

By Senator Hays

11-01074-14

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1 A bill to be entitled

2 An act relating to alcoholic beverage licenses, Lake
3 and Sumter Counties; amending chapter 2002-334, Laws
4 of Florida; revising criteria for special alcoholic
5 beverage licenses for certain entities operating
6 within the Town of Lady Lake and certain entities
7 operating within Sumter County; providing an effective
8 date.

9
10 Be It Enacted by the Legislature of the State of Florida:

11
12 Section 1. Chapter 2002-334, Laws of Florida, is amended to
13 read:

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

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30 Town of Lady Lake:

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32 That portion of Sections 6 and 7, Township 18 South,
33 Range 24 East, Town of Lady Lake, Florida, more
34 particularly described as Lots C, D, E, F, G, H, K, Y,
35 and Z, and Tracts 1 and 2, within THE VILLAGE CENTER
36 SUBDIVISION, according to the Plat thereof recorded in
37 Plat Book 33, Page 93, Public Records of Lake County,
38 Florida.

39

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

42 (2) For purposes of this section, the term "entity
43 operating an entertainment or lodging complex within the
44 commercial district of a retirement community" means any entity
45 operating an entertainment or lodging complex that may include
46 one or more restaurants, bars, breweries or brew pubs,
47 clubhouses, recreation centers, lodging facilities, banquet
48 facilities, special activity tents, or similar structures or
49 meeting areas, or any combination thereof, consisting of any
50 real estate development located within the property described in
51 subsection (1) and located within any area in which a restaurant
52 or lounge is a permitted use as defined by the Town of Lady Lake
53 ordinances and meeting the following criteria:

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

56 (b) The complex must provide meeting facilities for at
57 least 250 persons.

58 (c) The complex must contain at least two restaurants or

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59 lounges having at least 4,000 square feet of service area
60 equipped to serve full-course meals to 250 persons at one time.

61
62 For purposes of this section, the owner, operator, or
63 controlling entity need not be the same to qualify under
64 criteria listed in paragraphs (a), (b), and (c).

65 (3) The license authorized by this section shall not
66 entitle the licensee to maintain or construct any structure on
67 the premises that is prohibited by the ordinances or regulations
68 of the Town of Lady Lake. This license shall not exempt the
69 licensee from complying with the municipal ordinances of the
70 Town of Lady Lake. All provisions of the alcoholic beverage laws
71 of the State of Florida not inconsistent herewith shall apply to
72 such license and licensee.

73 Section 2. (1) Any entity operating an entertainment or
74 lodging complex within the commercial district of a retirement
75 community within ~~the unincorporated area of~~ Sumter County may be
76 issued a special alcoholic beverage license by the Division of
77 Alcoholic Beverages and Tobacco of the Department of Business
78 and Professional Regulation permitting the sale of alcoholic
79 beverages, and the manufacture and sale of malt beverages, for
80 consumption on premises only. The complex, including the use of
81 areas or facilities pursuant to the authorization of a community
82 development district, must be managed, controlled, and operated
83 by a primary business entity under one business name and may
84 include only individual business entities that are owned,
85 managed, controlled, and operated independently of the primary
86 business entity and that are separately licensed by the Division
87 of Alcoholic Beverages and Tobacco pursuant to this act. The

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88 complex must be located within the following boundaries of
89 Sumter County:

90
91 Portions of Township 19 South, Range 23 East including
92 portions of Sections 1-4, 8-14, 16-17, 23-24, and
93 portions of Township 18 South, Range 23 East including
94 portions of Sections 13-17, 21-28, and 33-36.

95
96 These boundaries encompass a contiguous area separated only by
97 deeded or dedicated rights-of-way.

98 (2) For purposes of this section, the term "entity
99 operating an entertainment or lodging complex within the
100 commercial district of a retirement community" means any entity
101 operating an entertainment or lodging complex that may include
102 one or more restaurants, bars, breweries or brew pubs,
103 clubhouses, recreation centers, lodging facilities, banquet
104 facilities, special activity tents, or similar structures or
105 meeting areas, or any combination thereof, consisting of any
106 real estate development located within the property described in
107 subsection (1) and located within any area in which a restaurant
108 or lounge is a permitted use as defined by Sumter County
109 ordinances and meeting the following criteria:

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

112 (b) The complex must provide meeting facilities for at
113 least 250 persons.

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

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118 For purposes of this section, the owner, operator, or
119 controlling entity need not be the same to qualify under
120 criteria listed in paragraphs (a), (b), and (c).

121 (3) The license authorized by this section shall not
122 entitle the licensee to maintain or construct any structure on
123 the premises that is prohibited by the ordinances or regulations
124 of Sumter County. This license shall not exempt the licensee
125 from complying with the ordinances of Sumter County. All
126 provisions of the alcoholic beverage laws of the State of
127 Florida not inconsistent herewith shall apply to such license
128 and licensee.

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