

CHAPTER 2019-178

House Bill No. 1099

An act relating to the City of Kissimmee, Osceola County; creating an overlay district; providing a short title; providing boundaries; providing an exception to general law; requiring the Division of Alcoholic Beverages and Tobacco of the Department of Business and professional Regulation to issue a special alcoholic beverage license to certain establishments under specified requirements; providing penalties for any licensee that doesn't meet such requirements; prohibiting subsequent licensure application for a specified period; providing an effective date.

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

Section 1. There is created an overlay district in the City of Kissimmee known as the Downtown Community Redevelopment District more particularly described as follows:

ALL LOTS OF BLOCKS G, H, I, J, O, P, OF PATRICK'S ADDITION AS RECORDED IN PLAT BOOK A PAGE 1; AND LOTS 1 THRU 8 OF COURTVIEW AS RECORDED IN PLAT BOOK 1 PAGE 215; AND LOTS 1 THRU 7 OF B.C. MILLER SUBDIVISION OF BLOCK H AS RECORDED IN PLAT BOOK 1 PAGE 51; AND LOTS 1 THRU 16 OF JOHNSON AND PREVATT SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 39. ALL BEING A PART OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF KISSIMMEE, COUNTY OF OSCEOLA, STATE OF FLORIDA

ALSO:

ALL OF BLOCKS 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 26 OF SOUTH FLORIDA RAILROAD SURVEY AS RECORDED IN PLAT BOOK A PAGES 2 AND 3 IN OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA; AND LOTS 1 THRU 11 OF C.H. FUNK SUBDIVISION (BEING A PART OF BLOCK 11 OF SOUTH FLORIDA RAILROAD SURVEY) AS RECORDED IN PLAT BOOK 1 PAGE 188; AND LOTS 1 THRU 7 OF DONEGAN MILLER STANFORD SUBDIVISION (BEING A PART OF BLOCK 11 OF SOUTH FLORIDA RAILROAD SURVEY) AS RECORDED IN PLAT BOOK 1 PAGE 64; AND LOTS 1 THRU 6 OF GILBERT'S SUBDIVISION (BEING A PART OF BLOCK 20 OF SOUTH FLORIDA RAILROAD SURVEY) AS RECORDED IN PLAT BOOK 1 PAGE 224; AND ALL LOTS OF BLOCKS 4 AND 5 OF S.A. ROBINSON'S REVISION AS RECORDED IN PLAT BOOK A PAGE 10; AND LOTS 1 THRU 6 OF BLOCK E OF ROBERT BASS ADDITION AS RECORDED IN PLAT BOOK A PAGES 4 AND 5; AND ALL LOTS OF J.W. ADERHOLD'S SUBDIVISION OF BLOCK K AS RECORDED IN PLAT BOOK A PAGES 38 AND 11; AND LOTS 1 THRU 3 OF BLOCK L OF ROBERT BASS ADDITION AS RECORDED IN PLAT BOOK A PAGES 4 AND 5; AND LOTS 1 THRU 8 OF BLOCK A,

VACATED ALLEY ABUTTING LOTS 1 AND 2 OF BLOCK A, LOTS 1 THRU 4 OF BLOCK B, VACATED ALLEY ABUTTING LOTS 1 AND 4 OF BLOCK B OF SEARS ADDITION AS RECORDED IN PLAT BOOK A PAGE 9; AND LOTS 1 THRU 3 OF W.M. BOSWELL'S ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 28; AND LOT A OF BLOCK A, LOT B OF BLOCK B OF PARKER AND EDMONSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 86 IN OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA. ALL BEING A PART OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF KISSIMMEE, COUNTY OF OSCEOLA, STATE OF FLORIDA

ALSO:

POINT OF BEGINNING: INTERSECTING OF THE RIGHT-OF-WAY (ROW) CENTERLINE OF VINE STREET AND THE SEABOARD COASTLINE RAILROAD; THENCE WEST ALONG THE CENTERLINE OF VINE STREET ROW TO THE ROW CENTERLINE OF CENTRAL AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF CENTRAL AVENUE TO THE CENTERLINE OF OAK STREET; THENCE WEST ALONG THE CENTERLINE OF OAK STREET TO THE CENTERLINE OF DILLINGHAM AVENUE; THENCE SOUTH APPROXIMATELY 1,050 FEET ALONG THE CENTERLINE OF THE RIGHT-OF-WAY OF DILLINGHAM AVENUE; TO A POINT THENCE WEST ALONG THE PROPERTY LINE OF LOT 40 OF THE W.H. KING SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOT 40 TO THE SOUTHEAST CORNER OF LOT 40; THENCE WEST ALONG THE SOUTHERN BOUNDARY OF W.H. KING SUBDIVISION TO THE CENTERLINE OF BERMUDA AVENUE; THENCE SOUTH ALONG BERMUDA AVENUE TO THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEAST ALONG THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD TO THE ROW CENTERLINE OF PENFIELD STREET; THENCE EAST TO A POINT 400 FEET EAST OF THE NATURAL HIGH WATER LINE AND MARK OF LAKE TOHOPEKALIGA; THENCE EAST NORTHEAST TO THE CENTERLINE OF NEPTUNE ROAD; THENCE NORTH TO THE CENTERLINE OF OAK STREET; THENCE WEST ALONG THE CENTERLINE OF OAK STREET TO THE CENTERLINE OF SEABOARD COASTLINE RAILROAD ROW; THENCE NORTHERLY ALONG THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD TO THE POINT OF THE BEGINNING.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation shall issue a special alcoholic beverage license to a bona fide restaurant in the Downtown Community Redevelopment District described in section 1 that is licensed by the division, occupies at least 1800 square feet of contiguous space, is equipped to serve meals to at least 80 persons at one time, and derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages during

the first 60-day operating period and each 12-month operating period thereafter. Failure of any licensee issued a special license to meet the required percentage of food and nonalcoholic beverage gross revenue during the covered operating period shall result in the revocation of the license or denial of the pending application for a permanent license of a licensee operating with a temporary license. A licensee whose license is revoked, or an applicant whose pending application for a permanent license is denied, or any person required to qualify on the special alcoholic beverage license application, is ineligible to have any interest in a subsequent license application for such license for a period of 120 days after the date of the final denial or revocation.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 10, 2019.

Filed in Office Secretary of State May 10, 2019.