

CHAPTER 2022-251

House Bill No. 1423

An act relating to the City of Edgewood, Orange County; creating special zones in the City of Edgewood; providing boundaries; providing an exception to general law; providing space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for restaurants in described areas; providing an effective date.

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

Section 1. There is hereby created special zones in the City of Edgewood, to be known as the Edgewood Restaurant Incentive Areas, more particularly described as follows:

Commence at the Northwest corner of the Southwest ¼ of Section 12, Township 23 South, Range 29 East, Orange County, Florida, thence run East along the North line of the Southwest ¼ of said Section 12, a distance of 42.47 feet to the East right of way line of Orange Avenue (State Road 527) for a POINT OF BEGINNING; thence continue East along said North line, to the Northeast corner of Oakwater Professional Park Condo Unit 4; thence run along the Eastern boundary of Units 4, 5 and 6 of the Oakwater Professional Park Condo; thence continue Southwesterly along the Southerly boundary of Oakwater Professional Park Condo Unit 6; to the Southwest corner of Unit 6 Oakwater Professional Park Condo, thence run S41°56'00"E to the normal high water line of Lake Jennie Jewel; thence Westerly, Southerly and Easterly along said normal high water line of Lake Jennie Jewel to a point of intersection with the East boundary of Lot 1, Waters Edge 26/1; thence run Southerly along the Easterly line of said Lot 1 to the North line of Lot 17 Randolphs Plat C/58; thence run 80.7 feet East to the Northeast corner of said Lot 17; thence South 300.59 feet to the Southeast corner of Lot 17 Randolphs Plat C/58; continue South across Gatlin Avenue to a point on the North boundary of the West 100 feet of the East 200 feet of the South ½ of Lot 17 Randolphs Plat C/58; run East to the Northeast corner of property described as follows: the West 100 feet of the East 200 feet of the South ½ of Lot 17 Randolphs Plat C/58; thence South 270 feet along the East line of the West 100 feet of the East 200 feet of the South ½ of Lot 17 Randolphs Plat C/58 to the North right-of-way line of Lake Gatlin Road; thence run West 362.1 feet along the North right-of-way line of Lake Gatlin Road; thence South across Lake Gatlin Road to a point on the North line of Lot 31 of the Map of Gatlin with Hobbs' Subdivision, as per plat thereof recorded in Miscellaneous Book 4, Page 177; thence run Southeasterly along the Easterly boundary of said Lot 31 to the Northeast corner of the Edgewood Professional Center Condo Cb 12/146 Common Area; thence run Southerly along the Easterly line of the Edgewood Professional Center Condo Cb 12/146 Common Area to the Northeast corner of the property

described as follows: Gatlin With Hobbs Sub Misc 4/177 Begin 269.75 feet West South 16 Degrees East 87.65 feet and Southeasterly 212.35 feet Southeasterly 12.46 feet South 12 Degrees East 117.54 Feet North 78 Degrees East 150 feet North 11 Degrees West 130 feet South 78 Degrees West 150 feet to POB; thence run along said property's eastern boundary to the Southeast corner of said property; thence North 77 Degrees East 50.01 feet; thence South 11 Degrees East 907.65 feet; thence North 78 Degrees East 19.1 feet; thence South 11 Degrees East 160.75 feet; thence South 78 degrees West 17.79 feet; thence South 11 Degrees East 130 feet; thence North 78 Degrees East 15.14 feet to the Northeast corner of Lot 1, HANSEL PLAZA 46/4; thence run Southeasterly along the Easterly boundary of Lots 1 and 2, HANSEL PLAZA 46/4 to the Northerly right-of-way line of Harbor Island Road; thence Southerly across Harbor Island Road to the Northeast corner of Tract 2, HANSEL PRESCOTT PROPERTY Q/117; thence South 158.69 feet to the Southeast corner of said Tract 2; then East 17.7 feet along the South line of Lot 85, RIVER OAKS 1/147 to the Northeast corner of Lot 38A TROPICAL PINES J/11; thence run Southeasterly along the Easterly boundary of TROPICAL PINES J/11 lots 30-38A to the North right of way line of Lake Conway Drive; thence Southeasterly to the Northeast corner of the West ½ of Vacated Street on East side of TROPICAL PINES J/11 LOTS 20A THROUGH 29 PER ORD #298; thence run Southeasterly 230.7 feet along the Easterly side of said West ½ of vacated street; thence extend in the same direction 4.5 feet more or less to intersect with the northerly boundary of property described as follows: from the Southwest corner of Government Lot 3 run West 2 feet; North 161.50 feet; North 11 degrees West 39 feet; North 79 Degrees East 42.83 feet to intersection of East right-of way line of SR 527 and Northerly Right of way line of Mandalay Road, then continue North 79 Degrees East 200 feet for a POB; thence North 10 degrees West 127.75 feet; North 79 Degrees E 87.50 feet; South 10 Degrees East 127.14 feet; South 79 Degrees West 87.50 feet to POB in Section 13-23-29; thence run South 79 Degrees West 24 feet; thence South 10 Degrees East 127.75 feet to the North right-of-way of Mandalay Road; thence South 79 Degrees West 200 feet to the East Right of Way line of Orange Avenue (SR 527); run Southeasterly along the East right-of-way line of said Orange Avenue (SR 527) to the Northwest corner of property described as follows: SUB OF HARNEY HOMESTEAD C/53 Begin 1238.3 feet North of Center of Section Run East 99 FT South 207 feet West 99 feet North 207 feet to POB (LESS ST RD R/W ON W & LESS FROM A PT 896.3 FT N OF CTR OF SEC RUN N 136.15 FT E 75.87 FT FOR POB E 73 FT N 11.64 FT W 74.02 FT S 11.08 FT TO POB & IN W M HANSEL SECOND REPLAT PB L/74 LOT 7); thence run Easterly 255 feet along the Northerly line of said described property to the Northeast corner of property described as HARNEY HOMESTEAD C/ 53 15 feet of Lot 1 lying East of Lots 3 thru 7 HANSEL W M 2ND REPLAT PB L PG 74 SEE OR BK 142 PAGE 522; thence run South to the Southeast corner of Lot 3 OF HANSEL REPLAT J/45, which is also the North right-of-way line of Hoffner Avenue; thence run West along

the South lines of LOTS 1, 2, & 3 OF HANSEL REPLAT J/45 and Westerly extension to a point on the East Right-of-way line of Hansel Avenue; thence run Westerly to an intersection with the West Right-of-way line of Hansel Avenue; thence South 50 Degrees West to an intersection with the Northerly right-of-way line of Hoffner Avenue; thence West along said Northerly right-of-way line to the East right-of-way line of Orange Avenue; thence run Northerly along said Orange Avenue right-of-way to the Southerly right-of-way line of Mary Jess Road; thence run West to the East line of the Florida Department of Transportation Railroad right-of-way; thence North along said railroad right of way to the South right-of-way line of Kelsey Street; thence East along the South Kelsey Street right-of-way extending East to the East line of Orange Avenue (SR 527) right-of-way; thence North along said East right of way line to the Point of Beginning.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, in the areas herein described as the Edgewood Restaurant Incentive Areas, 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 Edgewood Restaurant Incentive Areas described in section 1 that is licensed by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation, occupies at least 1,800 square feet of contiguous space used as a part of the food service establishment, is equipped to serve meals to 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 this special license to meet the required percentage of food and nonalcoholic beverage gross revenues 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 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 24, 2022.

Filed in Office Secretary of State June 24, 2022.