

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT,
IN AND FOR SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political subdivision of the State
of Florida,

Petitioner,

v.

AUTOZONE INC., et al.,

Respondents.

CASE NO. 2021-CA-
002978

Parcel: 104

MEDIATED SETTLEMENT AGREEMENT

At a Mediation Conference conducted on March 14, 2025, Petitioner Seminole County, as well as Respondents 150 Oxford Road, LLC. ("Respondent Owner") and Dermatology Billing Associates, Inc. ("Respondent DBA") reached the following Mediated Settlement Agreement:

1. Petitioner ("COUNTY") shall pay \$896,625 to Respondents for compensation related to the taking of Parcel 104 including compensation for the land taken, improvements taken, cure costs, and all damages including severance and business damages and all interest. This compensation amount also covers attorneys' fees and expert fees associated with the monetary compensation payment being made to Respondents herein.
2. Respondents agree to construct a cure in substantial conformity to the attached preliminary site plan (the "Cure").
3. The County has conducted a preliminary review of the attached Cure plan, which appears to comply with County land development regulations. The County agrees to expedite the processing of Respondents' applications to

permit the Cure. Specifically, the County agrees to respond to the applications and resubmittals of applications after comments within 10 business days of receipt.


4. The County agrees that any non-conformities with the County's land development code, comprehensive plan, or other regulations that are caused by the County's Oxford Road project or the taking of Parcel 104 shall be waived as required by the County eminent domain ordinance. Any such waivers shall not be invalidated or affected by the expansion of the building as shown on the attached Cure plan.
5. Counsel for the COUNTY and the Respondents named herein will jointly submit to the Court for signature a mutually approved Stipulated Judgment in this matter requiring the above items within twenty (20) days of board approval.
6. The County and Respondents acknowledge Respondents and their counsel plan to make an additional attorneys' fee claim for non-monetary benefits, which has not been resolved. These unresolved fee claims are not part of the compensation and fees being paid herein. Nothing in this agreement prevents Respondents and their counsel from making such a fee claim or seeking additional expert fees and costs in association with the same. Any such additional fees and costs will be adjudicated or settled at a different time.

DATED this 14th day of March, 2025.



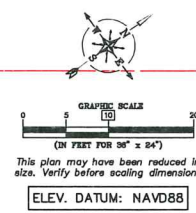
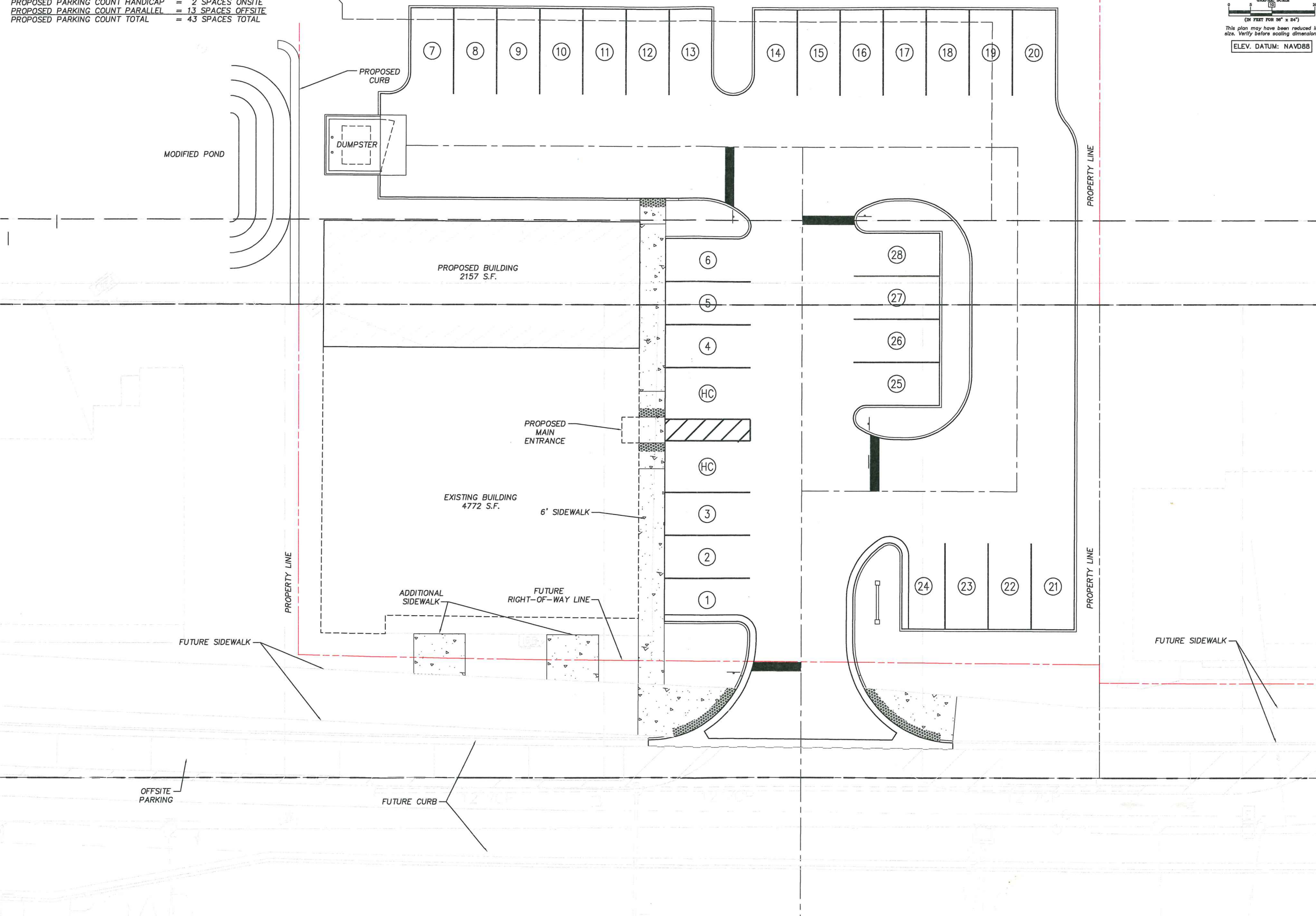
150 Oxford Road, LLC
Inga Ellzey, Owner

Dermatology Billing Associates, Inc.
Inga Ellzey, Owner



William John Slot, Jr.
Director, Public Works
Seminole County

PROPOSED PARKING COUNT REQUIRED	=	35 SPACES
PROPOSED PARKING COUNT STANDARD	=	28 SPACES ONSITE
PROPOSED PARKING COUNT HANDICAP	=	2 SPACES ONSITE
PROPOSED PARKING COUNT PARALLEL	=	13 SPACES OFFSITE
PROPOSED PARKING COUNT TOTAL	=	43 SPACES TOTAL



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ENGINEER OF RECORD
TIMOTHY McCORMICK, P.E. #8166

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[illegible]

ENGINEER SEAL

Project Title:
150 OXFORD ROAD
CONCEPT

Project Address:
150 Oxford road
Casselberry, FL 32730

Design By: TM
Drawn By: JBJ
Checked By: TM
Date: 05-31-2024

HCE Project: 07707000

Sheet Title:

CONCEPT PLAN
FUTURE

Release:
Issued for Review

Sheet Number: _____

C-1B