

ITEM # _____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Lake Forest Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); Major Amendment to the Lake Forest PUD

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Tina Deater **EXT** 7440

Agenda Date <u>5/05/04</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development), and a Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) on approximately 2 acres located northeast of the intersection of SR 46 and Henderson Lane; and a Major Amendment to the approximately 538.3 acre Lake Forest PUD, bounded by Orange Boulevard, SR 46, and Oregon Street (Miranda Fitzgerald, applicant), per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description; or
2. Recommend DENIAL of the request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development), and a Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) on approximately 2 acres located northeast of the intersection of SR 46 and Henderson Lane; and a Major Amendment to the approximately 538.3 acre Lake Forest PUD, bounded by Orange Boulevard, SR 46, and Oregon Street (Miranda Fitzgerald, applicant), per the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description; or
3. CONTINUE the public hearing until a time and date certain.

District 5 – Commissioner McLain Tina Deater, Senior Planner

BACKGROUND:

The applicant, Miranda Fitzgerald, is requesting approval of a Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development) and a rezone from A-1 (Agriculture

Reviewed by:	
Co Atty: <u>KZC</u>	
DFS:	
OTHER:	
DCM:	
CM:	
File No. <u>Z2004-011</u>	
<u>02.04SS.01</u>	

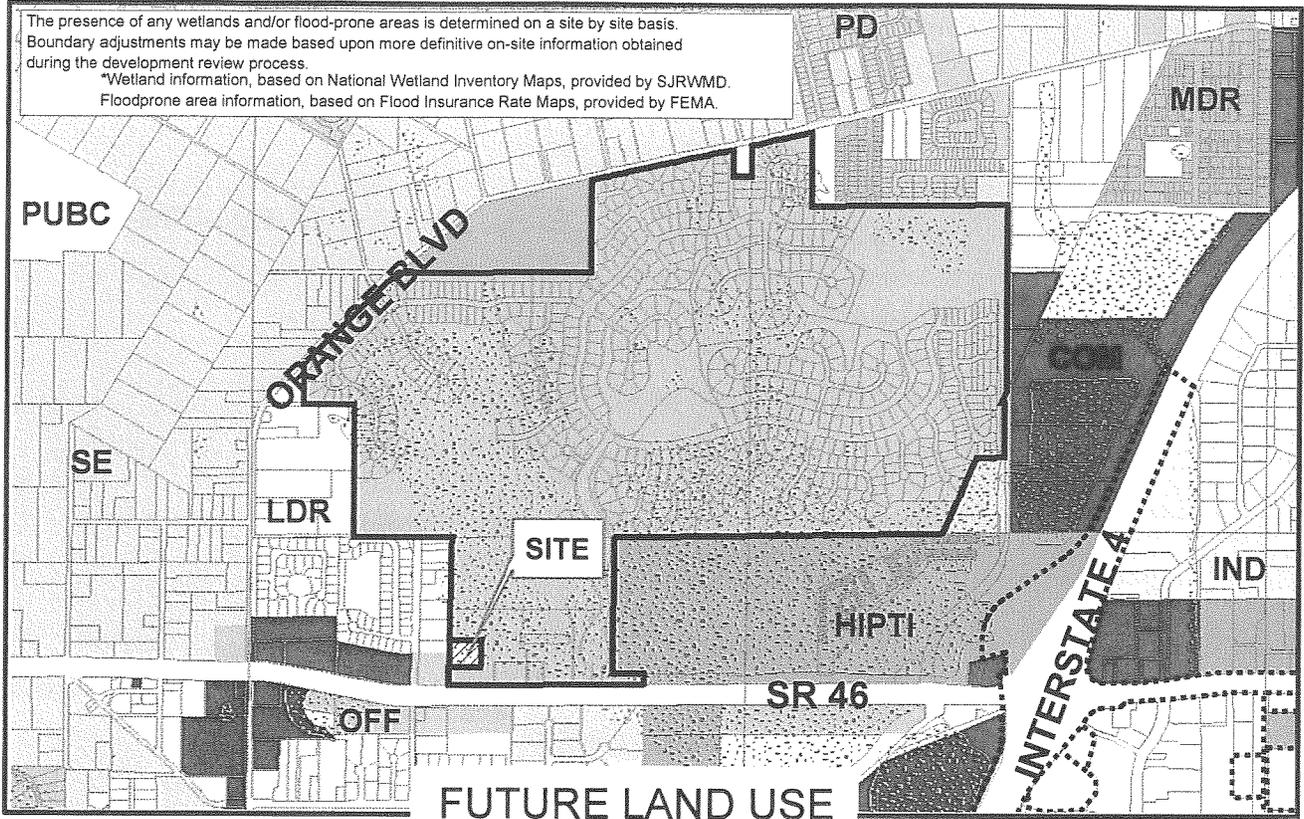
Lake Forest SSLUA, Rezone, and Major PUD Amendment
Agenda Memorandum

District) to PUD (Planned Unit Development District), on approximately 2 acres for a commercial development. The applicant is also requesting an amendment to the existing Lake Forest PUD, in order to incorporate the 2 acre parcel. The 2-acre parcel will become a part of Tract A, which, under the approved Developer's Commitment Agreement, allows C-1 (Retail Commercial District) uses.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested Small Scale Land Use Amendment, associated rezone and major PUD amendment, subject to the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description.

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 National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

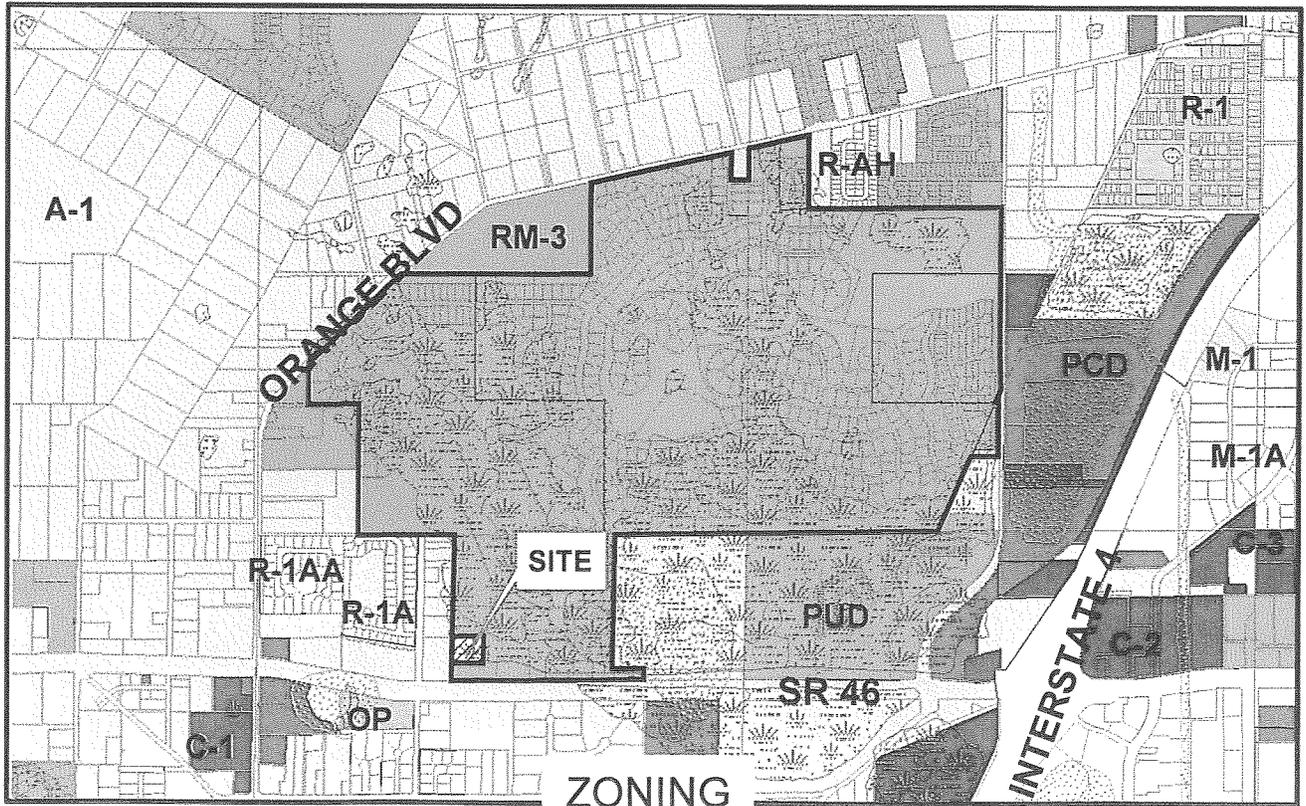


FUTURE LAND USE

- Site
- PUD
- Municipality
- SE
- LDR
- MDR
- PD
- OFF
- COM
- IND
- HIPTI
- PUB
- CONS

Applicant: Miranda F. Fitzgerald
 Physical STR: 30-19-30-300-0040-0000
 Gross Acres: 2 BCC District: 5
 Existing Use: Vacant
 Special Notes: Includes a PUD Amendment and DRI NOPC.

	Amend/ Rezone#	From	To
FLU	02-04SS.01	LDR	PD
Zoning	Z2004-011	A-1	PUD



ZONING

- A-1
- R-1AA
- R-1A
- R-1
- R-AH
- RM-3
- OP
- C-1
- C-2
- C-3
- M-1A
- M-1
- PUD
- PCD
- FP-1
- W-1



Amendment No: 02-04SS.01
 From: LDR To: PD
 Rezone No: Z2004-011
 From: A-1 To: PUD

-  Parcel
-  Subject Property
-  Subject Property



February 1999 Color Aerials

Lake Forest SSLUA, Rezone, and PUD Amendment

LDR (Low Density Residential) to PD (Planned Development) and A-1 (Agricultural District) to PUD (Planned Unit Development District)	Amendment (02.04SS.01 & Z2004-011)
REQUEST	
APPLICANT	Miranda Fitzgerald/Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
PLAN AMENDMENT	LDR (Low Density Residential) to PD (Planned Development)
REZONING	A-1 (Agricultural District) to PUD (Planned Unit Development District)
APPROXIMATE GROSS ACRES	2.0 acres in parcel to be rezoned, 538.3 acres in the Lake Forest PUD to be amended
LOCATION	Bounded by Orange Boulevard, SR 46, and Oregon Street
BCC DISTRICT	5 – Commissioner McLain
RECOMMENDATIONS AND ACTIONS	
STAFF RECOMMENDATION	Staff recommends APPROVAL of the requested Small Scale Land Use Amendment, rezone, and major PUD amendment per the attached Addendum #1.

STAFF ANALYSIS & FINDINGS

1. **Property Owners:** Virginia D. Robertson, Orlando Lake Forest Joint Venture
2. **Tax Parcel Number of the Property to be Rezoned:** 30-19-30-300-0040-0000
3. **Development Trends:** The parcel proposed for rezoning is surrounded on three sides by the Lake Forest PUD, which includes existing commercial development to the east.

SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The Future Land Use and zoning of surrounding properties are as follows:

Location	Future Land Use*	Zoning*	Current Use
Site	Low Density Residential	A-1 (Agriculture District)	Vacant
North	PD (Planned Development)	PUD (Lake Forest)	Vacant
South	PD (Planned Development)	PUD (Lake Forest)	Vacant
East	PD (Planned Development)	PUD (Lake Forest)	Bank/Shopping Center
West	Office, Low Density Residential	A-1 (Agriculture District)	Single-family Residential

**See enclosed future land use and zoning maps for more details.*

COMPREHENSIVE PLAN CONSISTENCY

2. **PLAN PROGRAMS** - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed future land use and zoning amendments would not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Transportation Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

The proposed commercial development will be accessed through the existing shopping center entrance off SR 46. SR 46 is classified as a Principal Arterial and

has an adopted Level of Service (LOS) of "D". The existing LOS on this portion of SR 46 is "B", based on daily traffic volume.

B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:

The subject property is located within the Seminole County water and sewer service areas. Water, sewer and reclaimed water services are available to the site.

C. Public Safety – Adopted Level of Service: *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 2.1).*

The property is served by the Seminole County EMS/Fire Station #34. Response time is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. Preliminary Development Orders: Capacity Determination: *For preliminary development orders and for final development orders, under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policies 2.3 and 2.4).*

A review of the availability of public facilities to serve this property indicates that adequate public facilities either exist or could be made available. By virtue of this determination, the proposed Plan amendment would create no adverse impacts to public facilities.

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection: *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Future Land Use Policies 1.2 and 1.3).*

A wetlands mitigation plan shall be required prior to final engineering approval for any proposed development on the subject property.

C. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES – The comprehensive plan contains additional criteria and standards that describe when, where and how development should occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** *When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).*

Based upon an initial evaluation, the proposed Planned Development future land use, with the attendant Planned Unit Development zoning request, would be compatible with surrounding land uses and is consistent with Plan policies identified at this time and thereby consistent with the Vision 2020 Plan.

Transitional Land Uses: *The County shall evaluate plan amendments to ensure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

Other applicable plan policies include:

FLU 2.1 Subdivision Standards.

FLU 4.2 Infill Development

FLU 5.5: Water and Sewer Service Expansion

FLU 2.11 Determination of Compatibility in PUD and PCD Zoning Classifications

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the impacts of development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested Small Scale Land Use Amendment, associated rezone and major PUD amendment, subject to the attached Addendum #1 to the Lake Forest PUD Commitments, Classification and District Description.

**ADDENDUM #1 TO THE
FIRST AMENDED COMMITMENTS, CLASSIFICATION,
AND DISTRICT DESCRIPTION
LAKE FOREST PLANNED UNIT DEVELOPMENT**

The First Amended Commitments, Classification, and District Description for the Lake Forest Planned Unit Development dated January 27, 1998 is hereby amended on June 8, 2004 as follows:

1. Legal Description. The legal description attached as Exhibit "A" of **Section I, LEGAL DESCRIPTION**, is hereby deleted in its entirety, and is replaced with the Revised Exhibit "A" attached hereto.

2. **Section II, CHARACTERISTICS OF DEVELOPMENT**, is hereby deleted in its entirety and in place thereof shall be inserted the following:

<u>LAND USE</u>	<u>ACRES</u>	<u>UNITS</u>	<u>DENSITY/UNITS PER ACRE</u>
Single Family	366.71 ¹	1,016 Maximum	2.8
Retail	24.02 ²		
Lakes	52.12		
Conservation	77.41		
Clubhouse	7.40		
Entrance Road	12.64		
 Total	 540.30		

1 Includes 3.02 acres of berms/buffer areas

2 The land use permitted in Tract A shall conform to the Seminole County C-1 zoning district.

TOTAL ACREAGE:

Land	488.18 acres
Water	52.12 acres
Gross Residential Density	2.8 DU/acre

Area within 100 Year

122.07 acres, 65.64 of which are contained
Flood Plain within the major conservation
area or its buffer

3. Section Breakdown. The Lake Forest Parcel Breakdown as set forth in **Section III. TRACT BREAKDOWN**, Exhibit "B," is hereby deleted in its entirety and is replaced with the Revised Exhibit "B" titled "**LAKE FOREST SECTION BREAKDOWN**" and attached hereto.

4. Tracking Chart. The Lake Forest Parcel Tracking Chart Acreage Distribution, as set forth in **Section III, TRACT BREAKDOWN**, Exhibit "C," is hereby deleted in its entirety. This Exhibit is no longer necessary since determination of jurisdictional limits for the PUD has been finalized and correctly depicted on the Lake Forest PUD Master Development Plan on file in the Seminole County Planning and Development Department and attached as Revised Exhibit "C".

5. Except as expressly amended herein, the First Amended Commitments, Classification, and District Description for the Lake Forest Planned Unit Development shall continue in full force and effect in accordance with the terms set forth therein.

DATED this ___ th day of June, 2004.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Daryl G. McLain, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Orlando Lake Forest Joint Venture, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Richard D. Bavec, Senior Vice President,
Orlando Lake Forest Joint Venture

Print Name

Witness

Print Name

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Richard D. Bavec, the Senior Vice President of the Orlando Lake Forest Joint Venture on behalf of the corporation who is personally known to me or has produced _____ as identification and did take an oath.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE NORTH 89° 57' 55" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 29 FOR A DISTANCE OF 690.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SANFORD GRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE NORTH 89° 57' 55" WEST A DISTANCE OF 1938.69 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE NORTH 89° 54' 52" WEST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1325.38 FEET; THENCE SOUTH 00° 08' 13" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1314.98 FEET; THENCE SOUTH 89° 55' 36" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 08' 13" WEST, 108.10 FEET; THENCE NORTH 89° 50' 15" WEST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 46 (PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77030 - 2505) FOR A DISTANCE OF 1976.94 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING PARALLEL TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 169.76 FEET; THENCE SOUTH 89° 56' 25" EAST, 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 89° 56' 25" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 986.46 FEET; THENCE NORTH 89° 56' 28" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 990.79 FEET; THENCE NORTH 00° 02' 42" WEST ALONG THE OCCUPIED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 1311.07 FEET; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 511.09 FEET; THENCE NORTH 00° 05' 58" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 443.05 FEET; THENCE

NORTH 45° 26' 05" EAST ALONG A LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF ORANGE BOULEVARD AS IT PHYSICALLY EXISTS FOR A DISTANCE OF 1255.25 FEET; THENCE SOUTH 89° 59' 43" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19 AND ALONG THE CENTERLINE OF NEVADA AVENUE ACCORDING TO THE MAP OF SANFORD FARMS AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A DISTANCE OF 938.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH DELAWARE STREET; THENCE SOUTH 89° 59' 43" EAST ALONG SAID CENTERLINE AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 FOR A DISTANCE OF 1104.00 FEET; THENCE NORTH 00° 02' 16" EAST ALONG THE CENTERLINE OF AN UNNAMED STREET PER SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 956.27 FEET; THENCE NORTH 76° 55' 23" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 1230.79 FEET; THENCE SOUTH 00° 04' 44" WEST ALONG THE WEST LINE OF LOT 8, BLOCK 8, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 594.84 FEET; THENCE SOUTH 89° 28' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 8 AND AN EASTERLY EXTENSION THEREOF A DISTANCE OF 343.92 FEET TO THE CENTERLINE OF SOUTH GEORGIA STREET ACCORDING TO THE AFOREDESCRIBED MAP OF SANFORD FARMS; THENCE NORTH 00° 01' 54" EAST ALONG SAID CENTERLINE A DISTANCE OF 677.35 FEET; THENCE NORTH 76° 59' 10" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 325.43 FEET; THENCE SOUTH 00° 05' 56" WEST ALONG THE EAST BOUNDARY OF LOT 5, BLOCK 6, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 723.89 FEET; THENCE SOUTH 89° 52' 38" EAST ALONG THE SOUTH BOUNDARY OF LOTS 6, 7, 8 AND 9 FOR A DISTANCE OF 1002.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH INDIANA STREET; THENCE SOUTH 89° 53' 39" EAST ALONG THE NORTH BOUNDARY OF LOTS 4, 3, 2 AND 1, BLOCK 4, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 1295.41 FEET; THENCE SOUTH 00° 04' 16" WEST ALONG THE EAST BOUNDARY OF LOT 1, BLOCK 4 OF SAID MAP OF SANFORD FARMS AND ALONG THE WEST RIGHT OF WAY OF SOUTH OREGON STREET (A 50 FOOT WIDE ROAD AS IT CURRENTLY EXISTS) FOR A DISTANCE OF 660.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NEVADA AVENUE PER SAID MAP OF SANFORD FARMS, THENCE SOUTH 00° 05' 57" WEST, 1205.51 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF THE SANFORD GRANT A DISTANCE OF 126.39 FEET; THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 53.14 FEET; THENCE SOUTH 00° 05' 57" WEST, 523.00 FEET; THENCE NORTH 89° 58' 00" WEST ALONG A LINE 523 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 295.64 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST

LINE OF SAID SANFORD GRANT FOR A DISTANCE OF 879.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 529.276 ACRES, MORE OR LESS.

AND

LOT 6, BLOCK 6, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

AND

THAT PART OF LOT 8, BLOCK 8, AND ADJACENT 15.00 FOOT RIGHT-OF-WAY THEREOF, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.89°28'55"E. ALONG THE SOUTH LINE OF SAID LOT 8, AND AN EXTENSION THEREOF 343.92 FEET TO THE CENTER LINE OF SOUTH GEORGIA STREET, OF SAID SANFORD FARMS; THENCE N.00°01'54"E. ALONG SAID CENTER LINE 357.36 FEET; THENCE DEPARTING SAID CENTER LINE RUN N.89°58'06"W. 143.62 FEET; THENCE N.00°04'44"E. 286.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (A 50.00 FOOT WIDE RIGHT-OF-WAY AS IT IS NOW ESTABLISHED); THENCE S.76°55'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.00°04'44"W. ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.019 ACRES, MORE OR LESS.

SUBJECT TO THE EAST 15.00 FEET THEREOF FOR SOUTH GEORGIA STREET RIGHT-OF-WAY.

AND

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY

BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

EXHIBIT "B"
REVISED

LAKE FOREST SECTION BREAKDOWN

SINGLE FAMILY **366.71**

<u>Section</u>	<u>Acres</u>	<u>Section</u>	<u>Acres</u>
1	39.02	7B	9.40
2A	30.48	8	3.53
2B	7.22	9A	13.20
3A	2.45	9B	10.30
3B-1	5.53	10A	18.03
3B-2	6.41	10B	15.29
3B-2A	2.86	10C	8.32
3B-3	6.23	11A	14.29
3B-4	17.93	11B	6.66
3B-5	7.26	12A	7.50
4A	7.65	12B	4.26
4B	6.07	13	6.69
4C	5.25	13A	6.29
4D	5.38	14	19.63
5A	4.24	15	6.37
5B	8.61	16	15.49
6A	3.67	17	10.32
6B	6.13	18	9.04
7A	5.47	19	4.24

RETAIL (PARCEL A) **24.02**

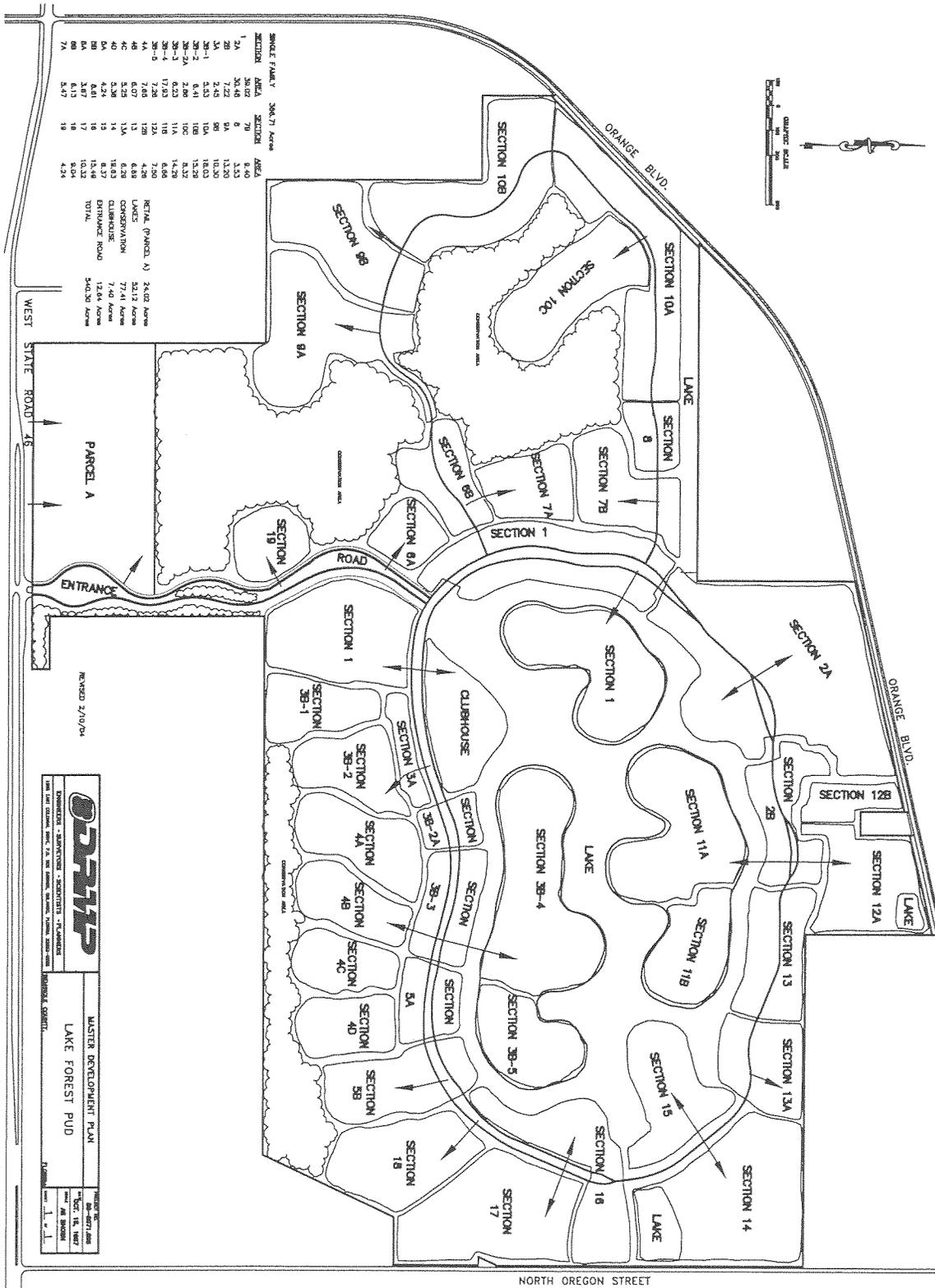
LAKES **52.12**

CONSERVATION **77.41**

CLUBHOUSE **7.40**

ENTRANCE ROAD **12.64**

TOTAL **540.30**



SECTION	AREA	SECTION	AREA
1	30.02	7B	6.40
2A	30.46	8	3.53
2B	2.72	9A	12.20
2C	2.72	9B	12.20
2D	2.72	9C	12.20
2E	2.72	9D	12.20
2F	2.72	9E	12.20
2G	2.72	9F	12.20
2H	2.72	9G	12.20
2I	2.72	9H	12.20
2J	2.72	9I	12.20
2K	2.72	9J	12.20
2L	2.72	9K	12.20
2M	2.72	9L	12.20
2N	2.72	9M	12.20
2O	2.72	9N	12.20
2P	2.72	9O	12.20
2Q	2.72	9P	12.20
2R	2.72	9Q	12.20
2S	2.72	9R	12.20
2T	2.72	9S	12.20
2U	2.72	9T	12.20
2V	2.72	9U	12.20
2W	2.72	9V	12.20
2X	2.72	9W	12.20
2Y	2.72	9X	12.20
2Z	2.72	9Y	12.20
3A	17.23	11A	6.28
3B-1	7.28	12A	7.50
3B-2	7.28	12B	7.50
3B-3	7.28	12C	7.50
3B-4	7.28	12D	7.50
3B-5	7.28	12E	7.50
4A	7.65	12F	7.50
4B	6.07	12G	7.50
4C	6.07	12H	7.50
4D	6.07	12I	7.50
5A	4.24	12J	7.50
5B	4.24	12K	7.50
5C	4.24	12L	7.50
5D	4.24	12M	7.50
5E	4.24	12N	7.50
5F	4.24	12O	7.50
5G	4.24	12P	7.50
5H	4.24	12Q	7.50
5I	4.24	12R	7.50
5J	4.24	12S	7.50
5K	4.24	12T	7.50
5L	4.24	12U	7.50
5M	4.24	12V	7.50
5N	4.24	12W	7.50
5O	4.24	12X	7.50
5P	4.24	12Y	7.50
5Q	4.24	12Z	7.50
5R	4.24		
5S	4.24		
5T	4.24		
5U	4.24		
5V	4.24		
5W	4.24		
5X	4.24		
5Y	4.24		
5Z	4.24		
6A	4.24		
6B	4.24		
6C	4.24		
6D	4.24		
6E	4.24		
6F	4.24		
6G	4.24		
6H	4.24		
6I	4.24		
6J	4.24		
6K	4.24		
6L	4.24		
6M	4.24		
6N	4.24		
6O	4.24		
6P	4.24		
6Q	4.24		
6R	4.24		
6S	4.24		
6T	4.24		
6U	4.24		
6V	4.24		
6W	4.24		
6X	4.24		
6Y	4.24		
6Z	4.24		
7A	5.47		
7B	5.47		
7C	5.47		
7D	5.47		
7E	5.47		
7F	5.47		
7G	5.47		
7H	5.47		
7I	5.47		
7J	5.47		
7K	5.47		
7L	5.47		
7M	5.47		
7N	5.47		
7O	5.47		
7P	5.47		
7Q	5.47		
7R	5.47		
7S	5.47		
7T	5.47		
7U	5.47		
7V	5.47		
7W	5.47		
7X	5.47		
7Y	5.47		
7Z	5.47		

DRMP

DESIGNER: DRMP INC. 1000 WEST STATE ROAD 46, SUITE 100, WEST LAKE, WASHINGTON 98053

DATE: 10/15/03

PROJECT: MASTER DEVELOPMENT PLAN
LAKE FOREST PUD

SCALE: AS SHOWN

DATE: 10/15/03

NORTH OREGON STREET

AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A SMALL SCALE DEVELOPMENT AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTIES FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2001-21 which adopted the Vision 2020 Seminole County Comprehensive Plan ("the Plan"); and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a Public Hearing, with all required public notice, on May 5, 2004, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on June 8, 2004, with all required public notice for the purpose of hearing and considering the

recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council, based upon the staff report entitled "Lake Forest SSLUA, Rezone, and PUD Amendment."

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.
- (b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

- (a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2001-21, as previously amended, is hereby further amended by amending the future land use designation assigned to the property which is depicted on the Future Land Use Map and further described below:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

<u>Amendment Number</u>	<u>Amendment</u>
02.04SS.01	Amendment from Low Density Residential to Planned Development

(b) The associated rezoning request was completed by means of Ordinance Number 2004-____.

Section 3. SEVERABILITY:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendment set forth herein shall be thirty-one (31) days after the date of enactment by the Board of County Commissioners or, if challenged within thirty (30) days of enactment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain, Chairman

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 ZONING CLASSIFICATION THE PUD ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "Lake Forest Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); and Major Amendment to the Lake Forest PUD."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 to PUD:

SEE ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing by the Department.

ENACTED this 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PUD ZONING CLASSIFICATION THE PUD ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "Lake Forest Small Scale Land Use Amendment from LDR (Low Density Residential) to PD (Planned Development); and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); and Major Amendment to the Lake Forest PUD."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from PUD to PUD:

SEE ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing by the Department.

ENACTED this 8th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE NORTH 89° 57' 55" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 29 FOR A DISTANCE OF 690.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SANFORD GRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE NORTH 89° 57' 55" WEST A DISTANCE OF 1938.69 FEET TO THE NORTHWEST CORNER OF SECTION 29; THENCE NORTH 89° 54' 52" WEST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1325.38 FEET; THENCE SOUTH 00° 08' 13" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 1314.98 FEET; THENCE SOUTH 89° 55' 36" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 00° 08' 13" WEST, 108.10 FEET; THENCE NORTH 89° 50' 15" WEST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 46 (PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 77030 - 2505) FOR A DISTANCE OF 1976.94 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING PARALLEL TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 169.76 FEET; THENCE SOUTH 89° 56' 25" EAST, 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 89° 56' 25" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 12' 00" EAST ALONG A LINE BEING THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 986.46 FEET; THENCE NORTH 89° 56' 28" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 30 FOR A DISTANCE OF 990.79 FEET; THENCE NORTH 00° 02' 42" WEST ALONG THE OCCUPIED WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 1311.07 FEET; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 511.09 FEET; THENCE NORTH 00° 05' 58" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 A DISTANCE OF 443.05 FEET; THENCE NORTH 45° 26' 05" EAST ALONG A LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF ORANGE BOULEVARD AS IT PHYSICALLY EXISTS FOR A DISTANCE OF 1255.25 FEET; THENCE SOUTH 89° 59' 43" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19 AND ALONG THE CENTERLINE OF NEVADA AVENUE ACCORDING TO THE MAP OF SANFORD FARMS AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A DISTANCE OF 938.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH DELAWARE STREET; THENCE SOUTH 89° 59' 43" EAST ALONG SAID CENTERLINE AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 FOR A DISTANCE OF 1104.00 FEET; THENCE NORTH 00° 02' 16" EAST ALONG THE CENTERLINE OF AN UNNAMED STREET PER SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 956.27 FEET; THENCE NORTH 76° 55' 23" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 1230.79 FEET; THENCE SOUTH 00° 04' 44" WEST ALONG THE WEST LINE OF LOT 8, BLOCK 8, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 594.84 FEET; THENCE SOUTH 89° 28' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 8 AND AN EASTERLY EXTENSION THEREOF A DISTANCE OF 343.92 FEET TO THE CENTERLINE OF SOUTH GEORGIA STREET ACCORDING TO THE AFOREDESCRIBED MAP OF SANFORD FARMS; THENCE NORTH 00° 01' 54" EAST ALONG SAID CENTERLINE A DISTANCE OF 677.35 FEET; THENCE NORTH 76° 59' 10" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF ORANGE BOULEVARD FOR A DISTANCE OF 325.43 FEET; THENCE SOUTH 00° 05' 56" WEST ALONG THE EAST BOUNDARY OF LOT 5, BLOCK 6, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 723.89 FEET; THENCE SOUTH 89° 52' 38" EAST ALONG THE SOUTH BOUNDARY OF LOTS 6, 7, 8 AND 9 FOR A DISTANCE OF 1002.72 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH INDIANA STREET; THENCE SOUTH 89° 53' 39" EAST ALONG THE NORTH BOUNDARY OF LOTS 4, 3, 2 AND 1, BLOCK 4, OF SAID MAP OF SANFORD FARMS FOR A DISTANCE OF 1295.41 FEET; THENCE SOUTH 00° 04' 16" WEST ALONG THE EAST BOUNDARY

OF LOT 1, BLOCK 4 OF SAID MAP OF SANFORD FARMS AND ALONG THE WEST RIGHT OF WAY OF SOUTH OREGON STREET (A 50 FOOT WIDE ROAD AS IT CURRENTLY EXISTS) FOR A DISTANCE OF 660.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NEVADA AVENUE PER SAID MAP OF SANFORD FARMS, THENCE SOUTH 00° 05' 57" WEST, 1205.51 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF THE SANFORD GRANT A DISTANCE OF 126.39 FEET; THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 53.14 FEET; THENCE SOUTH 00° 05' 57" WEST, 523.00 FEET; THENCE NORTH 89° 58' 00" WEST ALONG A LINE 523 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST FOR A DISTANCE OF 295.64 FEET; THENCE SOUTH 24° 57' 46" WEST ALONG THE WEST LINE OF SAID SANFORD GRANT FOR A DISTANCE OF 879.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 529.276 ACRES, MORE OR LESS.

AND

LOT 6, BLOCK 6, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

AND

THAT PART OF LOT 8, BLOCK 8, AND ADJACENT 15.00 FOOT RIGHT-OF-WAY THEREOF, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.89°28'55"E. ALONG THE SOUTH LINE OF SAID LOT 8, AND AN EXTENSION THEREOF 343.92 FEET TO THE CENTER LINE OF SOUTH GEORGIA STREET, OF SAID SANFORD FARMS; THENCE N.00°01'54"E. ALONG SAID CENTER LINE 357.36 FEET; THENCE DEPARTING SAID CENTER LINE RUN N.89°58'06"W. 143.62 FEET; THENCE N.00°04'44"E. 286.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (A 50.00 FOOT WIDE RIGHT-OF-WAY AS IT IS NOW ESTABLISHED); THENCE S.76°55'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 205.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.00°04'44"W. ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 594.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.019 ACRES, MORE OR LESS.

SUBJECT TO THE EAST 15.00 FEET THEREOF FOR SOUTH GEORGIA STREET RIGHT-OF-WAY.

AND

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, LAKE FOREST VILLAGE SHOPPES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 89, 90, AND 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°12'00" WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 A DISTANCE OF 316.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID LOT 3: SOUTH 89°56'25" EAST 330.00 FEET; THENCE SOUTH 00°12'00" WEST 264.00 FEET; THENCE NORTH 89°56'25" WEST 330.00 FEET; THENCE RUN NORTH 00°12'00" EAST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.