

By the Council for Smarter Government and Representative  
Gibson

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

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

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

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1           That portion of Sections 6 and 7, Township 18  
2           South, Range 24 East, Town of Lady Lake,  
3           Florida, more particularly described as Lots C,  
4           D, E, F, G, H, K, Y, and Z, and Tracts 1 and 2,  
5           within THE VILLAGE CENTER SUBDIVISION,  
6           according to the Plat thereof recorded in Plat  
7           Book 33, Page 93, Public Records of Lake  
8           County, Florida.  
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10 These boundaries encompass a contiguous area separated only by  
11 deeded or dedicated rights-of-way.

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

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

26           (b) The complex must provide meeting facilities for at  
27 least 250 persons.

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

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 only individual  
22 business entities that are owned, managed, controlled, and  
23 operated independently of the primary business entity and that  
24 are separately licensed by the Division of Alcoholic Beverages  
25 and Tobacco pursuant to this act. The complex must be located  
26 within the following boundaries of Sumter County:

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

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

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

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

20           (b) The complex must provide meeting facilities for at  
21           least 250 persons.

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

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

1 of the State of Florida not inconsistent herewith shall apply  
2 to such license and licensee.

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

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