



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

**December 17, 2025 9:00 AM
Apopka City Hall Council Chambers**

SPECIAL EVENTS

1. **ARA Promotions Inc. - Throw Back Reunion - Apopka Amphitheater - 3710 Jason Dwelley Parkway - March 14, 2026, 5:00 PM - 10:00 PM**
2. **Deuterman Productions - Country Show - Apopka Amphitheater - 3710 Jason Dwelley Parkway - March 20, 2026, 6:00 PM - 10:00 PM**
3. **Jade Events Marketing - Music Fest Orlando - Apopka Amphitheater - 3710 Jason Dwelley Parkway - March 28, 2026, 3:00 PM - 10:00 PM**
4. **Apopka High School Band - Orange Blossom Jazz Festival - Apopka Amphitheater - 3710 Jason Dwelley Parkway - April 10 & 11, 2026, 8:00 AM-9:00 PM**
5. **Deuterman Productions - Reggae Concert - Apopka Apmitheater - 3710 Jason Dwelley Parkway - April 15, 2026, 6:00 PM-10:00PM**
6. **Bahia Shriners - Bahia Shrine 5k Camel Walk/Run - Northwest Recreation Complex around the lake - 3710 Jason Dwelley Parkway - April 18, 2026, 7:00 AM-10:00 AM**
7. **City of Apopka - New Year's Eve Fifth Street Ball Drop - 5th Street - December 31, 2025, 6:00 PM-12:00 AM**
8. **Victory Church World Outreach Center - Valor Youth Camp 5k Fundraiser - Fields of Fame Lage Pavilion - 3710 Jason Dwelley Parkway - March 14, 2026, 4:00 AM - 2:00 PM**

PLAT

1. **PL-25-12 Wyld Oaks Lot 7 - Replat (PL), 1st Submittal**
Owner(s): Kelly Park VB Development, LLC. - Kevin Barry
Applicant(s): Kimley-Horn and Associates, Inc. - Mackenzie Cerjan
Location: West Kelly Park Road Between Effie Drive and Hwy 429
Proposed Use: Create 3 parcels, public ROW, and modify the property lines of two existing Tracts (Tract A / Tract B)
Project Manager: Jean Sanchez

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-25-46 Apopka K-12 Charter School - Construction Site Plan (CSP), 1st Submittal**
Owner(s): Scott Woodrey
Applicant(s): Bohler Engineering FL, LLC - Ryan Hileman, P.E.
Location: 1839 Plymouth Sorrento Road
Proposed Use: Educational Facility
Project Manager: Jun Sohn

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-25-13 Ondich North - Major Development Plan (MDP), 1st Submittal

Owner(s): HMF LLC, Charles P. & Kim L. Stallings, Euell E Stallings Jr., Crystal D. Stallings, and PM S-1 REO LLC

Applicant(s): 1828 Engineering, LLC-Sophia Sierra - Gil, P.E.

Location: Northwest corner of Ondich Road and SR 453/429

Proposed Use: Subdivision with 196 residential single-family lots and associated stormwater ponds, open space, and roadway infrastructure

Project Manager: Jean Sanchez

DEVELOPMENT AGREEMENTS

1. Paulucci Acres - Apopka Planned Development (PD) Agreement, 1st submittal

Owner(s): Paulucci Acres, LLC

Applicant(s): Shutts & Bowen LLP - Daniel O'Keefe

Location: Southeast corner of Vick Road and West Ponkan Road

Proposed Use: Single-family residential and commercial

Project Manager: Bobby Howell

Presented by: Bobby Howell, Planning Manager

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



Amp

DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	ARA Promotions Inc.
Name of Applicant	Zita Steglich Ross
Mailing Address	120 Sun and Sand Road

City	Spartanburg
State	SC
Zip Code	29303
Cell Phone	321-663-7400
Email	zita@steglichross.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	99-3436002

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate



ARA Promotions Inc Good Standing Certificate of Existence11-12-2025.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



ARA Promotions is based in Spartanburg.docx

Name of the Event	Throw Back Reunion
Date(s) of the Event	March 14, 2026
Hours of the Event	5:00pm - 10:00pm
Location of the Event	Apopka Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	5000
Briefly describe the event and all activities that will occur during the event:	The Throw Back Reunion is a one-day outdoor music festival dedicated to celebrating the iconic sounds of the 1980s and 1990s. This event is designed to bring together adults ages 45 and older for a nostalgic, community-focused experience featuring live performances, DJs, and themed entertainment. The festival provides a safe, well-organized environment where attendees can enjoy classic music, reconnect with peers, and engage in a vibrant cultural gathering.
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	No
Additional Event Information	We will have 3 ticket tiers: VIP, Preferred and General Admission.
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many? 10	
Will there be merchandising vending at your event?	Yes
How many vendors? 10	
Will they need electric?	No
Will you be hiring a private security company for the event?	Yes
Name of Security Company: Gator Security	
Do you require overnight security?	Yes
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? (2) 20x40 tents	
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	03/13/2026
Start Time	7:00 AM (EST)
End Time	9:00 PM (EST)

Event Dates

Date	03/14/2026
Start Time	5:00 PM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	03/14/2026
Start Time	10:00 PM (EST)
End Time	12:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant

Zita Steglich-Ross

Title of Applicant

Consultant - Coordinator

Date Submitted

11/14/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



ARA Promotions Certificate of Insurance (SEL) 3.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Zita Steglich Ross

Title of Applicant

Consultant - Coordinator

Sponsoring Organization Name

ARA Promotions Inc.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Foresite Sports LLC DBA: Eventsured 3553 West Chester Pike #418 Newtown Square, PA 19073	CONTACT NAME: Eventsured Customer Service PHONE (A/C, No, Ext): 888-882-5902 E-MAIL ADDRESS: info@eventsured.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Houston Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 42374
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COVERAGES **CERTIFICATE NUMBER:** TM455336 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Liquor Liability (\$1M/\$2M) GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	Y	Y	H24SE00172/TM455336	03/14/2026 12:01AM	03/15/2026 2:01AM	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 DEDUCTIBLE \$ 0
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A					WC STATU-TORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insureds must be venue managers or municipalities and are added with respect to our insured's operations only. Waiver of Subrogation (WOS) and Primary & Non-Contributory (PNC) wording applies only when coverage is purchased by the insured, required by written contract and as indicated below. This coverage is with respect to the Concert - R&B to be held on 03/14/2026 - 03/14/2026 with 3200 attendees at Apopka Amphitheatre 120 E Main Street Apopka, FL 32703. Additional Insureds include: Apopka Amphitheatre 120 E Main Street Apopka, FL 32703; (WOS & PNC selected).

CERTIFICATE HOLDER**CANCELLATION**

City Of Jacksonville 120 E Main Street Apopka, FL 32703	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2010/05)

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The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

ARA Promotions Inc., a nonprofit corporation duly organized under the laws of the State of South Carolina on June 8th, 2024, has as of the date hereof filed as a nonprofit corporation for religious, educational, social, fraternal, charitable, or other eleemosynary purpose, and has paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-31-1421, and that the nonprofit corporation has not filed articles of dissolution as of the date hereof.

Given under my Hand and the Great Seal
of the State of South Carolina this 12th day
of November, 2025.


Mark Hammond, Secretary of State



Amp

DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

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events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

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Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name Deuterman Productions

Name of Applicant Robert Deuterman

Mailing Address 9274 150th Ct N

City	Apopka		
State	FL		
Zip Code	33478		
Cell Phone	3215085141		
Email	deuterman@ineffablemusic.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	475191717		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 60-8018921016-2-4_Deuterman_sales_cert.pdf		
Name of the Event	Country Show		
Date(s) of the Event	3/20/26		
Hours of the Event	6p-10p		
Location of the Event	Apopka Amp		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	3000		
Briefly describe the event and all activities that will occur during the event:	Country Concert		
Event Category	• Concert Performance		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	Yes		
Will you be serving alcohol?	Yes		
Copy of your liquor license & insurance	 76884389881__6EF6990D-73AE-4A4D-A070-9F65ACD8EF33.pdf		

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	Yes

How many vendors? 2

Will they need electric?	Yes
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Additional fees apply for electric use.

Will you be hiring a private security company for the event?	Yes
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Name of Security Company: Gator Gaurds

Do you require overnight security?	No
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Are there musical entertainment features related to your event?	Yes
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Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.



Will amplified sound be used during the event?	Yes
--	-----

Will any streets be closed or will the flow of traffic be affected by the event?	No
--	----

Does your event include the use of tents?	Yes
---	-----

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10x10

Will inflatables be used at your event?	No
---	----

Will your event include any fireworks or pyrotechnics?	No
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Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	03/19/2026
Start Time	7:00 AM (EST)
End Time	7:00 PM (EST)

Event Dates

Date	03/20/2026
Start Time	6:00 PM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	03/20/2026
Start Time	10:30 PM (EST)
End Time	2:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Robert Deuterman

Title of Applicant Owner

Date Submitted 11/16/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

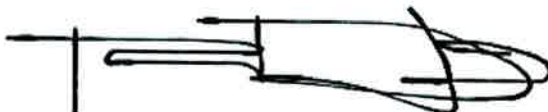
Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (including all extensions to the insurance certificate—to also include a copy of the complete insurance policy) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant	Robert Deuterman
Title of Applicant	Owner
Sponsoring Organization Name	Deuterman Productions



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES
SERIES: 4COP DUAL LICENSE

WR BAR ENTERPRISE INC

WHISKEY ROW
7777 N WICKHAM RD
18
MELBOURNE FL 32940

LICENSE NUMBER: BEV1500080

EXPIRATION DATE: MARCH 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/18/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 50

WR BAR ENTERPRISE INC

WHISKEY ROW
7777 N WICKHAM RD #18
MELBOURNE FL 32940

LICENSE NUMBER: SEA1506518

EXPIRATION DATE: APRIL 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/12/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



6PM: Gates
7PM-8PM Support
8:30PM-10PM
Headliner



2025 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/24

This Certificate Expires on December 31, 2025

Business Name and Location Address

Certificate Number

ROBERT G. DEUTERMAN
DEUTERMANPRODUCTIONS.COM.LLC
9274 150TH CT N
JUPITER, FL 33478-6974

60-8018921016-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices





Amp

DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Jade Events Marketing
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Name of Applicant	Jade Events
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Mailing Address	3620 Tayside Court
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City	APOPKA
State	Florida
Zip Code	32712
Cell Phone	4076004565
Email	jadeeventorlando@aol.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	82-0632251
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 CamScanner 11-4-25 17.37.pdf
Name of the Event	Music Fest Orlando
Date(s) of the Event	Saturday March 28th
Hours of the Event	3pm - 10pm
Location of the Event	Apopka Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	3500
Briefly describe the event and all activities that will occur during the event:	R&B Music Concert
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	No
Additional Event Information	No flyers as of yet
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes
Copy of your liquor license & insurance	 CamScanner 11-4-25 17.37.pdf

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	8
Will there be merchandising vending at your event?	Yes
How many vendors?	4
Will they need electric?	No
Will you be hiring a private security company for the event?	Yes
Name of Security Company:	NOX Security Force
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.

 CamScanner 11-4-25 17.37.pdf

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10 x 10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No
Layout map for event	 CamScanner 11-4-25 17.37.pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	03/27/2026
Start Time	7:00 AM (EST)
End Time	6:00 PM (EST)

Event Dates

Date	03/28/2026
Start Time	3:00 PM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	03/29/2026
Start Time	7:00 AM (EST)
End Time	3:00 PM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Ernest Wilson

Title of Applicant Owner

Date Submitted 11/04/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance

policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



CamScanner 11-4-25 17.37.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or

Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Ernest L Wilson

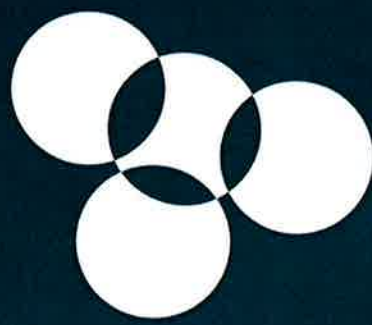
Title of Applicant

Owner

Sponsoring Organization Name

Jade Events





MUSIC FEST ORL.

Save the Date Saturday, March 28th 2026





Amp

DRC: 12/17/25

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name Apopka High School Band

Name of Applicant Jeremy Langford

Mailing Address 555 Martin St

City	Apopka
State	FL
Zip Code	32712
Cell Phone	3522673818
Email	jeremy.langford@ocps.net
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8012622264C-6

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate

 OCPS Tax Exempt Certificate 2025.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

 OCPS Tax Exempt Certificate 2025.pdf

Name of the Event	Orange Blossom Jazz Festival
Date(s) of the Event	April 10th/11th, 2026
Hours of the Event	8 AM - 9 PM, Daily
Location of the Event	Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	2500
Briefly describe the event and all activities that will occur during the event:	Annual Orange Blossom Jazz Festival celebration feature jazz ensembles from Middle, High, and Collegiate level ensembles.
Event Category	• Festival/Celebration
Are there flyers or advertisements for this event?	Yes
Additional Event Information	All details will be status quo to our 2025 at this time. Updates will be made in late 2025 and shared as soon as they are released.
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No

Will there be merchandising vending at your event?	Yes
--	-----

How many vendors?	1
-------------------	---

Will they need electric?	Yes
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Additional fees apply for electric use.

Will you be hiring a private security company for the event?	Yes
--	-----

Name of Security Company:	Executive Security & Protection
---------------------------	---------------------------------

Do you require overnight security?	Yes
------------------------------------	-----

Are there musical entertainment features related to your event?	Yes
---	-----

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
--	-----

Will any streets be closed or will the flow of traffic be affected by the event?	No
--	----

Does your event include the use of tents?	Yes
---	-----

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10x20
---------------------	-------

Will inflatables be used at your event?	No
---	----

Will your event include any fireworks or pyrotechnics?	No
--	----

Layout map for event	 2025 Orange Blossom Jazz Festival Event Guide.pdf
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Date/Time (on site load in and load out)
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For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In	
Date	04/09/2026
Start Time	3:00 PM (EDT)
End Time	8:00 PM (EDT)

Event Dates

Date	04/10/2026
Start Time	8:00 AM (EDT)
End Time	9:00 PM (EDT)

Take Down/Load Out

Date	04/11/2026
Start Time	9:00 PM (EDT)
End Time	11:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Jeremy Langford
Title of Applicant	Band Director
Date Submitted	05/17/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



City-of-Apopka_The-School-Boar_2024-GL-Master-_7-15-2024_1463194234_1.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the Insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the

Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant	Jeremy Langford
Title of Applicant	Band Director
Sponsoring Organization Name	Apopka High School



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 200 South Orange Avenue Suite 750 Orlando FL 32801	CONTACT NAME: Carmen J. Bishop PHONE (A/C, No, Ext): 407-563-3546 FAX (A/C, No): 407-370-3057 E-MAIL ADDRESS: Carmen_Bishop@ajg.com
INSURED The School Board of Orange County, Florida 445 W. Amelia Street c/o Risk Management Dept. Orlando FL 32801	INSURER(S) AFFORDING COVERAGE INSURER A : Safety National Casualty Corporation INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1463194234 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			XPR4068230 <i>*Updated copy required when policy is renewed*</i>	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 SIR: Each Occ \$ 500,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			XPR4068230	7/1/2024	7/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ SIR: Each Occ \$ 500,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	F.S.440.38 SP4066539	7/1/2024 7/1/2024	7/1/2025 7/1/2025	☒ PER STATUTE ☒ OTH-ER SIR \$2,000,000 E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Subject to Florida Statute 768.28, sovereign immunity applies to The School Board of Orange County Florida and therefore, shall be limited to pay any claim or judgement in amounts listed above for CGL and Auto. The School Board of Orange County Florida, in accordance to Florida Statutes 1001.42 and 440.38, has elected to maintain a self-insured program for tort liability and workers compensation, respectively. Certificate applies to all operations and activities of The SBOC, its schools, elected officials, and employees held on City of Apopka property/facilities or for any services provided to City of Apopka. Questions related to this insurance and agreements with City of Apopka should be directed to riskmanagement@ocps.net and Risk Management of City of Apopka.

CERTIFICATE HOLDER**CANCELLATION**

City of Apopka 120 East Main Street Apopka FL 32704 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8012622264C-6	04/30/2020	04/30/2025	COUNTY GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

ORANGE COUNTY SCHOOL BOARD
445 W AMELIA ST
ORLANDO FL 32801-1129

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Trademark

ORANGE COUNTY PUBLIC SCHOOLS

Filing Information

Document Number	T24000001227
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Expiration Date	10/23/2029
First Used in Florida	08/31/1976
First Used Anywhere	08/31/1976
Status	ACTIVE

Mark Used In Connection With

EDUCATIONAL SERVICES, EARLY CHILDHOOD EDUCATION AT THE PRE-KINDERGARTEN, ELEMENTARY, MIDDLE SCHOOL , HIGH SCHOOL AND TECHNICAL COLLEGE LEVEL

Owners

Name & Address

THE SCHOOL BOARD OF ORANGE COUNTY,FLORIDA
445 W. AMELIA STREET, STE 901
ORLANDO, FL 32801

Type/Class

SM-00410000 000000000000 000000000000 000000000000
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Cross Reference

No Cross Reference

Document Images

[10/23/2024 -- Trademark](#)

[View image in PDF format](#)

Performance Flow Chart

Bands will depart the Warm Up pavilion for the holding area located back stage 5 minutes prior to performance time.



Flow: Warm Up ➡ Performance ➡ Clinic ➡ Load Gear ➡ Enjoy More Bands!



Arrival Information

Apopka Amphitheater Site Layout



Apopka Amphitheater Parking Details

For mapping purposes use: 3710 Jason Dweley Parkway, Apopka, Florida 32712

This address maps your arrival to our Parks and Recreation department which is also on site. Use your Apple Maps or Google Maps applications to guide your busses or spectators in accordingly to the information below.

Planning your arrival:

- Busses and trailers entering from Plymouth-Sorrento Road or Jason Dweley Parkway should enter via Appy Lane Gate 5/Grand Slam Drive to enter the parking area located to the left of the Amphitheater. This offers a short walking distance to the performance area.
- Spectators should enter the main parking area off Jason Dweley Parkway via the two entries to the parking lot.

Orange Blossom Jazz Festival Event Contacts

Jeremy Langford (352) 267-3818
Director Of Bands (Performance Needs)

Dimitri Ioannidis (407) 928-4145
Festival Coordinator (All Logistics Needs)



DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Deuterman Productions
-------------------	-----------------------

Name of Applicant	Robert Deuterman
-------------------	------------------

Mailing Address	9274 150th Ct n
-----------------	-----------------

City	Jupiter FL
State	FL
Zip Code	33478
Cell Phone	325085141
Email	deuterman@ineffablemusic.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	475191717
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Deuterman_AnnualResaleCertificate_25.pdf
Name of the Event	Reggae Concert
Date(s) of the Event	4/15/26
Hours of the Event	6p-10p
Location of the Event	Apopka Amp
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	1500
Briefly describe the event and all activities that will occur during the event:	Reggae Concert
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	Yes
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes

Copy of your liquor license & insurance



If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	Yes
How many vendors?	2
Will they need electric?	Yes
Additional fees apply for electric use.	
Will you be hiring a private security company for the event?	Yes
Name of Security Company:	Gator Gaurds
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.



set_times.pdf

Will amplified sound be used during the event?

Yes

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?

10x10,10x20

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date

04/14/2026

Start Time

3:00 PM (EST)

End Time

8:00 PM (EST)

Event Dates

Date	04/15/2026
Start Time	6:00 PM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	04/15/2026
Start Time	10:30 PM (EST)
End Time	2:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Robert Deuterman
Title of Applicant	Owner
Date Submitted	12/02/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must

provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Robert Deuterman

Title of Applicant

Owner

Sponsoring Organization Name

Deuterman Productions



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES
SERIES: 4COP DUAL LICENSE

WR BAR ENTERPRISE INC

WHISKEY ROW
7777 N WICKHAM RD
#18
MELBOURNE FL 32940

LICENSE NUMBER: BEV1500080

EXPIRATION DATE: MARCH 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/18/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 50

WR BAR ENTERPRISE INC

WHISKEY ROW
7777 N WICKHAM RD #18
MELBOURNE FL 32940

LICENSE NUMBER: SEA1506518

EXPIRATION DATE: APRIL 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/12/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



2025 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

DOCUMENT# L14000072749

Entity Name: DEUTERMANPRODUCTIONS.COM.LLC

Current Principal Place of Business:

9274 150TH CT N
JUPITER, FL 33478

Current Mailing Address:

9274 150TH CT N
JUPITER, FL 33478 US

FEI Number: 47-5191717

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DEUTERMAN, ROBERT
9274 150TH COURT N
JUPITER, FL 33478 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT DEUTERMAN

11/13/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name DEUTERMAN, ROBERT
Address 9274 150TH CT N
City-State-Zip: JUPITER FL 33478

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT DEUTERMAN

AMBR

11/13/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



2025 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on 12/31/2025

Business Name and Location Address

DEUTERMANPRODUCTIONS.COM.LLC
9274 150TH CT N
JUPITER FL 33478-6974

Certificate Number

60-8018921016-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

6PM: Gates
7PM-8PM Support
8:30PM-10PM Headliner





DRC: 12/17/25

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Bahia Shriners

Name of Applicant	Alan Higgins		
Mailing Address	3101 E Semoran Blvd		
City	Apopka		
State	FL		
Zip Code	32703		
Cell Phone	407-414-8927		
Email	bahiaashriners5k@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	59-0727004		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 2025 Sales Tax Cert.PDF		
Name of the Event	Bahia Shrine 5k Camel Walk/Run		
Date(s) of the Event	04/18/2026		
Hours of the Event	7am-10am		
Location of the Event	Northwest Recreation Complex around the lake		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	250		
Briefly describe the event and all activities that will occur during the event:	One Mile Fun Run 5K Walk/Run 0.05K Walk/Run Games Sir Gus Jr photo op		
Event Category	Organized Run/Walk		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	Yes		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	No		
Do you intend to have food trucks at your event?	No		

Will there be merchandising vending at your event?	No
Will they need electric?	Yes

Additional fees apply for electric use.

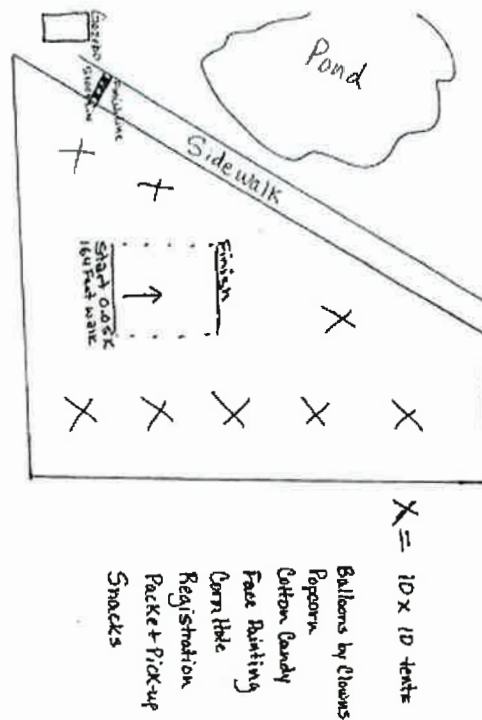
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10 x 10

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 04/17/2026
Start Time 3:00 PM (EDT)
End Time 6:00 PM (EDT)

Event Dates

Date 04/18/2026
Start Time 7:00 AM (EDT)
End Time 10:00 AM (EDT)

Take Down/Load Out

Date 04/18/2026
Start Time 10:00 AM (EDT)
End Time 11:00 AM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

Alan Higgins

Name of Applicant Alan Higgins

Title of Applicant Race Director

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



2025 5k COI.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such

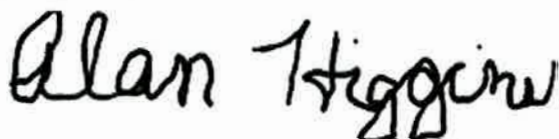
amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Alan Higgins

Title of Applicant

Race Director

Sponsoring Organization Name

Bahia Shriners

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N23000004418

Entity Name: BAHIA SHRINERS WIDOWS CLUB, INC.

Current Principal Place of Business:

3101 E SEMORAN BLVD
APOPKA, FL 32703

Current Mailing Address:

3101 E SEMORAN BLVD
APOPKA, FL 32703 US

FEI Number: 92-3533940

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HARRIS, RYAN M
1423 DUSTY PINE DR
APOPKA, FL 32703 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRES
Name UNDERHILL, GLORIA
Address 3101 E SEMORAN BLVD
City-State-Zip: APOPKA FL 32703

Title VP
Name WOOLLEY, MARY ANN
Address 3101 E SEMORAN BLVD
City-State-Zip: APOPKA FL 32703

Title SEC
Name HARRIS, DEBRA
Address 3101 E SEMORAN BLVD
City-State-Zip: APOPKA FL 32703

Title TREASURER
Name WALLACE, GWEN
Address 3101 E SEMORAN BLVD
City-State-Zip: APOPKA FL 32703

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

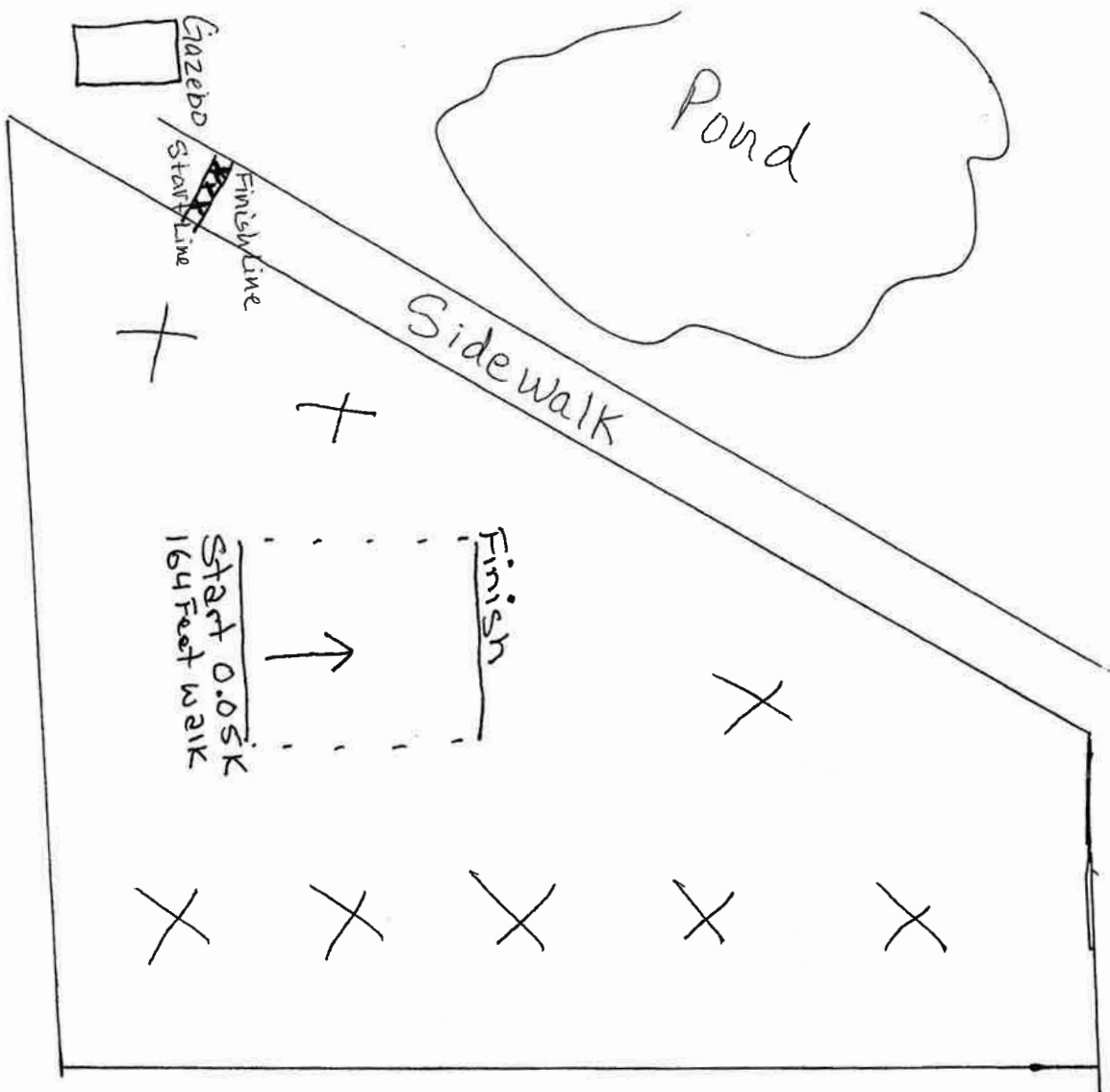
SIGNATURE: GLORIA UNDERHILL

PRESIDENT

04/22/2025

Electronic Signature of Signing Officer/Director Detail

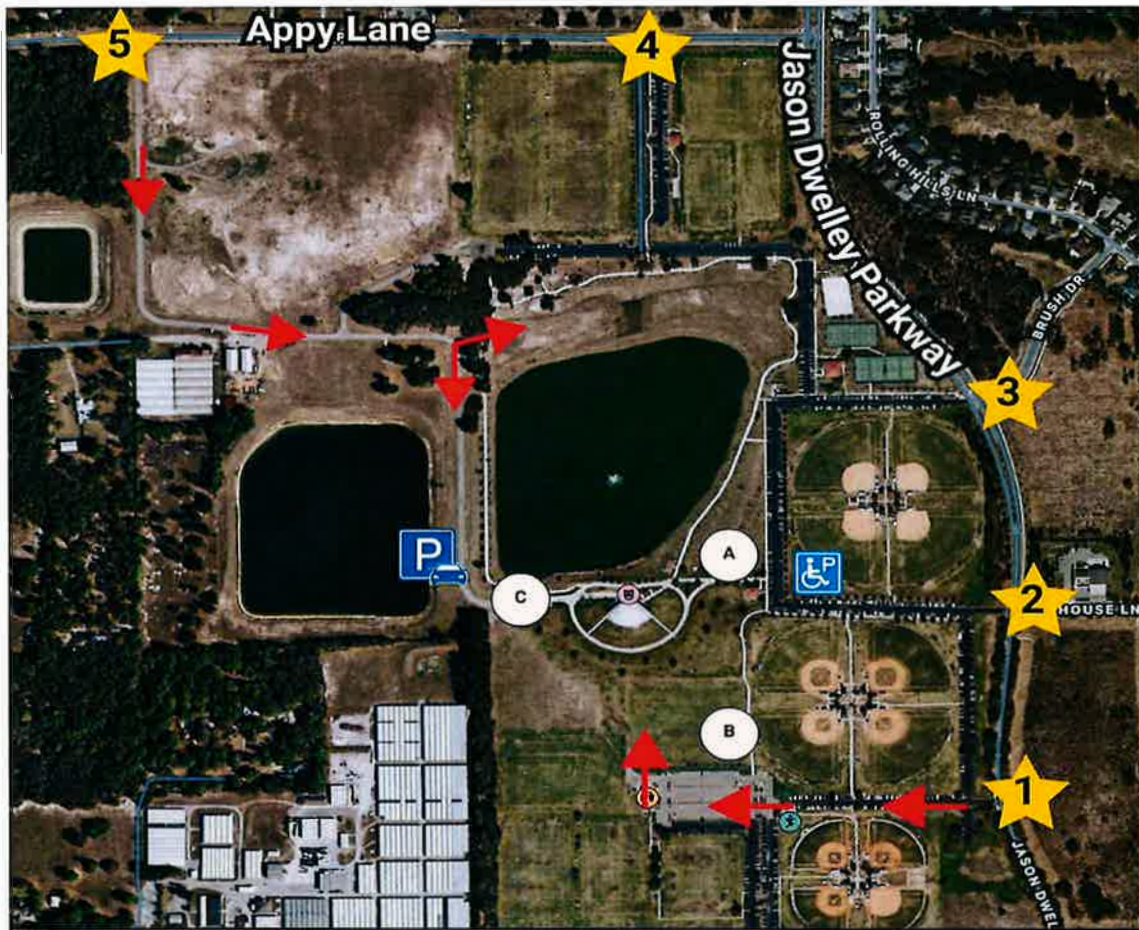
Date



X = 10 x 10 tents

Balloons by Clowns
 Popcorn
 Cotton Candy
 Face Painting
 Corn Hole
 Registration
 Packet Pick-up
 Snacks

Directions to Gate 1 to Amp



Parking Map

	PARKING GATE ENTRY		ENTRY GATE
	AMPHITHEATER		PARKING
	ADA PARKING		DENOTES ENTRANCE



DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	City of Apopka
Name of Applicant	Apopka Recreation
Mailing Address	3710 Jason Dwelley Parkway

City	Apopka		
State	FL		
Zip Code	32712		
Cell Phone	4077031809		
Email	cray@apopka.net		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes		
State of Florida Tax ID Number	NA		

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

 0601_001.pdf

Name of the Event	New Year's Eve Fifth Street Ball Drop		
Date(s) of the Event	December 31, 2025		
Hours of the Event	6pm-12am		
Location of the Event	5th Street		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	500		
Briefly describe the event and all activities that will occur during the event:	City of Apopka New Year's Eve Fifth Street Ball Drop on December 31, 2025! Bring the family, your lawn chairs, and enjoy a fun night on 5th Street with live music, great local food, and a festive countdown to midnight. Road Closure: 5th Street (Park Ave. to Central Ave.)		
Event Category	Street Festival		
Are there flyers or advertisements for this event?	Yes		
Additional Event Information	Live music, local food vendors/restaurants, family-friendly celebration, midnight countdown		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		

Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	Yes

Please indicate the road names 5th Street
 Park Ave to Central Ave
 Road closure to start at 2pm-1am

Does your event include the use of tents?	No
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



New Years Eve Ball Drop Road Closure (1).pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	12/31/2025
Start Time	2:00 PM (EST)
End Time	6:00 PM (EST)

Event Dates

Date	12/31/2025
Start Time	6:00 PM (EST)

End Time 12:00 AM (EST)

Take Down/Load Out

Date 12/31/2025

Start Time 12:00 AM (EST)

End Time 1:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Events

Title of Applicant Event Manager

Date Submitted 12/09/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!



The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or

self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.

- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant events

Title of Applicant events

Sponsoring Organization Name City of Apopka

New Year's Eve

New Year's Eve Party on Fifth Street with Ball Drop

December 31, 2025 from 6 PM to 12 AM

Expect big New Years Eve energy in Apopka with DJ 407 from 6 to 8 PM, a cinematic live-painting photo backdrop, immersive decor, interactive experiences, and a powerhouse performance from *After Five*, fresh off Judson's Live at Dr. Phillips Center.

Plus, food, festivities, and a **midnight ball drop**, engineered by Apopka High School's brightest engineering students, turning the street party into the countdown of the year.

New Year's Eve at Hurricane Grill & Wings

December 31, 2025 from 7 PM to 12 AM

Ring in the New Year at Hurricane Grill & Wings Apopka (2209 E. Semoran Blvd., Apopka, FL) with Apopka's Caribbean New Year's Bash!

Enjoy a night packed with Island vibes, delicious food, and non-stop fun. Take your chance in the 50/50 raffle, win exciting giveaways throughout the evening, and don't miss the grand prize — a 75" TV!

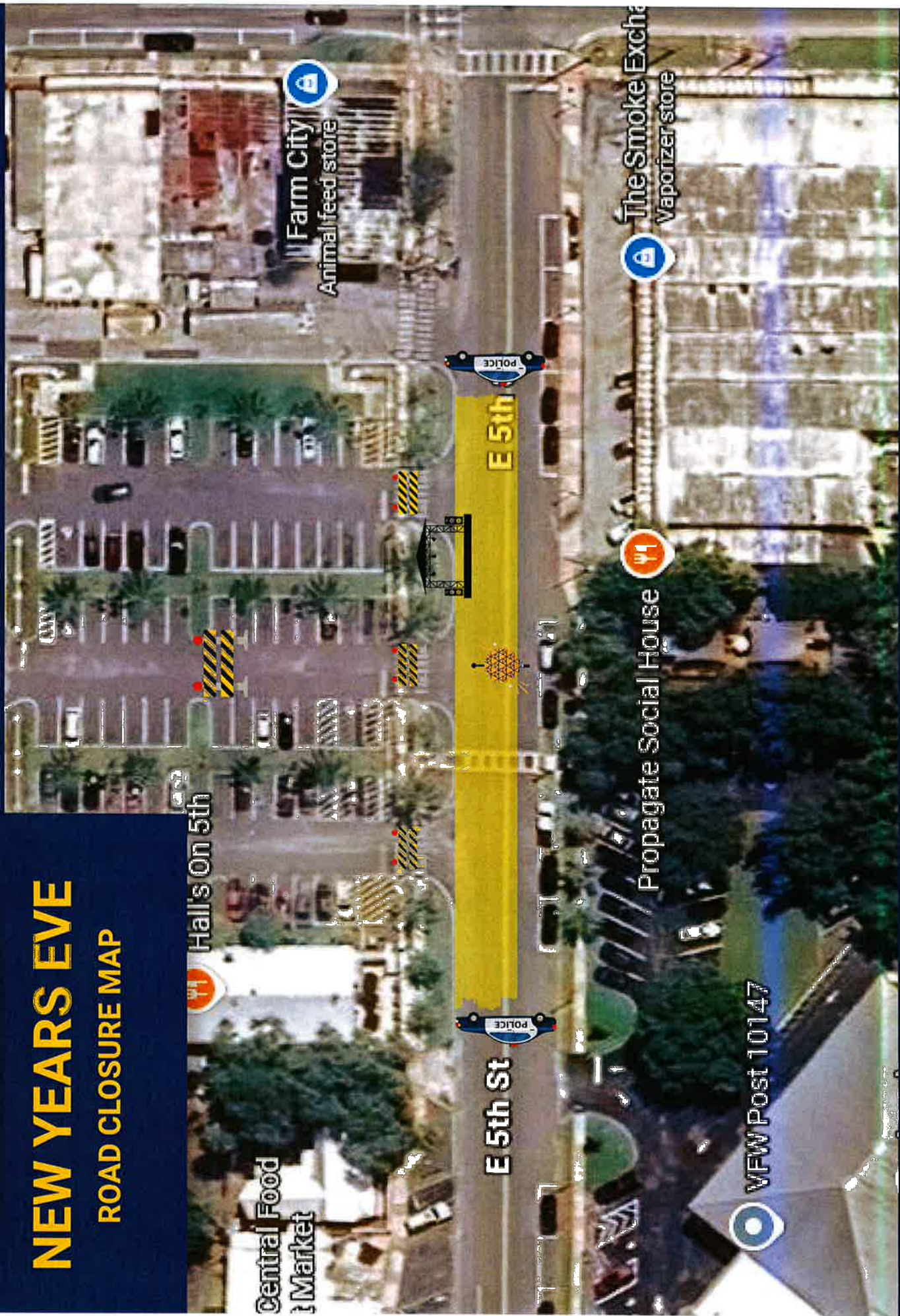
And when the clock strikes midnight, get ready for our **Caribbean Volcano Eruption Countdown**, a tropical blast to welcome 2026 in unforgettable style!

Come party in the Caribbean without leaving Apopka and celebrate the countdown like never before.



NEW YEARS EVE

ROAD CLOSURE MAP





DRC: 12/17/25

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Victory Church World Outreach Center
-------------------	--------------------------------------

Name of Applicant	Joseph Bankson
-------------------	----------------

Mailing Address	509 S Park Avenue
-----------------	-------------------

City	Apopka
State	FL
Zip Code	32712
Cell Phone	407-462-7742
Email	pastorjoe@victoryonline.tv
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	(Not sure if we have a state tax id... this is our EIN found on sunbiz: 59-2737255)

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate



Tax exempt - Victory Church.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



We are a 501-c3 organization.pdf

Name of the Event	Valor Youth Camp 5k Fundraiser
Date(s) of the Event	March 14th 2026
Hours of the Event	(we would like to reserve the space from 4am - 2pm)
Location of the Event	Fields of Fame Large Pavilion (3710 Jason Dwelley Pkwy, Apopka, FL)
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	200
Briefly describe the event and all activities that will occur during the event:	5k Fundraiser along city approved pre-determined path
Event Category	• Organized Run/Walk
Are there flyers or advertisements for this event?	No
Additional Event Information	we plan to use megaphones and some outdoor bluetooth speakers
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	No
Is your event open to the public?	Yes

Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? a few 10x10's at the start of the race / end of the race and possibly some checkpoints along the route

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event  map.pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 03/14/2026

Start Time 4:00 AM (EST)

End Time 6:00 AM (EST)

Event Dates

Date 03/14/2026

Start Time 6:00 AM (EST)

End Time 12:00 PM (EST)

Take Down/Load Out

Date 03/14/2026

Start Time 12:00 PM (EST)

End Time 2:00 PM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Joseph Bankson

Title of Applicant Associate Pastor

Date Submitted 11/13/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (including all extensions to the insurance certificate—to also include a copy of the complete insurance policy) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or

self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.

- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Joseph Bankson

Title of Applicant

Associate Pastor

Sponsoring Organization Name

Victory Church World Outreach Center



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8012550623C-5	11/30/2021	11/30/2026	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

VICTORY CHURCH WORLD
OUTREACH CENTER INC
509 S PARK AVE
APOPKA FL 32703-5263

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

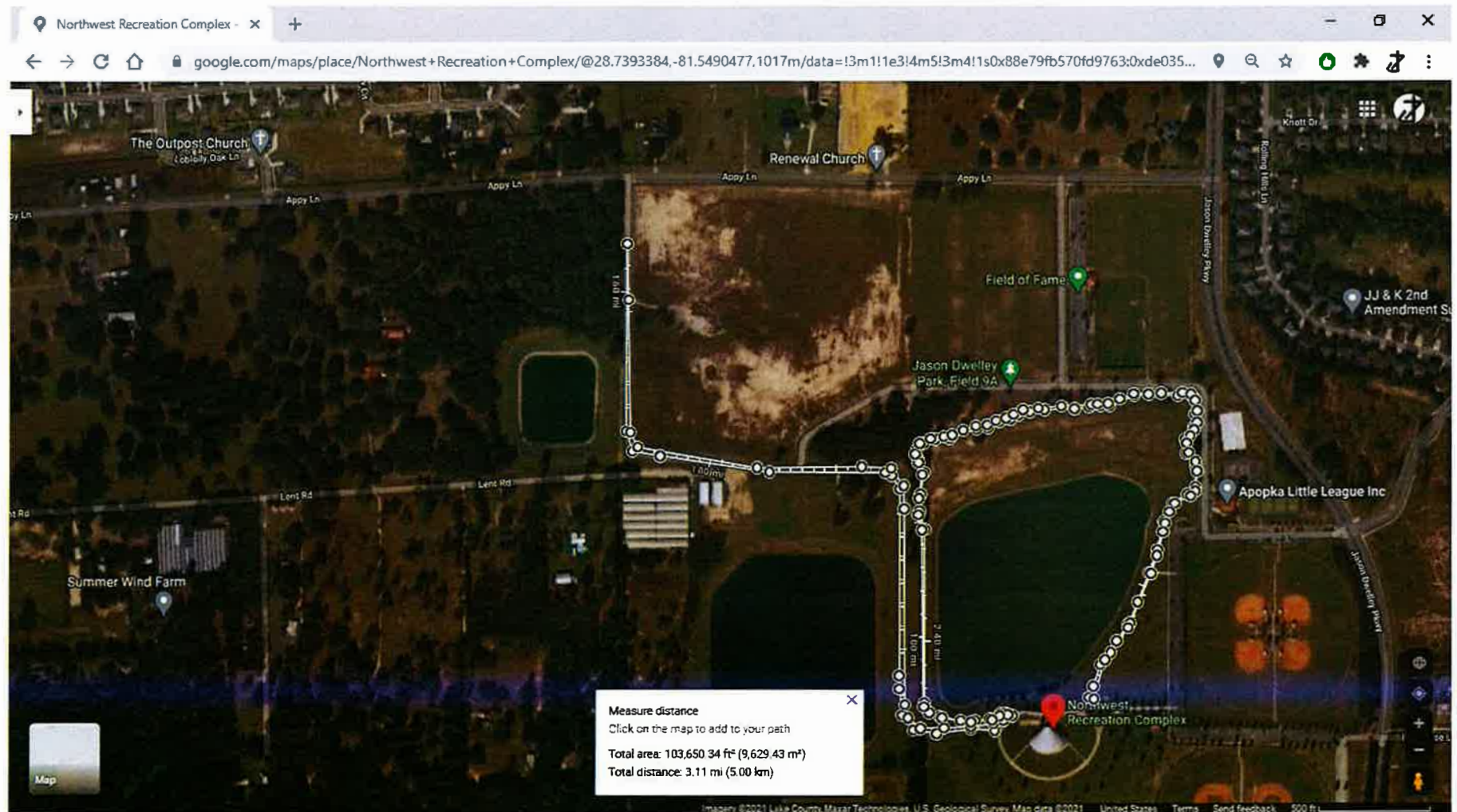
1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Map is essentially a 5k route that runs the city's predetermined 5k route at Fields of Fame. A few tents will be set up around start and end points and possibly at checkpoints along the path.

NORTHWEST RECREATION COMPLEX, APOPKA, FL

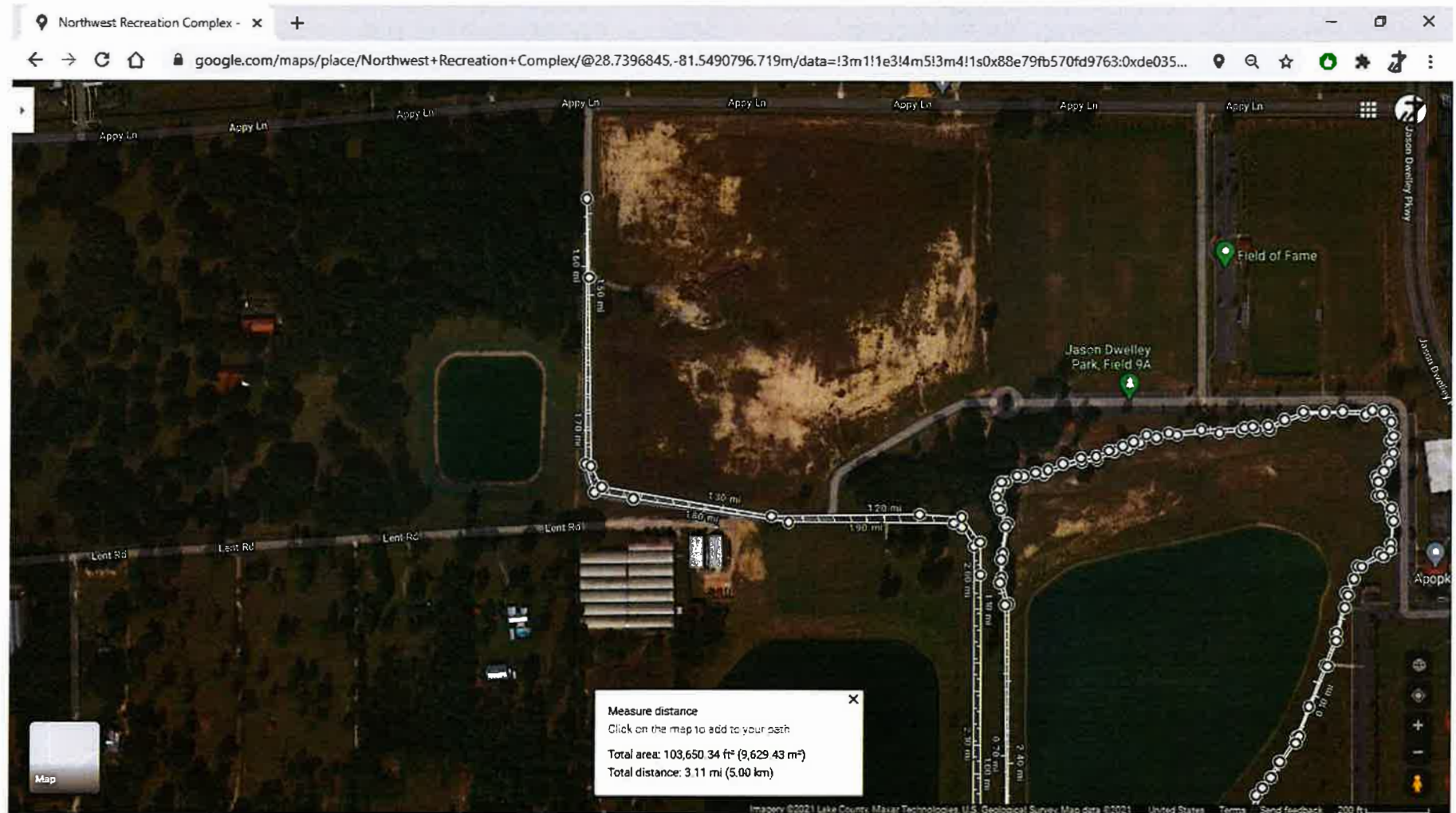
5K ROUTE – AS OF 01/11/21

FULL ROUTE

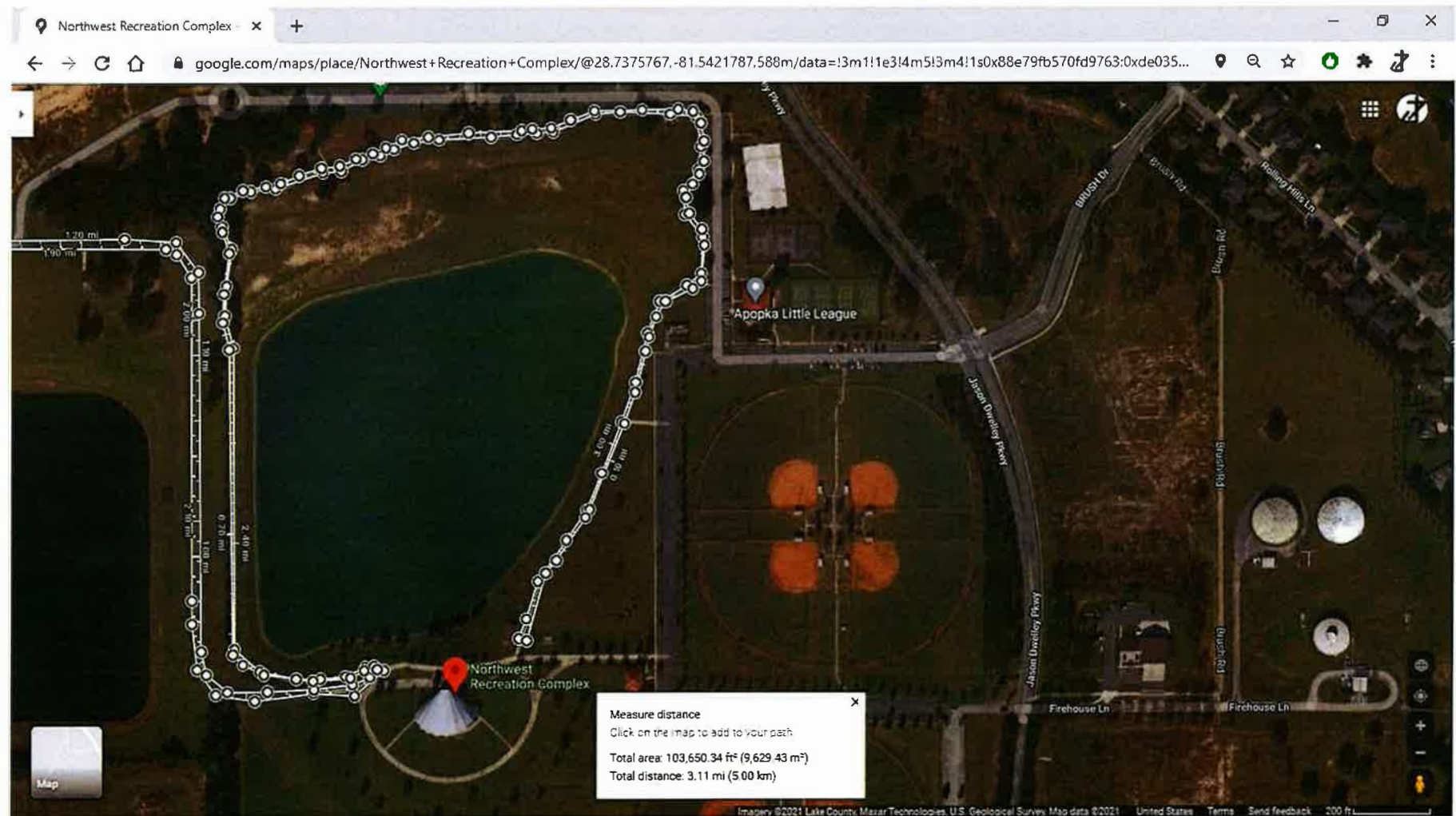


[illegible]

2ND MILE (turnaround near Appy Lane)(2 M mark = west of pond)



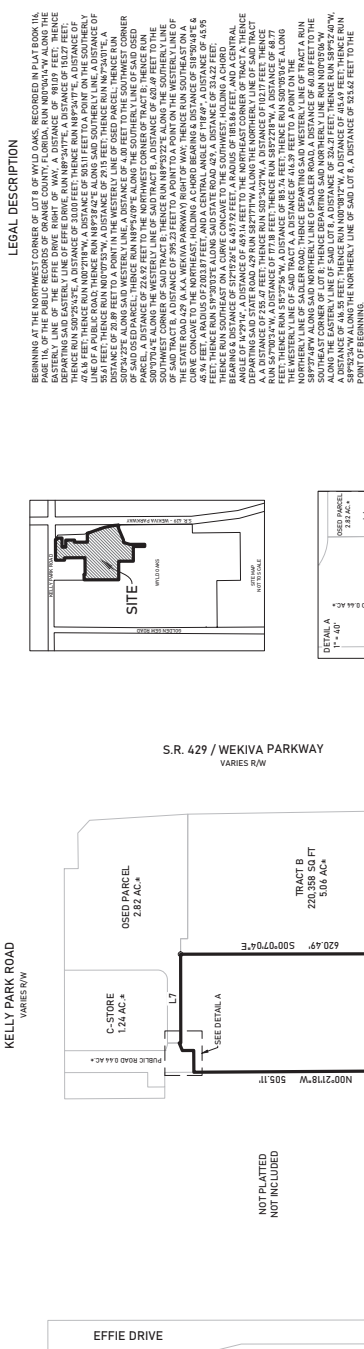
3RD MILE (clockwise around pond) (3M mark = east of pond)



LOT 7 OF WYLD OAKS

A REPLAT OF LOT 7, WYLD OAKS, AS RECORDED IN PLAT BOOK 116, PAGE 116, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PLAT BOOK PAGE



LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF WYLD OAKS, RECORDED IN PLAT BOOK 116, PAGE 116, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°52'40\"/>

NOTES

BEARINGS, DISTANCES, AREA, BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 18N, UTM, EAST



PLAT COORDINATED BY
GET TO THE POINT SURVEY, LLC.
(407) 230-7346

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ completed the survey of the lands as shown in the foregoing plat or plan, that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision, shown thereon, and that said plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said plat is located in Orange County, Florida.



Phillip Robinson, P.S.M.
SIGNING DATE: 10/1/2025
140 E. Poinciana Rd, Winter Springs, FL 32788 | 407.437.3941

LOT 7 OF WYLD OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the COMPANY NAME, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates DEDICATED LANDS shown hereon to the perpetual use of DEDICATED PUBLIC.

IN WITNESS WHEREOF, the undersigned UNDERSIGNED has caused these presents to be executed and acknowledged by its undersigned Officer this _____ day of _____, 2025.

By COMPANY NAME, its Manager.

Title _____

Printed Name of Witness _____

Printed Name of Witness _____

Printed Name of Witness _____

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of official presence, this _____ day of _____, 2025, by COMPANY REPRESENTATIVE NAME of COMPANY NAME, on behalf of the company, such person is personally known by me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

WITNESS my hand and official seal this _____ day of _____, 2025.

CERTIFICATE OF APPROVAL ENGINEER

Examined and Approve _____

County Engineer _____ Date _____

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approve _____

Zoning Director _____ Date _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on _____ the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County _____

Attest _____

By _____ D.C.

CERTIFICATE COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____

County Comptroller in and for Orange County, Florida.

By _____

COUNTY DATA		COUNTY DATA	DELTA	CHANGED
C1	45.95	2023.97	TRAP	STIPULATED
C2	49.34	183.58	INFORM	STIPULATED

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CURVE DATA		DELTA	CHANGED
CURVE	ARC LENGTH	RADIUS	
C1	45.95	2003.87	
C2	499.34	1815.86	

• **FOR**



LOCATION OF SITE

1839 PLYMOUTH SORRENTO ROAD

APOPKA, ORANGE COUNTY, FLORIDA 32712

PARCEL IDS: 06-21-28-7172-15-040, 06-21-28-7172-15-010, 06-21-28-7172-15-011

SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST

REFERENCES

REDAK & TOPOGRAPHIC SURVEY
2010-2011
10000 N. W. 11TH AVE.
SUITE 200
SAN ANTONIO, TX 78255
PHONE: (214) 592-2678
FAX: (214) 592-2679
EMAIL: SURVEY@REDAK.COM
WEBSITE: WWW.REDAK.COM

PROJECT NO: 2020-134601 (3/20/2021)

GEOTECHNICAL INVESTIGATION REPORT

CLIENT: FPL ENERGY
2815 DIRECTORS ROW, SUITE 525
ORLANDO, FL 32839
PHONE: (407) 876-8478

PROJECT NO: 2020-141138

ASBESTUM PLAN
BRAIN CORPORALES, LLC
101 N. FRANKLIN STREET, SUITE 3000
PALM BEACH, FL 33480
PHONE: (561) 854-4880

TRAFFIC IMPACT ANALYSIS:
RITTELSON & ASSOCIATES, INC.
805 E. HARRISON STREET SUITE 205
ORLANDO, FL 32801
PHONE: (407) 253-1111
DATED: OCTOBER 2020

GATED OVERPASS AGENCIES

LANDMARK & SOLICITS DEPARTMENT
CITY OF ORLANDO PLANNING & ZONING DIVISION
1000 N. W. 11TH AVE.
SUITE 200
ORLANDO, FL 32703
PHONE: (407) 253-1272

BUILDING DEPARTMENT
CITY OF ORLANDO BUILDING & ZONING DIVISION
1000 N. W. 11TH AVE.
SUITE 100
ORLANDO, FL 32703

WATER DEPARTMENT
CITY OF ORLANDO FIRE AND EMS
1000 N. W. 11TH AVE.
SUITE 100
ORLANDO, FL 32703

ROW JURISDICTION

FLORIDA TURNPIKE SERVICE
CITY OF ORLANDO STREET
ORLANDO, FL 32703
PHONE: (407) 253-1272

STATE STORM WATER JURISDICTION

FLORIDA TURNPIKE SERVICE
2501 S. BIRCH ROAD
ORLANDO, FL 32839
PHONE: (407) 353-6500

UTILITIES

WATER/SWREWER/SEWER SERVICES
CITY OF ORLANDO
7414 E. CALLEVALE STREET
ORLANDO, FL 32831
PHONE: (407) 753-1731

RAIL
FLORIDA TURNPIKE NATIONAL GASTRO DISTRICT
1320 WINTER CHERRY LANE/RAIL ROAD
ORLANDO, FL 32837
PHONE: (407) 659-2734

CONNECTIONS

DRIVE EGRESS
FLORIDA TURNPIKE NATIONAL GASTRO DISTRICT
1320 WINTER CHERRY LANE/RAIL ROAD
ORLANDO, FL 32837
PHONE: (407) 659-2734

CABLE/ELECTRICAL
CHARTER COMMUNICATIONS
400 N. W. 11TH AVE.
SUITE 200
ORLANDO, FL 32703

TELEPHONE
STERNBERG BROADCASTING
400 N. W. 11TH AVE.
SUITE 200
ORLANDO, FL 32703
PHONE: (407) 355-8000

[illegible]**LOCATION MAP**

SCALE: 1" = 1,000'

RED APPLE DEVELOPMENT
800 CORPORATE DRIVE, SUITE 124
FT. LAUDERDALE, FL 33334
PHONE: (954) 202-3500

RYAN COMPANIES US, INC.
201 N. FRANKLIN STREET, SUITE 3501
TAMPA, FL 33602
PHONE: (813) 204-5000

PREPARED BY

BOHLER//

CONTACT: FL-PERMITS@BOHLERENG.COM

RYAN HILEMAN, P.E. - RHILEMAN@BOHLERENG.COM

[illegible]

CITY OF APOKA SITE PERMIT	XXX
ORANGE COUNTY ROW PERMIT	XXX
SJRWMD APP ID / PERMIT	XXX
UTILITY PERMIT	XXX



BOHLER

[illegible]

PROJECT No.:	FLD250048.00.0A
DRAWN BY:	- BCL -
CHECKED BY:	- RH -
DATE:	10/02/2025
CAD I.D.:	P-CIVL-CNDS

RYANPROPOSED
DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
AOPKA, FL 32712
CITY OF AOPKA
S 06 - T 21 S - R 28 E

BOHLER 

135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY RYAN KEITH HLEMAN, PE ON THE
DATE ADJACENT TO THE SEAL. SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 10/02/2025

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

BOHLER & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN OWNED BUSINESS ENTERPRISE. CERTIFIED BY THE NATIONAL ASSOCIATION OF WOMEN BUSINESS OWNERS.

REVISIONS

[illegible]

ISSUED FOR MUNICIPAL &

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED FOR CONSTRUCTION
PRACTICE. UNLESS INDICATED OTHERWISE.

PROJECT NO. FL0250548.001
DRAWN BY: SCJ
CHECKED BY: RH
DATE: 10/20/20
CAD ID: PLOVE-CNE

PROJECT:

**SITE
CONSTRUCTION
PLANS**

FOR

RYAN

PROPOSED
DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 2 E

BOHLEP //

BOHLER //

135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS COURT OF APPEAL No. 30780

RYAN KEITH HANCOCK
VICE PRES
No. 83571
STATE OF FLORIDA

Digitally signed by Ryan Keith Hancock
DN: c=US, o=Bohler, ou=Bohler, email=ryan.hancock@bohler.com
Date: 2002.08.28 10:29:22 EST
Reason: I am the Signer

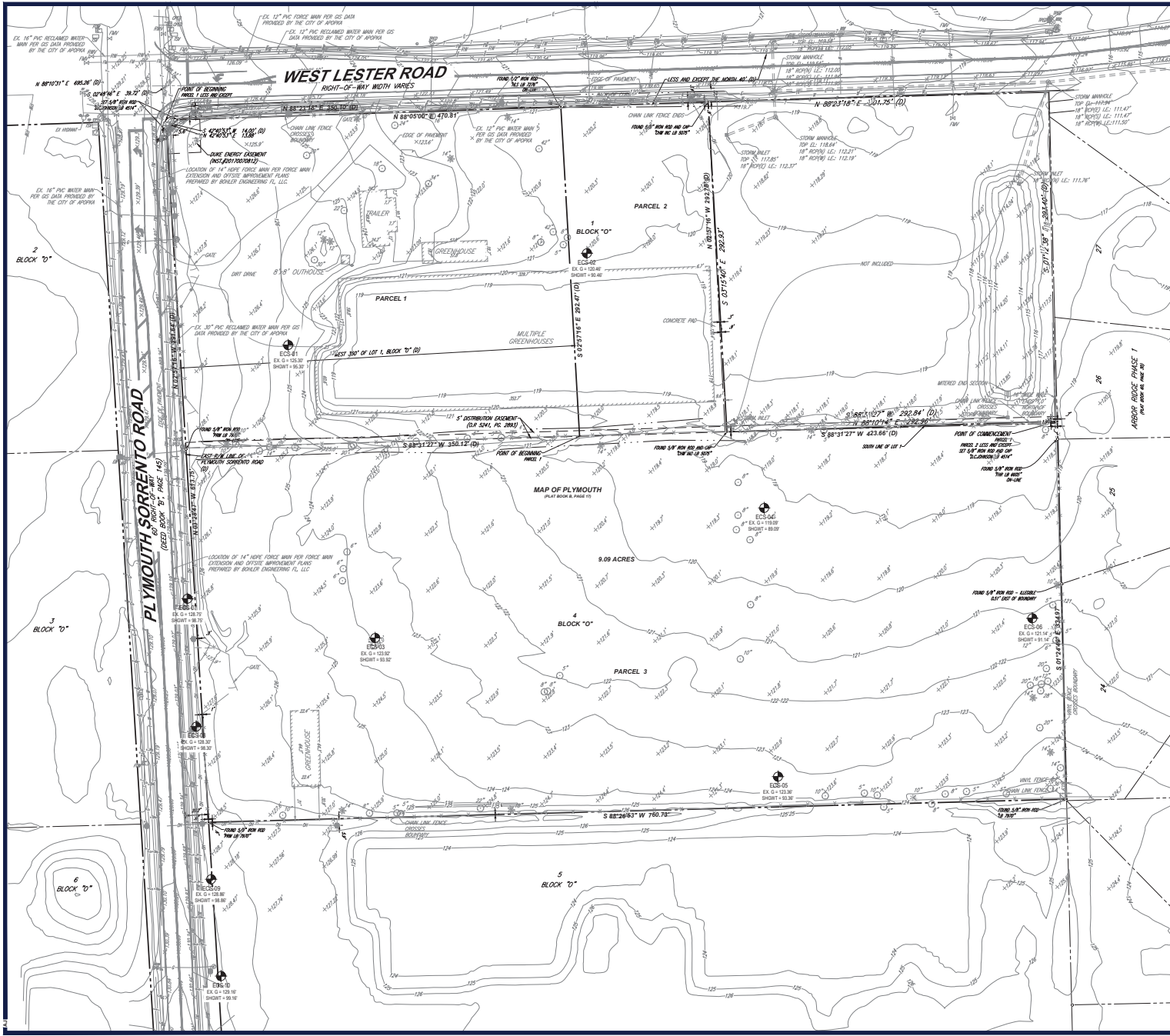
 AN KEITH HALEY
 2014

**FLORIDA
PROFESSIONAL ENGINEER**
EXP. 03/2025 11-235 10-07-2024 00:00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY RYAN KEITH HILBMAN, PE OR THE
DATE ADJACENT TO THE SEAL. SIGNATURE MUST
BE VERIFIED ON MY E-LECTRONIC COMPS.

SHEET TITLE:
**GENERAL
NOTES
AND
LEGEND**

SHEET NUMBER: **0100**



LEGEND	
EXISTING	
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CURB	---
UTILITY POLE	○
TYPICAL SIGN	△
PARKING COUNT	△
CONTOUR	---
SPOT ELEVATIONS	TO 516.4 OF 516.4
SANITARY LATERAL	---
SANITARY MAIN	---
WATER MAIN	---
ELECTRIC LINE	---
GAS LINE	---
OVERHEAD WIRE	---
STORM SEWER	---
HYDRANT	○
SANITARY MANHOLE	○
STORM MANHOLE	○
WATER VALVE	○
WATER METER	○
GAS VALVE	○
TYPICAL END SECTION	---
ORIGINAL	---
GRATE INLET	○
CURB INLET	○
CLEANOUT	○

DATUM NOTE
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 FLORIDA STATE PLANE COORDINATE SYSTEM, F.L.-EAST PROJECTION, (US FT) WITH THE SOUTH BOUNDARY OF LOT 6, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF S88°26'53\"/>

FEMA NOTE
THE PROPERTY IS LOCATED IN OTHER AREAS X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 110 OF 150, MAP NUMBER 12065C0110H, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 24, 2021.

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REVISIONS		
REV	DATE	COMMENT

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PROJECT No.: FLO202048.00.04
DRAWN BY: -BS-
CHECKED BY: -RH-
DATE: 10/02/2025
CAD ID: P-CIVL-EXDM

PROJECT:

**SITE
CONSTRUCTION
PLANS**
FOR
RYAN
PROPOSED
DEVELOPMENT
1825 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 08 - T 21 S - R 28 E

BOHLER

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SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
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FLORIDA

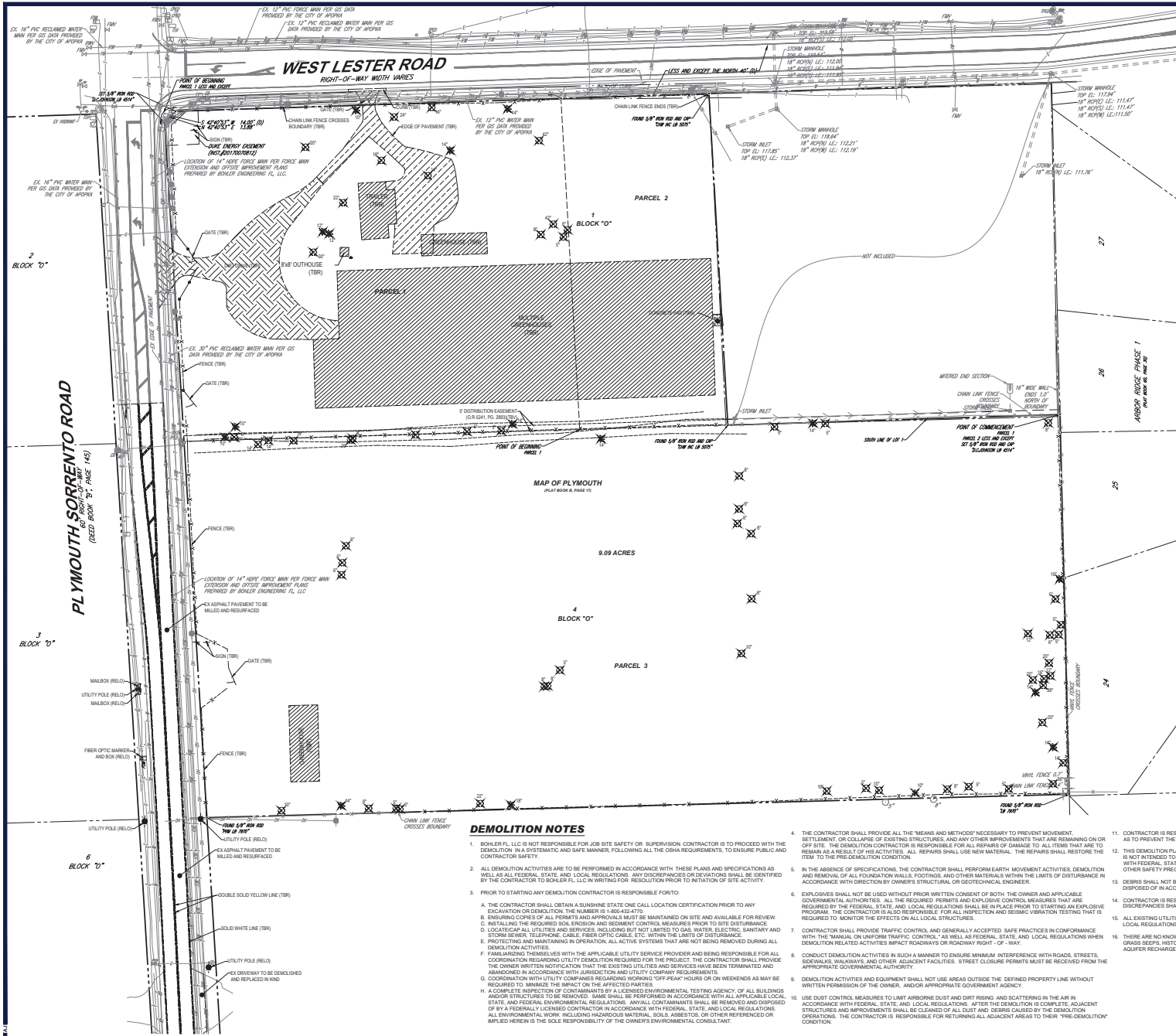
STATE ENGINEER
NO. 83271
DATE OF
RENEWAL 08/01/2024

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER:
C-201

ORG. DATE - 10/02/2025

THIS PLAN HAS BEEN DIGITALLY SCANNED AND QUALITY CHECKED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY ALL DATA AND CONDITIONS BEFORE CONSTRUCTION.



LEGEND	
DEMO	
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CURB	---
UTILITY POLE	○
TYPICAL SIGN	△
PARKING COUNTER	△
CONTOUR	---
SPOT ELEVATIONS	R 516.4 OR 516.4
SANITARY LATERAL	---
SANITARY MAIN	---
WATER LINE	---
ELECTRIC LINE	---
GAS LINE	---
OVERHEAD WIRE	---
STORM SEWER	---
HYDRANT	○
SANITARY MANHOLE	○
STORM MANHOLE	○
WATER VALVE	○
WATER METER	○
GAS VALVE	○
TYPICAL END SECTION	---
ENDWALL	---
GRATE INLET	○
CURB INLET	○
CLEARCUT	○
BUILDING TO BE REMOVED	---
ASPHALT TO BE REMOVED	---
DIRT ROAD TO BE REMOVED	---
CONCRETE TO BE REMOVED	---

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TAN)	TO BE ABANDONED
(BR)	TO BE REMOVED
(TR)	TO BE VACATED
(RELO)	TO BE RELOCATED

DATUM NOTE
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 (FLORIDA STATE PLANE COORDINATE SYSTEM 14-EAST PROJECTION). USE FT WITH THE SOUTH BOUNDARY OF LOT 4, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK 8, PAGE 12. PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF 88°29'33\"/>

DEMOLITION NOTES

- BOHLER, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR VIOLATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
 - THE CONTRACTOR SHALL OBTAIN A BUSINESS STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-42-4770.
 - REINFORCING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED BOD EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING MORNING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGED TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIONS SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND BLASTING VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

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PROJECT NO.: FLO2024-08-001A
DRAWN BY: RLH
CHECKED BY: RLH
DATE: 10/02/2025
CAD ID: PLY-DEM-001

PROJECT: **SITE CONSTRUCTION PLANS** FOR **RYAN**
PROPOSED DEVELOPMENT
1825 PLYMOUTH SORRENTO RD
APOPKA, FL 32713
CITY OF APOPKA
S 08 - T 21 S - R 28 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 500
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
www.bohlerllc.com

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DEMOLITION PLAN
SHEET NUMBER: **C-202**
ORG. DATE - 10/02/2025

WEST LESTER ROAD

RIGHT-OF-WAY WIDTH VARIES



SCALE 1" = 20'

LEGEND	
SITE PLAN	
EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COUNT	---
PROP SIGN	---
PROP BUILDING ENTRANCE	---
PROP CONCRETE SIDEWALK	---
PROP STANDARD DUTY CONCRETE PAVEMENT	---
PROP HEAVY DUTY CONCRETE PAVEMENT	---

SITE NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AAH) DEVELOPMENT REGULATIONS (LATEST EDITION INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

PROP K-12 CHARTER SCHOOL
2-STORY BUILDING
1ST FLOOR: 53,719 SF
2ND FLOOR: 37,444 SF
TOTAL: 91,163 SF
FFE: 124.50'

MATCHLINE - SHEET C-302

MATCHLINE - SHEET C-303

PROP FIELD RESTROOM
1,200 SF
FFE = 124.10

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REVISIONS		
REV	DATE	COMMENT



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: FLD20048.00.AA
 DRAWN BY: -RL-
 CHECKED BY: SUITE 600
 DATE: 10/02/2025
 CAD ID: FLDVLSITE

SITE CONSTRUCTION PLANS
 FOR

RYAN
 PROPOSED DEVELOPMENT
 1625 PLYMOUTH SORRENTO RD
 APOPKA, FL 32712
 CITY OF APOPKA
 S 06 - T 21 S - R 28 E

BOHLER
 135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2888
 FAX: (321) 234-2889



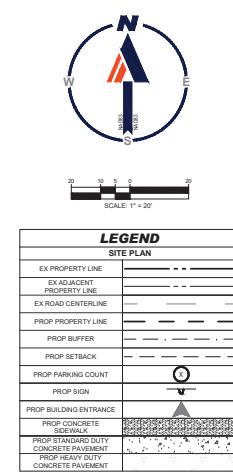
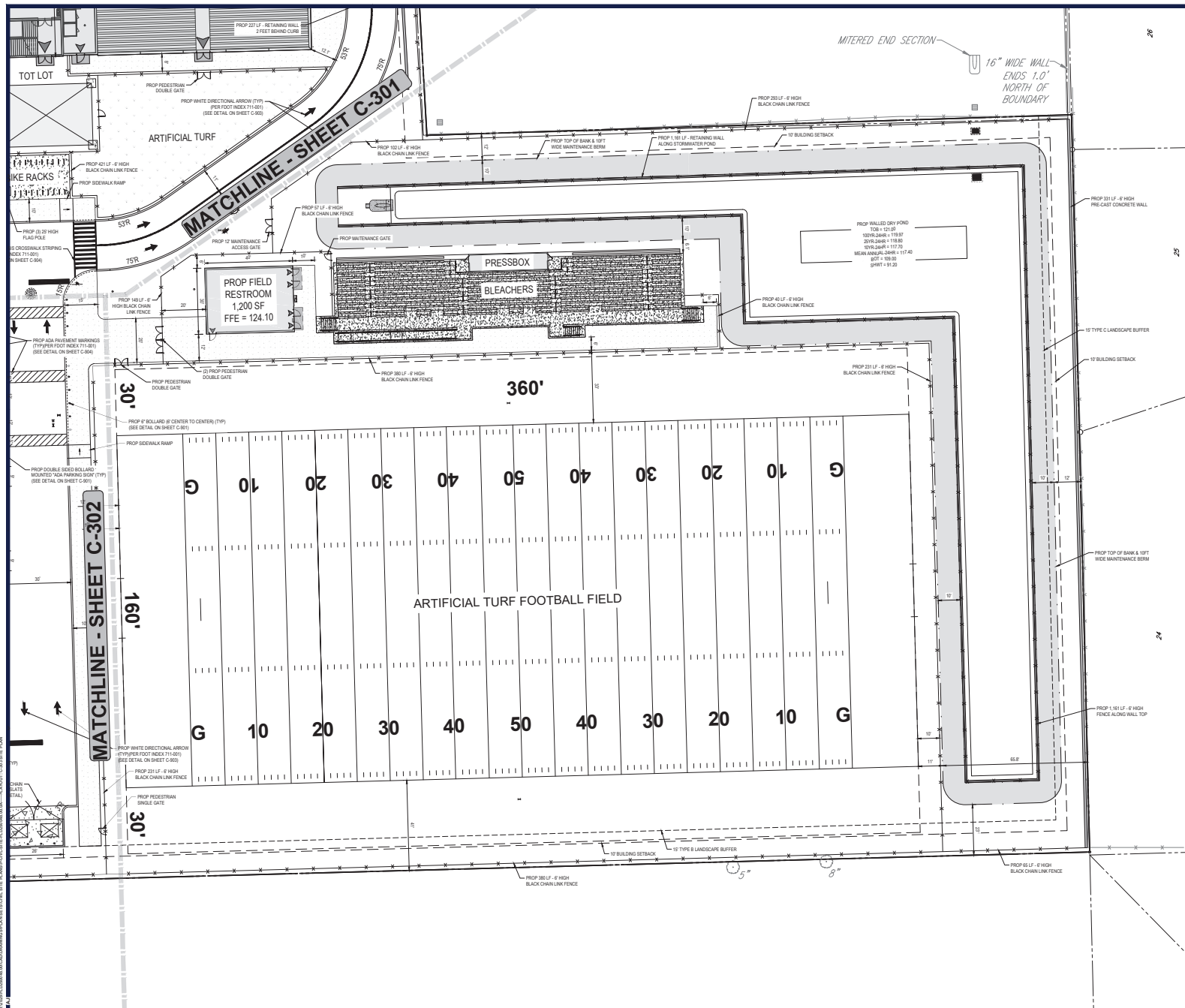
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 CIVIL ENGINEERING BOARD. THE SEAL MUST
 BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 10/02/2025



- SITE NOTES**
- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
 - THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
 - THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
 - ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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PROJECT No.: FLD05048.00.0A
DRAWN BY: -RL-
CHECKED BY: -RH-
DATE: 10/02/2025
CAD ID: P-CIVIL-SITE

PROJECT:

SITE CONSTRUCTION PLANS

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 08 - T 21 S - R 28 E

BOHLER

135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

RYAN KEITH HECKER
No. 83371
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS SEAL HAS BEEN DIGITALLY SIGNED AND
VALIDATED BY THE STATE OF FLORIDA. IT IS THE
USER'S RESPONSIBILITY TO VERIFY THE SIGNATURE
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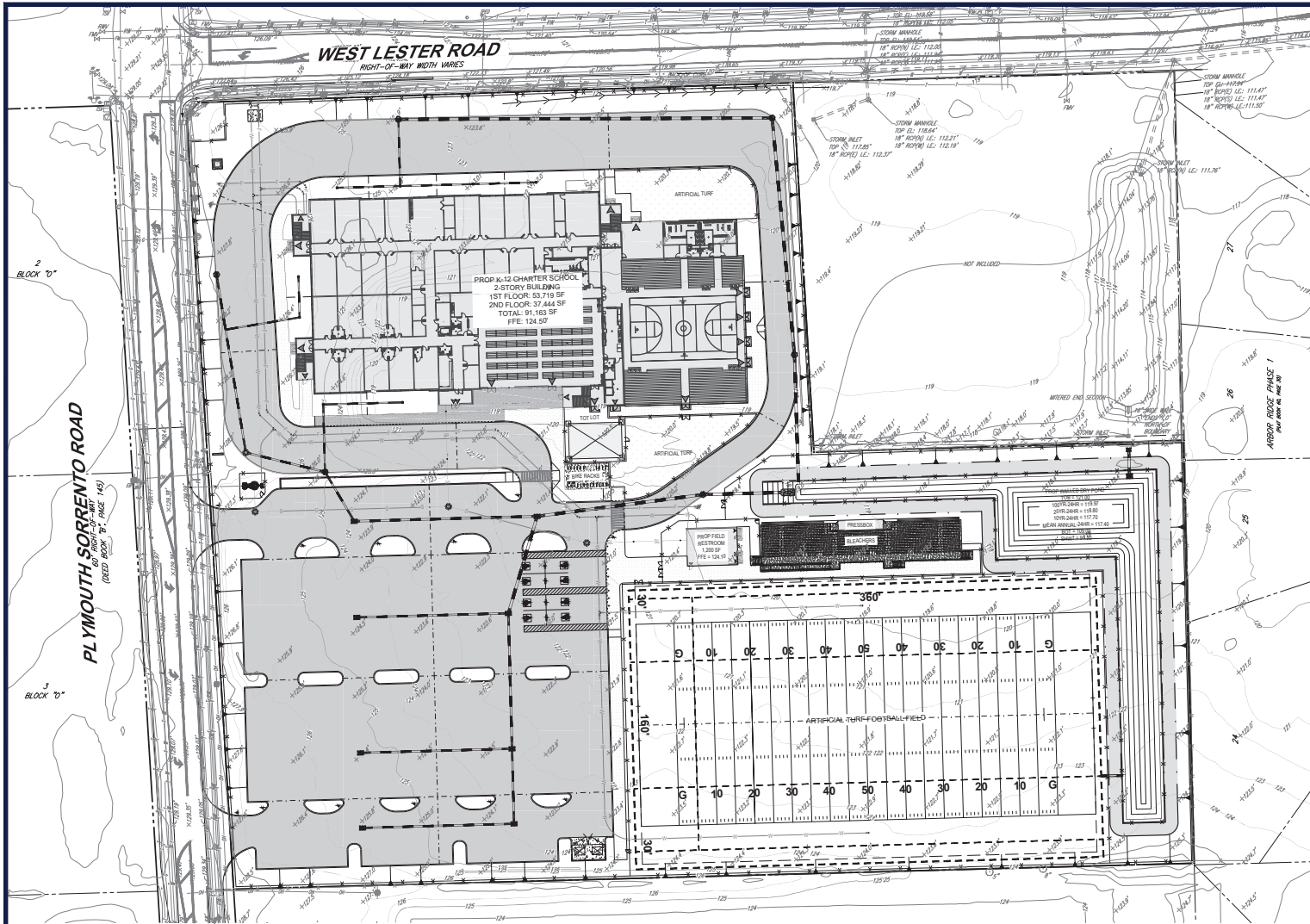
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-303

ORG. DATE - 10/02/2025



LEGEND GRAVING PLAN	
PROPERTY LINE	---
PROP ONSITE ASPHALT PAVEMENT	[Pattern]
PROP CONCRETE SIDEWALK	[Pattern]
PROP STANDARD DUTY CONCRETE PAVEMENT	[Pattern]
PROP HEAVY DUTY CONCRETE PAVEMENT	[Pattern]
PROP SPOT ELEVATION	[Symbol]
EX STORM SEWER	[Symbol]
PROP STORM SEWER	[Symbol]
PROP GRATE INLET	[Symbol]
PROP STORM CLEANOUT	[Symbol]
PROP STORM MANHOLE	[Symbol]
RIDGE LINE	---
SWALE LINE	---

PAVING AND GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDWORK.
2. THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
3. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE. ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
4. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
6. MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FOOT OR OTHER PROJECT SPECIFICATIONS.
7. RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 10' IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

STORM DRAINAGE NOTES

- A. GENERAL:
1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 2. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS 24", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2848 AND AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- C. INSTALLATION:
1. PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 2. BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AUI SPECIFICATIONS IF A PUBLIC PIPE.
- D. CONNECTIONS TO EXISTING STORM STRUCTURES:
1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTION (AHJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
 2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 4. REFER TO F.D.D. STANDARD PLAN INDEX 425-501 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

GENERAL NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
4. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.D. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
6. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

DATUM NOTE

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 (FLORIDA STATE PLANE) COORDINATE SYSTEM. PLAST PROJECTION (US FT) WITH THE SOUTH BOUNDARY OF LOT G, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK B, PAGE 17. PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF 88°29'35"W.

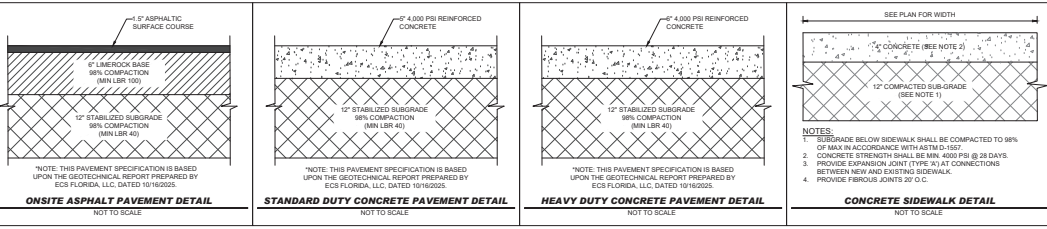
FEMA NOTE

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AS FLOOD DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 110 OF 750, MAP NUMBER 130505011N, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 24, 2021.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLER'S SCOPE OF WORK.

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY



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PROJECT NO.: FLO2204H.00.A
DRAWN BY: RL
CHECKED BY: RL
DATE: 10/02/2025
CAO ID: P-CIVIL-GRAD

PROJECT: **SITE CONSTRUCTION PLANS** FOR **RYAN**

PROPOSED DEVELOPMENT
1825 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 2 E

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 500
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
Fax: (321) 234-2888
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SEAL
BOHLER & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 83371
STATE OF FLORIDA
EXPIRATION DATE 12/31/2026

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER. THE SEAL OF THE ENGINEER MUST BE VERIFIED BY THE AGENCY OR AGENCY APPROVALS.

SHEET TITLE: **OVERALL PAVING, GRADING AND DRAINAGE PLAN**
SHEET NUMBER: **C-400**

ORG. DATE - 10/02/2025



PROPERTY LINE	==
PROP ONSITE ASPHALT PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	
PROP SPOT ELEVATION	
EX STORM SEWER	==
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	
PROP STORM MANHOLE	
RIDGE LINE	—▲—
SWALE LINE	—▼—

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT: **SITE**

RYAN

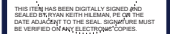


BOHLER //

FLORIDA BUSINESS CERT. OF AUTH. No. 30790

RYAN KEITH HUEMAN
LICENSE
No. 83371

Digitally signed by Ryan K Hueman
DN: cn=ryan.hueman@att.net, email=ryan.hueman@att.net



PAVING,

SHEET NUMBER:
C-401

ORG. DATE - 10/02/2025



OCPA PARCEL ID # 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053,
02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020

1	C10	COVER SHEET
2	C11	ABBREVIATIONS & SYMBOLS
3	C11	ABBREVIATIONS & SYMBOLS
4	C12	EXISTING EXISTING CONDITIONS
5	C12	EXISTING EXISTING CONDITIONS
6	C12	EXISTING EXISTING CONDITIONS
7	C12	EXISTING EXISTING CONDITIONS
8	C12	EXISTING EXISTING CONDITIONS
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11	C12	EXISTING EXISTING CONDITIONS
12	C12	EXISTING EXISTING CONDITIONS
13	C20	MASTER PLAN
14	C20	MASTER PLAN - DEVELOPMENT STANDARDS
15	C30	OVERALL GEOMETRY PLAN
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[illegible]

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MAITLAND, FLORIDA 32751
(407) 558-2228



THE PROPERTY IS MADE UP OF SIX PARCELS THAT ARE LOCATED ALONG THE WEST OF STATE ROAD 46, NORTH OF ONDICH ROAD, AND NORTHEAST OF THE CROSSROADS AT NELLY PARK DEVELOPMENT. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 3806, 3808, 3815, 4265 ONDICH ROAD, A LAKeland, FLORIDA, 32712. IN THE CITY OF APOPKA, THE SUBJECT PROPERTY HAS A TOTAL AREA OF 196.8463 AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 196 INDIVIDUAL SINGLE FAMILY LOTS, ACCESSIBLE ROADWAYS, AND RETENTION DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER, AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED TO CONTROL AND MAINTAIN ALL OF THE PROPOSED SUBDIVISIONS COMMON AREAS, WHEREIN EACH OF

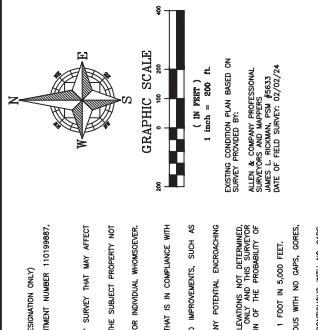
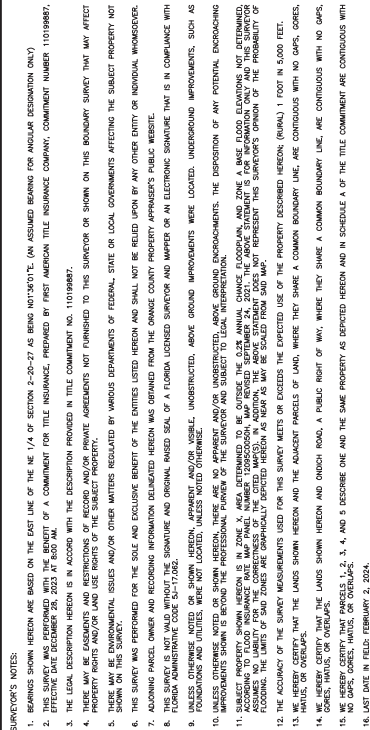
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ABBREVIATIONS		EXISTING SYMBOLS		PROPOSED SYMBOLS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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(PIPE)	AS	ARMOR (PIPE)	AT	ARMOR (PIPE)	AV	ARMOR (PIPE)	AW	ARMOR (PIPE)	AX	ARMOR (PIPE)	AY	ARMOR (PIPE)	AZ	ARMOR (PIPE)	BA	ARMOR (PIPE)	BB	ARMOR (PIPE)	BC	ARMOR (PIPE)	BD	ARMOR (PIPE)	BE	ARMOR (PIPE)	BF	ARMOR (PIPE)	BG	ARMOR (PIPE)	BH	ARMOR (PIPE)	BI	ARMOR (PIPE)	BJ	ARMOR (PIPE)	BK	ARMOR (PIPE)	BL	ARMOR (PIPE)	BM	ARMOR (PIPE)	BN	ARMOR (PIPE)	BO	ARMOR (PIPE)	BP	ARMOR (PIPE)	BQ	ARMOR (PIPE)	BR	ARMOR (PIPE)	BS	ARMOR (PIPE)	BT	ARMOR (PIPE)	BU	ARMOR (PIPE)	BV	ARMOR (PIPE)	BW	ARMOR (PIPE)	BX	ARMOR (PIPE)	BY	ARMOR (PIPE)	BZ	ARMOR (PIPE)	CA	ARMOR (PIPE)	CB	ARMOR (PIPE)	CC	ARMOR (PIPE)	CD	ARMOR (PIPE)	CE	ARMOR (PIPE)	CF	ARMOR (PIPE)	CG	ARMOR (PIPE)	CH	ARMOR (PIPE)	CI	ARMOR (PIPE)	CJ	ARMOR (PIPE)	CK	ARMOR (PIPE)	CL	ARMOR (PIPE)	CM	ARMOR (PIPE)	CN	ARMOR (PIPE)	CO	ARMOR (PIPE)	CP	ARMOR (PIPE)	CQ	ARMOR (PIPE)	CR	ARMOR (PIPE)	CS	ARMOR (PIPE)	CT	ARMOR (PIPE)	CU	ARMOR (PIPE)	CV	ARMOR (PIPE)	CW	ARMOR (PIPE)	CX	ARMOR (PIPE)	CY	ARMOR (PIPE)	CZ	ARMOR (PIPE)	DA	ARMOR (PIPE)	DB	ARMOR (PIPE)	DC	ARMOR (PIPE)	DD	ARMOR (PIPE)	DE	ARMOR (PIPE)	DF	ARMOR (PIPE)	DG	ARMOR (PIPE)	DH	ARMOR (PIPE)	DI	ARMOR (PIPE)	DJ	ARMOR (PIPE)	DK	ARMOR (PIPE)	DL	ARMOR (PIPE)	DM	ARMOR (PIPE)	DN	ARMOR (PIPE)	DO	ARMOR (PIPE)	DP	ARMOR (PIPE)	DQ	ARMOR (PIPE)	DR	ARMOR (PIPE)	DS	ARMOR (PIPE)	DT	ARMOR (PIPE)	DU	ARMOR (PIPE)	DV	ARMOR (PIPE)	DW	ARMOR (PIPE)	DX	ARMOR (PIPE)	DY	ARMOR (PIPE)	DZ	ARMOR (PIPE)	EA	ARMOR (PIPE)	EB	ARMOR (PIPE)	EC	ARMOR (PIPE)	ED	ARMOR (PIPE)	EE	ARMOR (PIPE)	EF	ARMOR (PIPE)	EG	ARMOR (PIPE)	EH	ARMOR (PIPE)	EI	ARMOR (PIPE)	EJ	ARMOR (PIPE)	EK	ARMOR (PIPE)	EL	ARMOR (PIPE)	EM	ARMOR (PIPE)	EN	ARMOR (PIPE)	EO	ARMOR (PIPE)	EP	ARMOR (PIPE)	EQ	ARMOR (PIPE)	ER	ARMOR (PIPE)	ES	ARMOR (PIPE)	ET	ARMOR (PIPE)	EU	ARMOR (PIPE)	EV	ARMOR (PIPE)	EW	ARMOR (PIPE)	EX	ARMOR (PIPE)	EY	ARMOR (PIPE)	EZ	ARMOR (PIPE)	FA	ARMOR (PIPE)	FB	ARMOR (PIPE)	FC	ARMOR (PIPE)	FD	ARMOR (PIPE)	FE	ARMOR (PIPE)	FF	ARMOR (PIPE)	FG	ARMOR (PIPE)	FH	ARMOR (PIPE)	FI	ARMOR (PIPE)	FJ	ARMOR (PIPE)	FK	ARMOR (PIPE)	FL	ARMOR (PIPE)	FM	ARMOR (PIPE)	FN	ARMOR (PIPE)	FO	ARMOR (PIPE)	FP	ARMOR (PIPE)	FQ	ARMOR (PIPE)	FR	ARMOR (PIPE)	FS	ARMOR (PIPE)	FT	ARMOR (PIPE)	FU	ARMOR (PIPE)	FV	ARMOR (PIPE)	FW	ARMOR (PIPE)	FX	ARMOR (PIPE)	FY	ARMOR (PIPE)	FZ	ARMOR (PIPE)	GA	ARMOR (PIPE)	GB	ARMOR (PIPE)	GC	ARMOR (PIPE)	GD	ARMOR (PIPE)	GE	ARMOR (PIPE)	GF	ARMOR (PIPE)	GG	ARMOR (PIPE)	GH	ARMOR (PIPE)	GI	ARMOR (PIPE)	GJ	ARMOR (PIPE)	GK	ARMOR (PIPE)	GL	ARMOR (PIPE)	GM	ARMOR (PIPE)	GN	ARMOR (PIPE)	GO	ARMOR (PIPE)	GP	ARMOR (PIPE)	GQ	ARMOR (PIPE)	GR	ARMOR (PIPE)	GS	ARMOR (PIPE)	GT	ARMOR (PIPE)	GU	ARMOR (PIPE)	GV	ARMOR (PIPE)	GW	ARMOR (PIPE)	GX	ARMOR (PIPE)	GY	ARMOR (PIPE)	GZ	ARMOR (PIPE)	HA	ARMOR (PIPE)	HB	ARMOR (PIPE)	HC	ARMOR (PIPE)	HD	ARMOR (PIPE)	HE	ARMOR (PIPE)	HF	ARMOR (PIPE)	HG	ARMOR (PIPE)	HH	ARMOR (PIPE)	HI	ARMOR (PIPE)	HJ	ARMOR (PIPE)	HK	ARMOR (PIPE)	HL	ARMOR (PIPE)	HM	ARMOR (PIPE)	HN	ARMOR (PIPE)	HO	ARMOR (PIPE)	HP	ARMOR (PIPE)	HQ	ARMOR (PIPE)	HR	ARMOR (PIPE)	HS	ARMOR (PIPE)	HT	ARMOR (PIPE)	HU	ARMOR (PIPE)	HV	ARMOR (PIPE)	HW	ARMOR 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NOT FOR CONSTRUCTION

PLUG POLE	FOUND CONCRETE MONUMENT AS NOTED
FENCE GATE	FOUND IRON ROD OR PIPE AS NOTED
	SET 1/2" ROD RIGID AND CAP OR NAIL & DISK 1046723
	FENCE LINE AS NOTED
	OVERHEAD ELECTRIC LINE
	ENCLOSURE AREAS
	FOUNDED RE
	FOUND BARRIERS NOT FOUND, ELEVATION MATCH AT PROVIDED COORDINATES
	SOIL BORING

END OF SYMBOLS AND ABBREVIATIONS	
CMB.	OPTICAL RECORDS BOOK
P.B.	PLAY BOOK
INVEST	BUSINESS INVESTMENT
PROF	PROFESSIONAL
LS	PROFESSIONAL SURVEYOR AND MAPPER
IDENT	IDENTIFICATION
CD	CERTIFIED OWNER RECORD
CON	RIGHT OF WAY
R/W	RADIUS
R	CHORD BEARING
CB	CHORD BEARING
CO	CORNER
L	POLY/CENTRAL ANGLE
ARE	AREA
DESCR	DESCRIBED
MD	MEASURED
MD	METAL POLE

[illegible]

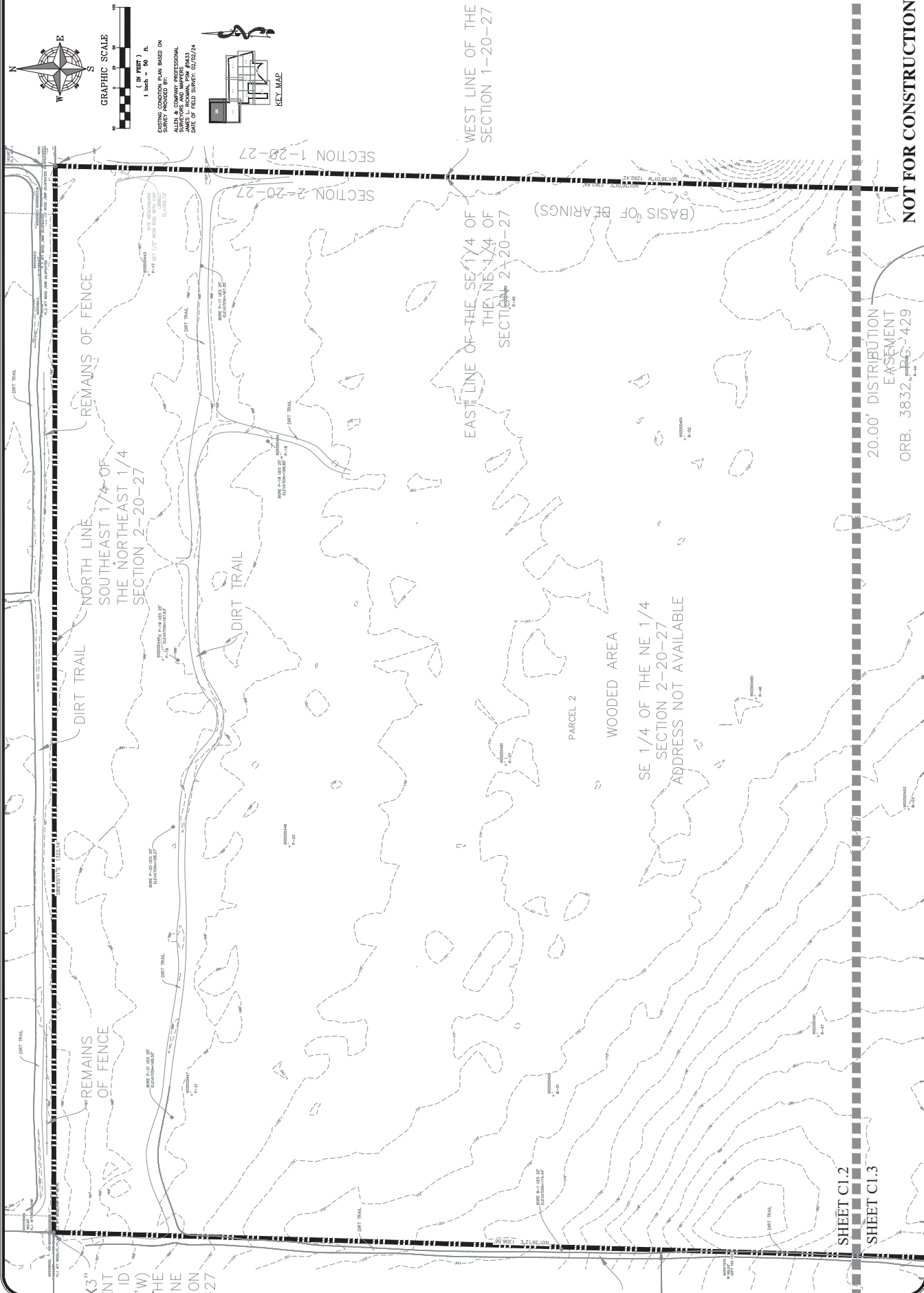
1828 ENGINEERING

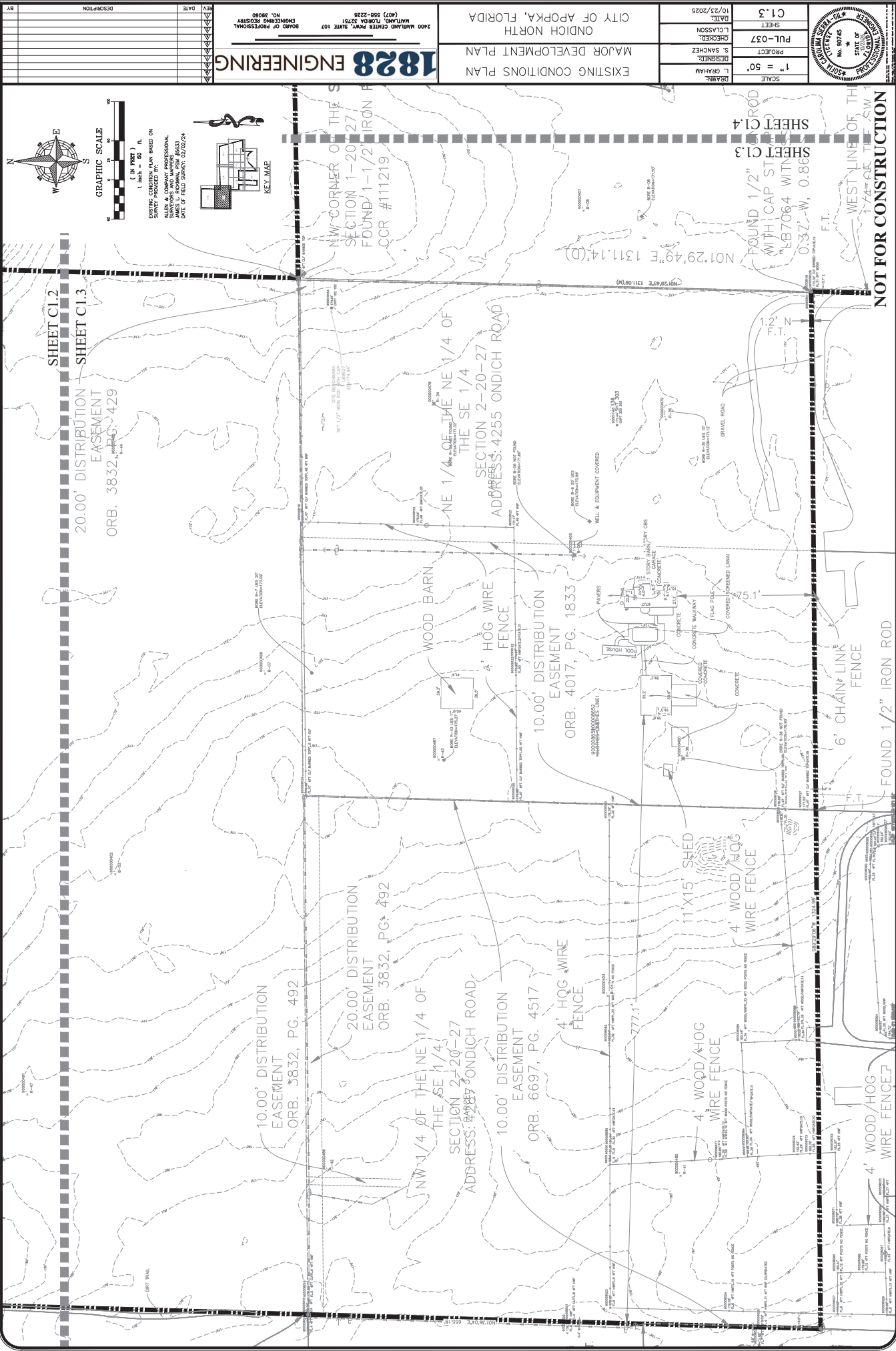
2400 WATLAND CENTER DRIVE, SUITE 107
MARIETTA, GEORGIA 30067
(404) 586-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY
NO. 39880

EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN
ONDIGH NORTH
CITY OF APOPKA, FLORIDA

SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	S. SANCHEZ
CHECKED	L. CLARKSON
SHEET	PUL-037
DATE	10/23/2025







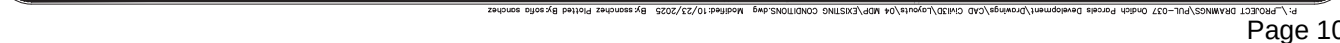
1828 ENGINEERING		2400 WATLAND CENTER HWY., SUITE 107 MARIETTA, GEORGIA 30067 PHONE: (770) 588-2228 FAX: (770) 588-2228	
CITY OF APOPKA, FLORIDA		EXISTING CONDITIONS PLAN	
MAJOR DEVELOPMENT PLAN		ANDICH NORTH	
CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA	
DATE: 10/23/2025		SHEET: C1.3	
DESIGNED: L. CLARKSON		PROJECT: PUL-037	
CHECKED: S. SANCHEZ		SCALE: 1" = 50'	
DRAWN: L. GRAHAM		SHEET C1.4	
SHEET C1.3		SHEET C1.2	

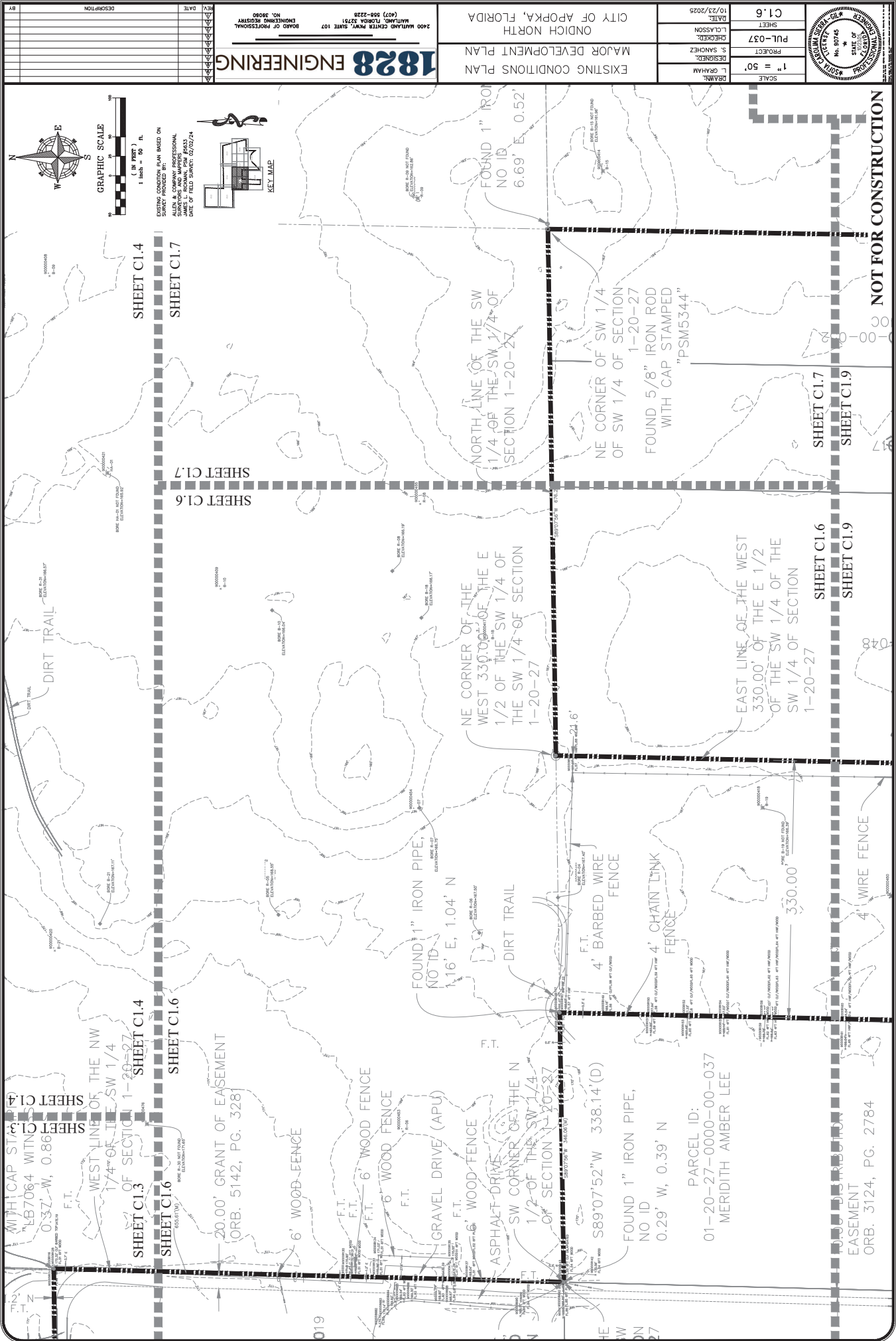
GRAPHIC SCALE
1" = 50'
1" = 100'
1" = 200'

KEY MAP

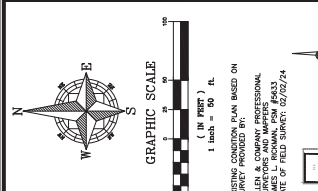
NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

[illegible]

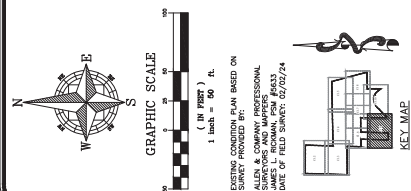


EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

[illegible]



4 WOOD/
WIRE FENCE S89°19'14"W



1828 ENGINEERING

2400 WATLING CENTER DRIVE, SUITE 107
MAYLAND, FLORIDA 32751
(407) 506-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY
NO. 39980

EXISTING CONDITIONS PLAN

MAJOR DEVELOPMENT PLAN

ONDIGH NORTH
CITY OF APOPKA, FLORIDA

DRAMA: L. GRAHAM

DESIGNED: S. SANCHEZ

CHECKED: L. CLARKSON

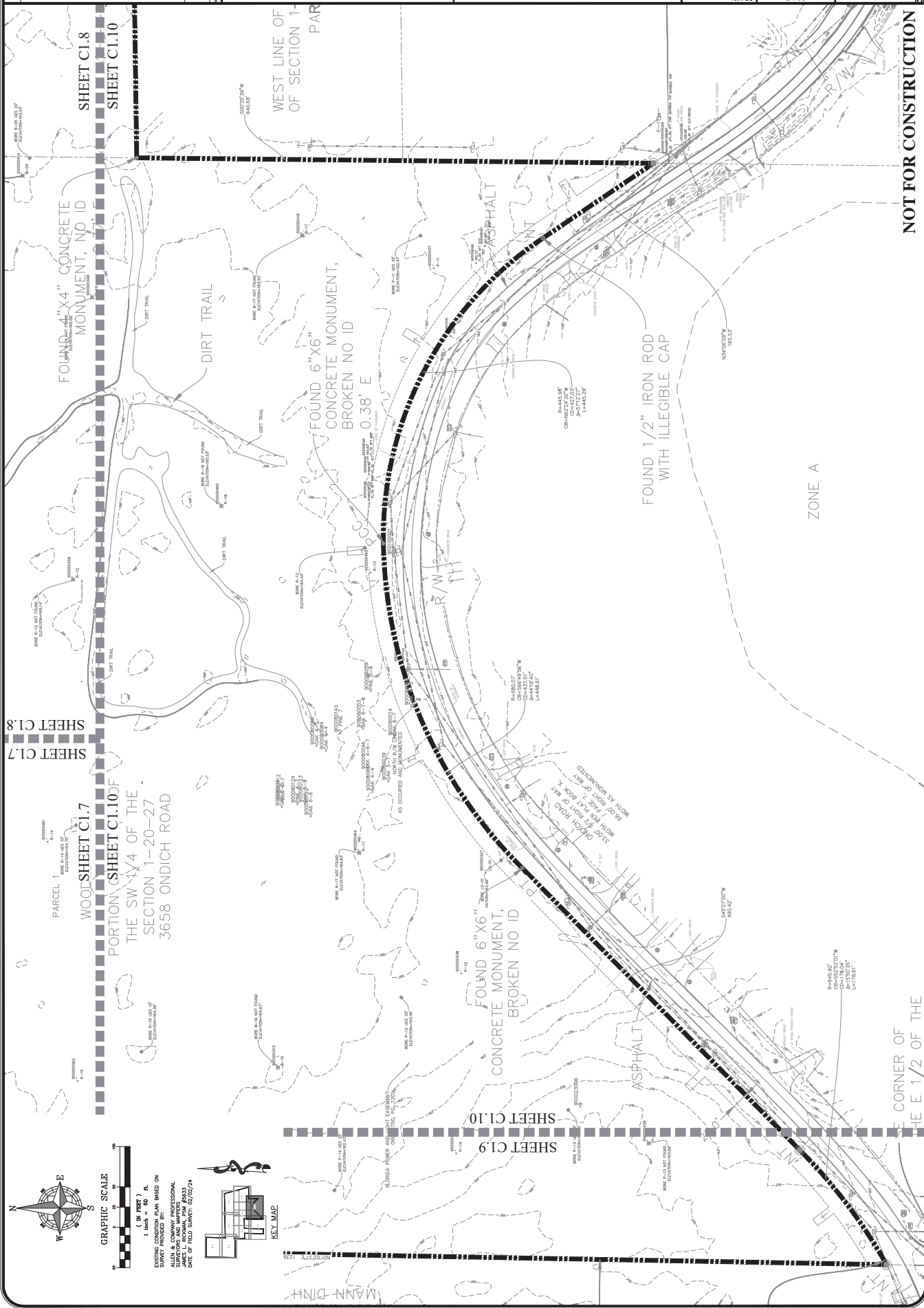
DATE: 10/23/2025

SCALE: 1" = 50'

PROJECT: PUL-037

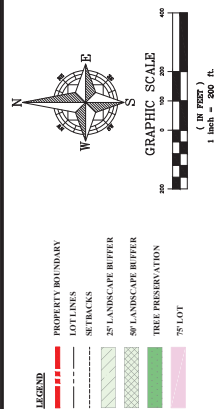
SHEET: C1.10



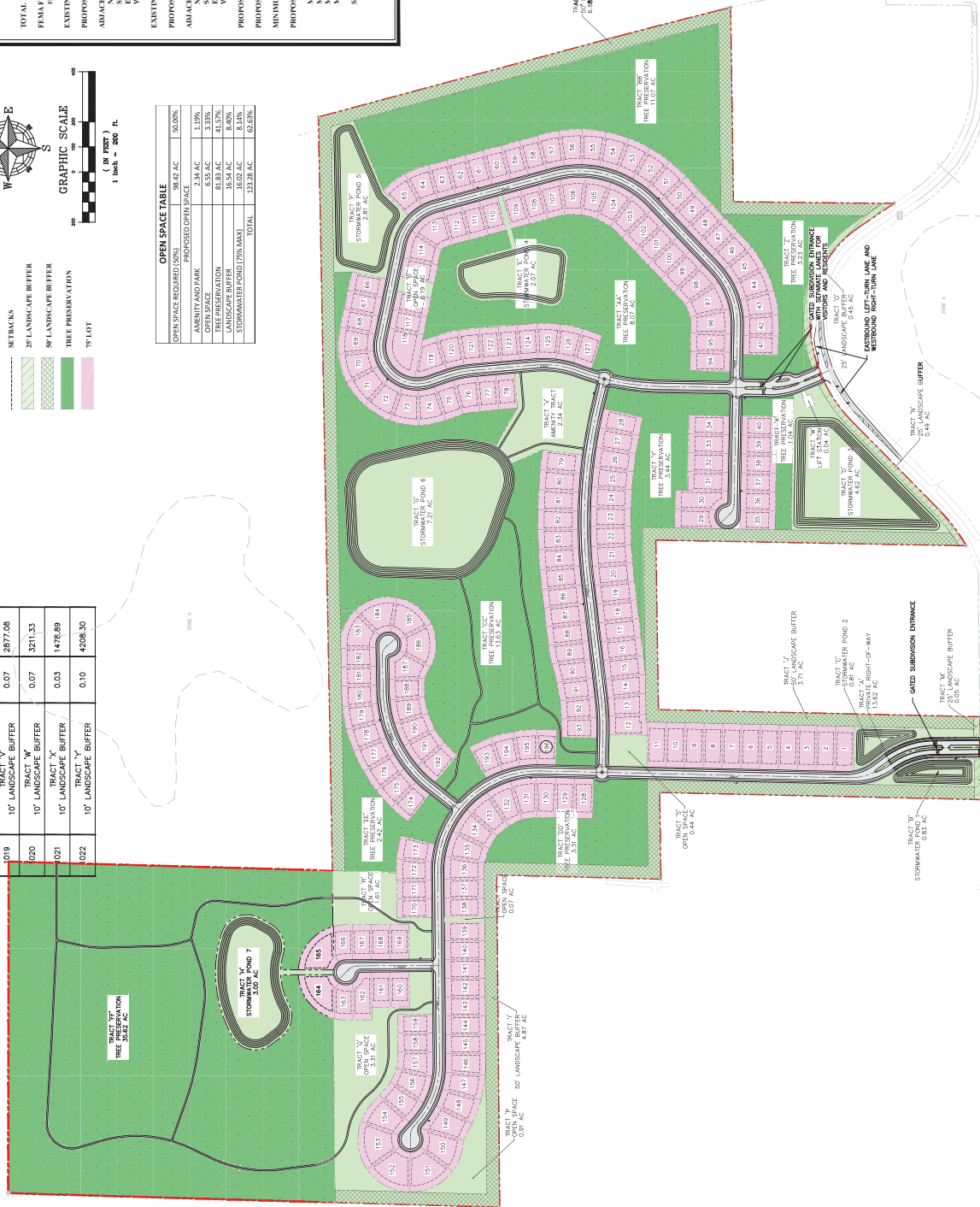


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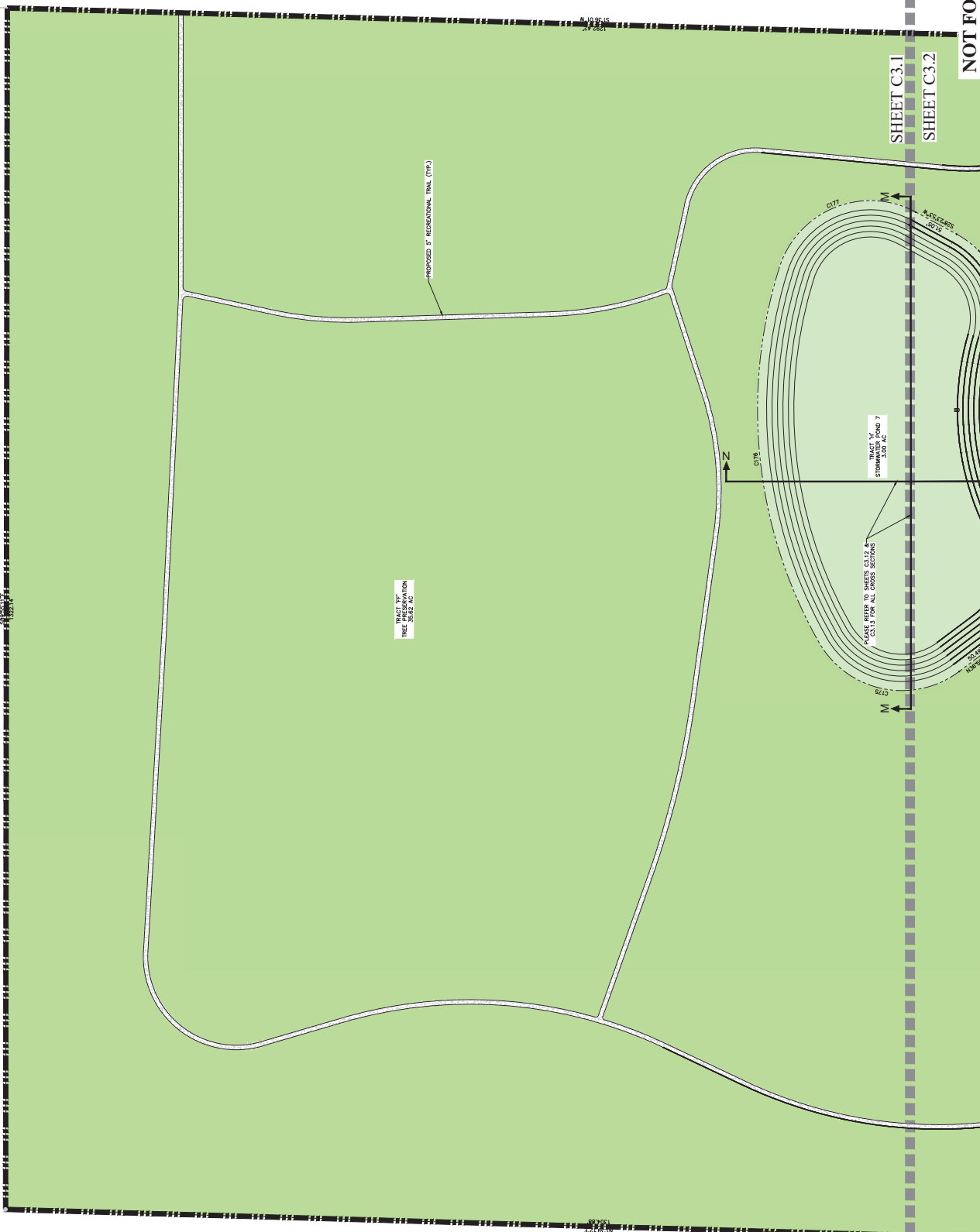
OPEN SPACE TABLE		
OPEN SPACE REQUIRED (50%)	98.42 AC	50.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	2.34 AC	1.1%
OPEN SPACE	6.55 AC	3.33%
TREE PRESERVATION	81.83 AC	41.57%
LANDSCAPE BUFFER	16.54 AC	8.40%
STORMWATER POND (75% MAX)	12.28 AC	8.14%
TOTAL	123.28 AC	62.63%



		WATER QUALITY POND #			
1017	TRACT "R" STORMWATER POND 2	5.58	242946.94		
1018	TRACT "O" STORMWATER POND 1	0.51	22195.63		
1019	TRACT "V" 10' LANDSCAPE BUFFER	0.07	2877.08		
1020	TRACT "W" 10' LANDSCAPE BUFFER	0.07	3211.33		
1021	TRACT "X" 10' LANDSCAPE BUFFER	0.03	1476.89		
1022	TRACT "Y" 10' LANDSCAPE BUFFER	0.10	4028.30		

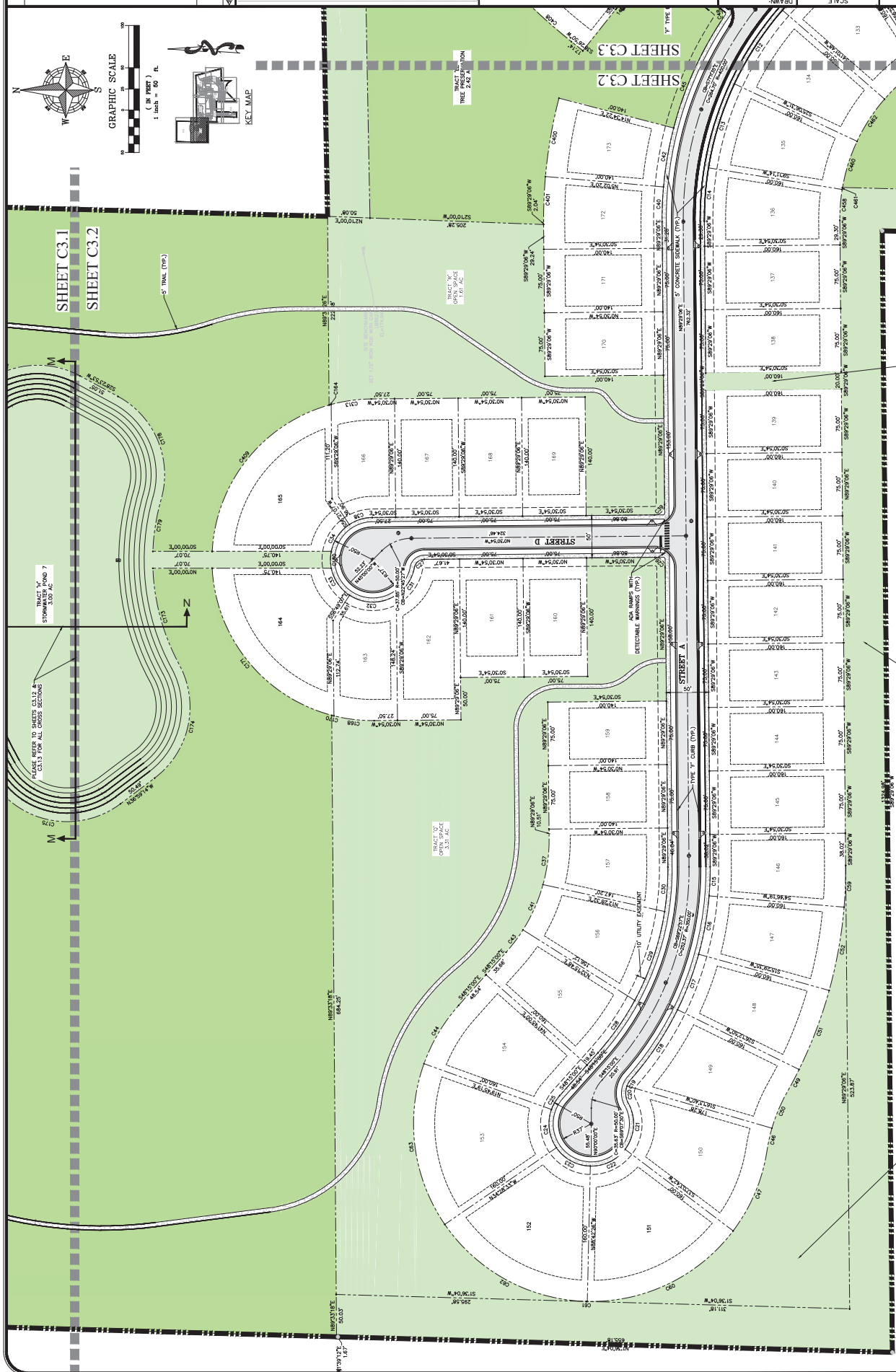


SHEET C3.1
SHEET C3.2



A graphic scale bar showing distances in feet (0 to 50) and miles (0 to 1). Below the scale is the text "(IN FEET) 1 inch = 50 ft". To the left is a compass rose with cardinal directions N, S, E, W. To the right is a key map showing the location of the study area within a larger regional context, with a north arrow pointing upwards.

NOT FOR CONSTRUCTION



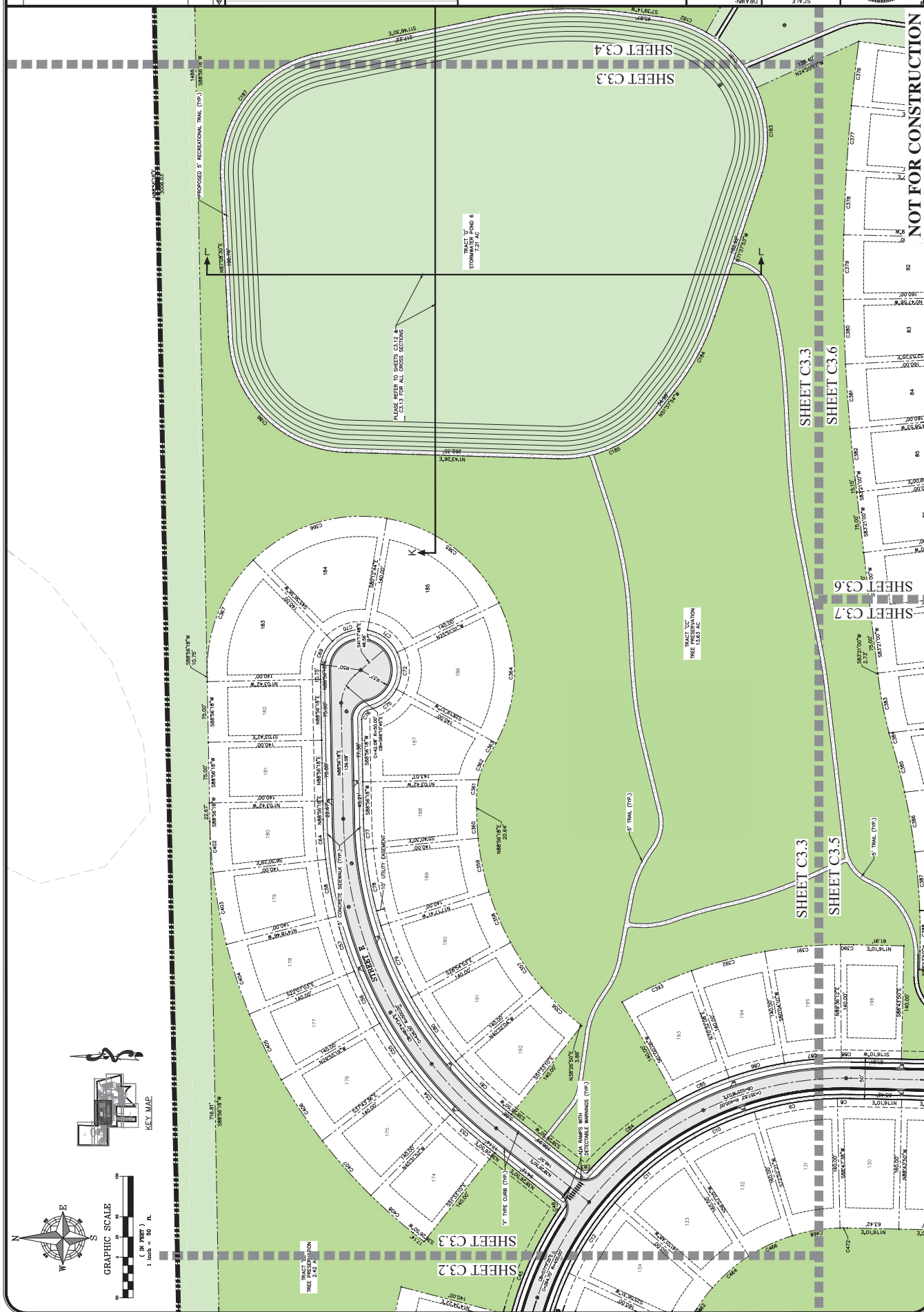
DATE:	10/23/2025
CHECKED:	S. SANCHEZ
DESIGNED:	L. GRAHAM
PROJECT	PUL-037
SHEET	C3.3

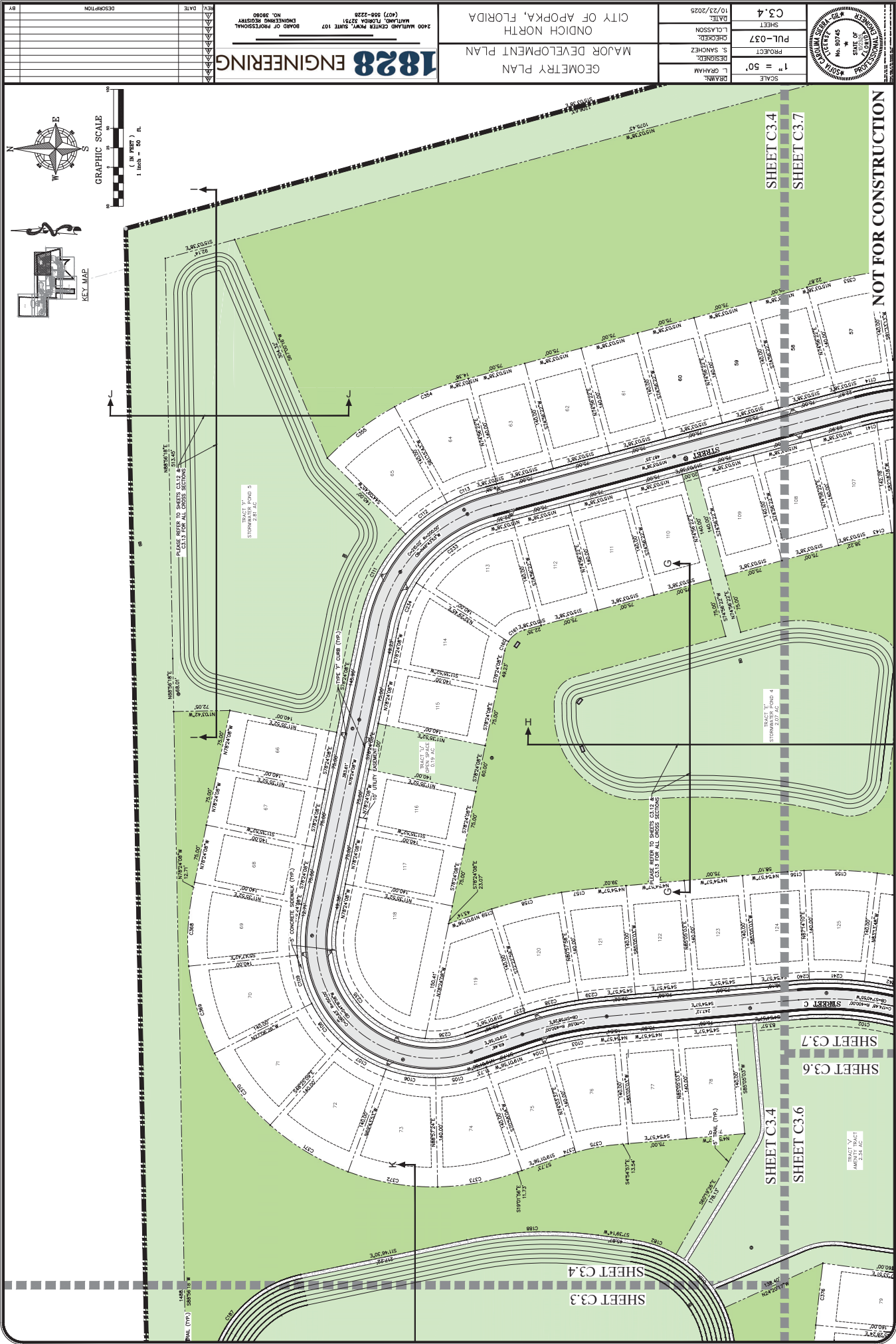
GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 MATTLAND CENTER PKWY, SUITE 107
MATTLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

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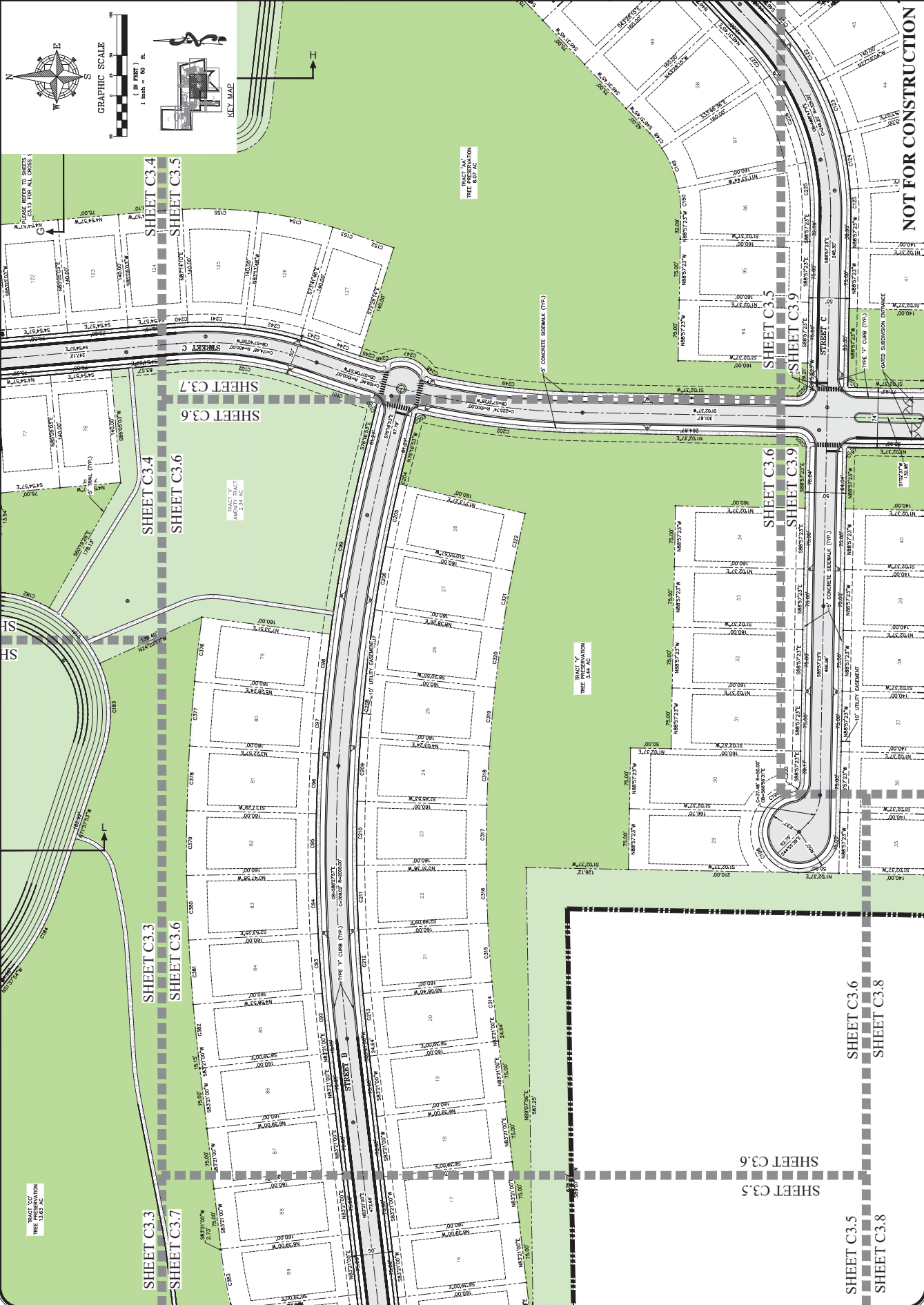


DATE	10/23/2025
DRAWN	L. GRAHAM
DESIGNED	S. SANCHEZ
CHECKED	L. CLARKSON
SHEET	C3.6
PROJECT	PUL-037

GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WILLOW CREEK DRIVE, SUITE 107
MAITLAND, FLORIDA 32751
(407) 808-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY
NO. 39880

DATE	
DESCRIPTION	
BY	



NOT FOR CONSTRUCTION

SHEET C3.6
SHEET C3.8

SHEET C3.6
SHEET C3.5

SHEET C3.5
SHEET C3.8

SHEET C3.3
SHEET C3.6

SHEET C3.3
SHEET C3.7

SHEET C3.4
SHEET C3.6

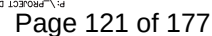
SHEET C3.7
SHEET C3.6

SHEET C3.5
SHEET C3.9

SHEET C3.6
SHEET C3.9

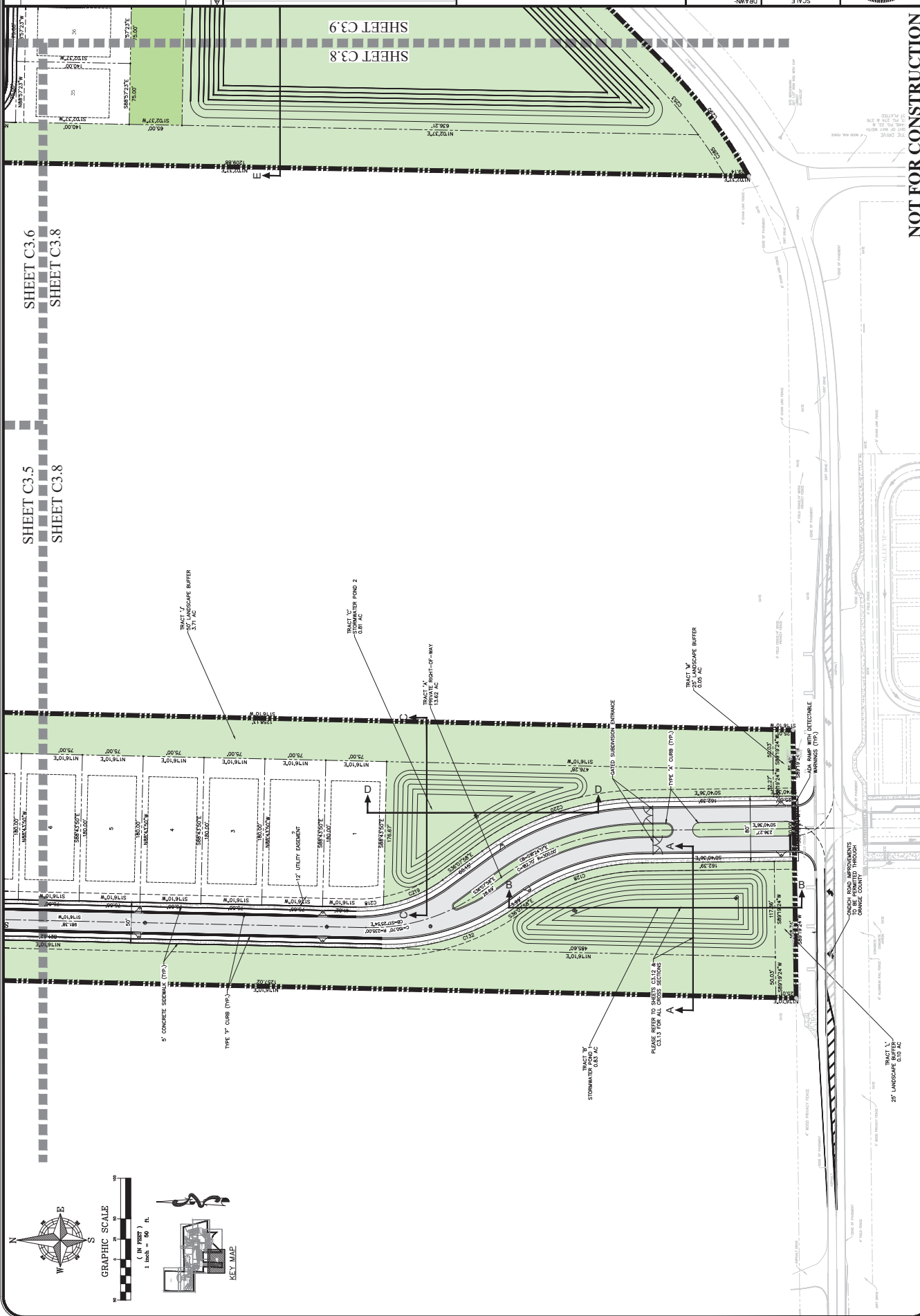
GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

2400 MATTLAND CENTER PKWY, SUITE 107
MAYTLAND, FLORIDA 32751
(407) 558-2225
NO. 39080
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY



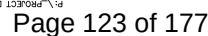
GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA
ONDICH NORTH

1828 ENGINEERING



GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOKA, FLORIDA

1828 ENGINEERING



LOT TABLES
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

[illegible]

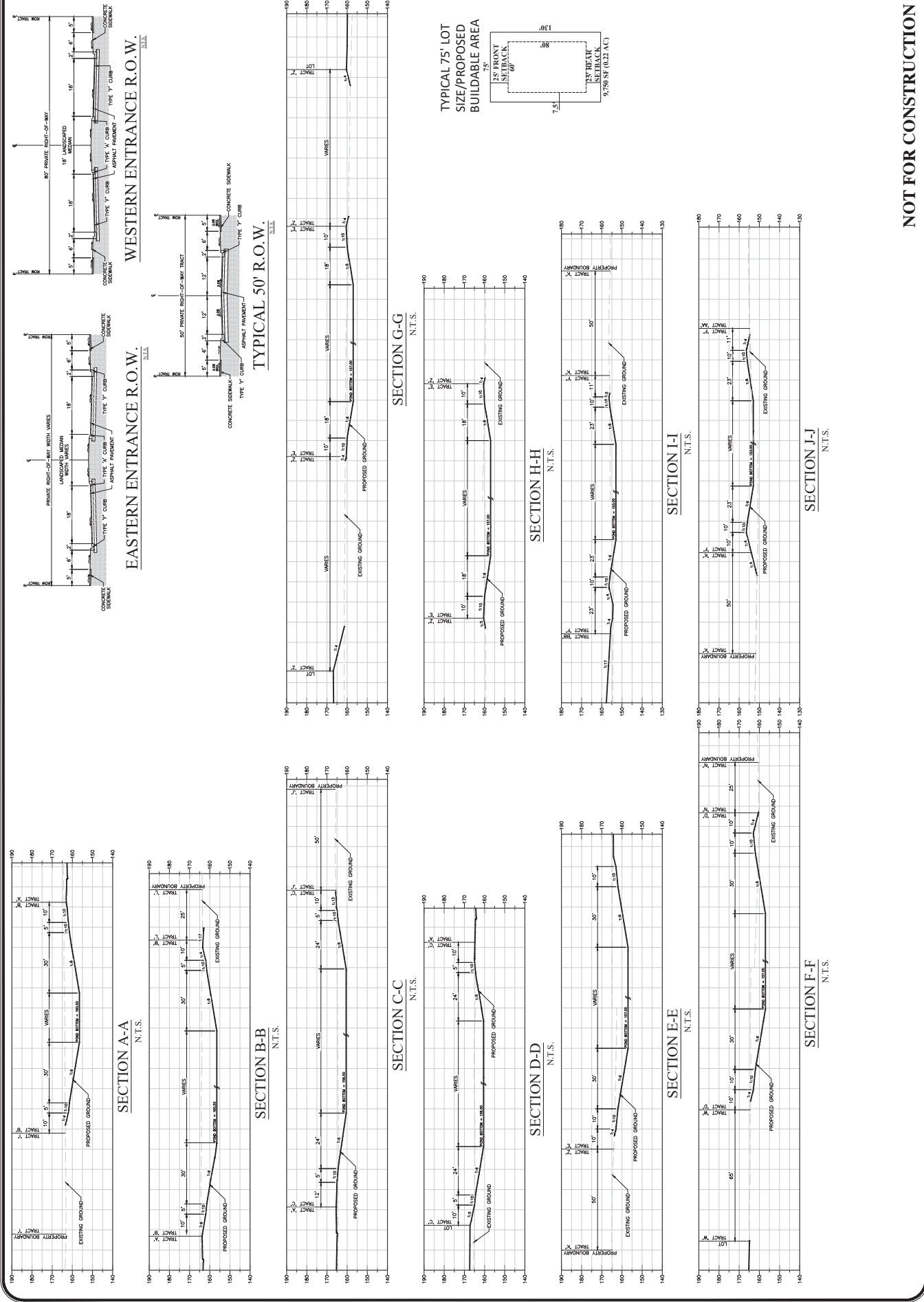
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREAS

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDING SETBACK AREA

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA



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CROSS SECTIONS
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

[illegible]

PHASING PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA

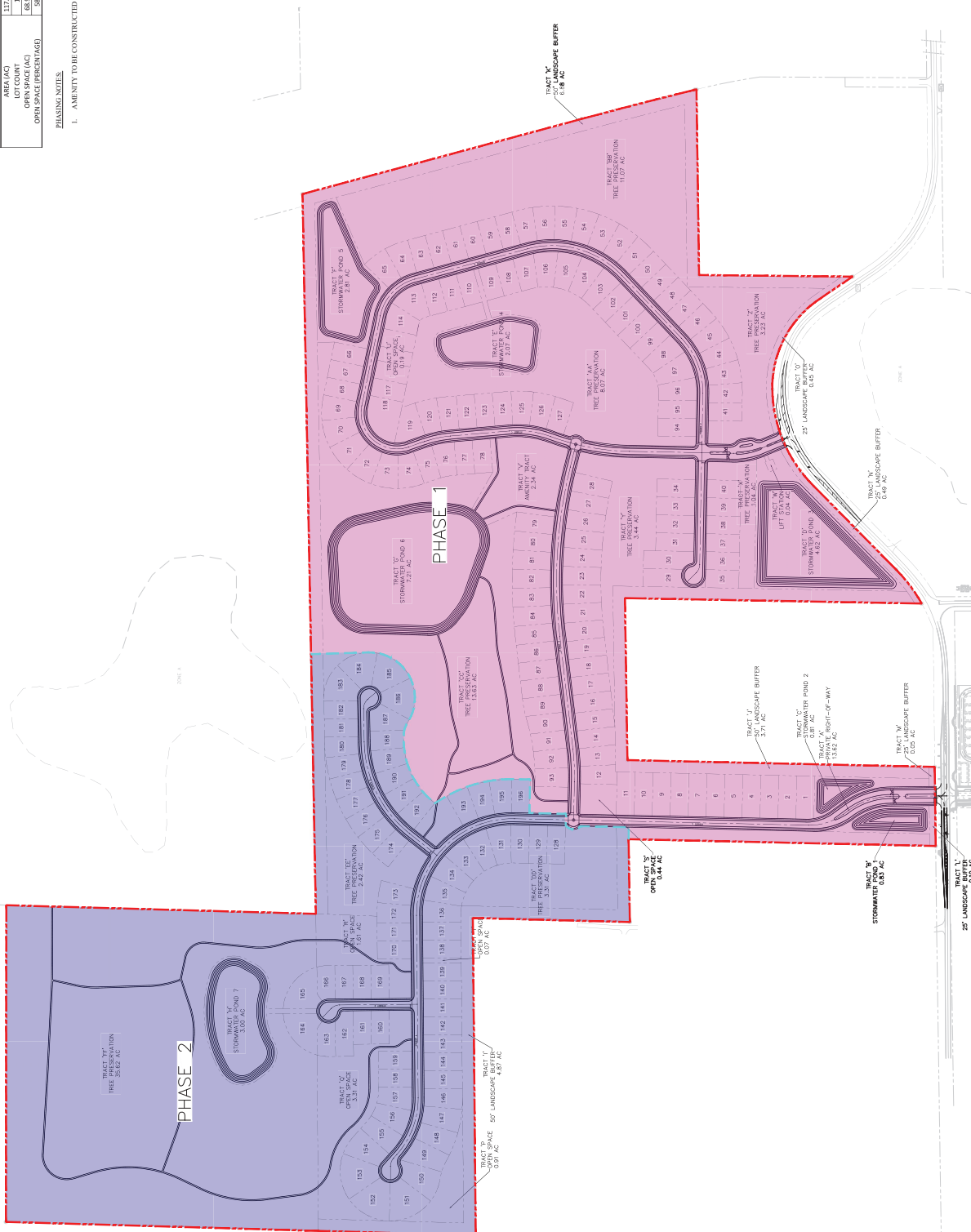
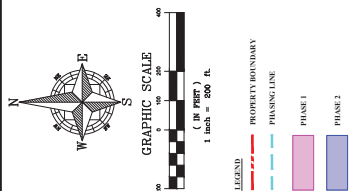
1828 ENGINEERING

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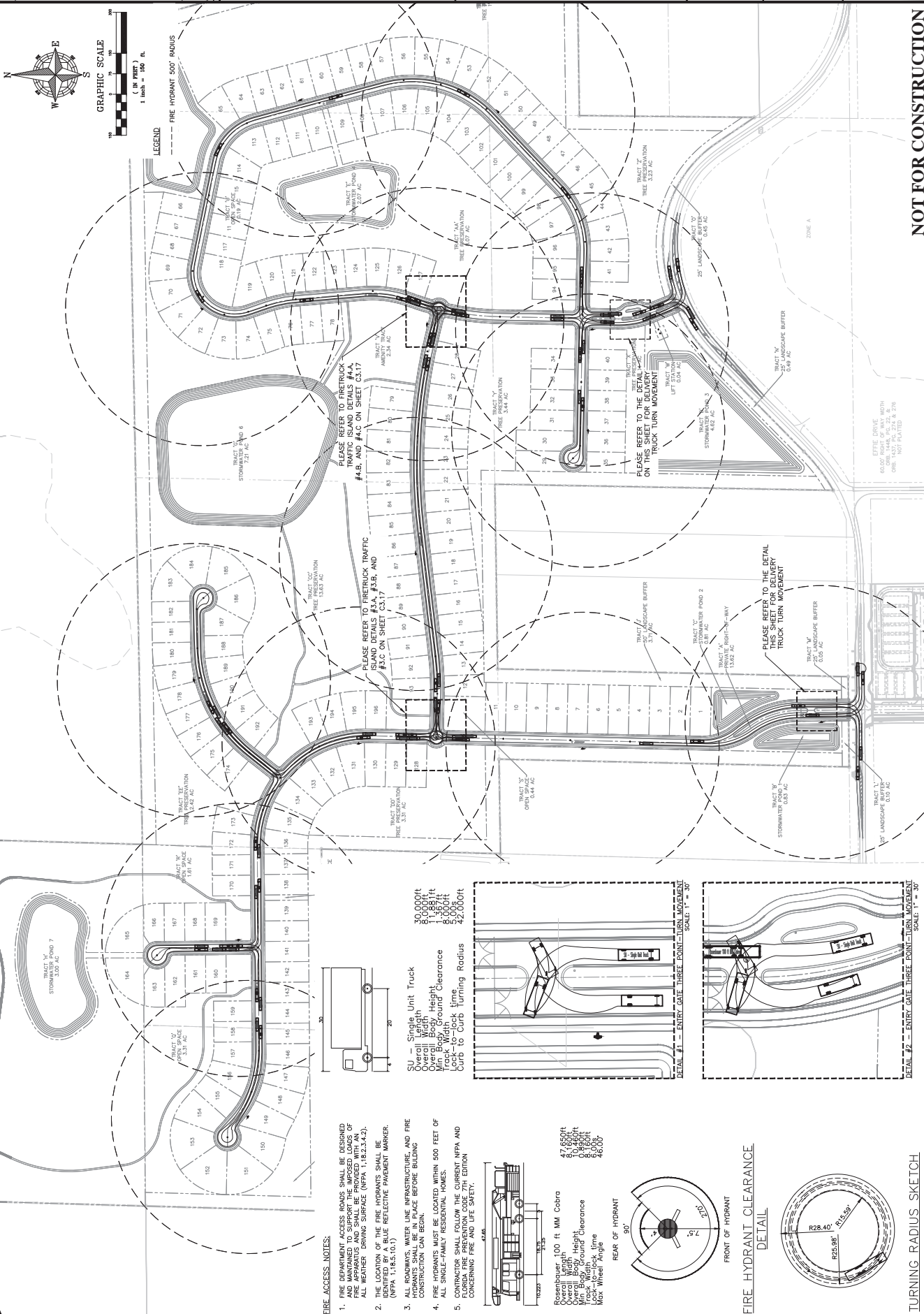
PHASING DATA			
	Phase 1	Phase 2	Total
AREA (AC)	117.28 AC	79.55 AC	196.83 AC
LOT COUNT	127	69	196
OPEN SPACE (AC)	68.98 AC	54.29 AC	123.28 AC
OPEN SPACE (PERCENTAGE)	58.8%	68.2%	62.6%

PHASING NOTES:

1. AMENITY TO BE CONSTRUCTED AS PART OF PHASE I.



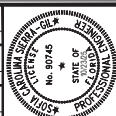
NOT FOR CONSTRUCTION



TURNING RADIUS SKETCH

FIRETRUCK ROUTE DETAILS
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

[illegible]

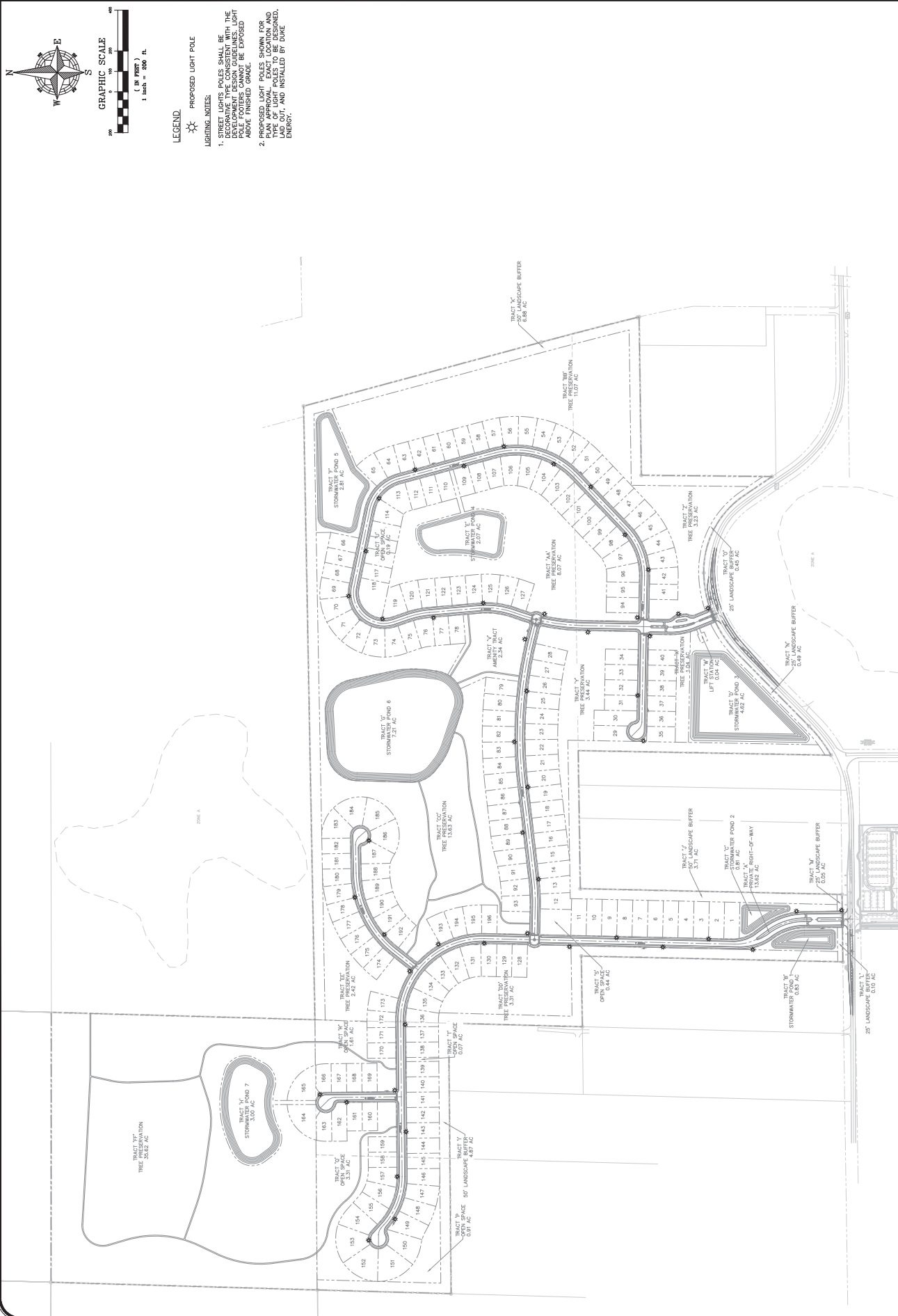


SCALE	1" = 200'
DRAWN	L. GRAHAM
DESIGNED	S. SANCHEZ
CHECKED	L. CLASSON
DATE	7/29/2025
SHEET	C1.1
PROJECT	PUL-037
PROJECT	MAJOR DEVELOPMENT PLAN
PROJECT	ONDIGH NORTH
PROJECT	CITY OF APOPKA, FLORIDA

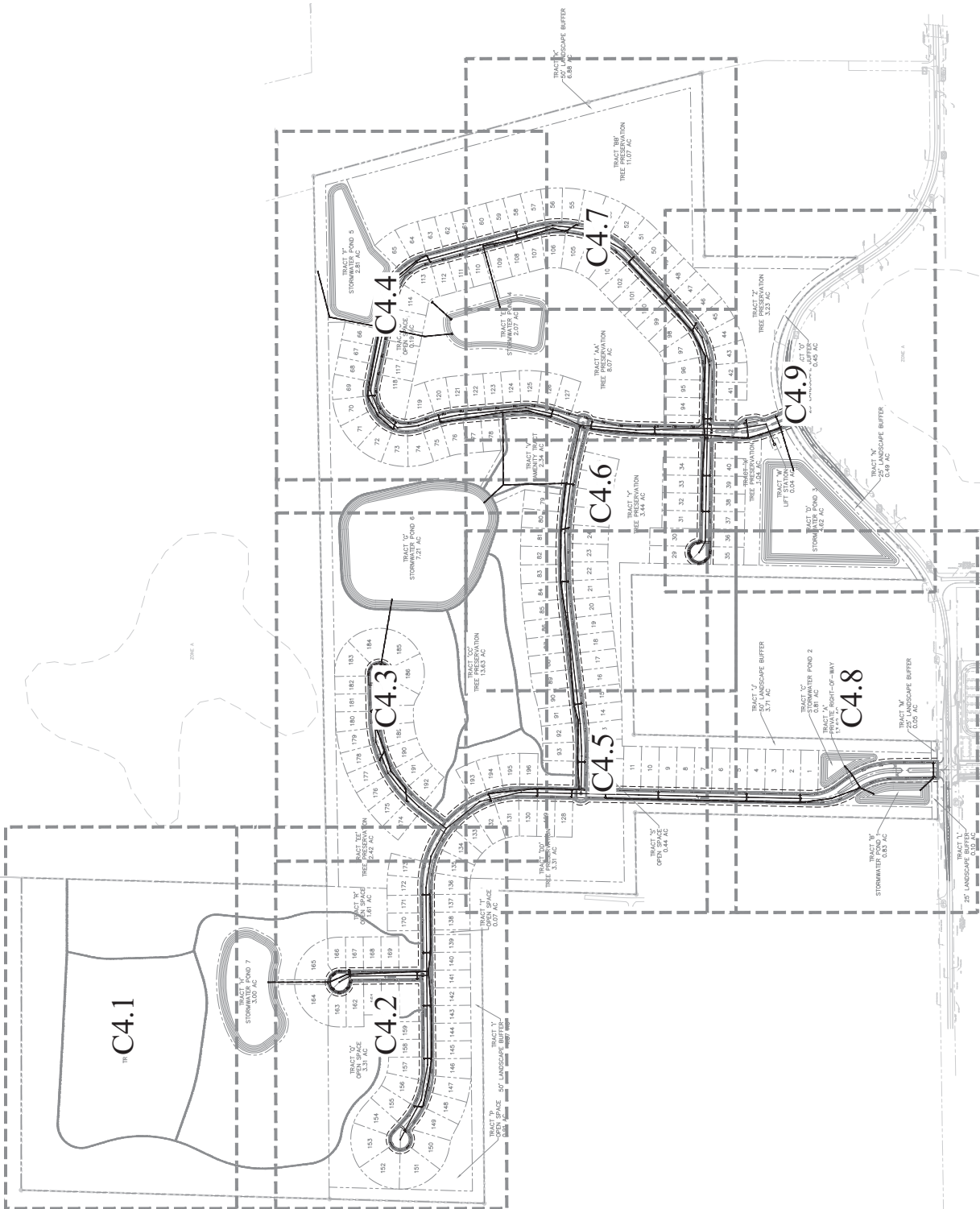
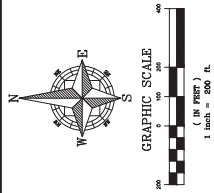
1828 ENGINEERING	2400 WATLING CENTER HWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 506-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
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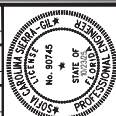
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NOT FOR CONSTRUCTION



OVERALL UTILITY & DRAINAGE
PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

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SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	S. SANCHEZ
CHECKED	L. CLARKSON
PROJECT	PUL-037
SHEET	C4.1
DATE	10/23/2025

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA
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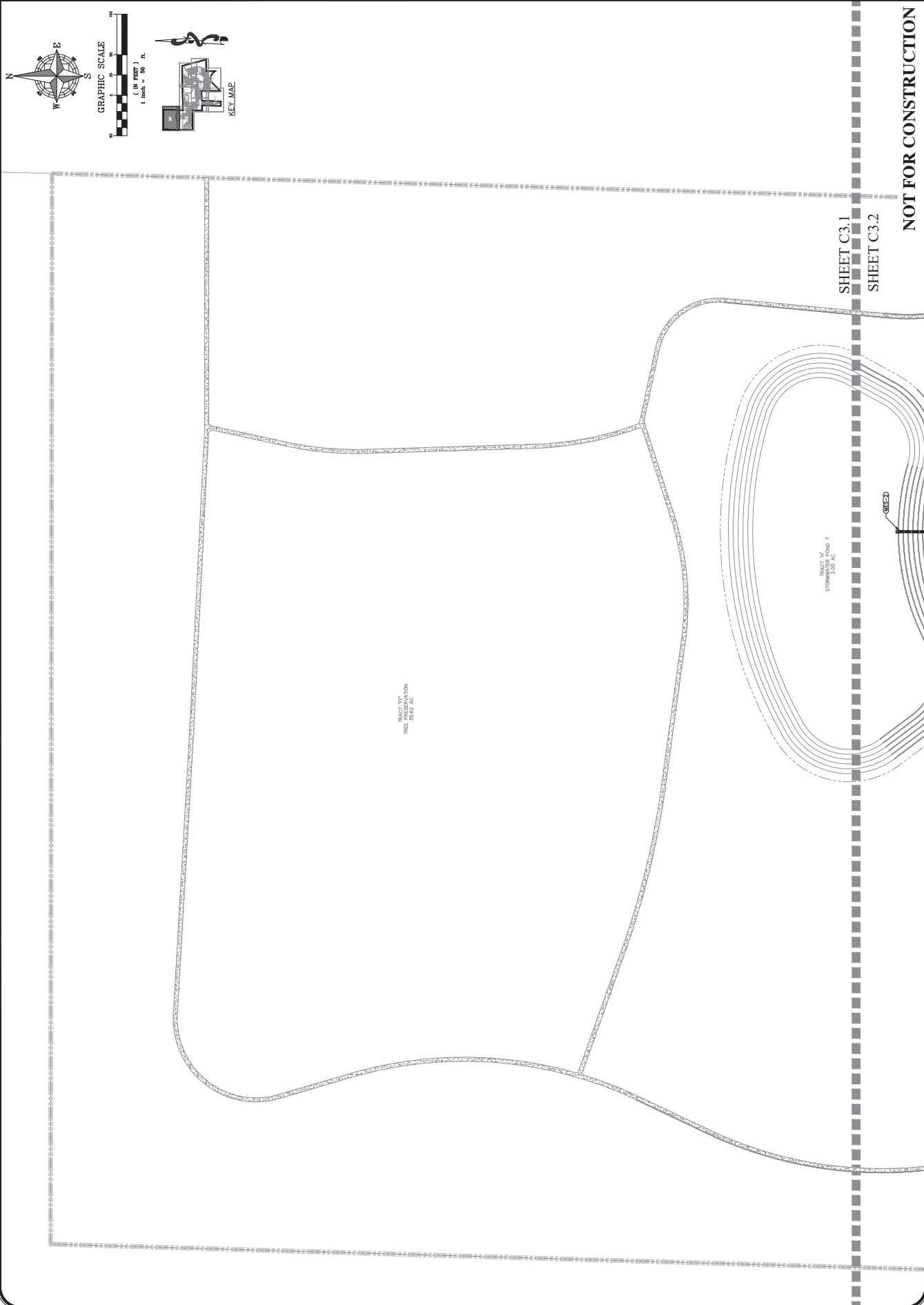
1828 ENGINEERING

2400 MARLBOROUGH CENTER DRIVE, SUITE 107
APOPKA, FLORIDA 32711
(407) 555-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY
NO. 39080

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

SHEET C3.1
SHEET C3.2



UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

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UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
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CITY OF APOPKA, FLORIDA

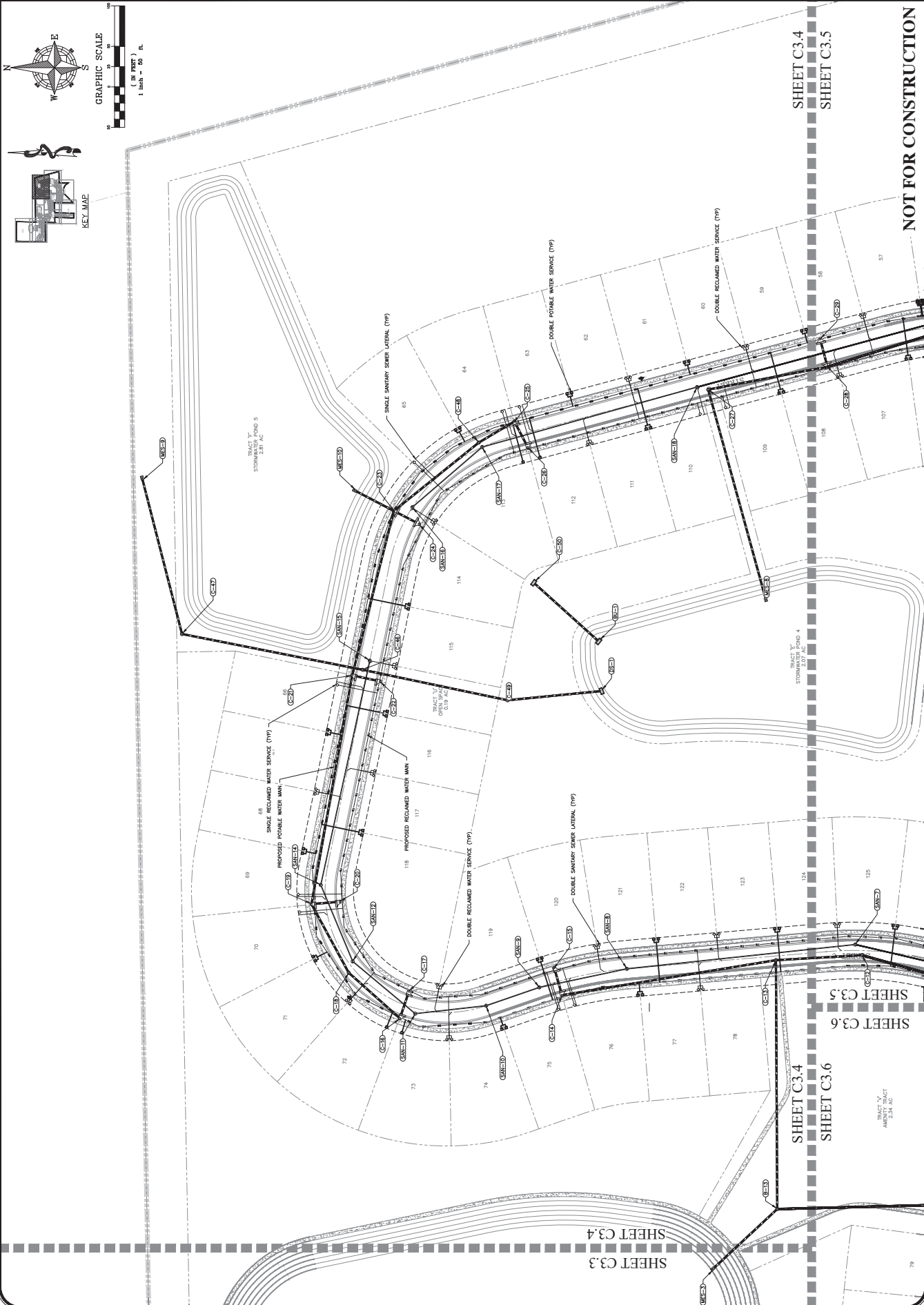
2400 MATTLAND CENTER PKWY, SUITE 107
MATTLAND, FLORIDA 32751
(407) 558-2228
NO. 39050
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY

Page 135 of 177

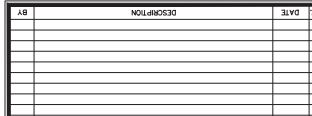
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DRAWN:	L. GRAHAM	DESIGNED:	S. SANCHEZ				

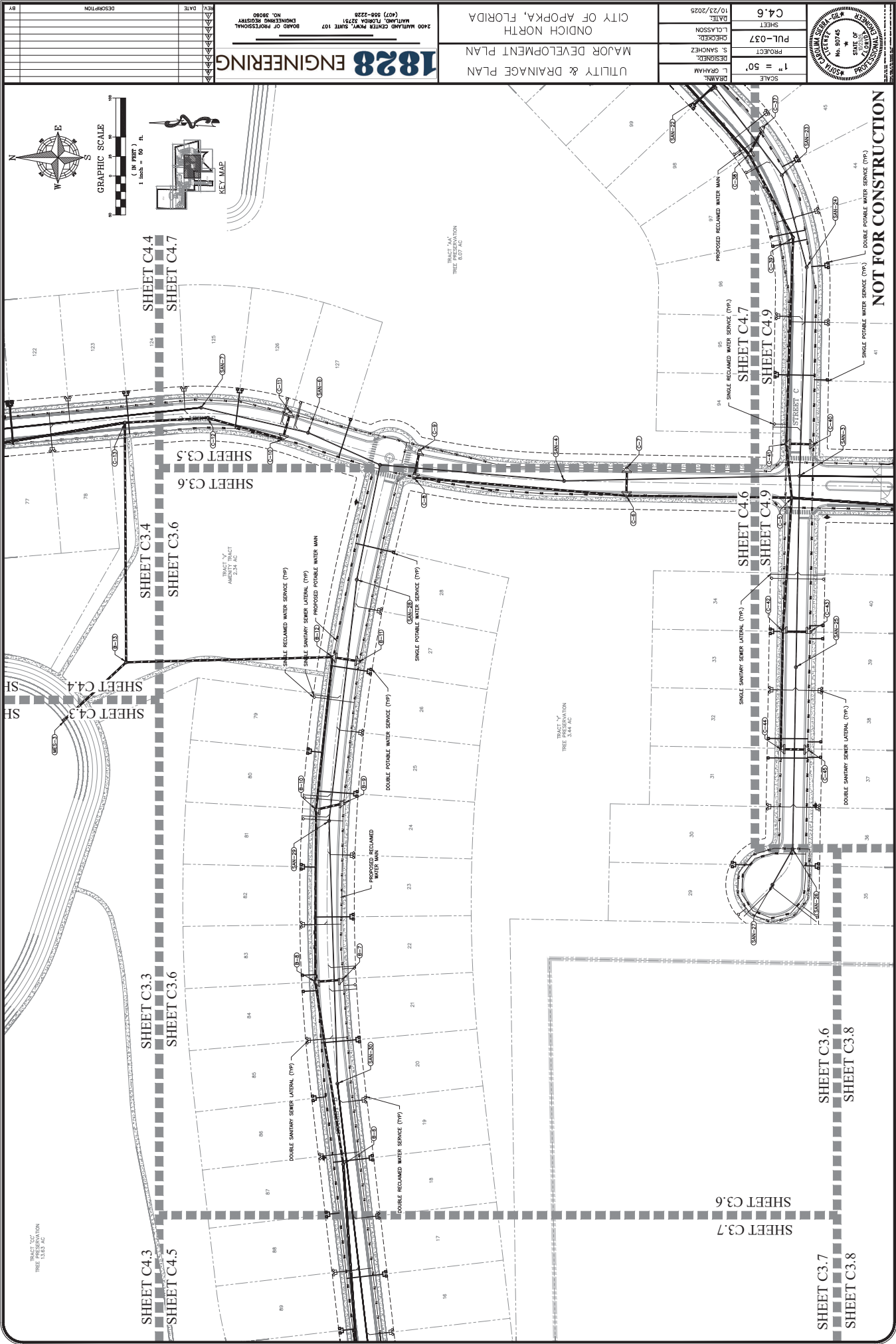
UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

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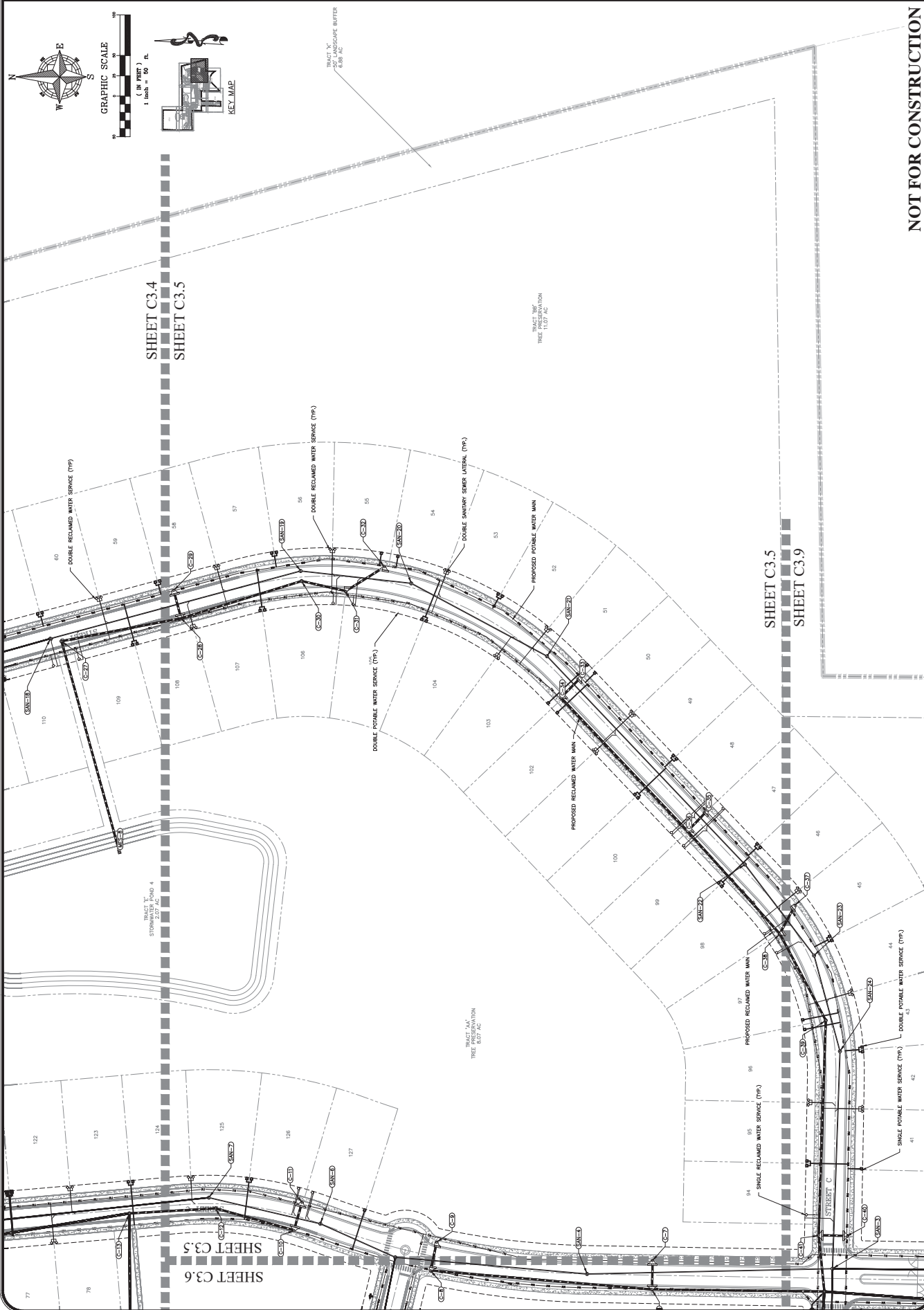
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UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

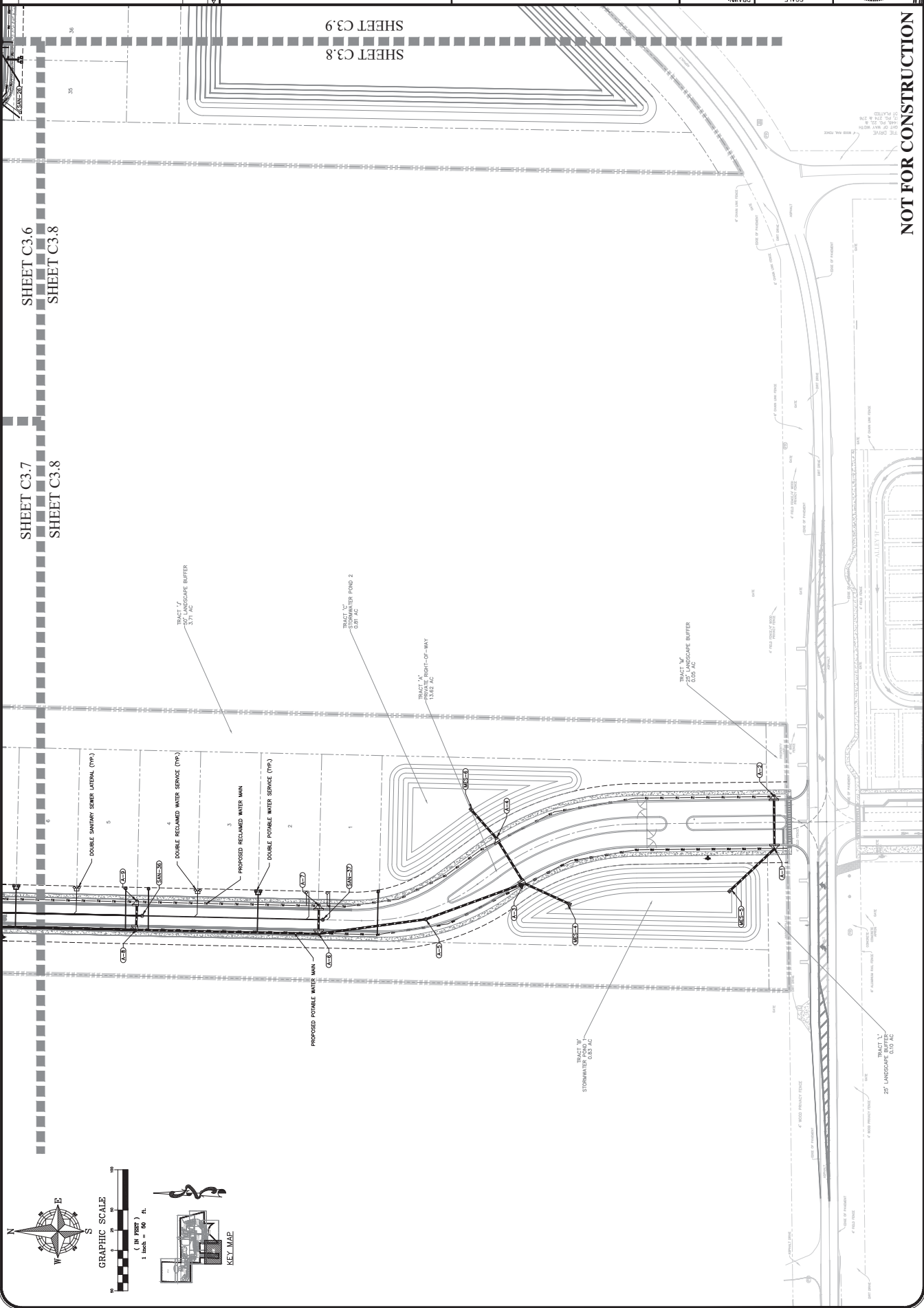
1828 ENGINEERING

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SCALE	1" = 50'
PROJECT	PUL-037
SHEET	C4.8
DESIGNED:	S. SANCHEZ
CHECKED:	L. CLASSON
DATE:	10/23/2025

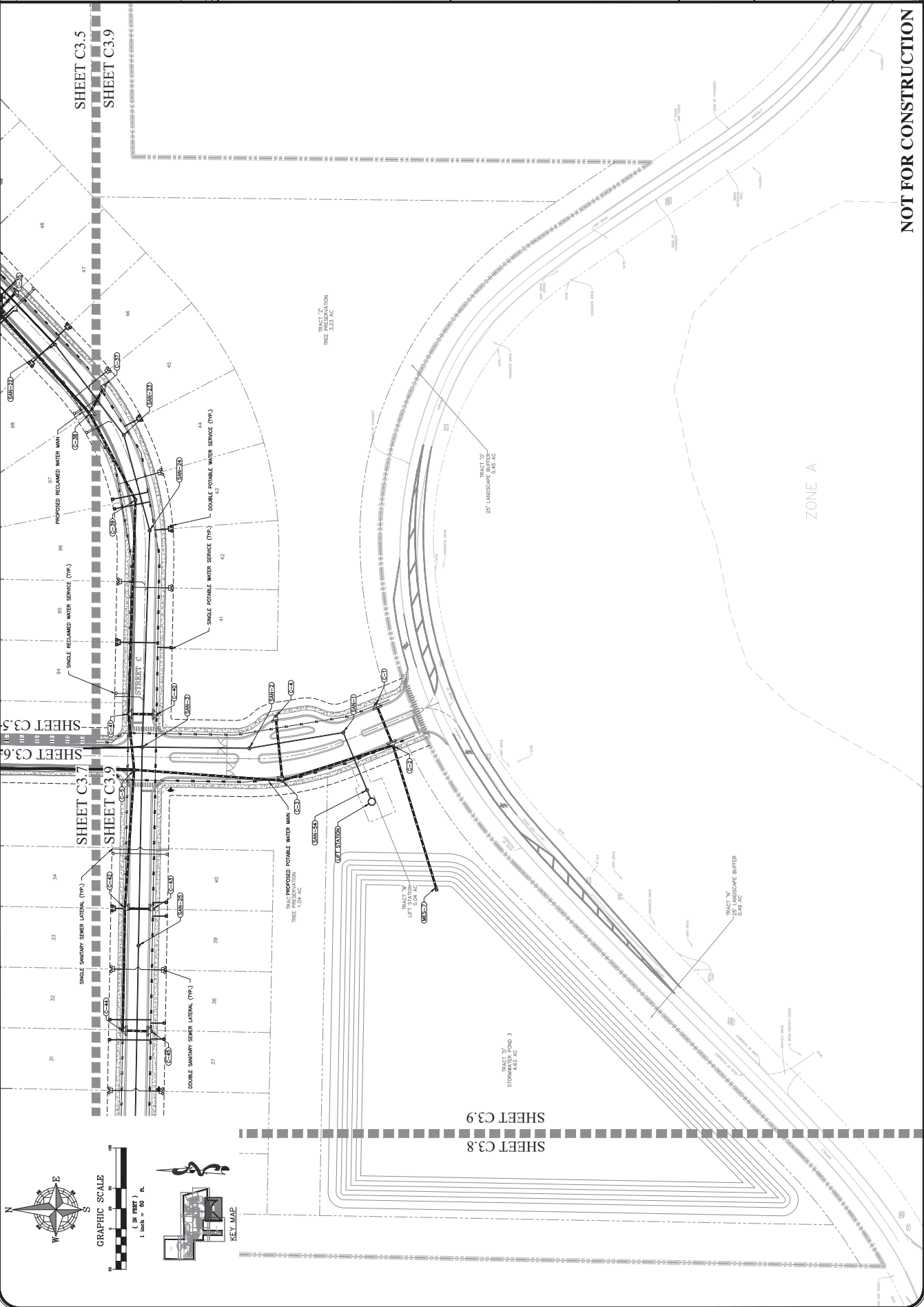
UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

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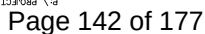


DRAWN: L. GRAHAM
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/23/2025

1828 ENGINEERING

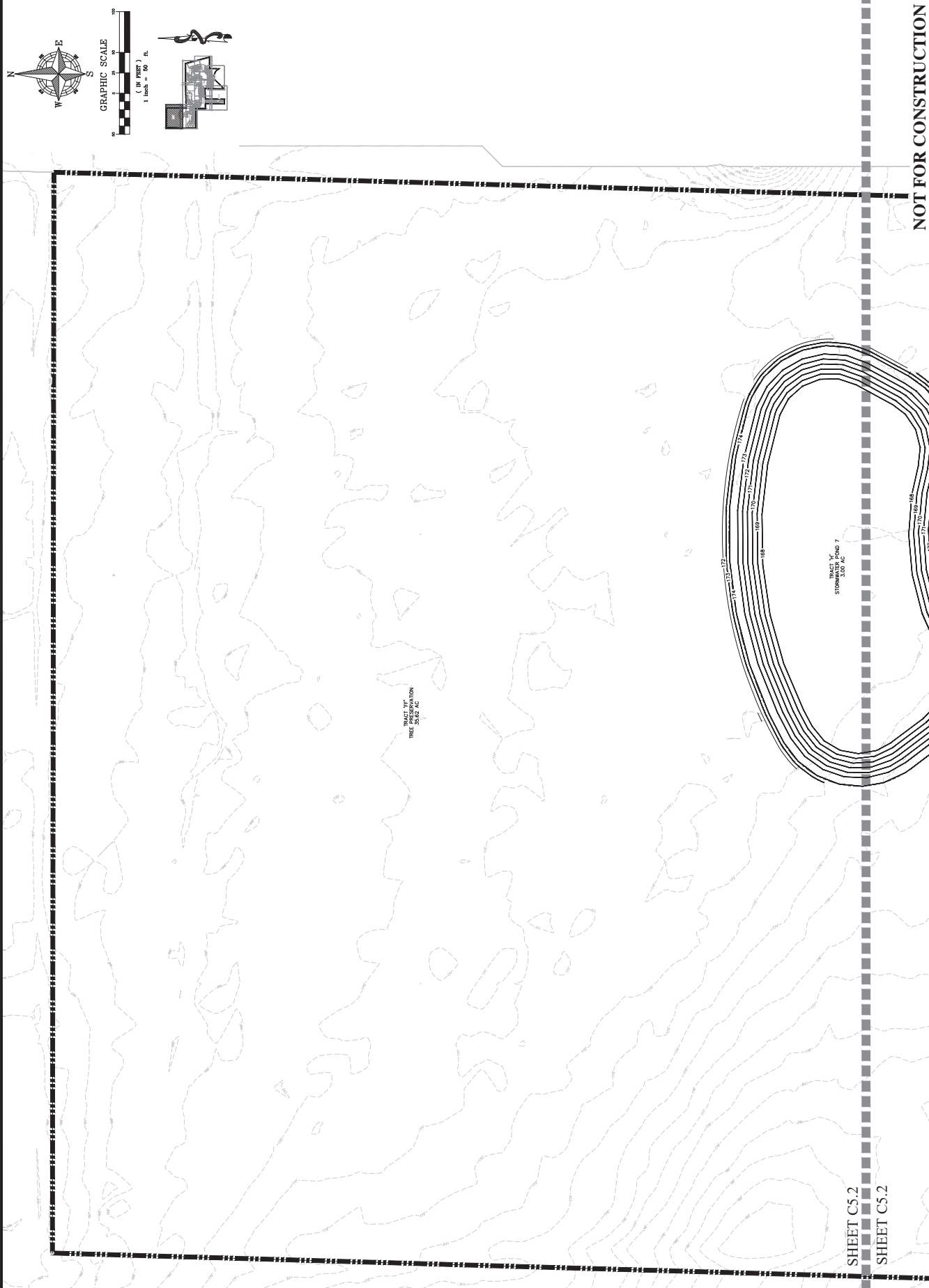
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OVERALL PAVING & GRADING PLAN	MAJOR DEVELOPMENT PLAN	ONDICH NORTH CITY OF APOKA, FLORIDA
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PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOKA, FLORIDA
ONDICH NORTH

1828 ENGINEERING

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CS.2
10/23/2025
DATE
L. GRAHAM
DRAWN
S. SANCHEZ
DESIGNED
PUL-037
PROJECT
CITY OF APOPKA, FLORIDA
MAJOR DEVELOPMENT PLAN

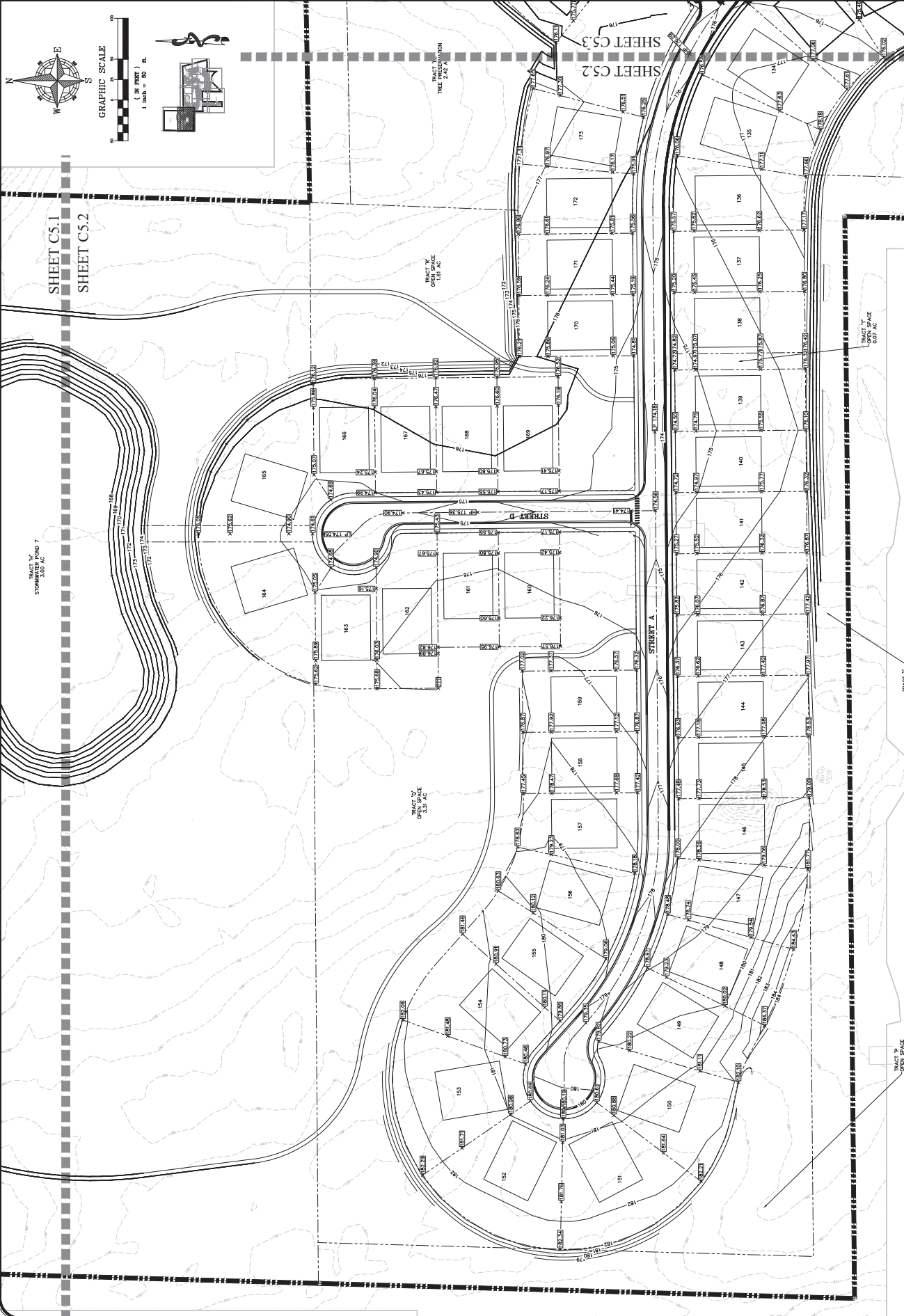
1828 ENGINEERING

2400 WATLAND CENTER HWY., SUITE 107
MAITLAND, FLORIDA 32751
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39880

PAVING & GRADING PLAN
ONDIGH NORTH
CITY OF APOPKA, FLORIDA

DATE
DESCRIPTION
BY

NOT FOR CONSTRUCTION



GRAPHIC SCALE
1" = 50' FT.
(IN FEET)

1" = 50' FT.
(IN FEET)

1" = 50' FT.
(IN FEET)

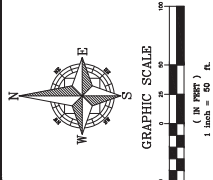
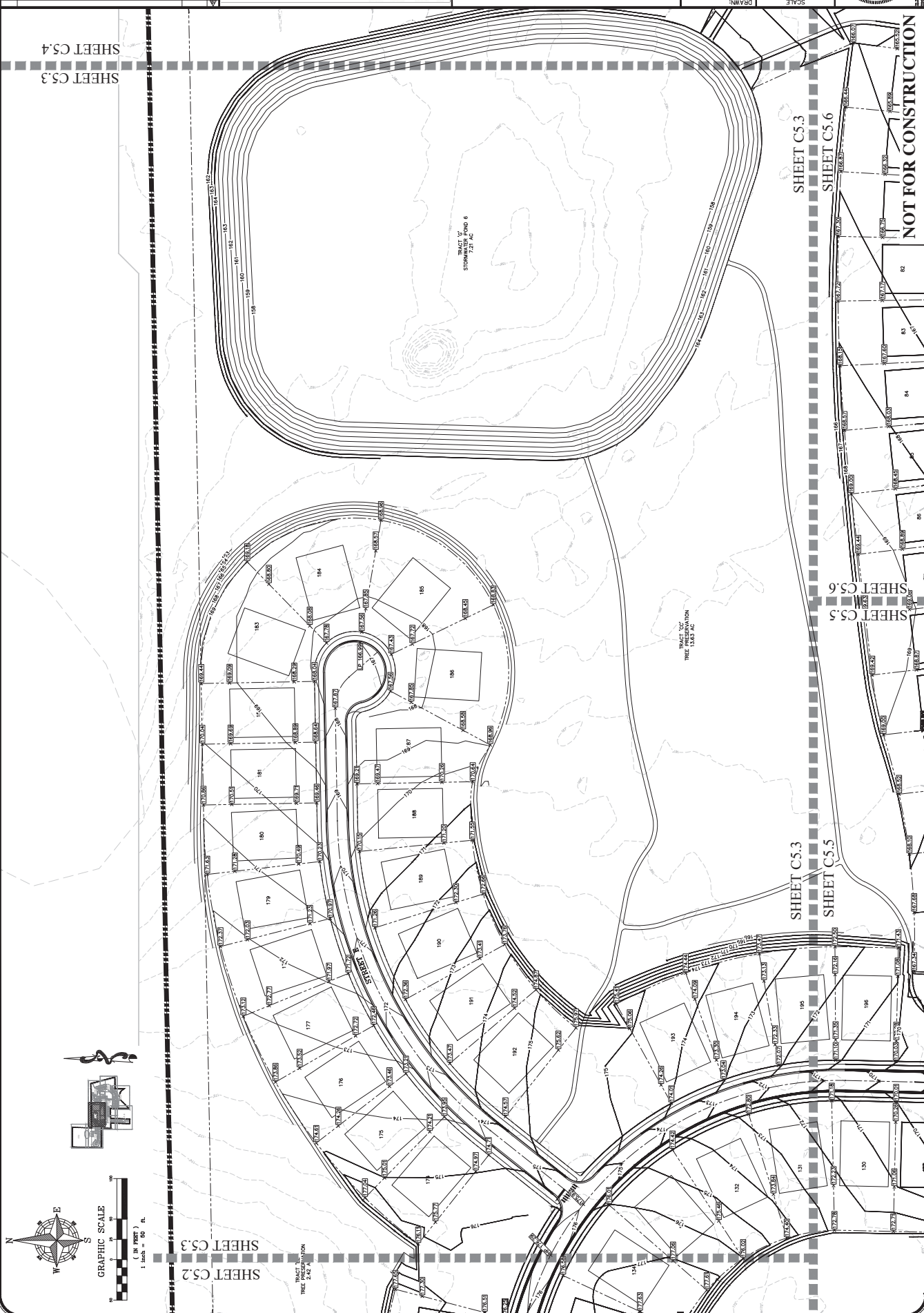


SCALE	1" = 50'
PROJECT	PUL-037
DESIGNED	S. SANCHEZ
DRAWN	L. CLARKSON
CHECKED	L. CLARKSON
DATE	10/23/2025
SHEET	C5.3

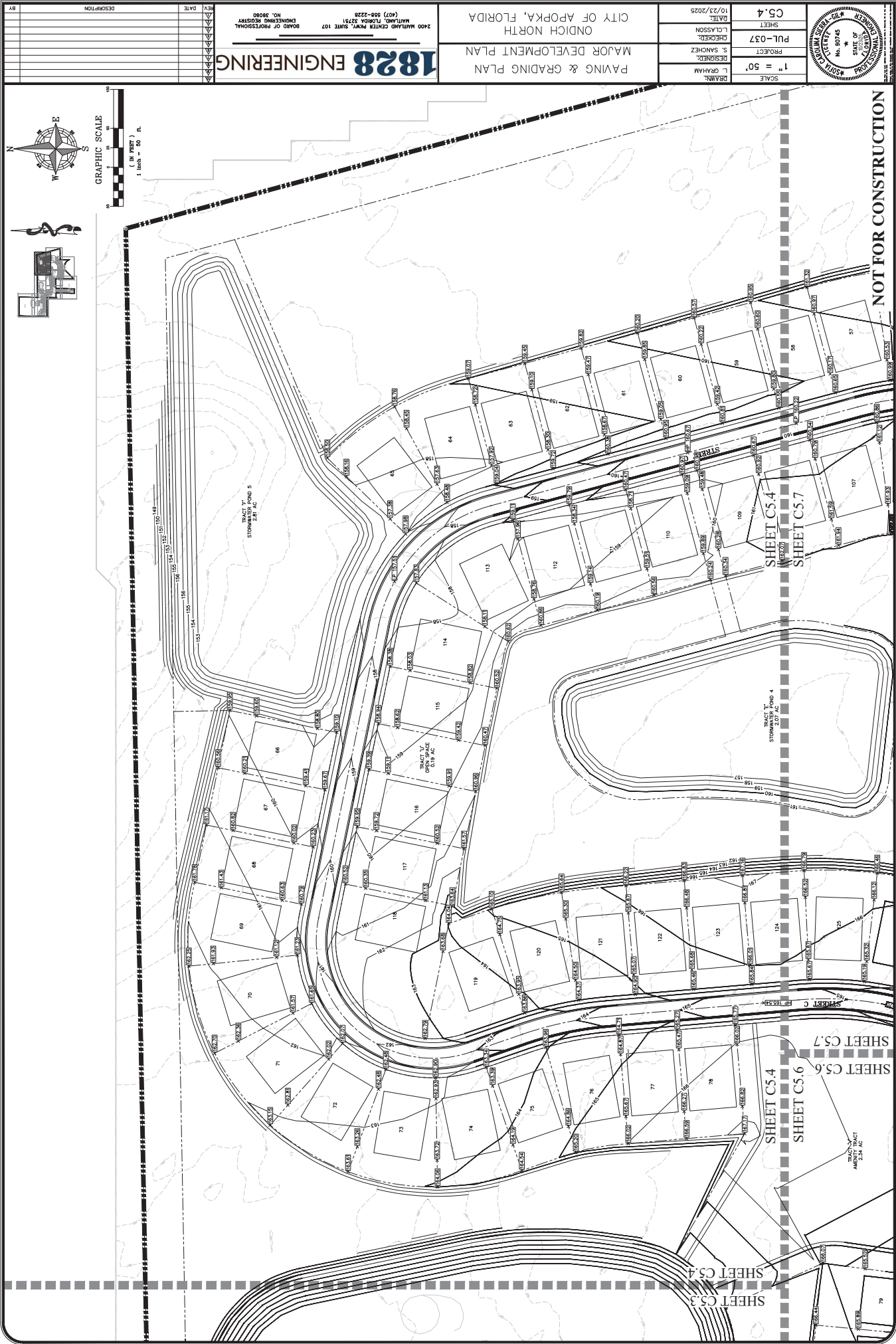
PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER BLVD., SUITE 107
APOPKA, FLORIDA 32711
BOARD OF PROFESSIONAL ENGINEERING REGISTRY
NO. 39860
(407) 556-2228

REV	DATE	DESCRIPTION	BY



SHEET C5.2
SHEET C5.3
SHEET C5.4

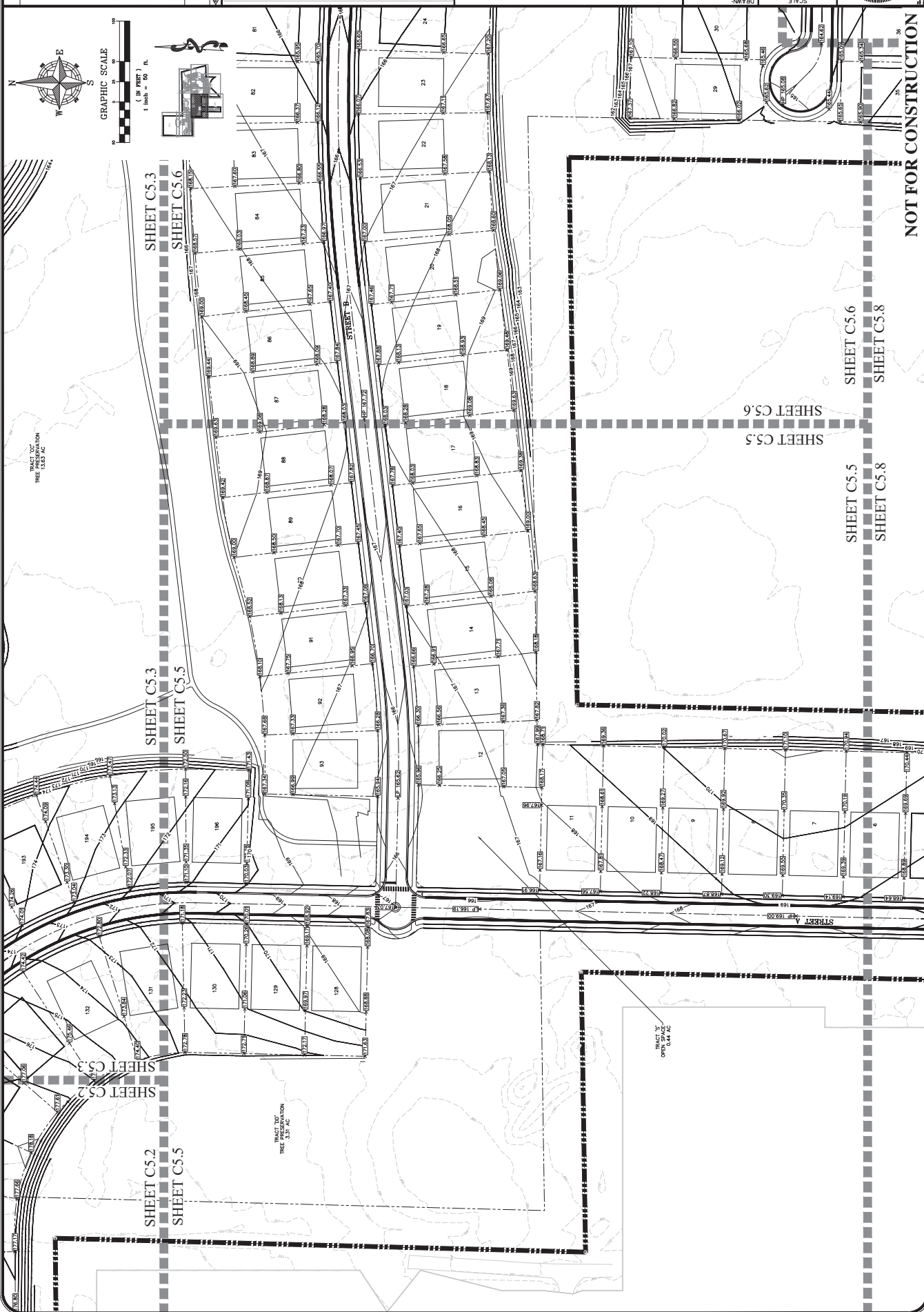


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DATE:	10/23/2025	SHEET:	
CHECKED:		PROJECT:	PUL-037
DESIGNED:	S. SANCHEZ	SCALE:	1" = 50'
DRAWN:	L. GRAHAM		
PAVING & GRADING PLAN			
MAJOR DEVELOPMENT PLAN			
CITY OF APOPKA, FLORIDA			
2400 WATLAND CENTER DRIVE, SUITE 107 MAHLAND, FLORIDA 32751 (407) 958-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39850			
1828 ENGINEERING			
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DESCRIPTION:			
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PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

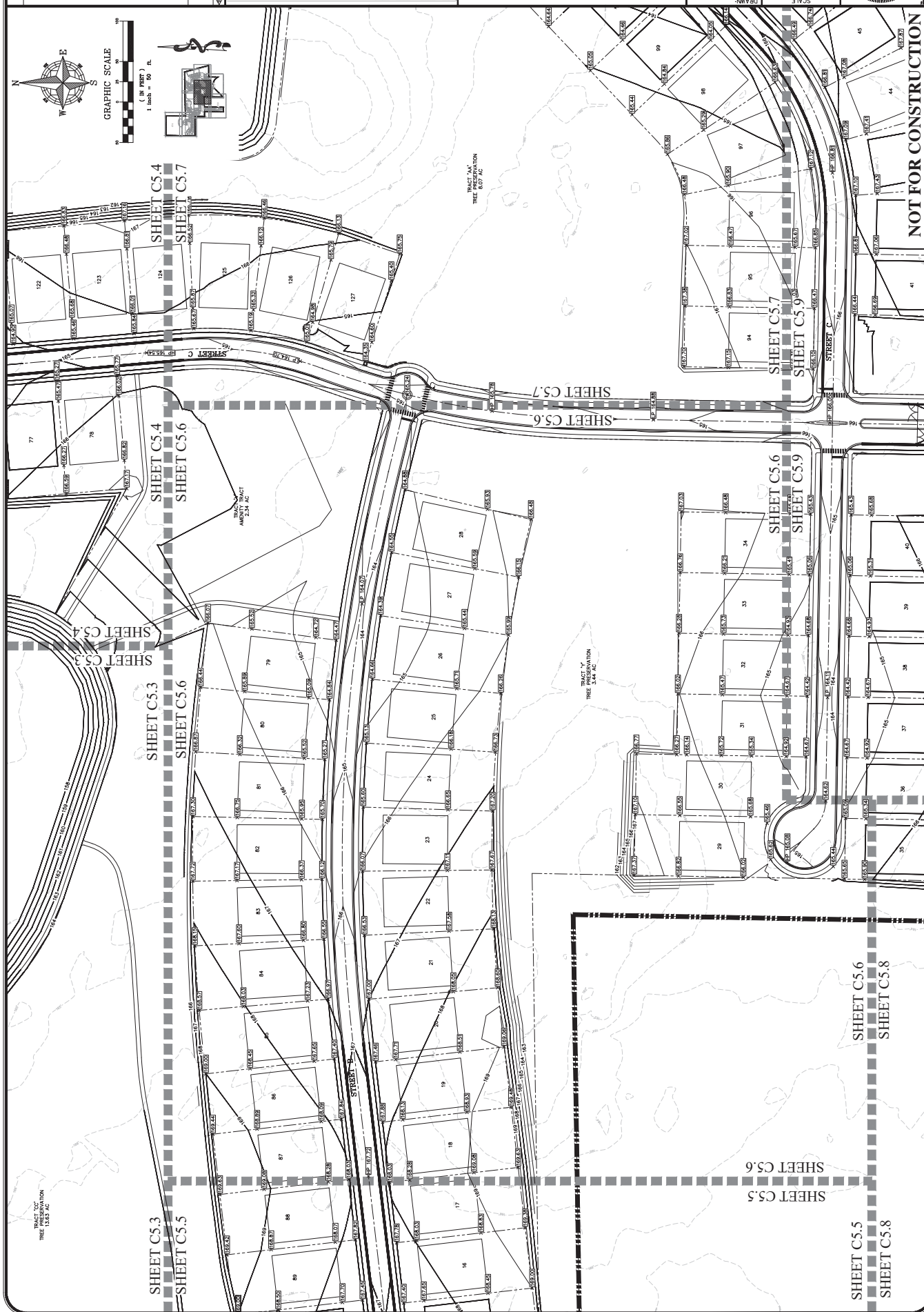
2400 MATTHEW CENTER PKWY., SUITE 107
MAITLAND, FLORIDA 32751
(407) 958-2228
NO. 39080
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY

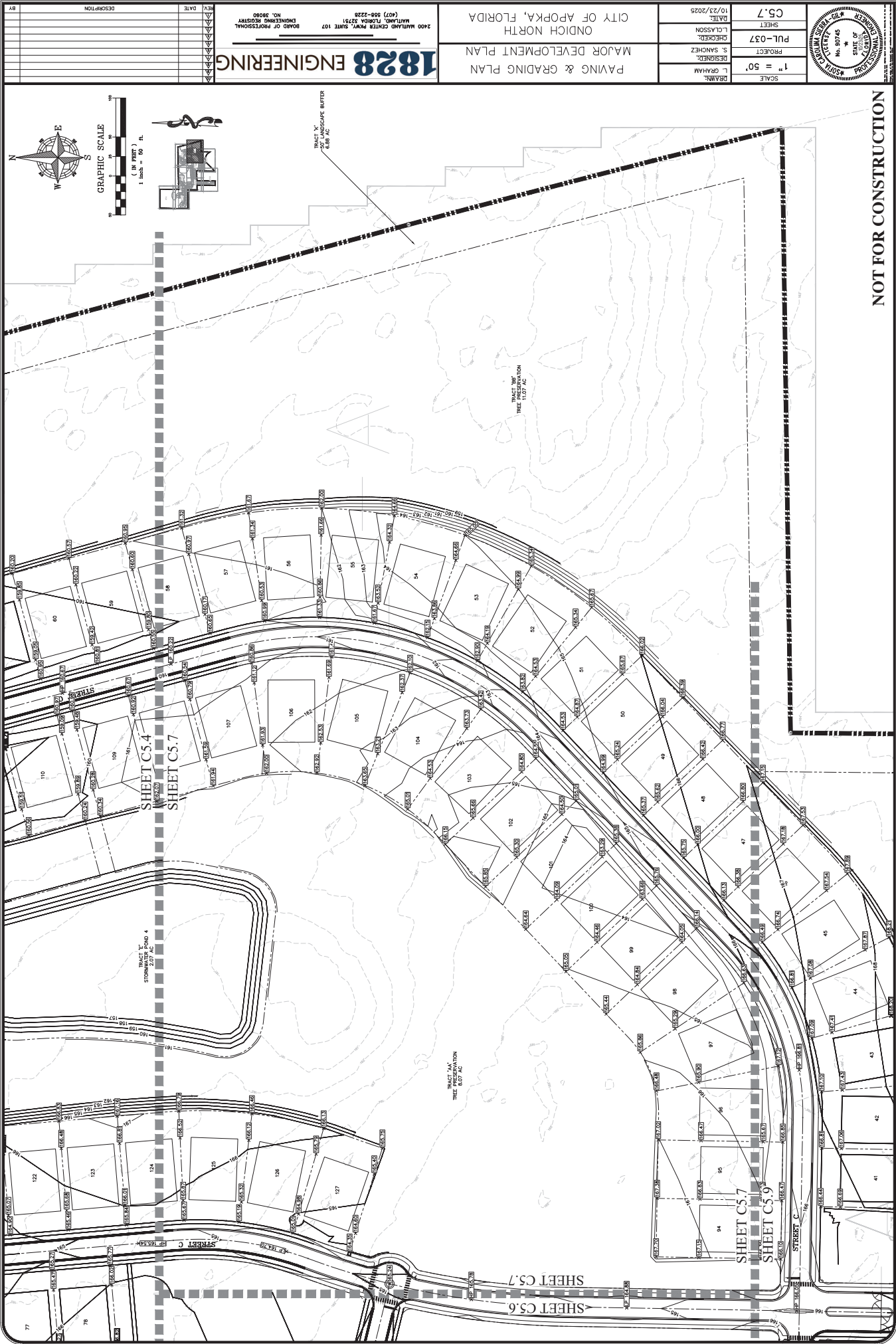
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DESIGNED:	L. GRAHAM
CHECKED:	S. SANCHEZ
DATE:	10/23/2025

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

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NOT FOR CONSTRUCTION



SCALE	1" = 50'
PROJECT	PUL-037
DESIGNED	S. SANCHEZ
CHECKED	L. CLARKSON
SHEET	CS.7
DATE	10/23/2025

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
ONDIGH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
APOPKA, FLORIDA 32711
(407) 506-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39980

DATE	DESCRIPTION	BY



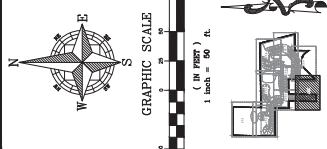
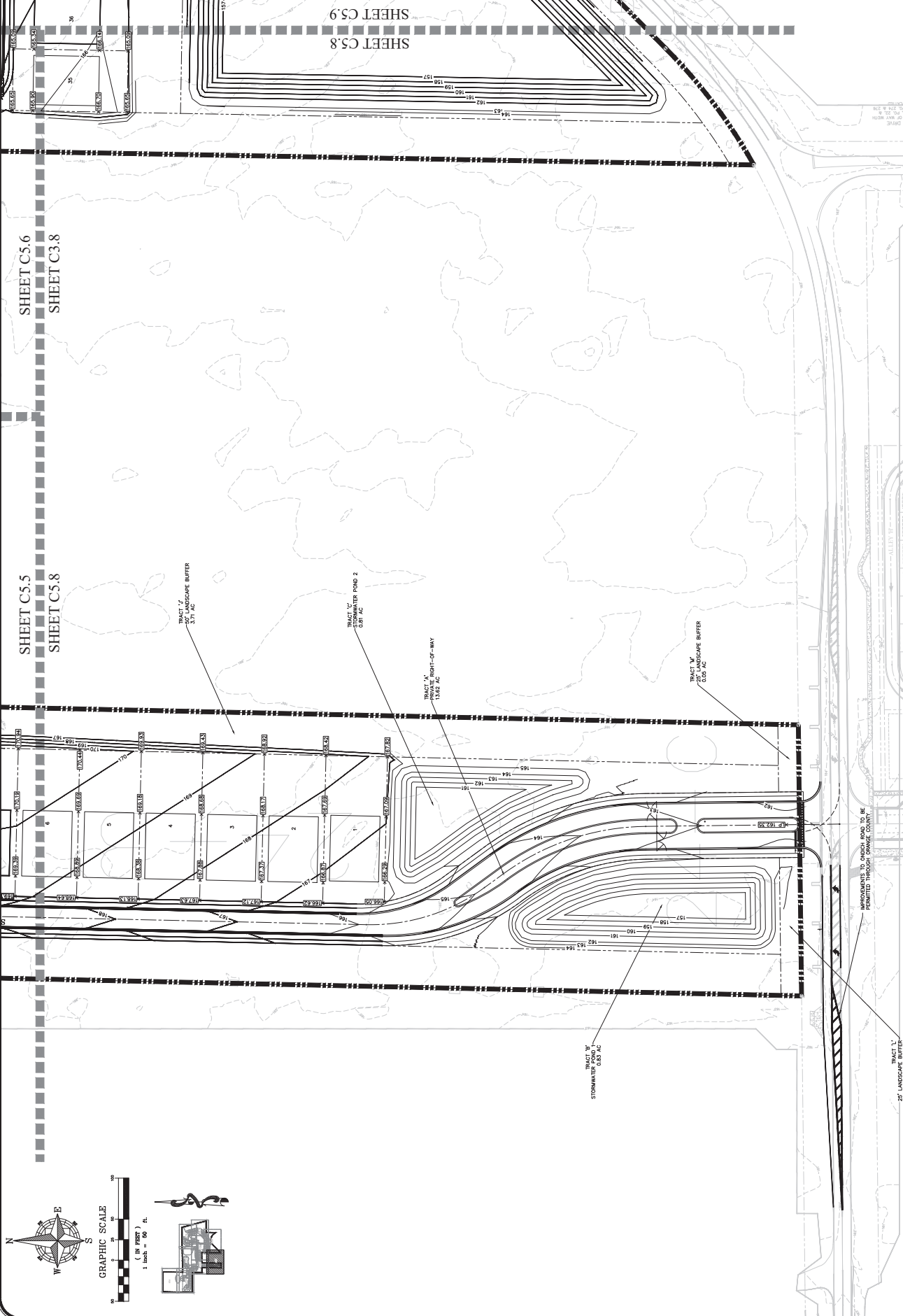
SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	S. SANCHEZ
CHECKED	L. CLARKSON
SHEET	C5.8

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
ONDIGH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER DRIVE, SUITE 107
APOPKA, FLORIDA 32751
(407) 938-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRATION
NO. 39980

DATE	
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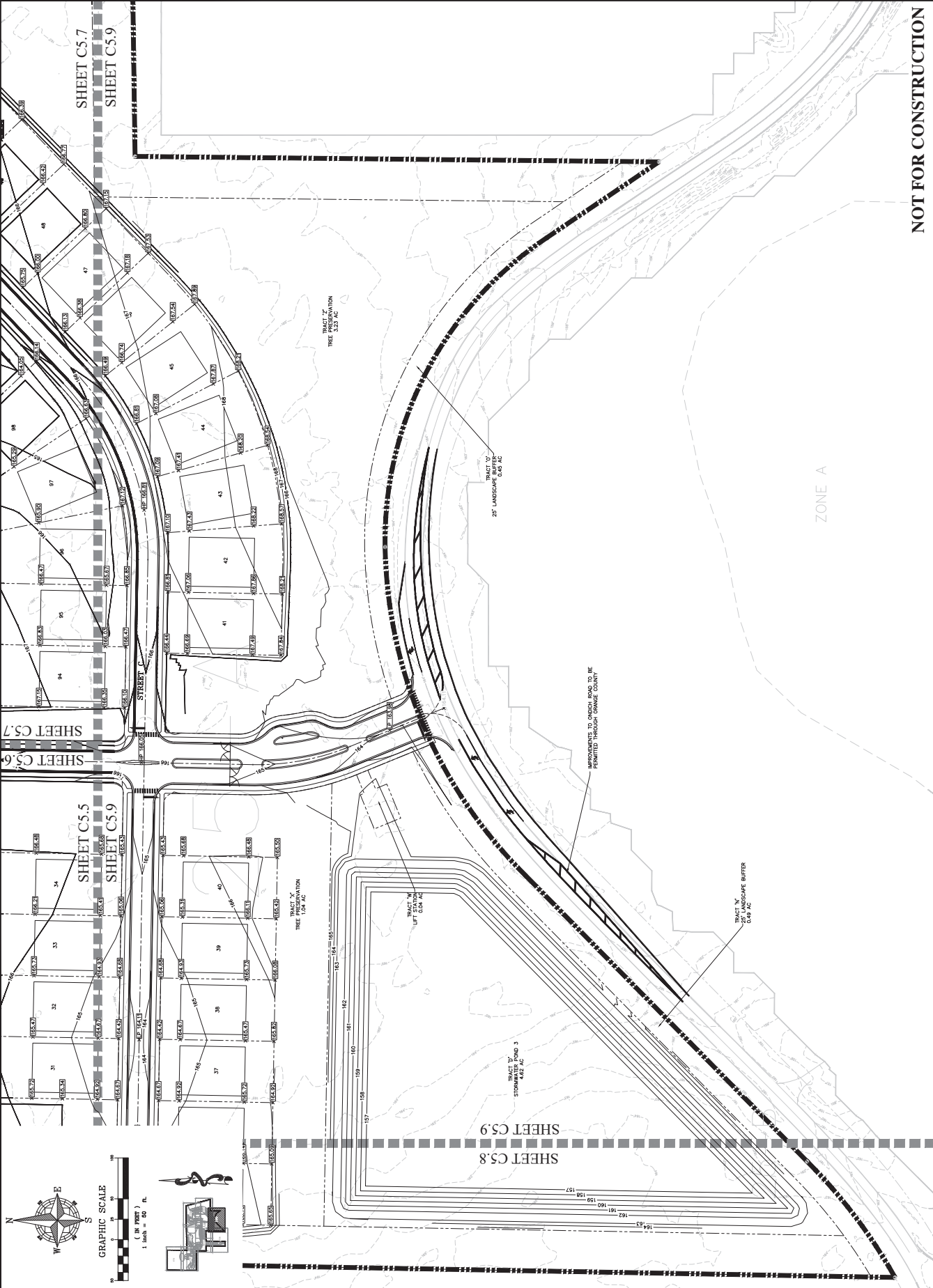
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SHEET C5.8
SHEET C5.9

SCALE	1" = 50'
PROJECT	S. SANCHEZ
CHECKED:	L. GRAHAM
SHEET	C5.9
DATE:	10/23/2025

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
CITY OF APOPKA, FLORIDA

1828 ENGINEERING



**This instrument prepared by
and after recording return to:**

Shutts & Bowen LLP
Attn: Elesia R. Sowell, Esq.
300 S. Orange Ave., Suite 1600
Orlando, FL 32801

PLANNED DEVELOPMENT AGREEMENT
(Paulucci Acres)

THIS PLANNED DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into as of the Effective Date (hereinafter defined) by and among the CITY OF APOPKA, FLORIDA, a Florida municipal corporation, (“**City**”) whose address is 120 East Main Street, Apopka, Florida, 32703, PULTE HOME COMPANY, LLC, a Michigan limited liability company, (“**Developer**”) whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32812, and PAULUCCI ACRES, LLC, a Florida limited liability company (“**Owner**”), whose address is 201 West 1st Street, Sanford, Florida 32771. Developer, Owner and City are sometimes together referred to herein as the “**Parties**”, and separately as a “**Party**”, as the context requires.

RECITALS

A. Owner is the fee simple owner of those certain parcels of real property presently bearing Orange County Tax Parcel Identification Numbers 20-20-28-0000-00-006, 20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-014, 20-20-28-0000-00-008, 30-20-28-0000-00-018, 30-20-28-0000-00-018, 29-20-28-0000-00-002, 29-20-28-0000-00-001, 29-20-28-0000-00-043, 29-20-28-0000-00-020, 29-20-28-0000-00-019, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089 (portion of), 28-20-28-0000-00-090 (portion of), 28-20-28-0000-00-008, and 28-20-28-0000-00-099 located in incorporated City of Apopka, Orange County, (“**County**”) Florida, (collectively, the “**Property**”) which are collectively approximately 617.65 total acres in size, and which are legally described in **Exhibit “A”** attached hereto and incorporated herein by this reference.

B. Developer is the contract purchaser of a portion the Property comprised of approximately _____ acres for residential development (the “**Residential Development**”). Owner intends to retain the balance of the Property comprised of approximately _____ acres for future non-residential development designated as “Mixed-Use/Commercial” tracts (the “**Commercial Tracts**”) in the Master Plan (the “**Future Commercial Development**”).

C. Developer is processing certain land use and zoning approvals with City, including: (i) an application to assign all of the Property the Planned Development (PD) zoning classification (the “**Zoning Application**”); and (ii) approval of a Planned Development Master

Plan (the “**Master Plan**”), including the Development Standards (the foregoing being collectively referred to herein as the “**Approvals**”).

D. The Property is proposed for up to 1,034 single family residential units, approximately 10 acres of non-residential uses on the Commercial Tracts, together with community gathering spaces, open spaces, and other amenities for internal community use, as well as a park for use and enjoyment by the public at large, all as more specifically set forth in the Master Plan, the Development Standards and this Agreement (collectively, the “**Project**”).

E. Developer intends to develop the Project infrastructure including streets, open space, stormwater management system, utilities, buffers and entrance features for the construction of single family residential units on the various lots together with driveways, sidewalks, amenities, and installation of landscaping within the Residential Development. Owner intends to develop and/or assign to one or more developers the obligations under this Agreement that directly relate to development and construction of the non-residential uses together with parking, driveways, sidewalks, amenities, and installation of landscaping within the Future Commercial Development.

F. Developer desires to obtain the Approvals and to receive assurances from City, as set forth herein.

G. City desires that Developer and Owner develop the Property in accordance with the City’s Comprehensive Plan, the City’s Land Development Code (the “**Land Development Code**”), and the terms and conditions of this Agreement.

H. Developer and Owner desire to develop the Project upon the Property and to construct the Park Improvements (hereinafter defined) in accordance with and subject to the terms of this Agreement for the uses substantially as depicted in the Approvals, and to further install such other improvements as are required by the Approvals (the “**Development Improvements**”).

I. The Master Plan, a reduced copy of which is contained in **Exhibit “B”** attached hereto and incorporated herein by this reference, is consistent with and meets the intent of the PD zoning classification and complies with all requirements of the Land Development Code.

J. City is authorized by home-rule powers to enter into agreements regarding the development and redevelopment of property.

K. The City Council of City approved a Master Plan for the Project through Ordinance No. _____ on _____, 2026.

L. The City Council of City scheduled, advertised, and held a public hearing on _____, 2026, to consider this Agreement, and heard all persons desiring to speak for or against this Agreement.

M. The City Council of City duly considered the remarks and comments offered regarding this Agreement made at said public hearing.

N. The Parties desire to enter into this Agreement to provide the citizens of the City a quality development in the form of the Project.

O. Developer and Owner hereby affirms and acknowledges that everything contracted for, negotiated, acknowledged, and affirmed herein by Developer and Owner is done freely and voluntarily.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. **References to Streets and Tracts**. All references to street names and tract numbers in this Agreement correlate with the street names and tract numbers as depicted in the Approvals.

3. **Objectives of Agreement**. The Parties' objectives, each of which is deemed material to the Parties' decision to enter into this Agreement, include but are not limited to the following:

(a) City Objectives:

(i) To ensure that construction of the Park Improvements and other Development Improvements are consistent with the terms of this Agreement;

(ii) To have the Park Improvements constructed by Developer in accordance with the terms set forth herein;

(iii) To have Developer, or a contractor for Developer, as applicable, at time of platting, post performance bond(s) and/or other financial assurance(s) acceptable to City to ensure completion of any Development Improvements not yet completed within such portion of the Project then being platted, as provided herein; and

(iv) To ensure that Developer creates at least one mandatory entity to govern the Project and maintain the infrastructure needed to support the Project, including the stormwater ponds within the Project.

(b) Developer/Owner Objectives:

(i) To obtain from City timely reviews and approvals for the Project;

- (ii) To clarify Developer's and Owner's rights and obligations regarding the Project;
- (iii) To develop the Project in accordance with the terms and conditions of this Agreement;
- (iv) To obtain reimbursement or impact fee credits for dedication and construction of the Park Improvements incurred by Developer in connection with the design, engineering, permitting, and construction;
- (v) To obtain reimbursement for the costs incurred by Developer and to oversize, upsize, or extend any utility improvements, at the request of City, to accommodate capacity for other developments in the City;
- (vi) To document the modifications to the Land Development Code that have been approved by City as part of the Approvals;
- (vii) To obtain certain assurances from City concerning Developer's ability to form a community development district for the Project in the future;
- (viii) To provide certainty as to possible future expansions of the Project to include additional lands; and
- (ix) To obtain assurances from City concerning City's future cooperation with Developer and Owner to implement this Agreement and develop the Project, including with respect to the treatment of minor or insignificant changes to the Project

4. **W. Ponkan Road Improvements.** The Parties acknowledge that W. Ponkan Road is an Orange County roadway. The Parties further acknowledge that the final construction/engineering plans for W. Ponkan Road adjacent to the Project will be processed through Orange County and that such plans will include certain improvements to W. Ponkan Road ("**Ponkan Road Improvements**"), which are anticipated to include the dedication of right-of-way adjacent to the Project ("**Ponkan ROW Dedication**"), and which are anticipated to include the closure of the existing intersection of W. Ponkan Road and Pittman Road, the extension of the eastern segment of Pittman Road to W. Ponkan Road ("**Pittman Road Extension**"), a new intersection of W. Ponkan Road and the Pittman Road Extension ("**New Pittman Road Intersection**"), a roundabout at the New Pittman Road Intersection (the "**Roundabout Improvements**"), a trail within the Ponkan ROW Dedication along the north boundary thereof, and turn lane improvements at the intersection of W. Ponkan Road and Vick Road. The anticipated Ponkan Road Improvements as shown on the Master Plan are conceptual in nature and may be modified as required to comply with the for W. Ponkan Road construction plans approved by Orange County. The Ponkan Road Improvements will be constructed in connection with the adjacent phase of development within the Project, subject to coordination with Orange County; provided, however, that Developer will begin construction of the Roundabout Improvements in connection with the first phase of Residential Development that is located north of W. Ponkan Road and has a full access connection to W. Ponkan Road. ~~The Pittman Road Extension and the New Pittman Road Intersection will be eligible for impact fee~~

~~credits. Accordingly, upon Developer's request,~~ Developer and City ~~will~~may enter into a future transportation impact fee credit agreement for the Pittman Road Extension and the New Pittman Road Intersection prior to or in connection with the approval of the Major Development Plan for the phase of Residential Development that includes the Pittman Road Extension and the New Pittman Road Intersection.

5. **Partial Vacation of Pittman Road.** Developer, City and Owner acknowledge and agree that the existing intersection of W. Ponkan Road and Pittman Road creates significant safety concerns. Developer, City and Owner further acknowledge and agree that the Ponkan Road Improvements, including without limitation the closure of the existing intersection of W. Ponkan Road and Pittman Road, the New Pittman Road Intersection and the Roundabout Improvements, will enhance traffic safety and that the proposed vacation is in the public interest. ~~Accordingly, the City has reviewed and considered the~~Developer acknowledges that any proposed partial vacation of a portion of the western segment of Pittman Road, ~~as shown on the Master Plan, commits to vacate such portion of Pittman Road in conjunction with the development of the applicable phase of the Project upon the request of Developer. The application for vacation of a portion of the western segment of Pittman Road is contemplated to be submitted in connection with the plat of the portion of the Project that includes the Pittman Road Extension and the New Pittman Road Intersection.~~ will require a separate vacation application to be submitted with the City for review and approval in accordance with the City Code.

6. **Utility Improvements.** ~~If any utility extension or upsizing is requested or required by the City in excess of what is required to service the Project, then the City and Developer shall enter into a utility agreement, which shall provide for, among other items, the City to reimburse Developer for any utility extension and upsizing, including the design, engineering, permitting and construction costs, in excess of what is required to service the Project.~~ The timing of any utility improvements shall occur no later than the issuance of a certificate of occupancy for the applicable phase of development that utilizes such utility improvements. Without limiting the foregoing, if the City requests Developer to design, engineer, permit and construct an extension of a 30-inch reclaimed water main to and from the current terminus of the existing 30-inch reclaimed water main on Rogers Road and the current terminus of the existing 30-inch reclaimed water main on Jason Dwelley Parkway (the **"Proposed Reclaimed Water Extension"**), then ~~any and all~~the City and Developer will enter into a future utility agreement to address reimbursement of all such costs incurred ~~by Developer~~ in connection therewith ~~shall be reimbursed by City as the Parties agree that as~~ such Proposed Reclaimed Water Extension is not required to serve the Project. Developer may elect to pursue and construct temporary wastewater facilities (a temporary package plant) to service the Residential Development and subsequently operate the same until such time that sufficient capacity is available.

7. **City Park.**

(a) ~~In connection with the approval of the Major Development Plan for the phase of development that includes the City Park tract, the City and Developer shall enter into a park agreement, which shall provide for, among other items, the following: (i) the design,~~

~~permitting, engineering and construction of improvements to the City Park tract as agreed upon by the City and Developer, including an interconnected stabilized trail, a right-in, right-out access to W. Ponkan Road and unpaved parking, all as generally shown on the Master Plan (the “Park Improvements”), and associated impact fee credits for all of the cost of the design, permitting, engineering and construction of such improvements and the timing for issuance of such reimbursement, and (ii) future access for the City Park upon development of the Commercial Tract located south of W. Ponkan Road. The location and extent of the Park Improvements, including the trails, parking and access to the City Park as generally shown on the Master Plan, are conceptual in nature and may be modified as needed.~~ The primary entrance to the Commercial Tract located south of W. Ponkan Road will be located at the existing traffic signal at Jason Dwelley Parkway and W. Ponkan Road, with signal modifications required no later than the issuance of a certificate of occupancy for the development of such Commercial Tract. Owner and City anticipate that upon issuance of a certificate of occupancy for the development of such Commercial Tract, access to the unpaved parking for the City Park will be through the entrance to the Commercial Tract located south of W. Ponkan Road at which time the City will close the temporary right-in, right-out access point off of W. Ponkan Road.

(b) The Park Improvements, such as an interconnected stabilized trail, a right-in, right-out access to W. Ponkan Road and unpaved parking, as generally shown on the Master Plan (the “Park Improvements”), will be agreed upon in a future park agreement between Developer and City. Dedication of the City Park tract, together with the Park Improvements, to the City is required within twenty-four (24) months after the Construction Site Plan for the initial phase of Residential Development is approved by the City. Dedication of the City Park tract may be via plat or separate instrument. Conveyance of the Park Improvements shall be via a bill of sale.

(c) If the Park Improvements have not been completed before the expiration of the twenty-four (24)-month timeframe set forth in Section 7(b) above, Developer, or a contractor for Developer, as applicable, shall post a performance bond or other financial assurance acceptable to City in an amount equal to 110% of the estimated cost to complete construction of the particular Park Improvements that have not been completed, in order to ensure completion of such improvements, and shall otherwise comply with the terms of Section 5.15 of the Land Development Code. Thereafter, the amount of the bond or other financial assurance may be reduced from time to time as improvements are completed and accepted by City, in accordance with the procedures set forth in Section 5.15 of the Land Development Code. Such performance bond or other financial assurance may be combined with the performance bond(s) or other financial assurance(s) assuring the completion of other Development Improvements.

(d) The “Paulucci” family name shall be incorporated into the name of the City Park or the City Park’s trail system.

8. Architectural Theme. The architectural theme for the Project is “Florida Natural.” ~~The designation of a theme does not dictate additional requirements for the commercial development.~~

9. **Maintenance Agreement.** A maintenance agreement between the Master HOA (or a Sub-association for Pod 6) and/or the CDD and the City will be entered into for the maintenance of the natural vegetation, as and when necessary, that is located within the City's 20-foot platted right-of-way located between the southern boundary of Pod 6, as identified on the Master Plan, and the northern boundary of Wekiva Run concurrently with approval of the Construction Site Plan for Pod 6. Developer and the City shall agree upon the form of maintenance agreement prior to the approval of the Construction Site Plan for Pod 6.

10. **Community Development District.** Developer may, but shall not be required to, in the future form a community development district pursuant to the provisions of Chapter 190, Florida Statutes (the "CDD") which shall not include the Commercial Tracts. Developer may, provided requisite approvals are obtained by any other owners of record, to subject some or all of the Property (and/or Actual Expansion Parcels (hereinafter defined)) to such CDD to facilitate the financing, construction, and installation of certain infrastructure improvements for and/or serving the Project (potentially including, without limitation, the Development Improvements) and to provide for the ongoing operation and maintenance of such improvements constructed or to be constructed by or on behalf of Developer and/or the CDD. Notwithstanding the foregoing, except as otherwise expressly set forth in this Agreement, nothing in this Agreement shall be deemed or construed to require Developer to form a CDD, to subject all or any portion of the Property (and/or the Actual Expansion Parcels) to a CDD, to develop the Project with a CDD, and/or to have the CDD (if formed) finance, construct, own, operate, and/or maintain any particular improvement(s) and/or particular category(ies) or class(es) of improvements.

(a) In the event that Developer elects to form a CDD in connection with the Project, City agrees to review, process, and act on any and all applications, petitions, permits, approvals, and instruments associated with the CDD (including but not limited to the formation, financing, and/or operation thereof, and/or the expansion thereof to include some or all of the Actual Expansion Parcels) in good faith and in a prompt and diligent manner (and that it will not transfer the same to any other authority or agency unless required by Florida law), and to otherwise reasonably and promptly cooperate and assist, as provided herein, with Developer's efforts to form, finance, operate, and expand the CDD as contemplated hereby; provided, however, Developer agrees that any such CDD will be required to waive any right it would have to incorporate into a separate municipality under Florida law. Without limiting the generality of the foregoing, upon a petition for a CDD being submitted by Developer in accordance with Section 190.005, Florida Statutes, City will engage in the appropriate statutory review and analysis of the proposal. City's current review of the concept of a CDD has resulted in the conclusion that City, on the basis of current information, would express no objection to the creation of a CDD relating to the Property or a portion thereof (and/or the subsequent expansion of the CDD to include the Actual Expansion Parcels or a portion thereof). City's agreements and representations set forth in this paragraph constitute a material inducement for Developer and Owner to enter into this Agreement.

(b) Notwithstanding the foregoing, nothing in this Agreement shall: (i) relieve Developer of complying with the provisions of Chapter 190, Florida Statutes, or any other applicable provisions of Florida law, governing the formation and/or operation of a CDD; or (ii) limit the City's exercise of its regulatory police power, or otherwise waive, divest, or diminish

City's decision-making in the course of exercising its police power (including as related to the ordinance(s) to be adopted, and/or the public hearing(s) to occur, in connection with the formation and/or expansion of any such CDD).

11. **Master Plan and Project Expansion.** After the Effective Date, some or all of the entities constituting Developer (and/or entities affiliated with some or all of the entities constituting Developer) may acquire and become the fee simple owner(s) of additional parcels of real property, which parcels abut or are in the immediate vicinity of the Property, ("**Acquired Expansion Parcels**") but which Acquired Expansion Parcels were not included in the Property or the Master Plan. Developer has disclosed to City, and City acknowledges, that in the future Developer may seek to amend the Master Plan, the CDD, and/or this Agreement (and/or other Approvals, as applicable) to include some or all of the Acquired Expansion Parcels within the Project and/or to include some or all or additional portions of the Acquired Expansion Parcels within the CDD; provided, however, that the Property, together with such portions of the Acquired Expansion Parcels that Developer seeks to add to the Project, the Master Plan, and/or the CDD (such portion(s) being the "**Actual Expansion Parcels**") shall, at all times, constitute one contiguous tract of land without any gaps, gores, hiatuses, or overlaps (the "**Expansion Intent**"). Further, Developer has disclosed to City that, as part of any addition of the Actual Expansion Parcels to the Project and the Master Plan, Developer shall have connectivity between the portions of the expanded Project located within the Property and the portions of the expanded Project located within the Actual Expansion Parcels, including without limitation potentially by road(s), sidewalk(s), trail(s), and/or other access facilities, (the "**Connectivity Intent**") and Developer may (or may not) seek to share certain facilities and/or infrastructure between the portions of the expanded Project located within the Property and the portions of the expanded Project located within the Actual Expansion Parcels, including without limitation potential recreation facilities, open spaces, other amenities, and stormwater ponds, facilities, and management systems, (the "**Shared Facilities Intent**") with the Connectivity Intent and the Shared Facilities Intent all being to the same extent as if the Actual Expansion Parcels had been included in and as part of the Project and the Master Plan as of the Effective Date.

12. **Construction of Improvements by CDD.** Notwithstanding anything in this Agreement to the contrary, in the event that any or all of the Development Improvements are constructed by the CDD (as opposed to by Developer), then performance bond(s) and/or other financial assurance(s) shall not be required, pursuant to Section 5.15 of the Land Development Code or otherwise, to ensure completion of such improvements that are being constructed by the CDD. Pursuant to Chapter 190, Florida Statutes, the CDD is (or will be) a local unit of special-purpose government, with the power to assess and impose ad valorem taxes upon lands within the CDD to fund the operations and obligations of the CDD. Such statutory taxing power is adequate security, within the meaning of Section 5.15 of the Land Development Code, to ensure completion of such improvements that are being constructed by the CDD.

13. **Master HOA, Sub-associations and POA.** Prior to the issuance of a building permit for the construction of the first residential unit in the Project or the issuance of a certificate of completion for any common area improvement within the initial phase of Residential Development of the Property, Developer shall form a homeowners' association in accordance with the requirements of Chapter 720, Florida Statutes, including the adoption of

articles of incorporation, bylaws, and a declaration of covenants, conditions, easements, and restrictions (a “**Master HOA**”). Developer shall cause each subsequent Residential Development phase of the Property to be part of the Master HOA. The Future Commercial Development portion of the Property shall not be part of the Master HOA and Owner can form a property owners association in accordance with Florida law, including the adoption of articles of incorporation, bylaws, and a declaration of covenants, conditions, easements, and restrictions (a “**POA**”). The governing documents of the Master HOA or POA, as applicable, (the “**Governing Documents**”) shall be consistent with this Agreement. To the extent there is any conflict between the Governing Documents and this Agreement, this Agreement shall supersede the Governing Documents and control. Nothing shall prohibit Developer from creating a sub-association within the Project (a “**Sub-association**”); provided, however, that such Sub-association shall be junior and inferior to the Master HOA, POA, or CDD, as applicable, in all respects.

14. **Stormwater Ponds.**

(a) **Maintenance Obligations for Stormwater Ponds.** The Master HOA, POA, or CDD, as applicable, shall be responsible for the operation and maintenance of the stormwater ponds within the Project (except those serving only a portion of the Project which may, but shall not be required to, be operated and maintained by the Sub-association for such portion of the Project served) (as applicable, the “**Maintaining Entity**”). City shall have the right, but not the obligation, to perform maintenance on the stormwater ponds if the applicable Maintaining Entity fails to properly maintain the same.

(b) **Conveyance of Stormwater Ponds.** Each stormwater pond tract within the Project shall be conveyed to the applicable Maintaining Entity no later than at the time when the portion of the Project containing such stormwater pond tract is first platted. The conveyance of the stormwater pond tracts shall be free and clear of all liens and encumbrances, except for easements of record acceptable to the applicable Maintaining Entity and to City, if any, and shall grant City easement rights to access the stormwater ponds for such maintenance purposes.

(c) **Orange County Stormwater Pond.** Notwithstanding anything contained in this Agreement to the contrary, as of the date hereof, it is contemplated that Tract J2 (Open Space / Stormwater) is to be dedicated to Orange County. Tract J2 and any other stormwater management facilities and ponds identified on the Master Plan to be dedicated to Orange County shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development or at such other time as approved by Orange County.

15. **Tree Protection Plan.** Developer will submit a tree survey to City showing existing trees on the Property that are required to be surveyed prior to undertaking land clearing activities. The Construction Site Plan for each phase of development shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer. Developer shall obtain an Arbor Permit from City in accordance with Section 5.3.3 of the Land Development Code.

16. **Construction of Development Improvements.** Developer shall commence construction of streets, perimeter walls, entrance features and associated landscaping associated with each portion of the Project in conjunction with the infrastructure for such portion of the Project and complete the same prior to the recording of a plat for such portion of the Project. If the Development Improvements within a portion of the Project have not been completed before a plat is recorded for such portion of the Project, Developer, or a contractor for Developer, as applicable, shall post a performance bond or other financial assurance acceptable to City in an amount equal to 110% of the estimated cost to complete construction of the particular Development Improvements within such portion of the Project that have not been completed as of the platting of such portion of the Project, in order to ensure completion of such improvements, and shall otherwise comply with the terms of Section 5.15 of the Land Development Code. Thereafter, the amount of the bond or other financial assurance may be reduced from time to time as improvements are completed and accepted by City, in accordance with the procedures set forth in Section 5.15 of the Land Development Code. Such performance bond or other financial assurance may be combined with the performance bond(s) or other financial assurance(s) assuring the completion of the Development Improvements.

17. **Internal Street Network.** The internal streets within the Project may either be dedicated to the public or privately owned and maintained by the Master HOA (a Sub-association) and/or CDD, as shown on the Major Development Plan. All internal streets within the Project shall be constructed in accordance with City's engineering and design specifications. All public internal streets within the Project will be dedicated to City at the time of platting. Access gates for any development phase(s) with private internal streets, as shown on the Major Development Plan, shall be permitted within the Project and shall be owned and maintained by the Master HOA (or a Sub-association). The internal alleys within the Project shall be privately owned and maintained by the Master HOA (or a Sub-association).

18. **Development Review for Subject Property.** Developer or Owner shall provide all information on the Property necessary for the required development reviews. City shall process the Developer's or Owner's applications, licenses, and permits so long as Developer or Owner has sufficiently complied with the application procedures for each process as set forth in the City Code and adopted procedures.

19. **Developer Obligations as to Development of Subject Property.**

(a) Except as otherwise set forth herein as the responsibility of City, Developer shall design, permit, and construct, at its own cost and expense, all Development Improvements related to the Project.

(b) The Development Improvements shall be constructed in accordance with the construction plans approved by City through its standard Construction Site Plan review process.

~~(c) At the time of issuance of any building permits for the Project, the owner of the applicable phase of development shall pay to City all applicable City impact fees in amounts which are in effect at the time of building permit issuance. Impact fees payable may be paid in~~

~~cash or with such impact fee credits, if any, which then may be available to, or may have been assigned to, such owner, regardless of whether such impact fee credits are awarded pursuant to this Agreement or otherwise.~~

20. **Consistency with City's Comprehensive Plan.** City hereby finds that this Agreement is consistent with the City's Comprehensive Plan and other City governing documents, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City's police powers. For avoidance of doubt, this is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220-163.3243, *Florida Statutes*.

21. **Minor (aka "Insubstantial") Amendments and Adjustments.** The Parties agree that a project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Project. Such "**Minor Adjustments**" are those which do not materially and adversely affect or modify the Project and are typical of developments of this type. The following shall be deemed Minor Adjustments:

(a) modifications to exterior elevations and architectural details, provided that the architectural design remains consistent with the "Florida Natural" theme established in the Master Plan and the overall character and quality of development depicted in the approved Master Plan;

(b) modifications to Project entry features, community signage, monuments, walls, landscaping, or other architectural or decorative components of the Project, provided such elements continue to reflect the "Florida Natural" architectural theme and maintain comparable quality and scale;

(c) adjustments to the phasing or sequencing of development, provided such changes do not alter the timing or provision of required infrastructure improvements;

(d) modifications to the internal site plan or layout of any development phase or pod, including, but not limited to, the relocation or adjustment of the Project access points or changes in connection with the proposed partial vacation of Pittman Road, provided such modifications remain in general conformity with the approved Master Plan;

(e) modifications to the Master Plan due to coordination with Orange County as to the Ponkan Road Improvements and/or Tract J2;

~~(f) a decrease in the total amount of open space within the Project, provided that a minimum of 50% open space is maintained within the Project;~~

(f) ~~(g)~~ modifications to the total number of lots within any individual development phase or pod, provided that such changes do not increase the overall maximum number of

residential dwelling units authorized for the Project and do not result in density in excess of two units per acre north of Ponkan Road;

(g) ~~(h)~~—modifications to the lot types or mix of lot sizes within any development phase or pod, provided that such modification results in an increase in lot size (e.g., a pod that has 100-40' lots and 100-55' lots can change to 70-40' lots and 130-55' lots); and

(h) ~~(i)~~—minor adjustments or insignificant changes as necessary to address site-specific conditions, permitting or engineering requirements or considerations, or governmental comments.

The Parties acknowledge that the scale of the maps and illustrations in the Approvals are conceptual in nature using the best available information at this stage of the development, and that permitting and engineering considerations may necessitate one or more adjustments of the various elements of the Project. Minor Adjustments shall be reviewed for consistency with this Agreement, the Approvals, including the Master Plan, and the "Florida Natural" architectural theme. Changes that exceed the scope of a Minor Adjustment set forth in this Section 21 shall require City Council approval. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with approval of City Administrator or City Designee (hereinafter defined), without the need for an amendment to the Approvals. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, shall not be unreasonably withheld, conditioned, or delayed, and shall be binding upon City and Developer.

22. **Obligation to Adhere to Requirements of Law.** Developer, Owner and City agree that they and their respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Developer, Owner or City, except as otherwise expressly provided herein. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Developer, Owner or City of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

23. **Covenants and Terms.** The conditions and covenants set forth herein shall be construed as covenants running with title to the Property, and shall be binding upon Developer, Owner and City, and their assigns and successors in interest, and shall inure to the benefit of Developer, Owner and City, and their assigns and successors in interest, but shall not be deemed to extend private rights to any person or entity other than the Parties hereto and their successors and assigns. City hereby agrees that this Agreement may be assigned, in whole or in part, to future non-residential developers as to the Future Commercial Development and to homebuilders as to the Residential Development. Notwithstanding the foregoing, in the event that a project mortgagee (or its nominee) shall acquire title to the Property or a portion thereof through foreclosure or deed in lieu of foreclosure, such affiliate of Developer or Owner or project

mortgagee (or its nominee) shall be deemed a permitted assignee under this Agreement, provided such assignee gives City prompt notice of the acquisition thereby of the Property or portion thereof, and such assignee agrees to assume and timely perform all of the covenants and obligations of Developer or Owner under this Agreement accruing from and after the date of such acquisition of title.

24. **Qualifying Residential Lot.** Upon and after the sale and conveyance of a Qualifying Residential Lot within the Property to a bona fide third-party purchaser, then, notwithstanding any term or provision of this Agreement to the contrary, this Agreement shall automatically be released from, and shall no longer run with or be a lien or encumbrance upon title to, such Qualifying Residential Lot within the Property. Purchasers of Qualifying Residential Lots (and their successors) shall have no rights, privileges, benefits, duties, and/or obligations under this Agreement. As used in this Agreement, the term “**Qualifying Residential Lot**” shall mean and refer to a platted, legally subdivided lot upon which is situated one (1) completed single-family detached or attached residential structure, and for which residential structure a certificate of occupancy has been issued by City.

25. **Cooperation.** Developer, Owner and City shall reasonably cooperate and act in good faith with each other to achieve the terms, conditions, and intentions of this Agreement, particularly with regard to specific dates, if any, set forth herein. In connection with Developer’s applications for City development licenses, permits, and approvals necessary to construct the Project and Development Improvements in accordance with the Construction Site Plan, City agrees to process and review any and all applications associated with Developer’s licenses, permits (including building permits), and approvals in good faith and in a prompt and diligent manner. However, Developer recognizes and concedes that, in the exercise of its regulatory police power, City must review and act upon Developer’s permit applications in substantially the same manner as in the case of applications for all other property owners, and City’s decision-making in the course of exercising its police power cannot be waived, divested, or otherwise diminished by contract. City further agrees to formally designate the City Administrator or his designee (“**City Designee**”) to facilitate approvals, expedite permits, and to act as liaison between City and Developer and/or Owner.

26. **Further Documentation.** Each Party agrees that at any time following a request therefor by another Party, each Party shall execute and deliver to the requesting Party such further documents and instruments reasonably necessary to confirm and/or effectuate the obligations of any Party hereunder and the consummation of the transactions contemplated hereby.

27. **Amendments.** This Agreement may not be amended, unless evidenced in writing, executed by all Parties hereto, and recorded in the Public Records of Orange County, Florida.

28. **Indemnification.** Developer shall indemnify and hold harmless City from and against any and all suits, claims, damages, losses, liabilities, and reasonable costs and expenses whatsoever (including attorneys’ fees), which City may incur (or which may be claimed against City by any person whomsoever) by reasons of or in connection with the design or construction of the Development Improvements and public infrastructure. Nothing herein shall require

Developer to indemnify City or its agents for their own negligence. This paragraph shall survive expiration or earlier termination of this Agreement.

29. **Default.** Failure by any Party to perform any of its obligations hereunder shall constitute a default, entitling any non-defaulting Party to pursue, subject to the limitations provided by Section 48, such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief. Prior to any Party filing an action as a result of a default under this Agreement, a non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein. Notwithstanding the foregoing, if Developer determines, in Developer's sole discretion and prior to commencing development of the Project, that market conditions or other factors have made proceeding with the Project unadvisable, then, in that instance, Developer shall be free to terminate this Agreement without penalty or claim of damages by City against Developer or Owner by providing written notice of termination to City no less than thirty (30) days prior to the effective date of termination.

30. **Attorneys' Fees.** In the event of default, the prevailing Party shall have the right to recover all reasonable attorneys' fees and court costs incurred as a result thereof, in addition to all other remedies provided herein.

31. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for any Party constituting Developer or their assets or (b) a petition is filed by any Party constituting Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated, or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.

32. **No Liability or Monetary Remedy.** Developer and Owner each hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on City, and that City bears no liability for direct, indirect, or consequential damages. The only remedies available to Developer or Owner for any breach by City are actions for declaratory judgment and/or mandamus to require City's specific performance under the terms and conditions of this Agreement.

33. **Force Majeure.** Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, pandemics, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance.

34. **Gender, Number and Titles.** As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Titles of

sections or paragraphs used in this Agreement are for convenient reference only and shall not limit, define, or otherwise affect the substance or construction of provisions of this Agreement.

35. **Notice.** Any notice required or allowed to be delivered hereunder shall be in writing and shall be: (a) hand delivered to the official hereinafter designated, effective upon such delivery; (b) deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, effective upon receipt of such notice; or (c) deposited with a nationally recognized overnight courier service (*e.g.*, Federal Express, United Parcel Service, Purolator, Airborne, Express Mail, etc.), effective one (1) business day after such deposit; addressed to a Party at the address specified below, or at such other address as from time to time may be provided by written notice:

City:	City Administrator 120 E. Main St. Apopka, FL 32703
with a copy to:	City Attorney 120 E. Main St. Apopka, FL 32703
Developer:	Pulte Home Company, LLC Attn: Aaron Struckmeyer, Director-Land Planning and Entitlements 4901 Vineland Road, Suite 500 Orlando, FL 32812
with a copy to:	Shutts & Bowen LLP Attn: Daniel T. O'Keefe, Esq. and Elesa Sowell, Esq. 300 S. Orange Ave., Suite 1600 Orlando, FL 32801
Owner:	Paulucci Acres, LLC Attn: Paul Mellini Paulucci Building 201 West 1 st Street Sanford, Florida 32771
with a copy to:	Nelson Mullins Riley & Scarborough LLP Attn: Jo Thacker, Esq. 390 N. Orange Ave., Suite 1400 Orlando, FL 32801

36. **Severability.** Invalidation of any word, clause, sentence, or section contained herein due to illegality, unconstitutionality, or for any other reason and as determined by a court of competent jurisdiction shall not act to cause this entire Agreement to be found to be invalid,

illegal, or unconstitutional, and this Agreement shall be read without such invalid, illegal, or unconstitutional word, clause, sentence, or section.

37. **Recording in Public Records.** This Agreement, executed by all Parties, shall be recorded in the Public Records of Orange County, Florida. The City Clerk of City shall insure that proper recording of this Agreement is accomplished promptly after the execution of this Agreement by the Parties.

38. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which shall together constitute on and the same instrument.

39. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements with respect thereto.

40. **Negotiation.** Each Party hereto hereby acknowledges that it was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or another as a result of such Party's participation in the drafting of this Agreement.

41. **No Third-Party Beneficiaries.** The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

42. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between City, Owner and Developer. Developer and Owner cannot create any obligation or responsibility on behalf of City or bind City in any manner except as otherwise expressly set forth herein. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that the other Parties hereto are not acting as a fiduciary for or an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein. Developer and Owner each further represents and acknowledges that no one was paid a fee, commission, gift, or other consideration by Developer or Owner as an inducement to entering into this Agreement.

43. **Controlling Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted.

44. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.

45. **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee, or agent

of City in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of City hereunder.

46. **No General Obligation.** In no event shall any obligation of City under this Agreement be or constitute a general obligation or indebtedness of City or a pledge of the ad valorem taxing power of City, within the meaning of the Constitution of the State of Florida or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither Developer, Owner, nor any other party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of City or any other governmental entity or taxation in any form on any real or personal property to pay City's obligations or undertakings hereunder.

47. **Agency.** Developer, Owner and City, and their agents, contractors, or subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of each other.

48. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, *Florida Statutes*.

49. **City's Police Power and Regulatory Powers.** City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

50. **Interpretation.** The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and neither Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties.

51. **References.** Whenever any reference is made in this Agreement to any article, section, paragraph, etc. of this Agreement (or of any other document or instrument), unless otherwise expressly provided, such reference shall be deemed to include all parts and portions of the article, section, paragraph, etc. to which such reference is made, including without limitation all subarticles, subsections, subparagraphs, sentences, and/or clauses thereof, if any.

52. **Time of the Essence.** Time is of the essence of this Agreement.

53. **Calculation of Time Periods.** Unless otherwise expressly specified in this Agreement: (i) in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included, and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday, or holiday, in which event the period shall run and extend until the next day which is neither a Saturday, Sunday, or holiday; (ii) if any specified/fixed date or deadline set forth in this Agreement falls on a Saturday, Sunday, or holiday, then such date or deadline shall roll and extend to next day which is neither a Saturday, Sunday, or holiday; and (iii) the last day of any time period described in this Agreement, and the time for performance on any other date or

deadline set forth in this Agreement, shall be deemed to end/be at 6:00 p.m. local time in Orange County, Florida. As used in this Agreement, “**holiday**” shall mean federal holidays as defined in 5 U.S.C. 6103, and “**Business Days**” shall mean and refer to all days other than Saturdays, Sundays, and holidays.

54. **Compliance with Public Records Law.** Pursuant to Section 119.0701, *Florida Statutes*, when Developer or Owner provides services to City by constructing public infrastructure or improving City property under the terms of this Agreement, such Party shall comply with the public records laws set forth in Chapter 119, *Florida Statutes*, and any successor statute. Specifically, Developer and Owner shall:

(a) Keep and maintain public records that ordinarily and necessarily would be required by City in order to perform the service provided to City;

(b) Provide the public with access to public records on the same terms and conditions that City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or otherwise provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;

(d) Meet all requirements for retaining public records and transfer, at no cost to City, all public records in possession of Developer or Owner upon completion, inspection, and issuance of a Certificate of Occupancy for the completed services on City property, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City;

(e) Upon request of City, Developer or Owner shall promptly provide City with copies of public records which pertain to this Agreement; and

(f) In the event that Developer or Owner receives a request from any person or entity other than City for a document, computerized information, audio or videotape, CD, DVD, or any other record in such Party’s possession pursuant to this Agreement, such Party shall notify City immediately and submit the request to City for direction on how to comply with Florida’s Public Records Law. Developer and Owner shall allow City to inspect the requested record to advise such Party if any material therein is exempt or confidential and therefore subject to redaction.

55. **Condemnation.** If, prior to obtaining all necessary permits and approvals to construct the public infrastructure and/or Development Improvements, all or any part of the Property is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), or if City, Owner and/or Developer has received written notice that any condemnation action or proceeding with respect to the Property is contemplated by a body having the power of eminent domain, each Party shall give the others immediate written notice of such threatened or contemplated condemnation or of such taking or sale, and each may, by written notice to the

other, given within thirty (30) days after the receipt of such notice, elect to cancel this Agreement as it relates to the portion of the Property affected by such condemnation. Further, City agrees not to use its powers of eminent domain in any way which would modify or alter the Master Plan or any Major Development Plan or Construction Site Plan, provided that this paragraph shall not abrogate City's police powers.

56. **Effective Date.** The "**Effective Date**" of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

57. **Jury Waiver.** EACH PARTY HERETO, AND ITS SUCCESSORS AND/OR ASSIGNS, HEREBY VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND FOREVER WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT AND/OR THE SUBJECT MATTER HEREOF.

[signature pages and exhibits follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“CITY”

**CITY OF APOPKA, FLORIDA,
a Florida municipal corporation**

By: _____
Bryan Nelson, Mayor

ATTEST:

_____, City Clerk

Approved as to Form:

_____, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2026, by Bryan Nelson, as Mayor of CITY OF APOPKA, FLORIDA, a Florida municipal corporation, on behalf of the City of Apopka, Florida. He ___ is personally known to me OR ___ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

**Development Agreement
Signature Page**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“DEVELOPER”

Signed, sealed, and delivered
in the presence of:

**PULTE HOME COMPANY, LLC, a
Michigan limited liability company**

Print Name: _____
Address: _____

By: _____

Print Name: _____

Title: _____

Date: _____

Print Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2026, by _____, as ____ of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company. S/He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

**Development Agreement
Signature Page**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“OWNER”

Signed, sealed, and delivered
in the presence of:

PAULUCCI ACRES, LLC,
a Florida limited liability company

By: Paulucci Acres Management, LLC,
a Delaware limited liability company,
its Manager

Print Name: _____
Address: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____
Address: _____

Date: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2026, by _____, as _____ of Paulucci Acres, LLC, a Florida limited liability company, as Manager of Paulucci Acres Management, LLC, a Delaware limited liability company, on behalf of the company. S/He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name
My Commission Expires: _____

Development Agreement
Signature Page

**Development Agreement
Signature Page**

EXHIBIT “A”

Legal Description of the Property

EXHIBIT “B”

Master Plan

[see attached one (1) document totaling twenty (20) pages]

Summary report: Litera Compare for Word 11.9.0.82 Document comparison done on 12/8/2025 2:13:55 PM	
Style name: SHUTTS	
Intelligent Table Comparison: Active	
Original DMS: iw://sbdocs.shutts.com/ORLDOCS/23436095/3	
Modified DMS: iw://sbdocs.shutts.com/ORLDOCS/23436095/4	
Changes:	
<u>Add</u>	20
Delete	25
Move From	2
<u>Move To</u>	2
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	49