



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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March 20, 2025

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0159**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin L. Abney". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

ORDINANCE 2025-0159

AN ORDINANCE AMENDING SECTION 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS) AND SECTION 656.320 (PURPOSES AND INTENT), SUBPART D (INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO PROHIBIT MOBILE FOOD VEHICLES FROM PREPARING AND/OR SELLING FOOD OR BEVERAGES ON ANY PROPERTY IN COMMERCIAL OR INDUSTRIAL ZONING CATEGORIES WHICH SELLS GASOLINE OR OTHER FLAMMABLE PETROLEUM PRODUCTS; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

GENERAL INFORMATION

The bill amends Ordinance Code Chapter 656 - Zoning Code – in Sections 656.313 and 656.320 to prohibit mobile food vehicles from preparing and/or selling food or beverages on any property in Commercial or Industrial zoning categories which sells gasoline or other flammable petroleum products.

EVALUATION

A. The need and justification for the change

The purpose of this legislation is to prohibit food trucks from preparing or selling food or beverages or in any other way acting as a food service business on any property that commercially dispenses gasoline or other flammable products. The amendments are proposed as a result of constituent expressions of concern about the potential safety hazards of operating mobile kitchens in close proximity to gasoline and diesel fuel pumps where flammable fumes may be present.

Currently the Zoning Code does not regulate Food Trucks as they are viewed as a transient business and operate from a mobile unit, lacking a fixed, permanent location and therefore are permitted in most zoning districts. This code change would not affect the existing regulations for Mobile Food Vendors in Section 250.1201 Licenses and Permits but would set zoning standards within Chapter 656 of the Zoning Code.

Section 250.1201(b) sets regulations for Vending Areas for mobile food vendors in both Downtown Jacksonville and all other areas in Jacksonville. The Planning Department would recommend adding these proposed legislative changes to Sec.250.1201(b) to read:

(3) Mobile food vehicles are prohibited from preparing, distributing or selling food or beverages, or in any other way operating as a food service business, on any property that dispenses gasoline or other flammable petroleum products for commercial sale.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance does not conflict with the 2045 Comprehensive Plan.

I. RECOMMENDATION

The Planning and Development Department recommends that Ordinance 2025-0159 be **APPROVED**.