

**ORDINANCE NO. 2024 - 43**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE DELAND TECH PARK PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON THE SOUTH SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN ORIGINALLY CONSISTING OF APPROXIMATELY 140.07 +/- ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, Mark Watts, Esquire, on behalf of the owners, has filed for an amendment to the DeLand Tech Park Planned Development (PD) originally consisting of approximately 140.07 +/- acres of land located on the southside of Cassadaga Road, west of Interstate 4, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

**WHEREAS**, the DeLand Tech Park Planned Development was approved by the City Commission on October 3, 2022 (Ordinance No. 2022-30); and

**WHEREAS**, the applicant is proposing an amendment to the DeLand Tech Park PD to incorporate additional property into the existing PD, update the expiration date of the PD, and to allow for off-site Tree Protection Area; and

**WHEREAS**, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

**WHEREAS**, the Applicant has submitted an application for the approval of a development plan in order to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

**WHEREAS**, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

**WHEREAS**, the proposed development plan is consistent with the Commerce District/West Central District future land use designation.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:**

**Section 1.** The City Commission has held a public hearing to approve the amendment to the DeLand Tech Park, Planned Development (PD) Agreement originally consisting of approximately 140.07 +/- acres of land located on the southside of Cassadaga Road, west of Interstate 4.

**Section 2.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as DeLand Tech Park PD, Planned Development District.

**Section 3.** The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation which were previously submitted for the DeLand Tech Park PD, Planned

Development District, as well as the documentation submitted along with the current application, all of which has been filed and will be retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

**Section 4.** The approved Development Plan and Development Agreement for DeLand Tech Park PD, Planned Development District, shall be amended as per the attached Exhibit "B" which by this reference made a part hereof.

**Section 5.** The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

**Section 6.** At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

**Section 7.** Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

**Section 8.** The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

**Section 9.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 10.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 22<sup>nd</sup> day of January, 2025.

*Christopher M. Cloudman*  
Christopher M. Cloudman  
Mayor - Commissioner

**ATTEST:**  
*Julie A. Hennessy*  
Julie A. Hennessy  
City Clerk • Auditor

Passed on first reading: August 19, 2024  
Adopted on second reading: January 22, 2025

**APPROVED AS TO FORM AND LEGALITY:**  
*Darren J. Elkind*  
Darren J. Elkind  
City Attorney

## "EXHIBIT A"

## LEGAL DESCRIPTION

A PORTION OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, THENCE RUN N89°54'53"E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1406.09 FEET TO THE EAST LINE OF GOVERNMENT LOT 4, SAID SECTION 6; THENCE ALONG SAID EAST LINE S00°05'07"E, 1400.66 FEET TO THE MONUMENTED SOUTHERLY RIGHT OF WAY LINE OF CASSADAGA ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY EXTENSION THEREOF N89°31'56"E, 1314.15 FEET; THENCE N00°23'02"W, 3.98 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 567.62 FEET, A CENTRAL ANGLE OF 10°54'08", A CHORD BEARING OF S80°02'11"E AND A CHORD DISTANCE OF 107.84 FEET; THENCE ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 108.01 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S85°29'15"E, 356.07 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N89°16'03"E, 313.13 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79110, FINANCIAL PROJECT 242655-1; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG SAID WESTERLY RIGHT OF WAY LINE S15°45'16"W, 2426.29 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7, SAID SECTION 6; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7 AND GOVERNMENT LOT 6, N89°30'43"W, 802.91 FEET TO THE SOUTHEAST CORNER OF LOT 19, YOURLANDO FARMS AND GROVES, ACCORDING TO THE MAP OF PLAT RECORDED IN MAP BOOK 10, PAGES 227-228, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°50'02"W, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 617.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING THE NORTHEAST CORNER OF LOT 27 OF SAID PLAT; THENCE S00°14'30"E ALONG EAST LINE OF LOT 27, A DISTANCE OF 250.12 FEET; THENCE DEPARTING SAID EASTERLY LINE S35°50'39"W, 354.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79110; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N54°12'54"W, 1481.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR BELTWAY AS SHOWN ON VOLUSIA COUNTY RIGHT OF WAY MAP, PROJECT 1113-3; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472 ALONG SAID EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR BELTWAY N00°27'19"W, 703.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.09 FEET, A CENTRAL ANGLE OF 45°56'03"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 78.64 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N45°28'45"E, 26.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°41'26", A CHORD BEARING OF N04°10'14"E AND A CHORD DISTANCE OF 264.32 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 264.35 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N89°31'31"E, 361.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 12°42'11", A CHORD BEARING OF S84°07'35"E AND A CHORD DISTANCE OF 318.61 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE 319.26 FEET; THENCE

N12°13'31"E, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1519.95 FEET, A CENTRAL ANGLE OF 03°39'55", A CHORD BEARING OF S75°56'11"E AND A CHORD DISTANCE OF 97.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.23 FEET; THENCE S74°06'12"E, 169.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 15°36'56"; THENCE ALONG THE ARC OF SAID CURVE 272.54 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 4, SAID SECTION 6; THENCE ALONG SAID SOUTH LINE S89°43'08"E, 118.51 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 4, N00°10'37"W, 1028.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 6263726 SQ. FT., OR 143.795 ACRES MORE OR LESS.

**"EXHIBIT B"****FIRST AMENDMENT TO DELAND TECH PARK****PLANNED DEVELOPMENT AGREEMENT**

This First Amendment to the Planned Development Agreement (the "First Amendment") is made this 09<sup>th</sup> day of February, 2025, between the **CITY OF DELAND**, a Florida municipal corporation (hereafter, the "City"), whose mailing address is 120 S. Florida Avenue, DeLand, FL 32720, and **LONGLEAF FOUR, LLC**, a limited liability company, whose mailing address is 320 N. Meridian St., Ste 700, Indianapolis, IN 46204 (hereafter, "Applicant").

**WHEREAS**, the City and Applicant previously entered into that certain Planned Development Agreement (the "PD Agreement") dated on or about October 3, 2022, and recorded in Official Records Book 8162 Page 3282 of the Public Records of Volusia County, Florida in connection with the rezoning of  $\pm 143.24$  acres known as the "DeLand Tech Park PD"; and

**WHEREAS**, the Applicant wishes to amend the DeLand Tech Park PD to incorporate additional property, more specifically described in Exhibit "A", for a total of  $\pm 143.80$  acres of property, and to revise the reverter provision; and

**WHEREAS**, the application to amend the DeLand Tech Park PD was duly and properly filed with the City on April 10, 2024, and the application was reviewed by the City's Community Development Department and determined to be consistent with the City's Comprehensive Plan; and

**WHEREAS**, public hearings on this First Amendment to the DeLand Tech Park Planned Development Agreement were held by the City of DeLand's Planning Board on August 14, 2024, and the City Commission on August 19, 2024, and January 22, 2025, after due public notice was provided in accordance with the City's Land Development Regulations Ordinance No. 2013-11, as amended.

**WHEREAS**, the owners of the properties: Longleaf Four, LLC, Stonekirk Ventures, LLC, J. Scott Kirk, and W.L. Kirk, Jr., are in agreement with the provisions of this Amendment.

**NOW THEREFORE**, the City and Applicant acknowledge and agree that the DeLand Tech Park PD is hereby amended to reflect the following changes, revisions and amendments to the DeLand Tech Park Planned Development Agreement and amended Planned Development Plan:

1. Exhibit A is amended to replace the original legal description with an updated legal description to reflect the current property included in the PD.

See attached Exhibit "A"

2. Exhibit B is amended to replace the existing Planned Development Plan of the Development Agreement to incorporate additional acreage.

See attached Exhibit "B".

3. The following revisions are made to certain standards set forth in Section E:

**1. The following lot development criteria shall apply to industrial or similar development within the DeLand Tech Park PD:**

a. Maximum building height: 65 feet (ft.)

b. Minimum perimeter building setbacks\*:

(a) Side, Street: 30 ft.

Side, Interior: 10 ft.

(b) Front: 35 ft.

(c) Rear: 25 ft.

\*Minimum perimeter building setbacks shall not be required adjacent to stormwater tracts or internal drive aisles.

4. Landscape buffer requirements: The landscape buffers shall be installed per the City's applicable Land Development Regulations (see Buffer Standards listed in 33.92.02 of the City of Deland Land Development Regulations), unless otherwise noted herein. No landscape buffers shall be required adjacent to internal property or tract boundaries within the industrial

areas of the DeLand Tech Park PD. Existing vegetation within the buffers will be preserved to the extent possible; however, changing the grade within the proposed landscape buffer will be permitted, provided that the graded area will be replanted using native or low-water landscape material and may use a combination of *saved* and planted material to meet this standard.

6. Architectural and Site Design Standards:

1. As to industrial structures within the property, the following architectural standards shall apply:

a. The exterior materials shall be of hard wall construction, meaning pre-cast or tilt-up concrete panels, masonry or cast stone. Exposed insulated metal panels shall be permitted if part of a cold storage or refrigerated storage facility or structure. Accent materials at or near office areas, entrances or along the facades of the building, as designed to provide a break in the continuous facade of the principal industrial building, may consist of wood, or wood appearing materials, architectural metal panels or metal and glass panels. Examples of acceptable building elevations are attached as Exhibit "C".

b. A parapet wall, ~~or~~ rooftop screen, or fence shall be installed to screen mechanical equipment that may be installed on the roof of the principal industrial building. A parapet wall, ~~or~~ rooftop screen or fence shall not be included in the measurement of the total height of the principal industrial building. The purpose of the parapet wall, ~~or~~ rooftop screen or fence is to screen rooftop mechanical units from the line of site of 1-4, Kirk Drive and Cassadaga Road, acknowledging that,

depending on surrounding elevations, such rooftop units may not be entirely screened from view from these roadways.

c. Industrial buildings located along or oriented to 1-4 shall be oriented so that ~~their long axis runs east to west in order that the more narrow ends of the buildings are oriented toward 1-4.~~ No loading bays shall face 1-4.

...

e. The building facade of a principal industrial building that is facing 1-4 shall include a minimum of at least three (3) of the four (4) following architectural elements:

i. Corner offices with appropriate window panels and entryways, as extending at least ~~12'~~ 10' in height;

4. Subparagraph F(2)(g) is added as follows:

f. Option for Off-site TPA. At the Applicant's option, TPA areas shown on the Planned Development Plan may be replaced, in whole or in part, through the dedication of one or more areas of land located within the City's incorporated area and adjacent to the Property (including across any public right of way) as TPA ("Offsite TPA"). If Offsite TPA is provided, the Applicant shall provide an easement dedicating the Offsite TPA area to the City in a form acceptable to the City Attorney during subdivision or final site plan review. The Offsite TPA easement shall provide the City with the right to access and inspect the Offsite TPA area, but shall not obligate the City to perform any ongoing maintenance in the Offsite TPA area. Offsite TPA area dedicated in accordance with this section may also count toward the required open space for the development of the Property. When the City

determines that it is legally permissible to annex an offsite TPA area in the DeLand Tech Park PD, the Applicant shall submit an application to amend the DeLand Tech Park PD to formally include the Offsite TPA within twelve (12) months from the date notice is provided by the City.

5. Paragraph L – Reverter Provision is amended to replace the paragraph in its entirety with the Expiration condition as follows (changes shown in ~~strikethrough~~/underline format):

~~L. Reverter Provision: The City Commission may rezone any portion of the project which has not secured a final development order on or before 7 years from the effective date of this ordinance as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in this paragraph.~~

L. Expiration: The terms of this Development Agreement shall be vested upon issuance of a final plat development order for the development issued within five (5) years from the effective date of the ordinance which adopts the Planned Development Plan unless the City Commission, for good cause shown, extends the time period indicated in this paragraph. If not vested by said date, the Planned Development Plan shall expire and will be of no further force or effect and no development shall occur on the subject property until it is rezoned. The City Commission may rezone the subject property as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare if the Planned Development Plan expires.

**IN WITNESS WHEREOF**, the City and the Applicant have caused this First Amendment to the DeLand Tech Park Planned Development Agreement to be duly executed by their authorized representatives as of the last date entered below.

**(Signatures on Following Pages)**

ATTEST:

City Commission of DeLand Florida

Michael Pleus  
Michael Pleus  
City Manager

Christopher M. Cloudman  
Christopher M. Cloudman  
Mayor

STATE OF FLORIDA

CITY OF DELAND

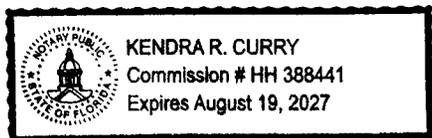
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22nd day of January 2025 (mo/yr), by Michael Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name: Kendra R. Curry

Commission No.: HH 388441

My Commission Expires: 8/19/2027



WITNESSES

LONGLEAF FOUR, LLC

Cheryl Ann Glaze  
Print Name  
Cheryl Ann Glaze  
Sign Name

By: [Signature]  
Print: Harry F McNaught  
Title: Manager

C. Perry Griffith III  
Print Name  
C. Perry Griffith III  
Sign Name

Date: 9/9/2024

STATE OF INDIANA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of September, 2024, by Harry F. McNaught, as Manager of **LONGLEAF FOUR, LLC**, who is personally known to me or has produced \_\_\_\_\_ as identification.



Patti A. Lawhorn  
Notary Public

Type or Print Name: PATTI A. LAWHORN  
Commission No. 703577  
My Commission Expires: AUGUST 03, 2025

WITNESSES

STONEKIRK VENTURES, LLC

• Kristal B. Bennett  
Print Name  
• *Kristal B. Bennett*  
Sign Name

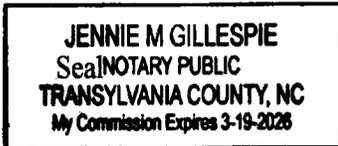
By: *William L. Kirk*  
Print: W.L. Kirk manager  
Title:

• Earlene Hopper Bennett  
Print Name  
• *Earlene Hopper Bennett*  
Sign Name

Date: 9/6/24

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6<sup>th</sup> day of September, 2024, by William L. Kirk JA, as Manager for and on behalf of STONEKIRK VENTURES, LLC, who is personally known to me or has produced Florida Driver's license as identification.



*Jennie M. Gillespie*  
Notary Public

Type or Print Name: Jennie M. Gillespie  
Commission No. \_\_\_\_\_  
My Commission Expires: 3/19/2026

WITNESSES

W. L. Kirk Jr. Trustees and J. Scott Kirk

David C. Willis  
Print Name  
[Signature]  
Sign Name

By: [Signature]  
Print:  
Title:

TAYLOR M. KOSHAK  
Print Name  
[Signature]  
Sign Name

Date: September 6, 2024

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of September, 2024, by J. Scott Kirk as who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Seal



MARY M. WOZNACK  
Commission # HH 538967  
Expires July 8, 2028

Type or Print Name: MARY M. WOZNACK  
Commission No. HH 538967  
My Commission Expires: July 8, 2028

WITNESSES

W. L. Kirk Jr. Trustees and J. Scott Kirk

Kristal B. Bennett

Print Name

*[Handwritten Signature]*

Sign Name

Evelene Hopper Bennett

Print Name

*[Handwritten Signature]*

Sign Name

By: *[Handwritten Signature]*

Print:

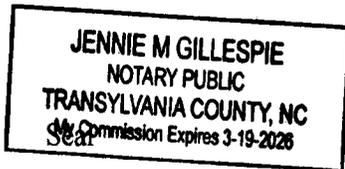
Title:

Date:

09/06/2024

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6<sup>th</sup> day of September, 2024, by W.L. Kirk Jr., as Trustee, who is personally known to me or has produced Florida Drivers License as identification.



*[Handwritten Signature]*  
Notary Public

Type or Print Name: Jennie M. Gillespie

Commission No. \_\_\_\_\_

My Commission Expires: 3/19/2026

WITNESSES

W. L. Kirk, Jr.

Kristal B. Bennett  
Print Name  
*Kristal B. Bennett*  
Sign Name

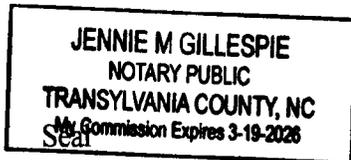
By: *W. L. Kirk, Jr.*  
Print: W. L. Kirk, Jr.  
Title:

Carlene Hopper Bennett  
Print Name  
*Carlene Hopper Bennett*  
Sign Name

Date: 9/06/2024

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6<sup>th</sup> day of September, 2024, by W. L. Kirk, Jr., as \_\_\_\_\_, who is personally known to me or has produced Florida driver's license as identification.



*Jennie M. Gillespie*  
Notary Public

Type or Print Name: Jennie M. Gillespie  
Commission No. \_\_\_\_\_  
My Commission Expires: 3/19/2026

Attachment A  
Legal Description

A PORTION OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, THENCE RUN N89°54'53"E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1406.09 FEET TO THE EAST LINE OF GOVERNMENT LOT 4, SAID SECTION 6, THENCE ALONG SAID EAST LINE S00°05'07"E 1400.66 FEET TO THE MONUMENTED SOUTHERLY RIGHT OF WAY LINE OF CASSADAGA ROAD AND THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY EXTENSION THEREOF N89°31'56"E, 1314.15 FEET, THENCE N00°23'02"W, 3.98 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 567.62 FEET, A CENTRAL ANGLE OF 10°54'08", A CHORD BEARING OF S80°02'11"E AND A CHORD DISTANCE OF 107.84 FEET, THENCE ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 108.01 FEET, THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S85°29'15"E, 356.07 FEET, THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N89°16'03"E, 313.13 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79110, FINANCIAL PROJECT 242655-1, THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG SAID WESTERLY RIGHT OF WAY LINE S15°45'16"W, 2426.29 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7, SAID SECTION 6, THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7 AND GOVERNMENT LOT 6, N89°30'43"W, 802.91 FEET TO THE SOUTHEAST CORNER OF LOT 19, YOURLANDO FARMS AND GROVES, ACCORDING TO THE MAP OF PLAT RECORDED IN MAP BOOK 10, PAGES 227-228, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE N89°50'02"W, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 617.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING THE NORTHEAST CORNER OF LOT 27 OF SAID PLAT; THENCE S00°14'30"E ALONG EAST LINE OF LOT 27, A DISTANCE OF 250.12 FEET, THENCE DEPARTING SAID EASTERLY LINE S35°50'39"W, 354.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N54°12'54"W, 1481.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR. BELTWAY AS SHOWN ON VOLUSIA COUNTY RIGHT OF WAY MAP, PROJECT 1113-3, THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472 ALONG SAID EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR. BELTWAY N00°27'19"W, 703.97 FEET TO THE

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BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.09 FEET, A CENTRAL ANGLE OF 45°56'03"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 78.64 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N45°28'45"E, 26.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°41'26", A CHORD BEARING OF N04°10'14"E AND A CHORD DISTANCE OF 264.32 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 264.35 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N89°31'31"E, 361.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 12°42'11", A CHORD BEARING OF S84°07'35"E AND A CHORD DISTANCE OF 318.61 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE 319.26 FEET; THENCE N12°13'31"E, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1519.95 FEET, A CENTRAL ANGLE OF 03°39'55", A CHORD BEARING OF S75°56'11"E AND A CHORD DISTANCE OF 97.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.23 FEET; THENCE S74°06'12"E, 169.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 15°36'56", THENCE ALONG THE ARC OF SAID CURVE 272.54 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 4, SAID SECTION 6; THENCE ALONG SAID SOUTH LINE S89°43'08"E, 118.51 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 4, N00°10'37"W, 1028.79 TO THE POINT OF BEGINNING.

CONTAINING 6263726 SQ. FT., OR 143 795 ACRES MORE OR LESS.

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**Exhibit B**  
**Amended PD Plan**



**Exhibit C**



 mcmillan pazdan smith  
ARCHITECTURE



 mcmillan pazdan | smith  
ARCHITECTURE



 mcmillan pazdan smith  
ARCHITECTURE