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HB 1423

2022 Legislature

1
 2 An act relating to the City of Edgewood, Orange
 3 County; creating special zones in the City of
 4 Edgewood; providing boundaries; providing an exception
 5 to general law; providing space, seating, and minimum
 6 gross revenue requirements for special alcoholic
 7 beverage licenses for restaurants in described areas;
 8 providing an effective date.

9
 10 Be It Enacted by the Legislature of the State of Florida:

11
 12 Section 1. There is hereby created special zones in the
 13 City of Edgewood, to be known as the Edgewood Restaurant
 14 Incentive Areas, more particularly described as follows:

15
 16 Commence at the Northwest corner of the Southwest 1/4
 17 of Section 12, Township 23 South, Range 29 East,
 18 Orange County, Florida, thence run East along the
 19 North line of the Southwest 1/4 of said Section 12, a
 20 distance of 42.47 feet to the East right of way line
 21 of Orange Avenue (State Road 527) for a POINT OF
 22 BEGINNING; thence continue East along said North line,
 23 to the Northeast corner of Oakwater Professional Park
 24 Condo Unit 4; thence run along the Eastern boundary of
 25 Units 4, 5 and 6 of the Oakwater Professional Park

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26 Condo; thence continue Southwesterly along the
 27 Southerly boundary of Oakwater Professional Park Condo
 28 Unit 6; to the Southwest corner of Unit 6 Oakwater
 29 Professional Park Condo, thence run S41°56'00"E to the
 30 normal high water line of Lake Jennie Jewel; thence
 31 Westerly, Southerly and Easterly along said normal
 32 high water line of Lake Jennie Jewel to a point of
 33 intersection with the East boundary of Lot 1, Waters
 34 Edge 26/1; thence run Southerly along the Easterly
 35 line of said Lot 1 to the North line of Lot 17
 36 Randolphs Plat C/58; thence run 80.7 feet East to the
 37 Northeast corner of said Lot 17; thence South 300.59
 38 feet to the Southeast corner of Lot 17 Randolphs Plat
 39 C/58; continue South across Gatlin Avenue to a point
 40 on the North boundary of the West 100 feet of the East
 41 200 feet of the South 1/2 of Lot 17 Randolphs Plat
 42 C/58; run East to the Northeast corner of property
 43 described as follows: the West 100 feet of the East
 44 200 feet of the South 1/2 of Lot 17 Randolphs Plat
 45 C/58; thence South 270 feet along the East line of the
 46 West 100 feet of the East 200 feet of the South 1/2 of
 47 Lot 17 Randolphs Plat C/58 to the North right-of-way
 48 line of Lake Gatlin Road; thence run West 362.1 feet
 49 along the North right-of-way line of Lake Gatlin Road;
 50 thence South across Lake Gatlin Road to a point on the

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51 North line of Lot 31 of the Map of Gatlin with Hobbs'
 52 Subdivision, as per plat thereof recorded in
 53 Miscellaneous Book 4, Page 177; thence run
 54 Southeasterly along the Easterly boundary of said Lot
 55 31 to the Northeast corner of the Edgewood
 56 Professional Center Condo Cb 12/146 Common Area;
 57 thence run Southerly along the Easterly line of the
 58 Edgewood Professional Center Condo Cb 12/146 Common
 59 Area to the Northeast corner of the property described
 60 as follows: Gatlin With Hobbs Sub Misc 4/177 Begin
 61 269.75 feet West South 16 Degrees East 87.65 feet and
 62 Southeasterly 212.35 feet Southeasterly 12.46 feet
 63 South 12 Degrees East 117.54 Feet North 78 Degrees
 64 East 150 feet North 11 Degrees West 130 feet South 78
 65 Degrees West 150 feet to POB; thence run along said
 66 property's eastern boundary to the Southeast corner of
 67 said property; thence North 77 Degrees East 50.01
 68 feet; thence South 11 Degrees East 907.65 feet; thence
 69 North 78 Degrees East 19.1 feet; thence South 11
 70 Degrees East 160.75 feet; thence South 78 degrees West
 71 17.79 feet; thence South 11 Degrees East 130 feet;
 72 thence North 78 Degrees East 15.14 feet to the
 73 Northeast corner of Lot 1, HANSEL PLAZA 46/4; thence
 74 run Southeasterly along the Easterly boundary of Lots
 75 1 and 2, HANSEL PLAZA 46/4 to the Northerly right-of-

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76 way line of Harbor Island Road; thence Southerly
 77 across Harbor Island Road to the Northeast corner of
 78 Tract 2, HANSEL PRESCOTT PROPERTY Q/117; thence South
 79 158.69 feet to the Southeast corner of said Tract 2;
 80 then East 17.7 feet along the South line of Lot 85,
 81 RIVER OAKS 1/147 to the Northeast corner of Lot 38A
 82 TROPICAL PINES J/11; thence run Southeasterly along
 83 the Easterly boundary of TROPICAL PINES J/11 lots 30-
 84 38A to the North right of way line of Lake Conway
 85 Drive; thence Southeasterly to the Northeast corner of
 86 the West ½ of Vacated Street on East side of TROPICAL
 87 PINES J/11 LOTS 20A THROUGH 29 PER ORD #298; thence
 88 run Southeasterly 230.7 feet along the Easterly side
 89 of said West ½ of vacated street; thence extend in the
 90 same direction 4.5 feet more or less to intersect with
 91 the northerly boundary of property described as
 92 follows: from the Southwest corner of Government Lot 3
 93 run West 2 feet; North 161.50 feet; North 11 degrees
 94 West 39 feet; North 79 Degrees East 42.83 feet to
 95 intersection of East right-of way line of SR 527 and
 96 Northerly Right of way line of Mandalay Road, then
 97 continue North 79 Degrees East 200 feet for a POB;
 98 thence North 10 degrees West 127.75 feet; North 79
 99 Degrees E 87.50 feet; South 10 Degrees East 127.14
 100 feet; South 79 Degrees West 87.50 feet to POB in

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101 Section 13-23-29; thence run South 79 Degrees West 24
 102 feet; thence South 10 Degrees East 127.75 feet to the
 103 North right-of-way of Mandalay Road; thence South 79
 104 Degrees West 200 feet to the East Right of Way line of
 105 Orange Avenue (SR 527); run Southeasterly along the
 106 East right-of-way line of said Orange Avenue (SR 527)
 107 to the Northwest corner of property described as
 108 follows: SUB OF HARNEY HOMESTEAD C/53 Begin 1238.3
 109 feet North of Center of Section Run East 99 FT South
 110 207 feet West 99 feet North 207 feet to POB (LESS ST
 111 RD R/W ON W & LESS FROM A PT 896.3 FT N OF CTR OF SEC
 112 RUN N 136.15 FT E 75.87 FT FOR POB E 73 FT N 11.64 FT
 113 W 74.02 FT S 11.08 FT TO POB & IN W M HANSEL SECOND
 114 REPLAT PB L/74 LOT 7); thence run Easterly 255 feet
 115 along the Northerly line of said described property to
 116 the Northeast corner of property described as HARNEY
 117 HOMESTEAD C/53 15 feet of Lot 1 lying East of Lots 3
 118 thru 7 HANSEL W M 2ND REPLAT PB L PG 74 SEE OR BK 142
 119 PAGE 522; thence run South to the Southeast corner of
 120 Lot 3 OF HANSEL REPLAT J/45, which is also the North
 121 right-of-way line of Hoffner Avenue; thence run West
 122 along the South lines of LOTS 1, 2, & 3 OF HANSEL
 123 REPLAT J/45 and Westerly extension to a point on the
 124 East Right-of-way line of Hansel Avenue; thence run
 125 Westerly to an intersection with the West Right-of-way

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126 line of Hansel Avenue; thence South 50 Degrees West to
 127 an intersection with the Northerly right-of-way line
 128 of Hoffner Avenue; thence West along said Northerly
 129 right-of-way line to the East right-of-way line of
 130 Orange Avenue; thence run Northerly along said Orange
 131 Avenue right-of-way to the Southerly right-of-way line
 132 of Mary Jess Road; thence run West to the East line of
 133 the Florida Department of Transportation Railroad
 134 right-of-way; thence North along said railroad right
 135 of way to the South right-of-way line of Kelsey
 136 Street; thence East along the South Kelsey Street
 137 right-of-way extending East to the East line of Orange
 138 Avenue (SR 527) right-of-way; thence North along said
 139 East right of way line to the Point of Beginning.

141 Section 2. Notwithstanding s. 561.20(1), Florida Statutes,
 142 in the areas herein described as the Edgewood Restaurant
 143 Incentive Areas, the Division of Alcoholic Beverages and Tobacco
 144 of the Department of Business and Professional Regulation shall
 145 issue a special alcoholic beverage license to a bona fide
 146 restaurant in the Edgewood Restaurant Incentive Areas described
 147 in section 1 that is licensed by the Division of Hotels and
 148 Restaurants of the Department of Business and Professional
 149 Regulation, occupies at least 1,800 square feet of contiguous
 150 space used as a part of the food service establishment, is

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151 equipped to serve meals to 80 persons at one time, and derives
152 at least 51 percent of its gross food and beverage revenue from
153 the sale of food and nonalcoholic beverages during the first 60-
154 day operating period and each 12-month operating period
155 thereafter. Failure of any licensee issued this special license
156 to meet the required percentage of food and nonalcoholic
157 beverage gross revenues during the covered operating period
158 shall result in the revocation of the license or denial of the
159 pending application for a permanent license of a licensee
160 operating with a temporary license. A licensee whose license is
161 revoked, or an applicant whose pending application for a
162 permanent license is denied, or any person required to qualify
163 on the special alcoholic beverage license application, is
164 ineligible to have any interest in a subsequent application for
165 such license for a period of 120 days after the date of the
166 final denial or revocation.

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