



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
MARCH 11, 2026 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the February 11, 2026 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Tyler Spore
Project Number: Z25-206
Project Location: ±1.902 Acres Located At 600 N. Woodland Blvd.
Project Description: Request to Continue - Rezoning from E-1 (Educational) to DeLand Atrium Planned Development (PD)
Project Planner: Emily Kunkel
2. Applicant Name: Sean Fortier - Kelly, Collins & Gentry, Inc.
Project Number: Z25-169 – Rezoning
Project Location: 940 Greens Dairy Road
Project Description: Rezone ± 23.26 acres from VC R-3C to City of DeLand BR (Business Retail)
Project Planner: Kendall Story

OTHER BUSINESS

1. Land Development Regulations Update: Review of City Commission Workshops

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, FEBRUARY 11, 2026 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Absent
Aaron Preston	Absent
Don Liska	Present
Troy Baumgartner	Absent
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Darren Elkind, City Attorney; Carol Kuhn, Planning Director; Rick Werbiskis, Community Development Director; Kendall Story, Senior Planner; Emily Kunkel, Senior Planner; Chris Carson, Interim Principal Planner; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the December 10, 2025 meeting minutes.

The board unanimously voted to approve the December 10, 2025 Meeting Minutes.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Douglas Gregson
Project Number: V25-209 - Variance Request
Project Location: 418 N. Frankfort Avenue
Project Description: Variance request to reduce the required side yard setback for a single-family residence from 10-feet to 3-feet for a garage addition and to reduce the required number of parking spaces for a single-family residence and accessory dwelling unit from five (5) to three (3)
Project Planner: Christopher Carson, AICP

Douglas Gregson, as applicant, was present and available to answer questions from the board.

Mr. Hill moved to approve this item. Mr. Liska seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Mark Watts, Esq. - Cobb Cole
Project Number: Z25-168 – Rezoning
Project Location: Northeast corner of S. Amelia Ave. and E. Howry Ave.
Project Description: Rezone ±1.47 acres from C-2 (General Commercial) to Ace Hardware PD
Project Planner: Emily Kunkel

Jessica Gow, on behalf of applicant, was present and available to answer questions from the board.

Mr. Hill moved to recommend approval for this item, with the below-listed condition. Mr. Thiry seconded the motion. The motion to recommend approval passed unanimously.

CONDITION: Update the minimum floor area & minimum lot area to reflect the proposed development. The motion passed unanimously.

OTHER BUSINESS

1. A workshop on the LDR Code Update will be held at the March 11, 2026 meeting.
2. Board unanimously voted to reschedule the September 9, 2026 meeting to Wednesday, September 16, 2026.
3. Board unanimously voted to reschedule the November 11, 2026 meeting to Wednesday, November 18, 2026.

ADJOURNMENT

The meeting ended at 5:37p.m.



Planning Department Memorandum

TO: Planning Board

DATE: March 11, 2026

FROM: Emily Kunkel, Senior Planner

**SUBJECT: Request to Continue Rezoning from E-1 (Educational) to DeLand Atrium
Planned Development (PD) (Z25-206)**

This is a request for a continuance of the above-referenced application from the March 11, 2026, Planning Board meeting to the April 8, 2026, Planning Board meeting.



**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

March 11, 2026

- A. APPLICATION NO.:** Z25-169 Spring Garden ISB Rezone
APPLICANT: Mr. Sean Fortier, P.E., KCG Corp
OWNER: I-4 Howland Investments, LLC
STAFF PLANNER: Kendall Story, Senior Planner
REQUEST: Request for a rezone from VC R-3C (urban single-family residential) to City of DeLand BR (Business Retail)

- B. APPLICABLE REGULATIONS:**
Article XII ADMINISTRATION AND ENFORCEMENT
 Sec. 33-135 – Procedure for text amendments & rezoning.

- C. SITE FACTORS:**
PARCEL NUMBER: 700500000160; 700500000430
LOCATION: Northeast corner of ISB & N. Spring Garden Ave.
SIZE OF PROPERTY: ±23.33 acres

- D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:**
Future Land Use: BR (Business Retail)
Existing Zoning: VC R-3C
Existing Use: agriculture

- E. SURROUNDING LAND USE & ZONING:**

	LAND USE	ZONING
North:	VC ULI (Urban Low Intensity)	VC R-3A (Urban Single-family)
South:	BR (Business Retail)	Miller PD (Planned Development)
East:	BR (Business Retail)	Garden Crossings PD (Planned Development)
West:	VC ULI (Urban Low Intensity)	R-3C (Urban Single-family)

- F. BACKGROUND:** The subject property is ± 23.33 acres, vacant, undeveloped with agricultural uses. The current zoning is Volusia County R-3C (Urban Single-family), which allows for single-family residential homes on a minimum of 10,000 SF lots. The applicant is requesting to rezone the property to BR (Business Retail) which allows for uses such as professional offices, personal services, hotels and convenience stores with gas pumps.
- G. ANALYSIS:** Under the future land use designation of BR (Business Retail), the only zoning districts permitted are the BR (Business Retail) zoning district and PD (Planned Development). The applicant has not provided any conceptual plans at this time, however, the uses permitted under the BR zone district include uses such as professional offices, personal services, hotels, and convenience stores with gas pumps.

Any future development will be subject to site plan and subdivision review and approval. Florida-friendly plantings and components of LID (Low Impact Development) design will be required. All of the city’s Land Development Regulations will be applied, as well as International Dark Sky standards, designed to reduce light pollution by restricting upward-directed light and avoiding glare.

A preconstruction meeting is required prior to any horizontal site work. Building permits will be required for all vertical development.

Below is a table that compares the development standards of the existing zoning district (VC R-3C), compared to the proposed zoning district (BR).

SITE DATA	VC R-3C (URBBAN SINGLE-FAMILY)	BR (BUSINESS RETAIL)
Unit count (max)	101	N/A
Density	4.36 DU/ACRE	N/A
Intensity	35,500 sq. ft.	71,100 sq. ft.
Maximum Height	35 ft.	80 ft.
Lot Width	85 ft.	75 ft.
Maximum impervious	35 %	70%
Minimum lot area	10,000 sq. ft.	9,000 sq. ft.
Setbacks	Front: 30 ft. Rear: 20 ft. Side yard: 8 ft.	Front: 20 ft. Rear: 10’/25’ abutting res. Side yard: 10’/25’ abutting res.

Below is a table that compares the permitted uses of the existing zoning district (VC R-3C), compared to the proposed zoning district (BR).

ZONING DISTRICT	PERMITTED USES
VC R-3C (RESIDENTIAL)	Single-family residential homes; houses of worship; schools; parks; public facilities such as police and fire stations.
BR (BUSINESS RETAIL)	Grocery stores; convenience stores with or without gas pumps; medical and professional offices; pharmacies; hospitality and personal service uses

School Concurrency: School concurrency is not required, as the BR zoning district does not allow residential uses.

Traffic Analysis: A Traffic Impact Analysis or memo will be required at the time of site plan or subdivision. If development is projected to create more than 1,000 ADT per day, a full traffic study will be required.

Stormwater: Stormwater retention will be designed at the time of site plan or subdivision plat. The stormwater system will be designed to meet all required governmental regulations, and that it shall be designed to accommodate a 100-year, 24-hour storm event which will be retained on site.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The proposed zoning classification of BR (Business Retail) is consistent with the Comprehensive Plan with a future land use designation of BR (Business Retail) and the

nearby zoning pattern, which is a mixture of residential and commercial uses on International Speedway Blvd. & Spring Garden. However, the BR zoning district allows for a maximum height of 80', which is not in line with all of the surrounding area, but is similar to the approved Gardens Crossings PD to the east, which allows a maximum height of 60'.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The subject property is currently undeveloped and being used for grazing land. It is over 5 acres and therefore will require an environmental study at the time of site plan, as well as a tree survey. The code requires a minimum of 15% tree protection area, which will also be reviewed once a site plan is submitted.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

Development on the subject property could have a positive impact on the city and surrounding area by providing commercial and retail uses to the immediate area.

4. Will the proposed rezoning have an impact upon governmental services?

Governmental services such as potable water, reclaimed water, sewer, code enforcement, police, and fire will be provided by the city. At the time of site plan or subdivision plat, the Technical Review Committee (TRC) will verify that there is adequate infrastructure and facilities to service the development.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

There have not been any significant changes in the area surrounding the subject property. The immediate area is typified by low intensity commercial uses, with single-family neighborhoods being found nearby. The conceptual plan for the Garden Crossings PD (east of subject property) shows anticipation for a future connection between the properties to allow for easier cross access.

6. Was there a mistake in the original classification?

When the subject property was annexed into the city on July 26, 2006, it maintained its original county zoning. Although there was no mistake in its zoning classification, the property is required to establish city zoning prior to development.

7. Will the proposed rezoning have any effect upon the use or value of the affected area?

The proposed rezoning should have a positive impact upon the surrounding area, as the infusion of new commercial uses will service the homes in the nearby neighborhoods and may raise overall values. It should be noted that the maximum 80-ft height allowance in the BR zoning district will be inconsistent with the surrounding zoning allowances of 35-ft on the north side, 60-ft on the east side, 35-ft on the south side, and 35-ft on the west side.

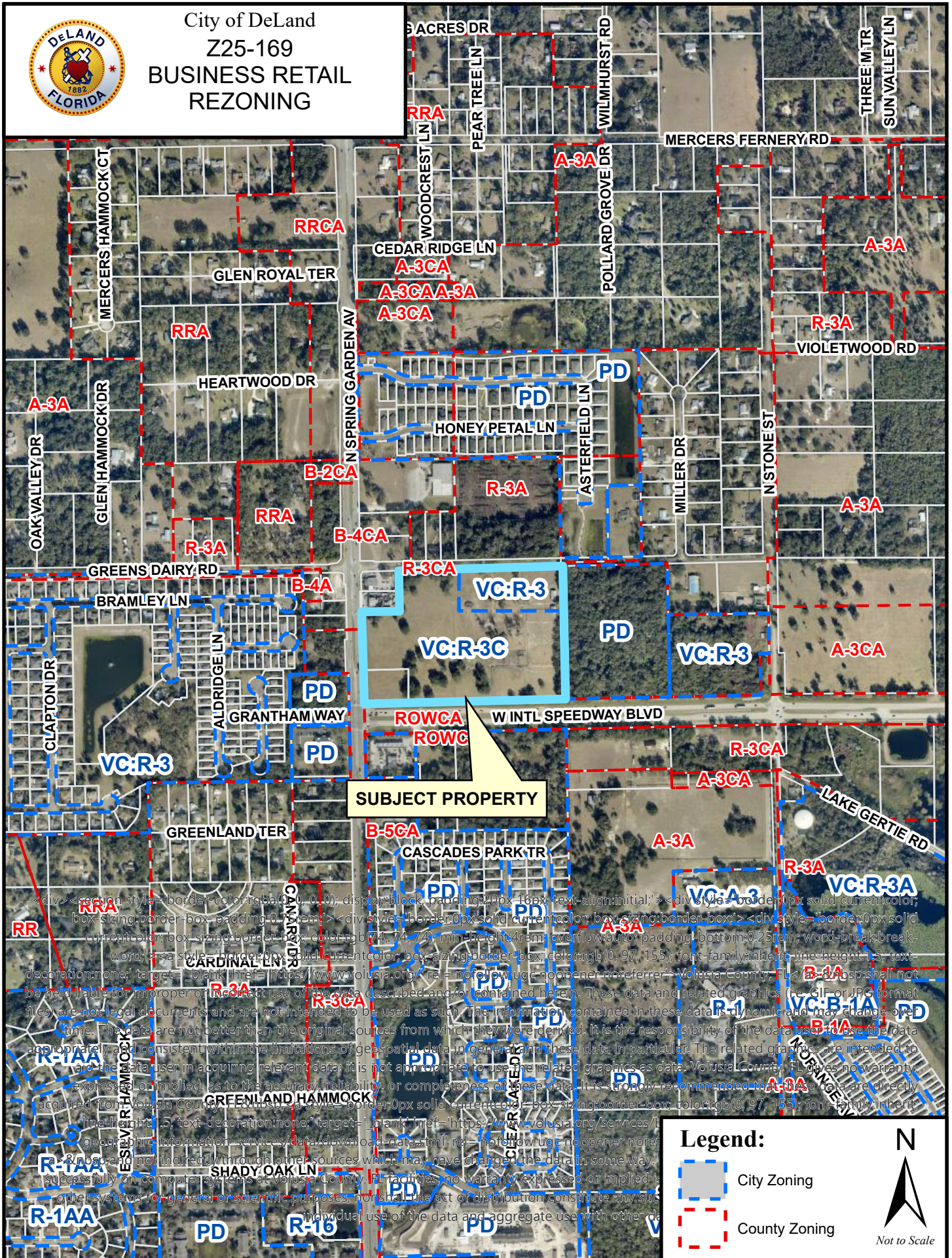
8. Will the proposed rezoning have an impact upon public health, safety and welfare?

There is no indication at this time that the BR zoning district will create negative impacts upon public health, safety or welfare, as public services must be available to the subject property for any future development. The rezoning would be consistent and compatible with the uses of the surrounding area, including those of the property to the east known as the Garden Crossings PD, which allows for uses that mirror those of the BR zoning district.

- H. NEXT STEPS:** The request for a rezoning will go before the City Commission on April 20, 2026, for first reading and is anticipated to go before City Commission for second reading in May of 2026.
- I. STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the request to rezone the subject property from Volusia County R-3C (Urban Single-family), to BR (Business Retail).



City of DeLand
 Z25-169
 BUSINESS RETAIL
 REZONING



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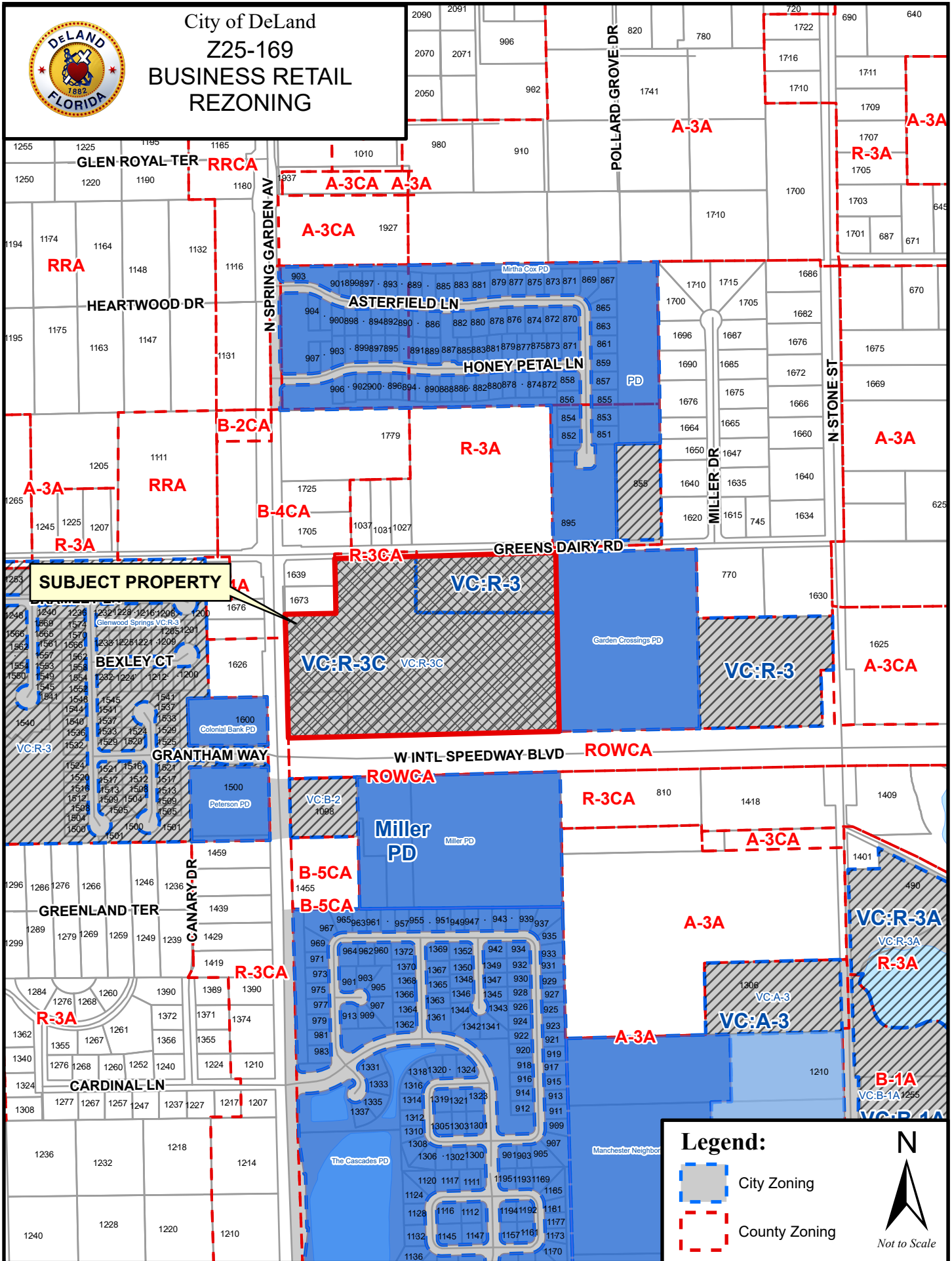
Legend:

- City Zoning
- County Zoning

N
 Not to Scale



City of DeLand
Z25-169
BUSINESS RETAIL
REZONING

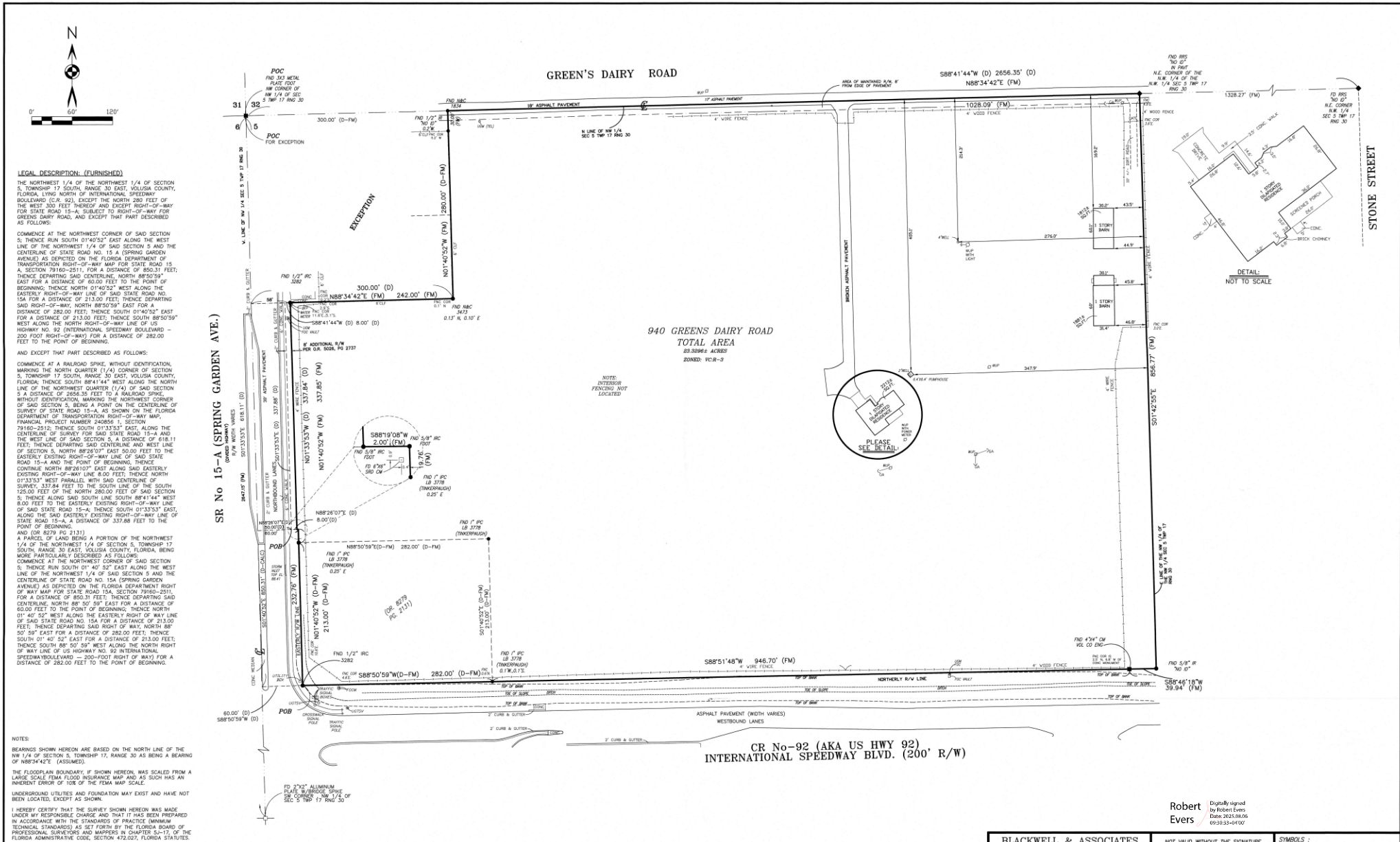


Legend:

- City Zoning
- County Zoning

N

Not to Scale



LEGAL DESCRIPTION: (FURNISHED)
 THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (CR. 92), EXCEPT THE NORTH 250 FEET OF THE WEST 300 FEET THEREOF AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A, SUBJECT TO RIGHT-OF-WAY FOR GREEN'S DAIRY ROAD, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°02'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°40'52" WEST ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD) - 200 FOOT RIGHT-OF-WAY FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.
 AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
 COMMENCE AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSA COUNTY, FLORIDA; THENCE SOUTH 88°41'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 5 A DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE IDENTIFICATION MARKING THE NORTH CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF STATE ROAD NO. 15A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 15A-1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SAID SECTION 5, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15-A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE, 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH 280.00 FEET OF SAID SECTION 5, THENCE ALONG SAID SOUTH LINE 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15-A; THENCE SOUTH 01°33'53" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD NO. 15-A, A DISTANCE OF 337.84 FEET TO THE POINT OF BEGINNING.
 AND (CR 829 PG 1313)
 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE RUN SOUTH 01° 40' 52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 40' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01° 40' 52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88° 50' 59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD) - 200-FOOT RIGHT OF WAY FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5, TOWNSHIP 17, RANGE 30 AS BEING A BEARING OF INTEREST (ASSUMED).
 THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.
 UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.007, FLORIDA STATUTES.

<p>AGREEMENTS:</p> <p>As to: [] 1/2" [] 3/4" [] 1" [] 1 1/2" [] 2" [] 3" [] 4" [] 6" [] 8" [] 12" [] 18" [] 24" [] 30" [] 36" [] 48" [] 60" [] 72" [] 96" [] 120" [] 144" [] 180" [] 216" [] 240" [] 288" [] 360" [] 432" [] 504" [] 576" [] 648" [] 720" [] 792" [] 864" [] 936" [] 1008" [] 1080" [] 1152" [] 1224" [] 1296" [] 1368" [] 1440" [] 1512" [] 1584" [] 1656" [] 1728" [] 1800" [] 1872" [] 1944" [] 2016" [] 2088" [] 2160" [] 2232" [] 2304" [] 2376" [] 2448" [] 2520" [] 2592" [] 2664" [] 2736" [] 2808" [] 2880" [] 2952" [] 3024" [] 3096" [] 3168" [] 3240" [] 3312" [] 3384" [] 3456" [] 3528" [] 3600" [] 3672" [] 3744" [] 3816" [] 3888" [] 3960" [] 4032" [] 4104" [] 4176" [] 4248" [] 4320" [] 4392" [] 4464" [] 4536" [] 4608" [] 4680" [] 4752" [] 4824" [] 4896" [] 4968" [] 5040" [] 5112" [] 5184" [] 5256" [] 5328" [] 5400" [] 5472" [] 5544" [] 5616" [] 5688" [] 5760" [] 5832" [] 5904" [] 5976" [] 6048" [] 6120" [] 6192" [] 6264" [] 6336" [] 6408" [] 6480" [] 6552" [] 6624" [] 6696" [] 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LEGAL DESCRIPTION: (FURNISHED)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE NORTH 280 FEET OF THE WEST 300 FEET THEREOF AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A; SUBJECT TO RIGHT-OF-WAY FOR GREENS DAIRY ROAD, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT-OF-WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 88°41'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 5 A DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 240856 1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 5, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH 280.00 FEET OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'53" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 15-A, A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING.

AND (OR 8279 PG 2131)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01° 40' 52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 40' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01° 40' 52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88° 50' 59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY NO. 92 INTERNATIONAL SPEEDWAY BOULEVARD - 200-FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.