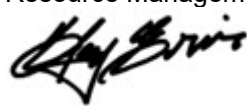




<b>Date:</b> 02/07/2023		<b>AGENDA ITEM</b>		<b>Item: 16</b>	
<input checked="" type="checkbox"/> Ordinance		<input type="checkbox"/> Resolution		<input type="checkbox"/> Budget Resolution	
<input type="checkbox"/> Other					
<b>County Goals</b>					
<input type="checkbox"/>	Thriving Communities	<input type="checkbox"/>	Economic & Financial Vitality	<input checked="" type="checkbox"/>	Excellence in Government
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	NA
<b>Department:</b> Growth And Resource Management					
<b>Division:</b> Administration Services					
<b>Subject:</b> Ord. 2023-09 Park Impact Fee Zones. Amendment to Volusia County Code of Ordinances, Chapter 70, Impact Fees and Proportionate Share, by amending the impact fee zones for the Parks impact fee.					
Clay Ervin Director Growth and Resource Management  Department Approval				Legal Paolo Soria Senior Assistant County Attorney  Approved as to Form and Legality	
Division Approval				County Manager's Office Ryan Ossowski Chief Financial Officer 	
<b>Council Action:</b>					
<b>Modification:</b>					
<b>Account Number(s):</b> NA					
<b>Total Item Budget:</b> NA					
<b>Staff Contact(s):</b> Clay Ervin				<b>Phone:</b> 386 822 5013	<b>Ext.</b> 12000
<b>Summary/Highlights:</b> This ordinance is an implementation of the study and impact fee ordinance approved by Council. On December 6, 2022, the County Council adopted ordinances 2022-34 (Fire/Rescue), 2022-35 (Thoroughfare Roads), 2022-36 (Parks) and 2022-37 (Emergency Medical Services). The ordinances included updated procedures and fees based on a detailed study completed by Benesch. The study also included a recommendation to amend the benefit districts or impact fee zones established for the various impact fees. The County Council unanimously adopted the ordinances with the understanding that the updated boundaries for the impact fee zones would be amended prior to March 6, 2023, the effective date of the new impact fee schedules.  The currently adopted Parks impact fee zones consists of four (4) boundaries for "Local" and "District" parks. Local parks are to serve the immediate neighborhoods of unincorporated residents and District parks serve a larger regional population that includes all residents (county and cities). The Benesch study indicated that it is appropriate to maintain the four zones for the local parks, but recommended minor amendments to the zones to reflect changes in development, travel behavior and consistency with plans from the River to Sea					

Transportation Planning Organization (TPO). Also, the Benesch study identified that the "District" parks serve the entire county, including cities. The recommendation is to establish a single, county-wide District fee that is charged to residential development occurring in the cities as well as the unincorporated areas. Attached is an excerpt from the Benesch study explaining the changes to the impact fee zones and maps reflecting the currently adopted and proposed impact fee zone boundaries.

This ordinance does not amend the impact fee schedule. This ordinance was advertised on January 25, 2023. If approved, this ordinance takes effect on March 6, 2023, consistent with the effective date of the impact fee schedule.

**Recommended Motion:** Approval



# Volusia County

## Impact Fee Study

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**Final Report**  
**September 30, 2022**



Prepared for:

**Volusia County**  
123 W. Indiana Ave  
DeLand, FL 32720  
(386) 822-5013

Prepared by:

**Benesch**  
1000 N. Ashley Dr., #400  
Tampa, Florida 33602  
ph (813) 224-8862  
E-mail: [nkamp@benesch.com](mailto:nkamp@benesch.com)

### ***Parks and Recreation Impact Fee Benefit Zones***

Currently, Volusia County has a countywide single benefit zone for district parks and four parks and recreation impact fee benefit zones for local parks, as outlined in Section 70-77 (Exhibit A) of the County's Code of Ordinances. These zones consist of the Northeast, Southeast, Southwest, and Northwest, as shown in Map IV-1.

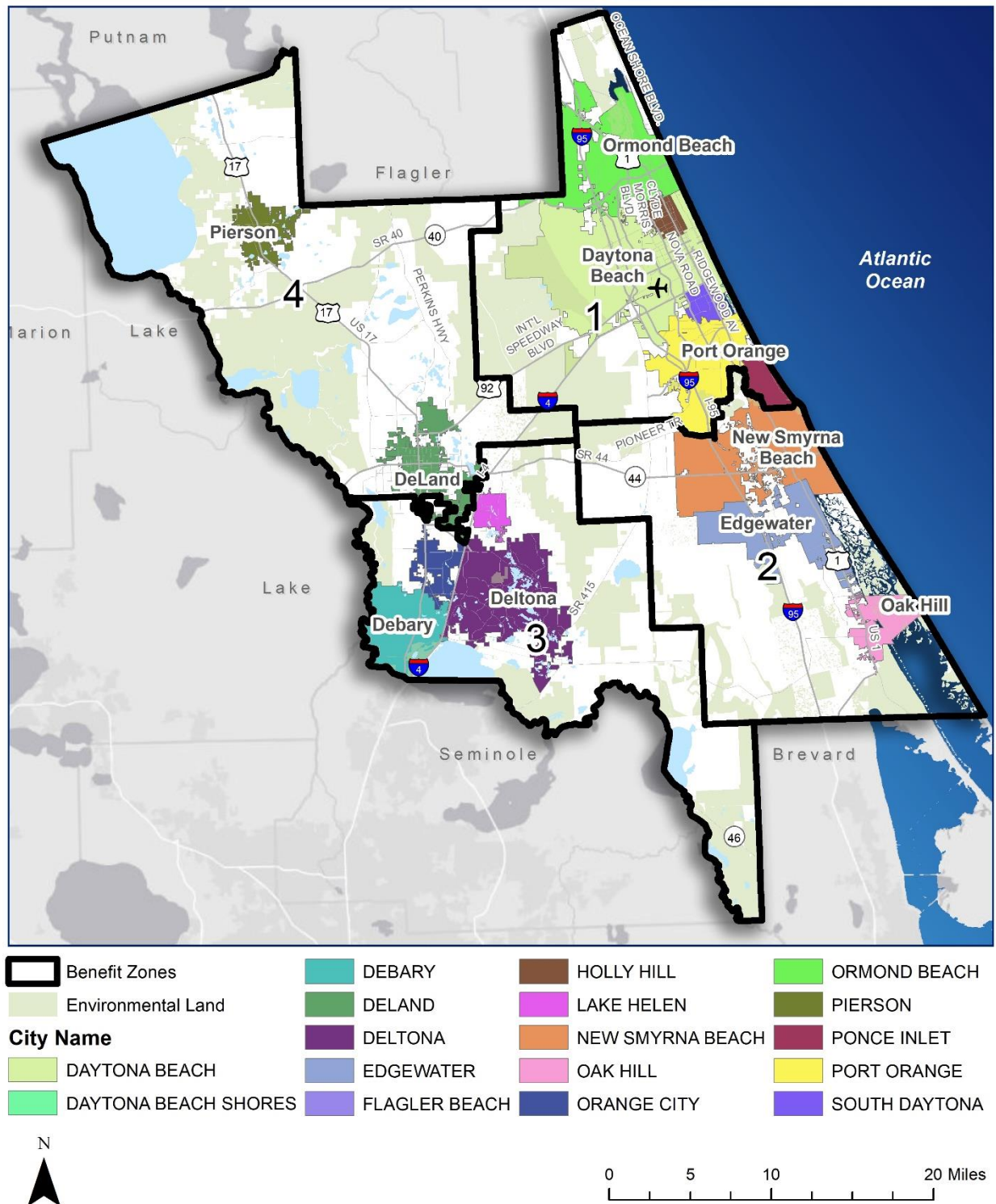
As mentioned previously, benefit districts dictate where impact fee revenues can be spent to ensure that fee payers receive the associated benefit. Typically, these boundaries are based on land use patterns, growth rates, as well as man-made or geographical/environmental barriers. In addition, it is important to balance revenues generated with project needs.

Given that district and coastal parks attract visitors throughout the county and even from other counties, it is appropriate to continue to have a single countywide district.

In the case of local parks, based on discussions with County staff, a proposed alteration to the Zone 2 boundary would expand this zone into Zone 1, which would better reflect the development patterns in the Port Orange area and capture additional potential revenues, intending to balance the future distribution. As proposed, the northern boundary of Zone 2 will be changed to Madeline Avenue, and then follow City boundaries (where possible) before aligning with I-4.

In addition to the re-alignment of Zones 1 and 2, slight adjustments are proposed for the boundary between Zones 3 and 4, around the city limits of DeLand. The current benefit zone boundaries follow the City limits at the time the zones were established and therefore do not reflect recent annexations. Based on discussions with County staff, the proposed boundary would run along I-4 and SR 472, consistent with the interlocal agreement between Orange City and DeLand regarding future annexation limits. Map IV-2 presents the current countywide benefit zone for district parks along with the location of district and coastal parks. The map also shows the proposed parks and recreation impact fee benefit zones for local parks along with the location of local parks.

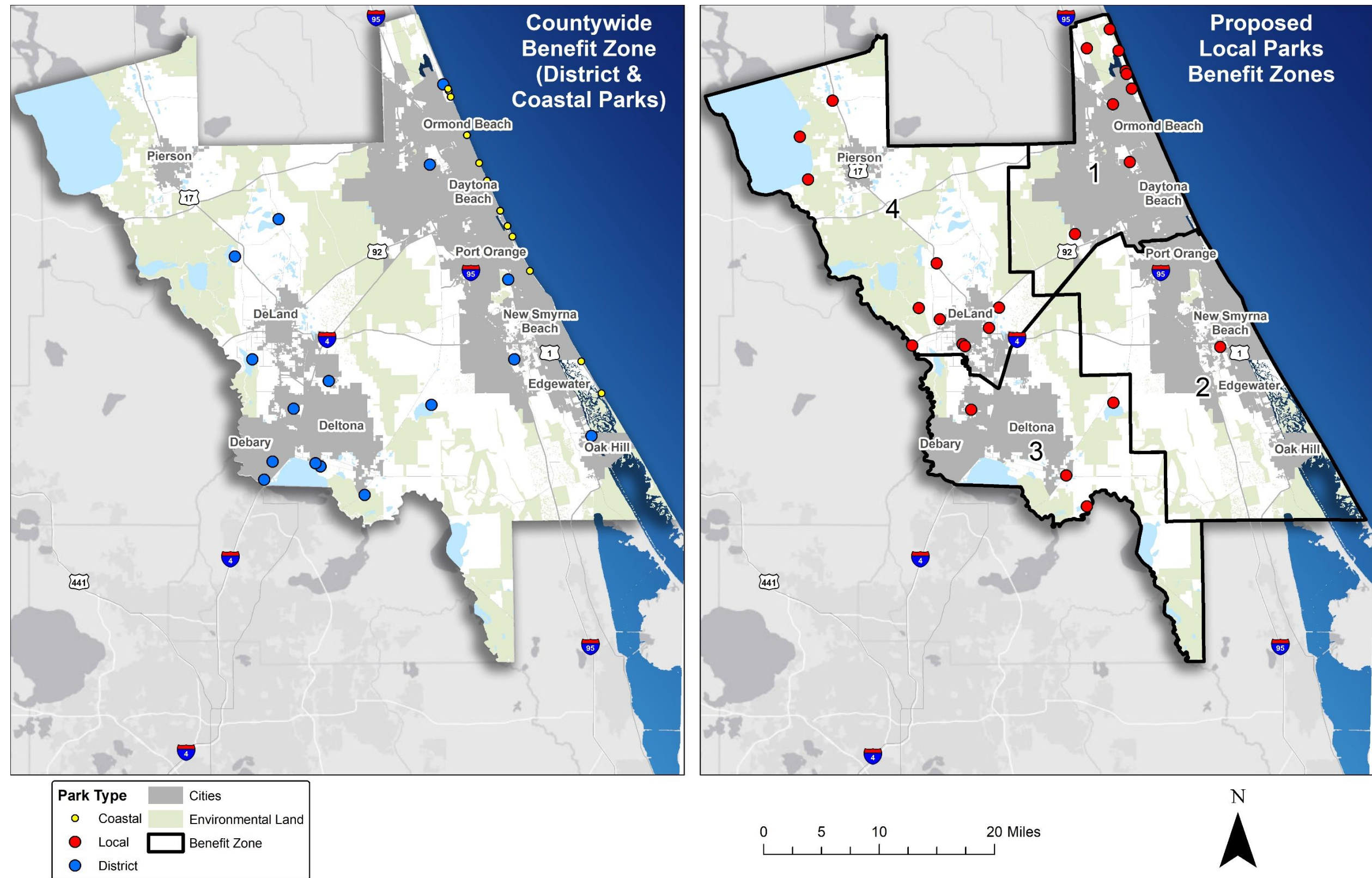
**Map IV-1**  
**Current Parks and Recreation Impact Fee Benefit Zones – Local Parks**





Map IV-2

Proposed Parks and Recreation Impact Fee Benefit Zones – District, Coastal and Local Parks



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**ORDINANCE 2023-09**

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, RELATED TO PARKS IMPACT FEE ZONES; AMENDING THE CODE OF ORDINANCES OF THE COUNTY OF VOLUSIA BY AMENDING EXHIBIT A OF ARTICLE IV OF CHAPTER 70, PARK IMPACT FEE ZONES; PROVIDING FOR LEGISLATIVE FINDINGS OF FACT AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING ORDINANCES; AUTHORIZING INCLUSION IN CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the imposition of impact fees is one of the preferred and recommended forms of ensuring that new development bears a proportionate share of the cost of thoroughfare road capital facilities necessitated by new development; and

WHEREAS, The Report title "Volusia County Impact Fee Study" dated September 30, 2022 and prepared by Benesch, as discussed, amended, and supplemented at public workshops and meetings of the County Council of Volusia County, is accepted as the most recent and localized data that sets forth a reasonable methodology and analysis for the determination of the impact of new development and the need for, and costs of, additional fire rescue, parks, EMS, and thoroughfare road capital facilities in Volusia County; and

WHEREAS, Volusia County intends to impose and expend a both a county-wide district and coastal parks impact fee and a local park impact fee consistent with the impact fee benefit zones provided in the Report; and

WHEREAS, on December 6, 2022, Volusia County approved Ordinance 2022-36, an update to the Parks Impact Fee, effective March 6, 2023; and

WHEREAS, this Ordinance supplements Ordinance 2022-36 by amending the impact fee zones, and is to be effective at the same time.

BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:

(Words in ~~strike-through~~ type are deletions; words in underline type are additions.)

**SECTION I:** The above whereas clauses are hereby adopted as legislative findings of fact and intent.

**SECTION II:** Exhibit A of Article IV Chapter 70 of the Code of Ordinances of the

County of Volusia is amended as follows:

**EXHIBIT A.**

**LOCAL PARKS IMPACT FEE ZONES**

***Zone No. 1:***

~~Beginning at the northeast corner of Section 25, Township 14 South, Range 30 East, said point being in the north boundary line of the county; run thence south, along the range line, to the southeast corner of Section 36, Township 14 South, Range 30 East; thence west, along the township line, to the northeast corner of Section 1, Township 15 South, Range 30 East; thence south, along the range line, to the northeast corner of Section 24, Township 16 South, Range 30 East; thence east, along the north lines of Sections 19 and 20, Township 16 South, Range 31 East, to the northeast corner of said Section 20; thence south, along the east lines of Sections 20 and 29, Township 16 South, Range 31 East, to the southeast corner of said Section 29; thence east, along the north lines of Sections 33, 34, 35 and 36, Township 16 South, Range 31 East, to the northeast corner of said Section 36; thence south, to the southeast corner of said Section 36; thence east, along the township line, to the northwest corner of Section 5, Township 17 South, Range 33 East; thence south, along the west line of said Section 5, to a point of intersection with the centerline of County Road #4118 (CR #4118 and also known as Pioneer Trail); thence easterly, along the centerline of CR #4118, to its intersection with the east line of the west half of Section 9, Township 17 South, Range 33 East; thence north along the said east line of the west half of Section 9 and continuing north along the east line of the west half of Section 4, Township 17 South, Range 33 East, to the southeast corner of the northwest quarter of said Section 4; thence west, along the south line of the northwest quarter of said Section 4, a distance of 176 feet; thence north, a distance of 578 feet; thence east, a distance of 176 feet to the said east line of the west half of said Section 4; thence north, along the said east line of the west half of Section 4, to the north line of said Section 4; thence easterly and northerly following the city limits line of the City of Port Orange as now established, to its intersection with the thread of the Halifax River; thence southerly, along the said thread of the Halifax River, to its intersection with the westerly extension of the centerline of Ponce DeLeon Inlet; thence easterly along the said centerline of Ponce DeLeon Inlet, to its intersection with the shoreline of the Atlantic Ocean; thence northerly, along the said shoreline of the Atlantic Ocean, to its intersection with the boundary line between Volusia County and Flagler County; thence westerly, south and west, following said boundary line between Volusia County and Flagler County, to the point of beginning~~ Beginning at the intersection of the South line of Section 27, Township 16 South, Range 31 East, Volusia County Florida with the centerline of State Road 400 (Interstate 4); thence run westerly along the South line of said Section 27 and continuing along the South line of Section 28, Township 16 South, Range 31 East to its Southwest corner thereof; thence run northerly along the West line of said Section 28 and continuing along the West line of Section 21, Township 16 South, Range 31 East to its Northwest corner thereof, said corner also being the Southeast corner of Section 17 Township 16 South, Range 31 East; thence run westerly along the South line of said Section 17 and continuing along the South line of Section 18, Township 16 South, Range 31 East to its Southwest corner thereof and the West line of Township 16 South, Range 31



88 East; thence run northerly, along the West line of said Township 16 South, Range 31 East to  
89 its Northwest corner thereof, said corner also being the Southwest corner of Township 15  
90 South, Range 31 East; thence run northerly, along the West line of said Township, to its  
91 Northwest corner thereof; thence run easterly, along the North line of said Township 15 South,  
92 Range 31 East, to the Southwest corner of Section 31, Township 14 South, Range 31 East;  
93 thence run northerly, along the West line of said Section 31 and continuing along the West line  
94 of Section 30, Township 14 South, Range 31 East to its Northwest corner thereof, said corner  
95 also being on the Northern boundary line of Volusia County, Florida as described in Chapter  
96 7.64, Florida State Statutes; thence run easterly, along said Northern boundary to its  
97 intersection with the Low Water Line of the Atlantic Ocean; thence run southerly, along said  
98 Low Water Line, approximately 20.6 miles, more or less, to its intersection with the Easterly  
99 projection of the centerline of Dunlawton Boulevard (State Road A1A); thence run westerly  
100 along the said Easterly projection and along the centerline of said Dunlawton Boulevard to its  
101 intersection with the centerline of South Peninsula Drive (State Road 441); thence run  
102 northerly, along the centerline of said Peninsula Drive, to its intersection with the Easterly  
103 projection of the South line of RIVERVIEW SUBDIVISION ADDITION NO. 1, as recorded in  
104 Map Book 19, Page 210 of the Public Records of Volusia County, Florida; thence run westerly,  
105 along said Easterly projection and the South line of said RIVERVIEW SUBDIVISION  
106 ADDITION NO. 1 to the East line of said RIVERVIEW SUBDIVISION ADDITION NO. 1; thence  
107 run northerly, along the East line of said Lot 34 to the North line of said Lot 34; thence  
108 westerly, along the North line of said Lot 34 to the West line of said Lot 34; thence run  
109 southerly, along the West line of said Lot 34 to the Southwest corner of said Lot 34; thence run  
110 westerly, along the Westerly projection of said Lot 34 to the Southeast corner of Lot 21 of said  
111 RIVERVIEW SUBDIVISION ADDITION NO. 1 and continuing along the South line of said Lot  
112 21 to its Southwest corner; thence run westerly, across the Halifax River, to the intersection of  
113 the Mean High Water line of the Halifax River and the Southerly line of the Northerly 80.00 feet  
114 of Lot 3, MARY ROUTH SMITH SUBDIVISION, as recorded in Map Book 6, Page 53 of the  
115 aforesaid Public Records; thence westerly along the Southerly line of said Northerly 80.00 feet  
116 to the Westerly line of the Easterly 132.50 feet of said Lot 3; thence northerly, along said  
117 Westerly line, to the Southerly line of RIVERLAND PARK as recorded in Map Book 9, page 10  
118 of the aforesaid Public Records; thence run westerly, along said Southerly line, to the Easterly  
119 line of the Westerly 175.00 feet of the Northerly 20.00 feet of Lot 3 of the aforesaid MARY  
120 ROUTH SMITH SUBDIVISION; thence southerly, along the Easterly line of said Westerly  
121 175.00 feet, to a point on the South line of the North 20.00 feet of said Lot 3; thence run  
122 westerly, along the South line of the North 20.00 feet of said Lot 3, to its intersection with the  
123 Easterly Right of Way line of State Road 5 (US Highway #1 or Ridgewood Avenue); thence  
124 southwesterly to the intersection of the Westerly Right-of-Way line of said State Road 5 and  
125 Southerly line of those lands described in Official Records Book 1890, Page 0911 of the  
126 aforesaid Public Records; thence run southwesterly, along said Southerly line, to its  
127 intersection with the West line of Section 3, Township 16 South, Range 33 East; thence run  
128 northerly, along the West line of said Section 3, to its Northwest corner thereof; thence run  
129 westerly, along the North line of Section 4, Township 16 South, Range 33 East to its  
130 Northwesterly corner thereof; thence run southeasterly, along the West line of said Section 4 to  
131 the Southeasterly corner of HARBORSIDE VILLAGE – PHASE IV as recorded in Map Book  
132 47, Page 165 of the Public Records of Volusia County, Florida; thence run along the Southerly  
133 line of said HARBORSIDE VILLAGE - PHASE IV, and its Westerly projection thereof, to the

centerline of Sauls Street; thence run southerly, along the centerline of said Sauls Street, to its intersection with the centerline of Madeline Avenue; thence run westerly, along the centerline of said Madeline Avenue, to its intersection with the centerline of the East Volusia County Mosquito Control District Main Drainage Canal Easement as recorded in Official Records Book 847, Page 438 of the aforesaid Public Records; thence run northerly, along the centerline of said East Volusia County Mosquito Control District Main Drainage Canal Easement to its intersection with the northerly Right-of-Way line of Madeline Avenue; thence run westerly, along said Right-of-Way line to the easternmost corner of those lands being described in Official Records Book 7790, page 3012 of the aforesaid Public Records; thence run the northerly boundary of said lands and its Westerly projection thereof, to its intersection with the centerline of Williamson Boulevard (County Road 4009); thence run southeasterly along the centerline of said Williamson Boulevard to its intersection with the easterly projection of the north line of those lands described in Official Records Book 7790, Page 3040 of the aforesaid Public Records; thence run westerly along said easterly projection and along the North line of said lands described in Official Records Book 7790, Page 3040 to the Northwesterly corner thereof; thence run southerly along the West line of said lands to the Southwesterly corner thereof, said corner being on the East – West quarter (1/4) section line of Section 12, Township 16 South, Range 32 East; thence run westerly, along said quarter (1/4) section line to its intersection with the centerline of State Road 9 (Interstate 95); thence run northwesterly, along the centerline of said State Road 9, to its intersection with the South line of Section 2, Township 16 South, Range 32 East; thence run westerly, along the South line of said Section 2, to its intersection with the centerline of Tomoka Farms Road (County Road 415); thence run northerly, along the centerline of said Tomoka Farms Road, to its intersection with the centerline of state Road 400 (Interstate 4); thence run southwest, along the centerline of said State Road 400, to its intersection with the South line of aforesaid Section 27, Township 16 South, Range 31 East and the Point of Beginning; excluding therefrom all areas within the corporate boundaries of any municipality.

*Zone No. 2:*

~~Beginning at the southeast corner of Section 36, Township 19 South, Range 33 East; run thence west, along the south lines of Sections 36, 35 and 34, to the southwest corner of said Section 34, Township 19 South, Range 33 East; thence north, along the west lines of Sections 34, 27, 22, 15, 10 and 3, to the northwest corner of said Section 3, Township 19 South, Range 33 East; thence west, along the south lines of Sections 33, 32 and 31, Township 18 South, Range 33 East, to the southwest corner of said Section 31; thence north, along the range line, to the northwest corner of Section 6, Township 18 South, Range 33 East; thence west, along the township line, to the southwest corner of Section 31, Township 17 South, Range 32 East; thence north, along the range line, to the northwest corner of Section 6, Township 17 South, Range 32 East; thence east, along the township line, to the northwest corner of Section 5, Township 17 South, Range 33 East; thence south, along the west line of said Section 5, to a point of intersection with the centerline of County Road #4118 (CR #4118 and also known as Pioneer Trail); thence easterly, along the centerline [of] CR #4118, to its intersection with the east line of the west half of Section 9, Township 17 South, Range 33 East; thence north along the said east line of the west half of Section 9 and continuing north along the east line of the west half of Section 4, Township 17 South, Range 33 East, to the southeast corner of the northwest quarter of said Section 4; thence west, along the south line of the northwest quarter of said Section 4, a distance of 176 feet; thence north, a distance of 578 feet; thence east, a~~

180 ~~distance of 176 feet to the said east line of the west half of said Section 4; thence north, along~~  
181 ~~the said east line of the west half of Section 4, to the north line of said Section 4; thence~~  
182 ~~easterly and northerly, following the said city limits line of the City of Port Orange as now~~  
183 ~~established, to its intersection with the thread of the Halifax River; thence southerly, along the~~  
184 ~~said thread of the Halifax River, to its intersection with the westerly extension of the centerline~~  
185 ~~of Ponce DeLeon Inlet; thence easterly along the said centerline of Ponce DeLeon Inlet, to its~~  
186 ~~intersection with the shoreline of the Atlantic Ocean; thence southerly, along the said shoreline~~  
187 ~~of the Atlantic Ocean, to its intersection with the township line between Township 19 South and~~  
188 ~~Township 20 South; thence west, along the last-described township line to the point of~~  
189 ~~beginning~~ Beginning at the intersection of the South line of Section 27, Township 16 South,  
190 Range 31 East, Volusia County Florida with the centerline of State Road 400 (Interstate 4);  
191 thence run northeasterly, along the centerline of said State Road 400, to its intersection with  
192 the centerline of Tomoka Farms Road (County Road 415); thence run southerly, along the  
193 centerline of said Tomoka Farms Road, to its intersection with the North line of Section 11,  
194 Township 16 South, Range 32 East; thence run East, along said North line, to its intersection  
195 with the centerline of State Road 9 (Interstate 95); thence run southeasterly, along the  
196 centerline of said State Road 9, to its intersection with the East - West quarter (1/4) section line  
197 of Section 12, Township 16 South, Range 32 East; thence run easterly along said quarter (1/4)  
198 section line to the Southwesterly corner of those lands being described in Official Records  
199 Book 7790, Page 3040 of the Public Records of Volusia County, Florida; thence, departing  
200 said quarter (1/4) section line, run northwesterly along the West line of those lands described  
201 in said Official Records Book 7790, Page 3040 to the northwesterly corner thereof; thence run  
202 easterly along the North line of said lands and the easterly projection thereof to the centerline  
203 of Williamson Boulevard (County Road 4009); thence run northwesterly, along the centerline  
204 of said Williamson Boulevard, to its intersection with the Westerly projection of the northerly  
205 line of those lands being described in Official Records Book 7790 Page 3012 of the aforesaid  
206 Public Records; thence run northeasterly along said Westerly projection and continuing along  
207 the northerly line of the lands described in aforesaid Official Records Book 7790 Page 3012 to  
208 the easternmost corner of said lands and a point on the Northerly Right-of-Way line of  
209 Madeline Avenue; thence run easterly along said Right-of Way line, to its intersection with the  
210 centerline of the East Volusia County Mosquito Control District Main Drainage Canal  
211 Easement as recorded in Official Records Book 847, Page 438 of the aforesaid Public  
212 Records; thence run southerly, along the centerline of said Drainage Canal Easement to its  
213 intersection with the centerline of Right of Way of Madeline Avenue; thence run easterly, along  
214 the centerline of said Madeline Avenue, to its intersection with the centerline of Sauls Street;  
215 thence run northerly, along the centerline of said Sauls Street, to its intersection with the  
216 Westerly projection of the South line of HARBORSIDE VILLAGE SUBDIVISION – PHASE IV  
217 as recorded in Map Book 47, Page 165 of the Public Records of Volusia County, Florida;  
218 thence run easterly, along said Westerly projection and the South line of said HARBORSIDE  
219 VILLAGE SUBDIVISION – PHASE IV to its Southeasterly corner thereof, said corner being on  
220 the West line of Section 4, Township 16 South, Range 33 East; thence run northerly, along the  
221 West line of said Section 4, to the Northwest corner thereof; thence run easterly along the  
222 North line of said Section 4 to its Northeasterly corner thereof, said corner also being the  
223 Northwest corner of Section 3, Township 16 South, Range 33 East; thence run southerly,  
224 along the West line of said Section 3 to the Southerly line of those lands described in Official  
225 Records Book 1890, Page 0911 of the aforesaid Public Records; thence run northeasterly,

226 along said Southerly line, to a point on the West right-of-Way line of State Road 5 (US  
227 Highway #1 or Ridgewood Avenue); thence easterly to the intersection of the East Right-of-  
228 Way of State Road 5 with the Southerly line of the Northerly 20.00 feet of Lot 3, MARY  
229 ROUTH SMITH SUBDIVISION as recorded in Map Book 6, Page 53 of the aforesaid Public  
230 Records; thence easterly, along the Southerly line of the Northerly 20.00 feet of said Lot 3 to  
231 the Easterly line of the Westerly 175.00 feet of the Northerly 20.00 feet of said Lot 3; thence  
232 northerly, along the Easterly line of said Westerly 175.00 feet to the Southerly line of  
233 RIVERLAND PARK as recorded in Map Book 9, Page 10 of the aforesaid Public Records;  
234 thence easterly along the Southerly line of said RIVERLAND PARK to the Westerly line of the  
235 Easterly 132.50 feet of aforesaid Lot 3; thence southerly, along said Westerly line, to the  
236 Southerly line of the Northerly 80.00 feet of said Lot 3; thence easterly, along the Southerly line  
237 of said Northerly 80.00 feet, to the Mean High Water Line on the Westerly shoreline of the  
238 Halifax River; thence easterly, across the Halifax River, to the Southwest corner of Lot 21,  
239 RIVERVIEW SUBDIVISION ADDITION NO. 1 as recorded in Map Book 19, Page 210 of the  
240 aforesaid Public Records; thence easterly, along the South line of said Lot 21 and its Easterly  
241 projection thereof, to the Southwest corner of Lot 34 of said RIVERVIEW SUBDIVISION  
242 ADDITION NO. 1; thence northerly, along the West line of said Lot 34 to the North line of said  
243 Lot 34; thence easterly, along the North line of said Lot 34 to the East line of said Lot 34;  
244 thence southerly, along the East line of said Lot 34 to the South line of aforesaid RIVERVIEW  
245 SUBDIVISION ADDITION NO. 1; thence easterly, along said South line of RIVERVIEW  
246 SUBDIVISION ADDITION NO. 1, and its Easterly projection thereof, to its intersection with the  
247 centerline of South Peninsula Drive (State Road 441); thence run southeasterly along the  
248 centerline of said South Peninsula Drive to its intersection with the centerline of Dunlawton  
249 Boulevard (State Road A1A); thence run northeasterly along the centerline of said Dunlawton  
250 Boulevard and its Easterly projection thereof to its intersection with the Low Water Line of the  
251 Atlantic Ocean; thence run southerly along said Low Water Line and its Southerly projection  
252 thereof, crossing Ponce Inlet to the Low Water Line on the South side of the inlet; thence run  
253 southerly along said Low Water Line, South of the inlet, to its intersection with South line of  
254 Township 19 South; thence run westerly, along the South line of said Township 19 South, to  
255 the Southwest corner of Section 34, Township 19 South, Range 33 East; thence run north,  
256 along the West line of said Section 34 and continuing along the West lines of Sections 27, 22,  
257 15, 10, and 3 of Township 19 South, Range 33 East to the Northwest corner of aforesaid  
258 Section 3 and the South line of Township 18 South; thence run west, along the South line of  
259 said Township 18 South to the Southwest corner of Section 31, Township 18 South, Range 33  
260 East, said corner being on the West line of Range 33 East; thence run north, along the West  
261 line of said Range 33 East to its intersection with the South line of Township 17 South; thence  
262 run west, along the South line of said Township 17 South, to the Southwest corner of  
263 Township 17 South, Range 32 East; thence run north, along the West line of said Township 17  
264 South, Range 32 East to the Northwesterly corner thereof said corner also being the  
265 Southwest corner of Section 31, Township 16 South, Range 32 East; thence run north, along  
266 the West line of said Section 31 to its Northwest corner thereof, said corner also being the  
267 Southeast corner of Section 25, Township 16 South, Range 31 East; thence run west, along  
268 the South line of said Section 25 and continuing along the South lines of Sections 26 and 27 of  
269 said Township 16 South, Range 31 East to the intersection with the centerline of the  
270 aforementioned State Road 400 (Interstate 4) and the Point of Beginning; excluding therefrom  
271 all areas within the corporate boundaries of any municipality.

272     Zone No. 3:

273     ~~Beginning at the southeast corner of Section 36, Township 19 South, Range 33 East; run~~  
274     ~~thence west, along the south lines of Sections 36, 35 and 34, to the southwest corner of said~~  
275     ~~Section 34, Township 19 South, Range 33 East; thence north, along the west lines of Sections~~  
276     ~~34, 27, 22, 15, 10 and 3, to the northwest corner of said Section 3, Township 19 South, Range~~  
277     ~~33 East; thence west, along the south lines of Sections 33, 32 and 31, Township 18 South,~~  
278     ~~Range 33 East, to the southwest corner of said Section 31; thence north, along the range line,~~  
279     ~~to the northwest corner of Section 6, Township 18 South, Range 33 East; thence west, along~~  
280     ~~the township line, to the southwest corner of Section 31, Township 17 South, Range 32 East;~~  
281     ~~thence north, along the range line, to the northwest corner of Section 7, Township 17 South,~~  
282     ~~Range 32 East; thence west, along the south line of Sections 1 to 6 inclusive, Township 17~~  
283     ~~South, Range 31 East, to the southwest corner of said Section 6; thence south along the range~~  
284     ~~line to the southeast corner of Section 13, Township 17 South, Range 30 East; thence west, to~~  
285     ~~the southwest corner of said Section 13; thence south, along the east line of Section 23,~~  
286     ~~Township 17 South, Range 30 East, to the southeast corner thereof; thence west, along the~~  
287     ~~south lines of Sections 23, 22 and 21, Township 17 South, Range 30 East and continuing west~~  
288     ~~along the north line of Section 29, Township 17 South, Range 30 East, to the northeast corner~~  
289     ~~of the northwest quarter of the northeast quarter of the northeast quarter of the northeast~~  
290     ~~quarter of said Section 29; thence south to the southeast corner of said northwest quarter of~~  
291     ~~the northeast quarter of northeast quarter of northeast quarter of Section 29; thence west to~~  
292     ~~the southwest corner of said northwest quarter of the northeast quarter of the northeast quarter~~  
293     ~~of the northeast quarter of Section 29; thence north to the south line of Section 20, Township~~  
294     ~~17 South, Range 30 East; thence west along the south lines of Sections 20 and 19, Township~~  
295     ~~17 South, Range 30 East and continuing west along the south line of Section 24, Township 17~~  
296     ~~South, Range 29 East, to its intersection with the easterly shoreline of Lake Beresford; thence~~  
297     ~~southerly, along the said easterly shoreline of Lake Beresford, to its intersection with the range~~  
298     ~~line between Range 29 East and Range 30 East; thence continuing southerly, along the last-~~  
299     ~~described range line, to its intersection with the township line between Township 17 South and~~  
300     ~~Township 18 South; thence westerly, along the last-described township line, to its intersection~~  
301     ~~with the thread of the St. Johns River, being the west boundary of the county; thence~~  
302     ~~southerly, along the said thread of the St. Johns River, to its intersection with the south line of~~  
303     ~~Section 35, Township 21 South, Range 33 East; thence east, along the south lines of Sections~~  
304     ~~35 and 36, Township 21 South, Range 33 East, to the southeast corner of Section 36, thence~~  
305     ~~north, along the range line to the point of beginning Beginning at the intersection of the North~~  
306     ~~line of Section 34, Township 16 South, Range 31 East, Volusia County Florida with the~~  
307     ~~centerline of State Road 400 (Interstate 4); thence run easterly along the North line of said~~  
308     ~~Section 34 and continuing along the North lines of Sections 35 and 36 of Township 16 South,~~  
309     ~~Range 31 East, to the Northeast corner of said Section 36; thence run southerly, along the~~  
310     ~~East line of said Section 36 to the Southeast corner thereof and the Northeast corner of~~  
311     ~~Township 17 South, Range 31 East; thence run southerly along the East line of Township 17~~  
312     ~~East to its intersection with the North line of Township 18 South, Range 32 East; thence run~~  
313     ~~easterly along the North line of said township to its Northeast corner thereof; thence run~~  
314     ~~southerly along the East line of said Township 18 South, Range 32 East to its Southeast~~  
315     ~~corner thereof, said corner also being the Northwest corner of Township 19 South, Range 33~~  
316     ~~East; thence run easterly along the North line of said Township 19 South, Range 33 East to~~  
317     ~~the Northeast corner of Section 4 of said Township 19 South, Range 33 East; thence run~~



318 southerly along the East line of Sections 4, 9, 16, 21, 28 and 33 of said Township 19 South,  
319 Range 33 East to the intersection with the North line of Township 20 South, Range 33 East;  
320 thence run easterly, along the North line of said Township 20 South, Range 33 East to its  
321 Northeast corner thereof; thence run southerly along the East line of said Range 33 East to the  
322 Southeast corner Section 36, Township 21 South, Range 33 East, said corner also being the  
323 Southeast corner of Township 21 South, Range 33 East; thence run westerly, along the South  
324 line of said Township 21 South, Range 33 East to its intersection with the thread of the St.  
325 Johns River; thence run northwesterly along the thread of said St. Johns River and continuing  
326 along what is known as "Old River", and running on the South and West sides of what is  
327 known on the maps of public surveys as "Huntoon's Island" (now known as Hontoon Island),  
328 north to its intersection with the North line of Section 26, Township 17 South, Range 29 East;  
329 thence run easterly, along the North line of said Section 26 and continuing along the North  
330 lines of Sections 26 and 25 of said Township 17 South, Range 29 East to its Northeast corner  
331 of said Section 25, said corner also being the Northwest corner of Section 30, Township 17  
332 South, Range 30 East; thence run easterly, along the North line of said Section 30 and  
333 continuing along the North line of Section 29 of said Township 17 South, Range 30 East to the  
334 Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29;  
335 thence run southerly along the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the  
336 Northeast  $\frac{1}{4}$  of said Section 29 to the South line of the North 300.00 feet of the Northwest  $\frac{1}{4}$  of  
337 the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run easterly, along said South  
338 line, to the East line of the West 230.00 feet of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the  
339 Northeast  $\frac{1}{4}$  of said Section 29; thence run northerly, along said East line; to its intersection  
340 with the Southerly Right of Way line of State Road 15A; thence run easterly, along the  
341 Southerly Right of Way line of said State Road 15A to the East line of the West 430.00 feet of  
342 the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run  
343 southerly, along said East line, to the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the  
344 Northeast  $\frac{1}{4}$  of said Section 29; thence run easterly, along the South line of the Northwest  $\frac{1}{4}$  of  
345 the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29 to its Southeast corner thereof, said  
346 corner also being the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  
347  $\frac{1}{4}$  of said Section 29; thence run southerly, along the West line of the Southeast  $\frac{1}{4}$  of the  
348 Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29 to the North line of the South  $\frac{1}{2}$  of the  
349 Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run easterly,  
350 along said North line, to the East line of said Section 29; thence run southerly, along the East  
351 line of said Section 29 to its intersection with the Westerly projection of the North line of Lot 45,  
352 MARTIN DODGE'S SUBDIVISION as recorded in Map Book 7, Page 12 of the Public Records  
353 of Volusia County, Florida; thence run easterly, along said Westerly projection and the North  
354 line of said Lot 45 to its Northeast corner thereof; thence continue easterly, along the North  
355 lines of Lots 49 through 67 inclusive of said MARTIN DODGE'S SUBDIVISION; thence  
356 crossing South Florida Ave and continuing along the North lines of Lots 68 through 76 to the  
357 Northeast corner of said Lot 76; thence run southerly, along the East line of said Lot 76 and its  
358 Southerly projection thereof to the centerline of Cliff Street (Canefield Street, plat); thence run  
359 westerly, along said centerline to the Northwest corner of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the  
360 Northwest  $\frac{1}{4}$  of Section 28, Township 17 South, Range 30 East; thence run southerly, along  
361 the West line of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 28 to the  
362 Northwest corner of WOODLAND PARK as recorded in Map Book 8, Page 266 of the  
363 aforesaid Public Records; thence run easterly, along the North line of said WOODLAND

PARK, to the Northeast corner of Lot 2 of said WOODLAND PARK; thence run southerly, along the East line of said Lot 2 to its Southeast corner thereof; thence run southerly, across Oakland Drive of said WOODLAND PARK, to the Northeast corner of Lot 12 of said WOODLAND PARK; thence southerly along the East line of said Lot 12 to its Southeast corner thereof; thence run westerly, along the South line of said Lot 12 to the Northeast corner of Lot 16 of said WOODLAND PARK; thence run southerly, along the East line of said Lot 16 and its southerly projection thereof, to a point on the South line of the Northwest  $\frac{1}{4}$  of aforesaid Section 28; thence run westerly, along said South line, to its intersection with the West line of the East 430.00 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of aforesaid Section 28; thence run southerly, along said West line to the North line of the South  $\frac{1}{8}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 28 and the North boundary line of CRYSTAL COVE subdivision, as recorded in Map Book 47, Page 187 of the aforesaid Public Records; thence run westerly, along the North line of said CRYSTAL COVE subdivision, to its intersection with the East line of CRYSTAL COVE PHASE II as recorded in Map Book 50, Page 141 of the aforesaid Public Records; thence run northerly, along said East line, to the Northeast corner of said CRYSTAL COVE PHASE II; thence run westerly, along the North line of said CRYSTAL COVE PHASE II, to the Northwest corner thereof; thence run southerly, along the West line of said CRYSTAL COVE PHASE II, to the Southwest corner thereof; thence run easterly, along the South line of said CRYSTAL COVE PHASE II, to its Southeasterly corner thereof and a point on the West line of aforesaid CRYSTAL COVE subdivision; thence run southerly, along the Westerly line of said CRYSTAL COVE subdivision and its Southerly projection thereof, to its intersection with the North line of Section 33, Township 17 South, Range 30 East; thence run easterly, along said North line, to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 33; thence run southerly along the West line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 33, to the Southwest corner thereof, said corner also being the Southwesterly corner of the Lakeside Village Mobile Home Park property as described in Official Records Book 8108, Page 4821 of the aforesaid Public Records; thence run easterly, along the Southerly boundary of said Lakeside Village Mobile Home Park and its Easterly projection thereof, to its intersection with the centerline of State Road 15/600 (US Highway 17/92); thence run southerly, along said centerline to its intersection with the centerline of State Road 472; thence run easterly and then southeasterly, along said centerline to its intersection with the centerline of aforesaid State Road 400 (Interstate 4); thence run northeasterly, along said centerline, to its intersection with the North line of aforesaid Section 34, Township 16 South, Range 31 East and the Point of Beginning; excluding therefrom all areas within the corporate boundaries of any municipality.

**Zone No. 4:**

~~Beginning at the northeast corner of Section 25, Township 14 South, Range 30 East, said point being in the north boundary line of the county; run thence south, along the range line, to the southeast corner of Section 36, Township 14 South, Range 30 East; thence west, along the township line, to the northeast corner of Section 1, Township 15 South, Range 30 East; thence south, along the range line, to the northeast corner of Section 24, Township 16 South, Range 30 East; thence east, along the north lines of Sections 19 and 20, Township 16 South, Range 31 East, to the northeast corner of said Section 20; thence south, along the east lines of Sections 20 and 29, Township 16 South, Range 31 East, to the southeast corner of said Section 29; thence east, along the north lines of Sections 33, 34, 35 and 36, Township 16~~

410 ~~South, Range 31 East, to the northeast corner of said Section 36; thence south, along the~~  
411 ~~range line, to the southeast corner of Section 1, Township 17 South, Range 31 East; thence~~  
412 ~~west, along the south lines of Sections 1 to 6 inclusive, Township 17 South, Range 31 East, to~~  
413 ~~the southwest corner of said Section 6; thence south along the range line to the southeast~~  
414 ~~corner of Section 13, Township 17 South, Range 30 East; thence west, to the southwest~~  
415 ~~corner of said Section 13; thence south, along the east line of Section 23, Township 17 South,~~  
416 ~~Range 30 East, to the southeast corner thereof; thence west, along the south lines of Sections~~  
417 ~~23, 22 and 21, Township 17 South, Range 30 East; and continuing west along the north line of~~  
418 ~~Section 29, Township 17 South, Range 30 East, to the northeast corner of the northwest~~  
419 ~~quarter of the northeast quarter of the northeast quarter of the northeast quarter of said~~  
420 ~~Section 29; thence south to the southeast corner of said northwest quarter of the northeast~~  
421 ~~quarter of the northeast quarter of the northeast quarter of Section 29; thence west to the~~  
422 ~~southwest corner of the said northwest quarter of the northeast quarter of the northeast quarter~~  
423 ~~of the northeast quarter of Section 29; thence north to the south line of Section 20, Township~~  
424 ~~17 South, Range 30 East; thence west, along the south lines of Sections 20 and 19, Township~~  
425 ~~17 South, Range 30 East and continuing west along the south line of Section 24, Township 17~~  
426 ~~South, Range 29 East, to its intersection with the easterly shoreline of Lake Beresford, thence~~  
427 ~~southerly, along the said easterly shoreline of Lake Beresford, to its intersection with the range~~  
428 ~~line between Range 29 East and Range 30 East; thence continuing southerly, along the last-~~  
429 ~~described range line, to its intersection with the township line between Township 17 South and~~  
430 ~~Township 18 South; thence westerly, along the last-described township line, to its intersection~~  
431 ~~with the thread of the St. Johns River, being the west boundary of the county; thence northerly,~~  
432 ~~along the said thread of the St. Johns River, to its intersection with the southerly shoreline of~~  
433 ~~Lake George; thence westerly and northerly, along the said shoreline of Lake George (west~~  
434 ~~boundary of the county), to its intersection with the boundary line between Volusia County and~~  
435 ~~Putnam County; thence easterly, along the last-described boundary line, to its intersection with~~  
436 ~~the boundary line between Volusia County and Flagler County; thence easterly, south and~~  
437 ~~east, following the said boundary line between Volusia County and Flagler County, to the point~~  
438 ~~of beginning, Beginning at the intersection of the North line of Section 34, Township 16 South,~~  
439 ~~Range 31 East, Volusia County Florida with the centerline of State Road 400 (Interstate 4);~~  
440 ~~thence run southwesterly, along the centerline of said State Road 400 to its intersection with~~  
441 ~~the centerline of State Road 472; thence run northwesterly, along the centerline of said State~~  
442 ~~Road 472 to its intersection with the centerline of state Road 15/600 (U.S. Highway 17/92);~~  
443 ~~thence run northerly, along the centerline of said State Road 15/600 to its intersection with the~~  
444 ~~Easterly projection of the Southerly boundary line of the Lakeside Village Mobile Home Park as~~  
445 ~~described in Official Records Book 8108, Page 4821 of the Public Records of Volusia County,~~  
446 ~~Florida; thence run westerly, along said Easterly projection and the Southerly boundary of said~~  
447 ~~Lakeside Village Mobile Home Park to its Southwesterly corner thereof, said corner also being~~  
448 ~~a point on the West line of the Northeast ¼ of the Northwest ¼ of Section 33, Township 17~~  
449 ~~South, Range 30 East; thence run northerly, along the West line of the Northeast ¼ of the~~  
450 ~~Northwest ¼ of said Section 33 to the North line of said Section 33; thence run westerly, along~~  
451 ~~the North line of said Section 33 to its intersection with the Southerly projection of the West~~  
452 ~~line of the CRYSTAL COVE subdivision as recorded in Map Book 47, Page 187 of the~~  
453 ~~aforesaid Public Records; thence run northerly, along said Southerly projection and the West~~  
454 ~~line of said CRYSTAL COVE subdivision to the Southeasterly corner of CRYSTAL COVE~~  
455 ~~PHASE II as recorded in Map Book 50, Page 141 of the aforesaid Public Records; thence run~~

456 westerly, along the South line of said CRYSTAL COVE, PHASE II, to its Southwesterly corner  
457 thereof; thence run northerly, along the West line of said CRYSTAL COVE, PHASE II to its  
458 Northwest corner thereof; thence run easterly, along the North line of said CRYSTAL COVE,  
459 PHASE II to its Northeasterly corner thereof; thence run southerly, along the East line of said  
460 CRYSTAL COVE, PHASE II to its intersection with the North line of the aforesaid CRYSTAL  
461 COVE subdivision; thence run easterly, along the North line of said CRYSTAL COVE to its  
462 intersection with the West line of the East 430.00 feet of the Northeast ¼ of the Northwest ¼ of  
463 the Southwest ¼ of Section 28, Township 17 South, Range 30 East; thence run northerly,  
464 along said West line to the South line of the Northwest ¼ of said Section 28; thence run  
465 easterly, along said South line to its intersection with the southerly projection of the East line of  
466 Lot 16, WOODLAND PARK as recorded in Map Book 8, Page 266 of the aforesaid Public  
467 Records; thence run northerly, along said southerly projection and the East line of said Lot 16  
468 to its Northeasterly corner thereof, said corner also being a point on the South line of Lot 12 of  
469 said WOODLAND PARK; thence run easterly, along the South line of said Lot 12 to its  
470 Southeasterly corner thereof; thence run northerly, along the East line of said Lot 12 to its  
471 Northeasterly corner thereof; thence run northerly, across Oakland Drive of said OAKLAND  
472 PARK to the Southeast corner of Lot 2 of said OAKLAND PARK; thence run northerly, along  
473 the East line of said Lot 2 to its Northeasterly corner thereof, said corner also being on the  
474 Northerly line of said OAKLAND PARK subdivision; thence run westerly, along said Northerly  
475 line, to the Northwest corner of OAKLAND PARK subdivision, said corner also being on the  
476 West line of the East ½ of the Southwest ¼ of the Northwest ¼ of aforesaid Section 28; thence  
477 run northerly, along said West line, to its intersection with the centerline of Cliff Street  
478 (Canefield Street, plat) according to MARTIN DODGES'S SUBDIVISION as recorded in Map  
479 Book 7, Page 12 of the aforesaid Public Records; thence run easterly, along the centerline of  
480 said Cliff Street to its intersection with the southerly projection of the East line of Lot 76 of said  
481 MARTIN DODGES'S SUBDIVISION; thence run northerly, along said southerly projection and  
482 the East line of said Lot 76 to the Northeast corner thereof; thence run westerly, along the  
483 North line of said Lot 76 and continuing along the North line of Lots 75, 74, 73, 72, 71, 70, 69  
484 and 68 of MARTIN DODGES'S SUBDIVISION; thence run westerly crossing Florida Avenue to  
485 the Northeast corner of Lot 67 of said MARTIN DODGES'S SUBDIVISION; thence run  
486 westerly, along the North line of Lot 67 and continuing along the North line of Lots 66, 65, 64,  
487 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50 and 49 to the Northeast corner of Lot 45 of  
488 said MARTIN DODGES'S SUBDIVISION; thence run westerly along the North line of said lot  
489 45 and its Westerly projection thereof, to the East line of Section 29, Township 17 South,  
490 Range 30 East; thence run northerly, along the East line of said Section 29 to the Northeast  
491 corner of the South ½ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of said  
492 Section 29; thence run westerly along the North line of the South ½ of the Southeast ¼ of the  
493 Northeast ¼ of the Northeast ¼ of said Section 29 to the West line of the Southeast ¼ of the  
494 Northeast ¼ of the Northeast ¼ of said Section 29; thence run northerly, along said West line,  
495 to the Southeast corner of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said  
496 Section 29; thence run westerly along the South line of the Northwest ¼ of the Northeast ¼ of  
497 the Northeast ¼ of said Section 29 to the East line of the West 430.00 feet of the Northwest ¼  
498 of the Northeast ¼ of the Northeast ¼ of said Section 29; thence run northerly, along said East  
499 line to its intersection with the Southerly Right of Way line of State Road 15A; thence run  
500 westerly, along said Right of Way line to its intersection with the East line of the West 230.00  
501 feet of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said Section 29; thence run

502 southerly, along said East line to the South line of the North 300.00 feet of said Northwest ¼ of  
503 the Northeast ¼ of the Northeast ¼ of said Section 29; thence run westerly, along said South  
504 line to the West line of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said Section  
505 29; thence run northerly, along said West line to the North line of said Section 29; thence run  
506 westerly, along the North line of said Section 29 and continuing along the North line of Section  
507 30, Township 17 South, Range 30 East to its Northwesterly corner thereof, said corner also  
508 being the Northeast corner of Section 25, Township 17 South, Range 29 East; thence run  
509 along the North line of said Section 25 and continuing along the North line of Section 26,  
510 Township 17 South, Range 29 East to its intersection with the thread of the St. Johns River;  
511 thence run northerly along the thread of said St. Johns River to the South Shore of Lake  
512 George; thence run along the South and West shores of Lake George to the mouth of Sulphur  
513 Springs (now Salt Springs Run); thence Northeasterly in a direct line, across Lake George to a  
514 point where the Southerly boundary of the Domingo Acosta Grant, also known as Section 38,  
515 Township 13 South, Range 27 East (said Acosta Grant lying and being in Putnam County)  
516 intersects the Easterly shore of Lake George, said point being South 65° West a distance of 32  
517 chains from the Southeasterly corner of said Acosta Grant, according to United States  
518 Government survey of Township 13 South, Range 27 East; run thence North 75°15' East to a  
519 point in the shore of Crescent Lake (see map of boundary line dividing Putnam and Volusia  
520 Counties recorded in Map Book 5, Page 87, Volusia County, Florida); thence along the  
521 Southeasterly shore of said Crescent Lake to the North bank of Haw Creek; thence Easterly  
522 along the North bank of said Haw Creek to the Range line between Range 28 East and Range  
523 29 East; thence South, along said Range line to the Northwest corner of Section 30, Township  
524 14 South, Range 29 East; thence East, along the North lines of Sections 30, 29, 28, 27, 26 and  
525 25, Township 14 South, Range 29 East to the Northeast corner of Section 25, said corner also  
526 being the Northwest corner of said Section 30, Township 14 South, Range 30 East; thence run  
527 easterly, along the North line of said Section 30 and continuing along the North lines of  
528 Sections 29, 28, 27, 26 and 25 of Township 14 South, Range 30 East to the Northeast corner  
529 of said Section 25; thence run southerly, along the East line of said Section 25 and continuing  
530 along the East line of Section 36 of Township 14 South, Range 30 East to its Southeast corner  
531 thereof, said corner being on the North line of Township 15 South; thence run westerly along  
532 said North line to the Northeasterly corner of Township 15 South, Range 30 East; thence run  
533 southerly, along the East line of said Township 15 South, Range 30 East to its Southeasterly  
534 corner thereof, said corner also being the Northeasterly corner of Township 16 South, Range  
535 30 East; thence run southerly, along the East line of said Township 16 South, Range 30 East  
536 to the Southeast corner of Section 13, Township 16 South, Range 30 East, said corner also  
537 being the Northwest corner of Section 19, Township 16 South, Range 31 East; thence run  
538 easterly, along the North line of said Section 19 and continuing along the North line of Section  
539 20 of Township 16 South, Range 31 East to its Northeast corner thereof; thence run southerly  
540 along the East line of said Section 20 and continuing along the East line of Section 29 of said  
541 Township 16 South, Range 31 East to its Southeasterly corner, said corner also being the  
542 Northwest corner of Section 33, Township 16 South, Range 31 East; thence run easterly,  
543 along the North line of said Section 33 and continuing along the North line of Section 34 of  
544 Township 16 South, Range 31 East to its intersection with the centerline of the aforesaid State  
545 Road 400 and the Point of Beginning; excluding therefrom all areas within the corporate  
546 boundaries of any municipality.  
547



548 DISTRICT PARK IMPACT FEE ZONE.

549 The County boundaries of Volusia County as described in Section 7.64, Florida

550 Statutes.

551 **SECTION III: SEVERABILITY** - Should any word, phrase, sentence, subsection or  
552 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or  
553 unconstitutional, then that word, phrase, sentence, subsection or section so held shall be  
554 severed from this ordinance and all other words, phrases, sentences, subsections, or sections  
555 shall remain in full force and effect.

556 **SECTION IV: CONFLICTING ORDINANCES** - All ordinances, or part thereof, in  
557 conflict herewith are, to the extent of such conflict, repealed.

558 **SECTION V: AUTHORIZING INCLUSION IN CODE.** The provisions of this ordinance  
559 shall be included and incorporated into the Code of Ordinances of the County of Volusia, as  
560 additions or amendments thereto, and shall be appropriately renumbered to conform to the  
561 uniform numbering system of the Code.

562 **SECTION VI: EFFECTIVE DATE.** This ordinance shall take effect on March 6,  
563 2023 upon electronic filing of a certified copy with the Department of State.

564 ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN  
565 MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE THOMAS  
566 C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA,  
567 THIS 7TH DAY OF FEBRUARY, 2023.

568

569

570

571 ATTEST:

572

573

574

575

576 \_\_\_\_\_  
George Recktenwald

577 County Manager

578

COUNTY COUNCIL  
VOLUSIA COUNTY, FLORIDA

\_\_\_\_\_  
Jeffrey S. Brower  
County Chair

