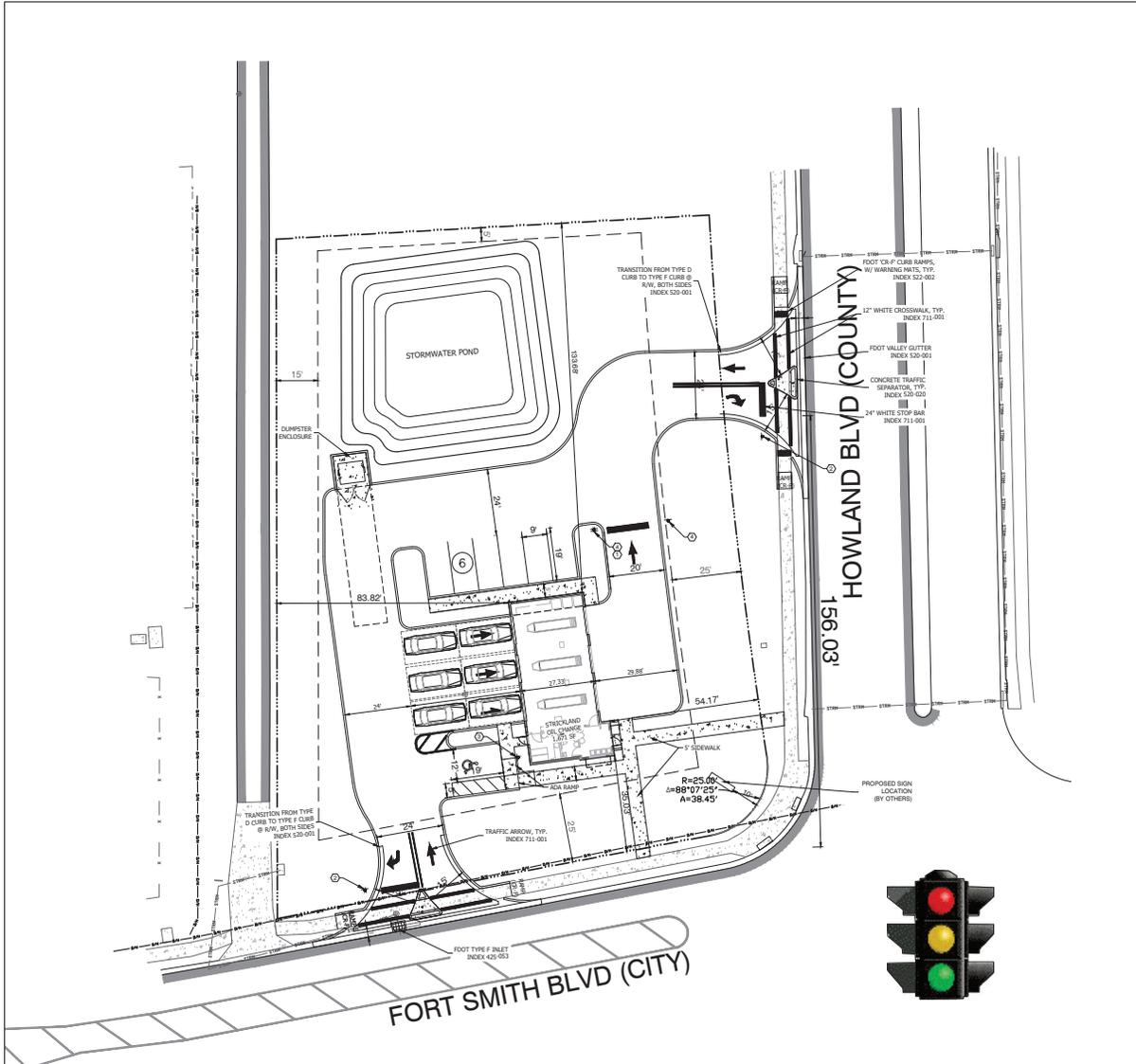


# STRICKLANDS @ 625 HOWLAND BLVD

## CONDITIONAL USE PLAN

CITY OF DELTONA, FLORIDA  
SECTION 30, TOWNSHIP 18, RANGE 31



### SITE DATA

**PARCEL NUMBER(S):** 813062080150, 813062080160, 813062080170, 813062080180  
**PROPERTY LOCATION:** 625 HOWLAND BLVD, DELTONA, FL 32738  
**EXISTING FUTURE LAND USE:** COMMERCIAL  
**EXISTING ZONING:** C-1 (RETAIL COMMERCIAL DISTRICT)  
**EXISTING USE:** VACANT  
**PROPOSED USE:** SERVICE STATION TYPE A (3-BAY QUICK SERVICE OIL CHANGE)  
**TOTAL PROJECT AREA:** 0.895 ACRES  
**DENSITY/ INTENSITY:** REQUIRED: 0.35 FAR MAX, PROPOSED: 0.04 FAR  
**COMMERCIAL (C-1)**

**DEVELOPMENT STANDARDS:**

SETBACKS (MIN)	REQUIRED	PROPOSED
NORTH:	5' MIN	133.68'
EAST (HOWLAND BLVD):	25' MIN	54.17'
SOUTH (FORT SMITH BLVD):	25' MIN	35.66'
WEST:	15' MIN	83.82'

BUFFERS (MIN)	REQUIRED	PROPOSED
NORTH:	5' MIN	5'
EAST (HOWLAND BLVD):	25' MIN	25'
SOUTH (FORT SMITH BLVD):	25' MIN	25'
WEST:	15' MIN	15'

**LOT COVERAGE CALCULATIONS:**

	EXISTING	PROPOSED
BUILDING AREA	0 SF	1,571 SF
VERTICAL USE AREA	0 SF	11,866 SF
SIDEWALK/MS CONC. AREA	0 SF	1,576 SF
TOTAL IMPERVIOUS AREA	0 SF	14,913 SF
TOTAL PERVIOUS AREA	38,976 SF	24,063 SF
TOTAL SITE AREA	38,976 SF	38,976 SF

**PARKING (REQUIRED): COMMERCIAL OR PERSONAL SERVICE**  
 3 SPACES FOR EACH SERVICE BAY  
 3 x (3-BAYS) = 9 SPACES  
 TOTAL REQUIRED = 8 SPACES  
 HC SPACES REQUIRED: 1  
 STANDARD STALL SIZE = 90' (2-WAY) - 9 x 19' (w/ 24' AISLE)  
 HC STALL SIZE = 12 x 19'

**PARKING (PROPOSED):**  
 STANDARD PARKING SPACES = 8  
 HC SPACES = 1  
 TOTAL PARKING SPACES = 7  
 \*REDUCTION REQUESTED

**FLOOD ZONE:**  
 THIS PROPERTY LIES IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130677 & 125155, PANEL 643 OF 930, VOLUSIA COUNTY, DATED 10/28/2017.

**NOTES:**  
 1. ALL ROADWAYS WITHIN THE PROJECT'S PROPERTY BOUNDARIES LIMITS ARE PRIVATE.  
 2. DRIVEWAY ON HOWLAND BLVD SHALL BE REVIEWED & PERMITTED THROUGH VOLUSIA COUNTY.

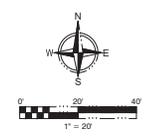
### SIGN LEGEND

KEY	SIGN	LD.	DESCRIPTION	SIZE
1		R1-1	STOP	30" x 30" 36" x 36"
2		FTP-54R-06	RIGHT TURN ONLY	30" x 24"
3		ADA	ADA ACCESSIBLE PARKING (SEE DETAIL)	12" x 18" 12" x 6"
4		R5-1	DO NOT ENTER	30" x 30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOT STANDARD PLANS INDEX 700-100 "SPECIAL SIGN DETAILS".

### LEGAL DESCRIPTION

LEGAL DESCRIPTION  
 LOT 15, LOT 16, LOT 17, AND LOT 18, BLOCK 1590, DELTONA LAKES, UNIT 62, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 89 THOUGH 96, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AVID GROUP, LLC AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM AVID GROUP, LLC.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, LLC @ (407) 248-0900.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. DATE	DESCRIPTION
										02/14/2024	

RETAIL DEVELOPMENT PROPERTIES

STRICKLANDS @ 625 HOWLAND BLVD  
625 Howland Blvd  
CONDITIONAL USE PLAN

1

AVID GROUP

CIVIL ENGINEERING 1337 S INTERNATIONAL  
 LAND PLANNING PKWY. SUITE 1311  
 TRANSPORTATION 32766  
 SURVEYING PHONE (907) 545-6655  
 016 AVIDGROUP.COM

THESE PLANS MAY NOT BE COPIED AND OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM AVID GROUP. COPYRIGHT © 2013