



GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD ST (2nd Floor), OCALA, FL 34471
Email: building@ocalafl.org; Phone: (352) 629-8421

**VALET PARKING ANNUAL RENEWAL APPLICATION
FEE \$150.00**

Applicant Name: Ocala Prime Partners Holdings, LLC Phone No.: 352-209-8477
Mailing Address: 30 S Magnolia Ave, Ocala, FL 34471 Email: dgulling@verteks.com
Franchise Operator: Mark's Prime Steakhouse of Ocala Phone No.: 352-402-0097
Mailing Address: 30 S Magnolia Ave, Ocala, FL 34471 Email: dgulling@verteks.com
Business Address/Valet location: Valet lot address: 11 SW 2nd Ave, Ocala, FL 34471

Name of partnership/corporation: Ocala Prime Partners Holdings, LLC
Mailing address: 30 S. Magnolia Ave, Ocala, FL 34471 Phone No.: 352-402-0097
List officers/partners: Donald Gulling, Managing Member; Nathan Stockman, Debra Cone
Azim Saju, Navroz Saju

Insurance Company: FCCI Insurance Group Certificate attached: Yes ☒ No ☐

Provide workers comprehensive and employers liability insurance in the minimum amount of \$1,000,000 per person/occurrence. General liability insurance in the minimum amount of \$1,000,000 per person/occurrence covering bodily injury and property damage resulting from the valet parking operator's ramping and storing of vehicles on public property. Garage keepers legal liability insurance in the minimum amount of \$250,000 per location/occurrence with maximum deductible of \$1,000 to provide collision and comprehensive coverage for vehicles under the control of the valet parking operator.

Please confirm there have been no changes to the following:

Operation plan:	No changes ☒	Changes ☐
Traffic plan	No changes ☒	Changes ☐
Partnership or corporation	No changes ☒	Changes ☐
Insurance company	No changes ☒	Changes ☐
Amount of required insurance	No changes ☒	Changes ☐

Any changes require approval by the Ocala City Council.

Acknowledgement

All valet drivers/employees (excluding the owners/partners/officers) shall provide a FDLE Criminal History Information Report prior to the renewal valet parking franchise renewal and issuance of the business tax certificate. In addition, please complete the Ocala Police Department background check and social security collection forms for each driver.

I swear/affirm that all written statements made by me on this application are true and complete. I understand that any omitted, false, or incorrect statements made in connection with my application may stop the processing of this application or result in the revocation of an existing franchise, and have read and understand the regulations pertaining to this franchise. I further understand that the franchise is required to abide by all regulations contained in Article II of Chapter 22, Code of Ordinances, City of Ocala, Florida, and that failure to do so could result in revocation of said franchise.

Applicant's signature  Date: 9/17/2025
Print name: Donald Gulling

Notary

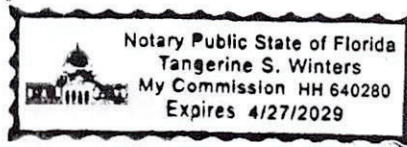
State of Florida

County of Marion

Sworn to/affirmed before me this 17th day of September, 2025, by
Donald Gulling, as Managing Member of Ocala Prime Partners Holdings, LLC
(Name) (Title) (partnership/corporation)

who is personally known to me or who has produced the following as identification

Notary public  (SEAL)



VALET PARKING SERVICE INDEMNIFICATION AGREEMENT

THIS AGREEMENT, is entered into the 17th day of September, 2025, by and between the City of Ocala, a Florida municipal corporation ("City") and Ocala Prime Partners Holdings, LLC, a Florida corporation ("Applicant").

WHEREAS:

- A. Pursuant to Ordinance Section 22-433 any valet parking operator (company), as that term is defined in Ordinance Section, 22-422 shall indemnify and hold harmless against any and all liability, loss, costs, damages or expenses which may accrue to the city by reason of the negligence, default or misconduct of the company in connection with the rights granted to such company under this the City of Ocala's Valet Parking Ordinance.
- B. Pursuant to Ordinance Section 22-433 a written indemnity and hold harmless agreement in a form satisfactory to the city, in its sole discretion, shall be required as a pre-condition to granting of a franchise to any company.
- C. Pursuant to Ordinance Section 22-424 Applicant has applied for a franchise to operate a Valet Parking Service in the City of Ocala.

NOW THEREFORE, in consideration of the matters set forth above (which are incorporated herein by reference), the grant of a franchise to Applicant herein, and other good and valuable consideration, the parties hereto agree as follows:

- 1. **Indemnity.** Applicant shall indemnify City and its elected officials, employees and volunteers against, and hold City and its elected officials, employees and volunteers harmless from, all damages, claims, losses, costs, and expenses, including attorneys' fees, which City or its elected officials, employees or volunteers may sustain, or which may be asserted against City or its elected official, employees or volunteers, arising out of the activities contemplated by the Agreement and a grant of the Valet Parking Service franchise to Applicant, including, without limitation, harm or personal injury to third persons during the term of this Agreement or the Applicant's franchise.
- 2. **Term.** The term of this Agreement shall commence on date set forth above and continue so long as Applicant is franchised by the City of Ocala to operate a Valet Parking Service in the City of Ocala.
- 3. **Relationship of parties.** Neither this Agreement, nor any term, provision, payment or right hereunder shall in any way or for any purpose constitute or cause City to become or be deemed a partner of Applicant in the conduct of its business, or otherwise, or to cause City to become or be deemed a joint adventurer or a member of a joint enterprise with Applicant by reason of the Agreement or the City's Ordinance regulating Valet Parking Services.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

OWNER

Robert Hipke
Witness

Robert Hipke
Print Witness Name

John Childers
Witness

John Childers
Print Witness Name

Donald Gulling

Donald Gulling, Managing Member
Type Owner's Name Here

Corporate Acknowledgment

STATE OF Florida

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 17th day of
September, 20 25, by
Donald Gulling

_____ as Managing Member of

Ocala Prime Partners Holdings, LLC a
Florida Limited Liability Corporation on behalf of the

Tangerine S. Winters

Notary Public, State of Florida

Name: Tangerine S. Winters
(Please print or type)

Commission Number:

Commission Expires:



Notary: Check one of the following:

☒ Personally known OR ☐ Produced Identification (if this box is checked, fill in
blanks below).

Type of Identification Produced: _____
