

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: January 16, 2024

DEPARTMENT: Community Sustainability

TITLE:

Consideration of an alcohol beverage distance waiver to allow package sales of alcoholic beverages (wine only) at 500 North Dixie Highway

SUMMARY:

The applicant, Adam Volpe on behalf of Bottle Holdings, LLC, is requesting an alcohol beverage distance waiver to allow alcohol packaged sales to offer wine delivery services. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

BACKGROUND AND JUSTIFICATION:

The proposed business (Bottle Holdings, LLC) is a wine concierge and cellar management company that will encompass ±6,300 square feet of the existing building. Services will include storage, organization, education, and transportation of the customer's wine collection. Hours of operation will be 10 AM to 6 PM, Monday through Friday. Although access to the specialty storage portion of the facility will be available to customers 6 AM to 10 PM, Monday through Sunday.

Deliveries will comprise a small fraction of the overall business. Bottle Holdings, LLC will own a small, temperature controlled, non-commercial size van (Mercedes-Benz Metris or similar) to offer delivery and pickup services for clients on an as needed basis. The applicant estimates five deliveries per week and there will be no secondary fulfillment by delivery services.

An alcohol distance waiver is required since the subject property will be located within a 500ft of:

- A church located at 630 North H Street is within five hundred (500) of the subject parcel.
- Additionally, residential uses in the Mango Groves and Tropical Ridge neighborhoods are located five (500) feet from the parcel.
- There is also at least one restaurant within five hundred (500) feet of the proposed packaged alcoholic beverage sales and on-site consumption.

The Planning and Zoning Board (PZB) is the final decision maker for alcohol distance waivers related on-site consumption and provides a recommendation to the City Commission for alcohol distance waivers related to package sales per LDR Section 23.2-9. At its meeting of December 6, 2023, the PZB reviewed the proposed alcohol distance waiver for package sales and provided a recommendation of approval including all conditions as included in the PZB Staff Report. At the same meeting, the PZB also approved a Conditional Use Permit (CUP) and alcohol distance waiver for on-site consumption to allow wine consumption for accessory tastings and classes.

MOTION:

Move to approve/disapprove the alcohol distance waiver for the sale of packaged wine.

ATTACHMENT(S):

PZB Staff Report
Supporting Documents