

EXHIBIT 1

CHAPTER 2022-_____

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 chapters 2011-255, 2016-248, 2017-213, and 2022-259, 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, and Kings Avenue Commercial Corridor, and Dennis Street Commercial Corridor, for the purposes of this act. The areas described as:

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(10) The Dennis Street Commercial Corridor is defined as follows:

PARCEL A

A PORTION OF THE I. HENDRICKS GRANT, SECTION 40, AND A PART OF THE I. HENDRICKS GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DENNIS STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 74°19'06" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DENNIS STREET, 460.38 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 1, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17551, PAGE 577 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 16°12'03" EAST, ALONG LAST SAID LINE, 315.62 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 73°52'12" EAST, ALONG LAST SAID LINE, 223.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG

LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 925.40 FEET, AN ARC DISTANCE OF 50.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°18'24" EAST, 50.49 FEET TO THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 52°48'08" EAST, ALONG LAST SAID LINE, 300.85 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE SOUTH 41°08'42" WEST, ALONG LAST SAID LINE, 223.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.41 ACRES, MORE OR LESS.

PARCEL B

ALL OF BLOCK 1 AND A PORTION OF BLOCK 4, OF JOHNSON'S SUBDIVISION OF THE HULL TRACT, RECORDED IN PLAT BOOK 1, PAGE 132 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PORTION OF LOT "A", CAMPBELL'S ADDITION TO LAVILLA, RECORDED IN DEED BOOK AR, PAGE 151 OF SAID FORMER PUBLIC RECORDS, AND A PORTION OF IVES STREET (CLOSED PER ORDINANCE 2018-652-E, RECORDED IN OFFICIAL RECORDS BOOK 18614, PAGE 24050 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DENNIS STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 41°08'42" WEST, ALONG SAID WESTERLY LINE OF INTERSTATE 95, A DISTANCE OF 88.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1887.36 FEET, AN ARC DISTANCE OF 136.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°12'43" WEST, 136.15 FEET; THENCE NORTH 74°32'07" WEST, 11.23 FEET; THENCE SOUTH 13°35'46" WEST, 1.33 FEET; THENCE SOUTH 76°24'14" EAST, 10.63 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1887.36 FEET, AN ARC DISTANCE OF 62.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°16'08" WEST, 62.94 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARPER STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 74°00'18" WEST, ALONG LAST SAID LINE, 37.80 FEET; THENCE NORTH 76°16'54" WEST, 50.36 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF HARPER STREET; THENCE NORTH 75°50'19" WEST, ALONG LAST SAID LINE, 199.71 FEET TO THE EASTERLY

RIGHT OF WAY LINE OF ERNEST STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 14°21'29" EAST, ALONG LAST SAID LINE, 262.42 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF DENNIS STREET; THENCE SOUTH 74°19'06" EAST, ALONG LAST SAID LINE, 427.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

1802 DENNIS ST

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2, CAMPBELL'S HILL, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 135, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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, 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 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.

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