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HB 655

2016 Legislature

1
 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

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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.

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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 |

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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

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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

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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:

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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,

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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

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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

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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 Page1955
 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

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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

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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 Page177,
 304 Deed Book 127 Page 178, Official record Book 754
 305 Page176, 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

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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,

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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.