

1                                   A bill to be entitled  
 2           An act relating to the City of Jacksonville, Duval County;  
 3           amending chapter 87-471, Laws of Florida, as amended;  
 4           establishing special zones in downtown Jacksonville;  
 5           providing exceptions for space and seating requirements  
 6           for liquor licenses for restaurants in the zones, subject  
 7           to local zoning requirements; providing an effective date.

8  
 9   Be It Enacted by the Legislature of the State of Florida:

10  
 11           Section 1. Chapter 87-471, Laws of Florida, as amended by  
 12           chapter 2011-255, Laws of Florida, is amended to read:

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

19  
 20           The Northside West area is that part of the City of  
 21           Jacksonville, Duval County, Florida described as:

22  
 23           Begin at the point of intersection of the West right-  
 24           of-way line of Main Street, State Road No. 5, with the  
 25           South right-of-way line of West Bay Street; thence,  
 26           Westerly along said South right-of-way line of West

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

27 Bay Street to a line being a Southerly prolongation of  
28 the West right-of-way line of Julia Street; thence  
29 Northerly along said line and said West right-of-way  
30 line of Julia Street to the South right-of-way line of  
31 Forsyth Street; thence Westerly along said South  
32 right-of-way line of Forsyth Street to the West right-  
33 of-way line of Pearl Street; thence Northerly along  
34 said West right-of-way line of Pearl Street to the  
35 North right-of-way line of State Street; thence  
36 Westerly and Northwesterly along said North right-of-  
37 way line of State Street to the Northwesterly right-  
38 of-way of Interstate 95 and State Road No. 9; thence  
39 Southwesterly along said Northwesterly and Westerly  
40 right-of-way line to an intersection with a line being  
41 a Westerly prolongation of the Northeasterly right-of-  
42 way line of that portion of Interstate 95 leading to  
43 and from the Fuller Warren Bridge over the St. Johns  
44 River; thence Southeasterly along said line and  
45 Northeasterly right-of-way line to the center line of  
46 the St. Johns River; thence Northeasterly and Easterly  
47 along said center line to the West right-of-way line  
48 of the John T. Alsop (Main Street) Bridge; thence  
49 Northerly along said West right-of-way line of the  
50 John T. Alsop (Main Street) Bridge to the Point of  
51 Beginning.

52

53 The Northside East area is that part of the City of  
54 Jacksonville, Duval County, Florida described as:

55

56 Begin on the west, Pearl Street extending from State  
57 on the north to Forsyth Street on the south and Julia  
58 Street from Forsyth on the north to Bay Street on the  
59 south, and Main Street beginning at Bay Street on the  
60 north and extending south to the St. Johns River. The  
61 northern boundary is State Street, beginning at Pearl  
62 Street, and extends eastward to Liberty Street at  
63 which point the boundary extends eastward along the  
64 Jacksonville Expressway to a point where the  
65 Jacksonville Expressway intersects with the Haines  
66 Street Expressway. Then north along the Haines Street  
67 Expressway to Marshall Street, and then eastward along  
68 Marshall Street to Talleyrand Avenue. North along  
69 Talleyrand Avenue to Fairway Street, and then eastward  
70 along Fairway Street to the St. Johns River. The  
71 eastern and southern boundaries are the St. Johns  
72 River, beginning at Fairway Street and extending  
73 southward to a point beyond the Hart Bridge, then  
74 westward to Main Street at a point running north to  
75 Bay Street and then west along Bay Street to Julia  
76 Street, then north along Julia Street to Forsyth  
77 Street, then extending west to Pearl Street.

78

79 The Southbank area is that part of the City of  
80 Jacksonville, Duval County, Florida described as:

81  
82 Begin at the point of intersection of the North right-  
83 of-way line of Gulf Life Drive with the West right-of-  
84 way line of South Main Street, State Road No. 5;  
85 thence westerly along said North right-of-way line of  
86 Gulf Life Drive to the Northeasterly right-of-way line  
87 of that portion of the Jacksonville Expressway leading  
88 to and from the Acosta Bridge over the St. Johns  
89 River; thence Southeasterly along said Northeasterly  
90 right-of-way line to an intersection with a  
91 Northeasterly prolongation of a line lying 60 feet  
92 Southeasterly from, when measured at right angles to,  
93 the Southeasterly face of the Prudential Building;  
94 thence Southwesterly along said line and a  
95 Southwesterly prolongation thereof to an intersection  
96 with the South right-of-way line of Prudential Drive;  
97 then Easterly along said South right-of-way line of  
98 Prudential Drive to an intersection with a  
99 Northeasterly prolongation of the Westerly edge of the  
100 Easternmost Baptist Medical Center driveway; thence  
101 Southwesterly along said line and Westerly edge of  
102 driveway and Southwesterly prolongation thereof to an  
103 intersection with the Northerly right-of-way line of  
104 Interstate 95, State Road No. 9; thence Easterly along

105 | said Northerly right-of-way line to a point of  
106 | intersection with the Southwesterly edge of the  
107 | Southbound roadway of South Main Street; thence  
108 | Northeasterly along a line drawn straight from the  
109 | last described point to the Northwesterly corner of  
110 | Lot 18, Block 1, Bostwick's Subdivision of Block 46 in  
111 | South Jacksonville, as shown on plat recorded in Plat  
112 | Book 3, Page 68 of the Current Public Records of said  
113 | County, said Northwest corner being located in the  
114 | Northeasterly right-of-way line of the Northbound  
115 | approach to said South Main Street from said  
116 | Interstate 95; thence Southeasterly and Easterly along  
117 | said Northeasterly right-of-way line and Northerly  
118 | right-of-way line of Interstate 95 to an intersection  
119 | with the Southeasterly right-of-way line of Vine  
120 | Street; thence Northeasterly along said Southeasterly  
121 | right-of-way line of Vine Street to the Northeasterly  
122 | line of that certain alley running Southeasterly  
123 | through Block 17, Reeds Fourth Subdivision of South  
124 | Jacksonville, as shown on plat recorded in Plat Book  
125 | 1, Page 46 of the former public records of said  
126 | County; thence Southeasterly along said Northeasterly  
127 | alley line to an intersection with the Northwesterly  
128 | right-of-way line of Alamo Street; thence  
129 | Northeasterly along said Northwesterly right-of-way  
130 | line of Alamo Street and a Northeasterly prolongation

131           thereof to an intersection with the mean high water  
 132           line of the St. Johns River; thence Northwesterly  
 133           along said mean high water line to an intersection  
 134           with a line being a Northerly prolongation of the West  
 135           face of the Gulf Life Insurance Company's parking  
 136           garage; thence Southerly along said line, said West  
 137           garage face, and a Southerly prolongation thereof to  
 138           an intersection with the North right-of-way line of  
 139           Gulf Life Drive; thence Westerly along said North  
 140           right-of-way line to the Northerly prolongation of the  
 141           Easterly right-of-way line of Flagler Avenue; thence  
 142           Northerly along said prolongation of the Easterly  
 143           right-of-way line of Flagler Avenue to an intersection  
 144           with a line being the Easterly prolongation of the  
 145           South face of the multistory Hilton Hotel building;  
 146           thence Westerly along said line, the said South face  
 147           of the Hilton Hotel to the Westerly right-of-way line  
 148           of South Main Street; thence Southerly along said  
 149           Westerly right-of-way line of South Main Street to the  
 150           Point of Beginning.

151  
 152           The Riverside Avondale Urban Transition Area is that  
 153           part of the Riverside Avondale Historic District of  
 154           the City of Jacksonville, Duval County, Florida  
 155           described as:

156

157 The area bound by Margaret Street to the west,  
 158 Dellwood Avenue and Interstate 95 to the north and  
 159 northeast, and the St. Johns River to the east and  
 160 south.

161  
 162 The Riverside Avondale Commercial Character Areas are  
 163 those parts of the Riverside/Avondale Historic  
 164 District of the City of Jacksonville, Duval County,  
 165 Florida described as:

166  
 167 Riverside Avondale Commercial Character Area #1: Lot  
 168 22, Arden, according to the plat thereof as recorded  
 169 in Plat Book 5 Page 89 of the Current Public Records  
 170 of Duval County, Florida. Block 22, Lots 3, 4, 5, and  
 171 6 Block 16, Fishweir Park, according to the plat there  
 172 of as recorded in Plat Book 3 Page 84 of the Current  
 173 Public Records of Duval County, Florida. A part of the  
 174 George Atkinson Grant, Section 58, Township 2 South,  
 175 Range 26 East Duval County, Florida as recorded in  
 176 Official Records: Book 10027 Page 872, Book 8723 Page  
 177 91, Book 14566 Page 1943, Book 8234 Page 171, Book  
 178 17088 Page 1988, Book 3153 Page 846, and Book 8558  
 179 Page 222

180  
 181 Riverside Avondale Commercial Character Area #2: Lots  
 182 10, 11, and 12 Block 104, Lots 7, 8, and 9 Block 121,

183 Riverside Heights, according to the plat thereof as  
 184 recorded in Plat Book 2 Page 61 of the Current Public  
 185 Records of Duval County, Florida. Lots 1, 2, 3, and 4  
 186 of BJ Skinner's Subdivision of Block 3 of Diterich's  
 187 Subdivision of part of the Hutchinson Grant according  
 188 to the plat thereof as recorded in Plat Book 8 Page 14  
 189 of the Current Public Records of Duval County,  
 190 Florida. Lots 7, 8, 9, 10, 11, and 12 Block 2, Lots 6,  
 191 7, 8, 9, and 10 Block 1, St Johns Heights, according  
 192 to the plat thereof as recorded in Plat Book 3 Page 22  
 193 of the Current Public Records of Duval County,  
 194 Florida. Lots 1, 2, 3, 10, 11, and 12 Block 1  
 195 Diterich's Subdivision of Lot 4 of the Hutchinson  
 196 Grant, Northwestern 65 feet of Lots 1 and 2, all of  
 197 Lot 3 Diterich's Replat of Lot 1 Block 8, Edgewood,  
 198 according to the plat thereof as recorded in Plat Book  
 199 2 Page 86 of the Current Public records of Duval  
 200 County, Florida. Lots 130, 131, and 132, Avondale,  
 201 according to the plat thereof as recorded in Plat Book  
 202 7 Page 31 of the Current Public Records of Duval  
 203 County, Florida.

204  
 205 Riverside Avondale Commercial Character Area #3: Lot 1  
 206 (Except any portion taken by the City of Jacksonville  
 207 for right of way purposes) Block A, North Riverside  
 208 Heights, according to the plat thereof as recorded in



209 Plat Book 2 Page 99 of the Current Public Records of  
 210 Duval County, Florida. Lots 4 and 5 Block 13, Lots 1,  
 211 2, 3, 4, 5, the North 1/2 of a closed alley lying  
 212 Southeasterly of said lots, and Lot 6 Block 14, Lots 1  
 213 and 2 Block 15, Lots 1, 36, 37, and 38 Block 16, St  
 214 Johns Heights, according to the plat thereof as  
 215 recorded in Plat Book 3 Page 22 of the Current Public  
 216 Records of Duval County, Florida. Lots 7, 8, and 9  
 217 Block 49, Riverside Heights, according to the plat  
 218 thereof as recorded in Plat Book 2 Page 61 of the  
 219 Current Public Records of Duval County, Florida. A  
 220 portion of Eloise St closed and vacated by Ordinance  
 221 No. BB-153 of the City of Jacksonville, Florida.

222  
 223 Riverside Avondale Commercial Character Area #4: Lots  
 224 2, 3, 6, and part of Lot 7 recorded in Official Record  
 225 Book 9501 Page 290 Block 16. Lots 1, 4, 5, and part of  
 226 Lot 8 recorded in Official Record Book 9501 Page 292  
 227 Block 17, Ingleside Park, according to the plat  
 228 thereof as recorded in Plat Book 2 Page 77 of the  
 229 current Public Records of Duval County, Florida. Lots  
 230 9, 10, 11, 12, 13, 14, and 15 Block 3. Lots 6, 7  
 231 (except part in right of way), 8, 9, 10, 11, 12, 13,  
 232 14, and 15 Block 6. Lots 1, 2, and 3 Block 7, Willow  
 233 Brook Terrace, according to the plat thereof as

234 recorded in Plat Book 8 Page 36 of the Current Public  
235 records of Duval County, Florida.

236

237 Riverside Avondale Commercial Character Area #5: Lot  
238 7, Lots 8, 9, 10, and 11 (except parts in right of  
239 way) Block 18, Central Addition to Riverside,  
240 according to the plat thereof as recorded in Plat Book  
241 6 Page 6 of the Current Public Records of Duval  
242 County, Florida. Part of Lot 7 recorded in Official  
243 Record Book 14809 Page 692, Lots 8, 9, and 10, Lot 11  
244 and 12 (except parts in right of way), and Lot 13  
245 Block 1. Lot 8 (except part in right of way), Lots 9,  
246 10, 11, 12, 13, 14, 15, and part of Lots 16, 17, and  
247 18 recorded in Official Record Book 15097 Page 1955  
248 Block 2, Riverside Extension, according to the plat  
249 thereof as recorded in Plat Book 6 Page 11 of the  
250 Current Public Records of Duval County, Florida. Part  
251 of Lot 6 recorded in Official Records Book 6934 Page  
252 1451, Lots 7, 8, 9, and 10, Riverside Pines, according  
253 to the plat thereof as recorded in Plat Book 17 Page  
254 13 of the Current Public Records of Duval County,  
255 Florida.

256

257 Riverside Avondale Commercial Character Area #6: Lots  
258 7, 8, 9, 10, 11, and 12 of re-plat of Block 2,  
259 Lightbody's Subdivision, according to the plat thereof

260 as recorded in Plat Book 6 Page 1 of the Current  
261 Public records of Duval County, Florida. Lots 1, 2, 3,  
262 and 4 Block 3, Lightbody's Subdivision, according to  
263 the plat thereof as recorded in Plat Book 3 Page 95 of  
264 the Current Public records of Duval County, Florida.  
265 Lots 12 and 13, Re-plat of Lots 12 & 13 Block 8  
266 Riverside Annex, according to the plat thereof as  
267 recorded in Plat Book 9 Page 8 of the Current Public  
268 records of Duval County, Florida. Lots 1, 2, 3, 4, 5,  
269 6, 7, 8, 9, 10, 11, and 25, Shackelton's Subdivision  
270 of Block 8 Riverside Annex, according to the plat  
271 thereof as recorded in Plat Book 2 Page 67 of the  
272 Current Public records of Duval County, Florida. Lots  
273 1, 2, 3, 4, 5, 6, 7, 8, 9, East 15FT Lot 10, West 35FT  
274 Lot 11 Block 5. Lots 1, 2, 3, 4, 5, and 6 Block 6,  
275 Riverside Annex, according to the plat thereof as  
276 recorded in Plat Book 1 Page 106 of the Current Public  
277 records of Duval County, Florida. Lots 1, 2, 3, 4, 5,  
278 6, 7, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,  
279 28, and 29, Duval Company's Re-plat of Block 7  
280 Riverside Annex, according to the plat thereof as  
281 recorded in Plat Book 2 Page 90 of the Current Public  
282 records of Duval County, Florida. That fractional part  
283 of Park St located Southeasterly of lots 16 and 17  
284 Duval Company's Re-plat of Block 7 Riverside Annex  
285 known as Parcel C recorded in Official Record Book

286 16195 Page 2011. Closed alley within Plat Book 2 Page  
287 90 closed by City of Jacksonville Ordinance No. 82-  
288 314-147. Tracts D and E. Lots 1, 2, 3, 4, 5, and 6  
289 Block 6. Lots 1, 2, 3, and 4 Block 7. Lots 1, 2, 3, 4,  
290 5, 6, 7, and 8 Block 8. Lots 2, 3, 4, 5, 6, 7, 8, 9,  
291 10, 11, 12, 13, 14, 15, and closed alley recorded in  
292 Official Record Book 11597-1171 Block 9. Lots 18, 19,  
293 20, 21, 22, and 23 Block 12. Lots 14 and part closed  
294 street lying South thereof, 15, 16, 17, 18, and 19  
295 Block 13, New Riverside, according to the plat thereof  
296 as recorded in Plat Book 3 Page 54 of the Current  
297 Public records of Duval County, Florida. Lots 1, 2,  
298 and 3, Valz & Yerkes Subdivision, according to the  
299 plat thereof as recorded in Plat Book 7 Page 32 of the  
300 Current Public records of Duval County, Florida.  
301 Parcels of land being part of Government Lot 4 in  
302 Section 22, Township 2 South, Range 26 East, Duval  
303 County Florida as described in Deed Book 127 Page 177,  
304 Deed Book 127 Page 178, Official record Book 754  
305 Page 176, Official Record Book 1140 Page 279, Official  
306 Record Book 2314 Page 133, and Official Record Book  
307 4024 Page 200.  
308  
309 Riverside Avondale Commercial Character Area #7: Lot 6  
310 Block 83, Riverside, according to the plat thereof as  
311 recorded in Plat Book 4 Page 6 of the Current Public

312 records of Duval County, Florida. The West 60FT and  
313 the North 25FT of the East 10FT of Lot 7 and the North  
314 25FT of the West 1/2 of Lot 6, Block 83, Riverside,  
315 according to the plat thereof as recorded in Plat Book  
316 2 Page 24 of the Current Public records of Duval  
317 County, Florida. The East 50FT of the common area  
318 parcel of the John Gorrie Condominium described in  
319 Official record Book 15698 Page 444 of the Current  
320 Public Records of Duval County, Florida.

321  
322 Riverside Avondale Commercial Character Area #8: All  
323 of Lots 2 through 8, together with that portion of a  
324 15FT alley (closed by ordinance 2002-393) lying  
325 Southerly of said lots 7 and 8. Lots 1, 2, 3, 4, 5, 6,  
326 7, 20, 21, 22 and part of a closed alley lying  
327 southerly to Lots 6 and 7 and Easterly to Lots 6, 7,  
328 and 22 Block 9. Fractional Lot 1 Block 11. Lots 1, 2,  
329 3, 4, 5 and closed alley lying Easterly of Lots 6 & 26  
330 Block 12 (except any part in right of way), R I CO's  
331 addition to Riverside, according to the plat thereof  
332 as recorded in Plat Book 5 Page 47 of the Current  
333 Public Records of Duval County, Florida. Part of Lot  
334 4, Riverside, according to the plat thereof as  
335 recorded in Plat Book 1 Page 109 of the Current Public  
336 Records of Duval County, Florida. West 1/2 Lot 5,  
337 fractional Lot 6, and the West 1/2 of Lot 7 Block 102,

338 Riverside, according to the plat thereof as recorded  
 339 in Plat Book 4 Page 6 of the Current Public Records of  
 340 Duval County, Florida.

341  
 342 Riverside Avondale Commercial Character Area #9: Lots  
 343 1 through 10 Block 51. Lots 1, 2, 3, and part of Lot 4  
 344 recorded in Official Record Book 11528 Page 2345 Block  
 345 52, Riverside, according to the plat thereof as  
 346 recorded in Plat Book 1 Page 109 of the Current Public  
 347 Records of Duval County, Florida. A part of Oak Street  
 348 North of Block 51, plat of Riverside, as recorded in  
 349 Official record Book 9853 Page 1080 of the Public  
 350 Records of Duval County, Florida.

351  
 352 Section 2. Notwithstanding ~~the provisions of~~ s. 561.20(1),  
 353 Florida Statutes, in the areas herein described as Northside  
 354 West, Northside East, Southbank, Riverside Avondale ~~and~~ Urban  
 355 Transition Area, and Riverside Avondale Commercial Character  
 356 Areas, the Division of Alcoholic Beverages and Tobacco of the  
 357 Department of Business Regulation may issue a special alcoholic  
 358 beverage license to any bona fide restaurant containing all  
 359 necessary equipment and supplies for and serving full course  
 360 meals regularly and having accommodations at all times for  
 361 service of 100 or more patrons at tables and occupying not less  
 362 than 1,800 square feet of floor space which derive no less than  
 363 51 percent of gross income per annum from the sale of food

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364 consumed on the premises; provided that such licenses shall be  
365 subject to local zoning requirements ~~setting distance~~  
366 ~~requirements between liquor-serving establishments and churches~~  
367 ~~and schools~~ and to any provision of the alcoholic beverage laws  
368 of the state and rules of the division not inconsistent  
369 herewith.

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