

By Senator Cowin

11-250-02

See HB 429

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A bill to be entitled
An act relating to alcoholic beverage licenses;
authorizing the issuance of a special alcoholic
beverage license for certain entities operating
within the commercial district of a retirement
community within the Town of Lady Lake and for
certain entities operating within the
commercial district of a retirement community
within Sumter County; providing restrictions;
providing an effective date.

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

Section 1. (1) Any entity operating an entertainment or lodging complex within the commercial district of a retirement community 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 individual business entities that are owned, managed, controlled, and operated independently of the primary business entity. The complex must be located within the following boundaries of the Town of Lady Lake:

That portion of Sections 6 and 7, Township 18 South, Range 24 East, Town of Lady Lake,

1 Florida, more particularly described as Lots C,
2 D, E, F, G, H, K, Y, and Z, and Tracts 1 and 2,
3 within THE VILLAGE CENTER SUBDIVISION,
4 according to the Plat thereof recorded in Plat
5 Book 33, Page 93, Public Records of Lake
6 County, Florida.

7
8 These boundaries encompass a contiguous area separated only by
9 deeded or dedicated rights-of-way.

10 (2) For purposes of this section, the term "entity
11 operating an entertainment or lodging complex within the
12 commercial district of a retirement community" means any
13 entity operating an entertainment or lodging complex that may
14 include one or more restaurants, bars, breweries or brew pubs,
15 clubhouses, recreation centers, lodging facilities, banquet
16 facilities, special activity tents, or similar structures or
17 meeting areas, or any combination thereof, consisting of any
18 real estate development located within the property described
19 in subsection (1) and located within any area in which a
20 restaurant or lounge is a permitted use as defined by the Town
21 of Lady Lake ordinances and meeting the following criteria:

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

24 (b) The complex must provide meeting facilities for at
25 least 250 persons.

26 (c) The complex must contain at least two restaurants
27 or lounges having at least 4,000 square feet of service area
28 equipped to serve full-course meals to 250 persons at one
29 time; however, no size or seating requirement shall be
30 applicable to individual restaurants or lounges.

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

10 Section 2. (1) Any entity operating an entertainment
11 or lodging complex within the commercial district of a
12 retirement community within the unincorporated area of Sumter
13 County may be issued a special alcoholic beverage license by
14 the Division of Alcoholic Beverages and Tobacco of the
15 Department of Business and Professional Regulation permitting
16 the sale of alcoholic beverages, and the manufacture and sale
17 of malt beverages, for consumption on premises only. The
18 complex, including the use of areas or facilities pursuant to
19 the authorization of a community development district, must be
20 managed, controlled, and operated by a primary business entity
21 under one business name and may include individual business
22 entities that are owned, managed, controlled, and operated
23 independently of the primary business entity. The complex must
24 be located within the following boundaries of Sumter County:

25
26 Portions of Township 19 South, Range 23 East
27 including portions of Sections 1-4, 8-14,
28 16-17, 23-24, and portions of Township 18
29 South, Range 23 East including portions of
30 Sections 13-17, 21-28, and 33-36.

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

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

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

17 (b) The complex must provide meeting facilities for at
18 least 250 persons.

19 (c) The complex must contain at least two restaurants
20 or lounges having at least 4,000 square feet of service area
21 equipped to serve full-course meals to 250 persons at one
22 time; however, no size or seating requirement shall be
23 applicable to individual restaurants or lounges.

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

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