



**DESCRIPTION: (Furnished)**

Lot 1, and the North 1/2 of Lot 2, Block 4, DENNISTON'S ADDITION TO ORANGE CITY, according to the plat thereof as recorded in Map Book 10, Page 106, of the Public Records of Volusia County, Florida. LESS AND EXCEPT that portion of said property lying with in a strip of land across the East end of Lots 1 through 12, Block 4, being 37.81 feet in width at North end and 38.9 feet in width at the South end as deeded to the State of Florida in Deed Book 392, Page 458.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472-07 FLA. STATUTE.

I hereby certify that this plat is a correct representation of a survey, of the above described property, made under my direction.

Blackwell & Associates  
Land Surveyors, Inc.

By: *Ralph E. Blackwell*  
Ralph E. Blackwell  
Registered Land Surveyor  
Florida Certificate No. 3282

NOT VALID UNLESS EMBOSSED  
WITH SURVEYORS SEAL

BLACKWELL & ASSOCIATES  
LAND SURVEYORS, INC.  
P.O. BOX 1013 ORANGE CITY, FLORIDA

MORTGAGE SURVEY FOR:

LAWYER'S TITLE  
GROUP INC.

**Legend:**

(FM.) = Field Measurement    © = Iron Pipe Set  
(P) = Plot Measurement    ● = Iron Pipe Found  
(D) = Deed Description  
● = Recovered Iron Pipe    ■ = Concrete Monument Found  
W.R.L.S. CAP 3282  
UNLESS NOTED OTHERWISE.

Date: JANUARY 30, 86

W.O. No.: 1-129-86

Drawn By: TDS.

Field Book: 29 Pg. 154

File No.

## B-4 GENERAL COMMERCIAL CLASSIFICATION

*Purpose and intent:* The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.

*Permitted principal uses and structures:* In the B-4 General Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Art, dance, modeling and music schools.

Auction parlors.

Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer and light truck sales or rental establishments and the service thereof, when said service is performed as an accessory use to the principal use of sales or rental.

Automobile driving schools.

Automobile service station, types A and C.

Barber and beauty shops.

Bars and liquor stores.

Bowling alleys.

Car washes.

Catering services.

Communication towers not exceeding 70 feet in height above ground level.

Convenience stores with more than eight vehicular service positions per fuel dispenser island.

Cultural art centers.

Day care centers (refer to subsection 72-293(12)).

Dental laboratories.

Employment agencies.

Essential utility services.

Excavations only for stormwater retention ponds for which a permit is required by this article.

Exempt excavations (refer to subsection 72-293(13)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(24)).

Financial institutions.

Fire stations.

Funeral homes.

Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.

**General offices.**

Government-sponsored civic centers.

Group homes (refer to subsection 72-293(20)).

Hardware/home improvement retail center.

Health clubs or spas.

Hotel/motel.

Household moving center.

Houses of worship.

Laundry and dry-cleaning establishments.

Libraries.

Medical and dental clinics.

Moto cross courses — bicycle only.

Museums.

Nightclubs.

Only one single-family dwelling for the owner or manager of an existing permitted principal use.

Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of Ordinances of the County of Volusia).

Pawnshops.

Pest exterminators.

Private clubs.

Professional or trade schools related to permitted uses (refer to subsection 72-293(35)).

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Recycling collection center.

Restaurants, types A and B.

Retail plant nursery.

Retail sales and services.

Retail specialty shops.

Schools, parochial or private (refer to subsection 72-293(7)).

Sweepstakes centers (refer to subsection 72-293(44)).

Tailors.

Taxicab stands.

Theaters.

Travel agencies.

Veterinary clinics.

*Permitted special exceptions requiring Planning and Land Development Regulation Commission (PLDRC) approval:* Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Communication towers exceeding 70 feet in height above ground level (refer to subsection 72-293(9)).

Cemeteries (refer to subsection 72-293(7)).

Bus stations.

Nursing homes, boardinghouses approved by the appropriate state agency (refer to subsection 72-293(20)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(36)).

*Permitted special exceptions requiring county council approval:*

[Reserved].

*Use requiring conditional use permit:*

Curb market.

Mobile food dispensing vehicles (refer to subsection 72-293(27)).

Mini-warehouses (refer to subsection 72-293(26)).

Outdoor entertainment and recreational uses and structures.

*Dimensional requirements:*

*Minimum lot size:*

Area: 1 acre.

Width: 150 feet.

*Minimum yard size:*

Front yard: 35 feet.

Side and rear yard: 10 feet unless abutting an agricultural, conservation, residential or mobile home zoned property, then 35 feet.

Waterfront yard: 25 feet.

*Maximum building height:* 45 feet.

*Maximum lot coverage:* The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

*Off-street parking and loading requirements:* Off-street parking and loading areas meeting the requirements of section 72-286 shall be constructed.

*Landscape buffer requirements:* Landscaped buffer areas meeting the requirements of section 72-284 shall be constructed.

*Final site plan requirements:* Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required.

(Ord. No. 82-20, § VIII, X, XIII, 12-9-82; Ord. No. 84-1, §§ III, VII, XXVI, XXX, XXXI, 3-8-84; Ord. No. 87-14, § V, 6-18-87; Ord. No. 88-2, § IV, 1-19-88; Ord. No. 89-20, § VI, VII, 6-20-89; Ord. No. 90-34, § 33, 9-27-90; Ord. No. 92-6, § XXXVI, 6-4-92; Ord. No. 94-4, § XXXVIII, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2002-22, § IX, 11-7-02; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2011-06, § II, 3-17-11; Ord. No. 2021-34, § I(Exh. A), 12-14-21; Ord. No. 2022-1, § I(Exh. A), 1-18-22; Ord. No. 2025-20, § IV, 8-18-25)