The CITY of DAYTONA BEACH



Development Services Department/Permits & Licensing Division 301 S. Ridgewood Avenue Daytona Beach, Florida 32114
Phone (386) 671-8328
Email PhillipsMelissa@codb.us

VIA E-Mail oriely2000@gmail.com

February 13, 2024

LIPAZY2000 LLC 84 West 21st Street Riviera Beach, FL 33404

RE: ZCL2024-018 Zoning Verification Letter - General

955 Orange Avenue

12-Digit Tax Parcel ID No. 5239-04-17-0010

Dear Applicant:

This is to advise you that the laws and regulations of the City of Daytona Beach Land Development Code (CODB LDC) govern the zoning and use of the above-captioned property. The zoning of the property is Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2). The Future Land Use (FLU) is Commercial Transitional (COMM-T). This property is also in the Midtown Redevelopment Zone.

Permitted uses in the Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2). zoning district can be found in the CODB LDC Section 5.2.A.3 and are also highlighted in the principal use tables attached to this letter.

Should you require anything further, please feel free to contact me via email at PhillipsMelissa@codb.us.

Thank you,

Missy Phillips

Senior Development Review Technician

P =	Permitted by Ri							-	l Us a Sı						-						err	nitt	ed F	3v R	jgh	t
•	Use Type	P	sht S = Allowed with a Special Use Beachside													vnte			,							
Use Category		RDB-1	RDB-2	RDB-3	RDB-4	RDB-5	RDB-6	RDB-7	RDB-8	RDB-9	RDB-10	RDB-11	RDD-1	RDD-2	RDD-3	RDD-4	RDD-5	RDD-6	RDD-7	RDM-1	RDM-2	RDM-3	RDM-4	RDM-5	RDM-6	Use- Specifi Stan- dards
			<u> </u>						Agri	icul	tura	al Us	ses													
	Farming, general																									
Agriculture	Feeding station																									
	Greenhouse operations																									
	Plant nursery																									
	Silviculture (forestry)																									
									Res	ide	ntia	l Us	ses													
	Duplex						Р				Р	Р					Р	Р							Р	
	Duplex subdivision																									
	Live/work unit		Р	Р								Р	Р	Р	Р				Р	Р	Р					5.2.B.3.k
	Mobile/ manufactured home	Permitted only in an existing mobile/manufactured home park 5.2.B.3															5.2.B.3.									
	Mobile/ manufactured home park																									
Household	Multifamily dwelling	Р	Р	Р		Р	Р				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	5.2.B.3.6
Living Uses	Multifamily complex											Р					Р		Р							5.2.B.3.6
	Single-family detached dwelling						P	P		Р	Р	P					P	Р							Р	5.2.B.3.f
	Townhouse subdivision						Р			Р	Р	Р		Р	Р	Р	Р				P	Р		Р	Р	5.2.B.3. _{
	Upper story dwelling (above nonresidential use)		Р	Р		Р				Р			Р	Р	Р	Р				Р	P			Р		5.2.B.3.l
	Zero lot line subdivision																									
Group	Assisted living facility																									
Living Uses	Community residential home											Р	roh	ibite	ed											5.2.B.4.b
	Continuing care																Р				P					5.2.B.4.d

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit **Blank Cell = Not Permitted By Right Beachside Downtown Midtown** Use-Use **Specific RDB-10 RDB-11** RDM-3 RDM-5 RDM-6 RDM-1 RDM-2 RDM-4 RDB-5 RDB-6 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-8 RDB-9 RDB-7 **Use Type** Stan-Category dards retirement community Fraternity or S S Ρ sorority house Hospice residential S 5.2.B.4.d facility **Institutional Uses** Newspaper or magazine Ρ publishing Radio or Ρ Ρ Ρ Р television studio Telecommunications facility, collocated 5.2.B.5.a, on existing structure Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Р Ρ 5.2.B.5.b other than telecommunications tower Telecommunications Communifacility, collocated 5.2.B.5.a, Ρ Р Ρ Ρ Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Р cation Uses on existing 5.2.B.5.c telecommunications tower Telecommunications 5.2.B.5.a, Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ tower, monopole 5.2.B.5.d up to 90 feet high Telecommunications tower, monopole Ρ Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ more than 90 but less than 180 feet high Telecommunications tower, other than S S S S S S S S S S S S S S S S above Art and S 5.2.B.6.a cultural center Community center S S S Ρ S Community S Ρ S S S S S Library Service Uses S S S Ρ S Ρ S Museum S S S Ρ S S Senior center S S S Youth center S Ρ Adult day Day Care care center Uses Ρ Ρ Ρ Child care facility 5.2.B.7.b

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-2 RDM-3 RDM-5 RDB-8 RDD-1 RDM-1 RDM-4 RDB-5 RDB-6 RDB-9 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-7 **Use Type** Stan-Category dards College or Ρ 5.2.B.8.c university Private school Ρ P with fewer than Ρ 5.2.B.8.a 20 students Education Private school Uses with 20 or S S S S 5.2.B.8.b more students Public school Vocational or Ρ Ρ trade school Blood/tissue Prohibited 5.2.B.9.a collection center Drug or alcohol **Prohibited** 5.2.B.9.b treatment facility Hospital Medical or dental Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ Ρ 5.2.B.9.d clinic/office Health Medical or Care Uses P Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ dental lab Medical treatment **Prohibited** 5.2.B.9.d facility Nursing home facility **Psychiatric** Prohibited treatment facility Arboretum or botanical garden S 5.2.B.10.a Cemetery Open Community garden Ρ Ρ P 5.2.B.10.b P Space Game preserve Uses Р Ρ Ρ Park or greenway Ρ Ρ Ρ Ρ Ρ Р Ρ Ρ P Ρ Ρ Р Public square Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ or plaza Aircraft flight instruction Aircraft fuel sales Trans-Aircraft or aviation portation equipment sales or rental Uses Aircraft repair or servicing Airport

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-2 RDM-3 RDM-5 RDM-1 RDM-4 RDB-5 RDB-6 RDB-9 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-8 RDB-7 **Use Type** Stan-Category dards Surface transportation S S S 5.2.B.11.a passenger station/terminal Transit operations center Solar energy collection system Utility (as a principal use) Uses Utility use, major 5.2.B.12.b Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Р Р Ρ Ρ Ρ Utility use, minor Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ Ρ Ρ Civic center 5.2.B.13.a Ρ Ρ Ρ P Ρ Ρ 5.2.B.13.b Club or lodge Congregate Prohibited 5.2.B.13.c Other meal facility $Institutional \big\lceil \ Homeless \ shelter$ **Prohibited** 5.2.B.13.d Uses or service facility Ρ Ρ Ρ Ρ Ρ P Ρ P 5.2.B.13.e Place of worship Shelter for victims of domestic abuse **Commercial Uses Prohibited** Adult bookstore Adult Uses 5.2.B.14 **Prohibited** Adult theater Р Ρ Р Ρ Ρ Ρ Ρ Ρ Ρ Animal grooming P Animal shelter Ρ 5.2.B.15.a Animal Kennel Ρ 5.2.B.15.b Care Uses Veterinary Ρ Ρ Ρ 5.2.B.15.b hospital or clinic Boat dry Ρ Ρ storage facility Boat or marine parts sales and Ρ Ρ Ρ Ρ installation Boat and Boat or Marine Р Ρ Ρ Ρ marine repair 5.2.B.16.b Sales and and servicing Service Boat or marine Ρ Ρ Ρ Ρ 5.2.B.16.c Uses sales or rental Boat towing Ρ service Docking facility, Ρ Ρ 5.2.B.16.d commercial

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-3 RDM-5 RDM-1 RDM-4 RDB-5 RDB-6 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDM-2 RDB-2 RDB-3 RDB-4 RDB-8 RDB-9 RDB-7 **Use Type** Stan-Category dards Docking facility, Ρ commercial S S S 5.2.B.16.d passenger boat Docking facility, Р Ρ Р Ρ recreational boat Ρ Ρ Ρ Ρ Marina 5.2.B.16.f Ρ Yacht club Ρ Ρ Ρ **Business** Р Р Р Р Ρ Ρ Ρ Ρ Р Р Р Ρ Р Ρ Ρ P Ρ Р service center Conference or Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ 5.2.B.17.a training center **Business Prohibited** 5.2.B.17.b Day labor service Support **Employment** Ρ Ρ Ρ Ρ Ρ Ρ Service agency Uses Ρ Parcel services Ρ Ρ Ρ Ρ Ρ Р Ρ Ρ Ρ Ρ P Ρ Ρ Ρ Telephone Ρ Ρ Ρ call center Travel agency Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Bar or lounge 5.2.B.18.a Bottle club **Prohibited** Boutique bar Ρ Ρ P 5.2.B.18.a Craft Distillery Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ 5.2.B.18.g Ρ Microbrewery Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ 5.2.B.18.g Microwinery Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ 5.2.B.18.g 5.2.B.18.a Nightclub Eating and 5.2.B.18.b Restaurant with Drinking drive-in service 5.2.B.18.c Establish-Restaurant with ments 5.2.B.18.b Ρ Ρ drive-through 5.2.B.18.d service Restaurant without drive-in 5.2.B.18.b Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ Р or drive-through 5.2.B.18.e service Specialty eating 5.2.B.18.b Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ or drinking Ρ Ρ Ρ Ρ Р 5.2.B.18.f establishment Automotive parts Motor sales and Prohibited Ρ Ρ Ρ Vehicle installation Sales and Automotive 5.2.B.19.a Service wrecker service

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific RDB-10 RDB-11** RDM-1 RDM-3 RDM-5 RDM-6 RDM-2 RDM-4 RDB-5 RDB-6 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-8 RDB-9 RDB-7 **Use Type** Stan-Category dards Car wash or Uses Ρ Ρ Ρ Ρ 5.2.B.19.b auto detailing Fleet service repair 5.2.B.19.c Ρ Ρ Ρ Ρ 5.2.B.19.d Gas station Parking deck or Ρ Ρ garage (as Ρ Ρ Ρ Р Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ 5.2.B.19.e principal use) Parking lot (as Ρ Р Р Р Ρ Р Ρ Ρ Ρ Ρ Р Ρ 5.2.B.19.f principal use) Sales or rental of heavy vehicles, heavy recreation vehicles, and trailers Sales or rental of Ρ Ρ Ρ 5.2.B.19.g light vehicles Sales, rental, or servicing of Ρ Ρ Ρ 5.2.B.19.g recreational vehicle, light Taxi or limousine Ρ 5.2.B.19.h service facility Tire sales Ρ Ρ Ρ Ρ 5.2.B.19.i and mounting Vehicle repair Ρ Ρ Ρ Ρ Ρ 5.2.B.19.j and servicing **Business services** Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ offices Contractor's office Ρ Office Professional Uses Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ services offices Other office facility Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ Ρ Ρ Arena or stadium 5.2.B.21.a Auditorium or Ρ Ρ Р theater Bingo hall 5.2.B.21.b Cinema Ρ Ρ Ρ P 5.2.B.21.c Recreation/ Entertain-Country club ment Uses

Dog track
Entertainment and

amusement center
Golf course
Golf driving range

Ρ

Ρ

Ρ

5.2.B.21.d

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific RDB-10 RDB-11** RDM-3 RDM-5 RDM-6 RDM-1 RDM-2 RDM-4 RDB-5 RDB-6 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-8 RDB-9 RDB-7 **Use Type** Stan-Category dards Miniature golf course Marine mammal park Outdoor facility for field sports, S S S Ρ 5.2.B.21.f swimming, or court games Pari-mutuel betting facility Ρ Pier, ocean 5.2.B.21.g Racetrack Sport shooting and training range Other indoor recreation/ Ρ Ρ Ρ S Ρ Ρ 5.2.B.21.i entertainment use Other outdoor Ρ Ρ Ρ Ρ Ρ recreation/ entertainment use Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Antique store P 5.2.B.22.a Ρ Ρ Ρ Ρ Ρ Ρ Art gallery Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ 5.2.B.22.a Art, crafts, music, dance, Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ photography, or 5.2.B.22.a martial arts studio/school Bank or financial institution with 5.2.B.22.a Ρ Ρ Ρ 5.2.B.22.b drive-through Retail service Bank or financial Sales and institution without 5.2.B.22.a Service Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ drive-through 5.2.B.22.c Uses service Body piercing Prohibited 5.2.B.22.d establishment Book or Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ Ρ Ρ 5.2.B.22.a media shop Check cashing 5.2.B.22.a service

Ρ

PPP

PP

PPPP

Cigar lounge

Convenience store

Ρ

PP

5.2.B.22.a

5.2.B.22.e 5.2.B.22.a

5.2.B.22.f

P P

Ρ

Ρ

Table 5.2.A.3: Principal Use Table for Redevelopment Districts

P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right

Use Category		Beachside												Dov	vnt	owr	1			_ N	Use-					
	Use Type	RDB-1	RDB-2	RDB-3	RDB-4	RDB-5	RDB-6	RDB-7	RDB-8	RDB-9	RDB-10	RDB-11	RDD-1	RDD-2	RDD-3	RDD-4	RDD-5	RDD-6	RDD-7	RDM-1	RDM-2	RDM-3	RDM-4	RDM-5	RDM-6	Specific Stan- dards
	Crematory																									
	Drug store or pharmacy with drive-through service														Р							Р				5.2.B.22.a 5.2.B.22.a
	Drug store or pharmacy without drive-through service	Р	Р	Р		Р			Р	Р			Р	Р	Р	Р				Р	P	Р		Р		5.2.B.22.a
	Dry cleaning or laundry drop-off establishment	Р	Р	Р		Р			Р	Р				Р	Р	Р			Р		P	Р		Р		5.2.B.22.
	Dry cleaning or laundry establishment			P											P	Р			P			P				5.2.B.22.a 5.2.B.22.l
	Florist shop	Р	Р	Р		Р			Р	Р			Р	Р	Р	Р				Р	P	Р	Р	Р		5.2.B.22.
	Funeral home or mortuary																					Р		Р		5.2.B.22. 5.2.B.22.
	Gift shop or stationery store	Р	Р	Р	Р	Р			Р	Р			Р	Р	Р	Р				Р	P	Р	Р	Р		5.2.B.22.
	Grocery store									Р					Р	P				Р	P	Р		Р		5.2.B.22.
	Home and building supply center																		Р		P					
	Jewelry store	Р	Р	Р	Р	Р			Р	Р			Р	Р	Р	P				Р	P	Р		Р		5.2.B.22.
	Laundromat	Р							Р	Р				Р	Р	P				Р	P	Р	Р	Р		5.2.B.22.
	Large retail sales establishment																					Р				5.2.B.22.
	Lawn care, pool, or pest control service															Р			Р			Р				5.2.B.22.
	Liquor or package store	Р							Р	Р			Р													5.2.B.22.
	Meat, poultry, or seafood market												Р	Р	Р	Р				Р	P	Р		Р		5.2.B.22.
	Pawn shop	Prohibited																								
	Personal and household goods repair establishment													Р	P	P					P	P		Р		5.2.B.22.
	Personal services establishment	Р	Р	Р		Р			Р	Р			Р	Р	Р	Р	Р			Р	P	Р		Р		5.2.B.22.
	Secondhand retail shop					Pro	hib	ited																		

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-2 RDM-3 RDM-4 RDM-5 RDM-1 RDB-5 RDB-6 RDB-8 RDB-9 RDD-1 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-7 **Use Type** Stan-Category dards 5.2.B.22.a Shopping center Ρ Ρ Ρ 5.2.B.22.j Tattoo Р Ρ Ρ 5.2.B.22.a establishment Other retail sales 5.2.B.22.a Р Ρ Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ P Ρ establishment 5.2.B.22.j Self-Self-storage or Service Ρ Ρ mini-warehouse 5.2.B.23.a Storage facility Uses Bed and Ρ 5.2.B.24.a breakfast inn Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Hotel or motel 5.2.B.24.b Visitor Accommo-Recreational 5.2.B.24.c dation Uses vehicle park Other Р Р Р Р Р Ρ Ρ Ρ Ρ Ρ Ρ Ρ 5.2.B.24.d accommodations 1 **Industrial Uses** Building, heating, plumbing, or 5.2.B.25.a electrical contractor's storage yard Carpet cleaning or dyeing facility Educational, scientific, or Р Ρ Ρ Ρ industrial research and development Electric motor Industrial repair, machine Ρ 5.2.B.25.b Services shop, or tool Uses repair shop Fuel oil or bottled gas distribution Fuel oil storage General industrial Ρ services Heavy construction establishment Heavy equipment repair and 5.2.B.25.c servicing

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right **Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-1 RDM-2 RDM-3 RDM-4 RDM-5 RDD-1 RDD-2 RDD-7 RDB-5 RDB-6 RDB-8 RDB-9 RDD-3 RDD-4 RDD-5 RDD-6 RDB-2 RDB-3 RDB-4 RDB-7 **Use Type** Stan-Category dards Heavy equipment 5.2.B.25.d sales, rental, or storage Laundry or dry 5.2.B.25.e cleaning facility Leatherworking or upholstery establishment Metal-working, welding, plumbing, Ρ or gas, steam, or water pipe fitting Motion Ρ picture studio Paving operations Printing or other similar Ρ reproduction facility Repair of scientific Ρ or professional instruments Ρ Woodworking Asphalt plant Bakery Boat manufacturing **Bottling plant** Brewery, winery, Ρ 5.2.B.26.a or distillery Cabinet or furniture Ρ Manufactmanufacturing uring and Cement concrete Production 5.2.B.26.b batching plant Uses Cement concrete or brick products 5.2.B.26.b manufacturing Craft distillery Ρ Ρ 5.2.B.26.a Fish hatchery Food processing (without slaughtering)

Hydroponic garden

Table 5.2.A.3: Principal Use Table for Redevelopment Districts P = Permitted by Right S = Allowed with a Special Use Permit **Blank Cell = Not Permitted By Right Beachside Downtown Midtown** Use-Use **Specific** RDM-6 **RDB-10 RDB-11** RDM-2 RDM-3 RDM-4 RDM-5 RDD-1 RDM-1 RDB-5 RDB-6 RDB-8 RDB-9 RDD-2 RDD-3 RDD-4 RDD-5 RDD-6 RDD-7 RDB-2 RDB-3 RDB-4 RDB-7 **Use Type** Stan-Category dards facility Manufacturing, assembly, or 5.2.B.26.c fabrication, heavy Manufacturing, assembly, or fabrication, light Vegetable or fruit packing Moving and storage facility Outdoor storage Warehouse 5.2.B.27.a (as a principal use) and Freight Truck or Movement 5.2.B.27.b freight terminal Uses Warehouse, 5.2.B.27.b storage and distribution Construction and demolition debris 5.2.B.28.a disposal facility Hazardous waste 5.2.B.28.b collection site Incinerator Land clearing debris disposal 5.2.B.28.a facility Materials recovery facility Waste-Recovered 5.2.B.28.c Related materials processing facility Uses Recycling 5.2.B.28.d drop-off center Salvage/ 5.2.B.28.e Recycling facility Solid waste transfer station Tire disposal or 5.2.B.28.b recycling facility 5.2.B.28.b Waste composting Waste-to-energy plant Plant nursery, Wholesale Ρ 5.2.B.29

wholesale

	Table 5.2.A.3: Principal Use Table for Redevelopment Districts																									
P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Righ															igh	t										
Use Category	Use Type	Beachside											Downtown							Midtown						Use-
		RDB-1	RDB-2	RDB-3	RDB-4	RDB-5	RDB-6	RDB-7	RDB-8	RDB-9	RDB-10	RDB-11	RDD-1	RDD-2	RDD-3	RDD-4	RDD-5	RDD-6	RDD-7	RDM-1	RDM-2	RDM-3	RDM-4	RDM-5	RDM-6	Specific Stan- dards
Uses	Showroom, wholesale																		Р							
	Other wholesale use																		Р							

^{1.} The "other accommodations" use includes all uses regulated by the prior LDC as "accommodations" other hotels, motels, rooming houses, bed and breakfast facilities, or RV parks—i.e., "rental units intended to be used by transient persons or tourists for overnight or short-term lodging." This use thus included and continues to include vacation rentals as defined in F.S. 509.242 and grandfathered from the 2011 amendment to F.S. 509.032(7) that preempts local government regulation of vacation rentals in accordance with the provisions of that statute.











