

1 A bill to be entitled

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

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

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

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.

100 |

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

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

151 | such license and licensee.

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