

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On April 14, 2026, Seminole County executed this Revised and Restated Wayside Assemblage PD Development Order replacing in its entirety Development Order #23-20500006, issued on December 12, 2023, and recorded in Seminole County Office Records Book 10555 Pages 150-156, relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Douglas Seminole LLC

Project Name: Wayside Drive Assemblage

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD a mixed use development consisting of multi-family, office, retail commercial, higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Drive, east of International Parkway

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Anne (Annie) Marie Sillaway, AICP
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".
 - B. Permitted Uses:
 - a. **Tract A:** Target Industries/ Office – Target Industry uses and OP (Office) (on approximately 9.017 acres)
 - b. **Tract B:** Multi-Family all uses associated with R-4 zoning (on approximately 6.486 acres)
 - c. **Tract C:** Commercial associated with C-2 (Retail Commercial) and OP (Office) zoning (on approximately 4.477 acres)
 - C. Prohibited Uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. **Tract A:** Higher Intensity Planned Development – Target Industry (HIP-TI)/Office on 9.017 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - E. **Tract B:** Multi-Family/Target Industry on 6.486 acres: Maximum Density of forty (40) units per net buildable acre, and Maximum building square feet of 496,353 square feet. HIP-TI portion has a Maximum Floor Area Ratio of 1.5.
 - F. **Tract C:** Commercial/Office on 4.477 acres: Maximum building square feet of 68,256 square feet. Multi-Family is permitted in Tract C but is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

*Densities are based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum number of units permitted could be less. In no case will the stated maximum density and intensity be exceeded.

- G. Maximum building heights are as follows:
- a. HIP-TI/Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
- H. The development must provide a minimum of twenty-five (25) percent common usable open space. All buffers and retention ponds will count as open space.
- I. The building setbacks from the external property boundaries are as follows:

Multi-Family/Garage:

Front: Twenty-five (25) feet

Side: Twenty-five (25) feet

Rear: Twenty-five (25) feet

Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet

Side: Seven and one half (7.5) feet

Rear: Ten (10) feet

Street Side: Twenty-five (25) feet

**Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

Internal setbacks will be determined at Final Development Plan.

- J. Landscape buffers are as follows:
- North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.
- South: No Buffer required.
- East: No Buffer Required.
- West: To be determined at Final Development Plan (FDP). The ingress/egress entrance onto International Pkwy will require at ten (10) foot landscape buffer on both side of the entrance.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established in the Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Phasing will be determined at the time of the Final Development Plan.
- M. An approved Traffic Impact Analysis will be required prior to approval of the Final Development Plan. Required improvements may include, but are not limited to, turn lanes, limited access and signalized intersection. All required improvements will be shown on the Final Development Plan.

- N. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- O. Dumpster Enclosures will meet the Seminole County Land Development Code.
- P. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception from the view of the International Parkway and Wayside Drive.
- Q. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- R. Parking will meet the requirements of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- S. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 4.5.
- T. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- U. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- V. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- W. A cross-access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross-access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- X. Development will be integrated between each use.
- Y. All project signage must comply with the Land Development Code of Seminole County.
- Z. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- AA. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- BB. In the case of a conflict between the written conditions A through AA in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through AA will apply.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and

binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

EXHIBIT A
Legal Description

PARCEL 1

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR

152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8,
2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD
OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY
50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET
THEREOF.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175
FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST

1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT

1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN

OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.
ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE

EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

EXHIBIT B Master Development Plan

