



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): September 2, 2026
Board of County Commissioners (BCC): October 6, 2026

Case No. and Project Name: PZ2026-149, Astor Self Storage

Commissioner District: District 4 – Commissioner Leslie Campione

Applicant(s): William Hoover

Owner(s): Brim Investments LLC

Requested Action: Rezone approximately 4.33 +/- acres from Mixed Residential (R-7) District and Light Industrial (LM) District to Light Industrial (LM) District to facilitate the expansion of a recently approved self-storage facility.

Staff Determination: Staff finds the rezoning request consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 4.33 +/- Gross acres

Location: North of State Road (SR) 40 in the unincorporated Lake County area

Alternate Key No.: 2581263

Future Land Use Category: Regional Commercial (Attachment “A”)

Current Zoning District: Mixed Residential (R-7) District and Light Industrial (LM) District (Attachment “B”)

Proposed Zoning District: Light Industrial (LM) District (Attachment “C”)

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wekiva-Ocala Rural Protection Area and Pinecastle Range Complex Overlay (Attachment “D”)

Commercial Corridor: State Road 40 (Astor) Minor Commercial Corridor (Attachment “D”)

Flood Zone(s): N/A

BMAP Location: N/A

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density FLUC	Mixed Residential (R-7) District	Single Family Residential	Manufactured Single Family Residences
South	Urban Low Density FLUC	Planned Commercial (CP) District	Vacant Property	SR 40, Planned Commercial zoning with allowable C-1 and C-2 zoning uses.
East	Urban Low Density and Regional Commercial FLUC	Light Industrial (LM) District and Mixed Residential (R-7) District	Service Shop	Auto Repair Facility that includes a caretaker's residence.
West	Regional Commercial FLUC	Light Industrial (LM) District and Mixed Residential (R-7) District	Club, Union Hall or Lodge	Astor Park Water Association that includes a large maintenance building and outdoor storage of equipment and vehicles.

- Summary of Analysis -

The application seeks a rezoning (RZ) approval to facilitate the expansion of a recently approved self-storage facility on the subject 4.33 +/- gross acres, identified by Alternate Key 2581263, located north of SR 40. The subject parcel is zoned as Mixed Residential (R-7) District and Light Industrial (LM) District; is designated with a Regional Commercial Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Pinecastle Military Operations Area Overlay District. The parcel is also situated within the Wekiva-Ocala Rural Protection Area and SR 40 (Astor) minor commercial corridor. The subject parcel is currently vacant but a site plan for four (4) self-storage buildings, two (2) covered RV/Boat Parking Areas and a proposed pond area was approved on March 26, 2026. See attached Concept Plan. (Attachment "F").

The proposed Concept Plan depicts two (2) additional 5,850 square feet self-storage buildings, a 3,500 square foot RV/boat covered storage area and a stormwater pond area (Attachment "F"). The Concept Plan provides an Impervious Surface Ratio (ISR) of 65%, a building height of less than 30', and a minimum of 15% open space. Required parking is shown on the March 26, 2026, approved site plan shown on the northern end of the property.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum ISR	Minimum Open Space	Floor Area Ratio	Building Height
Existing	Mixed Residential (R-7) District and Light Industrial (LM)	8 du/net acre and .40 Floor Area Ratio (FAR) for R-7 1.0 FAR for LM	N/A	.65 (R-7) and .70 (LM)	15%	1.0 FAR for LM and .40 Floor Area Ratio (FAR) for R-7	40 feet (R-7) 50 feet (LM)
Proposed	Light Industrial (LM)	N/A	.30 Floor Area Ratio	.65	.15	.30 Floor Area Ratio	30 feet

The subject property is located within the Wekiva-Ocala Rural Protection Area, and the request is consistent with Policy I-5.2.1 of the Comprehensive Plan, entitled *Importance of the Wekiva-Ocala Rural Protection Area*, that states that the area supports a wide variety of habitat types. An environmental assessment was completed on the property and no wetlands, state or federally listed floral or faunal species were found on the property.

For background purposes, half of the subject parcel was zoned LM on April 22, 1966, and is governed by Ordinance No. 1966-95.

The parcel is located within the Pinecastle Military Operations Area Overlay District; the application was provided to the military liaison for review. No comments were received on the proposal.

The Applicant provided a Project Narrative as shown on Attachment “E”.

– Staff Analysis –

LDR Section 14.03.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The Applicant seeks a rezoning approval from R-7 and LM to LM only to facilitate the expansion of the self-storage facility use. The proposed use is consistent with LDR Section 3.00.02, entitled *Purpose and Intent of Districts*, which states that the purpose of the LM District is to provide a method whereby industries engaged in the manufacturing and/or sale of products may locate in a clean environment; the regulations of this district are intended to encourage the betterment of industrial development and effect a greater degree of compatibility with more restrictive districts. The self-storage use and proposed expansion provide storage to customers in a clean environment while having minimal impact on surrounding properties.

The proposal is consistent with LDR Table 3.00.03, entitled *Consistency of Zoning Districts with Land Use Classifications*, which states that the proposed LM zoning is allowed within the Regional Commercial FLUC.

The proposed use of self-storage is consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, that allows for the proposed use within the proposed LM zoning.

The Concept Plan is consistent with LDR Section 3.02.06, entitled *Density, Impervious Surface, Floor Area and Height Requirements*, which depicts an ISR of 65%, FAR of .30-and a 30-foot building maximum height consistent with the proposed LM zoning.

New development will be required to meet all criteria specified in the LDR, as amended.

B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The Concept Plan and proposed use is consistent with Policy I-1.3.7, entitled *Regional Commercial Future Land Use Category*, which states that open space requirements within this FLUC shall be a minimum of 15%. The Concept Plan for the proposed project emphasizes 15% open space.

In addition, the proposal is consistent with the Regional Commercial FLUC as this category provides for a variety of commercial uses concentrated within or in proximity to major roadways and along the roadways as infill development. The proposed use is an expansion of an existing approved use on the northern end of the parcel. The parcel is located on SR 40, adjacent to other similarly zoned parcels and uses.

New development will be required to meet all criteria specified in the Comprehensive Plan.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.

The proposed rezoning is consistent with the existing development pattern in the surrounding area. The subject property is located within an area characterized predominantly by LM District or Planned Commercial (CP) District zoning. Expanding the recently approved self-storage facility within the area reinforces the area's existing land use character and does not introduce a use that is incompatible with surrounding properties.

The subject property is also located within the SR 40 (Astor) River Road East to Volusia Line Corridor. Policy I-1.3.10.6, entitled *Criteria for Commercial Corridors*, states that infill development shall be encouraged within Commercial Corridors. With the expansion of the current use to the adjacent parcel, the proposed development is infill development.

D. Whether there have been changed conditions that justify a rezoning.

The Property is designated with a Regional Commercial FLUC due to its adjacency to SR 40. The area has continued to grow, and the proposed use would serve residents and users of the area's facilities.

Policy I-1.3.10.6, entitled *Criteria for Commercial Corridors*, states that the Corridors are intended for where an existing development pattern of comparable intensity has been established and is consistent with community character. The area is designated with the Regional Commercial FLUC and is adjacent to several commercial uses along the corridor.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

St. Johns River Utility has provided documentation indicating that water and sewer can be furnished to the property (Attachment "G").

Schools

The proposed rezone is not anticipated to adversely impact school capacity or levels of service.

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Lake County Fire Station #10 is located 1 +/- miles from the subject property at 23023 SR 40 in Astor. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

Traffic exemption was received by the Transportation Department and approved.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.

An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

An Environmental Assessment (EA) Report was submitted by the Applicant. The Environmental Assessment specifically noted: *“No wetlands, state or federally listed floral or faunal species were found on the property.”*

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.

There is no indication that the rezoning application will affect property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.

The request to expand the recently approved self-storage facility use is a logical and orderly pattern. This request creates an infill development within an established Light Industrial/Commercial area rather than the introduction of a new incompatible land use.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

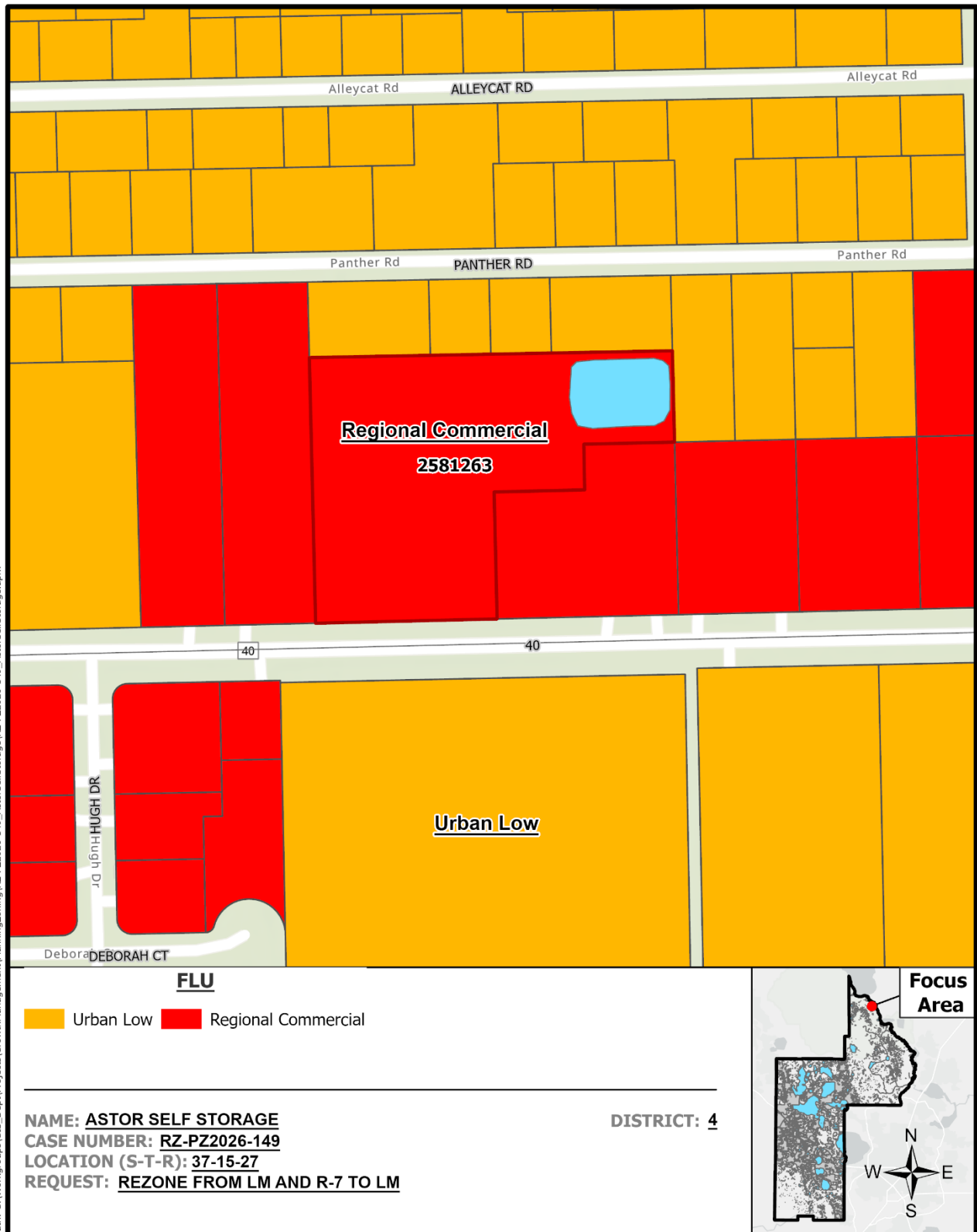
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A

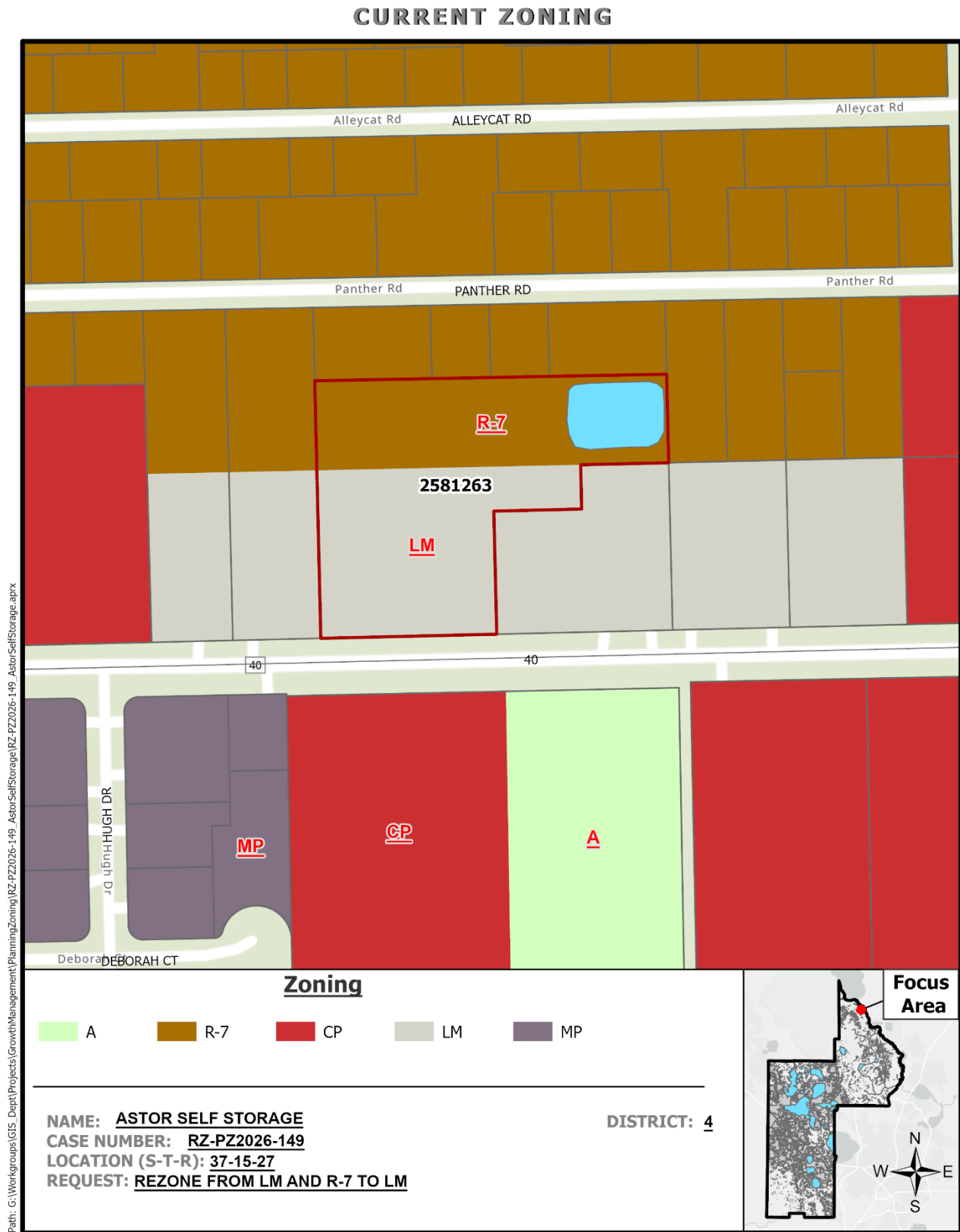
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE

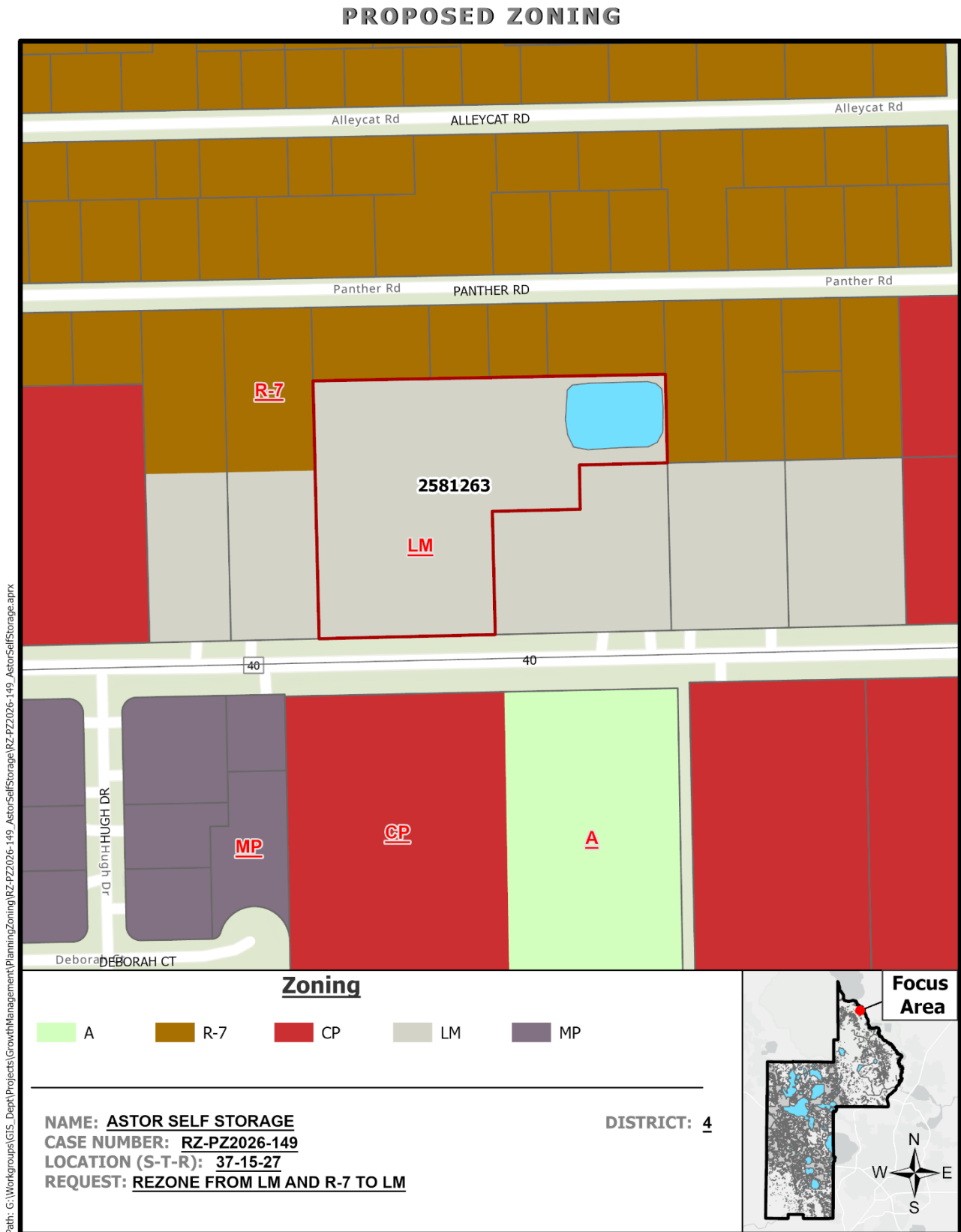


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6/10/2026

Attachment “B” – Zoning District Map

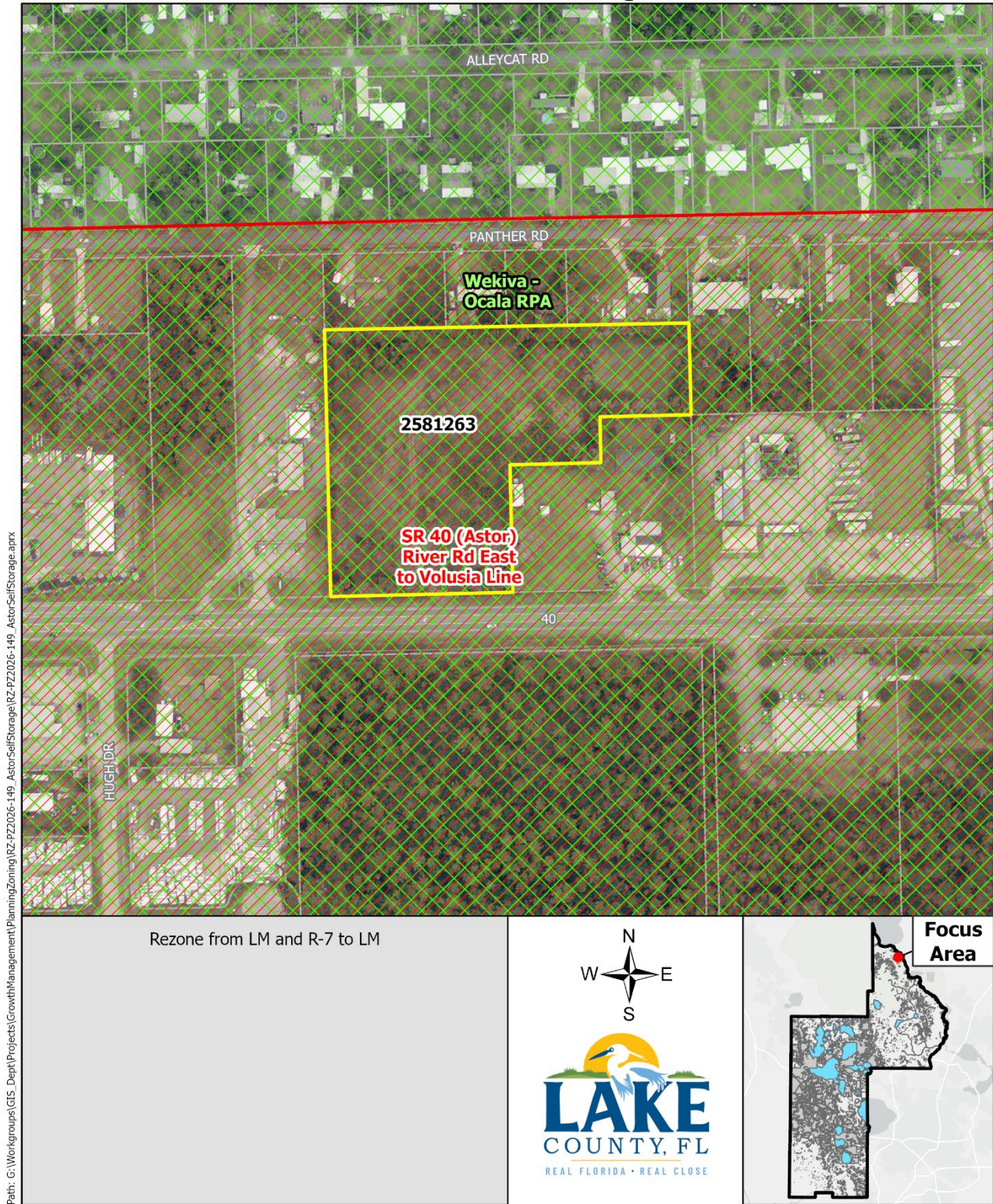


Attachment “C” – Proposed Zoning District Map



Attachment “D” – Overlay and Corridor Map

RZ-PZ2026-149 Astor Self Storage



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Attachment “E” – Project Narrative (Page 1 of 4)

LAKE COUNTY, FLORIDA

Office of Planning and Zoning

Astor Self-Storage Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions.

1. Whether the rezoning is in conflict with any applicable provisions of the Code.

The proposed rezoning if approved would not be in conflict with any provisions of the Land Development Code (LDC).

2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed rezoning is designated Regional Commercial within the Comprehensive Plan which allows the proposed Light Industrial (LM) Zoning District and would be consistent with all other elements of the Comprehensive Plan.

3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.

To the north and east are generally well-kept mobile homes on lot sizes typical to single-family homes. Currently, it is difficult to distinguish very many details from the rear of our site of these homes as existing trees within the required 30' buffer along the north and east property lines will remain and make these adjoining properties compatible. Additionally, an existing pond will be retained along the easterly 160 feet of the site and remain compatible with the wooded rear area of an existing home. To the southeast is a very busy auto repair facility. The area south of the area being rezoned to LM was approved on March 26, 2026, for a self-storage facility (PZ2023-323) and is expected to be Phase 1 of this project. The area being rezoned is expected to be Phase 2 of this project. To the southwest and west of the area being rezoned is the rear area of the Astor Water District's facility with a large maintenance building and outside storage of equipment and vehicles.

4. Whether there are changed conditions that justify a rezoning.

Since the subject property was rezoned to R-7, it is likely that the 2030 Comprehensive Plan was adopted by the County Commission which designated all of the subject property and adjoining parcels along SR 40 to Regional Commercial. Also, Astor has continued to grow as a residential community and recreational area. The proposed facility would serve those residents and users of the Astor area's recreational facilities.

5. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

This proposed extension to the rear of the recently approved self-storage facility fronting along State Road 40 will only have a minimal impact on these public facilities. The front of the site received a

Attachment “E” – Project Narrative (Page 2 of 4)

Commercial Capacity Encumbrance Letter on January 12, 2026, and the rear of the site should have less impact on these public facilities than the front.

6. Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.

The rezoning would have minimal impacts on the natural environment. An environmental assessment report submitted with the site plan approval on the front of the site showed no wetlands existing on both the front and rear of the subject parcel. Some pine trees located internal to the area being rezoned are expected to be timbered but will be mitigated for as required in the Land Development Code (LDC). However, the numerous trees located within the north and east 30-foot proposed buffers are intended to be retained unless they are diseased or are a species considered undesirable.

7. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.

Many of the properties in Astor are older and any older commercial properties were previously developed under minimal development standards. Generally, new commercial development with appropriate development standards acts as a catalyst in redeveloping older neighborhoods and communities.

8. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.

The rear portion of this site is not suitable for residential development and its Regional Commercial designation on the FLUM indicates that the County Commission previously determined that a non-residential zoning district would be appropriate for the rear of the site.

9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The proposed expansion of the self-storage facility would allow the R-7 land to be utilized in a much better manner than setting vacant. An access through the proposed self-storage facility on the front area to serve the R-7 area would have significant security impacts for customers' storing their vehicles and personal belongings at this storage facility. Additionally, residential structures should not have their only access through a light industrial project.

10. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

I cannot speak for what these two Boards may deem appropriate. However, development of the rear land area for expanding the self-storage facility should generate additional taxes while only utilizing minimal public services.

Attachment “E” – Project Narrative (Page 3 of 4)

LAKE COUNTY, FLORIDA

Office of Planning and Zoning

Astor Self-Storage Project Description

Brim Investments, LLC, whose managing partners and owners reside in Deland and Orange City, FL, purchased the subject property of 4.32 +/- acres on April 15, 2026. The property is unusual as it has a split zoning with LM (Light Industrial) on the front half and R-7 (Mixed Residential) on the rear half. A site plan was approved (PZ2023-323) by Lake County on the front half for a self-storage facility having three one-story buildings. The approved site plan shows the rear half (zoned R-7) not being utilized. Brim Investments, LLC would like to rezone the rear area zoned R-7 to LM and essentially add it later to the project as a second phase. The exact layout of the rear half would be determined once construction and preliminary leasing of the front phase indicates what specific types of self-storage facilities are needed for the rear half. However, all buildings on the rear half would be limited to one-story by the new owners so they are compatible with the buildings in the front half as well as neighboring properties.

Attachment “E” – Project Narrative (Page 4 of 4)

LAKE COUNTY, FLORIDA

Office of Planning and Zoning

Astor Self-Storage Rezoning Statement

This is a separate statement outlining the extent to which the proposed rezoning:

1. Is compatible with existing land uses.

To the north and east are generally well-kept mobile homes on lot sizes typical to single-family homes. Currently, it is difficult to distinguish very many details from the rear of our site of these homes as existing trees within the required 30' buffer along the north and east property lines will remain and make these adjoining properties compatible. Additionally, an existing pond will be retained along the easterly 160 feet of the site and remain compatible with the wooded rear area of an existing home. To the southeast is a very busy auto repair facility. The area south of the area being rezoned to LM was approved on March 26, 2026, for a self-storage facility (PZ2023-323) and is expected to be Phase 1 of this project. The area being rezoned is expected to be Phase 2 of this project. To the southwest and west of the area being rezoned is the rear area of the Astor Water District's facility with a large maintenance building and outside storage of equipment and vehicles.

2. Affects the capacities of public facilities and services.

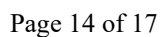
This proposed extension to the rear of the recently approved self-storage facility fronting along State Road 40 will only have a minimal impact on the capacities of public facilities. The front of the site received a Commercial Capacity Encumbrance Letter on January 12, 2026, and the rear of the site should have even less impact on these public facilities.

3. Affects the natural environment.

The rezoning will have minimal impacts on the natural environment. An environmental report submitted with the site plan application on the front of the site showed no wetlands existing on both the front and rear of the parcel. Some pine trees, located internal to the area being rezoned, are expected to be timbered but will be mitigated for as required in the Land Development Code (LDC). However, the numerous trees located within the west, north and east 30-foot proposed buffers are intended to be retained unless they are diseased or of a species considered undesirable.

4. Will result in an orderly and logical development pattern.

The rear portion of this site is not suitable for residential development and its Regional Commercial designation on the Future Land Use Map (FLUM) indicates that the County Commission previously determined that a non-residential zoning district would be appropriate for the rear of the site. The demarcation line on the FLUM between Regional Commercial and Urban Low Density runs along the rear property line of the subject parcel.



Attachment “G” – Utility Notification

St Johns River Utility, Inc.

P.O. Box 77
Astor, Florida 32102
Ph: 352-759-2260

October 7, 2025

Lake County Building Department
Post Office Box 7800
Tavares, Florida 32778

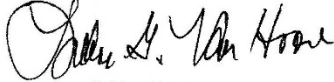
Re: Alternate Key 2581263,
State Road 40, Astor FL 32102

Dear Sir/Madam:

By copy of this letter, please be advised that we can furnish water and sewer service to the above vacant property located in Astor on State Road 40.

Please contact our office if you have any questions.

Sincerely,



Lu Ann G. Van Hoose
Office Manager

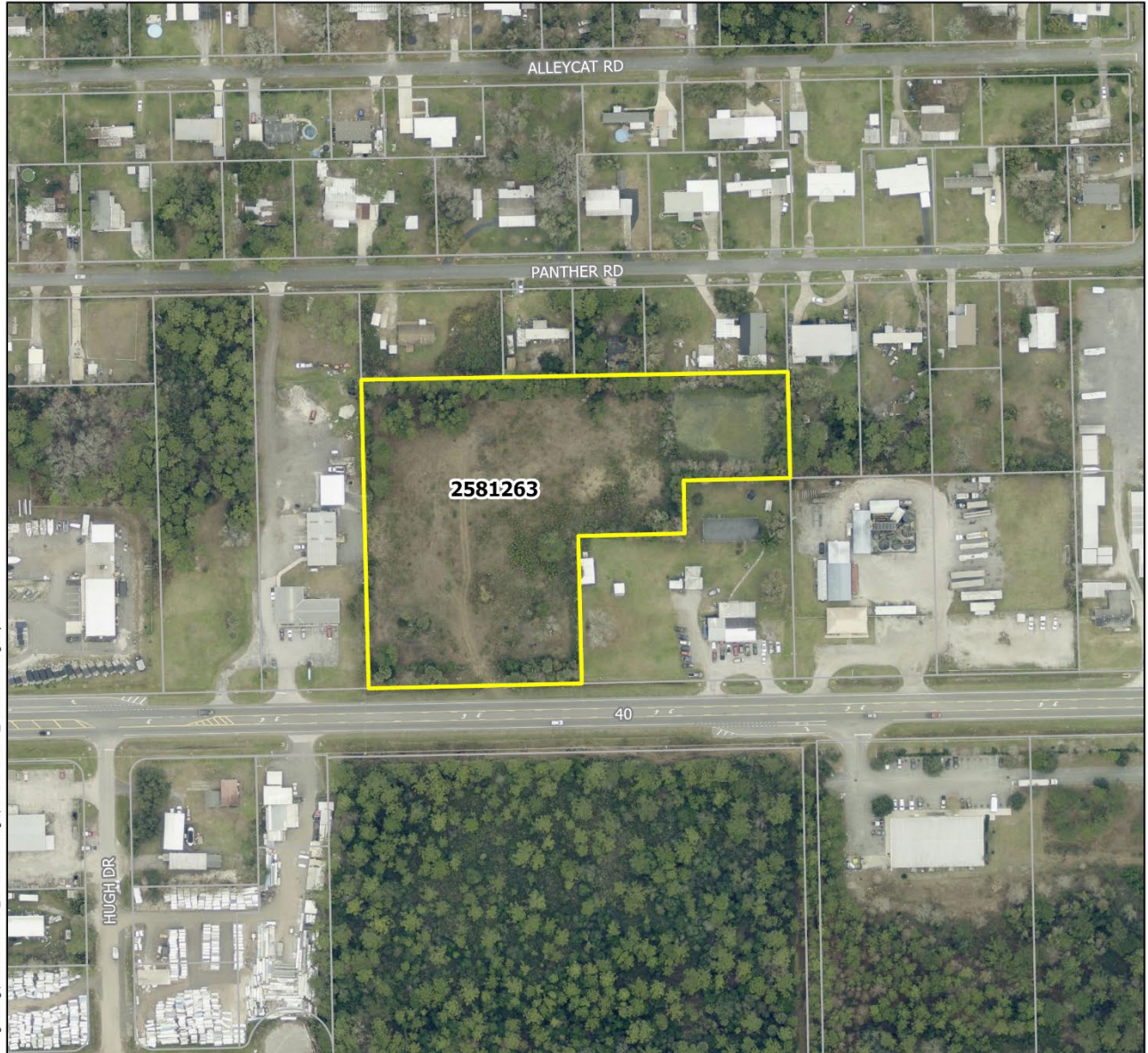
Map of Subject Property



6/10/2026

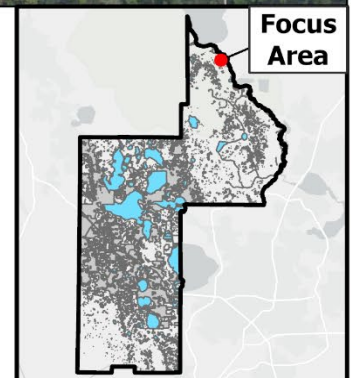
Aerial Map of Subject Property

RZ-PZ2026-149
Astor Self Storage



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Rezone from LM and R-7 to LM



6/10/2026

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WHEREAS, William Hoover (the “Applicant”) submitted a rezoning application on behalf of Brim Investments LLC (the “Owner”), to rezone the subject property from Mixed Residential (R-7) District and Light Industrial (LM) District to Light Industrial (LM) District; and

WHEREAS, the property is located within the Regional Commercial Future Land Use Category; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 2. Military Operations Area Overlay District. The Owner and any successor(s) shall provide record notice to potential purchasers and/or tenants of residential units in the development through a conspicuous plat note and/or disclosure in the homeowner's association documents or a separate recorded restrictive covenant of the proximity of the development to the Pinecastle Impact Area which includes facilities with operations that may result in periodic temporary conditions that may cause noise disturbance and vibration.

Section 3. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

Section 4. No Estoppel. Approval of this ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Filing with the Department of State. The Clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 7. Effective Date. This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT “A” - Legal Description.

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, ACCORDING TO THE PLAT OF MANHATTAN, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 2, PROCEED THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 2, A DISTANCE OF 5,280.30 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH A DISTANCE OF 29.94 FEET; THENCE EAST, A DISTANCE OF 2,696.03 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (100 FOOT WIDE), THENCE DEPARTING FROM SAID RIGHT OF WAY LINE NORTH 00 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 432.50 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 299.96 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 432.11 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE NORTH 89 DEGREES 38 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2 ACCORDING TO THE PLAT OF MANHATTAN AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 2; THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 2, A DISTANCE OF 5280.30 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 29.94 FEET; THENCE EAST 2696.03 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 37 SECONDS EAST 557.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PANTHER ROAD AS PER MONUMENTATION; THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 600.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00 DEGREES 24 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF TRACT 6 OF A SURVEY FOR WILLIAM T. WALTERS, DATED DECEMBER 13, 1990, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 6 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 24 MINUTES 37 SECONDS WEST 151.91 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 26 SECONDS WEST 150.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 31 MINUTES 58 SECONDS WEST 80.10 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 34 MINUTES 36 SECONDS WEST 149.85 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 24 MINUTES 32 SECONDS EAST 232.24 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST PARALLEL TO AND 125.00 FEET SOUTH OF THE AFORESAID SOUTH RIGHT OF WAY LINE OF PANTHER ROAD 300.03 FEET TO THE POINT OF BEGINNING.

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