

EXHIBIT 1

CHAPTER 2025-_____

House Bill No. _____

An act relating to the City of Jacksonville, Duval County; amending ch. 87-471, Laws of Florida, as amended; creating a special zone in Northwest Jacksonville; providing boundaries; providing an exception to general law; providing space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for event centers in described areas; providing an effective date.

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

Section 1. Chapter 87-471, Laws of Florida, as amended by chapter 2023-342, Laws of Florida, is amended to read:

Section 1. There are created special zones in downtown Jacksonville covering the following described areas, known as Northside West, Northside East, Southbank, Riverside Avondale Urban Transition Area, Riverside Avondale Commercial Character Areas, Murray Hill Commercial Area, Springfield Commercial Area, San Marco Transportation Corridor, Kings Avenue Commercial Corridor, ~~and~~ Dennis Street Commercial Corridor, ~~and the Urban Transition Area North of Park Street~~, and a special zone in Northeast Jacksonville known as the North Florida Keys Corridor, for the purposes of this act. The areas described as:

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(12) The Urban Transition Area North of Park Street is that part of the City of Jacksonville, Duval County, Florida described as:

ALL OF LOTS 3, 4 AND 9, THE NORTH 60.0 FEET OF LOT 8, THE SOUTH 10.0 FEET OF THE WEST 10.0 FEET OF LOT 2, AND THE SOUTH 10.0 FEET OF THE EAST 40.0 FEET OF LOT 10, BLOCK 29, CHAMBERLAIN AND BARRETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 117 AND 120 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PLUS A NARROW STRIP OF LAND IMMEDIATELY SOUTH OF THE SOUTHERLY LINE OF LOT 4 AND THE NORTHERLY 60.0 FEET (LESS AND EXCEPT PORTION LYING IN ROAD RIGHT OF WAY) OF LOT 8, OF SAID BLOCK 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 3, THE SAID POINT OF BEGINNING BEING SOUTH 21°-00'-00" WEST, 120.0 FEET, AND MEASURED ALONG THE WESTERLY LINE OF PARK STREET FROM THE SOUTHERLY LINE OF POST STREET; THENCE CONTINUE SOUTH 21°-00'-00" WEST, 120.0 FEET ALONG SAID WESTERLY LINE OF PARK STREET; THENCE WESTERLY ALONG THE SOUTHERLY FACE OF AN EXISTING FOUR-STORY BRICK BUILDING, A DISTANCE OF 134.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID FOUR-STORY BRICK BUILDING; THENCE NORTHERLY ALONG THE

WESTERLY LINE OF SAID FOUR-STORY BRICK BUILDING 0.38 FEET; THENCE WESTERLY TO THE EASTERLY LINE OF MARGARET STREET, SAID POINT BEING NORTH 68°-42'-30" WEST 194.68 FEET FROM A POINT IN THE WESTERLY LINE OF PARK STREET, THAT IS 240.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF POST STREET; THENCE NORTH 15°-40'-30" WEST, 150.05 FEET ALONG THE EASTERLY LINE OF SAID MARGARET STREET; THENCE SOUTH 68°-43'-50" EAST, 124.29 FEET; THENCE NORTH 21°-00'-00" EAST, 10.0 FEET; THENCE NORTH 68°43'-50" EAST, 50.0 FEET; THENCE SOUTH 21°-00'-00" WEST, 10.0 FEET; THENCE SOUTH 68°-43'-50" EAST, 110.0 FEET TO THE POINT OF BEGINNING.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, in the areas herein described as Southbank, Riverside Avondale Urban Transition Area, Riverside Avondale Commercial Character Areas, Murray Hill Commercial Area, Springfield Commercial Area, and San Marco Transportation Corridor, the Division of Alcoholic Beverages and Tobacco of the Department of Business Regulation may issue a special alcoholic beverage license to any bona fide restaurant containing all necessary equipment and supplies for and serving full course meals regularly and having accommodations at all times for service of 100 or more patrons at tables and occupying not less than 1,800 square feet of floor space which derive no less than 51 percent of gross income per annum from the sale of food consumed on the premises; provided that such licenses shall be subject to local zoning requirements and to any provision of the alcoholic beverage laws of the state and rules of the division not inconsistent herewith.

Section 3. Notwithstanding s. 561.20(1), Florida Statutes, in the areas herein described as Northside West, Northside East, Kings Avenue Commercial Corridor, and North Florida Keys Corridor, the Division of Alcoholic Beverages and Tobacco of the Department of Business Regulation may issue a special alcoholic beverage license to any public food service establishment that is equipped to serve 50 or more persons at one time and occupying not less than 1,000 square feet of service area which derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages; provided that such licenses shall be subject to local zoning requirements and to any provision of the alcoholic beverage laws of the state and rules of the division not inconsistent herewith.

Section 4. Notwithstanding s. 561.20, Florida Statutes, the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation may issue special alcoholic beverage licenses to event centers in the area herein described as the Dennis Street Commercial Corridor, which have an occupant capacity between 2,100 and 2,900 people, an overall floor capacity between 22,000 and 35,000 square feet, and derives no less than 51 percent of annual gross income from the sale of event center tickets and food and nonalcoholic beverages that are prepared, served, and consumed on such premises. For the purposes of this Section ~~act~~, the term "event center" means a facility that routinely hosts events for which entrance is by customers who have purchased tickets, including, but not limited to, musical concerts and art shows; hosts events sponsored or organized by nonprofit organizations; and otherwise does not market itself primarily as a food service establishment. The Division of Alcoholic Beverages and

Tobacco of the Department of Business and Professional Regulation may revoke or suspend any such license for violations of the Beverage Law and regulations of this state not inconsistent herewith.

Section 5. Notwithstanding s. 561.20, Florida Statutes, the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation may issue special alcoholic beverage licenses to event centers in the area herein described as the Urban Transition Area North of Park Street, which have an occupant capacity between 1,100 and 1,500 people and derive no less than 51 percent of annual gross income from the sale of event center tickets and food and nonalcoholic beverages that are prepared, served, and consumed on such premises. For the purposes of this Section, the term “event center” means a facility that routinely hosts events for which entrance is by customers who have purchased tickets, including, but not limited to, musical concerts and art shows; hosts events sponsored or organized by nonprofit organizations; and otherwise does not market itself primarily as a food service establishment. The Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation may revoke or suspend any such license for violations of the Beverage Law and regulations of this state not inconsistent herewith.

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