

This instrument prepared by:  
Seminole County Attorney's Office  
1101 E. First Street  
Sanford, FL 32771-1468

## **DECLARATION OF RESTRICTIVE COVENANT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by *Seminole County, Florida* (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "DEP"). This Declaration, made pursuant to either Chapter 376 or 403, Florida Statutes (F.S.), is neither extinguished nor affected by the Marketable Record Title Act in accordance with section 712.03, F.S.

### **RECITALS**

A. GRANTOR' Seminole County, Florida is the fee simple owner of that certain real property situated in the County of Seminole, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").

B. The DEP Facility or ERIC Identification Number for the Property is ERIC\_11208. The facility name at the time of this Declaration is Former Rolling Hills Golf Course.

C. The discharge of arsenic and dieldrin on the Property is documented in the following reports that are incorporated by reference:

1. Limited Site Assessment Report dated May 12, 2017, submitted by E Sciences Incorporated;
2. Limited Site Assessment Report Addendum 2 and Remedial Action Plan dated November 17, 2017, submitted by E Sciences Incorporated;
3. Limited Site Assessment Report Addendum 3 and Remedial Action Plan Modification, dated May 18, 2018, submitted by E Sciences Incorporated;
4. Interim Remedial Action Plan Implementation, dated February 22, 2019, submitted by E Sciences Incorporated;
5. As-Built Survey Post Excavation Survey Rolling Hills Golf Course dated January 09, 2019, submitted by Survtech Solutions, Inc;
6. Engineering Control Maintenance Plan dated February 18, 2019, submitted by E Sciences Incorporated; and
7. Florida Department of Environmental Protection correspondence dated June 25, 2019.

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Property. These reports confirm that contaminated soil and groundwater, as defined by Chapter 62-780, Florida Administrative Code (F.A.C.) exist on the Property. The criteria for direct exposure of contamination in the soil was based on an average soil contaminant concentration calculated using the 95% Upper Confidence Level with a site-specific cleanup target level for arsenic of 5.5 mg/kg and dieldrin of 120 µg/kg. This Declaration imposes restrictions on the Property in the area of soil contamination.

E. It is GRANTOR's and DEP's intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. DEP has agreed to issue a Conditional Site Rehabilitation Completion Order (hereinafter "Order") upon recordation of this Declaration and upon establishment of institutional controls through Seminole County Ordinance 2025-XX on the adjacent parcel(s) known as: 499 Blackwood Ave Longwood FL 32750; 500 S Pressview Ave Longwood FL 32750; 501 Blackwood Ave Longwood FL 32750; 1810 North St Longwood FL 32750; and 504 S Pressview Ave Longwood FL 32750, that together compose the contaminated site. DEP can unilaterally revoke the Order if the conditions of this Declaration or the Order are not met. Additionally, if concentrations of arsenic and dieldrin increase above the levels in the Order, or if a subsequent discharge occurs at the Property, DEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable DEP rules. The Order can be obtained by contacting the appropriate DEP district office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future

owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions and engineering controls, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce DEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes the following restrictions and requirements:

- a. Groundwater Use. There are restrictions on use of the groundwater under the Property. Any monitoring wells installed on the Property shall be pre-approved in writing by DEP's Division of Waste Management (DWM) in addition to any authorizations required by the Division of Water Resource Management (DWRM) and the Water Management District (WMD).

For any other groundwater wells to be installed on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure there will be no exposure to contaminated groundwater must be submitted to the DEP's DWM. The plan must include the well location, drilling method, casing depth, total depth, proposed maximum daily flow rate and volume, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the proposed groundwater extraction will not cause the spread or migration of contaminated groundwater and that receptors will not be exposed as a result of contaminant migration. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media encountered during installation. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. A revised exhibit must be amended to the Declaration and recorded when any groundwater well is altered, modified, expanded, or constructed. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the installation of groundwater wells at the Property must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration and certified plan to construct new or modify existing groundwater wells to ensure that there is no exposure to contaminated groundwater entering into new or expanded groundwater wells resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of groundwater wells on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct groundwater wells on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1),

F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the proper abandonment of the wells and the resumption of site rehabilitation activities if any such groundwater wells are constructed or commenced without submittal of a certified plan.

- b. Dewatering. For any dewatering activities on the Property, a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated must be submitted to DEP's DWM. The plan must include the location(s) of the dewatering activity and the effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rates, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment and handling of any contaminated groundwater that may be encountered during dewatering. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. DEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and the signed and sealed dewatering plan as the institutional controls to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. For this reason, if GRANTOR seeks to conduct dewatering on the Property, GRANTOR shall submit the signed and sealed plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. The dewatering plan must ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without submittal of a signed and sealed plan.
- c. Stormwater Features. Currently, there are existing stormwater features, the existence of which has been determined to not adversely affect the remaining contamination. Attached as Exhibit B, and incorporated by reference herein, is a Survey identifying the size and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Property. Such existing stormwater features shall not be altered, modified or expanded, and there shall be no construction of new stormwater swales, stormwater detention or retention

facilities or ditches on the Property.

If stormwater features must be constructed, modified, altered or expanded, a plan signed and sealed by a Florida-registered professional engineer, or a Florida-registered professional geologist must be submitted to DEP's DWM in addition to any authorizations required by the DWRM and the WMD. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater features will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction. DEP's DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The GRANTOR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to DEP's DWM. A revised exhibit must be amended to the Declaration and recorded when any stormwater feature is altered, modified, expanded, or constructed. DEP will rely on this Declaration and certified plan to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features resulting in risk to human health, public safety or the environment due to the contaminated site. Construction of stormwater swales, stormwater detention or retention features, or ditches on the Property could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct stormwater features on the Property, GRANTOR shall submit the certified plan to DEP DWM in addition to obtaining any authorizations that may be required by DEP DWRM, the WMD, or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Conditional Site Rehabilitation Completion Order and require the resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without submittal of a certified plan.

- d. Soil Engineering Controls. Areas R2, T2, T12, F18, F20, F3, F7, F13, F12, F9, F8, MA23, Exposure Unit 2, and the maintenance area as located on the Property and shown on Exhibit C shall be permanently covered and maintained with a minimum of two (2) feet of clean and uncontaminated soil that prevents human exposure (hereinafter referred to as the "Engineering Control"). An Engineering Control Maintenance Plan (ECMP) has been approved by DEP. The ECMP specifies the frequency of inspections and monitoring for the Engineering Control and the criteria for determining when the Engineering Control has failed. The Engineering Control shall be maintained in accordance with the ECMP. The ECMP may be amended upon the prior written consent of DEP. The ECMP, as amended, relating to DEP Facility No. ERIC\_11208, can be obtained by contacting the appropriate DEP

district office or Tallahassee program area.

- e. Excavation and Construction. Excavation and construction below the Engineering Control is not prohibited on the Property provided any contaminated soils that are excavated are either: 1) placed back into the excavation and the Engineering Controls are reconstructed or 2) are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state, and federal requirements. Nothing herein shall limit any other legal requirements regarding construction methods and precautions that must be taken to minimize risk of exposure while conducting work in contaminated areas.
- f. Land Use Restrictions. Seminole County Ordinance 2019-37 (Exhibit D) rezoned the Property from R-1AA (Single Family Dwelling) to PLI (Public Lands and Institution). The PLI Zoning category can only be applied to lands owned or controlled by the public and cannot be applied to private lands.
- g. Subdivision of Property. The criteria for direct exposure of contamination in the soil was based upon an average soil contaminant concentration calculated using a 95% Upper Confidence Limit (UCL) approach with an exposure unit (EU) of one pursuant to Rule 62-780.680, F.A.C. Therefore, the Property may not be subdivided without prior written approval from DEP's DWM. A subsequent amendment to this Declaration shall be recorded on the Property in accordance with Paragraph 7.

3. All references to "GRANTOR" and "DEP" shall also mean and refer to their respective legal representatives, successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, DEP is hereby granted a right of entry upon, over and through and access to the Property at reasonable times and with reasonable notice to GRANTOR. Access to the Property is available via an immediately adjacent public right-of-way.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and DEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. DEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of DEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of DEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and DEP as provided in paragraph 7 below. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify DEP in writing within three (3) calendar days.

6. In order to provide notice and preserve these restrictions, GRANTOR shall record this Declaration in the official records of the county where the Property is located. The

GRANTOR shall also make specific reference to this Declaration in the legal description of the Property in any subsequent lease or deed of conveyance by specifically referencing the official records book and page of record or instrument number of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration.

7. This Declaration is binding until a release is executed by the DEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from DEP to remove or amend any requirement herein, cleanup target levels established pursuant to Florida Statutes and DEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment, including new or revised exhibits, must be executed by both GRANTOR and DEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Property in fee simple and has good right to create, establish, and impose this Declaration on the use of the Property.

***---The remainder of this page is intentionally left blank.---***

IN WITNESS WHEREOF, Seminole County, Board of County Commissioners has executed this instrument, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR  
BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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ANDRIA HERR Chairman  
1101 E. First Street  
Sanford, FL 32771-1468

Signed, sealed and delivered in the presence of:

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jay Zembower as Chairman of the Seminole County Board of County Commissioners.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_.  
Type of Identification Produced \_\_\_\_\_.

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Signature of Notary Public

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Print Name of Notary Public  
Commission No. \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel \_\_\_\_\_.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

AARON WATKINS  
*Director of District Management*  
*Department of Environmental Protection*  
*Central District*  
*3319 Maguire Boulevard, Suite 232*  
*Orlando, Florida 32803-3767*

Signed, sealed and delivered in the presence of:

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_ as representative for the Florida Department of Environmental Protection.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_.  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public  
Commission No. \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

## LEGAL DESCRIPTION

TRACT NO. 6, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 53; TRACT NO. 11, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 48; TRACT NO. 12, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 59; TRACT NO. 14, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 58; TRACT NO. 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 17; TRACT NO. 31, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 15; TRACT NO. 32, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID TRACTS BEING DESCRIBED RESPECTIVELY AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF THE UNITED STATES GENERAL LAND OFFICE SURVEYS.

AND

FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK E, SANLANDO SPRINGS, TRACT NO. 31, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAYMOND AVENUE, 25.02 FEET TO THE CENTERLINE OF VACATED LENWOOD AVENUE; THENCE RUN NORTH 87° 45' 00", ALONG SAID CENTERLINE 106.68 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 87° 45' 00" EAST, 31.90 FEET; THENCE RUN NORTH 02° 15' 00" WEST, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 23° 06' 00" WEST, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 33.78 FEET; THENCE RUN SOUTH 02° 43' 00" EAST, 45.56 FEET; THENCE RUN SOUTH 87° 45' 00" WEST 20.25 FEET; THENCE RUN SOUTH 02° 15' 00" EAST, 11.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 12 AND 13, BLOCK C, TRACT 14, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 10, 11, 12 AND 13, BLOCK "A", TRACT 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH VACATED RIGHTS-OF-WAY BELONGING OR IN ANYWISE APPERTAINING TO ROLLING HILLS RESERVE, LLC.

LESS

BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 6, SANLANDO SPRINGS; BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 11, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 12, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 14, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 25, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 26, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 31, SANLANDO SPRINGS; AND BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 32, SANLANDO SPRINGS.

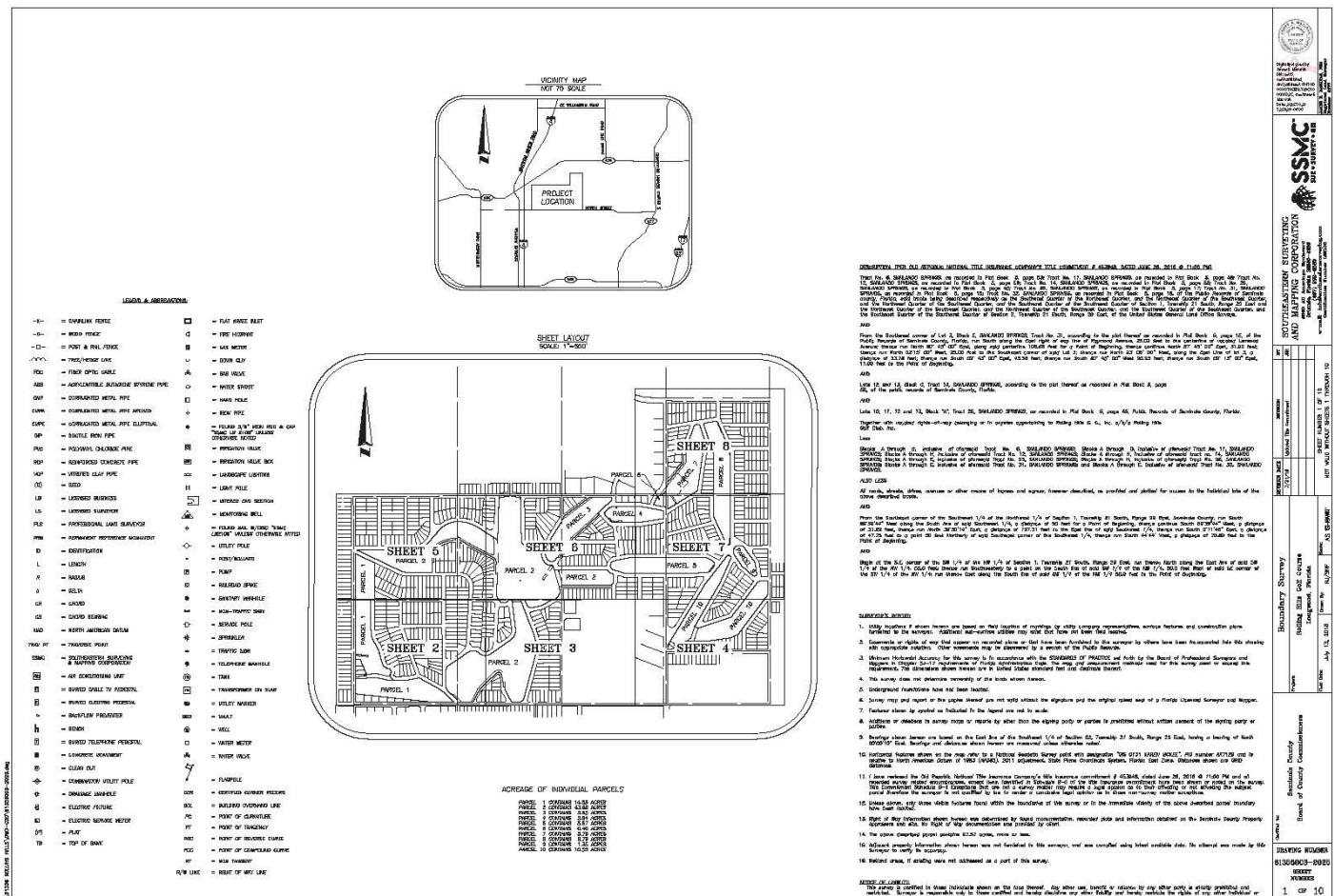
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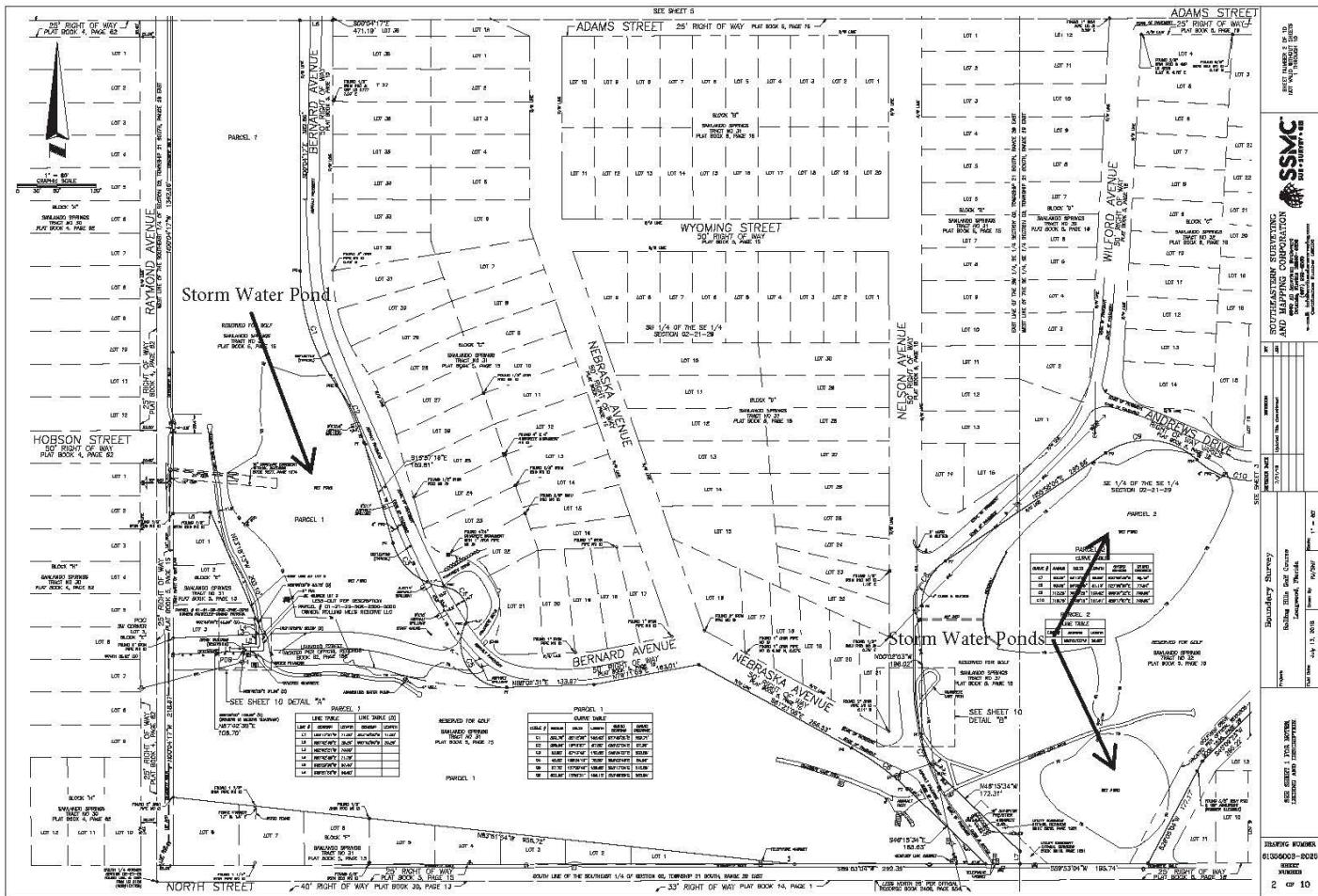
ALL ROADS, STREETS, DRIVES, AVENUES OR OTHER MEANS OF INGRESS AND EGRESS, HOWEVER DESCRIBED, AS PROVIDED AND PLATTED FOR ACCESS TO THE INDIVIDUAL LOTS OF THE ABOVE DESCRIBED TRACTS. AND FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, RUN SOUTH 89°39'44" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°39'44" WEST, A DISTANCE OF 31.22 FEET, THENCE RUN NORTH 39°30'14" EAST, A DISTANCE OF 127.31 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 0°11'46" EAST, A DISTANCE OF 47.75 FEET TO A POINT 50 FEET NORtherly OF SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 44°44' WEST, A DISTANCE OF 70.80 FEET TO THE POINT OF BEGINNING.

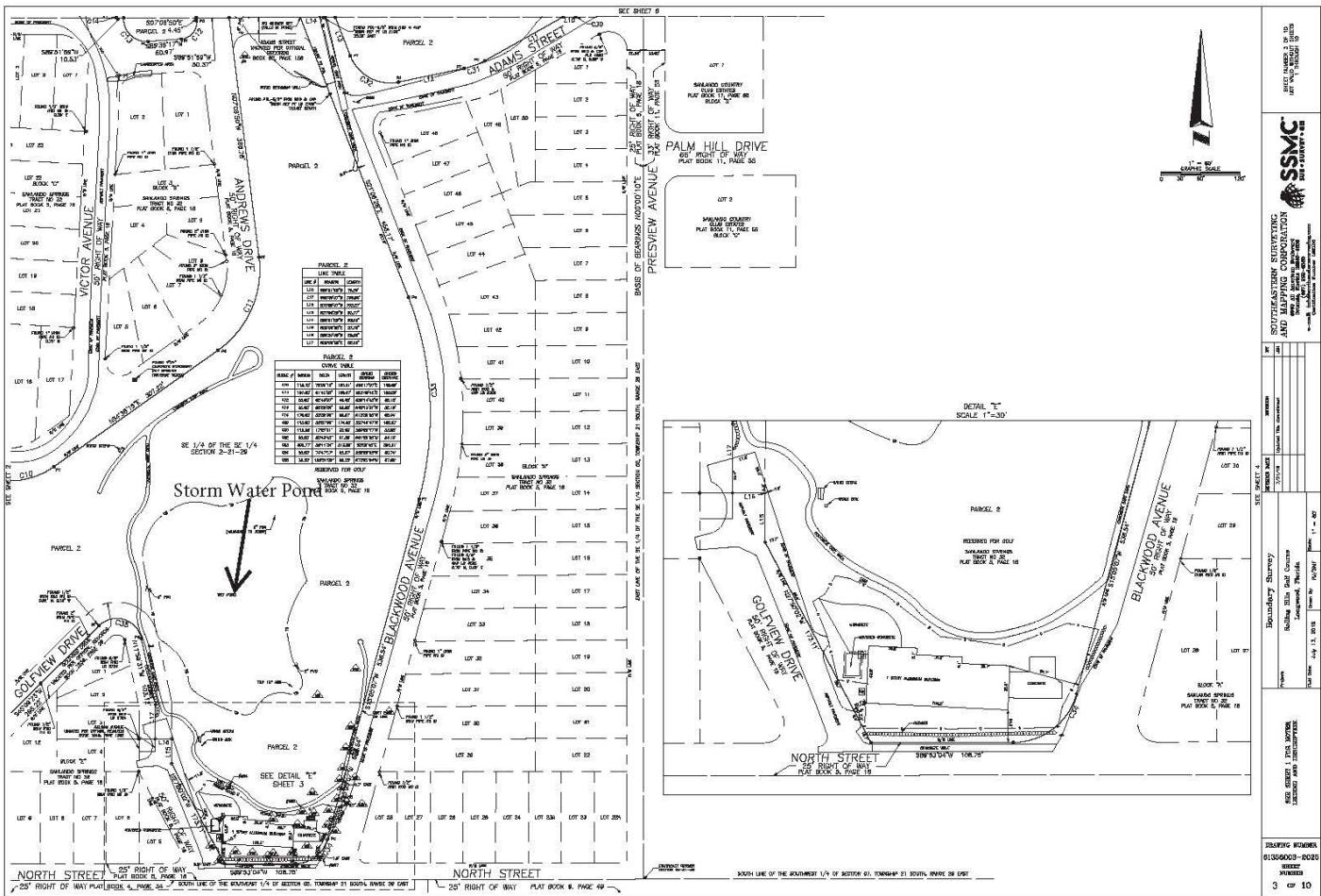
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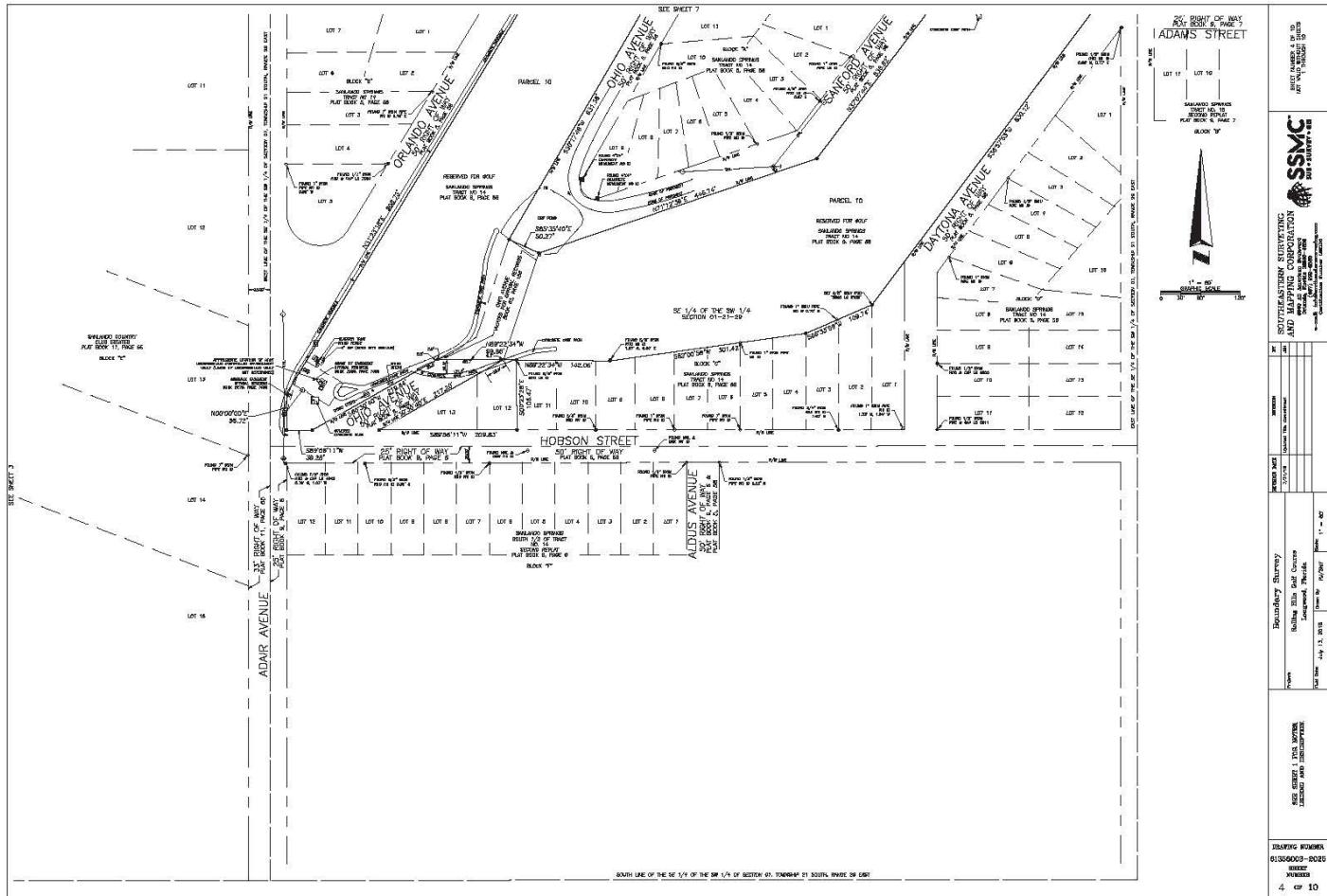
BEGIN AT THE S.E. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET WEST OF SAID SE CORNER OF THE SW 1/4 OF THE NW 1/4; RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 50.0 FEET TO THE POINT OF BEGINNING.

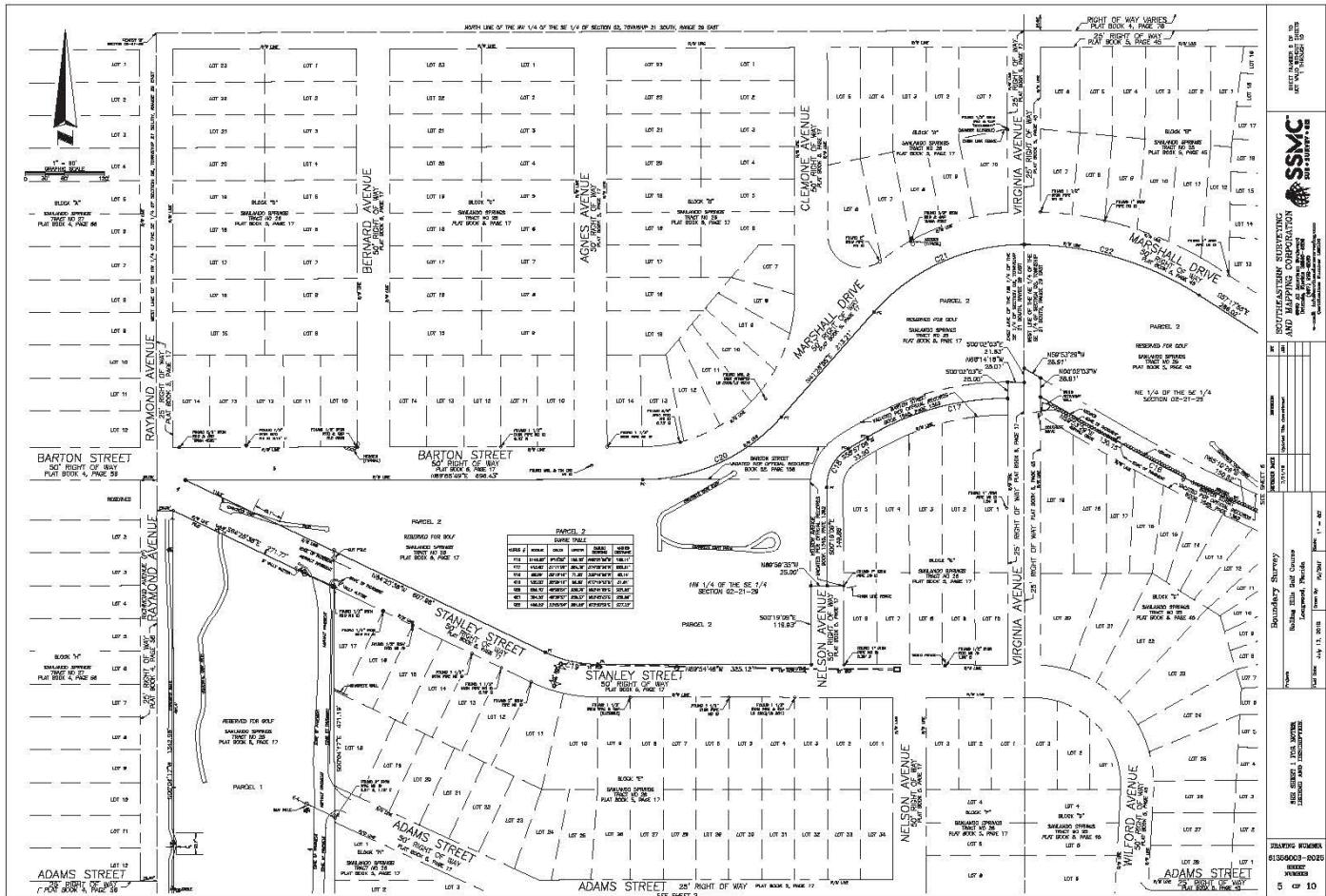
**EXHIBIT "B"**

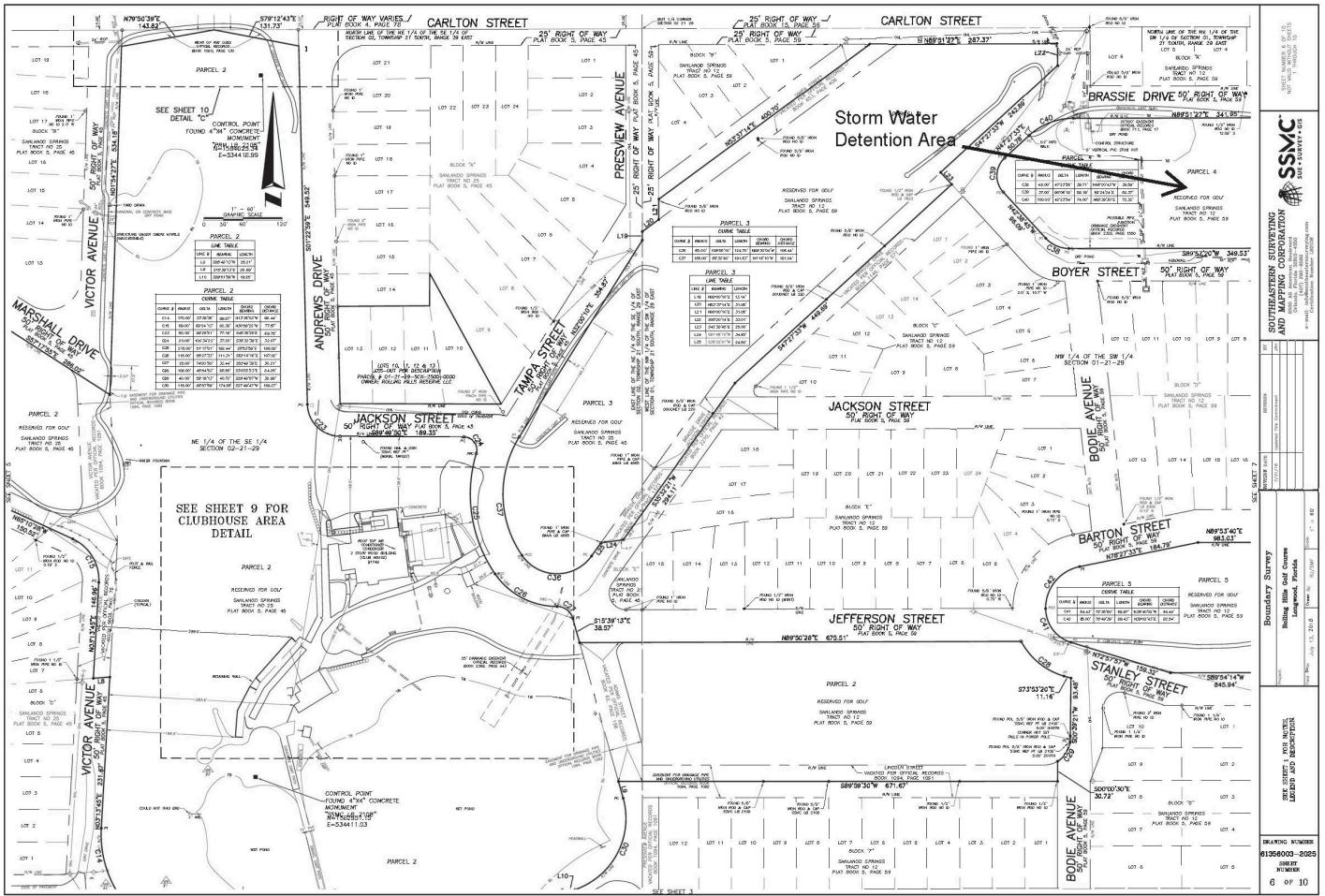


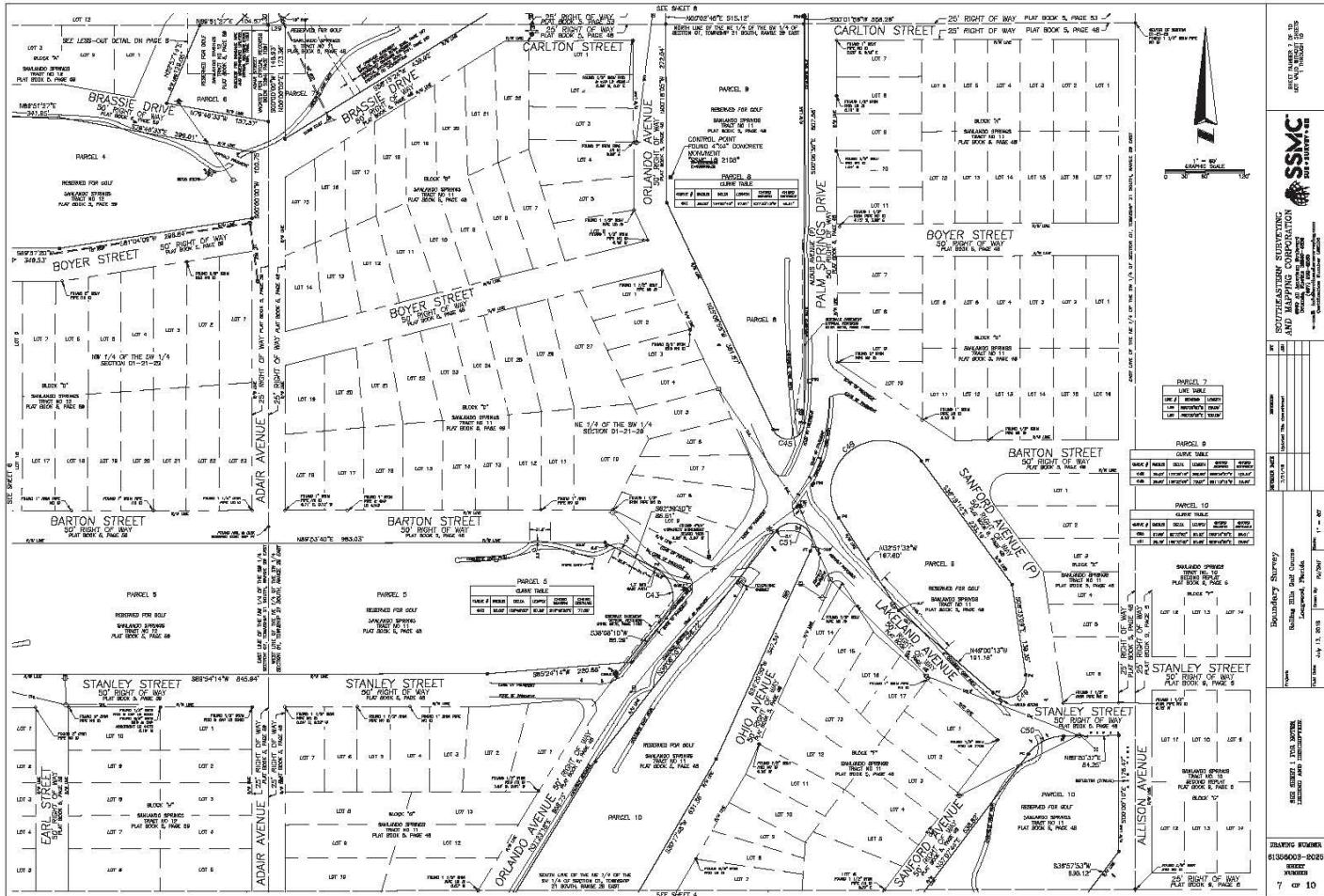


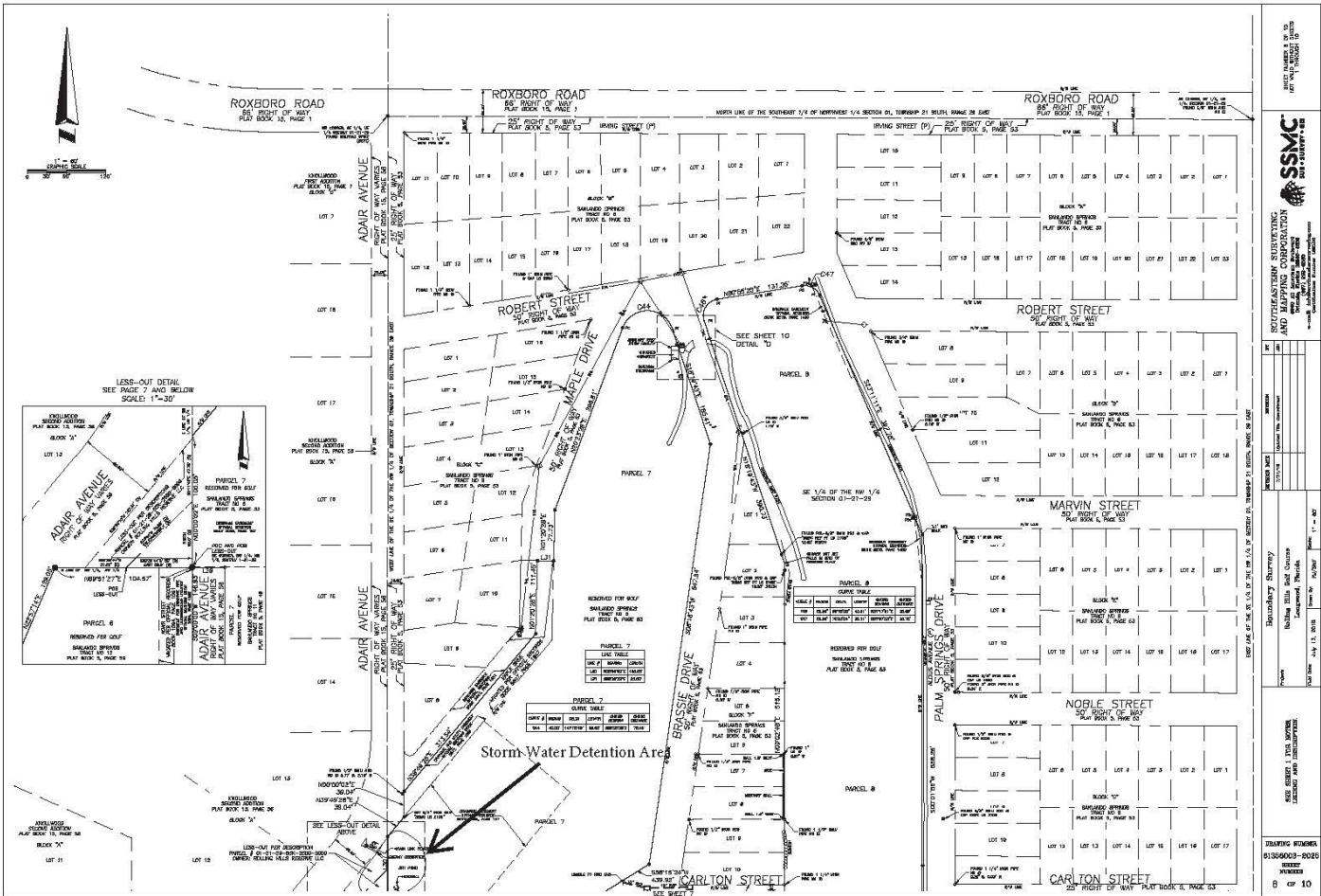


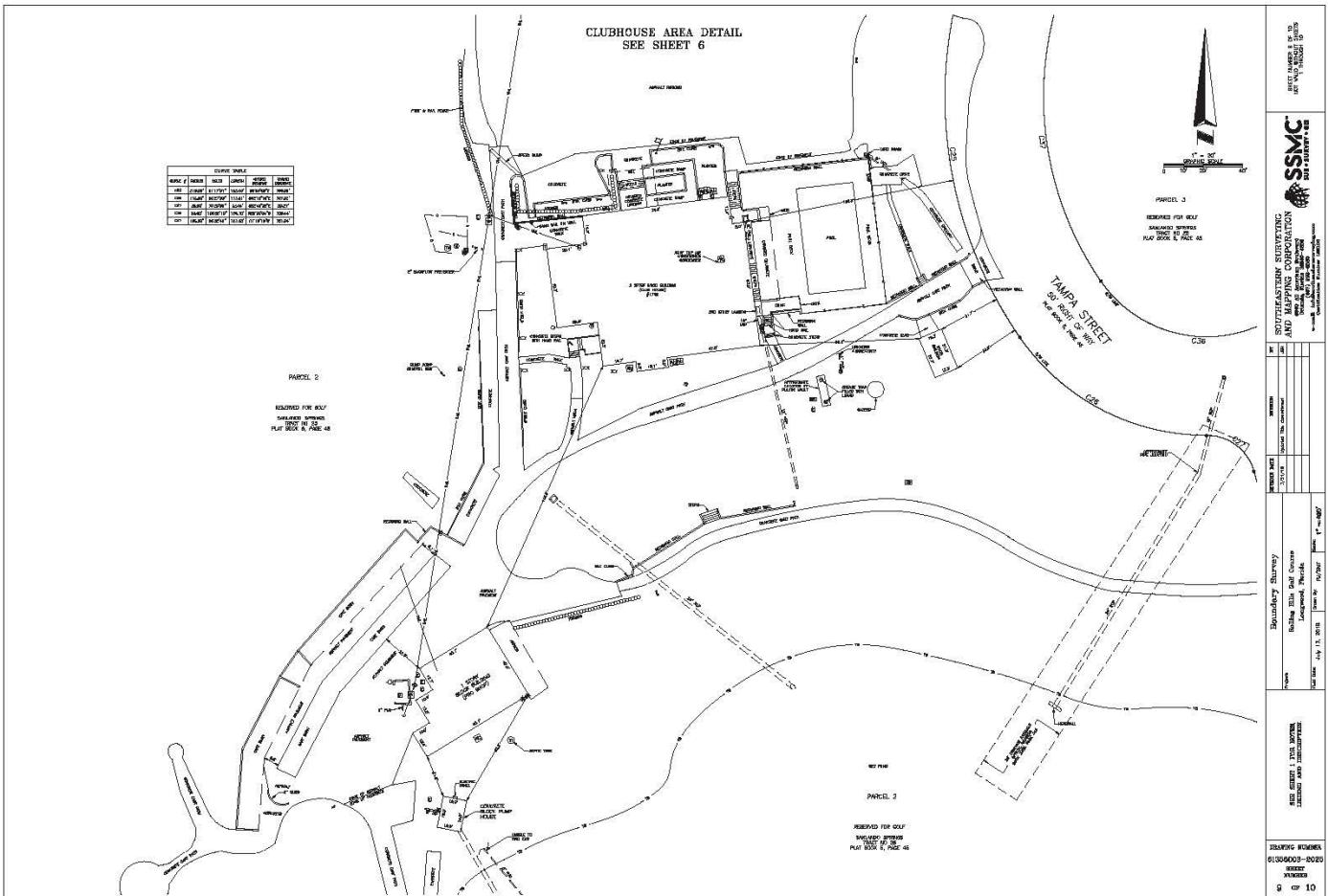




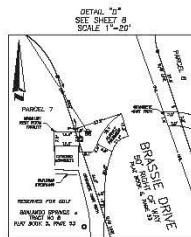
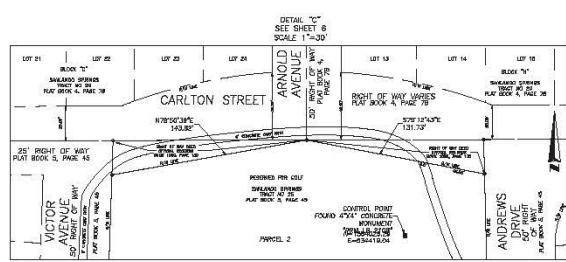
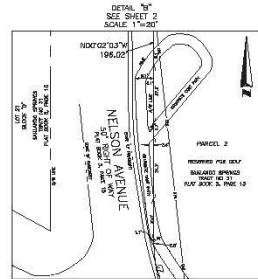
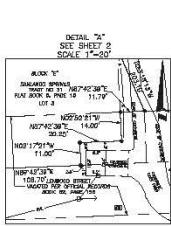








## DETAIL SHEET



**EXHIBIT "C"**

**Legend & Abbreviations**


 Legend & Abbreviations  
 1.00' = 100' (Surveyor's Survey and Images)  
 1/4 = 1/4 mile (Surveyor's Survey and Images)  
 1/8 = 1/8 mile (Surveyor's Survey and Images)  
 1/16 = 1/16 mile (Surveyor's Survey and Images)  
 1/32 = 1/32 mile (Surveyor's Survey and Images)  
 1/64 = 1/64 mile (Surveyor's Survey and Images)  
 1/128 = 1/128 mile (Surveyor's Survey and Images)  
 1/256 = 1/256 mile (Surveyor's Survey and Images)  
 1/512 = 1/512 mile (Surveyor's Survey and Images)  
 1/1024 = 1/1024 mile (Surveyor's Survey and Images)  
 1/2048 = 1/2048 mile (Surveyor's Survey and Images)  
 1/4096 = 1/4096 mile (Surveyor's Survey and Images)  
 1/8192 = 1/8192 mile (Surveyor's Survey and Images)  
 1/16384 = 1/16384 mile (Surveyor's Survey and Images)  
 1/32768 = 1/32768 mile (Surveyor's Survey and Images)  
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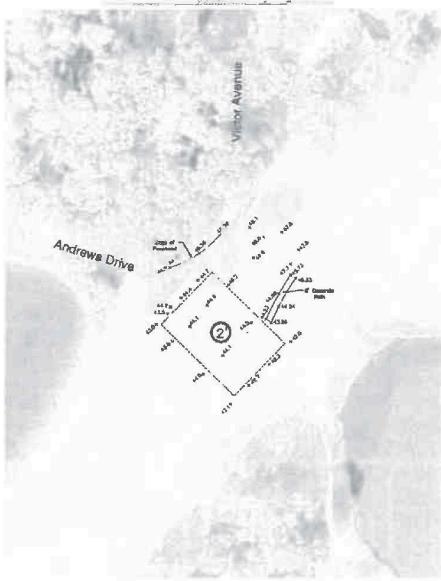
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*As-built Survey  
Rolling Hills Golf Course*

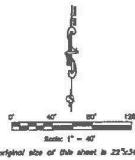
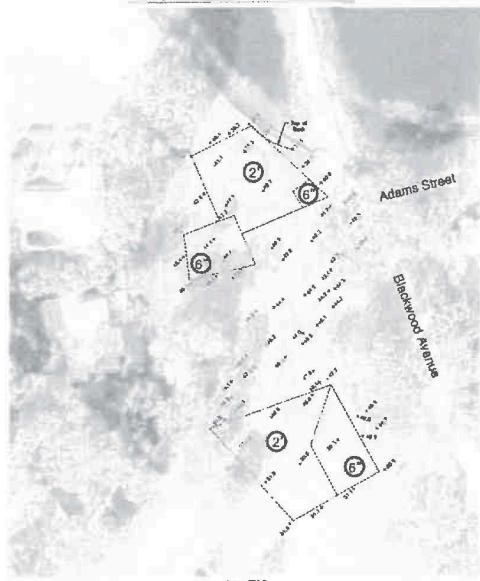


As-built Detail Sheet

Area F20



Area T12

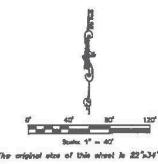


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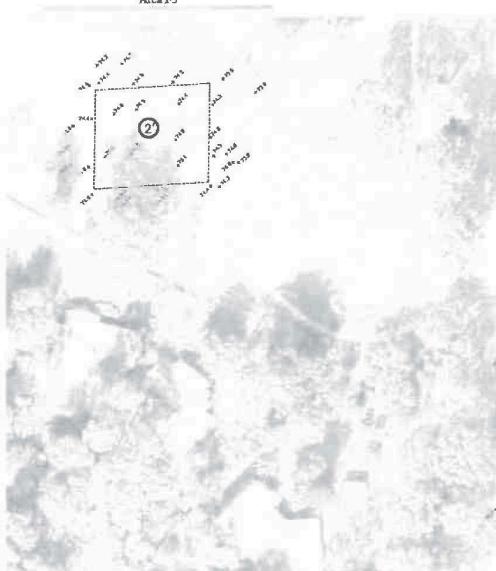
As-built Survey  
Rolling Hills Golf Course



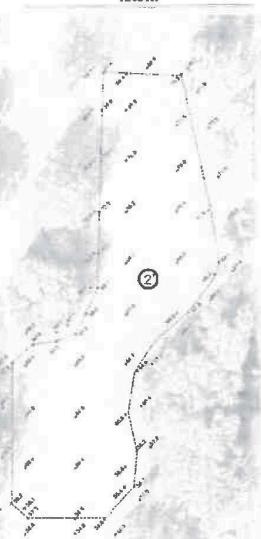
As-built Detail Sheet



Area F3



Area R1



Area T1

Scale: 1" = 20'

Carlton Street



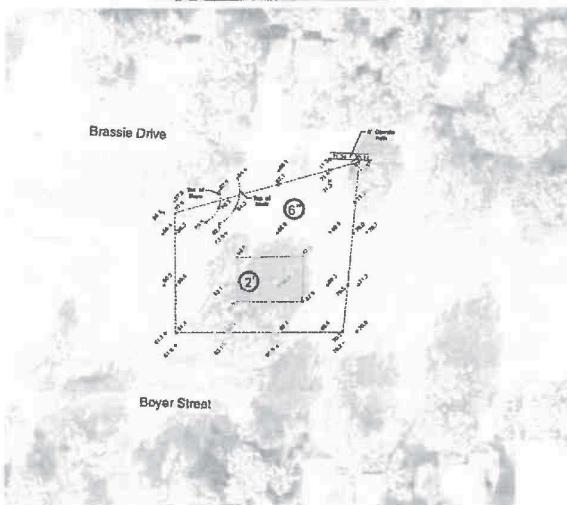
Andrews Drive

As-built Survey  
Rolling Hills Golf Course

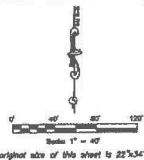
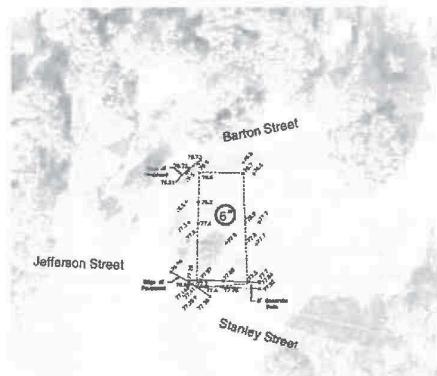
SHREVE SURVEYS INC.  
2000 1/2 E. 10th Street  
Tampa, FL 33609  
813-223-7700  
813-223-7701 fax  
Drawing Number 80103000000

As-built Detail Sheet

Area F7

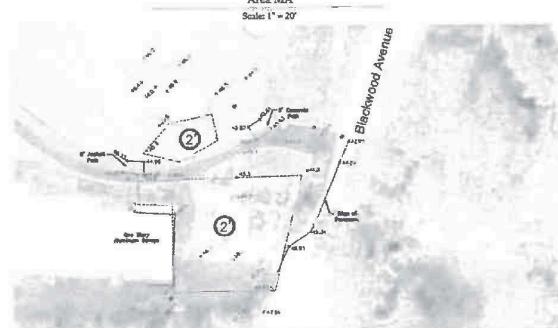


Area T6



Area MA

Scale 1" = 20'



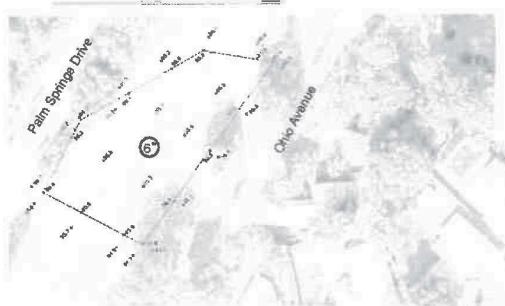
As-built Survey  
RedDog Hills Golf Course

SURVEYORS INC.  
1000 S.E. 10th Street • Suite 200 • Fort Lauderdale, FL 33316 • 954.766.1000 • 800.444.1000  
www.surveyorsinc.com  
Drawing Name: 20100001.M00

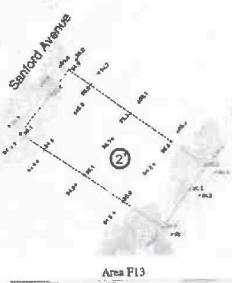
Sheet 6 of 7

As-built Detail Sheet

Area F14

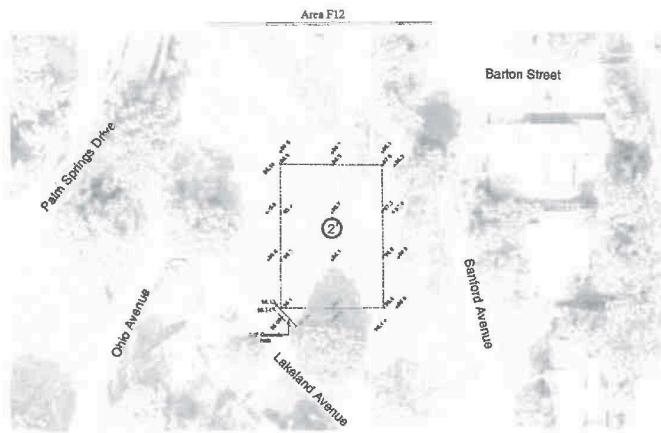


The original size of this sheet is 225x344"



Area F13

Area F12



As-built Survey  
Rolling Hills Golf Course

SURVEYORS INSTRUMENTS, INC.  
1000 S. 100 E. • Salt Lake City, UT 84111-2900  
(800) 325-7777 • (801) 467-1111  
FAX: (801) 467-1111 • E-mail: info@surveyors.com  
Survey Power 20100303\_002 Page 4 of 7

## As-built Detail Sheet

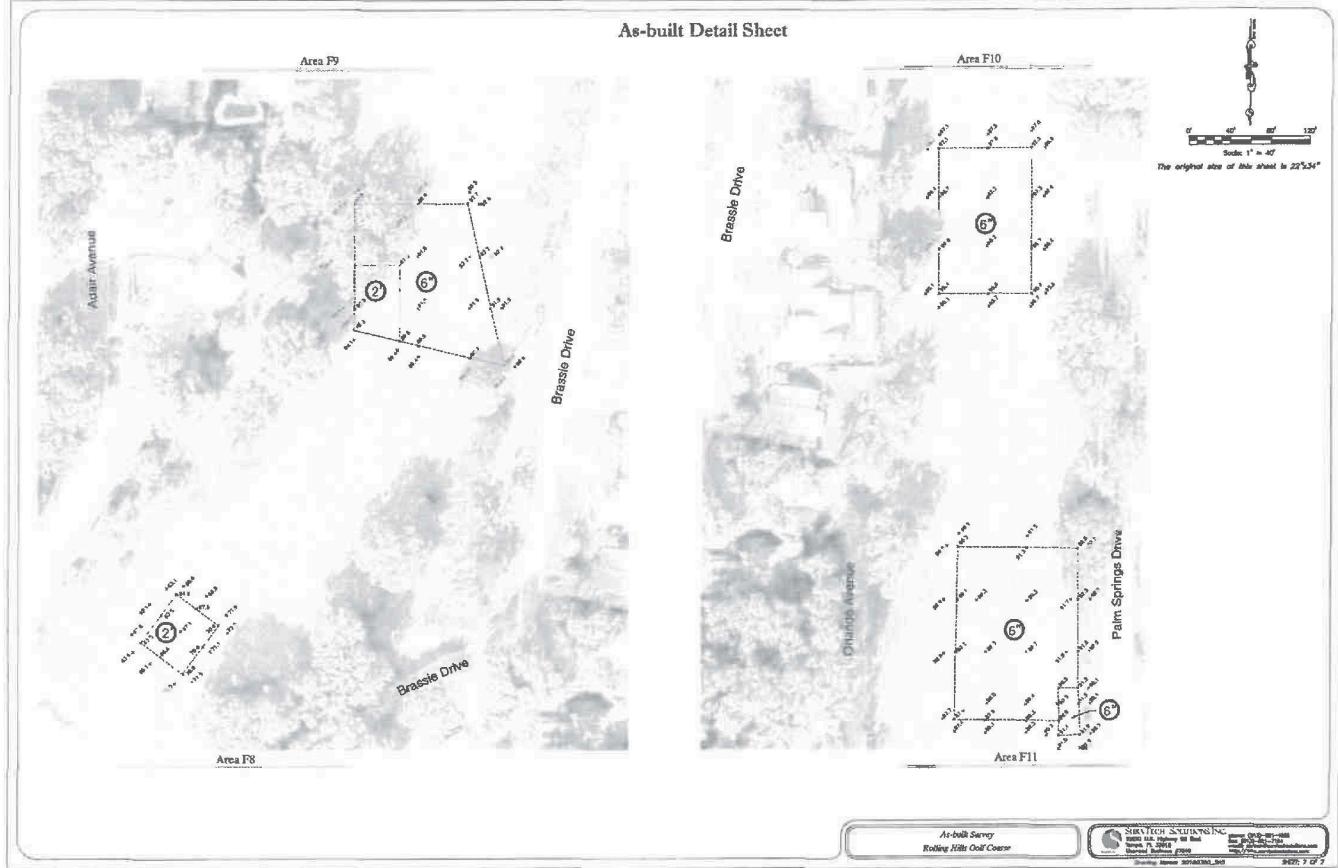


EXHIBIT "D"

ORDINANCE NO. 2019-37

SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM 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 Rolling Hills Park Rezone, dated September 10, 2019.

(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. REZONING.** The zoning classification assigned to the following described property is changed from R-1AA (Single Family Dwelling) to PLI (Public Lands and Institutions).

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will 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 will 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.

Z2019-035

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CERTIFIED COPY - GRANT MALOV  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
SEMINOLE COUNTY, FLORIDA  
BY *Maureen* DEPUTY CLERK



**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance will 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 will be effective upon filing with the Department.

ENACTED this 10<sup>th</sup> day of September 2019.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By:   
BRENDA CAREY, CHAIRMAN

## EXHIBIT A

## LEGAL DESCRIPTION

TRACT NO. 6, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 53; TRACT NO. 11, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 48; TRACT NO. 12, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 59; TRACT NO. 14, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 58; TRACT NO. 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45; TRACT NO. 26, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 17; TRACT NO. 31, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 15; TRACT NO. 32, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID TRACTS BEING DESCRIBED RESPECTIVELY AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF THE UNITED STATES GENERAL LAND OFFICE SURVEYS.

AND

FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK E, SANLANDO SPRINGS, TRACT NO. 31, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAYMOND AVENUE, 25.02 FEET TO THE CENTERLINE OF VACATED LENWOOD AVENUE; THENCE RUN NORTH  $87^{\circ} 45' 00''$ , ALONG SAID CENTERLINE 106.68 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH  $87^{\circ} 45' 00''$  EAST, 31.90 FEET; THENCE RUN NORTH  $02^{\circ} 15' 00''$  WEST, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH  $23^{\circ} 06' 00''$  WEST, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 33.78 FEET; THENCE RUN SOUTH  $02^{\circ} 43' 00''$  EAST, 45.56 FEET; THENCE RUN SOUTH  $87^{\circ} 45' 00''$  WEST 20.25 FEET; THENCE RUN SOUTH  $02^{\circ} 15' 00''$  EAST, 11.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 12 AND 13, BLOCK C, TRACT 14, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 10, 11, 12 AND 13, BLOCK "A", TRACT 25, SANLANDO SPRINGS, AS RECORDED IN PLAT BOOK 5, PAGE 45, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH VACATED RIGHTS-OF-WAY BELONGING OR IN ANYWISE APPERTAINING TO ROLLING HILLS RESERVE, LLC.

LESS

BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 6, SANLANDO SPRINGS; BLOCKS A THROUGH G, INCLUSIVE OF AFORESAID TRACT NO. 11, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 12, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 14, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 25, SANLANDO SPRINGS; BLOCKS A THROUGH H, INCLUSIVE OF AFORESAID TRACT NO. 26, SANLANDO SPRINGS; BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 31, SANLANDO SPRINGS; AND BLOCKS A THROUGH E, INCLUSIVE OF AFORESAID TRACT NO. 32, SANLANDO SPRINGS.

ALSO LESS

ALL ROADS, STREETS, DRIVES, AVENUES OR OTHER MEANS OF INGRESS AND EGRESS, HOWEVER DESCRIBED, AS PROVIDED AND PLATTED FOR ACCESS TO THE INDIVIDUAL LOTS OF THE ABOVE DESCRIBED TRACTS. AND FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, RUN SOUTH 89°39'44" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°39'44" WEST, A DISTANCE OF 31.22 FEET, THENCE RUN NORTH 39°30'14" EAST, A DISTANCE OF 127.31 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 0°11'46" EAST, A DISTANCE OF 47.75 FEET TO A POINT 50 FEET NORTHERLY OF SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 44°44' WEST, A DISTANCE OF 70.80 FEET TO THE POINT OF BEGINNING.

AND

BEGIN AT THE S.E. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, 50.0 FEET WEST OF SAID SE CORNER OF THE SW 1/4 OF THE NW 1/4; RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 50.0 FEET TO THE POINT OF BEGINNING.

Chairman's Office: 09/09  
Recording: \_\_\_\_\_

AGENDA ITEM NO. 23

## DOCUMENT ACTION FORM

RECEIVED  
SEP 11 2019

DATE: 9/9/2019

COMMISSION RECORDS

SUBJECT: Rolling Hills Park Rezone

AUTHORITY FOR PROCESSING: Commissioner Brenda Carey, Chairman

DATE OF BCC MEETING: 9/10/2019 #23 CLC

NOTE:

DIRECTIONS FROM ORIGINATING DEPARTMENT FOR FINAL PROCESSING OF ORIGINAL EXECUTED DOCUMENT(S) BY CHAIRMAN. Please sign the document listed below and send to Clerk for recording.

- Rezone Ordinance # 2019-31

DIRECTIONS FOR CLERK:

Please record the following document and return one certified copy to the Planning Division (7371)

Ordinance: Please record in BCC Records

Staff Contact: Matt Davidson Extension: 7308

*Please return this form to originator:*  Yes  No

9/11 - to Sec of State

9/11 - returned from Sec. of State

Cert to planning

2 certs to CAO

Cert to GIS

emailed to distribution list

clc