

## CHAPTER 2021-244

### Committee Substitute for House Bill No. 385

An act relating to alcoholic beverage licenses, Lake and Sumter Counties; amending ch. 2002-334, Laws of Florida, as amended; revising criteria for special alcoholic beverage licenses for certain entities operating within Lake and Sumter Counties; revising boundaries; providing an effective date.

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

Section 1. Chapter 2002-334, Laws of Florida, as amended by chapter 2014-229, Laws of Florida, is amended to read:

Section 1. (1) Any entity operating an entertainment or lodging complex within the commercial district of a retirement community within Lake County ~~in the Town of Lady Lake~~ may be issued a special alcoholic beverage license by the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation permitting the sale of alcoholic beverages, and the manufacture and sale of malt beverages, for consumption on premises only. The complex, including the use of areas or facilities pursuant to the authorization of a community development district, must be managed, controlled, and operated by a primary business entity under one business name and may include only individual business entities that are owned, managed, controlled, and operated independently of the primary business entity and that are separately licensed by the Division of Alcoholic Beverages and Tobacco pursuant to this act. The complex must be located within the following boundaries of Lake County ~~the Town of Lady Lake~~:

That portion of Sections 6 and 7, Township 18 South, Range 24 East, Town of Lady Lake, Florida, more particularly described as Lots C, D, E, F, G, H, K, Y, and Z, and Tracts 1 and 2, within THE VILLAGE CENTER SUBDIVISION, according to the Plat thereof recorded in Plat Book 33, Page 93, Public Records of Lake County, Florida.

Portions of Township 20 South, Range 24 East including portions of Sections 6-9, 16-17, 31 and portions of Township 21 South, Range 24 East including portions of Sections 5-7.

~~These boundaries encompass a contiguous area separated only by deeded or dedicated rights-of-way.~~

(2) For purposes of this section, the term “entity operating an entertainment or lodging complex within the commercial district of a retirement community” means any entity operating an entertainment or lodging complex that may include one or more restaurants, bars, breweries or

brew pubs, clubhouses, recreation centers, lodging facilities, banquet facilities, special activity tents, or similar structures or meeting areas, or any combination thereof, consisting of any real estate development located within the property described in subsection (1) and located within any area in which a restaurant or lounge is a permitted use as defined by applicable county or municipal ~~the Town of Lady Lake~~ ordinances or regulations and meeting the following criteria:

- (a) A minimum of 15,000 visitors must annually visit the commercial district of the retirement community.
- (b) The complex must provide meeting facilities for at least 250 persons.
- (c) The complex must contain at least two restaurants or lounges having at least 4,000 square feet of service area equipped to serve full-course meals to 250 persons at one time.

For purposes of this section, the owner, operator, or controlling entity need not be the same to qualify under criteria listed in paragraphs (a), (b), and (c).

(3) The license authorized by this section shall not entitle the licensee to maintain or construct any structure on the premises that is prohibited by applicable county or municipal ~~the~~ ordinances or regulations ~~of the Town of Lady Lake~~. This license shall not exempt the licensee from complying with applicable county or the municipal ~~the~~ ordinances or regulations ~~of the Town of Lady Lake~~. All provisions of the alcoholic beverage laws of the State of Florida not inconsistent herewith shall apply to such license and licensee.

Section 2. (1) Any entity operating an entertainment or lodging complex within the commercial district of a retirement community within Sumter County may be issued a special alcoholic beverage license by the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation permitting the sale of alcoholic beverages, and the manufacture and sale of malt beverages, for consumption on premises only. The complex, including the use of areas or facilities pursuant to the authorization of a community development district, must be managed, controlled, and operated by a primary business entity under one business name and may include only individual business entities that are owned, managed, controlled, and operated independently of the primary business entity and that are separately licensed by the Division of Alcoholic Beverages and Tobacco pursuant to this act. The complex must be located within the following boundaries of Sumter County:

Portions of Township 18 South, Range 23 East including portions of Sections 13-17, 21-28, and 33-36.

Portions of Township 19 South, Range 22 East including portions of Section 36 and portions of Township 20 South, Range 22 East including portions of Sections 1 & 12 and portions of Township 19 South, Range 23 East including portions of Sections 1-4, 8-14, 16-21, 23-29, 31-36 and

portions of Township 20 South, Range 23 East including portions of Sections 1-3, 6, 10-17, 20-28, and 31-36 and portions of Township 21 South, Range 23 East including portions of Sections 1-11.

~~Portions of Township 19 South, Range 23 East including portions of Sections 1-4, 8-14, 16-17, 23-24, and portions of Township 18 South, Range 23 East including portions of Sections 13-17, 21-28, and 33-36.~~

These boundaries encompass a contiguous area separated only by deeded or dedicated rights-of-way.

(2) For purposes of this section, the term “entity operating an entertainment or lodging complex within the commercial district of a retirement community” means any entity operating an entertainment or lodging complex that may include one or more restaurants, bars, breweries or brew pubs, clubhouses, recreation centers, lodging facilities, banquet facilities, special activity tents, or similar structures or meeting areas, or any combination thereof, consisting of any real estate development located within the property described in subsection (1) and located within any area in which a restaurant or lounge is a permitted use as defined by applicable county or municipal Sumter County ordinances or regulations and meeting the following criteria:

- (a) A minimum of 15,000 visitors must annually visit the commercial district of the retirement community.
- (b) The complex must provide meeting facilities for at least 250 persons.
- (c) The complex must contain at least two restaurants or lounges having at least 4,000 square feet of service area equipped to serve full-course meals to 250 persons at one time.

For purposes of this section, the owner, operator, or controlling entity need not be the same to qualify under criteria listed in paragraphs (a), (b), and (c).

(3) The license authorized by this section shall not entitle the licensee to maintain or construct any structure on the premises that is prohibited by applicable county or municipal ~~the ordinances or regulations of Sumter County~~. This license shall not exempt the licensee from complying with applicable county or municipal ~~the ordinances or regulations of Sumter County~~. All provisions of the alcoholic beverage laws of the State of Florida not inconsistent herewith shall apply to such license and licensee.

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

Approved by the Governor June 21, 2021.

Filed in Office Secretary of State June 21, 2021.