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2
3 A bill to be entitled

4 An act relating to the City of Jacksonville,
5 Duval County; amending Chapter 87-471, Laws
6 of Florida; adding a special zone in
7 Jacksonville Florida so as to provide an
8 exception for space and seating requirements
9 for liquor licenses for restaurants in the
10 zone; providing an effective date.

11
12 Be It Enacted by the Legislature of the State of Florida:

13 **Section 1.** Chapter 87-481, Laws of Florida is amended to
14 include the following:

15 Section 1. There ~~is~~are created ~~a~~special zones in ~~downtown~~
16 Jacksonville covering the following described areas, known as
17 Northside West, Northside East, ~~and~~ Southbank, Urban Transition
18 Area and Riverside Avondale Commercial Character Areas for the
19 purposes of this act. The areas are described as:

20
21 The Northside West area is that part of the City of
22 Jacksonville, Duval

23 County, Florida described as:

24
25 Begin at the point of intersection of the West right-of-way
26 line of Main Street, State Road No. 5, with the South right-
27 of-way line of West Bay Street; thence, Westerly along said
28 South right-of-way line of West Bay Street to a line being a
29 Southerly prolongation of the West right-of-way line of

1 Julia Street; thence Northerly along said line and said West
2 right-of-way line of Julia Street to the South right-of-way
3 line of Forsyth Street; thence Westerly along said South
4 right-of-way line of Forsyth Street to the West right-of-way
5 line of Pearl Street; thence Northerly along said West
6 right-of-way line of Pearl Street to the North right-of way
7 line of State Street; thence Westerly and Northwesterly
8 along said North right-of-way line of State Street to the
9 Northwesterly right-of-way of Interstate 95 and State Road
10 No. 9; thence Southwesterly along said Northwesterly and
11 Westerly right-of-way line to an intersection with a line
12 being a Westerly prolongation of the Northeasterly right-of-
13 way line of that portion of Interstate 95 leading to and
14 from the Fuller Warren Bridge over the St. Johns River;
15 thence Southeasterly along said line and Northeasterly
16 right-of-way line to the center line of the St. Johns River;
17 thence Northeasterly and Easterly along said center line to
18 the West right-of-way line of the John T. Alsop (Main
19 Street) Bridge; thence Northerly along said West right-of-
20 way line of the John T. Alsop (Main Street) Bridge to the
21 Point of Beginning.

22
23 The Northside East area is that part of the City of
24 Jacksonville, Duval County, Florida described as:

25
26 Begin on the west, Pearl Street extending from State on the
27 north to Forsyth Street on the south and Julia Street from
28 Forsyth on the north to Bay Street on the south, and Main
29 Street beginning at Bay Street on the north and extending
30 south to the St. Johns River. The northern boundary is State
31 Street, beginning at Pearl Street, and extends eastward to

1 Liberty Street at which point the boundary extends eastward
2 along the Jacksonville Expressway to a point where the
3 Jacksonville Expressway intersects with the Haines Street
4 Expressway. Then north along the Haines Street Expressway to
5 Marshall Street, and then eastward along Marshall Street to
6 Talleyrand Avenue. North along Talleyrand Avenue to Fairway
7 Street, and then eastward along Fairway Street to the St.
8 Johns River. The eastern and southern boundaries are the St.
9 Johns River, beginning at Fairway Street and extending
10 southward to a point beyond the Hart Bridge, then westward
11 to Main Street at a point running north to Bay Street and
12 then west along Bay Street to Julia Street, then north along
13 Julia Street to Forsyth Street, then extending west to Pearl
14 Street.

15
16 The Southbank area is that part of the City of Jacksonville,
17 Duval County, Florida described as:

18
19 Begin at the point of intersection of the North right-of-way
20 line of Gulf Life Drive with the West right-of-way line of
21 South Main Street, State Road No. 5; thence westerly along
22 said North right-of-way line of Gulf Life Drive to the
23 Northeasterly right-of-way line of that portion of the
24 Jacksonville Expressway leading to and from the Acosta
25 Bridge over the St. Johns River; thence Southeasterly along
26 said Northeasterly right-of-way line to an intersection with
27 a Northeasterly prolongation of a line lying 60 feet
28 Southeasterly from, when measured at right angles to, the
29 Southeasterly face of the Prudential Building; thence
30 Southwesterly along said line and a Southwesterly
31 prolongation thereof to an intersection with the South

1 right-of-way line of Prudential Drive; then Easterly along
2 said South right-of-way line of Prudential Drive to an
3 intersection with a Northeasterly prolongation of the
4 Westerly edge of the Easternmost Baptist Medical Center
5 driveway; thence Southwesterly along said line and Westerly
6 edge of driveway and Southwesterly prolongation thereof to
7 an intersection with the Northerly right-of-way line of
8 Interstate 95, State Road No. 9; thence Easterly along said
9 Northerly right-of-way line to a point of intersection with
10 the Southwesterly edge of the Southbound roadway of South
11 Main Street; thence Northeasterly along a line drawn
12 straight from the last described point to the Northwesterly
13 corner of Lot 18, Block 1, Bostwick's Subdivision of Block
14 46 in South Jacksonville, as shown on plat recorded in Plat
15 Book 3, Page 68 of the Current Public Records of said
16 County, said Northwest corner being located in the
17 Northeasterly right-of-way line of the Northbound approach
18 to said South Main Street from said Interstate 95; thence
19 Southeasterly and Easterly along said Northeasterly right-
20 of-way line and Northerly right-of-way line of Interstate 95
21 to an intersection with the Southeasterly right-of-way line
22 of Vine Street; thence Northeasterly along said
23 Southeasterly right-of-way line of Vine Street to the
24 Northeasterly line of that certain alley running
25 Southeasterly through Block 17, Reeds Fourth Subdivision of
26 South Jacksonville, as shown on plat recorded in Plat Book
27 1, Page 46 of the former public records of said County;
28 thence Southeasterly along said Northeasterly alley line to
29 an intersection with the Northwesterly right-of-way line of
30 Alamo Street; thence Northeasterly along said Northwesterly
31 right-of-way line of Alamo Street and a Northeasterly

1 prolongation thereof to an intersection with the mean high
2 water line of the St. Johns River; thence Northwesterly
3 along said mean high water line to an intersection with a
4 line being a Northerly prolongation of the West face of the
5 Gulf Life Insurance Company's parking garage; thence
6 Southerly along said line, said West garage face, and a
7 Southerly prolongation thereof to an intersection with the
8 North right-of-way line of Gulf Life Drive; thence Westerly
9 along said North right-of-way line to the Northerly
10 prolongation of the Easterly right-of-way line of Flagler
11 Avenue; thence Northerly along said prolongation of the
12 Easterly right-of-way line of Flagler Avenue to an
13 intersection with a line being the Easterly prolongation of
14 the South face of the multistory Hilton Hotel building;
15 thence Westerly along said line, the said South face of the
16 Hilton Hotel to the Westerly right-of-way line of South Main
17 Street; thence Southerly along said Westerly right-of-way
18 line of South Main Street to the Point of Beginning.

19
20 The Urban Transition aArea is that part of the City of
21 Jacksonville, Duval County, Florida described as:

22 The area bound by Margaret Street to the west, Dellwood
23 Avenue and Interstate 95 to the north and northeast, and the
24 St. Johns River to the east and south.

25 The Riverside Avondale Commercial Character Areas are those
26 parts of the Riverside/Avondale Historic District of the
27 City of Jacksonville, Duval County, Florida described as:

28 Riverside Avondale Commercial Character Area #1: Lot 22,
29 Arden, according to the plat thereof as recorded in Plat
30 Book 5 Page 89 of the Current Public Records of Duval

1 County, Florida. Block 22, Lots 3, 4, 5, and 6 Block 16,
2 Fishweir Park, according to the plat there of as recorded
3 in Plat Book 3 Page 84 of the Current Public Records of
4 Duval County Florida. A part of the George Atkinson Grant,
5 Section 58, Township 2 South, Range 26 East Duval County,
6 Florida as recorded in Official Records: Book 10027 Page
7 872, Book 8723 Page 91, Book 14566 Page 1943, Book 8234
8 Page 171, Book 17088 Page 1988, Book 3153 Page 846, and
9 Book 8558 Page 222

10
11 Riverside Avondale Commercial Character Area #2: Lots 10,
12 11, and 12 Block 104, Lots 7, 8, and 9 Block 121, Riverside
13 Heights, according to the plat thereof as recorded in Plat
14 Book 2 Page 61 of the Current Public Records of Duval
15 County, Florida. Lots 1, 2, 3, and 4 of BJ Skinner's
16 Subdivision of Block 3 of Ditterich's Subdivision of part of
17 the Hutchinson Grant according to the plat thereof as
18 recorded in Plat Book 8 Page 14 of the Current Public
19 Records of Duval County, Florida. Lots 7, 8 ,9, 10, 11, and
20 12 Block 2, Lots 6, 7, 8, 9, and 10 Block 1, St Johns
21 Heights, according to the plat thereof as recorded in Plat
22 Book 3 Page 22 of the Current Public Records of Duval
23 County, Florida. Lots 1, 2, 3, 10, 11, and 12 Block 1
24 Diterich's Subdivision of Lot 4 of the Hutchinson Grant,
25 Northwestern 65 feet of Lots 1 and 2, all of Lot 3
26 Diterich's Replat of Lot 1 Block 8, Edgewood, according to
27 the plat thereof as recorded in Plat Book 2 Page 86 of the
28 Current Public records of Duval County, Florida. Lots 130,

1 131, and 132, Avondale, according to the plat thereof as
2 recorded in Plat Book 7 Page 31 of the Current Public
3 Records of Duval County, Florida.

4
5 Riverside Avondale Commercial Character Area #3: Lot 1
6 (Except any portion taken by the City of Jacksonville for
7 right of way purposes) Block A, North Riverside Heights,
8 according to the plat thereof as recorded in Plat Book 2
9 Page 99 of the Current Public Records of Duval County,
10 Florida. Lots 4 and 5 Block 13, Lots 1, 2, 3, 4, 5, the
11 North ½ of a closed alley lying Southeasterly of said lots,
12 and Lot 6 Block 14, Lots 1 and 2 Block 15, Lots 1, 36, 37,
13 and 38 Block 16, St Johns Heights, according to the plat
14 thereof as recorded in Plat Book 3 Page 22 of the Current
15 Public Records of Duval County, Florida. Lots 7, 8, and 9
16 Block 49, Riverside Heights, according to the plat thereof
17 as recorded in Plat Book 2 Page 61 of the Current Public
18 Records of Duval County, Florida. A portion of Eloise St
19 closed and vacated by Ordinance No. BB-153 of the City of
20 Jacksonville, Florida.

21
22 Riverside Avondale Commercial Character Area #4: Lots 2, 3,
23 6, and part of Lot 7 recorded in Official Record Book 9501
24 Page 290 Block 16. Lots 1, 4, 5, and part of Lot 8 recorded
25 in Official Record Book 9501 Page 292 Block 17, Ingleside
26 Park, according to the plat thereof as recorded in Plat Book

1 2 Page 77 of the current Public Records of Duval County,
2 Florida. Lots 9, 10, 11, 12, 13, 14, and 15 Block 3. Lots
3 6, 7 (except part in right of way), 8, 9, 10, 11, 12, 13,
4 14, and 15 Block 6. Lots 1, 2, and 3 Block 7, Willow Brook
5 Terrace, according to the plat thereof as recorded in Plat
6 Book 8 Page 36 of the Current Public records of Duval
7 County, Florida.

8
9 Riverside Avondale Commercial Character Area #5: Lot 7,
10 Lots 8, 9, 10, and 11 (except parts in right of way) Block
11 18, Central Addition to Riverside, according to the plat
12 thereof as recorded in Plat Book 6 Page 6 of the Current
13 Public Records of Duval County, Florida. Part of Lot 7
14 recorded in Official Record Book 14809 Page 692, Lots 8, 9,
15 and 10, Lot 11 and 12 (except parts in right of way), and
16 Lot 13 Block 1. Lot 8 (except part in right of way), Lots
17 9, 10, 11, 12, 13, 14, 15, and part of Lots 16, 17, and 18
18 recorded in Official Record Book 15097 Page 1955 Block 2,
19 Riverside Extension, according to the plat thereof as
20 recorded in Plat Book 6 Page 11 of the Current Public
21 Records of Duval County, Florida. Part of Lot 6 recorded in
22 Official Records Book 6934 Page 1451, Lots 7, 8, 9, and 10,
23 Riverside Pines, according to the plat thereof as recorded
24 in Plat Book 17 Page 13 of the Current Public Records of
25 Duval County, Florida.

1 Riverside Avondale Commercial Character Area #6: Lots 7, 8,
2 9, 10, 11, and 12 of re-plat of Block 2, Lightbody's
3 Subdivision, according to the plat thereof as recorded in
4 Plat Book 6 Page 1 of the Current Public records of Duval
5 County, Florida. Lots 1, 2, 3, and 4 Block 3, Lightbody's
6 Subdivision, according to the plat thereof as recorded in
7 Plat Book 3 Page 95 of the Current Public records of Duval
8 County, Florida. Lots 12 and 13, Re-plat of Lots 12 & 13
9 Block 8 Riverside Annex, according to the plat thereof as
10 recorded in Plat Book 9 Page 8 of the Current Public records
11 of Duval County, Florida. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9,
12 10, 11, and 25, Shackelton's Subdivision of Block 8
13 Riverside Annex, according to the plat thereof as recorded
14 in Plat Book 2 Page 67 of the Current Public records of
15 Duval County, Florida. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, East
16 15FT Lot 10, West 35FT Lot 11 Block 5. Lots 1, 2, 3, 4, 5,
17 and 6 Block 6, Riverside Annex, according to the plat
18 thereof as recorded in Plat Book 1 Page 106 of the Current
19 Public records of Duval County, Florida. Lots 1, 2, 3, 4,
20 5, 6, 7, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,
21 and 29, Duval Company's Re-plat of Block 7 Riverside Annex,
22 according to the plat thereof as recorded in Plat Book 2
23 Page 90 of the Current Public records of Duval County,
24 Florida. That fractional part of Park St located
25 Southeasterly of lots 16 and 17 Duval Company's Re-plat of
26 Block 7 Riverside Annex known as Parcel C recorded in

1 Official Record Book 16195 Page 2011. Closed alley within
2 Plat Book 2 Page 90 closed by City of Jacksonville Ordinance
3 No. 82-314-147. Tracts D and E. Lots 1, 2, 3, 4, 5, and 6
4 Block 6. Lots 1, 2, 3, and 4 Block 7. Lots 1, 2, 3, 4, 5,
5 6, 7, and 8 Block 8. Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
6 12, 13, 14, 15, and closed alley recorded in Official Record
7 Book 11597-1171 Block 9. Lots 18, 19, 20, 21, 22, and 23
8 Block 12. Lots 14 and part closed street lying South
9 thereof, 15, 16, 17, 18, and 19 Block 13, New Riverside,
10 according to the plat thereof as recorded in Plat Book 3
11 Page 54 of the Current Public records of Duval County,
12 Florida. Lots 1, 2, and 3, Valz & Yerkes Subdivision,
13 according to the plat thereof as recorded in Plat Book 7
14 Page 32 of the Current Public records of Duval County,
15 Florida. Parcels of land being part of Government Lot 4 in
16 Section 22, Township 2 South, Range 26 East, Duval County
17 Florida as described in Deed Book 127 Page 177, Deed Book 127
18 Page 178, Official record Book 754 Page 176, Official Record
19 Book 1140 Page 279, Official Record Book 2314 Page 133, and
20 Official Record Book 4024 Page 200.

21
22 Riverside Avondale Commercial Character Area #7: Lot 6
23 Block 83, Riverside, according to the plat thereof as
24 recorded in Plat Book 4 Page 6 of the Current Public records
25 of Duval County, Florida. The West 60FT and the North 25FT
26 of the East 10FT of Lot 7 and the North 25FT of the West ½

1 of Lot 6, Block 83, Riverside, according to the plat thereof
2 as recorded in Plat Book 2 Page 24 of the Current Public
3 records of Duval County, Florida. The East 50FT of the
4 common area parcel of the John Gorrie Condominium described
5 in Official record Book 15698 Page 444 of the Current Public
6 Records of Duval County, Florida.

7
8 Riverside Avondale Commercial Character Area #8: All of
9 Lots 2 through 8, together with that portion of a 15FT alley
10 (closed by ordinance 2002-393) lying Southerly of said lots
11 7 and 8. Lots 1, 2, 3, 4, 5, 6, 7, 20, 21, 22 and part of a
12 closed alley lying southerly to Lots 6 and 7 and Easterly to
13 Lots 6, 7, and 22 Block 9. Fractional Lot 1 Block 11. Lots
14 1, 2, 3, 4, 5 and closed alley lying Easterly of Lots 6 & 26
15 Block 12 (except any part in right of way), R I CO's
16 addition to Riverside, according to the plat thereof as
17 recorded in Plat Book 5 Page 47 of the Current Public
18 Records of Duval County, Florida. Part of Lot 4,
19 Riverside, according to the plat thereof as recorded in Plat
20 Book 1 Page 109 of the Current Public Records of Duval
21 County, Florida. West ½ Lot 5, fractional Lot 6, and the
22 West ½ of Lot 7 Block 102, Riverside, according to the plat
23 thereof as recorded in Plat Book 4 Page 6 of the Current
24 Public Records of Duval County, Florida.

1 Riverside Avondale Commercial Character Area #9: Lots 1
2 through 10 Block 51. Lots 1, 2, 3, and part of Lot 4
3 recorded in Official Record Book 11528 Page 2345 Block 52,
4 Riverside, according to the plat thereof as recorded in Plat
5 Book 1 Page 109 of the Current Public Records of Duval
6 County, Florida. A part of Oak Street North of Block 51,
7 plat of Riverside, as recorded in Official record Book 9853
8 Page 1080 of the Public Records of Duval County, Florida.
9

10 Section 2. Notwithstanding the provisions of s. 561.20(1),
11 Florida Statutes, in the areas herein described as Northside
12 West, Northside East, ~~and~~ Southbank, ~~and~~ Urban Transition
13 Area, and Riverside Avondale Commercial Character Areas, the
14 Division of Alcoholic Beverages and Tobacco of the
15 Department of Business Regulation may issue a special
16 alcoholic beverage license to any bona fide restaurant
17 containing all necessary equipment and supplies for and
18 serving full course meals regularly and having
19 accommodations at all times for service of 100 or more
20 patrons at tables and occupying not less than 1,800 square
21 feet of floor space which derive no less than 51 percent of
22 gross income per annum from the sale of food consumed on the
23 premises; provided that such licenses shall be subject to
24 local zoning requirements setting distance requirements
25 between liquor serving establishments and churches and
26 schools and to any provision of the alcoholic beverage laws
27 of the state and rules of the division not inconsistent
28 herewith.
29

1 **Section 2.** This act shall take effect upon becoming a
2 law.

3