



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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May 8, 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.: 2025-0255**

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 w/ Amendment**

1. Sec.656.805(e): ~~There shall be no less than 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages.~~

Planning Commission Recommendation: **Approve w/ Amendment**

1. Sec.656.805(e): ~~There shall be no less than 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages.~~

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners. The commission did ask about existing liquor stores and if this legislation would impact their ability to continue operations. The Department explained existing liquor stores would be grandfathered in unless or until the ownership changes or location of the facility changes then the liquor store would need to seek a Zoning Exception and/or Waiver of Liquor Distance.

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', with a stylized, flowing script.

Erin L. Abney, MPA

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

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

ORDINANCE 2025-0255

AN ORDINANCE AMENDING SECTION 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS) AND SECTION 656.805 (DISTANCE LIMITATIONS), PART 8 (ALCOHOLIC BEVERAGES), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO REVISE VARIOUS REGULATIONS RELATED TO ALCOHOLIC BEVERAGES; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

GENERAL INFORMATION

This bill amends Section 656.313(V) to remove the use of liquor stores by right and allow them by Zoning Exception within the Commercial Community/General-2 (CCG-2) zoning district. The CCG-2 zoning district currently allows by right an establishment or facility that includes the retail sale of all alcoholic beverages, including liquor, beer, or wine for off-premises consumption. The proposed legislation will allow beer and wine sales for off-premises consumption to remain by right but will remove liquor, requiring its sale to be approved through a Zoning Exception.

The bill additionally amends Part 8 (Alcoholic Beverages), Section 656.805, related to distance limitations for liquor license locations. This legislation increases the required distance between a liquor license location with off-premises consumption of alcoholic beverages and a church or school from 500 feet to 1,500 feet. It also establishes a distance requirement of 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages.

EVALUATION

A. The need and justification for the change

The need for this change is a result of noticeable increases in package stores in close proximity to existing residential neighborhoods, which are allowed by right within the zoning district of CCG-2. The purpose of this legislation is to establish more stringent regulations for package liquor stores, allowing the city to analyze the potential impacts on surrounding communities where these businesses will be located. Regulating package liquor stores can help prevent encroachment into nearby neighborhoods and allows for community input in the decision-making process regarding where package liquor stores can operate, promoting transparency and local governance. Per Section 656.131(e), alcohol-related zoning exceptions shall be considered by the City Council, which shall apply the criteria set forth in Section 656.131(c).

Currently, the minimum distance limitation for package liquor stores is 500 feet from churches and schools, while the distance for on-premises consumption (not associated with a restaurant) is 1,500 feet. An increase in the distance from 500 feet to 1,500 feet will provide additional protection

for the health, safety, and welfare of the community. There is also an avenue through the Waiver of Liquor Distance application for applicants to seek a reduction in this distance limitation, which will be heard by the Planning Commission and reviewed by staff based on the criteria listed in Sec. 656.133(a).

While the Department is supportive of the two previously mentioned changes to the zoning code, staff is forwarding an amendment to remove the distance requirement of 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages. The zoning code limits this use to a select few zoning districts, including CCG-1, CCG-2, IL, and IH, all of which are allowed only by a Zoning Exception, except for CCG-2. With the aforementioned changes, all future liquor stores will be required to apply for a Zoning Exception, which will be heard and voted on by the City Council. Additionally, liquor licenses for package stores are limited in number based on population growth within a county.

The majority of the operating package liquor stores within the city are concentrated along our major commercial corridors. These locations are appropriate for this type of business, as they are situated along high-traffic roadways, surrounded by complementary businesses, and distanced from residential areas. Implementing and enforcing this distance limitation could create regulatory complexities and lead to unintended consequences, such as the expansion of liquor stores into more undesirable locations.

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 Department recommends that Ordinance 2025-0255 be **APPROVED with Amendment**.

Proposed Amendment:

~~Sec.656.805(e): There shall be no less than 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages.~~