

SPECIAL EVENT PERMIT

Failure to obtain required permits revokes this approval.

PERMIT NO: 25-45000013

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.

BCC DATE	October 14, 2025
APPLICANT	Mary Sue Weinaug, Authorized Agent
SITE ADDRESS	1014 Miami Springs Dr. Longwood, FL 32779
ESTABLISHMENT	Wekiva Island
PARCEL ID	30-20-29-300-001A-0000, 31-20-29-300-001B-0000, 31-20-29-300-001C-0000
SIZE IN ACRES	5.5 AC

DESCRIPTION OR NAME OF EVENT: Wekiva Island Fall Fest 2025

TO BE HELD ON: Saturdays, October 25, 2025, & November 1st, 2025, and Sunday through Wednesday November 23rd, 24th, 25th & 26th, 2025

BETWEEN THE HOURS OF: 8:00 a.m. and 11:00 p.m. October 25th and November 1st, and 8:00 a.m. and 9:00 p.m. November 23rd through November 26, 2025

NUMBER OF ATTENDEES: 395 guests at any given time

EVENTS DURING THE LAST TWELVE (12) MONTHS INCLUDING THIS EVENT: three (3)

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 hours of operation will be between 8:00 a.m. and 11:00 p.m. on Saturday, October 25 and Saturday November 1, 2025, and 8:00 a.m. and 9:00 p.m. November 23 through November 26, 2025.
2. The number of attendees will not exceed 395 guests at any given time, no walk-ins permitted. Attendees shall be tracked in accordance with Condition 8 (III)(IV)(V)

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of the Wekiva Island Planned Development (PD) Developers Commitment Agreement.

3. Activities include a Halloween costume contest on October 25, 2025, and a Big Green Egg Cooking demonstration and competition on November 1, 2025, as shown on Exhibits B & C. No activities are planned for November 23rd through November 26th only expanded business hours.
4. Outdoor amplification of sound is permitted at the times listed below for the following events:

Halloween Costume Contest	Saturday, October 25 th	7:00 p.m. - 10:00 p.m.
Big Green Egg demonstration	Saturday, November 1 st	9:00 a.m.- 10:00 p.m.

A bullhorn and/or microphone will be used to announce prize winners for the Halloween Costume Contest and the Big Green Egg cooking and demonstration and competition. The amplified sound will not exceed the decibel levels, at the fence line, and as set forth in Condition K of the Wekiva Island Development Order (OR Book 9241 Pages 1873-1882). 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. Seminole County Sheriff's personnel shall have the authority to regulate excessive volume related to activities during the Special Event.

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.

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9. All food and beverage service shall be subject to receipt of all required State licenses. Food preparation will be onsite with no outside vendors. Alcoholic beverages will be available for purchase and shall be provided consistent with the Alcohol License issued by the State of Florida, contingent upon approval of the Special Event Permit.
10. A First Aid Station will be available, as shown on Exhibit I.
11. Trash receptacles will be available throughout the site in addition to recycling centers as shown on Exhibit G.
12. 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 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.
13. Eleven (11) restroom facilities will be provided onsite, as shown on Exhibit F.
14. Public ingress and egress to the Event will be via Miami Springs Dr.
15. Off-premise signage is prohibited.
16. Off-premise parking is prohibited during this Event.
17. Security will be provided by off-duty uniformed Seminole County deputies according to the following schedule:
 - Halloween Costume Contest: Saturday, October 25, 2025,
Two (2) Off Duty Uniformed Deputies
 - Big Green Egg Demonstration: Saturday, November 1, 2025,
Two (2) Off Duty Uniformed Deputies
18. The Event must be in compliance with the attached Exhibits A – I and the Wekiva Island PD Development Order and Developers Commitment Agreement.
19. Prior to the commencement of the Special Event, an updated Certificate of Insurance showing Seminole County as Certificate holder, and the Seminole County Sheriff's office as additional insured, must be submitted to the Development Services Department, as shown on Exhibit J.
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

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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 14, 2025.

Jay Zembower, Chairman

Date: _____