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CS/HB 385

2021 Legislature

1
2 An act relating to alcoholic beverage licenses, Lake
3 and Sumter Counties; amending ch. 2002-334, Laws of
4 Florida, as amended; revising criteria for special
5 alcoholic beverage licenses for certain entities
6 operating within Lake and Sumter Counties; revising
7 boundaries; providing an effective date.
8

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

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

13 Section 1. (1) Any entity operating an entertainment or
14 lodging complex within the commercial district of a retirement
15 community within Lake County ~~in the Town of Lady Lake~~ may be
16 issued a special alcoholic beverage license by the Division of
17 Alcoholic Beverages and Tobacco of the Department of Business
18 and Professional Regulation permitting the sale of alcoholic
19 beverages, and the manufacture and sale of malt beverages, for
20 consumption on premises only. The complex, including the use of
21 areas or facilities pursuant to the authorization of a community
22 development district, must be managed, controlled, and operated
23 by a primary business entity under one business name and may
24 include only individual business entities that are owned,
25 managed, controlled, and operated independently of the primary

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26 | business entity and that are separately licensed by the Division
 27 | of Alcoholic Beverages and Tobacco pursuant to this act. The
 28 | complex must be located within the following boundaries of Lake
 29 | County ~~the Town of Lady Lake~~:

30 |
 31 | That portion of Sections 6 and 7, Township 18 South,
 32 | Range 24 East, Town of Lady Lake, Florida, more
 33 | particularly described as Lots C, D, E, F, G, H, K, Y,
 34 | and Z, and Tracts 1 and 2, within THE VILLAGE CENTER
 35 | SUBDIVISION, according to the Plat thereof recorded in
 36 | Plat Book 33, Page 93, Public Records of Lake County,
 37 | Florida.

38 |
 39 | Portions of Township 20 South, Range 24 East including
 40 | portions of Sections 6-9, 16-17, 31 and portions of
 41 | Township 21 South, Range 24 East including portions of
 42 | Sections 5-7.

43 |
 44 | ~~These boundaries encompass a contiguous area separated only by~~
 45 | ~~deeded or dedicated rights of way.~~

46 |
 47 | (2) For purposes of this section, the term "entity
 48 | operating an entertainment or lodging complex within the
 49 | commercial district of a retirement community" means any entity
 50 | operating an entertainment or lodging complex that may include

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51 | one or more restaurants, bars, breweries or brew pubs,
52 | clubhouses, recreation centers, lodging facilities, banquet
53 | facilities, special activity tents, or similar structures or
54 | meeting areas, or any combination thereof, consisting of any
55 | real estate development located within the property described in
56 | subsection (1) and located within any area in which a restaurant
57 | or lounge is a permitted use as defined by applicable county or
58 | municipal ~~the Town of Lady Lake~~ ordinances or regulations and
59 | meeting the following criteria:

60 | (a) A minimum of 15,000 visitors must annually visit the
61 | commercial district of the retirement community.

62 | (b) The complex must provide meeting facilities for at
63 | least 250 persons.

64 | (c) The complex must contain at least two restaurants or
65 | lounges having at least 4,000 square feet of service area
66 | equipped to serve full-course meals to 250 persons at one time.

67 |
68 | For purposes of this section, the owner, operator, or
69 | controlling entity need not be the same to qualify under
70 | criteria listed in paragraphs (a), (b), and (c).

71 | (3) The license authorized by this section shall not
72 | entitle the licensee to maintain or construct any structure on
73 | the premises that is prohibited by applicable county or
74 | municipal ~~the~~ ordinances or regulations ~~of the Town of Lady~~
75 | ~~Lake~~. This license shall not exempt the licensee from complying

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76 | with applicable county or ~~the~~ municipal ordinances or
77 | regulations ~~of the Town of Lady Lake~~. All provisions of the
78 | alcoholic beverage laws of the State of Florida not inconsistent
79 | herewith shall apply to such license and licensee.

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

97 |
98 | Portions of Township 18 South, Range 23 East including
99 | portions of Sections 13-17, 21-28, and 33-36.

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101 Portions of Township 19 South, Range 22 East including
 102 portions of Section 36 and portions of Township 20
 103 South, Range 22 East including portions of Sections 1
 104 & 12 and portions of Township 19 South, Range 23 East
 105 including portions of Sections 1-4, 8-14, 16-21, 23-
 106 29, 31-36 and portions of Township 20 South, Range 23
 107 East including portions of Sections 1-3, 6, 10-17, 20-
 108 28, and 31-36 and portions of Township 21 South, Range
 109 23 East including portions of Sections 1-11.

110
 111 ~~Portions of Township 19 South, Range 23 East including~~
 112 ~~portions of Sections 1-4, 8-14, 16-17, 23-24, and~~
 113 ~~portions of Township 18 South, Range 23 East including~~
 114 ~~portions of Sections 13-17, 21-28, and 33-36.~~

115
 116 These boundaries encompass a contiguous area separated only by
 117 deeded or dedicated rights-of-way.

118
 119 (2) For purposes of this section, the term "entity
 120 operating an entertainment or lodging complex within the
 121 commercial district of a retirement community" means any entity
 122 operating an entertainment or lodging complex that may include
 123 one or more restaurants, bars, breweries or brew pubs,
 124 clubhouses, recreation centers, lodging facilities, banquet
 125 facilities, special activity tents, or similar structures or

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126 meeting areas, or any combination thereof, consisting of any
 127 real estate development located within the property described in
 128 subsection (1) and located within any area in which a restaurant
 129 or lounge is a permitted use as defined by applicable county or
 130 municipal ~~Sumter County~~ ordinances or regulations and meeting
 131 the following criteria:

132 (a) A minimum of 15,000 visitors must annually visit the
 133 commercial district of the retirement community.

134 (b) The complex must provide meeting facilities for at
 135 least 250 persons.

136 (c) The complex must contain at least two restaurants or
 137 lounges having at least 4,000 square feet of service area
 138 equipped to serve full-course meals to 250 persons at one time.

139
 140 For purposes of this section, the owner, operator, or
 141 controlling entity need not be the same to qualify under
 142 criteria listed in paragraphs (a), (b), and (c).

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

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151 | such license and licensee.

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