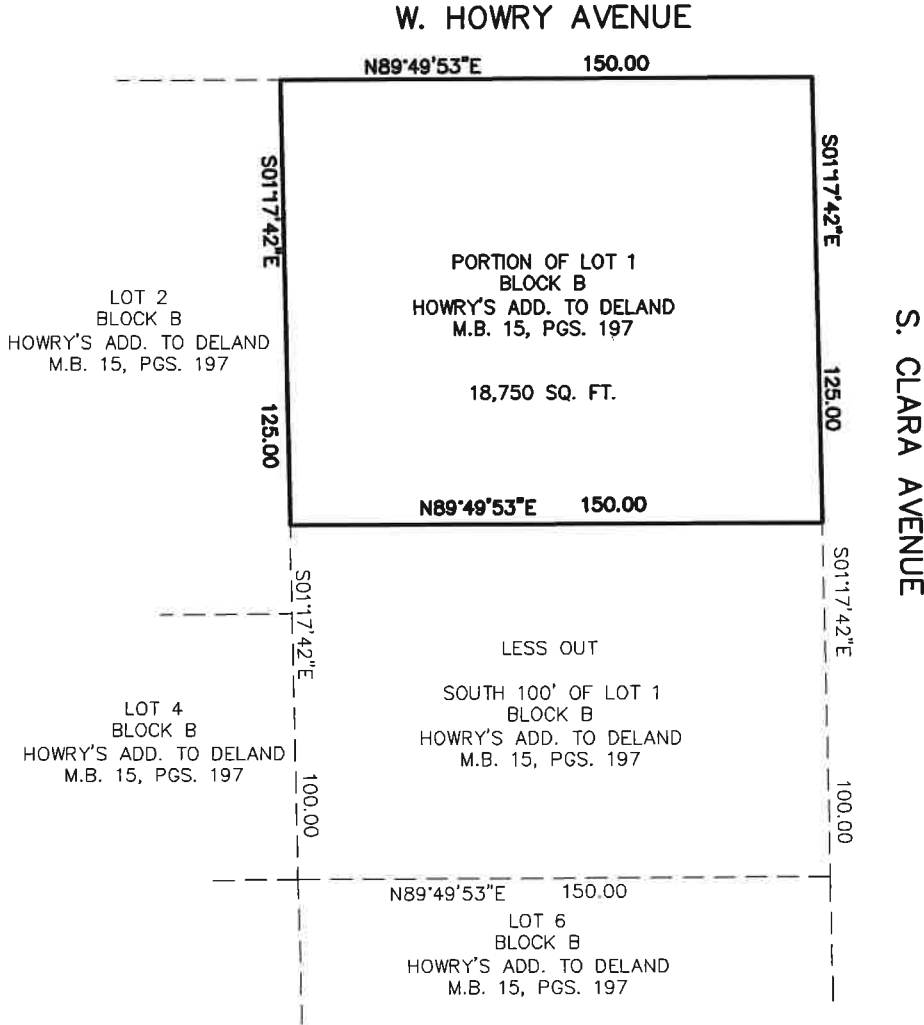


Prior to Subdividing Land

" 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.



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.
4. 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


CERTIFIED TO:  
 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  
 Bechir  
 Digitally signed by Scott R Bechir  
 Date: 2024.01.18 11:27:43 -05'00'  
 SCOTT BECHIR, P.S.M.  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NUMBER 5807

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



**SCOTT'S SURVEYING SERVICES, INC.**  
 LB # 7442  
 8 S. HWY. 17-92, SUITE 8-A  
 DEBARY, FLORIDA  
 PH. (386) 668-7332 FAX 668-7337

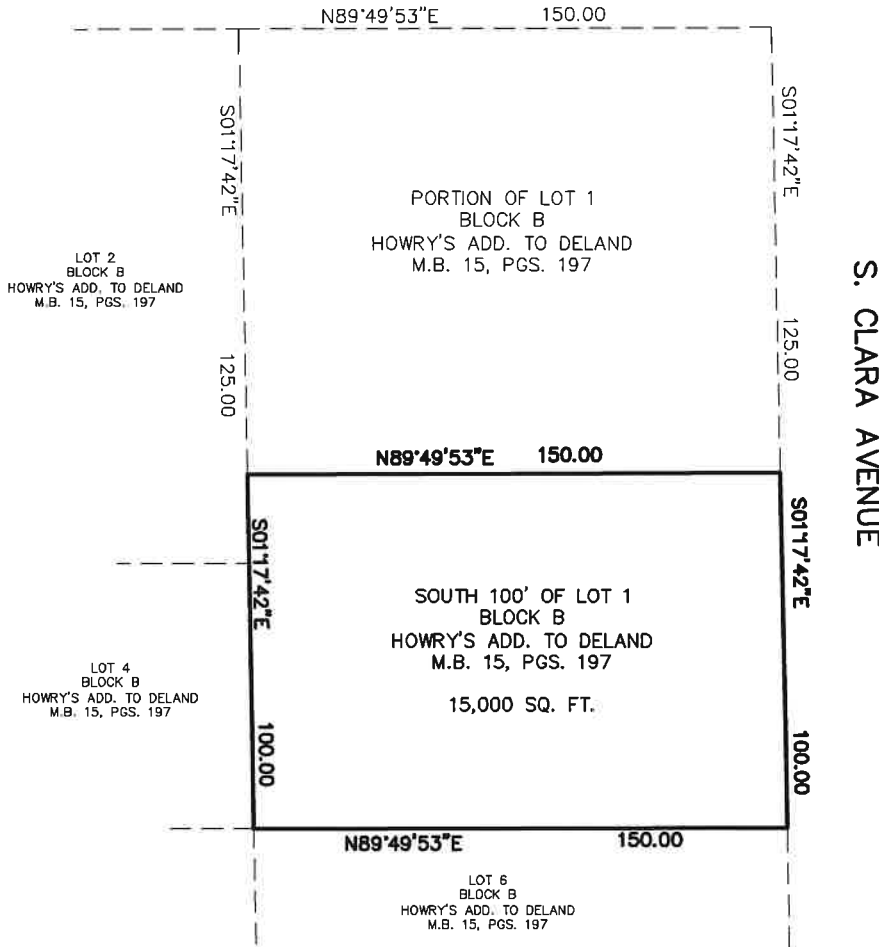
*AFTER SUBDIVIDING LAWD*

" SKETCH AND DESCRIPTION "

"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**



**S. CLARA AVENUE**

SCALE: 1"=40'

SURVEYOR'S NOTES:

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**Scott R  
Bechir**

Digitally signed by Scott  
R Bechir  
Date: 2024.01.18 11:27:01  
-05'00'

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


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

**SCOTT'S SURVEYING SERVICES, INC.**

LB # 7442

8 S. HWY. 17-92, SUITE 8-A  
DEBARY, FLORIDA

PH. (386) 668-7332 FAX 668-7337





**Legend**

- 7017-10-08-0011 AK 8026588
- 7017-10-08-0010 AK 2261421

S. CLARA

	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
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USES IN COMMERCIAL ZONING DISTRICTS

<b>PROFESSIONAL</b>									
General/Professional Offices	P	P	P	P	P	P	P / E <sup>19</sup>	P	P
Financial Institutions	P	P	P	P	C <sup>20</sup>	P			P
<b>MEDICAL SUPPORT - See also Section 33-19.11</b>									
Medical Office	P	P	P	P	P	P			
Apothecary shops	P		C <sup>15</sup>						
Drugstores and pharmacies	P	P		P	P	P			
Hospitals				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			P	P	P	P			
Veterinary clinics allowing inside overnight boarding for clinical care, no outside runs or kennels		C		C		C			
Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs				E <sup>30</sup>	C				P
<b>BUSINESS SUPPORT</b>									
Mailbox and shipping shops		P	P	P	P	P			
Office equipment sales and service		P		P		P/C <sup>4</sup>		P	
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
<b>PERSONAL SERVICES</b>									
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 <sup>2</sup> E <sup>10</sup>
Dry cleaning and laundry, industrial						P		P	P
Dry cleaning and laundry, retail		P	C <sup>3</sup>	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		C	C	C	C				
Tailor shops and shoe repair		P		P	P				
Tattoo parlors and related uses Per Section 33-19.09				C*					
<b>HOSPITALITY</b>									
Adult entertainment establishments, per Section 33-22 and Chapter 2C of the DeLand Code of Ordinances									C*
Banquet facilities		P		P	P	P		E <sup>3</sup>	E <sup>3</sup>
Bed and breakfast inn	C <sup>19</sup>	P	P	P	P				
Catering services		P	P	P	P	P			P

	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
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 <sup>5</sup>	P	P				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>	E <sup>17</sup>	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		C	C	C	C	C		C	
Restaurants, except fast food and/or drive through facilities			P			P			
Restaurants including fast food and/or drive through facilities		P		P	C <sup>20</sup>				P
Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license with special class		C	C	C	C	C		C	C
Virtual kitchen		C <sup>25</sup>	C <sup>25</sup>	P	P	P			C <sup>25</sup>
<b>FOOD SERVICE AND INDUSTRY</b>									
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	C	C				
Community and market gardens	<i>Per Chapter 33, Section 33-24</i>								
Food products manufacturing									P
Freezer locker rentals						P		P	P
Fruit and vegetable handlers or processors									P
Grain blending and packaging, but not milling									C
Grocery, vegetable, fruit, fish, meat, dairy and poultry products wholesale						C		P	P
Milk, dairy, creamery, beverage bottling, processing and wholesale plants								P	P
<b>VEHICULAR - See also Section 33-19.12</b>									
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
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Automotive and bus repair; including body shops and bus garages, and storage of trucks and heavy equipment									P
Junk, Waste or Salvage Yard									E <sup>13</sup>
Marine manufacturing, sales & service See also Section 33-21									P
Marine repair		E <sup>14</sup>		C <sup>7</sup>		P	P / E <sup>14</sup>		
Mobile home sales. See also Sec. 33-21								P	P
Railroad yards, siding and terminals							P		P
Towing and wrecker service				C <sup>21</sup>				P	P
Truck and rail freight terminals								P	P
Truck stops				E <sup>28</sup>					P
Vehicle sales and rental including new and used automobiles, boats, motorcycles, trailers and trucks See also 33-21				E <sup>23</sup> E <sup>29</sup>		P			P
Vehicle sales, rental, service, repair new/used buses, RVs and farm equipment. Section 33-21						E <sup>23</sup> E <sup>29</sup>		P	P
<b>RETAIL</b>									
Auction sales shop						P		P	P
Convenience stores without gas pumps				P	P	P			P
Convenience stores with gas pumps, Per 33-19.08		E		C*					P
Fertilizer and feed store sales excluding manufacturing						C		P	
Flea markets and merchandising barns or marts Per 33-19.03				C*					
Furniture, appliances retail		P		P	P	P			
Furniture, appliances wholesale					P	P		P	P
Grocery		P		P	P	C			
Home improvement store		P		P		P		P	P
Pawn Shops				P					
Retail sales		P	P	P	P	P	C <sup>8</sup>	C <sup>8</sup>	C <sup>8, 20</sup>
Retail and service land uses									C <sup>20</sup>
Retail sale of storage sheds				E <sup>27</sup>					P
Used materials, sales, thrift or pawn shops; not including junk yards		P		P	P			C	
<b>RESIDENTIAL - See also Section 33-20</b>									
Boarding houses				P					
Community residential homes Multifamily. Per 33-19.02	C*					C*			
Community residential homes Single-family. Per 33-19.02	C*								
Convalescent, rest, and nursing homes; institutions and homes for children, the aged, and the disabled	P	E <sup>16</sup>		P					







	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
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Utilities; excluding microwave, radio, telephone, and television towers				C		C			
Warehousing and commercial storage				C <sup>24</sup>		C <sup>24</sup>	P / E <sup>19</sup>	P	P
Wholesale commercial activities						C		P	P
<b>MISCELLANEOUS</b>									
Commercial parking lots				P	P	P			P
Communications towers	<i>Per Chapter 33, Section 33-23</i>								
Outdoor advertising signs				C <sup>22</sup> / E <sup>24</sup>		C <sup>22</sup> / E <sup>24</sup>		C <sup>22</sup> / E <sup>24</sup>	C <sup>22</sup> / E <sup>24</sup>
Public utilities									P
Public utilities; excluding microwave, radio, telephone, and television antennas		C						P	P
Shade structures less than 800 square feet, accessory use		C		C		C	C	C	C
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.