



## SPECIAL EVENT PERMIT

**Failure to obtain required permits revokes this approval.**

**PERMIT NO: 25-45000011**

In accordance with Section 30.6.4.2 of the Land Development Code of Seminole County, no special event may be permitted for more than fourteen (14) consecutive days, and no parcel of land will be permitted to have more than five (5) special events in any twelve (12) month period, unless otherwise authorized by the Board of County Commissioners.

<b>BCC DATE</b>	<b>October 28, 2025</b>
<b>APPLICANT</b>	<b>Mary Sue Weinaug, Authorized Agent</b>
<b>SITE ADDRESS</b>	<b>1000 – 1014 Miami Springs Drive; Longwood</b>
<b>ESTABLISHMENT</b>	<b>Wekiva Island</b>
<b>PARCEL ID</b>	<b>30-20-29-300-001A-0000, 31-20-29-300-001B-0000, 31-20-29-300-001C-0000</b>
<b>SIZE IN ACRES</b>	<b>5.5 Acres</b>

**DESCRIPTION OR NAME OF EVENT:** Wekiva Island Winter Wonderland

**TO BE HELD ON:** November 30, 2025 to December 23, 2025 and December 28, 2025 to December 30, 2025

**BETWEEN THE HOURS OF:** 8:00 a.m. to 9:00 p.m. except on 12/14 and 12/21 the hours will be 8 a.m. to 11:00 p.m.

**NUMBER OF ATTENDEES:** 450 at any given time

**EVENTS DURING THE LAST TWELVE (12) MONTHS INCLUDING THIS EVENT:** Four (4)

**The Board of County Commissioners determined that the proposed event is reasonably compatible with nearby existing development and does not pose an unreasonable safety or health risk for patrons or neighbors. This permit will be subject to the following conditions:**

1. The Special Event hours will be: 8:00 a.m. to 9:00 p.m.; except for Sunday, 12/14 and Sunday, 12/21 8:00 a.m. to 11:00 p.m.
2. The number of attendees will not exceed 450 guests at any given time.



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3. Entertainment will include a variety of events to be scheduled during the Special Event as shown on Attachment 2.
4. Amplified sound is permitted on December 7, 14, and 21, 2025 in association with family friendly outdoor movies as shown on Attachment 2, the Schedule of Events for the Wekiva Island Winter Wonderland Special Event. The outdoor amplification of sound shall not exceed 50 db(a) or 60 db(c), one minute average (LEQ) sound level, as measured at the common park area in the Sweetwater Springs subdivision (reference, the M-2 location as shown in the final report of the Community Sound Test Results and Analysis of the March 2022 Wekiva Island Special Events). The outdoor movie screen and speakers shall be oriented towards the west property boundary, as shown on Exhibit B.
5. Tents and temporary electrical equipment/installation will require all applicable County permits and inspections as required through the Building Division.
6. Applicant to submit the following to the County's Fire Prevention Bureau: tent and canopy permits, offsite parking and public safety access plan, and food service vendor information.
7. Applicant to contact the County's Fire Prevention Bureau forty-eight (48) hours prior to the Event to schedule an inspection for compliance with all fire code requirements.
8. Access around the perimeter of the Event must remain open to allow for emergency apparatus, including: (a) fire apparatus access roads shall be twenty (20) feet wide, clearly marked and unobstructed; and (b) fire apparatus access roads shall be provided so that no area of the Event is greater than 150 feet (foot travel) from Fire Department vehicle access.
9. A first aid station will be available as shown on Exhibit I.
10. Parking will be provided in the existing designated parking area as shown on Exhibit C. A maximum of 248 passenger vehicles shall be permitted on site at any one time.
11. A minimum of one (1) portable fire extinguisher rated at least 2A10BC shall be located within seventy-five (75) feet travel distance of the food and beverage service areas of the Event.
12. Trash receptacles will be available throughout the site in addition to recycling centers. Sanitation stations will be available throughout the site, as shown on Exhibit G.
13. This Event is located within the Urban Bear Management Area. All Special Events that occur outside must be kept free from the accumulation of refuse. All refuse must be collected from the grounds and must be secured within the appropriate Bear



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Resistant Refuse Container, secured within a secured structure, or removed from the Urban Bear Management Area to an appropriate disposal site at the close of each day's activities.

14. Public ingress and egress to the Event will be via Miami Springs Dr. Ingress and egress to the site for set-up of the Event will be via Miami Springs Dr., as shown on Exhibit E.
15. Off-site signage is prohibited during this Event.
16. Off-Premise parking is prohibited during this event.
17. An updated Certificate of Insurance showing Seminole County as a certificate holder and Seminole County Sheriff's office as an additional insured must be submitted prior to the start of the Special Event.
18. Security to be provided by off-duty Seminole County Sheriff Deputies and Wekiva Island Staff.
19. The Event must be in compliance with Attachments 1 and 2, and Exhibits A through I.
20. Indemnification: Applicant, by accepting the Special Event Permit shall, at its own cost and expense, hold harmless, defend and indemnify Seminole County, its officials, boards, agents and employees from any and all claims, demands, actions and causes of action, losses, damages, liabilities, cost, expenses, and court costs, including, without limitation, interest, penalties, and attorneys' fees which may accrue by reason of Applicant's acts or omissions of negligence, gross negligence or intentional torts, or misconduct of Applicant, its officers, directors, agents, employees or contractors arising out of or in conjunction with the permit(s) issued.

Approved by the Board of County Commissioners on October 28, 2025.

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Jay Zembower, Chairman  
Board of County Commissioners

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## EXHIBIT A STRUCTURES & TENTS PERMIT NO: 25-45000011



## SPECIAL EVENT PERMIT

**EXHIBIT B**  
**LOCATION OF MOVIE VIEWING**  
**PERMIT NO: 25-45000011**





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### EXHIBIT C PARKING PLAN PERMIT NO: 25-45000011



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**EXHIBIT D**  
**EVENT DESCRIPTION**  
**PERMIT NO: 25-45000011**





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**EXHIBIT E  
INGRESS & EGRESS  
PERMIT NO: 25-45000011**



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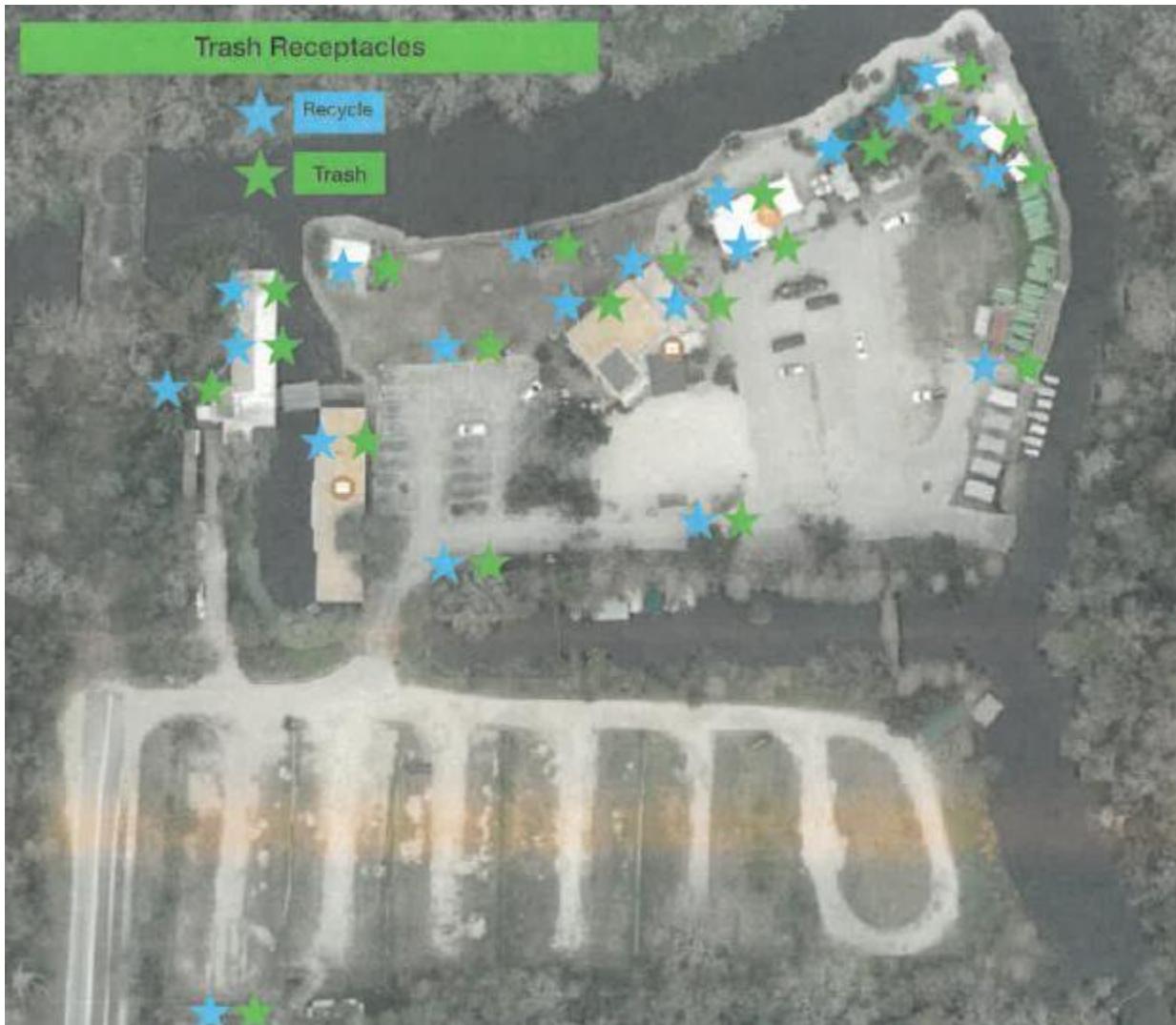
**EXHIBIT F**  
**RESTROOM/SANITATION**  
**PERMIT NO: 25-45000011**





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**EXHIBIT G  
TRASH RECEPTACLES  
PERMIT NO: 25-45000011**





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**EXHIBIT H  
PEDESTRIAN PLAN  
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# SPECIAL EVENT PERMIT

**EXHIBIT I  
PEDESTRIAN PLAN  
PERMIT NO: 25-45000011**

