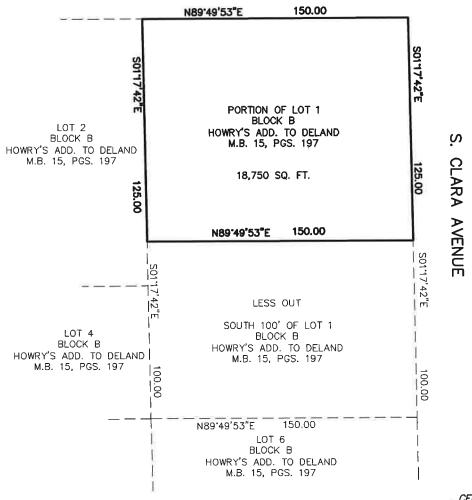
## SKETCH AND DESCRIPTION

#### "REAL PROPERTY DESCRIPTION"

LOT 1, BLOCK 8, LESS THE SOUTH 100.00 FEET THEREOF, HOWRY'S ADDITION TO DELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 15, PAGE 197, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

#### W. HOWRY AVENUE



CERTIFIED TO: RICARDO CALVO

### SURVEYOR'S NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- 3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 ASSUMED AS BEING N.89'49'53"E. PER PLAT.

CLIENT: RICARDO CALVO JOB NUMBER: 23-88 CADD DWG. FILE: 23-88

FIELD	DATE	OFFICE	DATE
NA	NA	S.R.B.	1/18/24
-			

#### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott R

Digitally signed by Scott R Bechir

Date: 2024.01.18 11:27:43

Bechir

-05'00'

SCOTT BECHIR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

SCOTT'S SURVEYING SERVICES, INC.

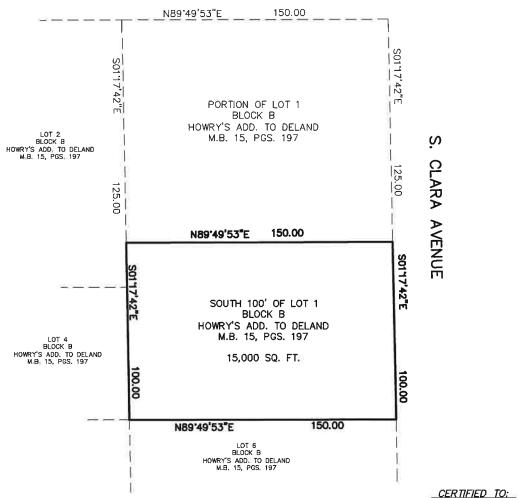
LB # 7442

8 S. HWY. 17-92, SUITE 8-A DEBARY, FLORIDA PH. (386) 668-7332 FAX 668-7337

#### "REAL PROPERTY DESCRIPTION"

THE SOUTH 100.00 FEET OF LOT 1, BLOCK 8, HOWRY'S ADDITION TO DELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 15, PAGE 197, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

#### W. HOWRY AVENUE



SURVEYOR'S NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- 3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 ASSUMED AS BEING N.89'49'53"E. PER PLAT.

CLIENT: RICARDO CALVO JOB NUMBER: 23-88 CADD DWG. FILE: 23-88

COMMENTS	FIELD	DATE	OFFICE	DATE
SKETCH OF DESCRIPTION	NA	NA	S.R.B.	1/18/24
	-			_

RICARDO CALVO

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott R

Digitally signed by Scott R Bechir

Bechir

Date: 2024.01.18 11:27:01

NII -05'00'

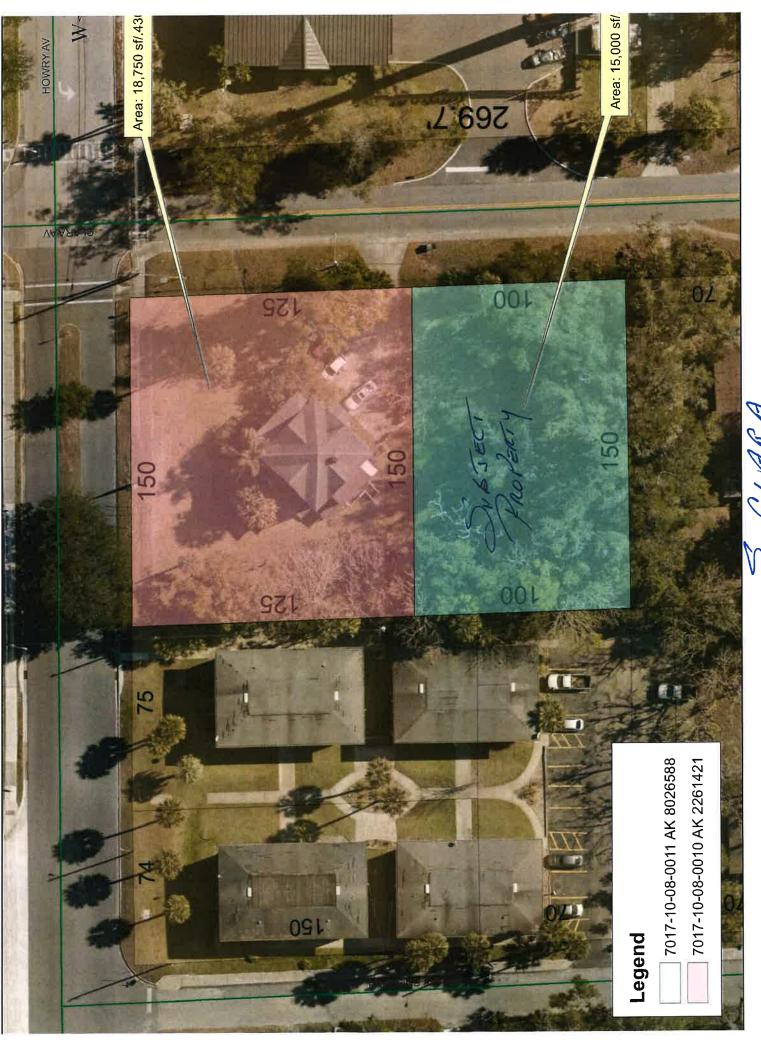
SCOTT BECHIR, P.S.M. PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER 5807

SCOTT'S SURVEYING SERVICES, INC.

LB # 7442

8 S. HWY. 17-92, SUITE 8-A DEBARY, FLORIDA PH. (386) 668-7332 FAX 668-7337





P-1	BR	C-1	C-2	C-	C-	C-3	C-4	M-1
				2A	2AC			

# USES IN COMMERCIAL ZONING DISTRICTS

PROFESSIONAL		1 - 311				DE II			
General/Professional Offices	P	P	P	P	P	P	P / E <sup>19</sup>	P	P
Financial Institutions	P	P	P	P	$C^{20}$	P			P
MEDICAL SUPPORT - See also Secti	on 33-1	19.11							
Medical Office	P	P	P	P	P	P			
Apothecary shops	P		C15						
Drugstores and pharmacies	P	P		P	P	P			
Hospitals	-	1		P					
Laboratories, hospitals and clinics	E <sup>15</sup>		P	P	P	P			
Medical clinics over 5,000 square feet	E <sup>15</sup>	E <sup>15</sup>		P	P	P			
Nursing homes and adult congregate living facilities	D		P	P	P	P			
Veterinary clinics allowing inside overnight boarding for clinical care, no outside runs or kennels		С		С		С			
Veterinary clinics and pet grooming shops with overnight and/or outdoor				E <sup>30</sup>	С				P
boarding facilities and runs					1			L	
BUSINESS SUPPORT		n	B	D	D	I D		0 -	
Mailbox and shipping shops		P	P	P	P	P P / C 4		D	
Office equipment sales and service		P		P		P/C <sup>4</sup>	D /	P	B
Copying, printing and lithography		P	P	P	P	P	P / E <sup>19</sup>	P	P
Showroom commercial						P	P / E <sup>19</sup>	P	P
PERSONAL SERVICES		Ų TET		× 11 1		ican N			
Beauty salons, barbershops, & day spas		P	P	P	P	P			
Day care facilities, adult or child	P	P	P	P	P		E <sup>10</sup>	C <sup>2</sup>	$C^2$
Dry cleaning and laundry, industrial						P		P	P
Dry cleaning and laundry, retail		P	$C^3$	P	P	P		P	
Dry cleaning and laundry, self-service		P		P	P				
Mortuary, funeral homes, and crematoriums		P		P	P				P
Pet shops and pet grooming, with no overnight boarding of animals		С	С	С	С				
Tailor shops and shoe repair		P		P	P				
Tattoo parlors and related uses Per Section 33-19.09				C*					
HOSPITALITY		4 61	V IIVE	XIBITE		-			
Adult entertainment establishments,									C*
	II.			1	1	11	1	1	
per Section 33-22 and Chapter 2C of the DeLand Code of Ordinances		D		D	D	D		ъ3	E3
	C 19	P P	P	P P	P P	P		E <sup>3</sup>	E <sup>3</sup>

P-1	BR	C-1	C-2	C-	C-	C-3	C-4	M-1
				2A	2AC			

Craft food and beverage producer			P	P	P	C/ E <sup>19</sup>		P
Hotels or motels and associated accessory uses including restaurant and conference facilities	P	C 5	P	P		L		C <sup>6</sup>
Uses requiring a DBPR 3PS liquor license (package sales) or 4COP liquor license (bars, lounges, etc.)	E <sup>17</sup>		E <sup>17</sup>	E <sup>17</sup>				
Package sales where beer and/or wine (no liquor) are sold for consumption off premises with DBPR 2APS license	С	С	С	С	С		С	
Restaurants, except fast food and/or drive through facilities		P			P			
Restaurants including fast food and/or drive through facilities	P		P	$C^{20}$				P
Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license with special class	С	С	С	С	С		С	С
Virtual kitchen	$C^{25}$	C <sup>25</sup>	P	P	P			$C^{25}$
FOOD SERVICE AND INDUSTRY			A Edill		1811			
Bakery, pastry, gourmet, coffee and specialty beverage shops (retail)	P	P	P	P	P			
Bakery products, manufacturing or wholesale					P		P	P
Bakeries wholesale, up to 1,000 square feet of floor area		C	С	C				
Community and market gardens		Pei	r Chap	ter 33, i	Section	33-24		
Food products manufacturing								P
Freezer locker rentals					P		P	P
Fruit and vegetable handlers or processors								P
Grain blending and packaging, but not milling								С
Grocery, vegetable, fruit, fish, meat, dairy and poultry products wholesale					С		P	P
Milk, dairy, creamery, beverage bottling, processing and wholesale plants							P	P
VEHICULAR - See also Section 33-19.12					18-0	46.5	y 5 u	H AL SI
Airports, Helipads city owned, and airport operations								P
Airports, Helipads private, and airport operations								E <sup>20</sup>
Automobile repair			E <sup>2</sup>		P / C <sup>21</sup>	P / E <sup>1</sup>	C <sup>21</sup>	P
Automobile service station See also 33-19.06			C*					P

	P-1	BR	C-1	C-2	C- 2A	C- 2AC	C-3	C-4	M-1
Automotive and bus repair; including									P
body shops and bus garages, and									
storage of trucks and heavy equipment									
Junk, Waste or Salvage Yard									E <sup>13</sup>
Marine manufacturing, sales & service									P
See also Section 33-21									
Marine repair		E <sup>14</sup>		$C^7$		P	P /		
							E <sup>14</sup>		_
Mobile home sales. See also Sec. 33-21								P	P
Railroad yards, siding and terminals			1	21			P	<u> </u>	P
Towing and wrecker service				C <sup>21</sup>				P	P
Truck and rail freight terminals				-28				P	P
Truck stops				E <sup>28</sup>					P
Vehicle sales and rental including new				$E^{23}$		P			P
and used automobiles, boats,				$E^{29}$					
motorcycles, trailers and trucks									
See also 33-21		· ·			-	$E^{23}$		P	P
Vehicle sales, rental, service, repair						$E^{29}$		P	P
new/used buses, RVs and farm						E			
equipment. Section 33-21  RETAIL		-	1.		L			J	in, a
Auction sales shop			1			P		P	P
Convenience stores without gas pumps		+		P	P	P		1	P
Convenience stores without gas pumps,		Е		C*	1	1			P
Per 33-19.08									1
Fertilizer and feed store sales						C		P	
excluding manufacturing									
Flea markets and merchandising barns				C*					
or marts Per 33-19.03									
Furniture, appliances retail		P		P	P	P			
Furniture, appliances wholesale					P	P		P	P
Grocery		P		P	P	С			
Home improvement store		P		P		P		P	P
Pawn Shops				P					
Retail sales		P	P	P	P	P	C <sub>8</sub>	$C^8$	$C^{8, 20}$
Retail and service land uses									C <sup>20</sup>
Retail sale of storage sheds				$E^{27}$					P
Used materials, sales, thrift or pawn		P		P	P			C	
shops; not including junk yards									,
<b>RESIDENTIAL</b> - See also Section 33-2	20	4							r/
Boarding houses				P					
Community residential homes Multifamily. Per 33-19.02	C*					C*			
Community residential homes	C*								
Single-family. Per 33-19.02									
Convalescent, rest, and nursing homes; institutions and homes for children, the	P	E <sup>16</sup>		P					
aged, and the disabled						1		1	

	P-1	BR	C-1	C-2	C- 2A	C- 2AC	C-3	C-4	M-1
Multiple-family dwellings compliant with R-16 standards				С		С			
Multiple-family dwellings and duplexes complaint with R-12			С						
Multiple-family dwellings on the first floor. Per Section 33-19.13					C*				
Residential dwelling units above the first floor; or one residential unit on the first floor accessory to an office or commercial use			С	С	С				
Single-family dwellings, except mobile homes	P								
Single-family dwelling complaint with R-1 standards not located within the Highway Commercial land use areas			С						1
Two-family dwelling and duplexes compliant with R-2 standards			С						
Business colleges, professional or				P	P	P			
Churches, houses of worship, and religious institutions; with customary accessory educational and recreational	E <sup>5</sup>	E <sup>5</sup>	E <sup>5</sup>	P	E <sup>5</sup>	P	E <sup>5</sup>	P	E <sup>5</sup>
Government and public land uses and buildings	P	P	P	P	P	P	P	P	P
Industrial vocational training school	P	C <sup>9</sup>	P	C <sup>9</sup>	C <sup>9</sup>	P P		P	P P
Private clubs and lodges  RECREATION	P		P	TC _	IC	Г		T .	1
Bowling alleys, billiard parlors, skating rinks, indoor recreation & amusement facilities				P		P			P
Carnivals and other temporary amusements and events in accordance with Section 33-19									С
Museums	P			P	P	P			P
Music, dance, gymnasium, art school or studio, excluding discotheques			P	P	P		P		E <sup>12</sup>
Non-profit recreational organizations, lodges and fraternal orders									P
Organized physical activity center — predominately scheduled instruction				P			P		E <sup>12</sup>
Outdoor recreation land use Per 33-19.10									C*
Parks, community and regional Parks, mini and neighborhood	E <sup>8</sup>			P P	E <sup>8</sup>				
Recreational vehicle parks Per 33-19.07									C*

		-						-
P-1	BR	C-1	CO		C-	C 2	C-4	M-1
P-1	DK	C-I	U-Z	C-	C-	U-3	U-4	IVI-1
					0.40			
				1 2.A	12AC			
				211	2110		0	

Theatres and assembly halls	P		P	P	P			
TRADES								
Building materials					$C^{23}$		P	P
Contractor trade shops and yards					$C^{23}$	P / E <sup>19</sup>	P	P
Electrical, gas, plumbing and HVAC sales/service			$C^{23}$		C <sup>23</sup>			P
Greenhouses, nurseries and			P		P		P	
landscaping sales, retail			1		1		1	
Greenhouses, nurseries and			-		C		-	P
landscaping sales, wholesale								1
Moving, packing and storage			C <sup>24</sup>		C <sup>24</sup>		P	P
companies							1	1
Packing and crating services						-	P	
			P	P	С		1	P
Pest control and exterminating services Septic tank services			1	1			P	1
			P		P		P	P
Swimming pool sales, installation and service			Ľ		l L		L	I.
			P	P	P			P
Upholstering and reupholstering			I I	I	$C^{23}$	1		P
Welding or soldering shops  INDUSTRIAL AND MANUFACTURING	7		1	-		1		F
	3		T	1		C <sup>13</sup>	P	
Fuel storage and bulk supply plants	_		-				r	P
Coal, coke or wood yard			1	-	P	-	-	P
Laboratories, research, testing and			1		P			P
development. Pharmaceutical								
products, drugs compounding only					C	P /	-	P
Machine shop						E <sup>19</sup>		P
Manufacture of pottery or other					C			P
ceramic products								
Manufacturing—including assembly					$C^{23}$	C /	C14	P
and fabrication operations						E <sup>19</sup>		
Manufacturing—craftsman shop		$C^{23}$	C <sup>23</sup>	$C^{23}$	P	C /		
						E <sup>19</sup>		
Manufacturing—limited			$C^{23}$		$C^{23}$	C / E <sup>19</sup>		P
Microwave, radio, telephone, and		E <sup>6</sup>	E <sup>6</sup>	E <sup>6</sup>		1	E <sup>6</sup>	E <sup>6</sup>
television facilities and transmission								
towers								
Mining and excavations								C*
Per Section 33-62								
Planing mill, saw mill, millwork and							-	E <sup>18</sup>
wood product manufacturing								-
Recycling centers							P	P
					P	P /	1	1
Research and development facilities					1	E <sup>19</sup>		
Storage of bottled gas, natural gas, or								C19
similar products								

	P-1	BR	C-1	C-2	C-	C-	C-3	C-4	M-1
	.,				2A	2AC			
Utilities; excluding microwave, radio, telephone, and television towers				С		С			
Warehousing and commercial storage				C <sup>24</sup>		C <sup>24</sup>	P / E <sup>19</sup>	P	P
Wholesale commercial activities						С		P	P
MISCELLANEOUS			Ř.					10.0	
Commercial parking lots				P	P	P			P
Communications towers			Per	Chapte	er 33, S	Section	33-23		
Outdoor advertising signs				$C^{22}$ / $E^{24}$		$C^{22}$ / $E^{24}$		$C^{22} / E^{24}$	C <sup>22</sup> / E <sup>24</sup>
Public utilities			(						P
Public utilities; excluding microwave, radio, telephone, and television antennas		С						P	P
Shade structures less than 800 square feet, accessory use		С		С		С	С	С	С
Shade structures greater than 800 square feet, accessory use						E <sup>25</sup>	E <sup>25</sup>	E <sup>25</sup>	E <sup>25</sup>

**P** = PERMITTED

**C** = CONDITIONAL

**E** = SPECIAL EXCEPTION

\* = Conditional uses with extended criteria; see Section 33-19 for details.