



# 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](mailto:PhillipsMelissa@codb.us)

*VIA E-Mail*

[oriely2000@gmail.com](mailto:oriely2000@gmail.com)

February 13, 2024

LIPAZY2000 LLC  
84 West 21<sup>st</sup> 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](mailto:PhillipsMelissa@codb.us).

Thank you,

Missy Phillips  
Senior Development Review Technician

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

**P = Permitted by Right**

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| Use Category          | Use Type  | Beachside   |       |       |       |       |       |       |       |       |        | Downtown |       |       |       |       |       |       | Midtown |       |       |       |       |       | Use-Specific Standards |           |
|-----------------------|---|---|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|-----------|
|                       |   | 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     |
| Agricultural Uses     |   |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
| Agriculture           | Farming, general                                |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Feeding station                                 |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Greenhouse operations                           |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Plant nursery                                   |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Silviculture (forestry)                         |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
| Residential Uses      |   |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
| Household Living Uses | Duplex  |   |       |       |       |       | P     |       |       |       | P      | P        |       |       |       |       | P     | P     |         |       |       |       |       | P     |                        |           |
|                       | Duplex subdivision                              |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Live/work unit                                  |   | P     | P     |       |       |       |       |       |       |        | P        | P     | P     | P     |       |       |       | P       | P     | P     |       |       |       | 5.2.B.3.b              |           |
|                       | Mobile/manufactured home                        | Permitted only in an existing mobile/manufactured home park |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.3.c |
|                       | Mobile/manufactured home park                   |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Multifamily dwelling                            | P   | P     | P     |       |       | P     | P     |       |       |        | P        | P     | P     | P     | P     | P     | P     | P       | P     | P     | P     | P     | P     | P                      | 5.2.B.3.e |
|                       | Multifamily complex                             |   |       |       |       |       |       |       |       |       |        |          | P     |       |       |       |       | P     |         | P     |       |       |       |       | 5.2.B.3.e              |           |
|                       | Single-family detached dwelling                 |   |       |       |       |       |       | P     | P     |       |        | P        | P     | P     |       |       |       | P     | P       |       |       |       |       | P     | 5.2.B.3.f              |           |
|                       | Townhouse subdivision                           |   |       |       |       |       |       | P     |       |       |        | P        | P     | P     |       |       | P     | P     |         |       |       | P     | P     | P     | 5.2.B.3.g              |           |
|                       | Upper story dwelling (above nonresidential use) |   |       | P     | P     |       | P     |       |       |       | P      |          |       | P     | P     | P     | P     |       |         |       | P     | P     |       | P     |                        | 5.2.B.3.h |
|                       | Zero lot line subdivision                       |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
| Group Living Uses     | Assisted living facility                        |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |           |
|                       | Community residential home                      | Prohibited  |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.4.b |
|                       | Continuing care                                 |   |       |       |       |       |       |       |       |       |        |          |       |       |       |       | P     |       |         |       | P     |       |       |       | 5.2.B.4.c              |           |

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

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| Use Category           | Use Type  | Beachside |       |       |       |       |       |       |       |       |        | Downtown |       |       |       |       |       |       | Midtown |       |       |       |       |       | Use-Specific Standards |       |
|------------------------|---|-----------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|-------|
|                        |   | 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 |
|                        | retirement community  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |       |
|                        | Fraternity or sorority house  |           |       |       |       |       |       |       |       |       |        |          |       |       |       | S     |       |       |         | S     |       | P     |       |       |                        |       |
|                        | Hospice residential facility  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         | S     |       |       |       |       | 5.2.B.4.d              |       |
| Institutional Uses     |   |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |       |
| Communication Uses     | Newspaper or magazine publishing  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       | P     |         |       |       |       |       |       |                        |       |
|                        | Radio or television studio  |           |       |       |       |       |       |       |       |       |        |          | P     | P     |       |       |       | P     |         |       |       | P     |       |       |                        |       |
|                        | Telecommunications facility, collocated on existing structure other than telecommunications tower | P         | P     | P     | P     | P     |       |       | P     | P     |        | P        | P     | P     | P     | P     | P     | P     | P       | P     | P     | P     | P     | P     | 5.2.B.5.a, 5.2.B.5.b   |       |
|                        | Telecommunications facility, collocated on existing telecommunications tower                      | P         | P     | P     | P     | P     |       |       | P     | P     |        | P        | P     | P     | P     | P     | P     | P     | P       | P     | P     | P     | P     | P     | 5.2.B.5.a, 5.2.B.5.c   |       |
|                        | Telecommunications tower, monopole up to 90 feet high   | P         | P     | P     | P     | P     |       |       | P     | P     |        | P        | P     | P     | P     | P     | P     |       | P       | P     | P     | P     | P     | P     | 5.2.B.5.a, 5.2.B.5.d   |       |
|                        | Telecommunications tower, monopole more than 90 but less than 180 feet high                       | P         | P     | P     | P     | P     |       |       | P     | P     |        | P        | P     | P     | P     | P     | P     |       | P       | P     | P     | P     | P     | P     |                        |       |
|                        | Telecommunications tower, other than above  | S         | S     | S     | S     | S     |       |       | S     | S     |        |          | S     | S     | S     |       |       |       | S       | S     | S     | S     | S     | S     |                        |       |
| Community Service Uses | Art and cultural center   |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       | S     |       |         |       |       |       |       |       | 5.2.B.6.a              |       |
|                        | Community center  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | S       | S     | S     | P     | S     |       |                        |       |
|                        | Library   |           |       |       |       |       |       |       |       |       |        |          | S     | S     |       |       |       |       | S       | S     | S     | P     | S     |       |                        |       |
|                        | Museum  |           | P     | P     |       |       |       |       |       |       |        | S        | S     | S     |       |       |       |       | P       | S     | S     | P     | S     |       |                        |       |
|                        | Senior center   |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | S       | S     | S     | P     | S     |       |                        |       |
|                        | Youth center  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       | S     | S       | S     | P     | S     |       |       |                        |       |
| Day Care Uses          | Adult day care center   |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |       |
|                        | Child care facility   |           |       |       |       |       |       |       |       |       |        |          | P     | P     |       |       |       |       |         |       |       | P     |       |       | 5.2.B.7.b              |       |

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| Use Category                           | Use Type  | Beachside  |       |       |       |       |       |       |       |       |        | Downtown |       |       |       |       |       |       | Midtown |       |       |       |       |       | Use-Specific Standards |            |          |
|--|---|------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|------------|----------|
|  |   | 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      |          |
|  | Surface transportation passenger station/terminal   |            |       |       |       | S     |       | S     |       |       |        |          |       |       | S     |       |       |       |         |       |       |       |       |       |                        | 5.2.B.11.a |          |
|  | Transit operations center                           |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |          |
| Utility Uses                           | Solar energy collection system (as a principal use) |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |          |
|  | Utility use, major                                  |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.12.b |          |
|  | Utility use, minor                                  | P          | P     | P     | P     | P     | P     | P     | P     | P     | P      | P        | P     | P     | P     | P     | P     | P     | P       | P     | P     | P     | P     | P     | P                      |            |          |
| Other Institutional Uses               | Civic center  |            |       |       |       |       |       | P     |       |       |        |          |       |       |       |       |       |       |         | P     |       | P     | P     |       |                        | 5.2.B.13.a |          |
|  | Club or lodge                                       |            |       |       |       |       |       |       |       |       |        |          |       | P     | P     |       |       |       |         | P     | P     |       | P     | P     |                        | 5.2.B.13.b |          |
|  | Congregate meal facility                            | Prohibited |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.13.c |          |
|  | Homeless shelter or service facility                | Prohibited |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.13.d |          |
|  | Place of worship                                    |            |       |       |       |       | P     |       |       |       |        | P        |       | P     | P     |       | P     |       |         |       | P     |       |       | P     | P                      | 5.2.B.13.e |          |
|  | Shelter for victims of domestic abuse               |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |          |
| Commercial Uses                        |   |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |          |
| Adult Uses                             | Adult bookstore                                     | Prohibited |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            | 5.2.B.14 |
|  | Adult theater                                       | Prohibited |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |          |
| Animal Care Uses                       | Animal grooming                                     |            |       |       |       |       |       |       |       |       |        |          | P     | P     | P     | P     |       |       | P       | P     | P     | P     | P     | P     |                        |            |          |
|  | Animal shelter                                      |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | P       |       |       |       |       |       |                        | 5.2.B.15.a |          |
|  | Kennel  |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | P       |       |       |       |       |       |                        | 5.2.B.15.b |          |
|  | Veterinary hospital or clinic                       |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | P       |       |       | P     |       | P     |                        | 5.2.B.15.b |          |
| Boat and Marine Sales and Service Uses | Boat dry storage facility                           |            |       |       |       |       |       |       |       |       |        |          |       |       |       | P     |       |       | P       |       |       |       |       |       |                        |            |          |
|  | Boat or marine parts sales and installation         |            |       | P     |       |       |       |       | P     |       |        |          |       |       |       | P     |       |       | P       |       |       |       |       |       |                        |            |          |
|  | Boat or marine repair and servicing                 |            |       | P     |       |       |       |       | P     |       |        |          |       |       |       | P     |       |       | P       |       |       |       |       |       |                        | 5.2.B.16.b |          |
|  | Boat or marine sales or rental                      |            |       | P     |       |       |       |       | P     |       |        |          |       |       |       | P     |       |       | P       |       |       |       |       |       |                        | 5.2.B.16.c |          |
|  | Boat towing service                                 |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       | P       |       |       |       |       |       |                        |            |          |
|  | Docking facility, commercial                        |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       | P     |       |         | P     |       |       |       |       |                        | 5.2.B.16.d |          |

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|-------------------------------|---|------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|--------------------------|--------------------------|
|                               |   | 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                    |                          |
|                               | Miniature golf course   |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |                          |                          |
|                               | Marine mammal park  |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |                          |                          |
|                               | Outdoor facility for field sports, swimming, or court games           | S          |       |       | S     |       |       |       | S     |       |        |          |       |       |       |       |       |       |         |       |       |       | P     |       |                        | 5.2.B.21.f               |                          |
|                               | Pari-mutuel betting facility  |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |                          |                          |
|                               | Pier, ocean   |            |       |       | P     |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.21.g               |                          |
|                               | Racetrack   |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |                          |                          |
|                               | Sport shooting and training range                                     |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |                          |                          |
|                               | Other indoor recreation/entertainment use                             | P          |       |       | P     |       |       |       | P     |       |        |          | S     |       |       |       |       |       |         |       |       |       | P     | P     |                        | 5.2.B.21.i               |                          |
|                               | Other outdoor recreation/entertainment use                            | P          |       |       | P     |       |       |       | P     |       |        |          |       |       |       |       |       |       |         |       |       |       | P     | P     |                        |                          |                          |
| Retail Sales and Service Uses | Antique store   |            | P     | P     |       |       |       |       |       |       |        |          | P     | P     |       | P     |       |       |         | P     | P     | P     |       | P     |                        | 5.2.B.22.a               |                          |
|                               | Art gallery   | P          | P     | P     | P     | P     |       |       | P     | P     |        |          | P     | P     |       | P     |       |       | P       | P     | P     |       | P     |       | P                      | 5.2.B.22.a               |                          |
|                               | Art, crafts, music, dance, photography, or martial arts studio/school |            |       |       |       |       |       |       |       |       |        |          | P     | P     |       | P     | P     | P     | P       | P     | P     |       | P     | P     | P                      | 5.2.B.22.a               |                          |
|                               | Bank or financial institution with drive-through service              |            |       |       |       |       |       |       |       |       |        |          |       |       | P     |       |       |       | P       |       |       |       | P     |       |                        | 5.2.B.22.a<br>5.2.B.22.b |                          |
|                               | Bank or financial institution without drive-through service           | P          | P     | P     |       |       |       |       |       |       |        |          |       | P     | P     | P     | P     |       | P       | P     | P     |       | P     |       | P                      | 5.2.B.22.a<br>5.2.B.22.c |                          |
|                               | Body piercing establishment   | Prohibited |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       | 5.2.B.22.d             |                          |                          |
|                               | Book or media shop  | P          | P     | P     | P     | P     |       |       | P     | P     |        |          | P     | P     |       | P     |       |       | P       | P     | P     | P     | P     | P     |                        | 5.2.B.22.a               |                          |
|                               | Check cashing service   |            |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.22.a               |                          |
|                               | Cigar lounge  |            | P     | P     |       | P     |       |       |       |       |        |          |       | P     |       |       |       |       |         | P     | P     |       |       |       |                        |                          | 5.2.B.22.a<br>5.2.B.22.e |
|                               | Convenience store   | P          | P     | P     | P     | P     |       |       | P     | P     |        |          |       | P     | P     | P     |       |       | P       |       |       | P     |       |       |                        |                          | 5.2.B.22.a<br>5.2.B.22.f |



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**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                        | Use Type   | Beachside |       |       |       |       |       |       |       |       |        | Downtown |       |       |       |       |       |       | Midtown |       |       |       |       |       | Use-Specific Standards |            |
|-------------------------------------|--|-----------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|------------|
|                                     |  | 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      |
|                                     | facility   |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Manufacturing, assembly, or fabrication, heavy       |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.26.c |
|                                     | Manufacturing, assembly, or fabrication, light       |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Vegetable or fruit packing                           |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
| Warehouse and Freight Movement Uses | Moving and storage facility                          |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Outdoor storage (as a principal use)                 |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.27.a |
|                                     | Truck or freight terminal                            |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.27.b |
|                                     | Warehouse, storage and distribution                  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.27.b |
| Waste-Related Uses                  | Construction and demolition debris disposal facility |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.a |
|                                     | Hazardous waste collection site                      |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.b |
|                                     | Incinerator  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Land clearing debris disposal facility               |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.a |
|                                     | Materials recovery facility                          |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Recovered materials processing facility              |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.c |
|                                     | Recycling drop-off center                            |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.d |
|                                     | Salvage/ Recycling facility                          |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.e |
|                                     | Solid waste transfer station                         |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
|                                     | Tire disposal or recycling facility                  |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.b |
|                                     | Waste composting                                     |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        | 5.2.B.28.b |
|                                     | Waste-to-energy plant                                |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       |       |         |       |       |       |       |       |                        |            |
| Wholesale                           | Plant nursery, wholesale                             |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       | P     |         |       |       |       |       |       |                        | 5.2.B.29   |

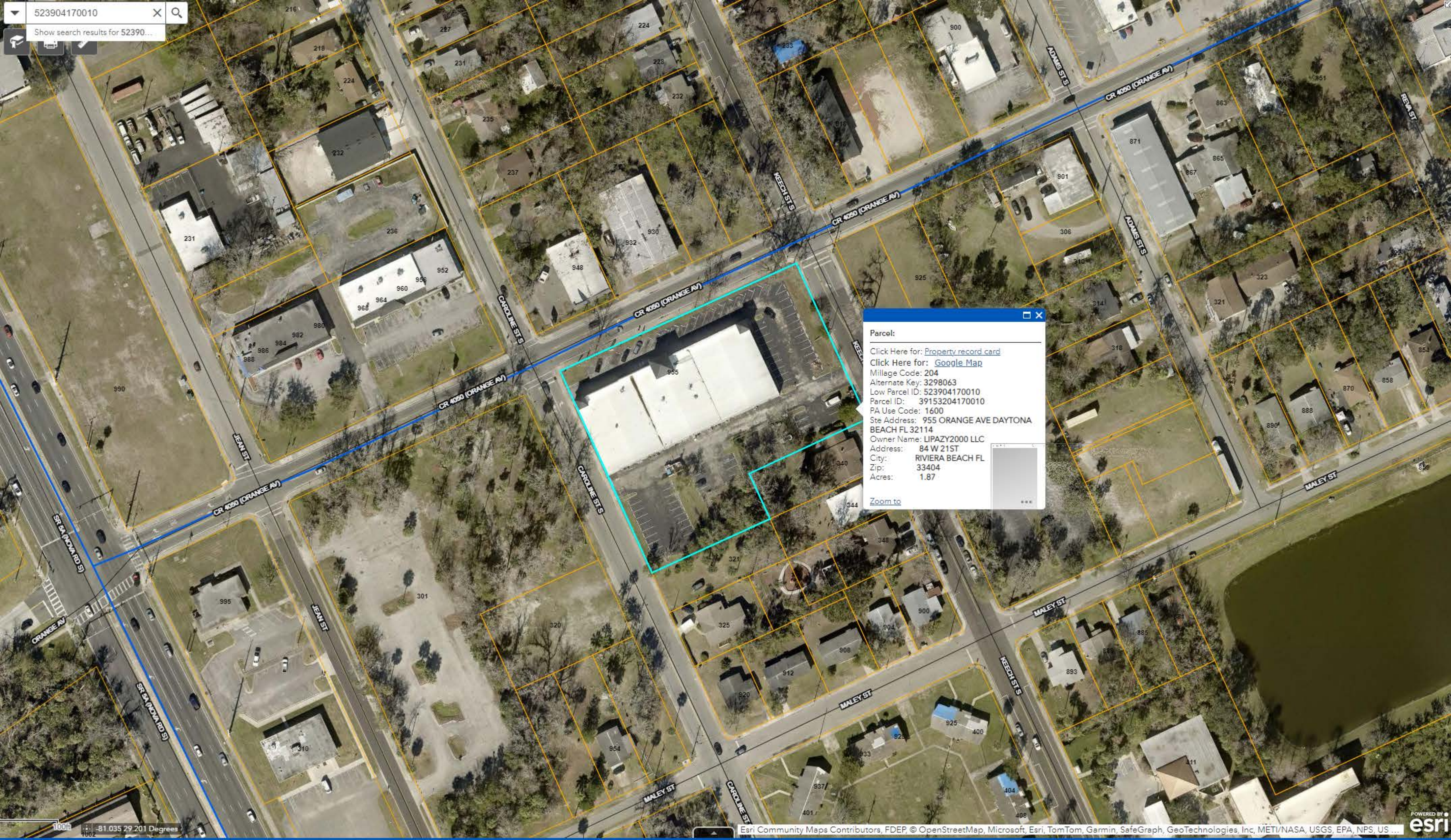
**Table 5.2.A.3: Principal Use Table for Redevelopment Districts**

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

| Use Category | Use Type            | Beachside |       |       |       |       |       |       |       |       |        | Downtown |       |       |       |       |       |       | Midtown |       |       |       |       |       | Use-Specific Standards |
|--------------|---------------------|-----------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|------------------------|
|              |                     | 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 |                        |
| Uses         | Showroom, wholesale |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       | P     |         |       |       |       |       |       |                        |
|              | Other wholesale use |           |       |       |       |       |       |       |       |       |        |          |       |       |       |       |       | P     |         |       |       |       |       |       |                        |

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.





Parcel:

Click Here for: [Property record card](#)

Click Here for: [Google Map](#)

Millage Code: 204

Alternate Key: 3298063

Low Parcel ID: 523904170010

Parcel ID: 39153204170010

PA Use Code: 1600

Ste Address: 955 ORANGE AVE DAYTONA  
BEACH FL 32114

Owner Name: LIPAZY2000 LLC

Address: 84 W 21ST

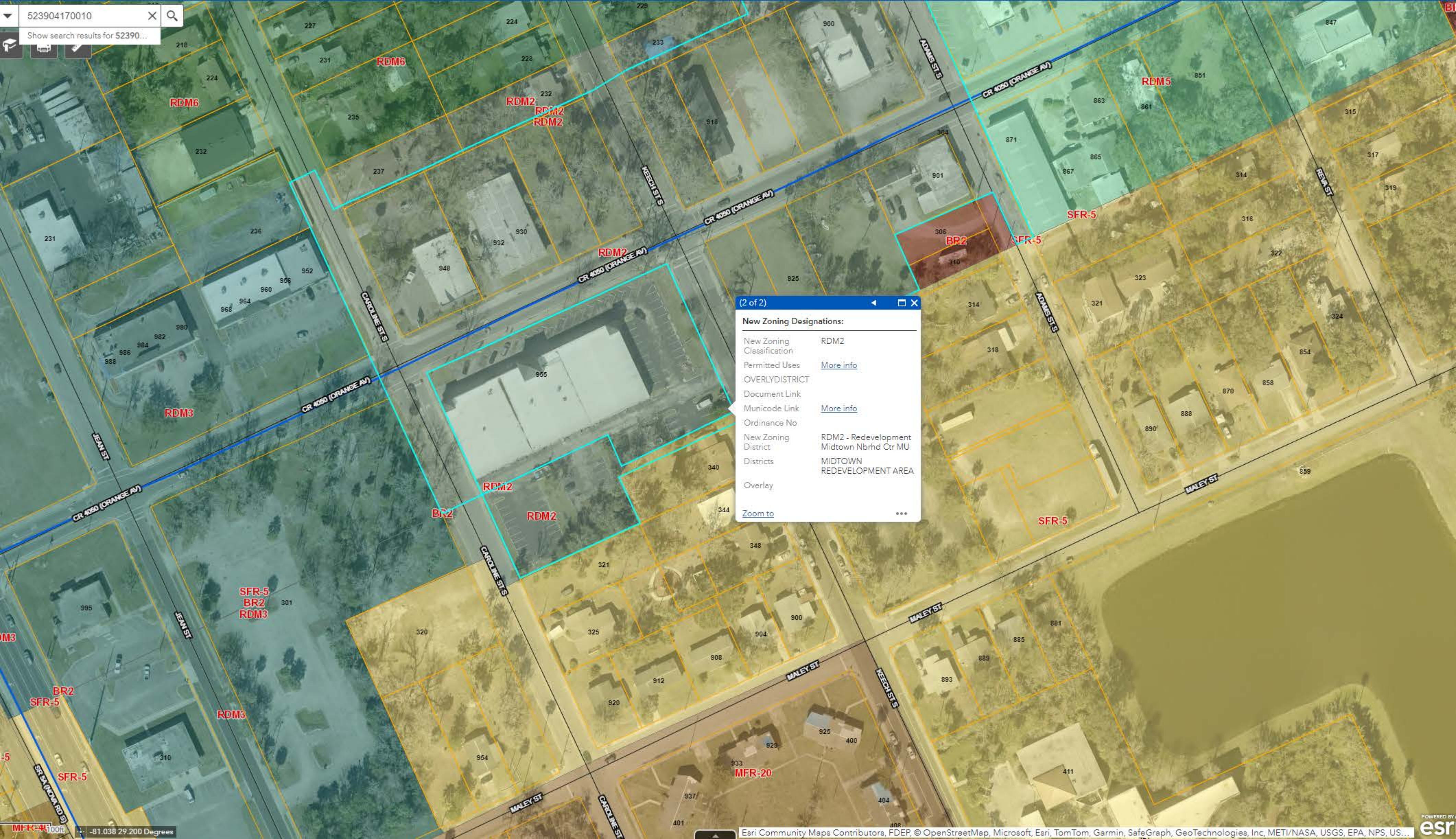
City: RIVIERA BEACH FL

Zip: 33404

Acres: 1.87

Zoom to





523904170010

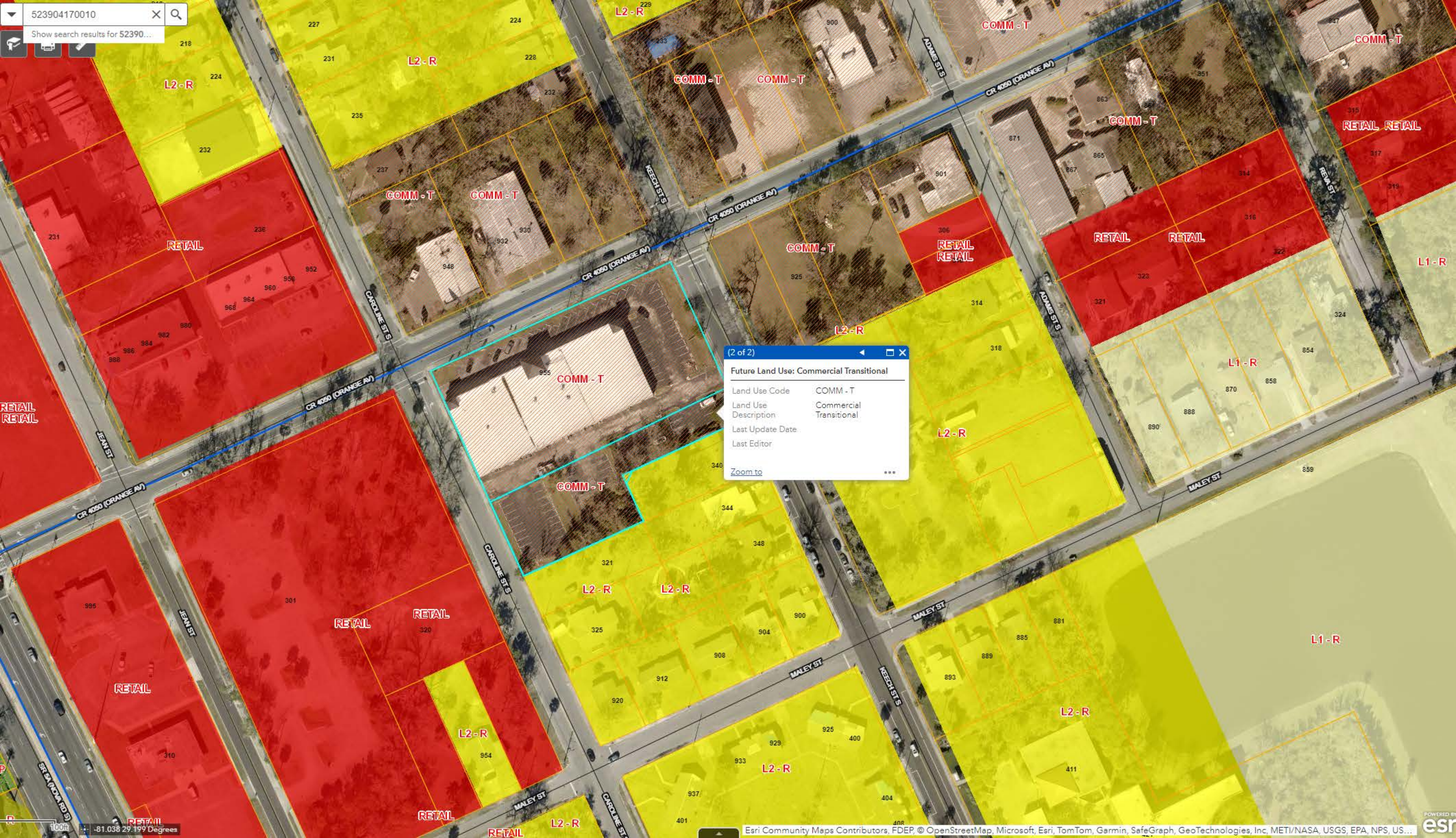
Show search results for 52390...

(2 of 2)

New Zoning Designations:

|                           |   |
|---------------------------|---|
| New Zoning Classification | RDM2                                      |
| Permitted Uses            | <a href="#">More info</a>                 |
| OVERLYDISTRICT            |   |
| Document Link             |   |
| Municode Link             | <a href="#">More info</a>                 |
| Ordinance No              |   |
| New Zoning District       | RDM2 - Redevelopment Midtown Nbrhd Ctr MU |
| Districts                 | MIDTOWN REDEVELOPMENT AREA                |
| Overlay                   |   |
| <a href="#">Zoom to</a>   | ...                                       |





(2 of 2)

Future Land Use: Commercial Transitional

|                      |                         |
|----------------------|-------------------------|
| Land Use Code        | COMM - T                |
| Land Use Description | Commercial Transitional |
| Last Update Date     |                         |
| Last Editor          |                         |

Zoom to





Daytime Peoples Medical Supplies

955 Orange Ave

Dabi food and beauty supply

Word & Praise Christian Learning Center

Fausto Grocery Corp. Food Mart

Styles 101

Orange Ave

Orange Ave

Orange Ave

Image Landsat / Copernicus

Google Earth





955

Dabi

C&R TAX REFUND

TAX

C&R TAX REFUND

1 Child up to \$4,395  
2 Children up to \$6,460  
3 Children up to \$7,143

OPEN

611



