

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 ~~the unincorporated area of~~ Sumter County may be
 83 | issued a special alcoholic beverage license by the Division of
 84 | Alcoholic Beverages and Tobacco of the Department of Business
 85 | and Professional Regulation permitting the sale of alcoholic
 86 | beverages, and the manufacture and sale of malt beverages, for
 87 | consumption on premises only. The complex, including the use of
 88 | areas or 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

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.