

Celebration, Florida Special Permit Conditions

Celebration is a large, master-planned community in the northwest area of unincorporated Osceola County, Florida that is especially well-suited for film and entertainment activities. The residents and businesses of Celebration generally encourage these activities provided that the applicants extend proper courtesy to all of our residents, businesses and guests and that all of the following special permit conditions are adhered to.

Note that Celebration has no central authority, such as a municipal or city government, to oversee film and entertainment permitting separately from Osceola County and the Metro Orlando Film & Entertainment Commission (MOFEC). The key to a successful film and entertainment permitting process, and to doing business in Celebration in general, is advance coordination with all of the various property owners and governance organizations that may be impacted by these activities such as the immediate neighbors, the Celebration Community Development District (CCDD), the Enterprise Community Development District (ECDD), the Celebration Residential Owners Association (CROA), the Celebration Non-Residential Owners Association (CNOA), Lexin Capital (Lexin), and The Celebration Company (TCC).

These special conditions are intended as a supplement to the general conditions set forth in the MOFEC "Motion Photography Production Permit for Orange, Seminole, Lake and Osceola Counties" for any and all locations within the boundaries of the Celebration community.

Some generalities about property ownership in Celebration can be assumed as a research point-of-beginning, but must be confirmed by MOFEC.

- For example:
 - Most public streets are owned by Osceola County;
 - Most alleys, sidewalks, trails, passive parks, and stormwater ponds are owned by the CCDD;
 - Most active parks and pools are owned by the CROA; and
 - Most, but not all, of the downtown area or "Market Street" district is owned by Lexin Capital.

- By way of example, adjacent and affected property owners may include:
 - Neighbors -- if any part of their property is to be used, if access to their property is inhibited in any way, if they are impacted by excessive noise, lighting or hours of operation, or if access to their mailbox is inhibited in any way;
 - The CCDD -- if alleys, sidewalks, road rights-of-way, passive parks, ponds or pond banks are impacted in any way;
 - The CROA -- if any of its active or passive parks are impacted in any way; or
 - Lexin -- if any part of the downtown or "Market Street" areas owned by Lexin are impacted in any way.

The applicant agrees to abide by all the general conditions of the permit and all of the following special conditions:

- Special consideration must be demonstrated by the applicant to ensure that adjacent and affected properties are properly notified and approve of the applicant's planned activities. The applicant is required to obtain the property owner's permission with evidence demonstrated by their signature(s) on the form below, and to pay appropriate fees in advance of the start of any work.

- Applicants are required to include a complete location and staging plan in their permit application which includes (at a minimum) the specific location, other affected properties, the duration, alternate days and times, hours-of-operation, parking, and staging.

- Parking on public streets is subject to Osceola County regulations, but is also restricted by the codes, covenants and restrictions of CROA and CNOA. Parking or staging on the streets is discouraged especially in front of residential mailboxes.

- Streets cannot be closed off without permission of Osceola County and the specific permission of all adjacent or affected property owners and then only with adequate police enforcement and traffic control.

- The applicant must have the complete approved permit on "set" at all times.

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In general, the CCDD will not allow:

- Any parking or staging in its residential alleys;
- Any direct or indirect discharge of any materials into its waterways or stormwater ponds;
- Any swimming or boating in its waterways or storm water ponds; and
- Any vehicles or activities that damage the alleys, sidewalks, bridges, boardwalks, trails, landscaping, irrigation systems, utilities, water quality or otherwise on any of its property including its ponds, medians, rights-of-way, and general areas between sidewalks and back-of-curb.

Insurance Requirements:

- Minimum \$1,000,000 general liability certificate of insurance for all permits;
- Minimum \$5,000,000 general liability certificate of insurance if any violence, stunts, fake firearms, fireworks, pyrotechnics, etc are involved; and
- Proof of worker's compensation.

The Insurance Certificate must name as additional insured any property owner or governance entity whose property is to be affected in any way including the following: Osceola County, CCDD, ECDD, CROA, CNOA, TCC, Lexin, Celebration Community Services, Inc. (501c4), etc. The verbiage should say (with no additional language): "Certificate holder is included as Additional Insured as respects to General Liability and Automotive Liability."

Required documents:

- Copies of the letter or other indisputable evidence of their notice to all adjacent or affected property owners;
- Copies of the letter or other indisputable evidence of the approval of any private property owners if filmed inside a private residence or business; and
- Copies of any all letters or correspondence from any neighbors affected in any way by the applicant's planned activities.

Additional Special Conditions:
