

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 ordinances of Sumter
31 County. All provisions of the alcoholic beverage laws of the

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

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

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