

CHAPTER 2023-341

House Bill No. 1467

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 Alcohol Beverages and Tobacco of the Department of Business and Professional Regulation to issue special alcohol beverage license to certain restaurant establishments meeting specified space, seating, and minimum gross revenues requirements; providing penalties for any licensee that fails to 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 Vine Street Community Redevelopment District, more particularly described as follows:

A parcel of land lying within Sections 13 & 24, Township 25 South, Range 28 East, Sections 14 through 23, Township 25 South, Range 29 East, Osceola County, Florida; all Plat Book and Pages and Official Record Book and Pages referenced within this legal are all found in the Public Records of Osceola County, Florida; and being more particularly described as follows:

Begin at the Northeast corner of Lot 2, VALENCIA PARK, Plat Book 7, Page 101; thence East, along the Easterly extension of the North line of said Lot 2 to the East Right of Way line of Denn John Lane; thence South along the East Right of Way line of Denn John Lane to the South line of WINDSOR OAKS, Plat Book 8, Page 42; thence departing said East line, run East, along the South line of WINDSOR OAKS and the South Right of Way line of Columbia Avenue, as shown on SPRINGTREE CROSSING, Plat Book 5, Page 25 to the East line of Section 14, Township 25 South, Range 29 East; thence departing said South Right of Way line, run South along said East line to the North Right of Way line of Old Boggy Creek Road; thence departing said East line, run West, along said North Right of Way line, to a point being due North of the West boundary line of the Osceola Memorial Gardens as described in the Warranty Deed recorded in Official Records Book 261, Page 763; thence departing said North Right of Way line, run South, along the West boundary line of said deed and its Southerly extension, to the Southerly Right of Way line of US Highway 441 and 192; thence Northwesterly, along said Southerly Right of Way line, to a point on the East boundary line of Parcel 1D as described in Warranty Deed recorded in Official Records Book 4401, Page 164, said line, also labeled as Osceola County Property Appraisers Parcel ID as 23-25-29-00U0-0058-0000, thence departing said Southerly Right of Way line, run Southwesterly, along said East boundary line; thence West, along said South, boundary line,

to a point on the East line of Osceola County Property Appraisers Parcel ID 23-25-29-00U0-0050-0000; thence South, along said East line, to the South line of the Northeast ¼ of the Northeast ¼ of Section 23, Township 25 South, Range 29 East; thence West, along said South line, said line, also being the South line of NORTSHORE PLAZA REPLAT, Plat Book 23, Page 121, to a point on the West line of said NORTSHORE PLAZA REPLAT; thence North, along said West line, to a point on the South line of Lot 5, Block I, KISSIMMEE GARDENS, Plat Book 1, Page 32; thence departing said West line, run West, along said South line, to a point on the West line of said Block I; thence North, along said West line, to a point on the South Right of Way line of U.S. Highway No. 441 and 192, thence West, along said South Right of Way line, to a point on the East boundary line of a Warranty Deed recorded in Official Records Book 4317, Page 1737 said point also being the West line of Mill Slough Canal; thence departing said South Right of Way line, run Southwesterly, along the West line of Mill Slough along the following Official Records Book 4317, Page 1737; Book 1719, Page 922 and Book 1239, Page 2698, to a point on the East line of MILL CREEK MALL, Plat Book 11, Pages 104-105; thence Southwesterly, along the boundary of said MILL CREEK MALL, to the intersection of the West line of Mill Slough and MILL CREEK MALL, said point also being the Easterly boundary line of a Quit Claim Deed recorded in Official Records Book 943, Page 1452; thence departing said MILL CREEK MALL boundary line, run Southwesterly, along said East boundary line of said deed, to the Government Meander line of Lake Tohopekaliga; thence Northwesterly along said Government Meander line to the West line of Section 23, Township 25 South, Range 29 East; thence North along said West line to the Easterly Right of Way line Oak Street; thence Southwesterly along said Easterly Right of Way line to a point on the East boundary line of a Special Warranty Deed recorded in Official Records Book 3722, Page 995; thence South along said East boundary line to the Government Meander line; thence Southwesterly along said Government Meander line to the East boundary line of said Special Warranty Deed recorded in Official Records Book 1165, Page 2403; thence North along said East boundary line to the South Right of Way line of Oak Street; thence North to the Southeast corner of Tract C, HERITAGE SQUARE, Plat Book 5, Page 58; thence West along the North Right of Way line of Oak Street to the East Right of Way line of the Central Florida Commuter Rail Transit - SunRail; thence departing said North Right of Way line, run Northerly along said East Right of Way line to the intersection of the North Right of Way line of Vine Street/U.S. Highway No. 441 and 192 with the East Right of Way line said Central Florida Commuter Rail Transit - SunRail; thence departing said East Right of Way line, run Westerly along said North Right of Way line to the West Right of Way line of Central Avenue; thence departing said North Right of Way line, run South, along said West Right of Way line to the North Right of Way line of Oak Street; thence departing said West Right of Way line, run West, along said North Right of Way line to the East Right of Way line of Mann Street; thence

departing said North Right of Way line, run Southwesterly to the Northeast corner of Lot 1, Block A, PALM PARK, Plat Book 1, Page 127, said point also being on the South Right of Way line of Oak Street; thence West, along said South Right of Way line to the West Right of Way line of Dyer Boulevard; thence North, along said West Right of Way line to the South line of Lots 13 & 14, KISSIMMEE EXECUTIVE PARK, Plat Book 2, Page 206; thence departing the West Right of Way line, run West, along said South line to the East Right of Way line of Collins Drive; thence departing said South line, run South, along said East Right of Way line to the North line of T & H HOLDINGS, Plat Book 20, Page 117; thence departing said East Right of Way line, run West, along said North line to the East line of Lot 2, GASPERONI CENTER PHASE 2, Plat Book 13, Page 49; thence South, along said East line to the Southeast corner of said Lot 2; thence departing said East line, run West, along said South line to the West Right of Way line of Armstrong Boulevard; thence departing said South line, run North, along said West Right of Way line to a point on the South line of lands described in Warranty Deed recorded in Official Records Book 5911, Page 426; thence departing said West Right of Way line, run West, along the South line of said Warranty Deed recorded in Official Records Book 5911, Page 426 to the West boundary line of said lands; thence departing said boundary line, run the following six (6) courses and distances according to the Special Warranty Deed recorded in Official Records Book 2617, Page 962; thence West, along the North line of a parcel of land described in Official Records Book 258, Page 132, a distance of 144.65 feet; thence South, along the North line of a parcel described in Official Records Book 258, Page 132, a distance of 91.00 feet; thence S58°27'55"W, along the North line of a parcel described in Official Records Book 258, Page 132, a distance of 258.12 feet; thence West, along the North line of a parcel described in Official Records Book 258, Page 132, a distance of 115.00 feet; thence S59°02'10"W, along the North line of a parcel described in Official Records Book 258, Page 132, a distance of 174.93 feet; thence West, along the North line of a parcel described in Official Records Book 258, Page 132, a distance of 40.57 feet to the East Right of Way line of Hoagland Boulevard; thence continue West along the Westerly extension of said South line to the West Right of Way line of said Hoagland Boulevard; thence Northerly, along said West Right of Way line to the North Right of Way line McClellan Street; thence departing said West Right of Way line, run West, along the North Right of Way line of said McClellan Street to the East line of the lands described in Warranty deed recorded in Official Records Book 2987, Page 57; thence departing said North Right of Way line, run North, along said East line to the North line of the North line of the South ½ of the Northwest ¼ of the Northeast ¼ of said Section 19 as described in said Official Records Book 2987, Page 57; thence departing said East line, run West, along said North line to the West line of lands described in Official Records Book 822, Page 2934; thence departing said North line, run South, along said West line to the North line of McClellan Street; thence departing said West line, run West, along the Westerly

extension of the North line of McClellan Street to the East line of the Northwest $\frac{1}{4}$ of aforesaid Section 19; thence departing the North line of said Westerly extension of the North Right of Way line of McClellan Street, run North, along said East line to the South Right of Way line U.S. Highway No. 441 and 192; thence departing said East line, run West, along said South Right of Way line to the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 19; thence departing said South Right of Way line, run South, along said West line to the North line of PARADISE COVE, Plat Book 16, Page 97; thence departing said East line, run West, along said North line to the West Right of Way line of Bass Road; thence departing said North line, run North, along said West Right of Way line to the South line of KISSIMMEE CHICK-FIL-A REPLAT, Plat Book 22, Page 46; thence departing said East Right of Way line, run West, along the South line of said Easterly extension and South line of the said KISSIMMEE CHICK-FIL-A REPLAT and the South line of KISSIMMEE WAL-MART #817, Plat Book 9, Page 3 to the Southwest Corner of said KISSIMMEE WAL-MART #817; thence departing said South line, run North, along the West line of said KISSIMMEE WAL-MART #817 to a point on the South Right of Way line of Oren Brown Road; thence departing said West line, run West, along said South Right of Way line to the East Right of Way line of South Roma Way; thence departing said East Right of Way line, run Northwesterly to the West line of MEDIEVAL TIMES, Plat Book 18, Page 22, said point also being the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 25 South, Range 28 East, said point also being on the North Right of Way line of Oren Brown Road; thence departing said North Right of Way line, run North, along said West line, to a point on the South line of the North 934.00 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13 as referenced in Official Records Book 6100, Page 1632; thence East, along said South line, to a point on the Westerly Right of Way line of U.S. Highway 192-State Road 530; thence Southerly and Easterly, along said Westerly and Southerly Right of Way line to a point being the Southerly extension of the West boundary line as described in Warranty Deed recorded in Official Records Book 1664, Page 842; thence North, along said West boundary line, to the North line of said described lands; thence East, along said North boundary line, to the East line of said described lands; thence South, along said East boundary line, to the South Right of Way line of U.S. Highway 192-State Road 530, said point being a Southerly extension of the East boundary line of said deed; thence departing said East line, run East, along said South Right of Way line to the East line of said Section 13; thence departing said South Right of Way line, run North, along said East line, to a point on the North Right of Way line of U.S Highway 192-State Road 530, said point also being a Westerly extension of the South line of CALOJARO COMMERCE CENTER, Plat Book 22, Page 35; thence departing said East line, run East, along said North Right of Way line and said South line, to a point on the West line of KISSIMMEE OAKS A REPLAT, Plat Book 9, Page 86; thence departing said North Right of Way line, run thence Northwesterly,

along said West line, to a point on the Southerly line of CITRUS ESTATES, Plat Book 4, Page 68; thence Southwesterly, along said Southerly line, to a point on the East Right of Way line of Old State Road 530/Old Vineland Road; thence Northwesterly, along said East Right of Way line, to the Northerly line of said CITRUS ESTATES; thence departing said East Right of Way, run Easterly, along the North line of CITRUS ESTATES, to the East line of Section 13, Township 25 South, Range 28 East; thence North, along said East line, to a point on the North boundary line of a Warranty Deed recorded in Official Records Book 5983, Page 2414; thence the following two (2) courses and distances, as described in said Warranty Deed; thence East, a distance of 218.17 feet; thence S32°34'East, a distance of 401.80 feet to the Northeast corner of Lot 1, KISSIMMEE OAKS A REPLAT, Plat Book 9, Page 86; thence Southeasterly, along the East line of said Lot 1 to a point on the North boundary line of a Special Warranty Deed recorded in Official Records Book 6183, Page 1536; thence N85°25'12"East, along the South line of Yates lands, 789.39 feet to the Westerly line of Yates Road (as described in Official Records Book 6183, Page 1536); thence departing said Westerly Right of Way line, continue Easterly to the East Right of Way line of Yates Road; thence North, along said East Right of Way line to the North line of the South ½ of the Northwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 25 South, Range 29 East, as referenced in Official Records Book 3371, Page 2063; thence departing said East Right of Way line, run East, along said North line to the West line of the Northeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 18; thence departing said North line, run North, along said West line to the North line of the Northeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 18; thence departing said West line, run East, along said North line to the West line of Tract B, SHINGLE CREEK PLAZA, Plat Book 7, Page 2; thence departing said North line, run Northerly, along the West line of said Tract B to the Northwest corner of said Tract B; thence departing said West line, run Easterly and Southerly, along the North line Tract B to the East line of Tract B and West line of Lot 3, SHINGLE CREEK PLAZA; thence departing said North Line of Tract B, run South, along said West line of Lot 3 to the South line of said Lot 3; thence departing said West line, run East, along said South line to the West line of FOXHALL PHASES 1, 2, & 3, according to Official Records Book 710, Page 574 and Official Records Book 754, Page 1102; thence continue East, along said South line of FOXHALL PHASES 1, 2, & 3 to the West Right of Way line of Hoagland Boulevard; thence departing said West Right of Way line, run Northeasterly to the Southwest corner of Lot 10, OSCEOLA SQUARE, Plat Book 4, Page 146, said point also being the intersection of the East Right of Way line of Hoagland Boulevard and the North Right of Way line of Columbia Avenue; thence departing said East Right of Way line, run Easterly, along the North Right of Way line of Columbia Avenue to the West line of CROSS ROADS PLAZA, Plat Book 20, Page 70; thence departing said North Right of Way line, run North, along said West line to the North line of said CROSS ROADS PLAZA; thence departing said

West line, run East, along said North line to the East Right of Way line of Thacker Avenue; thence departing said North line, run South, along said East Right of Way line to the North Right of Way line of Columbia Avenue; thence run Easterly, Northerly & Easterly, along said North Right of Way line of Columbia Avenue to a point on the East Right of Way line of Main Street; thence South, along said East Right of Way line to the North Right of Way line of Columbia Avenue; thence departing said East Right of Way line, run East, along said North Right of Way line to the West Right of Way line of Michigan Avenue; thence departing said West Right of Way line, run Southeasterly to a point on the East Right of Way line of Michigan Avenue, said point also being the Northwest corner of lands described in Official Records Book 257, Page 434; thence departing said East Right of Way line, run East, along the North line of said lands described in Official Records Book 257, Page 434, said North line also being the South line of the North ½ of the Southwest ¼ of Section 14, Township 25 South, Range 29 East; thence continue East, along the South line of the North ½ of the Southwest ¼ of said Section 14 to the Southwest corner of Tract C, PEBBLE CREEK ADDITION, Plat Book 4, Page 178; thence continue East, along the South line of said Tract C to the Southeast corner of said Tract C, said point also being the West line of VALENCIA PARK, Plat Book 7, Page 101; thence run Northerly, along the West boundary line of said VALENCIA PARK to the North line of said VALENCIA PARK; thence departing said West boundary line, run East, along said North line to the Northeast corner of Lot 2, VALENCIA PARK; thence departing said North line, run Southerly and Easterly along the boundary of said Lot 2 to the Point of 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 Vine Street Community Redevelopment District described in section 1 that is licensed by the division, occupies at least 1,800 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 operation 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 June 14, 2023.

Filed in Office Secretary of State June 14, 2023.