

1 Introduced by Council Members Diamond and Gaffney:
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4 **ORDINANCE 2021-798**

5 AN ORDINANCE AMENDING CHAPTER 656, (ZONING
6 CODE), PART 1 (GENERAL PROVISIONS), SUBPART A
7 (BASIC PROVISIONS), SECTION 656.101,
8 (DEFINITIONS), *ORDINANCE CODE*, IN ORDER TO ADD
9 CRITERIA TO THE DEFINITION OF EXCEPTION OF
10 ALCOHOL RELATED USES; AMENDING CHAPTER 656
11 (ZONING CODE), PART 1 (GENERAL PROVISIONS),
12 SUBPART D (ZONING EXCEPTIONS, VARIANCES AND
13 WAIVERS, AMENDMENTS TO FINAL ORDER, APPEALS OF
14 WRITTEN INTERPRETATIONS OF THE DIRECTOR AND
15 APPEALS OF FINAL ORDERS OF THE COMMISSION),
16 SECTION 656.131 (ZONING EXCEPTION), SECTION
17 656.133 (WAIVERS FOR MINIMUM DISTANCE
18 REQUIREMENTS FOR LIQUOR LICENSE LOCATIONS;
19 MINIMUM STREET FRONTAGE REQUIREMENTS; SIGNS;
20 DOWNTOWN PROPERTIES), AND SECTION 656.138
21 (CONCURRENT APPLICATIONS), *ORDINANCE CODE*, TO
22 DESIGNATE THE CITY COUNCIL AS THE QUASI-JUDICIAL
23 BODY THAT APPROVES, APPROVES WITH CONDITIONS OR
24 DENIES ZONING EXCEPTIONS FOR ALCOHOL RELATED
25 USES AND WAIVERS FOR MINIMUM DISTANCE
26 REQUIREMENTS FOR LIQUOR LICENSE LOCATIONS AND
27 ADDS CRITERIA FOR SAID DETERMINATION; AMENDING
28 CHAPTER 656 (ZONING CODE), PART 3 (SCHEDULE OF
29 DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE
30 CATEGORIES AND ZONING DISTRICTS), SECTION
31 656.313 (COMMUNITY/GENERAL COMMERCIAL

1 CATEGORY), *ORDINANCE CODE*, TO ALLOW MICRO-
2 BREWERIES AS A USE BY ZONING EXCEPTION IN
3 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1),
4 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) AND
5 COMMERCIAL COMMUNITY/GENERAL-SPRINGFIELD (CCG-
6 S) DISTRICTS; AMENDING CHAPTER 656 (ZONING
7 CODE), PART 3 (SCHEDULE OF DISTRICT
8 REGULATIONS), SUBPART C (COMMERCIAL USE
9 CATEGORIES AND ZONING DISTRICTS), SECTION
10 656.313 (COMMUNITY/GENERAL COMMERCIAL
11 CATEGORY), *ORDINANCE CODE*, TO PROVIDE THAT
12 ESTABLISHMENTS OR FACILITIES WHICH INCLUDE THE
13 RETAIL SALE OF ALL ALCOHOLIC BEVERAGES FOR OFF-
14 PREMISES CONSUMPTION SHALL BE ALLOWED BY RIGHT
15 ONLY ON PROPERTIES THAT MEET CERTAIN
16 REQUIREMENTS AND ESTABLISHMENTS OR FACILITIES
17 WHICH DO NOT MEET THESE REQUIREMENTS SHALL BE
18 ALLOWED ONLY BY ZONING EXCEPTION; AMENDING
19 CHAPTER 656 (ZONING CODE), PART 8 (ALCOHOLIC
20 BEVERAGES), SECTION 656.802 (DEFINITIONS),
21 SECTION 656.806 (MEASUREMENT OF DISTANCES),
22 *ORDINANCE CODE*, TO AMEND AND CLARIFY THE
23 DEFINITIONS OF "CHURCH" AND "SCHOOL", TO CLARIFY
24 THE APPLICABILITY FOR THE DISTANCE LIMITATIONS
25 FOR PARTICULAR ALCOHOL RELATED USES AND TO
26 CLARIFY HOW DISTANCES ARE MEASURED FOR ALCOHOL
27 RELATED USES; PROVIDING THAT ANY CURRENT,
28 PERMITTED OR FILED USE NOT IN CONFORMANCE WITH
29 THE AMENDMENTS PROVIDED HEREIN SHALL CONSTITUTE
30 A LAWFULLY NON-CONFORMING USES; PROVIDING AN
31 EFFECTIVE DATE.

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

2 **Section 1. Amending Section 656.101 (Definitions),**
3 **Ordinance Code.** Section 656.101 (Definitions), Part 1 (General
4 Provisions), Subpart A (Basic Provisions), Chapter 656 (Zoning Code),
5 *Ordinance Code* is hereby amended to read as follows:

6 **CHAPTER 656 - ZONING CODE**

7 * * *

8 **PART 1 GENERAL PROVISIONS**

9 * * *

10 **SUBPART A. BASIC PROVISIONS**

11 * * *

12 **Sec. 656.101. Definitions**

13 * * *

14 (i)Exception means a use that would not be appropriate generally
15 or without restriction throughout the zoning district but which, if
16 controlled as to number, area, location or relation to the
17 neighborhood, could promote the public health, safety, welfare,
18 morals, order, comfort, convenience, appearance, prosperity or
19 general welfare. Such uses may be permissible in the zoning district
20 as exceptions if specific provision for the exception is made in the
21 Zoning Code and the uses are found by the Commission and the Council
22 to be in conformity with the standards and criteria set forth in
23 Section 656.131(c). In the case of exceptions for telecommunication
24 towers, the supplemental standards and criteria contained in Part 15
25 shall also apply. In the case for exceptions for alcohol related
26 uses, it shall constitute a rebuttable presumption that the proposed
27 exception meets the definition of exception and the criteria in
28 Section 656.131(c) where the proposed exception is the current lawful
29 use or prior lawful use of the same property or a portion thereof.
30 For purposes of this subsection "prior use" shall mean within the
31 previous year from the date of the hearing on the exception.

1 * * *

2 **Section 2. Amending Chapter Section 656.131 (Zoning**
3 **Exceptions), Ordinance Code.** Section 656.131 (Zoning Exceptions),
4 Section 656.133 (Waivers for Minimum Distance Requirements for Liquor
5 License Locations; Minimum Street Frontage Requirements; Signs;
6 Minimum Distance Requirements for Medical Marijuana Dispensing
7 Facilities; Downtown Properties), Section 656.138. (Concurrent
8 applications) Part 1 (General Provisions), Subpart D (Zoning
9 Exceptions, Variances and Waivers, Amendments to Final Order, Appeals
10 of Written Interpretations of the Director and Appeals of Final Orders
11 of the Commission, Part 1 (General Provisions), Chapter 656 (Zoning
12 Code), *Ordinance Code* is hereby amended to read as follows:

13 **CHAPTER 656 - ZONING CODE**

14 * * *

15 **PART 1. GENERAL PROVISIONS**

16 * * *

17 **SUBPART D. - ZONING EXCEPTIONS, VARIANCES AND WAIVERS, AMENDMENTS**
18 **TO FINAL ORDER, APPEALS OF WRITTEN INTERPRETATIONS OF THE DIRECTOR**
19 **AND APPEALS OF FINAL ORDERS OF THE COMMISSION**

20 * * *

21 **Sec. 656.131 - Zoning Exceptions**

22 (a) A proposal for a zoning exception may be initiated only upon
23 an application for zoning exception filed with the Department
24 by the owner or his authorized agent. An application for a
25 zoning exception under the Zoning Code shall be in writing
26 and in the form prescribed by the Department ~~Commission~~.
27 Information required on the application may include, for
28 example, the name and address of the owner and the agent, the
29 property address and location, and a legal description and
30 real estate assessment number(s). Other information may
31 include the current zoning of the property, the exception

1 being sought, a list of owners of property within 350 feet,
2 identification of any previous zoning applications for the
3 property during the preceding five years and statements
4 indicating how the standards and criteria for exceptions
5 which are set forth herein will be met. An application shall
6 be accompanied by a site plan drawn to an appropriate scale
7 showing the property as it is intended to be developed or
8 modified pursuant to the application for exception. The site
9 plan must show the following:

- 10 (i) Property dimensions;
- 11 (ii) Buildings and dimensions;
- 12 (iii) Parking spaces and dimensions, including handicapped and
13 car pool spaces;
- 14 (iv) Loading and unloading area, if applicable, with turn
15 around and dimensions;
- 16 (v) Landscaped areas and dimensions;
- 17 (vi) Ingress and egress (driveways, alleys and easements);
- 18 (vii) Adjacent streets and right-of-way;
- 19 (viii) North arrow and graphic scale;
- 20 (ix) Signage (if any);
- 21 (x) Buildings setbacks and buffer (including dimensions);
- 22 (xi) Adjacent current property uses;
- 23 (xii) Adjacent zoning districts;
- 24 (xiii) Total land area; and
- 25 (xiv) Total building coverage area.

26 Additional items may be required, to the extent applicable, as
27 required by any site review guidelines which may be promulgated by
28 the Department from time to time. The site plan, as approved, shall
29 be binding upon the exception, if granted. Upon receipt of the
30 application, the Zoning Administrator shall determine whether the
31 application is complete within five (5) working days. If it is

1 determined that the application is not complete, written notice shall
2 be provided to the applicant specifying the deficiencies. The Zoning
3 Administrator shall take no further action on the application until
4 the deficiencies are remedied. When the application is determined to
5 be complete, all fees must be paid as specified in Section 656.147.

6 * * *

7 (e) For purposes of this section, for alcohol-related zoning
8 exceptions, all preceding references to "Commission" shall mean the
9 Council. Alcohol-related zoning exception applications shall be
10 considered by the Council which shall apply the criteria set forth
11 in Section 656.131(c) and the definition of exception. Prior to
12 Council's hearings on the application, the Commission shall hear the
13 application at a publicly noticed meeting and make a recommendation
14 of approval, denial or approval with conditions to the Council based
15 upon the criteria set forth in Section 656.131(c) and the definition
16 of exception. The Department shall be responsible for making an
17 advisory recommendation with respect to each application for an
18 alcohol-related zoning exception. Public hearings for alcohol-related
19 zoning exceptions shall be noticed in the same manner as required for
20 rezonings as set forth in Section 656.137.

21 * * *

22 **Sec. 656.133 - Waivers for Minimum Distance Requirements for Liquor**
23 **License Locations; Minimum Street Frontage Requirements; Signs;**
24 **Minimum Distance Requirements for Medical Marijuana Dispensing**
25 **Facilities; Downtown Properties.**

26 (a) *Waivers for minimum distance requirements for liquor license*
27 *locations; waiver criteria.* Applications for minimum distance
28 requirements for liquor license locations shall be considered
29 by the ~~Commission~~ Council pursuant to the criteria set forth
30 in this subsection in accordance with the notice and public
31 hearing requirements set forth in Section 656.137. Prior to

1 Council's hearings on the application, the Commission shall
2 hear the application at a publicly noticed meeting and make
3 a recommendation of approval, denial or approval with
4 conditions to the Council in the same manner as the Commission
5 based upon the criteria set forth in this subsection ~~for~~
6 ~~zoning exceptions set forth in Section 656.131.~~ Applications
7 for waivers shall be in writing on the form prescribed by the
8 ~~Commission~~ Department and filed with the Department together
9 with the required number of copies and all required
10 attachments. Upon receipt of the application, the Zoning
11 Administrator shall determine whether the application is
12 complete within five working days. If it is determined that
13 the application is not complete, written notice shall be
14 provided to the applicant specifying the deficiencies. The
15 Zoning Administrator shall take no further action on the
16 application until the deficiencies are remedied. When the
17 application is determined to be complete, all fees must be
18 paid as specified in Section 656.147.

19 The waiver for minimum distance requirements from a eChurch
20 or ~~sSchool~~ for a liquor license location ~~may~~ shall be granted
21 if there exist one or more circumstances which negate the
22 necessity for compliance with the distance requirements,
23 including, but not limited to the following:

- 24 (1) The commercial activity associated with the alcoholic
25 beverage use is of a lesser intensity than the commercial
26 activity associated with the alcoholic beverage use
27 which previously existed on the same property or portion
28 thereof; e.g., there has been a reduction in the number
29 of seats or square footage or the type of license;
30 (2) The alcoholic beverage use is designed to be an integral
31 part of a mixed planned unit development. The alcoholic

1 beverage use is supplemental and subordinate to the
2 primary use of the property such as: a hotel, motel,
3 golf course, grocery store, sports facility or other
4 use;

5 (3) The alcoholic beverage use is located within a shopping
6 center with an aggregate gross leasable area of 50,000
7 square feet or more, inclusive of all outparcels and
8 meets the definition of a "bona fide restaurant", as
9 defined in Section 656.805(c);

10 (4) The building within which the alcoholic beverage use is
11 proposed is not directly visible from the grounds
12 actively used as part of the Church or School along the
13 line of measurement defined in Section 656.806 and is
14 physically separated from the church or school, thereby
15 negating the distance requirement as a result of the
16 extra travel time; or

17 (5) The Church within the applicable distance limitation is
18 located within a zoning district or districts which
19 allow, by right or exception, the same alcoholic
20 beverage use that is sought by the applicant; or

21 (6) There are other existing liquor license locations of a
22 similar nature in the immediate vicinity of the proposed
23 location; provided, however, that no waiver shall be
24 granted pursuant to this criterion if the proposed
25 liquor license location is closer to the church or school
26 than other existing locations.

27 * * *

28 **Sec. 656.138. - Concurrent applications.**

29 Applications on the same property, except for those properties
30 located in the Downtown Overlay Zone, which include one or more
31 combinations for zoning exception(s) and/or variance(s) and/or

1 administrative deviation(s) and/or waiver(s) for minimum distance
2 requirements for liquor license locations and no rezoning of land may
3 be processed and approved or disapproved in a concurrent manner by
4 the Planning Commission, except for those which require City Council
5 approval, which shall be approved or disapproved in a concurrent
6 manner by the City Council. For administrative deviations heard by
7 the Planning Commission, pursuant to this section, the Planning
8 Commission shall apply the criteria set forth in section 656.109,
9 *Ordinance Code.* Appeals of Planning Commission decisions on
10 administrative deviations, pursuant to this section, shall be
11 processed consistent with sections 656.140, 656.141, 656.142,
12 656.143, 655.144 and 656.145, *Ordinance Code.* Applications on the
13 same property, except for those properties located in the Downtown
14 Overlay Zone, which include a rezoning, waiver for the minimum street
15 frontage requirement and/or sign waiver and one or more of the
16 following: zoning exception(s) and/or variance(s) and/or
17 administrative deviation(s) and/or waiver(s) for minimum distance
18 requirements for liquor license locations may be processed and
19 approved or disapproved in a concurrent manner by the City Council.
20 For zoning exception(s), variance(s), administrative deviation(s)
21 and/or waiver(s) for minimum distance requirements for liquor license
22 locations heard by the City Council, pursuant to this section, the
23 City Council shall apply the criteria set forth in sections 656.131,
24 656.132, 656.109, and 656.133, *Ordinance Code,* respectively. City
25 Council decisions on zoning exception(s), variance(s), administrative
26 deviation(s) and/or waiver(s) for minimum distance requirements for
27 liquor license locations, pursuant to this section shall be deemed
28 the final action of the City.

29 * * *

30 **Section 5. Amending Part 3 (Schedule of District**
31 **Regulations), Chapter 656 (Zoning Code), Ordinance Code.** Part 3

1 (Schedule of District Regulations), Chapter 656 (Zoning Code),
2 Ordinance Code:is hereby amended to read as follows:

3 **CHAPTER 656. ZONING CODE**

4 * * *

5 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

6 * * *

7 **SUBPART C. COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

8 * * *

9 **Sec. 656.313. - Community/General Commercial Category**

10 * * *

11 A. *Primary zoning districts.* The primary zoning districts shall
12 include the following:

13 * * *

14 *IV. Commercial Community/General-1 (CCG-1) District.*

15 * * *

16 (a) *Permitted uses and structures*

17 * * *

18 (11) An establishment or facility which includes the retail sale
19 and service of beer or wine for off-premises consumption
20 or an establishment or facility which includes the retail
21 sale and service of all alcoholic beverages, including
22 liquor, beer or wine, for on-premises consumption in
23 conjunction with a restaurant.

24 * * *

25 (c) *Permissible uses by exception*

26 * * *

27 (23) A brewery which produces of up to ten thousand
28 (10,000) barrels per year of beer, mead and cider
29 (aggregate). Up to thirty (30) percent of total
30 production may be distributed off-site to a licensed
31 distributor. The brewery may include the retail or

1 wholesale sale and service of beer, cider, mead and/or
2 wine for on-premises consumption and/or off-premises
3 consumption not in conjunction with the service of
4 food including permanent or restricted outside sale
5 and service that meet the performance standards and
6 development criteria set forth in Part 4 of the Zoning
7 Code. The beer, cider, mead or wine sold or served
8 may be produced on-site or off-site.

9 * * *

10 V. Commercial Community/General-2 (CCG-2) District.

11 * * *

12 (a) *Permitted uses and structures*

13 * * *

14 (27) An establishment or facility which includes the
15 retail sale of ~~all alcoholic beverages including~~
16 ~~liquor, beer or wine~~ for off-premises consumption
17 that is either: (i) located on property which is more
18 than one-half (1/2) acre in area and for which the
19 establishment or facility is larger than five
20 thousand (5,000) square feet in size or (ii) is
21 immediately adjacent to a grocery store or in the
22 same shopping center as a grocery store and is owned
23 by the same person or entity as the grocery store or
24 a related corporate entity to the owner of the grocery
25 store.

26 * * *

27 (30) An establishment or facility which includes the
28 retail sale of beer or wine for off-premises
29 consumption or for on-premises consumption.

30 * * *

1 (c) *Permissible uses by exception*

2 * * *

3 (5) An establishment or facility, that is not a
4 restaurant, which includes the retail sale and
5 service of all alcoholic beverages including liquor,
6 beer or wine for on-premises consumption.

7 * * *

8 (16) A brewery which produces of up to ten thousand
9 (10,000) barrels per year of beer, mead and cider
10 (aggregate). Up to thirty (30) percent of total
11 production may be distributed off-site to a licensed
12 distributor. The brewery may include the retail or
13 wholesale sale and service of beer, cider, mead and/or
14 wine for on-premises consumption and/or off-premises
15 consumption not in conjunction with the service of
16 food including permanent or restricted outside sale
17 and service that meet the performance standards and
18 development criteria set forth in Part 4 of the Zoning
19 Code. The beer, cider, mead or wine sold or served
20 may be produced on-site or off-site.

21
22 (17) An establishment or facility which includes the
23 retail sale and service of liquor for off-premises
24 consumption that does not meet the criteria set forth
25 in Sec. 656.313(A) (V) (a) (27).

26 * * *

27 **Section 6. Amending Subsection 656.368 (Springfield**
28 **Historic Zoning Districts), Ordinance Code.** Subsections 656.368
29 IV.(c) (Community/General Commercial Category), Subpart I
30 (Springfield Zoning Overlay and Historic District Regulations) Part
31 3 (Schedule of District Regulations), Chapter 656 (Zoning Code),

1 Ordinance Code is hereby amended to read as follows:

2 * * *

3 CHAPTER 656. ZONING CODE

4 * * *

5 PART 3. SCHEDULE OF DISTRICT REGULATIONS

6 * * *

7 SUBPART I. SPRINGFIELD HISTORIC ZONING DISTRICTS

8 * * *

9 **Sec. 656.368. - Community/General Commercial Category**

10 Springfield Historic Zoning Districts include the following:

11 * * *

12 IV. Commercial Community/General-Springfield (CCG-S) District.

13 * * *

14 (a) *Permitted uses and structures.*

15 * * *

16 (15) An establishment or facility which includes the retail sale
17 and service of beer or wine for off-premises consumption
18 or the retail sale and service of all alcoholic beverages,
19 including liquor, for on-premises consumption in
20 conjunction with a restaurant ~~the service of food which is~~
21 ~~ordered from a menu and prepared or served for pay for~~
22 ~~consumption on-premises.~~

23 * * *

24 (c) *Permissible uses by exception.*

25 * * *

26 (13) A brewery which produces of up to ten thousand (10,000)
27 barrels per year of beer, mead and cider (aggregate). Up
28 to thirty (30) percent of total production may be
29 distributed off-site to a licensed distributor. The brewery
30 may include the retail or wholesale sale and service of
31 beer, cider, mead and/or wine for on-premises consumption

1 and/or off-premises consumption not in conjunction with
2 the service of food including permanent or restricted
3 outside sale and service that meets the performance
4 standards and development criteria set forth in Part 4 of
5 the Zoning Code. The beer, cider, mead or wine sold or
6 served may be produced on-site or off-site.

7 * * *

8 **Section 7. Amending Subsection 656.802 (Definitions),**
9 **Ordinance Code.** Subsection 656.802 (Definitions), Part 8 (Alcoholic
10 Beverages), Chapter 656 (Zoning Code), Ordinance Code is hereby
11 amended to read as follows:

12 **CHAPTER 656. ZONING CODE**

13 * * *

14 **PART 8. ALCOHOLIC BEVERAGES**

15 * * *

16 **Sec. 656.802 - Definitions**

17 * * *

18 (d) For purposes of Part 8 and Section 656.133, Church means a
19 building used principally as a place wherein persons regularly
20 assemble for religious worship, including sanctuaries, chapels
21 and cathedrals and on-site buildings adjacent thereto, such as
22 parsonages, friaries, convents, fellowship halls, Sunday schools
23 and rectories, but not including ~~day care centers, community~~
24 recreation facilities, and ~~private and/or secondary educational~~
25 facilities. This definition does not include property owned by
26 a religious organization wherein persons do not regularly
27 assemble for religious worship or property which is not in
28 compliance with the current version of the zoning code,
29 ordinance code, building code, fire code or any other applicable
30 regulations.

31 * * *

1 (f) For purposes of Part 8 and Section 656.133, School means a
2 private or public educational institution offering students an
3 academic curriculum, including kindergartens, elementary
4 schools, high schools, day care for children or after-school
5 care for children ~~colleges and universities.~~

6 * * *

7 **Sec. 656.805. - Distance limitations.**

8 Except as provided in other Sections, the distance limitations
9 for on- and off-premises consumption of alcohol, beer and/or wine
10 shall be as follows:

11 (a) There shall be no distance limitations for the sale of beer
12 or wine for ~~the off-premises consumption of beer and wine.~~

13 (b) There shall be not less than 500 feet from an established
14 sSchool, eChurch or adult entertainment or service
15 facility, a retail facility which sells liquor for off-
16 premises consumption of alcoholic beverages, including
17 beer and wine, and not less than 500 feet from an
18 established adult entertainment or service facility.

19 (c) There shall be not less than 500 feet from an established
20 sSchool or eChurch for a restaurant serving alcoholic
21 beverages for on-premises consumption, that does not
22 qualify as a nightclub pursuant to Section 656.1601,
23 Ordinance Code.

24 (d) There shall be not less than 1,500 feet from a an
25 established sSchool or eChurch a facility which serves
26 alcoholic beverages for the on-premises consumption of
27 alcoholic beverages, unless said facility is a restaurant
28 not in conjunction with the service of food, except as
29 specifically provided herein.

30 (e) These distance limitations shall not apply to a sSchool or
31 eChurch located in a CN, CCG-1, eC CCG-2 or CCG-S zoned

1 district if the church or school is on a parcel of land
2 with an unrelated principal use.

3 * * *

4 **Sec. 656.806. - Measurement of distances.**

5 With respect to the distance between a location for which a
6 liquor license is proposed and an established eChurch, sSchool or
7 adult entertainment facility the distance shall be measured by
8 following a straight line from the nearest point of the building or
9 portion of the building used as part of the proposed location to the
10 nearest point of the grounds actively used as part of the eChurch,
11 sSchool facilities, or adult entertainment facility.

12 * * *

13 **Section 8. Non-conforming Uses.** Any current uses as of the
14 date of this ordinance or uses for which permits and applications for
15 said uses have been submitted prior to the date of this ordinance
16 shall be considered legally non-conforming uses.

17 **Section 9. Effective Date.** This ordinance shall become
18 effective upon signature by the Mayor or upon becoming effective
19 without the Mayor's signature.

20
21 Form Approved:

22
23
24 /s/ Paige H. Johnston

25 Office of General Counsel

26 Legislation Prepared By: Zach Miller

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