

**SEMINOLE COUNTY GOVERNMENT
LOCAL PLANNING AGENCY/PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Administrative Large-Scale Comprehensive Plan Amendment from Public-Quasi Public and Conservation to Recreation (Seminole County)

DEPARTMENT: Planning & Development

DIVISION: Planning

AUTHORIZED BY: Matthew West *AG for MW*

CONTACT: Craig Shadrix *CS* **EXT.** 7343

Agenda Date 1/9/02 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Approval of the Plan Amendment from Public-Quasi Public and Conservation to Recreation for property located north of SR 46 approximately one mile east of the Seminole-Lake County Line (1262.99 acres). (Seminole County)

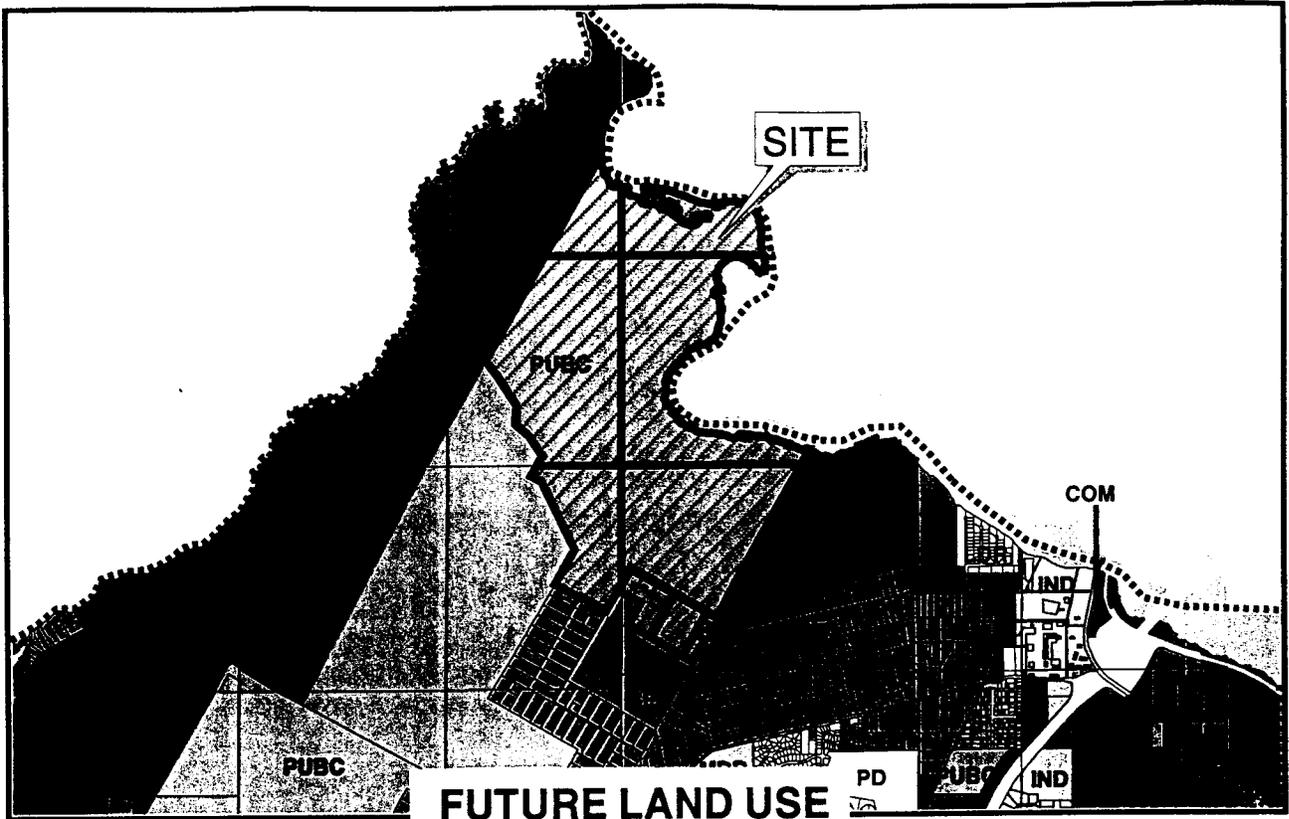
District #5 – Comm. McLain

Craig Shadrix, Senior Planner

BACKGROUND:

This amendment for a portion of the Yankee Lake property is required by the Wekiva Global Compliance Agreement and the Seminole County Vision 2020 Plan. The Board of County Commissioners authorized the processing of the amendment by resolution on August 14, 2001.

Reviewed by: _____
Co Atty: RZC
DFS: _____
Other: _____
DCM: _____
CM: _____
File No.
02S.ADM1

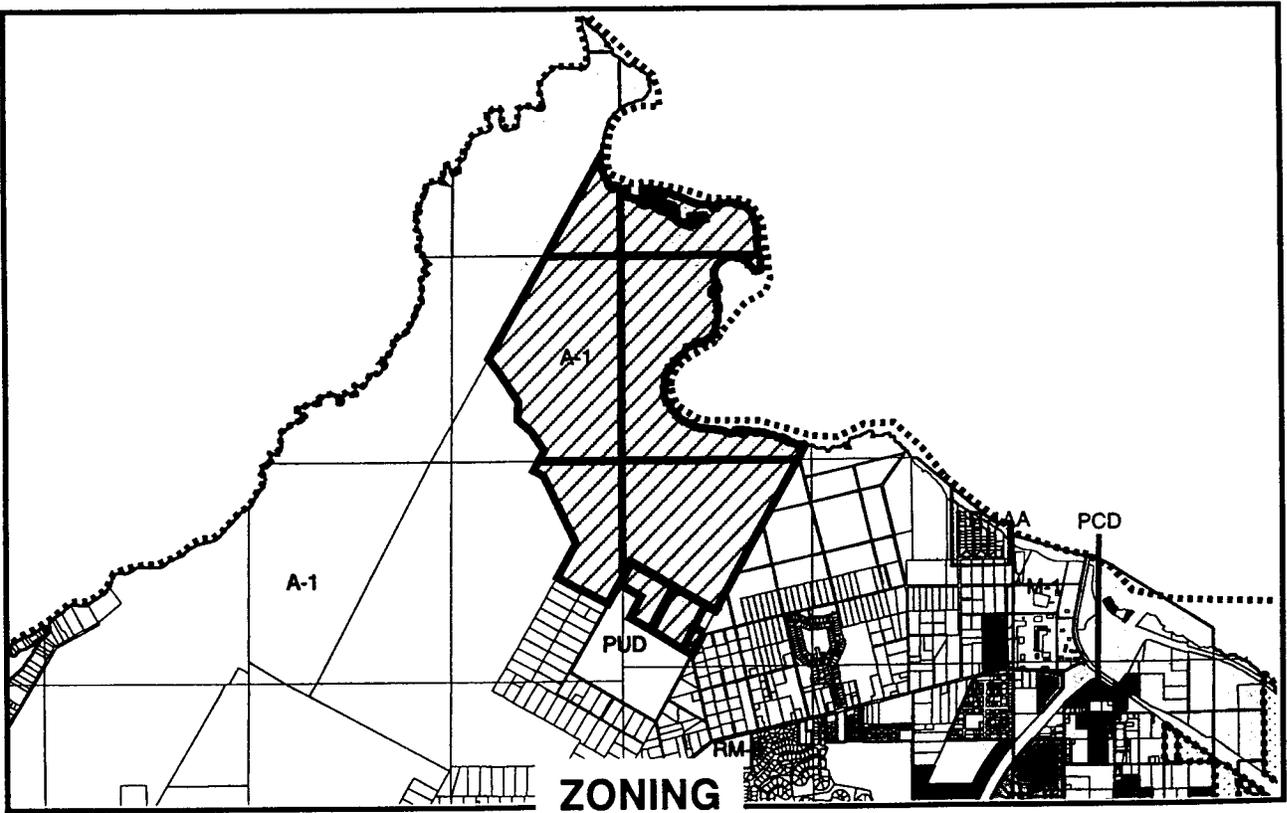


FUTURE LAND USE

Site
 Municipality
 COM
 LDR
 REC
 PUBC
 SE
 MDR
 PD
 IND
 HIP

Applicant: Seminole County BCC
 Physical STR: 01-19-29
 Gross Acres: +/- 1260 BCC District: 5
 Existing Use: County
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	02S.ADM1	PUBC	REC
Zoning	--	--	--



ZONING

A-1
 R-1AA
 PUD
 M-1
 PCD
 RM-3



Amendment No. 02S.ADMI
From: PUBC To: REC

- Subject Property
- Parcelbase



February 1999 Color Aerials

EXECUTIVE SUMMARY

Public-Quasi Public and Conservation to Recreation		Amendment 02S.ADM1
REQUEST		
APPLICANT	Seminole County	
PLAN AMENDMENT	Public-Quasi Public and Conservation to Recreation	
REZONING	Not applicable	
APPROXIMATE GROSS ACRES	1262.99	
LOCATION	Northern one third of the Yankee Lake Property located approximately 1 mile east of the County line, north of State Road 46, abutting the Lower Wekiva State Preserve to the east and the Riverside Ranch Wilderness Area to the west.	
SPECIAL ISSUES	The Wekiva Global Compliance Agreement, the Seminole County Comprehensive Plan, and the attached resolution require this amendment.	
BOARD DISTRICT	#5 – Comm. McLain	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION January 9, 2002	<p>PLAN AMENDMENT: Recommend approval of Recreation land use with findings that Recreation land use, as proposed, would be:</p> <ol style="list-style-type: none"> 1. Consistent with the Wekiva Global Compliance Agreement; and 2. Consistent with the Future Land Use Element of the Seminole County Comprehensive Plan; and 3. Consistent with Resolution 2001-R-139. 	

STAFF ANALYSIS

**Public-Quasi Public and Conservation to
Recreation**

**Amendment
02S.ADM1**

1. **Property Owner(s):** Seminole County Government
2. **Tax Parcel Number(s):** 011929300 0020 0000, 241929 5AA 0F00 0010, 241929 5AA 0E00 0020, 241929 5AA 0E00 0080
3. **Applicant's Statement:** The Recreation Land Use will officially complete transition of the environmentally sensitive portions of this property to the County's Natural Lands Program, ensuring the protection and proper management of these resources.
4. **Development Trends:** Not applicable

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES:

a. The existing Public-Quasi-Public land use and A-1 zoning would permit development of single-family homes at a net density of no greater than one dwelling unit per acre, in addition to public and private recreational facilities, education, library facilities, public safety facilities, and utilities. The A-1 zoning district also permits a variety of agricultural and non-residential uses, such as churches.

b. The requested Recreation land use, as proposed, will allow the Seminole County Natural Lands Program to officially take over land management of the defined property as required by the Wekiva Global Compliance Agreement, the Seminole County Comprehensive Plan, and by the attached resolution. By adopting a Recreation land use, the property is guaranteed of sound natural resources management and preservation, thus protecting more valuable resources in the Wekiva River Protection Area.

COMPREHENSIVE PLAN CONSISTENCY

The proposed land use change is required by the Wekiva Global Compliance Agreement and adopted Comprehensive Plan Policy FLU 14.5. The BCC approved the application of the land use change by resolution on August 14, 2001.

Policy FLU 14.5 Preservation of Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes.

The County shall maintain consistent and meaningful coordination with governmental agencies of every level of government, environmental groups and interested citizens, to seek out environmentally sensitive lands within the Wekiva River Protection Area for preservation through land acquisition or other innovative strategies which are designed to reduce or eliminate development intensities or densities within the Wekiva River Protection Area.

Consistent with this policy, by December 31, 2000, the County shall conduct a study to determine what portion of the Yankee Lake Wastewater Treatment Facility property is necessary to accommodate present capacity and projected wastewater treatment needs. Upon completion of said study, that portion of the Yankee Lake property determined to be surplus to this function shall be reassigned the Recreation land use designation and, consistent with applicable bond covenants, incorporated into the County's Greenways, Trails and Natural Lands Program. In addition, if at any time thereafter, it is determined by the County that a portion of the Yankee Lake property is not required as a public utility, then that portion shall be reassigned the Recreation land use designation and also incorporated into the County's Greenways, Trails and Natural Lands Program. It is the intent of this policy to ensure those public lands valuable to the protection of natural resources within the Wekiva River Protection Area is retained for preservation in perpetuity.

The proposed change of said parcels from Public-Quasi-Public and Conservation to Recreation fulfills the final provisions of this policy.

STAFF RECOMMENDATION
November 13, 2001

PLAN AMENDMENT: Recommend approval of Recreation land use with findings that Recreation land use, as proposed, would be:

1. Consistent with the Wekiva Global Compliance Agreement; and
2. Consistent with the Future Land Use Element of the Seminole County Comprehensive Plan; and
3. Consistent with the attached resolution.

RESOLUTION NO. 2001-R-_____

SEMINOLE COUNTY, FLORIDA

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE
14th DAY OF AUGUST, 2001.**

WHEREAS, as part of the Wekiva Global Settlement Agreement the County agreed to conduct a study to determine whether portions of the Yankee Lake Wastewater Treatment Facility property are not required in order to accommodate present capacity and projected waste water treatment needs; and

WHEREAS, the County has conducted such a study and has determined that portions of the property may be considered surplus to the aforesaid utility functions; and

WHEREAS, the County Manager and the Environmental Services Director have certified, in accordance with the bonding covenants, that the property identified in the study is not necessary for the functioning of the system; and

WHEREAS, the Board of County Commissioners (the BCC) wishes to identify those portions of the property and undertake the process to assign the Recreation land use designation to those properties; and

WHEREAS, the BCC wishes to incorporate those properties into the County's Greenways, Trails and Natural Lands Program.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County as follows:

Section 1. Dedication of Property. The portions of the Yankee Lake Property described below and shown on the attached exhibit shall be dedicated to the County's Greenways, Trails and Natural Lands Program.

(a). That portion lying north of the drainage canal that drains the Seminole Estates development and runs east to west

(b). Those parcels which were purchased for mitigation and which are connected to the Yankee Lake Property.

These parcels provide a significant corridor connection between the County's Riverside Ranch Wilderness Area and the Lower Wekiva State Preserve, provide a significant corridor for movement of the Florida black bear and preserve valuable wetland functions.

Staff shall initiate the process to assign the Recreation Land designation to the properties described above.

Nothing in this resolution shall be deemed to prohibit the Environmental Services Department to access the St.

Johns River when and where necessary for the proper and efficient functioning of the utility services.

Section 2. Future treatment facilities. Nothing herein shall be construed to restrict the County's ability to use the Yankee Lake Property for any use permitted under the Natural Lands Program, wastewater treatment facilities or for a regional surface water supply facility at any time in the future. In such an event the provisions of this Resolution are subject to change in accordance with the requirements of the Seminole County Environmental Services, the St. Johns River Water Management District, the U.S. Fish and Wildlife Service and other affiliated agencies involved with the permitting and construction of such facilities.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE

By: _____
DICK VAN DER WEIDE, Chairman

Clerk to the Board of County
Commissioners of Seminole
County, Florida.

Date: _____

STAFF REPORT

INTRODUCTION

On November 17, 1999, the Seminole County Planning and Zoning Commission (P&Z) held a joint workshop with representatives from the Florida Department of Community Affairs (FDCA) to hear public comment and staff report on items related to the proposed Wekiva settlement agreement. The agreement, which was between FDCA and the Seminole County Board of County Commissioners (BCC), set guidelines and principles for development patterns in the Wekiva River Protection Area (WRPA). The P&Z responded favorably to the planned agreement, which officially became known as the Wekiva Global Compliance Agreement.

On December 15, 1999, the Seminole County Board of County Commissioners adopted the Wekiva Global Compliance Agreement, which included several policies that increased protection of the natural resources of the Wekiva River Protection Area. Of these, some required the incorporation of new regulations into the Land Development Code of Seminole County. The Wekiva River Protection—Seminole Estates Zoning Overlay was the first of such LDC amendments to be heard, and was codified in April of 2000, followed most recently by the creation of scenic corridor roadway overlays for State Road 46 along with Longwood-Markham Road, Lake Markham Road, and Markham Road in May of 2001. Policies 2.14.5 and 2.14.9 of the Wekiva Global Compliance Agreement provide for the following additional actions to be taken:

- a) Dedication of surplus property at the County's Yankee Lake property to the County's Greenways, Trails, and Natural Lands Program, and
- b) Evaluation of a series of environmental design standards applicable to the WRPA and pending evaluation, enactment as new policies to the Land Development Code of Seminole County (LDC).

Over the last several months County staff has worked diligently with the FDCA, the concerned environmental groups, and others, to reach a solution to issues pertaining to amendments to the LDC and other related land use matters. These amendments and related matters pertain to lands located within the statutorily defined WRPA (Part II, Chapter 369, Florida Statutes). These discussions have resulted in a foundation and structure that County staff, environmental groups, property owners, and the FDCA believes will culminate in a successful settlement to these issues.

The Yankee Lake Property Analysis

On December 15, 1999, the Seminole County Board of County Commissioners adopted the Wekiva Global Compliance Agreement, which included several policies that increased protection of the natural resources of the Wekiva River

Protection Area (Exhibit A). Policy 2.14.5 (Section 3 of this document) committed the County to complete a study of the Yankee Lake Property to determine the portion of the property that is not necessary to accommodate present wastewater treatment capacity and projected waste water treatment needs. The intent of this policy was the transfer of portions of the Yankee Lake Property that are not necessary to future utility plans into the County's Greenways, Trails, and Natural Lands Program. This transfer would not only ensure preservation of these environmentally sensitive areas, but also ensure adequate management of the natural resources of these areas in perpetuity.

Methodology

The Yankee Lake Property was purchased to provide siting for wastewater treatment infrastructure for the citizens of Seminole County. The managing department is the Environmental Services Department, which serves as the water and wastewater public utility department for the County. The first step in the study process of the Yankee Lake Property involved meetings with key personnel from the Environmental Services Department. From these meetings and meetings held throughout the past year with the environmental interest groups, the following concepts were developed as foundations of study from which the associated policies regarding Yankee Lake were developed.

The initial conclusion that resulted from early discussions with the Environmental Services Department was that the portion of the property north of the drainage canal flowing from the Seminole Estates development (Exhibit B) was of little technical use to the future utility infrastructure plans. This portion, which is approximately 1100 acres in size, is primarily mixed-forested wetlands and floodplains, and provides a logical connection to the existing Riverside Ranch Wilderness Area (Exhibit B). The transfer of this piece of the Yankee Lake Property will take place concurrently with the transfer of two smaller pieces of property identified in Exhibit B. These properties were purchased for mitigation by the County and provide a logical continuity when coupled with the Yankee Lake piece (and Riverside Ranch), creating one contiguous property that connects to the Lower Wekiva State Preserve.

Throughout the discussions with the environmental stakeholders groups, an additional issue has been raised relative to the Yankee Lake Property. When the Rapid Infiltration Basins (RIBS) were constructed, a federal permit was required to allow encroachment into the habitat of the Florida Scrub Jay, a state and federally listed threatened species. As part of the permit, a scrub management zone was established and the County was required to manage the remaining habitat within this zone into perpetuity. The permit information is provided as Exhibit C of this report.

Comments from the environmental groups centered on the status of the existing permit and the protection of all scrub jay habitats located on the Yankee Lake Property. At the time of the settlement agreement, the permit conditions had not

been satisfied technically; however, the U. S. Fish and Wildlife Service proffered no official violation citation. Currently, the Environmental Services Division has a reputable contractor in charge of ensuring compliance with the management plan and associated permit. Since the first questions were raised a year ago, a meeting has taken place that included members of the Sierra Club, Seminole Audubon, the Florida Department of Environmental Protection, the Friends of the Wekiva, the U.S. Fish and Wildlife Service, and representatives of Seminole County's Environmental Services Department and Planning and Development Department. During this meeting, the Environmental Services Department and contractor representative adequately addressed the concerns of the group relative to management of the Florida Scrub Jay at the Yankee Lake Property. The meeting was successful because it provided clear communication to the interested parties and allowed for useful feedback relative to the ongoing operations. As a result of this success, it is recommended that an informal group be established including the above representatives to provide a communication platform upon which questions and concerns that may arise can be addressed in a healthy, team-oriented manner. It is not recommended that this group be given an official authoritative role; only that they serve to provide useful commentary and feedback to the Environmental Services Division project managers, who should rightfully remain in control, and foster future collaboration between environmental stakeholders and Seminole County.

Regional Surface Water Supply

Water supply continues to be an ever-increasing issue due to the tremendous regional growth of the East Central Florida Region. The St. Johns River Water Management District (SJRWMD), along with other local governments in the region have been studying alternative supply sources as the Floridan Aquifer decreases in volume. One such alternative is surface water supply, and there is potential for Seminole County's involvement in providing surface water in the future. While this is still in the earliest of planning/feasibility stages and should be of no immediate relevance, the proposed activities per the Wekiva Global Compliance Agreement should not interfere with these potential opportunities. Therefore, the proposed resolution must provide for the utmost in cooperation among the managing entities of the Yankee Lake Property should such potential opportunities become reality.

The Seminole County Planning Division is grateful to the representing parties of the Seminole County Environmental Services Division for its innovative, team-oriented assistance with these aspects of the Wekiva Global Compliance Agreement.

Policy 2.14.5 Preservation of Environmentally Sensitive Lands / Use of Lands for Passive Recreational Purposes.

The County shall maintain consistent and meaningful coordination with governmental agencies of every level of government, environmental groups and interested citizens, to seek out environmentally sensitive lands within the Wekiva River Protection Area for preservation through land acquisition or other innovative strategies which are designed to reduce or eliminate development intensities or densities within the Wekiva River Protection Area.

Consistent with this policy, by December 31, 2000, the County shall conduct a study to determine what portion of the Yankee Lake Wastewater Treatment Facility property is necessary to accommodate present capacity and projected wastewater treatment needs. Upon completion of said study, that portion of the Yankee Lake property determined to be surplus to this function shall be reassigned the Recreation land use designation and, consistent with applicable bond covenants, incorporated into the County's Greenways, Trails and Natural Lands Program. In addition, if at any time thereafter, it is determined by the County that a portion of the Yankee Lake property is not required as a public utility, then that portion shall be reassigned the Recreation land use designation and also incorporated into the County's Greenways, Trails and Natural Lands Program. It is the intent of this policy to ensure that public land valuable to the protection of natural resources within the Wekiva River Protection Area is retained for preservation in perpetuity.

STAFF RECOMMENDATION:

Staff recommends adoption of the proposed resolution, citing findings of the attached staff report, compliance with the Wekiva Global Compliance Agreement, and no potential conflict with future potential regional surface water supply facilities. The Environmental Services Department will conduct semi-annual meetings with interested environmental organizations to provide copies of documents produced and status reports regarding the management of the Florida Scrub Jay at the Yankee Lake Property, per the County Manager's direction.

Wekiva River Protection Area Boundary

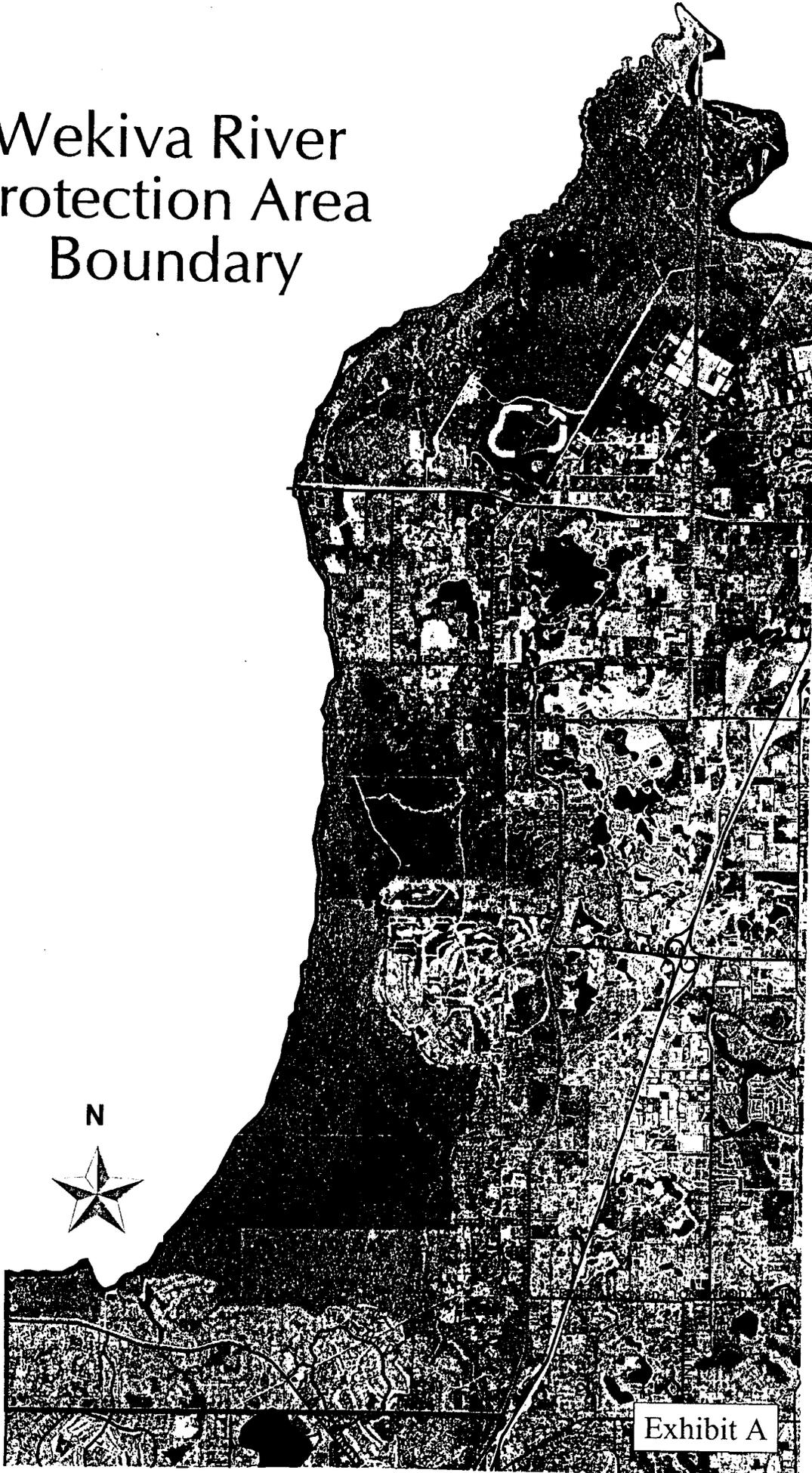


Exhibit A

Yankee Lake Site Study
per Comprehensive Plan
Policy 2.14.5

County owned property

Wekiva River
Protection Area
Boundary

PROPOSED RECREATION
Land use Amendment
Natural Lands

Riverside Ranch
Wilderness Area

Conservation (mitigation
properties to be included in
RECREATION Land use
Amendment)

Existing Wetland Cells

Existing Ribs

Exhibit B



AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 91-13, AS PREVIOUSLY AMENDED, KNOWN AS THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A LARGE SCALE DEVELOPMENT AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM PUBLIC-QUASI PUBLIC AND CONSERVATION TO RECREATION; 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 January 9, 2002, 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 March 12, 2002, 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.

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 and form and include legislative findings which are a material part of this Ordinance.

(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. 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 Amendment 02S.ADM1 amending the future land use designation assigned to the following property from Public-Quasi Public and Conservation to Recreation and which is depicted on the Future Land Use Map and further described in Appendix "A" attached to this Ordinance:

(b) The development of the properties is further subject to the development intensities and standards permitted by the overlay Conservation land use designation, Code requirements and other applicable laws.

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.

(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 twenty-two (22) days after the date of enactment by the Board of County Commissioners or, if challenged within twenty two (22) days of enactment, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendments are in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent upon this amendment may be issued or commence before this amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment(s) 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 12th day of March, 2002.

**BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA**

By: _____

Daryl G. McLain, Chairman

APPENDIX A

Yankee Lake Administrative FLU Amendment Land Description

02S.ADM1 Public (County Owned) to Recreational

[NOTE: The Property Appraiser's parcel basemap depicts property as part of Sections 1, 12, and 13, Township 19 South, Range 29 East and Sections 6, 7 and 18, Township 19 South, Range 30 East, sections added to provide for ease in parcel numbering.]

That part of Sections 37 and 38, Township 19 South, Range 29 East (also known as the Moses E Levy Grant) described as:

Begin 8,614.00 feet North 60 degrees, 30 minutes, 00 seconds West of the Southeast Corner of the Moses E Levy Grant, Run North 29 degrees, 30 minutes, 00 seconds East to the Southerly shoreline of the St John's River, thence Southeasterly along said shoreline to the East line of the Moses E Levy Grant, thence South 29 degrees, 30 minutes, 00 seconds West along said Grant line to the Northerly Right-of-way line of Indiana Avenue, thence Northwesterly along said Right-of-way line to the Westerly Right-of-way line of Rockford Street, thence Southwesterly along said Right-of-way line to a Point 2,700.00 feet North 29 degrees, 36 minutes, 41 seconds East of the Most Westerly Corner of Astor Farms, as recorded in Plat Book 6 Page 13, of the public records of Seminole County, Florida, thence North 60 degrees, 23 minutes, 19 seconds West 726.00 feet, thence South 29 degrees, 36 minutes, 41 seconds West 23.48 feet, thence North 60 degrees, 23 minutes, 19 seconds West 726.00 feet, thence South 29 degrees, 36 minutes, 41 seconds West to a Point South 60 degrees, 30 minutes, 00 seconds East of Beginning, thence North 60 degrees, 30 minutes, 00 seconds West to the Point of Beginning (Less that part lying Southwesterly of a drainage canal, said canal being Northerly of the Unrecorded 5 Acre Development of Seminole Estates Unit 2).

AND

All Lots 1, 2, 3, 4, 7 & 8, Block F, and All Lots 2 through 8, Block E, all being in Astor Farms, as recorded in Plat Book 6 Page 13, of the public records of Seminole County, Florida.

AND

That part of the following Rights-of-way all lying within Astor Farms, as recorded in Plat Book 6 Page 13, of the public records of Seminole County:

All the Right-of-way of Indiana Avenue and that part of the Right-of-way of Rockford Street adjacent on the West to Lot 4, Block F, and that part of the Right-of-way of Lexington Street lying between Blocks E & F

Containing 1262.99 Acres more or less.