



The CITY of DAYTONA BEACH

Development Services Department/Permits & Licensing Division

301 S Ridgewood Ave

Daytona Beach, Florida 32114

Phone (386) 671-8328

Email PhillipsMelissa@codb.us

VIA E-Mail

TPGDaytona@aol.com

May 25, 2023

Joseph Hopkins
100 Marina Point Drive
Daytona Beach, FL 32114

RE: **ZCL2022-136 Zoning Verification Letter**
1409 LPGA Boulevard/12-Digit Tax Parcel ID No. 5202-00-00-0862

Dear Applicant:

This is to advise you that the laws and regulations of the **City of Daytona Beach Land Development Code (LDC)** govern the zoning and use of the above- captioned property.

The zoning of the property is **General Industrial (M-3)**. The Future Land Use (FLU) is **Mixed Use (MU)**. This property is also located in the **City's Scenic Thoroughfare Overlay (STO) District**.

Permitted uses for properties located in the **General Industrial (M-3)** zoning district can be found in the **CODB LDC, Article 5, Table 5.2.A.2**, and are also attached to this letter.

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

Sincerely,

Missy Phillips

Development Review Technician

2. Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts.

Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, tourist, and Specialty Districts																							
P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted By Right																							
Use Category	Use Type	Residential Districts				Business Districts					Industrial Districts				Tourist Districts				Specialty Districts			Use-Specific Standards	
		SF R-5	MF R-12	MF R-20	MF R-40	R P	O P	B P	B R-1	B R-2	B A	M - 1	M - 3	M - 4	M - 5	T - 1	T - 2	T - 4	T - 5	A G	H M		M S
Agricultural Uses																							
Agriculture	Farming, general																			P	P		
	Feeding station																				P	P	
	Greenhouse operations																				P	P	
	Plant nursery										P	P									P	P	
	Silviculture (forestry)																				P	P	
Residential Uses																							
Household Living Uses	Duplex		P	P	P	P														P	P	P	
	Duplex subdivision		S	S	S	S																	5.2.B.3.a
	Live/work unit																						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																						5.2.B.3.d
	Multifamily dwelling		P	P	P	P		P	P	P	P							P	P	P	P		5.2.B.3.e
	Multifamily complex		P	P	P	P		P										P	P	P	P		5.2.B.3.e
	Single-family detached dwelling	P	P	P	P	P												P	P	P		P	5.2.B.3.f
	Townhouse subdivision		S	S	S	S												S	S	S	S		5.2.B.3.g
	Upper story dwelling								P	P	P							P	P	P			5.2.B.3.h

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	(above nonresidential use)																						
	Zero lot line subdivision																			P			5.2.B.3.i
Group Living Uses	Assisted living facility	P	P	P	P	P														P	P		5.2.B.4.a
	Community residential home				P	P	P													P	P		5.2.B.4.b
	Continuing care retirement community																				S		5.2.B.4.c
	Fraternity or sorority house					S	S											S					
	Hospice residential facility				P	P	P														P		5.2.B.4.d
Institutional Uses																							
Communication Uses	Newspaper or magazine publishing								P	P	P	P	P	P						P	P		
	Radio or television studio								P	P	P	P	P	P						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	5.2.B.5.a, 5.2.B.5.b
	Telecommunications	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	5.2.B.5.a,

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	facility, collocated on existing telecommunications tower																						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	P	5.2.B.5.a, 5.2.B.5.d
	Telecommunications tower, monopole more than 90 but no more than 180 feet high					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	Community center		S	S	S	S	S	S	S	S	S				S	S	S	S					
	Library		S	S	S	S	S	S	S	S	S				S	S	S	S					
	Museum		S	S	S	S	S	S	S	S	S				S	S	S	S					
	Senior center		S	S	S	S	S	S	S	S	S				S	S	S	S					
	Youth center		S	S	S	S	S	S	S	S	S				S	S	S	S					
Day Care Uses	Adult day care center	S	S	P	P	P	P	P	S	P	P	P	S	S	P	P	P	P	S	P	S	5.2.B.7.a	
	Child care facility	S	S	P	P	P	P	P	S	P	P	P	S	S	P	P	P	P		P		5.2.B.7.b	
Education Uses	College or university	S	S	P	P	P	P	P	S	P	P	P	S	S	P	P	P	P		P		5.2.B.8.c	
	Private school with fewer		S	P	P	P	P	P	S	P	P	P	S	S	P	P	P	P		P		5.2.B.8.a	

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	than 20 students																						
	Private school with 20 or more students		S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P	5.2.B.8.b	
	Public school			P	P	P	P	P		P	P	P				P	P	P	P		P		
	Vocational or trade school	S	S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		
Health Care Uses	Blood/tissue collection center																				P	5.2.B.9.a	
	Drug or alcohol treatment facility				S	S		S				S										5.2.B.9.b	
	Hospital																				P	5.2.B.9.c	
	Medical or dental clinic/office								P	P	P	P	P		P		P	P	P	P		P	
	Medical or dental lab								P	P	P	P	P		P		P	P	P	P		P	
	Medical treatment facility										P	P										P	5.2.B.9.d
	Nursing home facility	S	S	P	P	P	P	S				P						P	P			P	5.2.B.9.e
	Psychiatric treatment facility																					P	
Open Space Uses	Arboretum or botanical garden																						
	Cemetery	S	S	S	S	S		S			P	P				P	P	P	P			5.2.B.10.a	

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	Community garden		P	P	P	P	P	P	P	P	P									P			5.2.B.1 0.b
	Game preserve																			P			
	Park or greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public square or plaza																						
Transportation Uses	Aircraft flight instruction											P	P	P	P								
	Aircraft fuel sales											P	P	P	P								
	Aircraft or aviation equipment sales or rental											P	P	P	P								
	Aircraft repair or servicing											P	P	P	P								
	Airport											P	P	P	P								
	Surface transportation passenger station/terminal											P	P	P	P								5.2.B.1 1.a
	Transit operations center											P	P	P	P								5.2.B.1 1.b
Utility Uses	Solar energy collection system (as a principal use)											P	P	P	P					P			5.2.B.1 2.a
	Utility use, major																						5.2.B.1 2.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	
	Civic center									P	P					P	P	P	P				5.2.B.1 3.a

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Other Institutional Uses	Club or lodge					P	P	P	P	P	P	P					P	P	P	P				5.2.B.1 3.b
	Congregate meal facility									P	P										P			5.2.B.1 3.c
	Homeless shelter or services facility															P								5.2.B.1 3.d
	Place of worship	S	P	P	P	P	P	P	P	P	P	P	S	S			P	P	P	P	S	S	S	5.2.B.1 3.e
	Shelter for victims of domestic abuse		P	P	P	P							P					P	P			P		5.2.B.1 3.f
Commercial Uses																								
Adult Uses	Adult bookstore										P				P								5.2.B.1 4	
	Adult theater										P				P									
Animal Care Uses	Animal grooming								P	P	P	P					P	P	P					
	Animal shelter											P			P								5.2.B.1 5.a	
	Kennel										P	P											5.2.B.1 5.b	
	Veterinary hospital or clinic										P	P												
Boat and Marine Sales and Service Uses	Boat dry storage facility										P	P												
	Boat or marine parts sales and installation								P	P	P	P	P			P	P	P	P					
	Boat or marine repair and servicing									P	P	P	P										5.2.B.1 6.a	

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	Boat or marine sales or rental								P	P	P	P	P					P	P	P	P					5.2.B.16.b
	Boat towing service												P													
	Docking facility, commercial										S	S	S													5.2.B.16.c
	Docking facility, commercial passenger boat												S													5.2.B.16.d
	Docking facility, recreational boat											P	P	P					P	P	P	P				
	Marina											P	P	P					P	P	P	P				5.2.B.16.e
	Yacht club											P	P	P					P	P	P	P				
Business Support Service Uses	Business service center							P	P	P	P	P	P	P					P	P	P					
	Conference or training center							P	P	P	P	P	P	P					P	P	P	P		P		5.2.B.17.a
	Day labor service												P	P	P	P										
	Employment agency							P	P	P	P	P	P	P	P	P				P	P	P				
	Parcel services												P	P	P	P	P									
	Telephone call center												P	P	P	P	P									
	Travel agency							P	P	P	P	P	P	P	P					P	P	P				
Eating and Drinking	Bar or lounge									S	S	S									S				5.2.B.18.a	

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Establishments	Bottle club	Prohibited																				
	Boutique bar								S	S	S							S				5.2.B.18.a
	Craft Distillery								P	P	P	P	P	P	P	P	P	P	P	S		5.2.B.18.g
	Microbrewery								P	P	P	P	P	P	P	P	P	P				5.2.B.18.g
	Microwinery								P	P	P	P	P	P	P	P	P	P				5.2.B.18.g
	Nightclub								S	S	S							S				5.2.B.18.a
	Restaurant with drive-in service										P	P										5.2.B.18.b 5.2.B.18.c
	Restaurant with drive-through service										P	P							P			5.2.B.18.b 5.2.B.18.d
	Restaurant without drive-in or drive-through service								P	P	P	P	P			P	P	P	P			5.2.B.18.b 5.2.B.18.e
Specialty eating or drinking establishment								P	P	P	P	P			P	P	P	P			5.2.B.18.b 5.2.B.18.f	
Motor Vehicle Sales and Service Uses	Automotive parts sales and installation										P	P					P	P				
	Automotive wrecker service											P			P							5.2.B.19.a
	Car wash or auto detailing									P	P	P					P	P				5.2.B.19.b

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	Fleet service repair												P										5.2.B.1 9.c
	Gas station										P	P						P	P				5.2.B.1 9.d
	Parking deck or garage (as principal use)															P	P	P					5.2.B.1 9.e
	Parking lot (as principal use)		P	P	P				P	P	P	P	P			P	P	P					5.2.B.1 9.f
	Sales or rental of heavy vehicles, heavy recreation vehicles, and trailers											P	P	P									5.2.B.1 9.g
	Sales or rental of light vehicles and light recreation vehicles											P	P					P					5.2.B.1 9.g
	Taxi or limousine service facility											P	P		P								5.2.B.1 9.h
	Tire sales and mounting											P	P	P									5.2.B.1 9.i
	Vehicle repair and servicing											P	P										5.2.B.1 9.j
Office Uses	Business services offices						P	P	P	P	P	P	P	P		P	P	P					
	Contractor's office						P	P	P	P	P	P	P	P		P	P	P					
	Professional services offices						P	P	P	P	P	P	P	P		P	P	P					

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	Other office facility					P																					
Recreation/Entertainment Uses	Arena or stadium										S								S	S							5.2.B.2 1.a
	Auditorium or theater										P	P						P	P	P	P						
	Bingo hall										P	P															5.2.B.2 1.b
	Cinema										P	P	P					P	P	P	P						5.2.B.2 1.c
	Country club	S	S	S	S		S	S	S	S	S	S	S	S				P	P	P	P	S					
	Dog track																										
	Entertainment and amusement center																								P		5.2.B.2 1.d
	Golf course	S	S	S	S		S	S	S	S	S	S	S	S				P	P	P	P	S					
	Golf driving range											P															
	Miniature golf course											P										P					5.2.B.2 1.d
	Marine mammal park											S										S					5.2.B.2 1.e
	Outdoor facility for field sports, swimming, or court games	S	S	S	S	S	S	S	P	P	P	S	S	S				P	P	P	P	S					5.2.B.2 1.f
	Pari-mutuel betting facility																										
	Pier, ocean																										5.2.B.2 1.g
Racetrack																								P		5.2.B.2 1.a	

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	Book or media shop								P	P	P											P			5.2.B.2 2.a
	Check cashing service								P	P	P														5.2.B.2 2.a
	Cigar lounge								P	P	P						P	P	P						5.2.B.2 2.a 5.2.B.2 2.e
	Convenience store								P	P	P											P			5.2.B.2 2.a 5.2.B.2 2.f
	Crematory											P			P										5.2.B.2 2.a
	Drug store or pharmacy with drive-through service										P	P							P	P					5.2.B.2 2.a 5.2.B.2 2.g
	Drug store or pharmacy without drive-through service								P	P	P							P	P		P				5.2.B.2 2.a
	Dry cleaning or laundry drop-off establishment								P	P	P										P		P		5.2.B.2 2.a
	Dry cleaning or laundry establishment										P	P									P				5.2.B.2 2.a 5.2.B.2 2.h
	Florist shop								P	P	P										P	P			5.2.B.2 2.a
	Furniture or appliance store																		P	P					5.2.B.2 2.a

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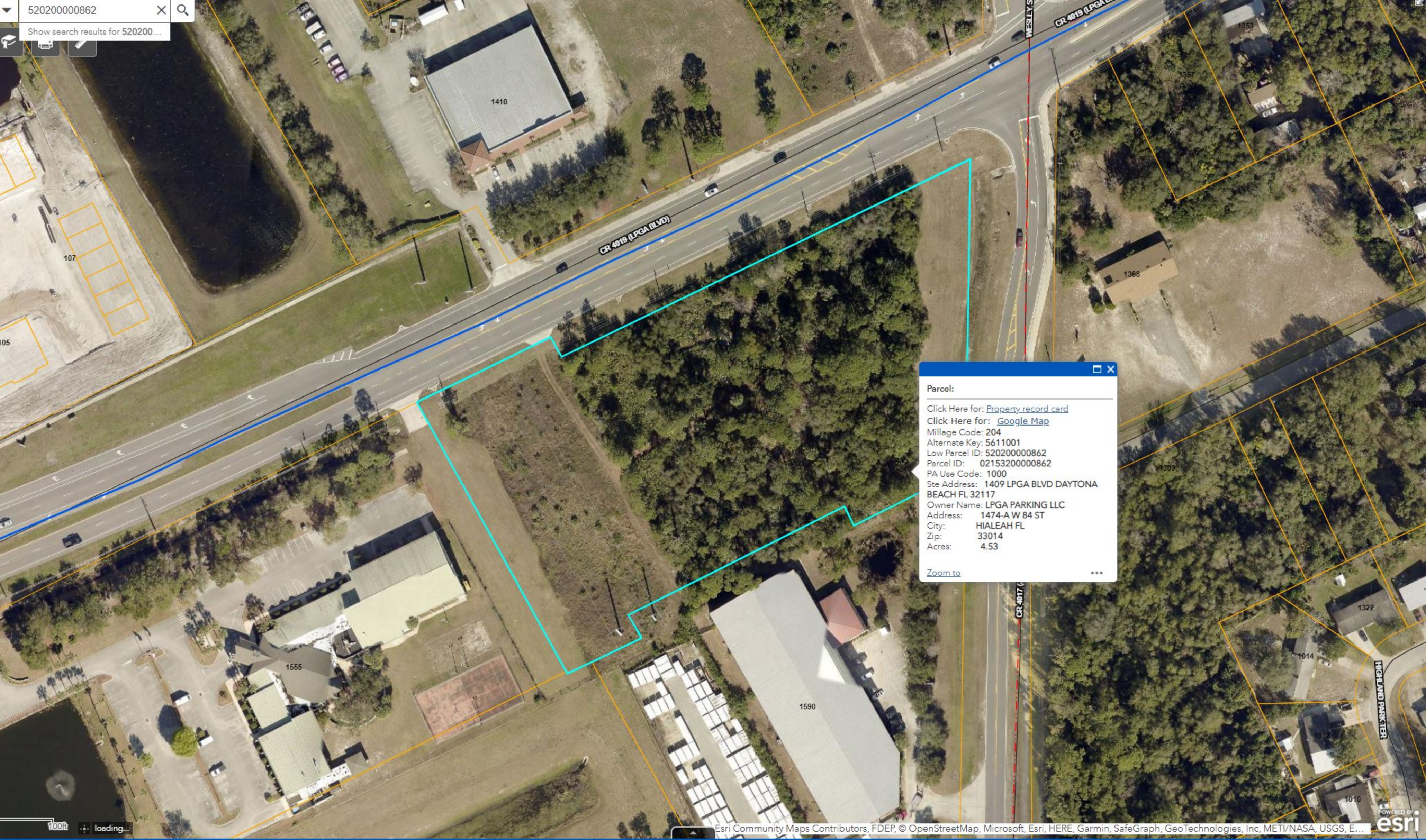
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	Funeral home or mortuary								S	S								S					5.2.B.2 2.a 5.2.B.2 2.i
	Gift shop or stationery store								P	P	P						P	P	P				5.2.B.2 2.a
	Grocery store								P	P	P								P				5.2.B.2 2.a
	Home and building supply center								P	P	P	P							P				5.2.B.2 2.a
	Jewelry store								P	P	P								P				5.2.B.2 2.a
	Laundromat																P	P					5.2.B.2 2.a
	Large retail sales establishment								P	P	P								P				5.2.B.2 2.a
	Lawn care, pool, or pest control service										P								P				5.2.B.2 2.a
	Liquor or package store								P	P	P							P	P				5.2.B.2 2.a
	Meat, poultry, or seafood market								P	P	P								P				5.2.B.2 2.a
	Pawn shop										P												5.2.B.2 2.a
	Personal and household goods repair establishment									P	P	P						P	P				5.2.B.2 2.a
	Personal services establishment							P	P	P	P	P					P	P	P				5.2.B.2 2.a

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		SF R-5	MF R-12	MF R-20	MF R-40	R P	O P	B P	B R-1	B R-2	B A	M 1	M 3	M 4	M 5	T 1	T 2	T 4	T 5	A G	H M	M S	

NOTES:

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: 5611001
 Low Parcel ID: 520200000862
 Parcel ID: 02153200000862
 PA Use Code: 1000
 Ste Address: 1409 LPGA BLVD DAYTONA BEACH FL 32117
 Owner Name: LPGA PARKING LLC
 Address: 1474-A W 84 ST
 City: HIALEAH FL
 Zip: 33014
 Acres: 4.53

[Zoom to](#) ...



(2 of 2)

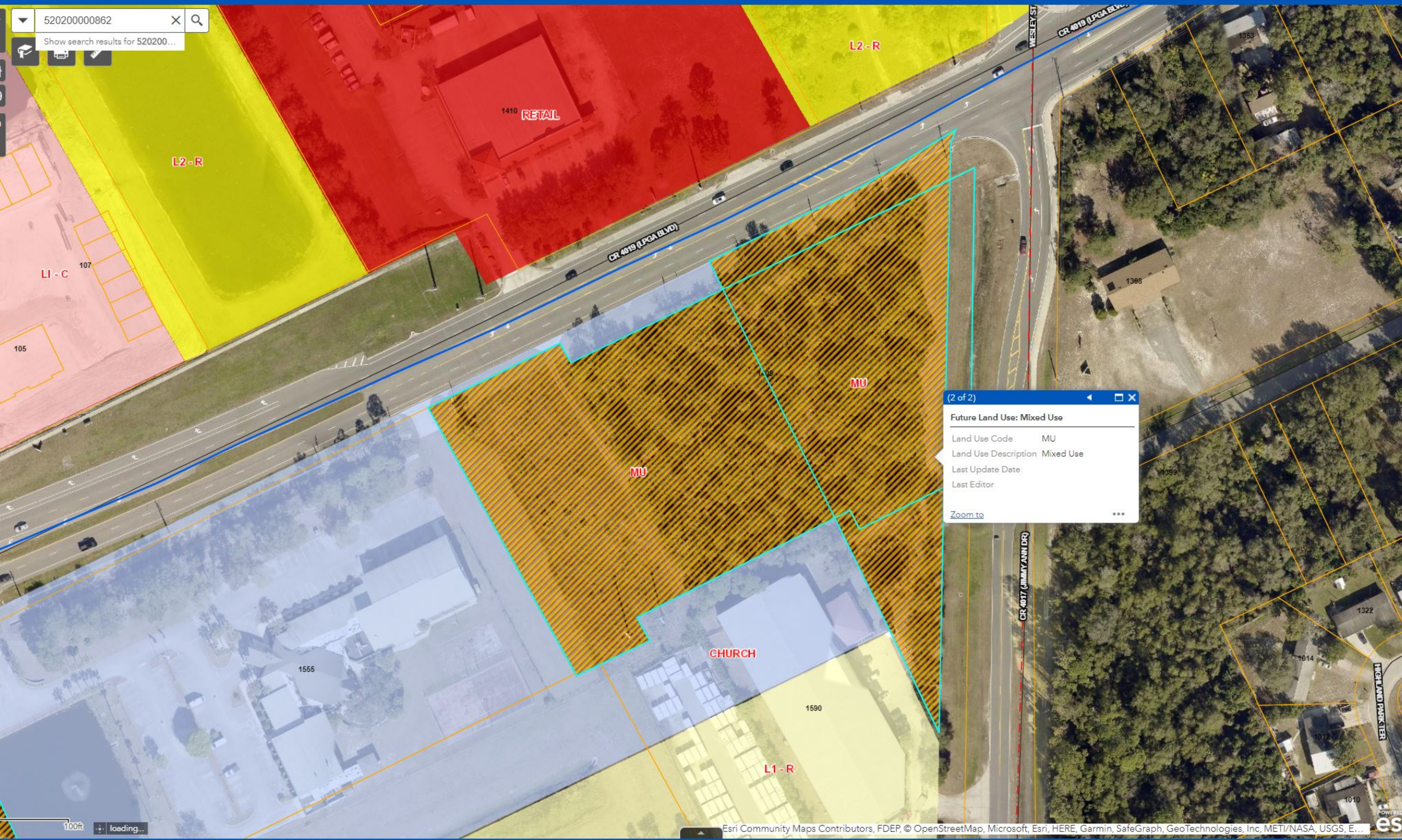
New Zoning Designations:

New Zoning Classification	M3
Permitted Uses	More info
OVERLYDISTRICT	
Document Link	
Municode Link	More info
Ordinance No	
New Zoning District	M3 General Industry
Districts	INDUSTRIAL DISTRICTS
Overlay	

[Zoom to](#) ...

52020000862

Show search results for 520200...



(2 of 2)

Future Land Use: Mixed Use

Land Use Code	MU
Land Use Description	Mixed Use
Last Update Date	
Last Editor	

Zoom to

100ft loading...