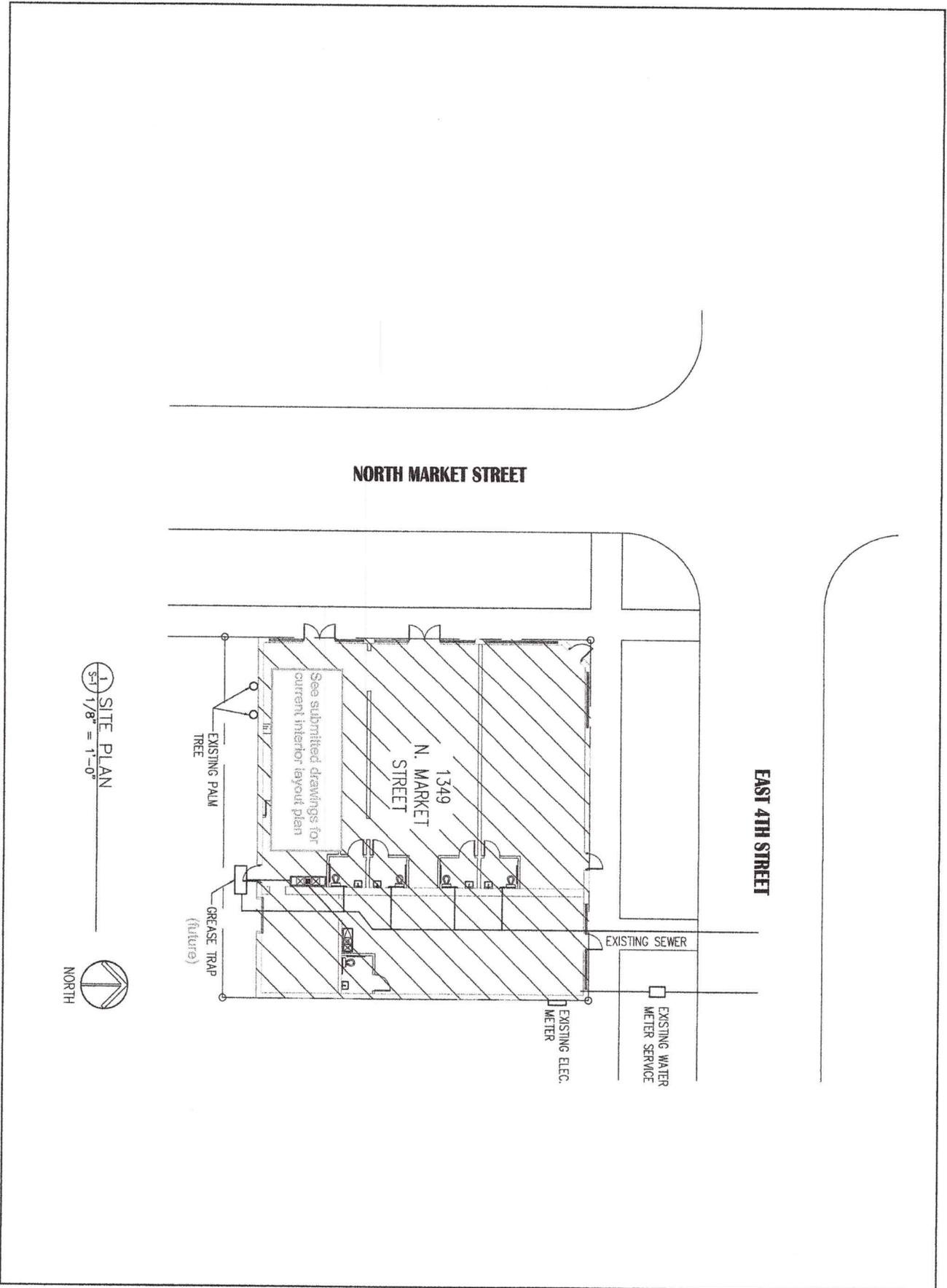
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

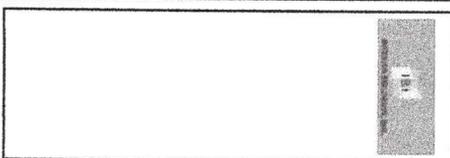
Date of Field Work : 07-27-2021  
 Drawn By: Greg  
 Order #: 145275  
 Last Revision Date: None  
 Boundary Survey prepared by: L98111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #303  
 West Palm Beach, FL 33407  
 561-508-6272





**S-1**

SITE PLAN



**HAKKA KITCHEN**

1349 North Market Street Jacksonville, FL

On File  
Page 6 of 23





Deacon Thurman L. Young  
Director of Deacons  
Mt. Carmel Baptist Church  
thurmanlyoung@gmail.com  
904-434-1362  
October 24, 2025

Dear Nicholè Brown  
And Affluent Concierge LLC,

I hope this message finds you well. I am writing to formally acknowledge the use and presence of alcoholic beverages in the vicinity of Mt. Carmel Baptist Church.

We recognize that the proximity of such activity to a place of worship may raise concerns among congregants and community members. It is important to us that we approach this matter transparency and respect for the values upheld by the church and its surrounding community.

While the consumption of alcohol will occur outside the church grounds and is not affiliated with any church sponsored event, we understand the importance of maintaining a respectful environment near sacred spaces. We trust Affluent Concierge is committed to insuring that any gatherings or activities in the area will receive due mindfulness and consideration. This letter is not an endorsement of the use of alcohol, but only management's diligent policing of its use while on the premises.

Please know we take this matter seriously and welcome any dialogue or guidance the church may wish to offer. Our intention is to foster a spirit of mutual respect and community harmony.

Thank You for your understanding.

Thurman L. Young



## HISTORIC EASTSIDE

COMMUNITY DEVELOPMENT CORPORATION

October, 23, 2025

To Whom It May Concern,

I am pleased to endorse Affluent Concierge LLC, . The Historic Eastside Community Development Corporation views Affluent Concierge as a valuable asset to our community.

We understand Affluent Concierge will offer beer and wine on-site. We are confident in their responsible management, compliance with laws, and commitment to a safe, respectful environment for guests and neighbors.

Suzanne Pickett (President) on behalf of The Historic Eastside Community endorses Affluent Concierge, noting they provide service above what our community needs and deserve.

If you need further information, please contact me at (904) 537-3364  
or [Eastside@hecdcjax.org](mailto:Eastside@hecdcjax.org)

Sincerely,

Suzanne Pickett, CEO

The Historic Eastside Community Development Corporation

Sincerely,

Suzanne Pickett

Historic Eastside Community Development Corp

925 Spearing Street

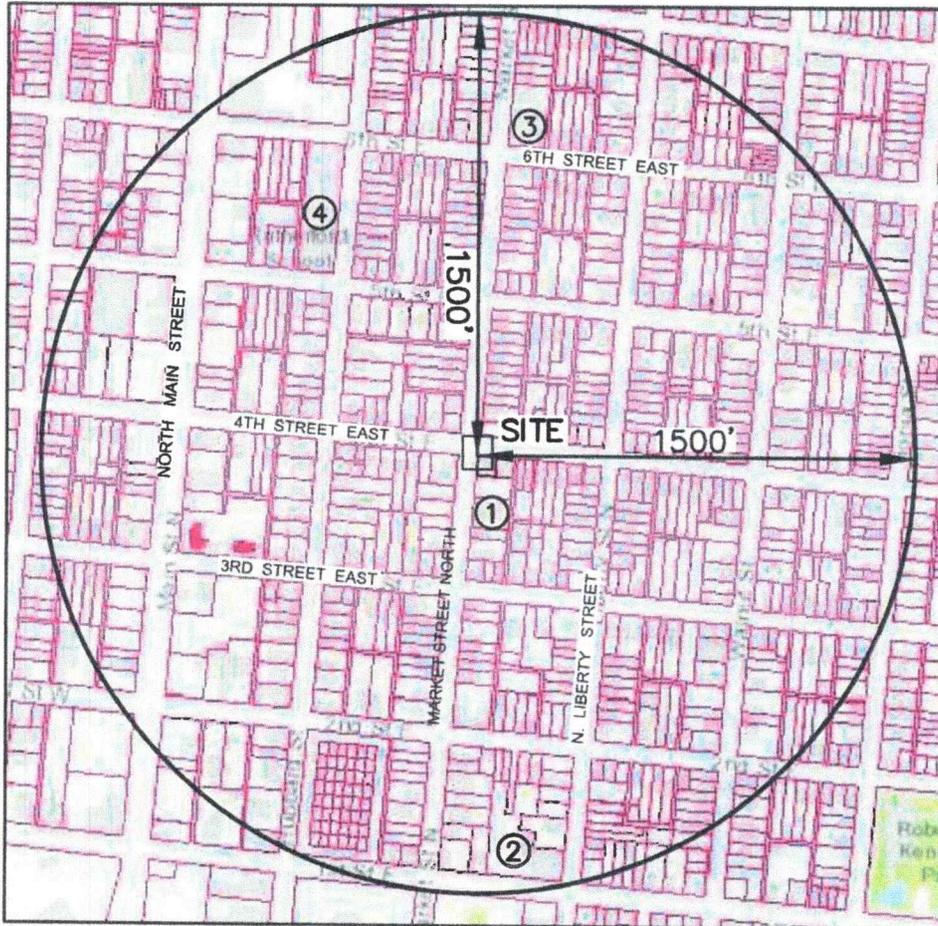
Jacksonville, FL 32206

Office : 904.328.6034

[www.hecdcjax.org](http://www.hecdcjax.org)

# MAP OF

PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 26 EAST, AND MORE PARTICULARLY DESCRIBED AS THE WEST 70 FEET OF LOT 6, BLOCK 14, SPRINGFIELD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, 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 FOUR (4).

**SUBJECT SITE:**  
1349-1 NORTH MARKET STREET,  
JACKSONVILLE, FL 32206  
R.E. #: 070948-0000

- ① MT. CARMEL BAPTIST CHURCH  
1329 N. MARKET STREET,  
JACKSONVILLE, FL 32206 - 60'±
- ② SPRINGFIELD BAPTIST CHURCH  
1106 N. LIBERTY STREET,  
JACKSONVILLE, FL 32206 - 1,090'±
- ③ GLORIOUS CHURCH OF THE LORD  
213 EAST 6TH STREET,  
JACKSONVILLE, FL 32206 - 1,037'±
- ④ RUTHERFORD SCHOOL (SPECIAL EDUCATION)  
1514 HUBBARD STREET,  
JACKSONVILLE, FL 32206 - 773'±

CERTIFIED TO:  
• AFFLUENT CONCIERGE, LLC  
d/b/a The Cove Restaurant



**JASON D. BOATWRIGHT, P.R.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: FEBRUARY 3, 2026 SHEET 1 OF 1	FILE: 2025-1223 DRAWN BY: ADT SCALE: 1" = 500'
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**BOATWRIGHT LAND SURVEYORS, INC.**

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

On File

Unit 1

This Instrument Prepared by & Return To:

River City Title  
11512 Lake Mead Avenue  
#606  
Jacksonville, FL 32256

Parcel Number: 070948-0000

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **29th day of October, 2021** between **The Holdings Group LLC, a Florida Limited Liability Company**, whose mailing address is **2350 Coral Way #401, Miami, FL 33145** ("Grantor"), to **House of Leaf & Bean, LLC, a Florida limited liability company** whose mailing address is **224 Bowles Street, Neptune Beach, Florida 32266** ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Duval County, Florida** and fully described as follows:

**The West 70 feet of Lot 6, Block 14, Springfield, according to map or plat thereof as recorded in Plat Book 2, Page 4, of the public records of Duval County, Florida.**

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation of or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

[Signature]  
WITNESS  
PRINT NAME: OSCAR LOPEZ

[Signature]  
WITNESS  
PRINT NAME: NORGE SUAREZ

GRANTOR:

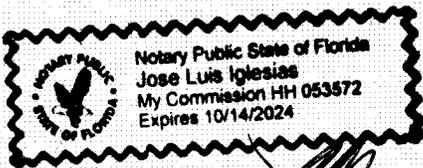
The Holdings Group LLC, a Florida Limited Liability Company

By: [Signature]  
Sylvia Perez, Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of October, 2021 by Sylvia Perez Manager of The Holdings Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



Personally known: Sylvia Perez  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

[Signature] 10/28/21

**1349 MARKET ST**

Property Detail

<b>RE #</b>	070948-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01188 SRINGFELD S/D BLK 3,5,9 ,
<b>Total Area</b>	4109
<b>Characteristics</b>	Historic Designation

Value Summary

Value Description	2024 Certified	2025 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$26,873.00	\$26,873.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$305,100.00	\$398,500.00
<b>Assessed Value</b>	\$289,432.00	\$318,614.00
<b>Cap Diff/Portability Amt</b>	\$15,668.00 / \$0.00	\$79,886.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$289,432.00	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  
 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
<a href="#">20047-01536</a>	10/29/2021	\$317,500.00	SW - Special Warranty	Qualified	Improved
<a href="#">18007-00407</a>	5/31/2017	\$202,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">16274-00646</a>	3/1/2013	\$100.00	CT - Certificate of Title	Unqualified	Improved
<a href="#">10669-01075</a>	9/18/2002	\$75,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">06798-00394</a>	11/20/1989	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06795-00950</a>	11/14/1989	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">05930-02180</a>	3/5/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">05891-01762</a>	12/13/1984	\$70,000.00	QC - Quit Claim	Unqualified	Improved
<a href="#">05451-00253</a>	10/1/1981	\$8,000.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	70.00	\$326.00
2	PVCC1	Paving Concrete	1	0	0	280.00	\$514.00

**Land & Legal**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN-S	0.00	0.00	Common	4,886.00	Square Footage	\$26,873.00

LN	Legal Description
1	2-4 37-25-26E
2	SPRINGFIELD
3	W 70FT LOT 6 BLK 14

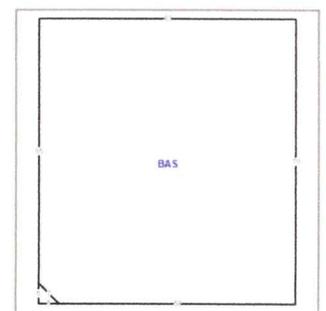
**Buildings**

Building 1  
 Building 1 Site Address  
 1349 MARKET ST Unit 2  
 Jacksonville FL 32206-

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1926
<b>Building Value</b>	\$218,923.00

Type	Gross Area	Heated Area	Effective Area
Canopy	12	0	3
Base Area	4397	4397	4397
Total	4409	4397	4400

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin



Comm Frame	3	3 C-Masonry
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Element	Code	Detail
Stories	1.000	
Baths	6.000	
Rooms / Units	5.000	
Avg Story Height	14.000	

**2025 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	\$318,614.00	\$0.00	\$318,614.00	\$3,275.47	\$3,605.72	\$3,460.59
Urban Service Dist1	\$318,614.00	\$0.00	\$318,614.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$398,500.00	\$0.00	\$398,500.00	\$943.37	\$1,233.36	\$1,193.39
By Local Board	\$398,500.00	\$0.00	\$398,500.00	\$685.86	\$895.83	\$855.10
School Board Voted	\$398,500.00	\$0.00	\$398,500.00	\$305.10	\$398.50	\$398.50
FL Inland Navigation Dist.	\$318,614.00	\$0.00	\$318,614.00	\$8.34	\$9.18	\$8.60
Water Mgmt Dist. SJRWMD	\$318,614.00	\$0.00	\$318,614.00	\$51.90	\$57.13	\$54.26
Urb Ser Dist1 Voted	\$318,614.00	\$0.00	\$318,614.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,270.04	\$6,199.72	\$5,970.44

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$305,100.00	\$289,432.00	\$0.00	\$289,432.00
<b>Current Year</b>	\$398,500.00	\$318,614.00	\$0.00	\$318,614.00

**2025 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.

<b>2025</b>
<b>2024</b>
<b>2023</b>
<b>2022</b>
<b>2021</b>
<b>2020</b>
<b>2019</b>
<b>2018</b>
<b>2017</b>
<b>2016</b>
<b>2015</b>
<b>2014</b>

- 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](#)



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

HOUSE OF LEAF & BEAN LLC / RZI LLC

Owner Name
1349 MARKET ST UNIT 1 JACKSONVILLE FL 32206

Address(es) for Subject Property
070948-0000

Real Estate Parcel Number(s) for Subject Property
LAWRENCE YANCY

Appointed or Authorized Agent(s)
Zoning Exception
Type of Request(s)/Application(s)

STATE OF FLORIDA
COUNTY OF DUVAL

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

- 1. Affiant is the owner of House of Leaf & Bean, a Florida LLC (the "Entity") that is the owner and record title holder of the property described above...
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...

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  
 JONATHAN RAITI  
 \_\_\_\_\_  
 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 9<sup>th</sup> day of October, 2025, by Jonathan Raiti as owner for House of Leaf and Bean LLC, who is  personally known to me or  has produced identification and who took an oath.

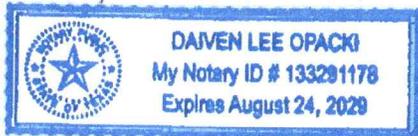
Type of identification produced Drivers license

  
 \_\_\_\_\_  
 Notary Public Signature

Daven Lee Opacki  
 \_\_\_\_\_  
 Printed/Typed Name - Notary Public

My commission expires: August 24 2029

[NOTARY SEAL]



**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**



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## Detail by Entity Name

Florida Limited Liability Company  
HOUSE OF LEAF & BEAN, LLC

### Filing Information

<b>Document Number</b>	L21000275713
<b>FEI/EIN Number</b>	87-1263971
<b>Date Filed</b>	06/14/2021
<b>Effective Date</b>	06/08/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1349 N Market Street  
JACKSONVILLE, FL 32206

Changed: 06/05/2024

### Mailing Address

224 Bowles Street  
JACKSONVILLE, FL 32266

Changed: 06/05/2024

### Registered Agent Name & Address

RAITI, WENXIA  
224 BOWLES ST  
NEPTUNE BEACH, FL 32266

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

House Of Leaf & Bean Inc  
1349 N Market Street  
JACKSONVILLE, FL 32206

Title AMBR

RZI LLC

**On File**

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1349 N Market Street  
JACKSONVILLE, FL 32206

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/03/2024
2024	06/05/2024
2025	02/27/2025

**Document Images**

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<a href="#">03/15/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/14/2021 -- Florida Limited Liability</a>	View image in PDF format



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## Detail by Entity Name

Florida Limited Liability Company  
RZI, LLC

### Filing Information

<b>Document Number</b>	L08000004236
<b>FEI/EIN Number</b>	30-0462108
<b>Date Filed</b>	01/14/2008
<b>Effective Date</b>	01/19/2008
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

224 Bowles Street  
Neptune Beach, FL 32266

Changed: 03/06/2014

### Mailing Address

224 Bowles Street  
Neptune Beach, FL 32266

Changed: 03/06/2014

### Registered Agent Name & Address

RAITI, JONATHAN M  
224 Bowles Street  
Neptune Beach, FL 32266

Address Changed: 03/06/2014

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

RAITI, JONATHAN M  
224 Bowles Street  
Neptune Beach, FL 32266

Title Member

**On File**

**Page 19 of 23**

RAITI, Jason Z  
 224 Bowles Street  
 Neptune Beach, FL 32266

### Annual Reports

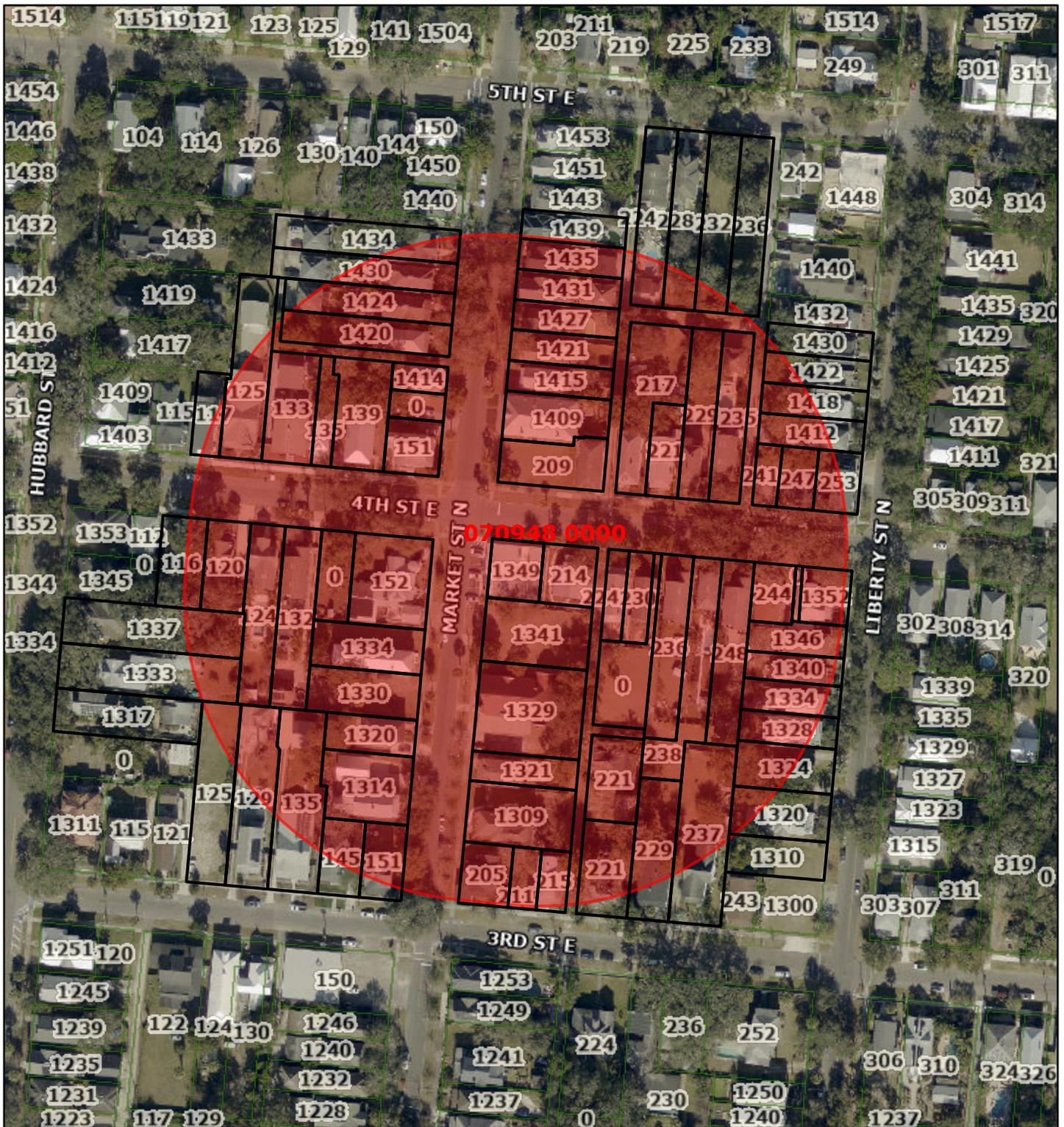
<b>Report Year</b>	<b>Filed Date</b>
2023	04/10/2023
2024	04/03/2024
2025	02/27/2025

### Document Images

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<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/15/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2008 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
070951 0000	230 E 4TH ST LAND TRUST		1718 CAPITOL AVE			CHEYENNE	WY	82001-4528
070944 0000	A PHILIP LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
070917 0000	AIKEN ANDREW		120 E 4TH ST			JACKSONVILLE	FL	32206
070977 0000	AMBROSE KELLON ROBERT LIFE ESTATE		228 E 5TH ST			JACKSONVILLE	FL	32206
070933 0005	AREVALO JENNIFER		C/O JASON & JENNIFER KELLUM	601 NAVIGATORS RD		SAINT JOHNS	FL	32259
070923 0000	ASHWORTH DANIEL		1337 HUBBARD ST			JACKSONVILLE	FL	32206
070998 0010	BAKER JESSICA P		151 E 4TH ST			JACKSONVILLE	FL	32206
070986 0000	BLITCH ALISON M		1428 LIBERTY ST N			JACKSONVILLE	FL	32206
070936 0000	BOUDREAU GREGORY J		151 3RD ST E			JACKSONVILLE	FL	32206
071019 0020	BREITMOSER RICHARD LIFE ESTATE		1434 N MARKET ST			JACKSONVILLE	FL	32206
070954 0000	BRUNKE GERALD		150 E 11TH ST			JACKSONVILLE	FL	32206-3720
070926 0000	BURNS ANTOINE ET AL		1334 N MARKET ST			JACKSONVILLE	FL	32206
070953 0010	BUTLER FRANK ET AL		126 E 5TH ST			JACKSONVILLE	FL	32206
070937 0015	BUTLER FRANK L		126 E 5TH ST			JACKSONVILLE	FL	32206
070953 0000	BUTLER FRANKIE		126 E 5TH ST			JACKSONVILLE	FL	32206
070942 0000	CARTER ROBERTA C		203 E 3RD ST			JACKSONVILLE	FL	32206
070989 0000	CAZARES ANTONIO		1418 N LIBERTY ST			JACKSONVILLE	FL	32206
070966 0000	CLEAR VIEW PROPERTY PARTNERS LLC		P O BOX 2262			JACKSONVILLE	FL	32203
070968 0005	DEWEES PAMELA R		7869 CHARLOTTE OAKS LN			JACKSONVILLE	FL	32277
070962 0000	DREAM FINDERS HOMES LLC		14701 PHILIPS HWY STE 300			JACKSONVILLE	FL	32256-3742
070990 0000	DREW DANIEL		253 E 4TH ST			JACKSONVILLE	FL	32206
070924 0000	EARNEST JENNIFER B		132 E 4TH ST			JACKSONVILLE	FL	32206-4524
070992 0000	EDGAR BRANDON ET AL		241 E 4TH ST			JACKSONVILLE	FL	32206
070956 0000	EUCLIDIAN INC		PO BOX 13314			JACKSONVILLE	FL	32206
070996 0010	FENWICK LARRY E		217 E 4TH ST			JACKSONVILLE	FL	32206
071019 0000	FLANNERY ROBERT F ET AL		C/O YOLONDR M DIXON	1430 N MARKET ST		JACKSONVILLE	FL	32206
070945 0000	FRANCISCO SAMANTHA HOLLAND		1321 N MARKET ST			JACKSONVILLE	FL	32206
070971 0020	FROELICH TRAVIS J		1435 N MARKET ST			JACKSONVILLE	FL	32206
071001 0100	GARDNER JEFFREY WADE		125 E 4TH ST			JACKSONVILLE	FL	32206
071020 0000	GARRETT KEITH E		1424 MARKET ST N			JACKSONVILLE	FL	32206-
071001 0000	GEVORGAN SAMVEL ARMENOVICH		133 E 4TH ST APT 1			JACKSONVILLE	FL	32206
071328 0000	GLORIOUS CHURCH OF JESUS *CHRIST OF THE APOST		PO BOX 38			NEWPORT NEWS	VA	23607
070979 0010	GOODEN JESSICA ET AL		236 E 5TH ST			JACKSONVILLE	FL	32206-4532
070959 0040	GROSSMAN SCOTT BRYAN		248 4TH ST E			JACKSONVILLE	FL	32206
070977 0020	HALL SEAN S		224 5TH ST E			JACKSONVILLE	FL	32206
070993 0000	HARTMAN STEPHEN CHANDLER ET AL		235 E 4TH ST			JACKSONVILLE	FL	32206
070960 0000	HEALY JONATHAN		1340 LIBERTY ST			JACKSONVILLE	FL	32206
070999 0000	HILLS NORMA LIFE ESTATE		139 E 4TH ST			JACKSONVILLE	FL	32206
070955 0000	HISTORIC JACKSONVILLE PROPERTIES LLC		2804 HERSCHEL ST			JACKSONVILLE	FL	32205
070974 0000	HODSDON DOUGLAS G		1439 MARKET ST N			JACKSONVILLE	FL	32206
070943 0000	HOOSE HOMES AND INVESTMENTS LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL	32256
070948 0000	HOUSE OF LEAF & BEAN LLC		224 BOWLES ST			NEPTUNE BEACH	FL	32266
071268 0000	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207
071006 0000	IMPACT RENTALS LLC		11653 CENTRAL PKWY STE 219			JACKSONVILLE	FL	32224-2711
070918 0000	JACKSONVILLE HOUSING AUTHORITY		1300 BROAD ST			JACKSONVILLE	FL	32202-3996
070969 0000	JAFFERY SADAF		1421 N MARKET ST			JACKSONVILLE	FL	32206
070991 0000	KIZIK SHANNON		230 WILLARD ST UNIT 712			QUINCY	MA	02169-1562
070954 0010	LONG CANDACE MICHELLE		2579 KING LOUIS DR			JACKSONVILLE	FL	32254
070950 0000	LOVE THOMAS J JR		224 E 4TH ST			JACKSONVILLE	FL	32206-4526
070998 0020	M & M ESTATE IV LLC		1651WALNUT ST			JACKSONVILLE	FL	32206
070970 0000	MICHAEL GRAHAM LIVING TRUST		6 RAMBLING ROSE LN			ASHEVILLE	NC	28806-0197
070936 0100	MICHELE SERVAIS LIVING TRUST		135 E 3RD ST			JACKSONVILLE	FL	32206-5015
070966 0100	MOORE ANITA CAROLE ET AL		237 E 3RD ST			JACKSONVILLE	FL	32206
070925 0000	MOUNT CARMEL BAPTIST CHURCH OF JACKSONVILLE		1329 N MARKET ST			JACKSONVILLE	FL	32206-5029
070946 0000	MT CARMEL BAPTIST CHURCH		1329 N MARKET ST			JACKSONVILLE	FL	32206-5029
070947 0000	MT CARMEL MISSIONARY BAPTIST CHURCH OF JACKSONVILL		1329 N MARKET ST			JACKSONVILLE	FL	32206-5029
070988 0000	NORTHECIDE REGINALD S		1616 IONIA ST			JACKSONVILLE	FL	32206
070949 0000	NOWICKI JENNIFER BEACH ET AL		214 E 4TH ST			JACKSONVILLE	FL	32206-4526
070959 0000	OLIN SEAN R		236 E 4TH ST			JACKSONVILLE	FL	32206
070941 0000	ONE STOP CONSTRUCTORS INC		718 SW PORT ST LUCIE BLVD STE 9			PORT SAINT LUCIE	FL	34953
070957 0000	PADILLA JOSE C ET AL		1334 LIBERTY ST N			JACKSONVILLE	FL	32206
070959 0022	PARKER LUKE ET AL		238 E 4TH ST			JACKSONVILLE	FL	32206-4526
070958 0000	PARS PROPERTIES JAX LLC		500 3RD ST S			JACKSONVILLE BEACH	FL	32250-6624
070922 0000	QUINN JANICE LIFE ESTATE		1333 HUBBARD ST			JACKSONVILLE	FL	32206-5023
070964 0000	SINGAREDDY KAVYA		1651 WALNUT ST			JACKSONVILLE	FL	32206
070935 0000	SMITH DIANA MAUREEN		145 E 3RD ST			JACKSONVILLE	FL	32206-5015
070995 0005	SNOW DENISE ET AL		221 E 4TH ST			JACKSONVILLE	FL	32206
070994 0000	SONMI 451 LAND TRUST		229 4TH ST E			JACKSONVILLE	FL	32206
070968 0020	SPEICHER SHARRON		1415 MARKET ST N			JACKSONVILLE	FL	32206
072765 0000	SPRINGFIELD BAPTIST CHURCH		1106 N LIBERTY ST			JACKSONVILLE	FL	32206
070938 0010	STEINFELD HOWARD SHANE		1317 HUBBARD ST			JACKSONVILLE	FL	32206
070917 0020	STONE TIERNEY CATHERINE		124 E 4TH ST			JACKSONVILLE	FL	32206-4524
070971 0000	SULLIVAN JACQUELINE E		1431 N MARKET ST			JACKSONVILLE	FL	32206
070937 0005	SUROWIEC JASON T		129 E 3RD ST			JACKSONVILLE	FL	32206
070933 0010	SWORDS JERRY RICHARD		1314 N MARKET			JACKSONVILLE	FL	32206
070978 0010	TERRAWISE HOMES INC		1334 WALNUT ST			JACKSONVILLE	FL	32206
070968 0008	TUCKER TIMOTHY		9823 TAPESTRY PARK CIR UNIT 118			JACKSONVILLE	FL	32246
070987 0000	UP & COMING PROPERTIES LLC		358 KING ST			JACKSONVILLE	FL	32204
071000 0000	VELAZQUEZ MANUEL		135 E 4TH ST			JACKSONVILLE	FL	32206
071021 0000	WAGNER KIMBERLY		1420 N MARKET ST			JACKSONVILLE	FL	32206
070930 0000	ZHONG HAILING		152 E 4TH ST			JACKSONVILLE	FL	32206
	JACKSONVILLE CULTURAL DEVL P CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	PRESERVATION SOS, INC.	NICOLE LOPEZ						
	SPAR	CHRISTINA PARRISH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD AREA MERCHANTS ASSOC.	KELLY RICH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD CIVIC ASSOCIATION	KELLY RICH						
	SPRINGFIELD IMPROVEMENT ASSOCIATION	ADAM HALSTED	210 7TH ST W			JACKSONVILLE	FL	32206
	SPRINGFIELD PRESERVATION & REVITALIZATIO	MICHAEL HASKINS	1321 MAIN ST N			JACKSONVILLE	FL	32206
	SUSTAINABLE SPRINGFIELD	ALISON GOOD	454 EAST 3RD ST			JACKSONVILLE	FL	32206
	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32206

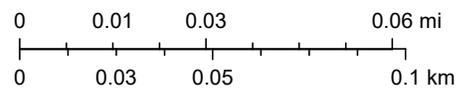
# Land Development Review



February 2, 2026

 Parcels

1:2,257



**Duval County, City Of Jacksonville  
Jim Overton , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR805173  
User: Batteh, Mikayla - PDCU

Date: 2/10/2026  
Email: MBatteh@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** LAWRENCE YANCY / LAWRENCE YANCY BUSINESS SERVICES & RAITI  
JONATHAN / HOUSE OF LEAF & BEAN LLC  
**Address:** 1309 SAINT JOHNS BLUFF RD NORTH BLDG A ST 2  
**Description:** ZONING EXCEPTION & WAVIER OF LIQUOR DISTANCE Z-6861 & Z-6865  
1349 MARKET ST N RE# 070948-0000

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2831.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2831.00

**Control Number: 8397391 | Paid Date: 2/17/2026**

**Total Due: \$2,831.00**

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

Account No: CR805173  
**REZONING/VARIANCE/EXCEPTION**

Date: 2/10/2026

**Name:** LAWRENCE YANCY / LAWRENCE YANCY BUSINESS SERVICES & RAITI JONATHAN / HOUSE OF LEAF & BEAN LLC  
**Address:** 1309 SAINT JOHNS BLUFF RD NORTH BLDG A ST 2  
**Description:** ZONING EXCEPTION & WAVIER OF LIQUOR DISTANCE Z-6861 & Z-6865 1349 MARKET ST N RE# 070948-0000

**Total Due: \$2,831.00**