

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

OPERATING PERMIT FOR INTERNET CAFÉ

OP-23-01125

Property Owner: Oakland Hills Center LLC
203 Meserole Ave
Brooklyn, NY 11222

Lease Holder: Villages 2018 LLC
7901 4th St N, Ste 300
St. Petersburg, FL 33702
Lady Lake, FL 32159

Representative: Kelly B. Mathis, Esq.
3577 Cardinal Point Dr.
Jacksonville, FL 32257

Facility Location: 13940 N. U.S. Hwy 441, Ste 701
Lady Lake, FL 32159
Taxpayer ID: D01H500

This permit is for the continued operation of an internet café that lawfully existed prior to January 11, 2022. Based on the facts and information provided at the public hearing held by the Sumter County Board of County Commissioners (Board) on February 28, 2023, the Board authorizes the issuance of the Operating Permit for **Villages 2018 LLC, AKA Senior Social Center (OP-23-01125)** with an expiration date of **March 12, 2024**.

This permit is approved and issued subject to the following general and specific terms and conditions:

SECTION A – GENERAL TERMS AND CONDITIONS

1. All statements in the application and supporting data are true and accurate and based upon the best information available, and that all conditions set forth herein will be complied with. If any of the statements in the application and in the supporting data are found to be false or inaccurate, or if applicant fails to comply with any or all of the conditions set forth herein, this Permit may be suspended or revoked, pursuant to Section 13-174 Sumter County Land Development Regulations.

2. The operation of this internet cafe shall not constitute a hazard or threat to the health, safety, or general welfare to the public. The determination of a hazard or threat by the Board may be cause for permit amendment, suspension or revocation, pursuant to Section 13-174 Sumter County Land Development Regulations.
3. All applicable sections of the Florida Statutes, Florida Administrative Code, and Sumter County Code shall be complied with. All business activities shall remain in substantial compliance with all permits, authorizations, and conditions applicable to the business. All terms and conditions of permits issued by other agencies for the business operation, not in conflict with or more stringent than the terms and conditions herein, shall be adhered to. A substantial, or repeated violation of the terms and conditions of this Permit, or the violation of any other ordinance, regulation, or law, may be cause for this Permit to be suspended or revoked, pursuant to Section 13-174 Sumter County Land Development Regulations.
4. An authorized Board representative may, during any operating hours, enter the property, inspect the facility, and make permit compliance assessments. The Operator shall accompany the Board's representative onto the property. The Operator shall reasonably assist the Board's representative in investigating complaints filed regarding alleged adverse impacts from business activities.
5. If business activities cease for a period of six months, this Permit shall expire unless extended by the Board upon request of the Operator. A request for an extension must be submitted to the Board, in writing, at least sixty (60) days prior to the Permit's expiration date.
6. This Permit is non-transferable and non-assignable. The operator or landowner must notify the County, in writing of any changes to the name of the business or property owner, or if either entity is sold.

SECTION B – SPECIFIC TERMS AND CONDITIONS

1. **Permit Expiration.** This operating permit shall expire on March 12, 2024.
2. **Legal Description of Property for which Permit is Approved** A PORTION OF TRAC B OF OAKLAND HILLS AS PER PLAT THEREOF REC IN PLT BK 4 PGS 75 THRU 75-G, AKA Building 500), Sumter County, FL
3. **Operational Standards:**
 1. **Days/hours of operation.** Internet Cafés shall not operate between the hours of 12:01 a.m. to 8:00 a.m.
 2. **Safety and Security Requirements.** The following safety and security standards devices and standards shall be maintained:
 - a. A cash management policy and practice limiting cash on hand including the use of a drop safe or cash management device for restricted access to cash receipts;
 - b. Height markers displaying height measures at all exits of principal structure;

- c. A silent alarm system capable of notifying law enforcement;
 - d. During designated business operation hours as set forth in the permit, staff at least one licensed, armed security guard after 5:00 p.m. until closing; and,
 - e. A security camera system during business hours capable of recording and retrieving an identifiable image for both the interior and exterior of the premises, including the parking area.
 - f. The exterior and parking area of the site or principal structure in which an internet café is operated shall contain the number and type of lighting fixtures necessary to produce a sufficient intensity of light so as to have no exterior or parking area of the site or principal structure that is dark, dim, shadowy or otherwise unlit.
 - g. Exterior signage shall be limited to the advertisement of the consumer product or service sold on the premises, and the name of the Internet Café. No signs shall be posted on the exterior of the premises that suggest gambling takes place on the premises or displays any image commonly associated with gambling. All signage shall be subject to any other applicable requirements of the Sumter County Code.
- 3. Criminal Background Screening.** Internet Café operators shall require and ensure that a criminal background check is conducted, within thirty (30) days of hire, for all employees working on site or in the principal structure, and shall ensure that documentation of the criminal background check is maintained at the business location.

4. Signs, Postings, and Disclosure Notices.

- a. Internet café operator shall post a notice at all public entrances to principal structure stating cash register contains limited amount of cash and that the personnel on site do not have access to the safe;
- b. Internet café operator shall post notice that the principal structure is under surveillance;
- c. Internet café operator shall establish and maintain a written set of rules for the operation of the simulated gambling devices and electronic game equipment, and the participation in any contest, sweepstakes, or drawing and award of any prize. A complete copy of the rules, prizes, and odds of winning shall be made available upon request without cost;
- d. Internet café operator shall affix signage to each simulated gambling device or electronic game equipment, and shall conspicuously post signage in the principal structure, that includes the following language: "The video displays are for amusement and entertainment only. The video displays do not determine the result of your sweepstakes entries;"
- e. Internet café operator shall include in its rules and shall conspicuously post a sign containing the following language: "State and local law prohibits this establishment from requiring an entry fee, payment, or proof of purchase as a

condition of participating. No donation or contribution is required. You may obtain free entries upon request from any employee on the premises;”

- f. Internet Café Operator shall conspicuously post the operating permit at the entrance or main counter; and
- g. Internet café operator shall also post the name of the internet café operator and permit holder, a description of all products and services sold with their corresponding price, and the complete rules for all drawings, sweepstakes or game promotions at the premises’ front or main counter.

5. Additional Requirements and Limitations.

- a. Entries that are available without purchase or financial donations shall be made available to customers on request. Internet Café Operators shall not impose any condition on the provision of such entries other than proof of identity by a government issued identification from any state. The Internet Café Operator shall not limit the number of such entries offered per day per individual to less than the equivalent amount of entries that Internet Café Operator provides individuals who make a donation, or purchase of a product or service valued at least \$1.00.
- b. An Internet Café operator conducting a drawing by chance in connection with the sale of a consumer product or service, sweepstakes or game promotion shall be required to:
 - i. Maintain a list of names and addresses of all persons who have won prizes which have a value of more than \$25 for one (1) year; and
 - ii. Maintain a trust account or bond in an amount equal to the total announced value of the prizes offered or \$50,000 whichever is less.
- c. Internet Café operators shall not sell or permit any individual to consume or possess any alcoholic beverages on the premises.
- d. Internet Café operators shall not sell tobacco or vaping products on the premises.
- e. Internet Café operators shall not permit minor persons to enter the premises.

6. Inspection of Premises. During operating hours, the County, or other authorized authority including the Sumter County Sheriff, or their respective agents may enter the premises for purposes of inspecting all areas of the premises otherwise accessible to the general public to assess compliance with the provisions of this Section, the use and operating permits for the premises, or any other ordinances within their authority, including but not limited to the right to enter the premises and to select any electronic game equipment or simulated gambling device to inspect, test and have tested to determine compliance with this Section. An operator may be issued a show cause order requiring the production on premises of documents or data relating to its operations, electronic game equipment or simulated gambling device. Within three (3) days of

receipt of a show cause order the operator shall produce all requested records and inventory. Production of records or inventory shall only be for inspection and review to determine compliance with this Section.

APPROVED this 28^h Day of February, 2023

(S E A L)

BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA

ATTEST: GLORIA HAYWARD
CLERK AND AUDITOR

By: Deputy Clerk

By: Craig A. Estep, Chairman