

Item # 40

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Spring Thunder on Lake Monroe, LLC Special Event Permit

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Dori L. DeBord CONTACT: Austin Watkins EXT. 7440

Agenda Date 2/13/2007 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request by Spring Thunder on Lake Monroe, LLC – Applicant; for a Special Event permit for a festival and outdoor concert located at 4201 Orange Boulevard on March 30, 31, and April 1, 2007 or;
2. **DENY** the request by Spring Thunder on Lake Monroe, LLC – Applicant; for a Special Event permit for a festival and outdoor concert located at 4201 Orange Boulevard on March 30, 31, and April 1, 2007; or
3. **CONTINUE** the request to a time and date certain.

District # 5 – Commissioner Carey

Austin Watkins, Planner

**BACKGROUND:**

Spring Thunder on Lake Monroe, LLC is requesting a Special Event permit for a festival and outdoor concert to be held at 4201 Orange Boulevard. The subject property is located south of the intersection of Orange Boulevard and Interstate 4. The applicant is proposing a three day event including a motorcycle show and contest and slow ride contest, outdoor concerts, beverage sales including alcohol, and concession sales according to the following schedule:

March 30, 2007:	11am – 3pm	Shannon Burke Show
	11am – 6pm	3-4 Local Bands (concert)
	8:30 pm – 11pm	Trent Tomlinson (concert)
March 31, 2007	11am – 6pm	3-4 Local Bands (concert)

Reviewed by:	<u>KFT</u>
Co Atty:	
DFS:	
Other:	
DCM:	
CM:	<u>Coe</u>
File No.	<u>rpd01</u>

	6pm – 8:30pm	Monsters in the Morning Band (concert)
	8:30pm – 11pm	Bad Company (concert)
April 1, 2007	11am – 12:30pm	Local Band (concert)
	1pm – 3pm	Little Texas (concert)

The event is estimated to have 10,000 – 15,000 attendees over a three day period. The applicant is proposing 15 vending stations, 9 soft drinks/water/beer stations, and 1 main alcohol bar. The event is proposed to be hosted by a local radio show, FM 104.1 the Shannon Burke Show.

The applicant is proposing to utilize a 10 ± acre parcel located on the east side of Monroe Road for parking; the applicant will be providing a crossing guard on Monroe Road. Further, the applicant is proposing to utilize the eastern portion of the event area for motorcycle parking as depicted in the attached site plan. Motorcycle parking will be separated from pedestrian areas by a 6' fence with "No Motorcycles" signs located in pedestrian areas.

Security will be provided by 10 Maximum Security Officers and 12 Seminole County Sheriff's Deputies which will be handling area patrol, traffic, and pedestrian controls. Seminole County Public Safety will provide necessary EMS and Fire Rescue. Sanitation will be provided by a main dumpster and 46 standard and 4 handicap port-o-lets.

In 2003, the Board of County Commissioners approved JZ Riders, Inc.'s request to rezone to PCD on the subject property for a 10,500 sq. foot sports bar and grill, 4,032 sq. feet for motorcycle sales and service, 16, 336 sq. feet of covered motorcycle parking, and a 5,000 sq. foot restaurant. Further, the applicant proposed to build a motel on the subject property. As of today, the property owner has not developed the property.

## **SITE ANALYSIS:**

### **ENVIRONMENTAL IMPACTS**

#### *Wetland Impacts:*

Based on a jurisdictional wetland line, there appears to be 5.97 ± acres of wetlands on the subject property. Any dredge or fill activities in a jurisdictional wetland will require a permit from St. Johns River Water Management District; a copy of this permit will be required prior to site plan approval. Further, any excavation or filling involving more than 100 cubic yards will require a small site plan submittal and approval through Development Review, per Seminole County LDC Section 40.2.

#### *Transportation / Traffic:*

The applicant proposes access onto Monroe Road, which is classified as collector road. Further, crossing guards will be provided during the event supplemented by temporary crosswalk signs on Monroe Road.

**APPLICABLE POLICIES:**

**SEMINOLE COUNTY CODE**

Although Section 165.43, Operation of Outdoor Sound Amplification Devices which prohibits the operation of outdoor sound amplification devices for commercial purposes during the hours of 11 pm to 7 am does not apply to outdoor festivals, the Board of County Commissioners may impose such a condition pursuant to Section 185.4 (6).

Section 185.4, Prerequisites to Issuance [special event permit] requires that parking facilities not be located within the area of the festival.

**STAFF RECOMMENDATION:**

Staff Recommends APPROVAL of the request for a Special Event permit by Spring Thunder on Lake Monroe, LLC – Applicant; for a festival and outdoor concert located at 4201 Orange Boulevard on March 30, 31, and April 1, 2007 based upon attached conditions in Exhibit A.

Attachments:

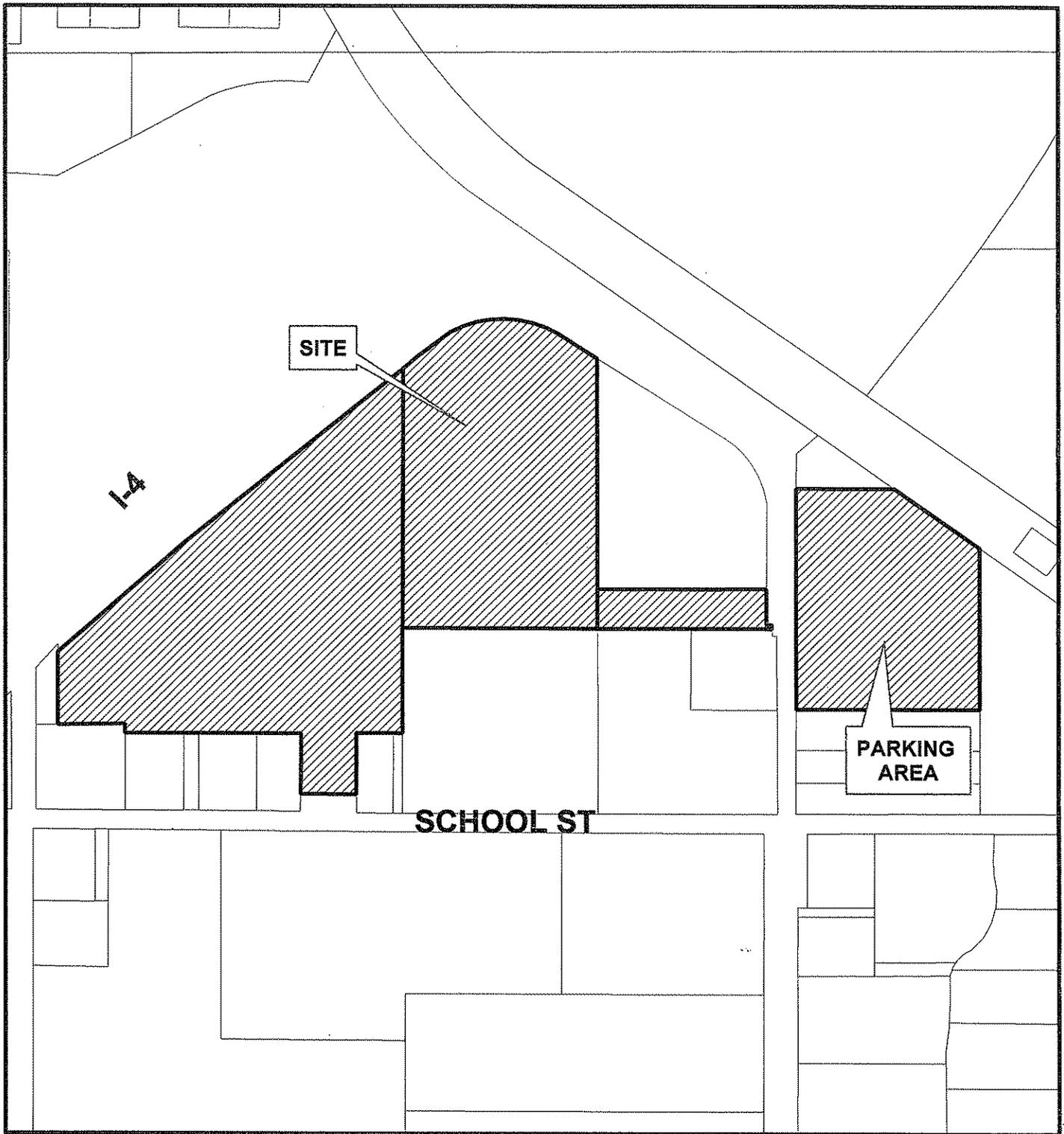
Exhibit A: Staff Conditions  
Location Map  
Zoning Map  
Aerial Map  
Approved JZ Rider's PCD Final Site Plan  
Site Plan  
Festival Details  
Legal Description

**Exhibit A**  
**Spring Thunder on Lake Monroe's Special Event Permit**  
**Staff Conditions**

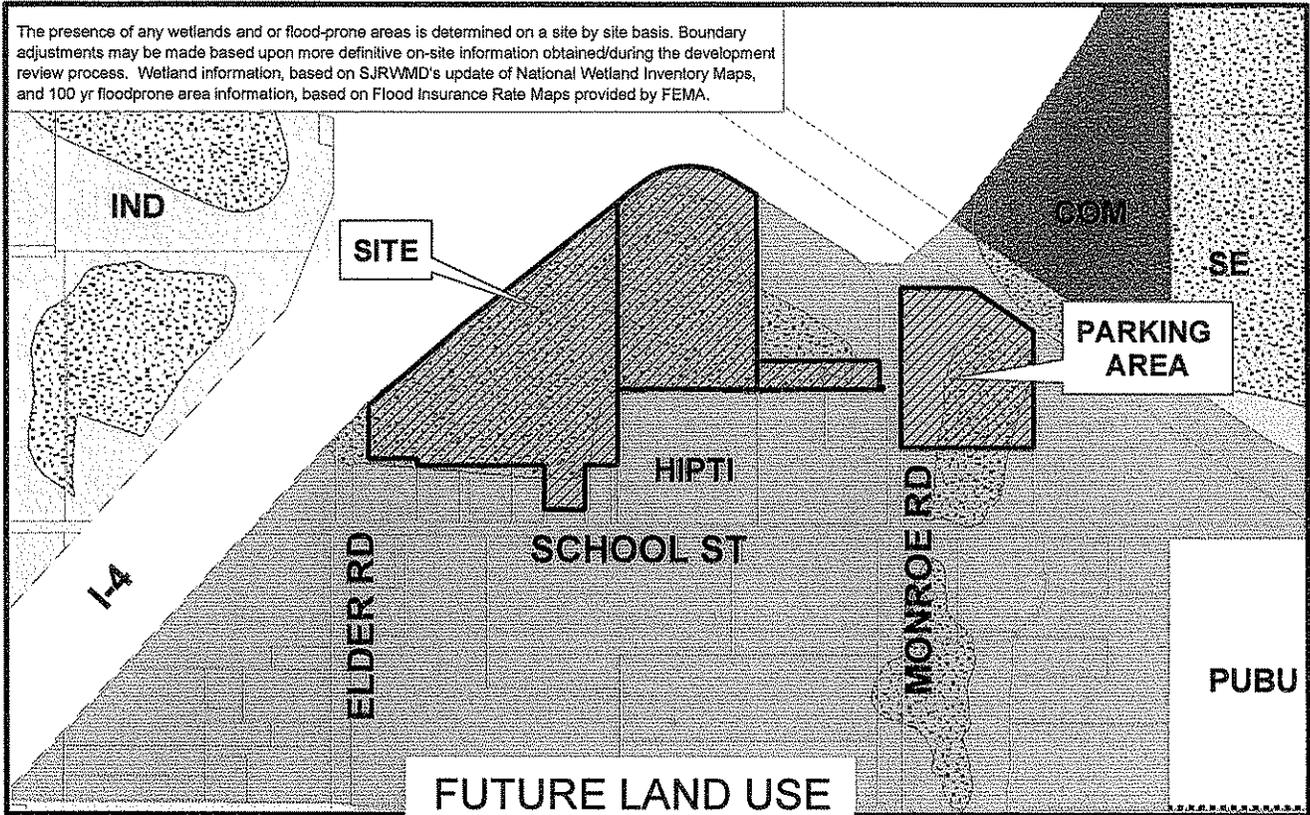
1. Activities and outdoor sound amplification between the hours of 11 pm and 7 am is prohibited.
2. All camping is prohibited.
3. Activities or an impact to jurisdictional wetlands is prohibited. Mark all wetlands clearly by flagging the jurisdictional wetland line. Establish a 25' undisturbed buffer between the jurisdictional wetland line and any activities by installing a screened (slat or mesh) 6' fence with signs every 25' indicating "Wetlands, Do Not Disturb, No Trespassing".
4. Crossing guards to be present on Monroe Road 2 hours prior to opening and closing of any events. Provide temporary pedestrian crosswalk signs on Monroe Road.
5. An Arbor Permit consistent with the Seminole County Land Development Code Chapter 60, Arbor Regulations must be obtained if tree removal will occur.
6. A 6' fence must be installed for the entire perimeter of the subject property.
7. Only one entrance/exit shall be permitted. The permitted entrance/exit shall be located on Monroe Road. Emergency exits shall be the only other permitted access and must be consistent with all building and fire codes.
8. No outside alcohol or coolers are permitted inside the event area. Only alcohol sold by event vendors is permitted inside the event area.
9. Signs stating "No Colors, No Weapons, No Drugs, No Nudity" and "No Outside Alcohol or Coolers" shall be present at all entrance points.
10. There shall be no activities or uses in the retention pond. A 6' fence shall be installed around the perimeter of the retention pond.
11. Motorcycle parking inside the event area shall be enclosed by a 6' fence and motorcycle ingress and egress shall be separated from pedestrian areas and walkways by cones and ropes and signs stating "No Motorcycles". Further, only one entrance/exit to the motorcycle parking area shall be permitted. Motorcycle parking is limited to the depicted area on the attached site plan. Any area of the site used for motorcycle parking, contest or show must be clearly separated from pedestrian areas by the parking cones and ropes.
12. All signs must be temporary in nature and consistent with the Seminole County LDC, Section 30.1243, Sign standards.
13. All attendees must be at least 21 years of age.
14. All required Alcoholic Beverage Licenses for each vendor must be obtained from the State of Florida, Department of Business and Professional Regulation seven (7) days prior to the start of said events and produced for inspection to the County Planning and Development Director.

15. All sale of alcohol on the subject property must cease at 10:30 pm.
16. Twelve (12) off duty Seminole County Sheriff's Deputies shall be present at the said activities unless the Sheriff's Office finds that more or less deputies are needed.
17. All site improvements must be completed seven (7) days in advance of the events. County Staff reserves the right to inspect the site to ensure compliance with all conditions of approval.





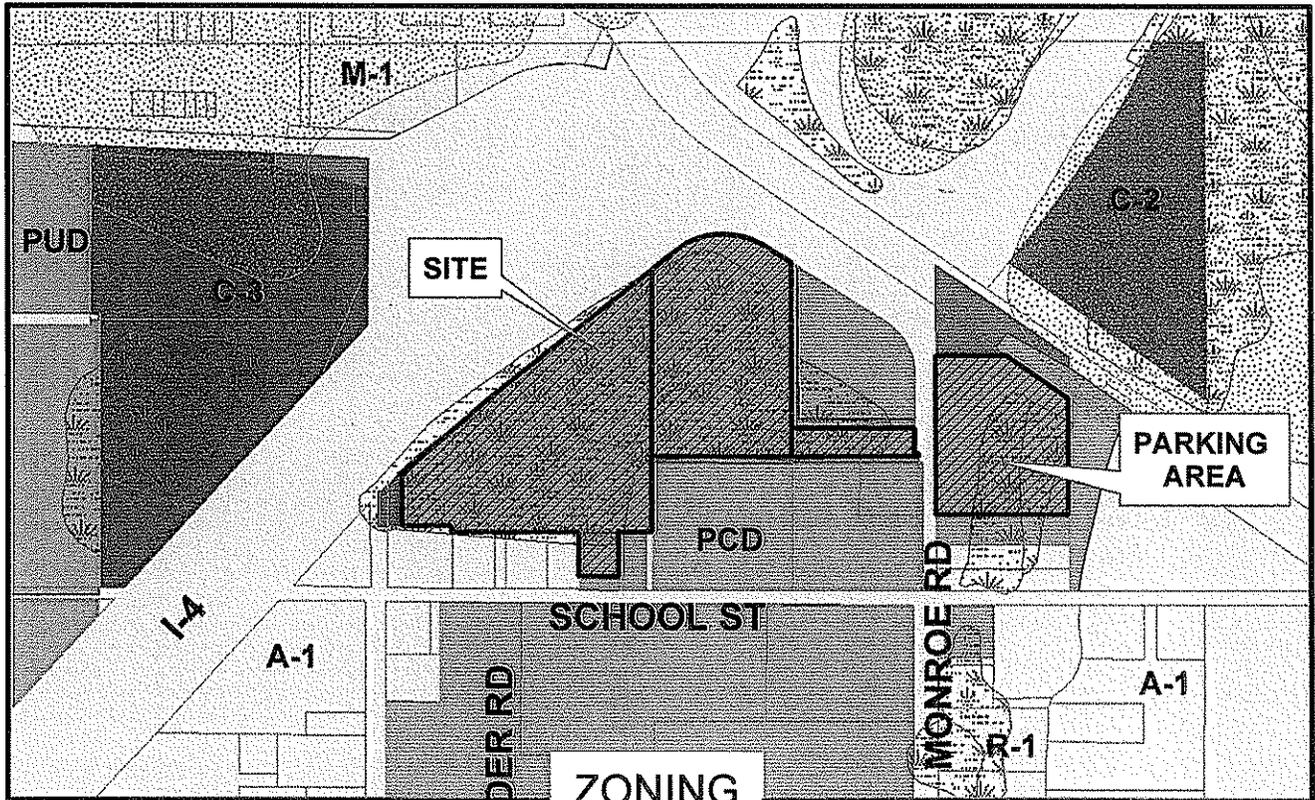
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



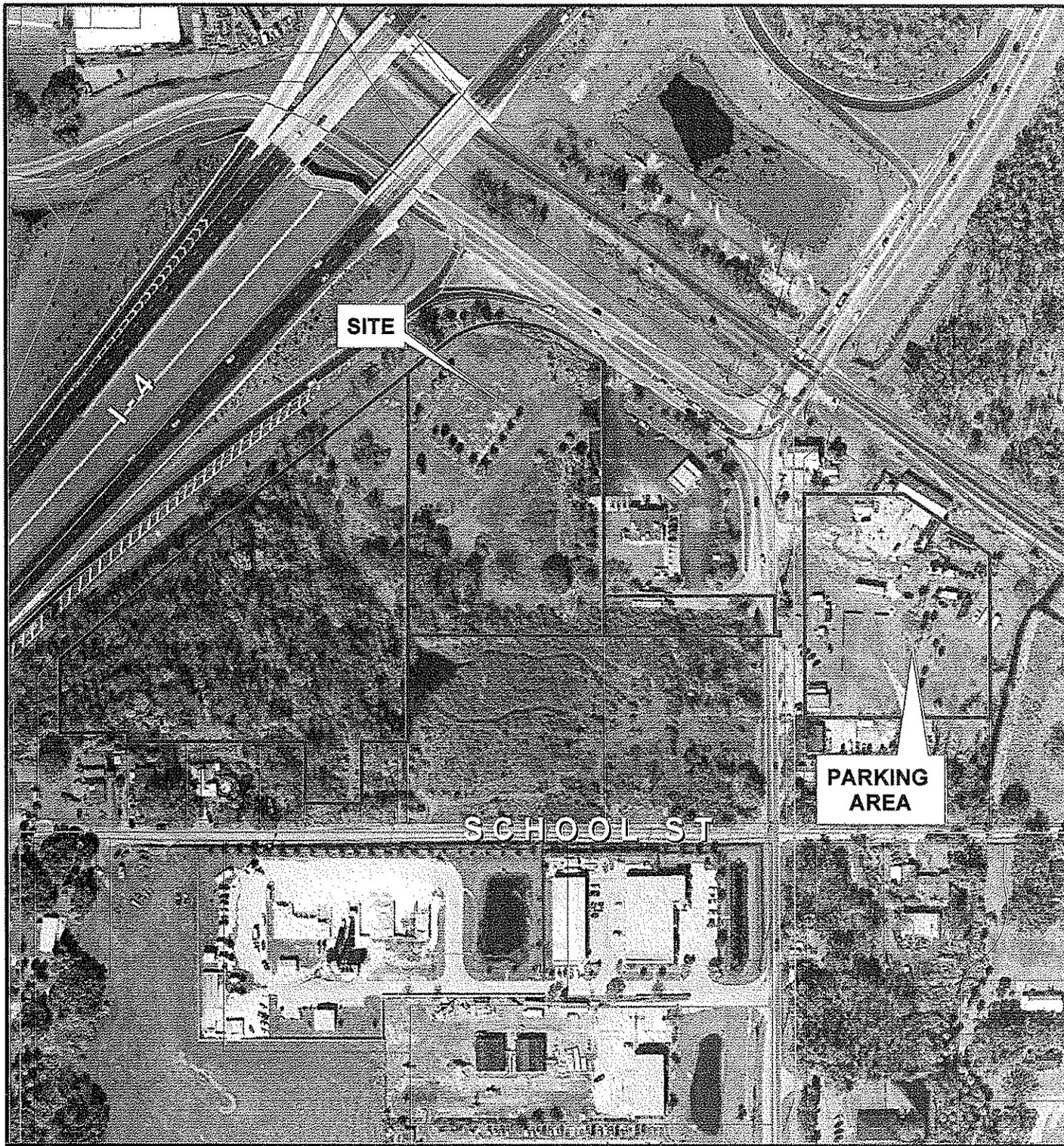
SE COM HIPTI PUBU Site Municipality CONS

Applicant: Spring Thunder on Lk Monroe LLC  
 Physical STR: 16-19-30 & 21-19-30  
 Gross Acres: 10.35+/- BCC District: 5  
 Existing Use: Vacant  
 Special Notes: Special Event Permit

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2007-007	--	--



A-1 R-1A C-2 ELDER RD C-3 PC-D PUD FP-1 W-1



Rezone No: Z2007-007  
Special Event Permit

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

Interstate 4 Access Right of Way  
R/W Width Varies per FDOT R/W map

THIS AREA IN R.O.W.  
IS UNDER CONSTRUCTION

Utility Easement  
per O.R. 972, Pg. 116

END OF F.D.O.T. LIMITED  
ACCESS RIGHT-OF-WAY.

R = 180.00'  
L = 232.35'  
CA = 73°37'28"  
CB = N 88°28'07" E  
C = 216.55'

EXIST. CONC. HEADWALL  
TOP ELEVATION = 9.5  
30" RCP Invert = 5.6

Concrete Headwall  
Top Elev. = 11.17'  
48" RCP Inv. = 5.89'

ORANGE BOULEVARD

F.D.O.T. LIMITED ACCESS  
RIGHT-OF-WAY.

REMOVE EXIST. BUILDING  
AND APPURTENANCES

EXIST. STRUCTURE

REMOVE EXIST. PALM TREES  
AROUND BUILDING

REMOVE EXIST. POWER POLE  
REMOVE EXIST. OUTFALL STRUCTURE

EXIST. OUTFALL  
STRUCTURE  
Top Elev. = 9.70'  
Skimmer Elev = 10.25'  
30" RCP Inv. = 6.35'

Drainage Inlet  
Top Elev. = 11.80'  
15" RCP = 7.40'

REMOVE 40' OF 15" RCP

Back of curb grades  
15" RCP - MES  
Invert = 7.41'

West R/W line of State  
Road 15 (Monroe Rd.)

MONROE ROAD

UPLAND AREA

REMOVE EXIST. 15" RCP

Ingress/Egress Easement

WETLAND JURISDICTIONAL LINE  
FIELD VERIFIED BY S.J.R.W.M.D.  
VICTORIA NATIONS 6/9/03

10.0' Sign Easement per O.R. Book 636  
Page 678 and O.R. Book 823, Page 671

Stunfile County  
Approved for construction  
This approval is subject to specific conformance to the Stunfile County Land Development Code and any special  
requirements of the Board of County Commissioners. It shall be the responsibility of the Developer to correct any  
defects in the plan for the facility as constructed which results in a failure to meet applicable code requirements.  
Manufactured components of the Civilian's plans shall constitute a waiver of any code requirements per State  
ruling the Developer of responsibility to meet those requirements. The specific approval is valid for a period of  
one year from the date below.  
Approved:  
Stunfile County Department 82/12 Department  
Date

REV	DATE	DESCRIPTION
1	12/28/03	PER SET. OF CHANGES OF 12/28/03
2	03/12/04	PER CHANGE ORDER CHANGES
3	03/12/04	PER CHANGE ORDER

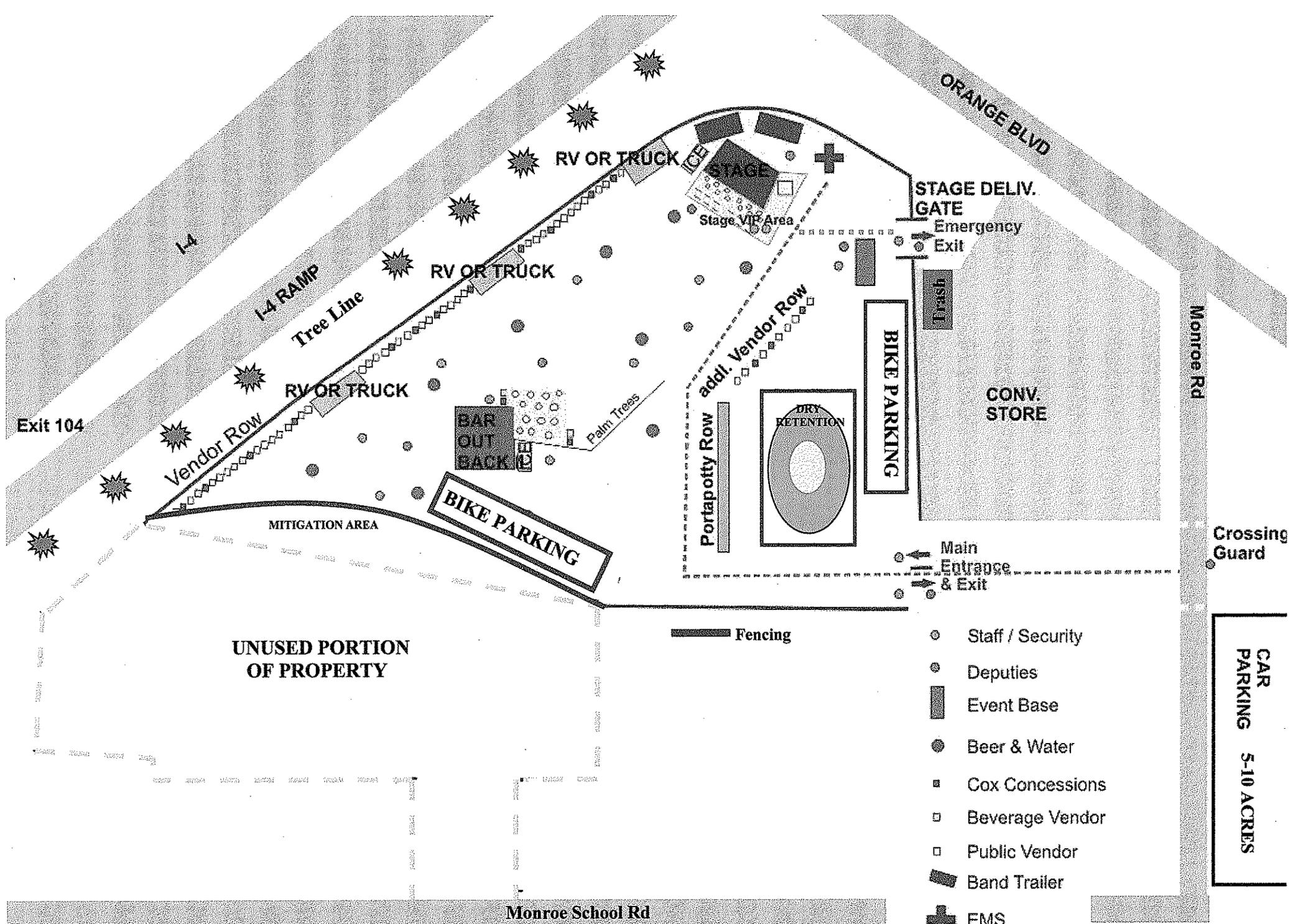
MELIACH-BLENDEN ENGINEERING, INC.  
1177 LAUREL AVENUE - SUITE 111  
WINTER PARK, FLORIDA 32789  
(407) 847-0000  
CERTIFICATE OF AUTOMATIC REISSUE NUMBER 6888

*[Signature]*

DESIGNED	CHECKED	DATE

JZ RIDERS  
DEMOLITION PLAN

SCALE	1" = 30'
PROJECT NO.	02-416
SHEET	2 OF 9



- Staff / Security
- Deputies
- Event Base
- Beer & Water
- Cox Concessions
- Beverage Vendor
- Public Vendor
- Band Trailer
- ⊕ EMS

Not To Scale  
Subject To Change

# Spring Thunder 2007

Estimated Attendance:

10,000-15,000 Three-Day Total

Event Hosted by Shannon Burke of The Shannon Burke Show (104.1)

## SCHEDULE OF EVENTS:

**Friday, March 30, 2007:** Hours of Operation: 10:00 am – 12:00 pm  
11:00 am – 3:00 pm - The Shannon Burke Show Live (104.1)  
11:00 am – 6:00 pm - 3-4 Local Central Florida Bands with Approx  
30 minute Breaks Between  
8:30 pm – 11:00 pm - Trent Tomlinson

**Saturday, March 31, 2007:** Hours of Operation: 10:00 am – 12:00 pm  
11:00 am – 6:00 pm - 3-4 Local Central Florida Bands with Approx  
30 Minute Breaks Between  
6:30 pm – 8:00 pm - Monsters in the Morning Band (104.1)  
8:30 pm – 11:00 pm - Bad Company

**Sunday, April 1, 2007 :** Hours of Operation 10:00 am – 5:00 pm  
11:00 am – 12:30 pm - Local Central Florida Band  
1:00 pm – 3:00 pm - Little Texas

- (1) 15 Food Vending Stations to be Provided by Cox Concessions  
(Typical Event Fare)
- (2) 9 Soft Drink/Water/Beer Stations Provided by Lake Monroe Inn
- (3) 1 Main Alcohol Station with VIP Tent Provided by Lake Monroe  
Inn
- (4) Security to be Provided by Maximum Security (10 Security  
Personnel Total)
- (5) Police Crossing Guard and Area Patrol (12 Officers Total)
- (6) RV to be provided for security/police break station
- (7) 24 Hour EMS Service
- (8) 21 Years of Age and Over Only – ID Check Bands to be Issued
- (9) No Ingress/Egress after Closing for ~~Championship Vending~~
- (10) Bike Contests (Bike Show & Slow Ride)
- (11) No Colors, Weapons, or Drugs Permitted on Event Grounds



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO  
1040 N MONROE ST  
TALLAHASSEE FL 32399-0783

(850) 488-8268

ST JOHNS BAR & GRILLE INC  
ST JOHNS BAR & GRILLE INC  
2485 N HYW 17 92  
SANFORD FL 32771



STATE OF FLORIDA

AC# 066022700293

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BEV6900735 09/12/06 060180381  
TOB-DUAL LICENSE  
RETAILER OF ALCOHOLIC BEVERAGES  
ST. JOHNS BAR AND GRILLE, INC.  
LAKE MONROE INN/BAR OUTBACK

IS LICENSED under the provisions of ch.565 fs.  
Expiration date: SEP 30, 2007 L06001203828



STATE OF FLORIDA

AC# 066022700293

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BEV6910017 02/27/06 057022072

CATERER  
ST JOHNS BAR & GRILLE INC  
ST JOHNS BAR & GRILLE INC  
CONSUMPTION ON PREMISES ONLY

IS LICENSED under the provisions of ch.565 fs.  
Expiration date: SEP 30, 2006 L06022700293

DETACH HERE

AC# 066022700293

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

SEQ# D06022700293

DATE	BATCH NUMBER	LICENSE NBR	SERIES
02/27/2006	057022072	BEV6910017	13CT

The CATERER  
Named below IS LICENSED  
Under the provisions of Chapter 565 FS.  
Expiration date: SEP 30, 2006  
CONSUMPTION ON PREMISES ONLY

ST JOHNS BAR & GRILLE INC  
ST JOHNS BAR & GRILLE INC  
2485 N HYW 17 92  
SANFORD FL 32771

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
1/25/2007

PRODUCER  
Charles Davis & Associates Inc.  
2617 S. French Ave #B  
Sanford, Fl 32771  
407-324-9137

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED **SPRING THUNDER ON LAKE MONROE LLC**  
  
850 DUNBAR AVE  
OLDSMAR, FL 34677

INSURERS AFFORDING COVERAGE	NAIC#
INSURER A: <b>BURLINGTON INSURANCE</b>	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

## COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE(MM/DD/YY)	POLICY EXPIRATION DATE(MM/DD/YY)	LIMITS
		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMSMADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	033007MCED	03/30/07	04/01/07	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ <b>1,000,000</b> PRODUCTS - COMP/OP AGG \$
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMSMADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		LIQUOR LIABILITY				500,000 CSL

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

**BIKE EVENT**

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE





# Comfort House, Inc.

2450 Titan Row, Orlando, FL 32809  
Tel 407.647.2002 • Fax 407.647.3786  
Email - info@comforthouseinc.com  
Website - www.comforthouseinc.com

January 10, 2007

Jerry Zebrowski  
407.322.6732 Fax  
321.217.3640 Phone

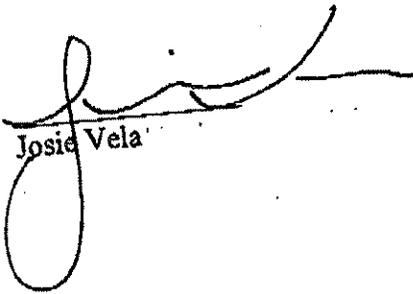
RE: Portable Toilet Rental

To Whom It May Concern:

Comfort House will be providing 46 Standard Portable Toilets and 4 Handicap Portable Toilets for the Music Festival on Monroe & Orange in Sanford. On March 29, 2007 for the 3 days until April 2, 2007 however they are able to cancel at any time.

All 50 units including the handicap units will be serviced on March 31, 2007 and April 1, 2007 in the morning.

We look forward to doing business with you and please do not hesitate to call if you have any questions.

  
Josie Vela



ALSO DESCRIBED AS

A parcel of land being a portion of ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, Public Records of Seminole County, Florida and a portion of TOWN OF MONROE, according to the plat thereof as recorded in Plat Book 1, Page 97, Public Records of Seminole County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 19 South, Range 30 East and run North  $00^{\circ}23'48''$  West, along the East line of said Northeast  $\frac{1}{4}$  and the center line of Monroe Road, a distance of 415.86 feet; thence run South  $89^{\circ}56'17''$  West for a distance of 43.00 feet to the West right of way line of Monroe Road and POINT OF BEGINNING; thence run South  $60^{\circ}23'48''$  East, along said right of way line, for a distance of 85.61 feet to a point on the center line of a vacated platted right of way lying between Blocks 5 and 8 and Blocks 6 and 7 of said TOWN OF MONROE; thence run South  $89^{\circ}56'12''$  West, along said center line, for a distance of 609.50 feet to a point on the center line of a vacated platted right of way lying East of Lot 26 of said ST. JOSEPH'S; thence run South  $00^{\circ}23'48''$  East, along said center line, for a distance of 180.00 feet; thence run South  $89^{\circ}56'12''$  West for a distance of 82.50 feet; thence run South  $00^{\circ}23'48''$  East for a distance of 115.00 feet; thence run South  $89^{\circ}56'12''$  West for a distance of 110.00 feet; thence run North  $00^{\circ}23'48''$  West for a distance of 115.00 feet; thence run South  $89^{\circ}56'12''$  West for a distance of 275.00 feet; thence run North  $00^{\circ}23'48''$  West for a distance of 15.00 feet; thence run South  $89^{\circ}56'12''$  West for a distance of 135.16 feet; thence run North  $00^{\circ}23'22''$  West for a distance of 145.20 feet to a point on the Southerly right of way line of Interstate Highway 4; thence run North  $41^{\circ}26'16''$  East, along said right of way line, for a distance of 28.22 feet; thence run North  $51^{\circ}29'23''$  East, along said right of way line, for a distance of 805.48 feet to a point of curvature of a curve concave Southerly, having a radius of 180.00 feet and a delta angle of  $73^{\circ}57'28''$ ; thence run Easterly along the arc of said curve and right of way line, for a distance of 232.35 feet to a point on a non-tangent line, said point being on the Southerly right of way line of Orange Boulevard; thence run South  $58^{\circ}22'48''$  East, along said right of way line, for a distance of 83.90 feet to a point on the East line of a vacated platted right of way lying between Blocks 5 and 6 of said TOWN OF MONROE; thence run South  $00^{\circ}23'48''$  East, along said East line, for a distance of 378.03 feet; thence run North  $89^{\circ}56'12''$  East for a distance of 272.00 feet to the POINT OF BEGINNING.

Contains: 10.353 acres, more or less.

EXHIBIT "A"

From the Southeast corner of the NE ¼ of the NW ¼ of Section 21, Township 19 South, Range 30 East, run N 00°23'48" W., along the East line of said NE ¼ and the center line of Monroe Road, a distance of 330 feet, thence run S 89°56'12" W, 25 feet to a POINT OF BEGINNING; said Point of Beginning being on the West Right-of-Way line of Monroe Road and the intersection of the center line of a vacated street lying between Blocks 5 and 8 of the TOWN OF MONROE, according to the plat thereof as recorded in Plat Book 1, Page 97 of the Public Records of Seminole County, Florida, thence run S 89°56'12" W along said center line 627.5 feet to the center line of a vacated street lying East of Lot 26 of ST. JOSEPH'S according to the Plat thereof as recorded in Plat Book 1, Page 114, of the said Public Records, and West of Block 7, said TOWN OF MONROE thence run S 00°23'48" E, along said center line 180 feet, thence run S 89°56'12" W, 82.5 feet, thence run S 00°23'48" E, 135 feet, thence run S 89°56'12" W, 110.0 feet, thence run N 00°23'48" W, 135 feet, thence run S 89°56'12" W, 275 feet; thence run N 00°23'48" W, 15 feet; thence run S 89°56'12" W, 135 feet; thence run N 00°23'48" W, 144.58 feet to the Southerly Right-of-Way line of Interstate Highway 4, thence run N 41°49'38" E, 36 feet, thence run N 51°37'12" E, 792.2 feet; thence run along a curve concave Southerly, having a radius of 180 feet, a central angle of 75°12'07", an arc distance of 236.25 feet, thence run S 58°48'26" E, 85.02 feet to the West line of Lot 3, Block 4, said TOWN OF MONROE; thence run S 00°23'48" E, 200 feet; thence run S 70°01'38" E, 290 feet to the West Right-of-Way line of State Road 15 (Monroe Road); thence run S 00°23'48" E, 135 feet; thence run N 89°36'12" E, 18 feet; thence run S 00°23'48" E, 29.58 feet to the POINT OF BEGINNING.

Together with that portion of vacated and abandoned right-of-way as set forth in Resolution filed January 29, 2004 in Official Records Book 5181, Page 1429, Public Records of Seminole County, Florida.

SAVE AND EXCEPT THEREFROM the following described premises which has been previously conveyed in a Deed recorded in Official Records Book 1104, Page 1427 of the said Public Records:

From the Southeast corner of the NE ¼ of the NW ¼ of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, run N 00°23'48" W, along the East line of said NE ¼, a distance of 494.73 feet, thence run S 89°36'12" W, 43.0 feet for a Point of Beginning, said point being on the new Right-of-Way line of State Road 15; thence run S 00°23'48" E, 40.87 feet; thence run S 89°56'12" W, 272 feet, more or less; to the West line of Lot 7, Block 5, said TOWN OF MONROE; thence run N 00°23'48" W, 140.23 feet, more or less; to the Southwestern corner of Parcel One (as described in that certain instrument recorded in Official Records Book 1104, at Page 1427); thence run S 70°01'38" E, 290 feet to the POINT OF BEGINNING; and LESS AND EXCEPT right of way to Seminole County as further described in Official Records Book 2143, Page 1590, and Official Records Book 2143, Page 1766; and LESS AND EXCEPT that certain parcel described in Official Records Book 2151, Page 1283, Public Records of Seminole County, Florida.