

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-180-E**

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-4 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 11 AT 8206 PHILIPS HIGHWAY, UNITS 32-34, AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PHILIPS HIGHWAY AND BAYMEADOWS ROAD (R.E. NO(S). 152664-0000), AS DESCRIBED HEREIN, OWNED BY BEEMER ASSOCIATES XXIII, LLC, REQUESTING AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION, FOR LEGENDS BILLIARDS, LLC D/B/A LEGENDS BILLIARDS, IN THE INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** an application for a zoning exception, **On File** with the City Council Legislative Services Division, was filed by Lawrence Yancy, on behalf of the owner of property located in Council District 11 at 8206 Philips Highway, Units 32-34, at the southwest corner of the intersection of Philips Highway and Baymeadows Road (R.E. No(s). 152664-0000) (the "Subject Property"), requesting an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, for Legends Billiards, LLC d/b/a Legends Billiards, in

1 the Industrial Light (IL) District; and

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

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

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

10 **Section 1. Adoption of Findings and Conclusions.** The  
11 Council has considered the recommendation of the Land Use and Zoning  
12 Committee and reviewed the Staff Report of the Planning and  
13 Development Department concerning application for zoning exception  
14 E-25-4. Based upon the competent, substantial evidence contained in  
15 the record, the Council hereby determines that the requested zoning  
16 exception meets each of the following criteria required to grant the  
17 request pursuant to Section 656.131(c), *Ordinance Code*, as  
18 specifically identified in the Staff Report of the Planning and  
19 Development Department:

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

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

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

29 (4) Will not have a detrimental effect on vehicular or pedestrian  
30 traffic, or parking conditions, and will not result in the generation  
31 or creation of traffic inconsistent with the health, safety and

welfare of the community;

(5) 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;

(6) 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;

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

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

(9) Will be consistent with the definition of a zoning exception, and will meet 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 forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission or Council.

Therefore, zoning exception application E-25-4 is hereby approved.

**Section 2. Owner and Description.** The Subject Property is owned by Beemer Associates XXIII, LLC, and is described in **Exhibit 1**, dated January 20, 2025, and graphically depicted in **Exhibit 2**, both attached hereto. The applicant is Lawrence Yancy, 1309 Saint Johns Bluff Road North, Building A, Suite 2, Jacksonville, Florida, 32225; (904) 568-4317.

**Section 3. Distribution by Legislative Services.** Legislative Services is hereby directed to mail a copy of this legislation, as enacted, to the applicant and any other parties to this matter who testified before the Land Use and Zoning Committee or otherwise filed a qualifying written statement as defined in

1 Section 656.140(c), *Ordinance Code*.

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

10  
11 Form Approved:

12  
13             /s/ Dylan Reingold      

14 Office of General Counsel

15 Legislation Prepared By: Kaysie Cox

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