



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

o.brown0080@gmail.com

February 13, 2024

Beville Commercial, LLC
84 West 21st Street
Riviera Beach, FL 33404

RE: **ZCL2024-020 Zoning Verification Letter - General**
1106 (1128) Beville Road
12-Digit Tax Parcel ID No. 5340-05-22-0060

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 **Business Retail (BR-2)**. The Future Land Use (FLU) is **Retail**.

Permitted uses in the **Business Retail (BR-2)** zoning district can be found in the **CODB LDC Section 5.2.A.2** 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

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				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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	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	
	Telecommunications tower, other than above							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	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			
	Vocational or trade school	S	S	P	P	P	P	P	S	P	P	S	S		P	P	P	P		P			
Health Care Uses	Blood/tissue collection center											P								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				
	Medical or dental lab							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.10.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.11.a	
	Transit operations center											P	P	P	P								5.2.B.11.b	
Utility Uses	Solar energy collection system (as a principal use)											P	P	P	P					P			5.2.B.12.a	
	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		
	Civic center									P	P				P	P	P	P					5.2.B.13.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					
	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	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				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.19.c
	Gas station										P	P					P	P					5.2.B.19.d
	Parking deck or garage (as principal use)														P	P	P						5.2.B.19.e
	Parking lot (as principal use)		P	P	P			P	P	P	P				P	P	P						5.2.B.19.f
	Sales or rental of heavy vehicles, heavy recreation vehicles, and trailers										P	P	P										5.2.B.19.g
	Sales or rental of light vehicles and light recreation vehicles										P	P					P						5.2.B.19.g
	Taxi or limousine service facility										P	P		P									5.2.B.19.h
	Tire sales and mounting										P	P	P										5.2.B.19.i
	Vehicle repair and servicing										P	P											5.2.B.19.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											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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	Sport shooting and training range														P								5.2.B.2 1.h
	Other indoor recreation/entertainment use								P	P	P	P	P	P		P	P	P	P			P	5.2.B.2 1.i
	Other outdoor recreation/entertainment use									P	P	P				P	P	P	P				
Retail Sales and Service Uses	Antique store								P	P	P								P				5.2.B.2 2.a
	Art gallery								P	P	P								P				5.2.B.2 2.a
	Art, crafts, music, dance, photography, or martial arts studio/school								P	P	P								P				5.2.B.2 2.a
	Bank or financial institution with drive-through service								P	P	P				P								5.2.B.2 2.a 5.2.B.2 2.b
	Bank or financial institution without drive-through service								P	P	P								P				5.2.B.2 2.a 5.2.B.2 2.c
	Body piercing establishment											P											5.2.B.2 2.a 5.2.B.2 2.d

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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				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	P	P					P	P					5.2.B.2.2.a

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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	P			5.2.B.2 2.a	

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	Secondhand retail shop								P	P	P								P				5.2.B.2 2.a
	Shopping center								S	S	S	S											5.2.B.2 2.a 5.2.B.2 2.j
	Tattoo establishment									P	P				P								5.2.B.2 2.a 5.2.B.2 2.l
	Other retail sales and service establishment								P	P	P								P				5.2.B.2 2.a 5.2.B.2 2.l
Self-Service Storage Uses	Self-storage or mini-warehouse facility										P	P											5.2.B.2 3.a
Visitor Accommodation Uses	Bed and breakfast inn															P	P	P	P				5.2.B.2 4.a
	Hotel or motel							P	P	P	P					P	P	P	P		P	P	5.2.B.2 4.b
	Recreational vehicle park																			S			5.2.B.2 4.c
	Other accommodations ¹															P	P	P	P				5.2.B.2 4.d
Industrial Uses																							
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard											P	P	P	P								5.2.B.2 5.a
	Carpet cleaning or dyeing facility											P			P								

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	Educational, scientific, or industrial research and development											P	P	P	P								
	Electric motor repair, machine shop, or tool repair shop											P	P	P	P	P							5.2.B.2 5.b
	Fuel oil or bottled gas distribution											P	P	P	P	P							
	Fuel oil storage											P	P	P	P	P							
	General industrial services											P	P	P	P	P							
	Heavy construction establishment											P			P								
	Heavy equipment repair and servicing											P	P		P								5.2.B.2 5.c
	Heavy equipment sales, rental, or storage											P	P		P	P							5.2.B.2 5.d
	Laundry or dry cleaning facility								P	P	P	P	P		P								5.2.B.2 5.e
	Leather-working or upholstery establishment											P	P	P	P	P							
	Metal-working, welding,											P			P								

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	
	plumbing, or gas, steam, or water pipe fitting																						
	Motion picture studio											P	P	P									
	Paving operations													P									
	Printing or other similar reproduction facility												P	P									
	Repair of scientific or professional instruments											P	P	P									
	Woodworking										P	P		P									
	Manufacturing and Production Uses	Asphalt plant													P								
Bakery											P	P											
Boat manufacturing											P			P									
Bottling plant											P												
Brewery, winery, or distillery													P	P					S			5.2.B.2 6.a	
Cabinet or furniture manufacturing											P	P											
Cement concrete batching plant														P								5.2.B.2 6.b	
Cement concrete or brick														P								5.2.B.2 6.b	

Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, tourist, and Specialty Districts
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[illegible]

Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, tourist, and Specialty Districts
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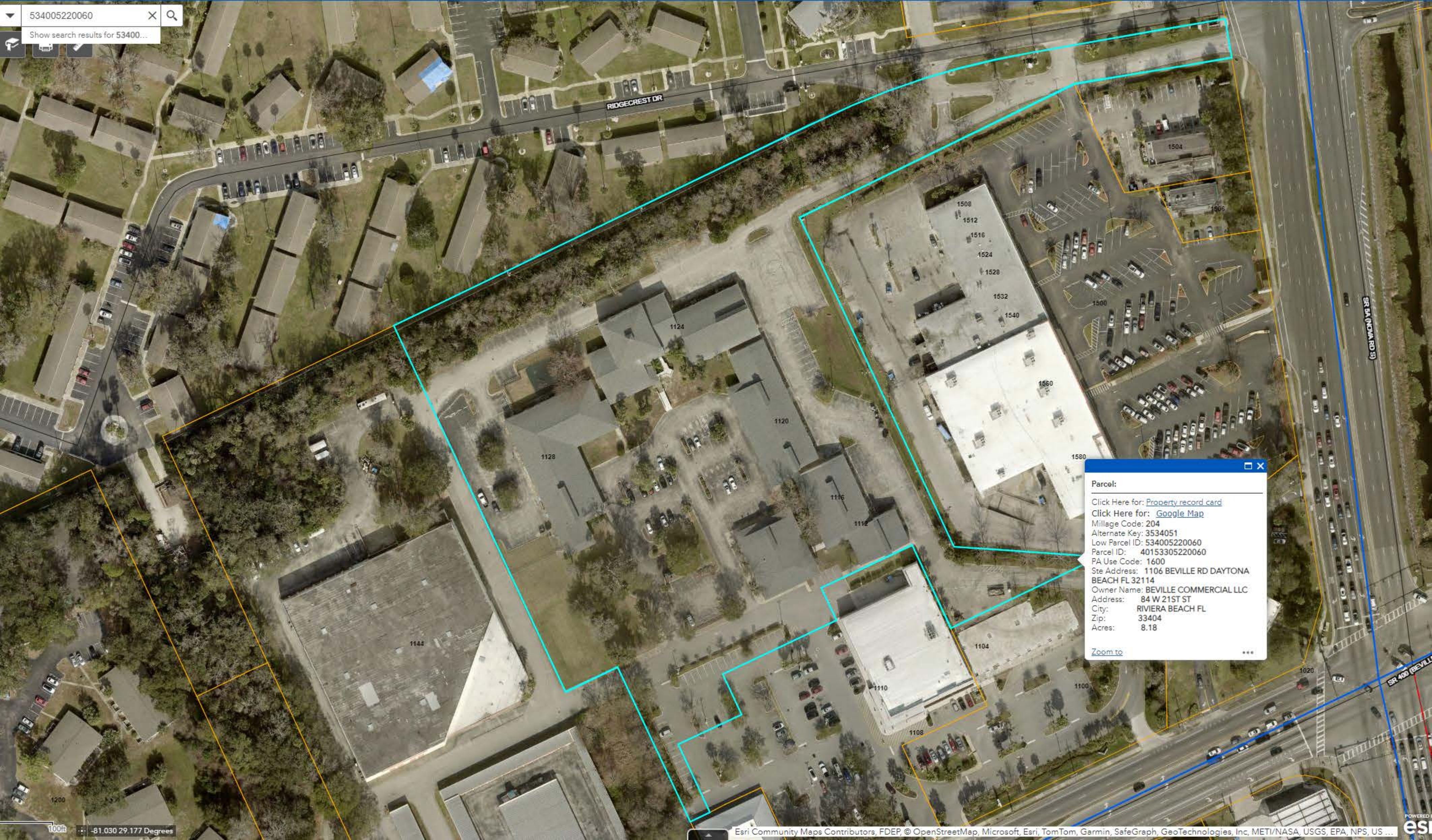
[illegible]

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NOTES:

1. The "other accommodations" use includes all uses regulated by the prior LDC as "accommodations" other than 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: 3534051

Low Parcel ID: 534005220060

Parcel ID: 40153305220060

PA Use Code: 1600

Site Address: 1106 BEVILLE RD DAYTONA BEACH FL 32114

Owner Name: BEVILLE COMMERCIAL LLC

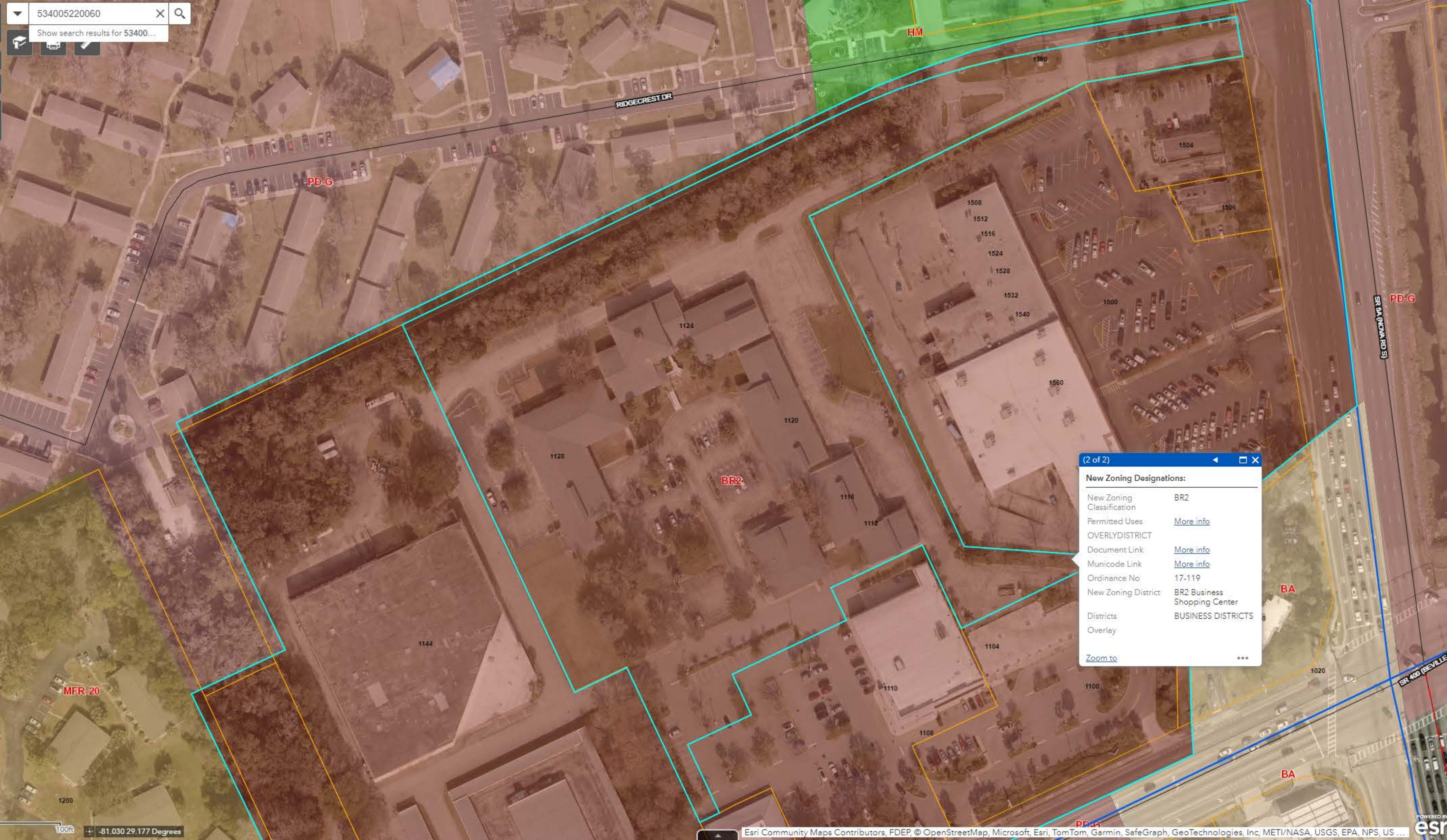
Address: 84 W 21ST ST

City: RIVIERA BEACH FL

Zip: 33404

Acres: 8.18

[Zoom to](#)

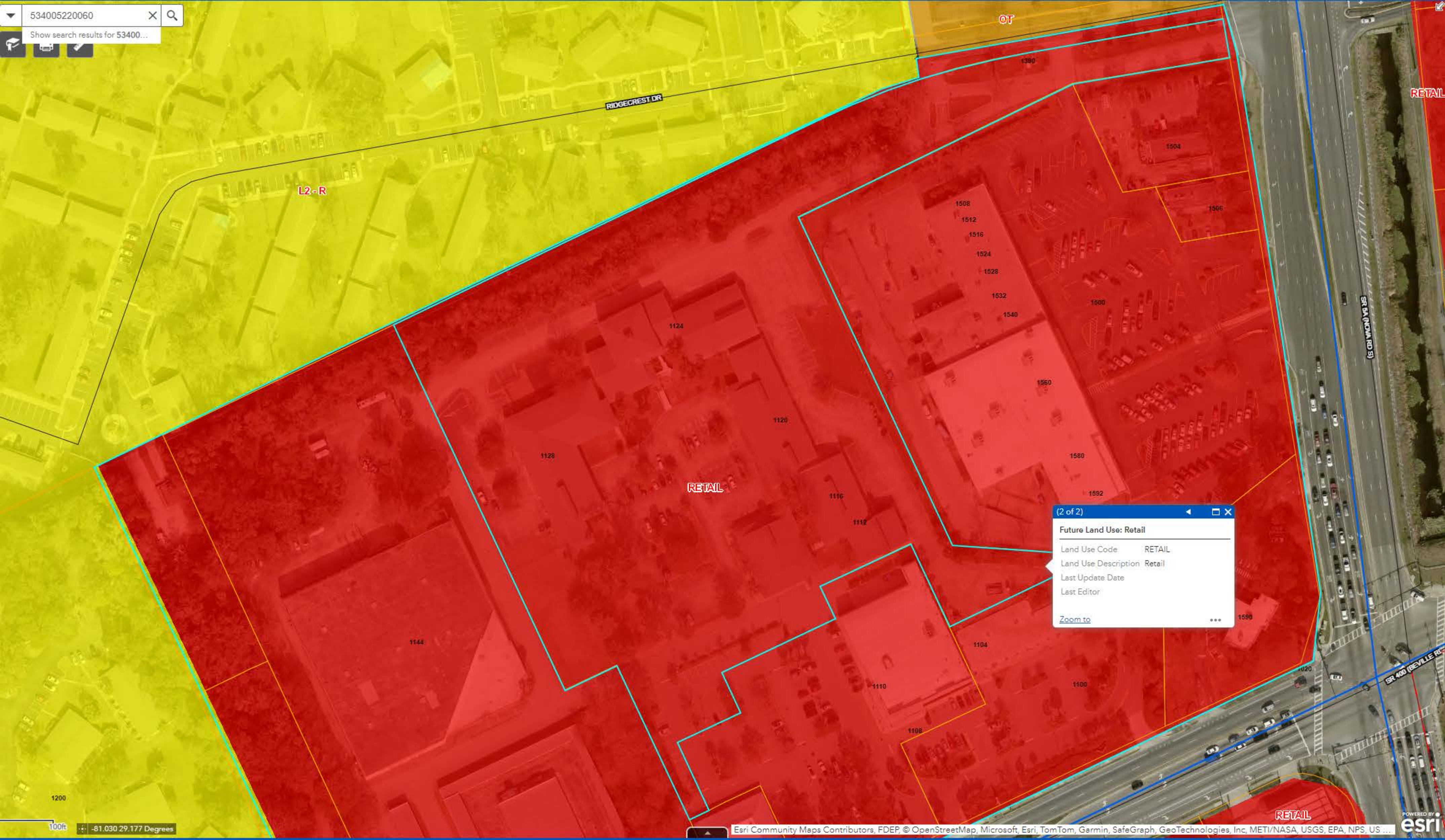


(2 of 2)

New Zoning Designations:

New Zoning Classification	BR2
Permitted Uses	More info
OVERLYDISTRICT	
Document Link	More info
Municode Link	More info
Ordinance No	17-119
New Zoning District	BR2 Business Shopping Center
Districts	BUSINESS DISTRICTS
Overlay	

[Zoom to](#) ...

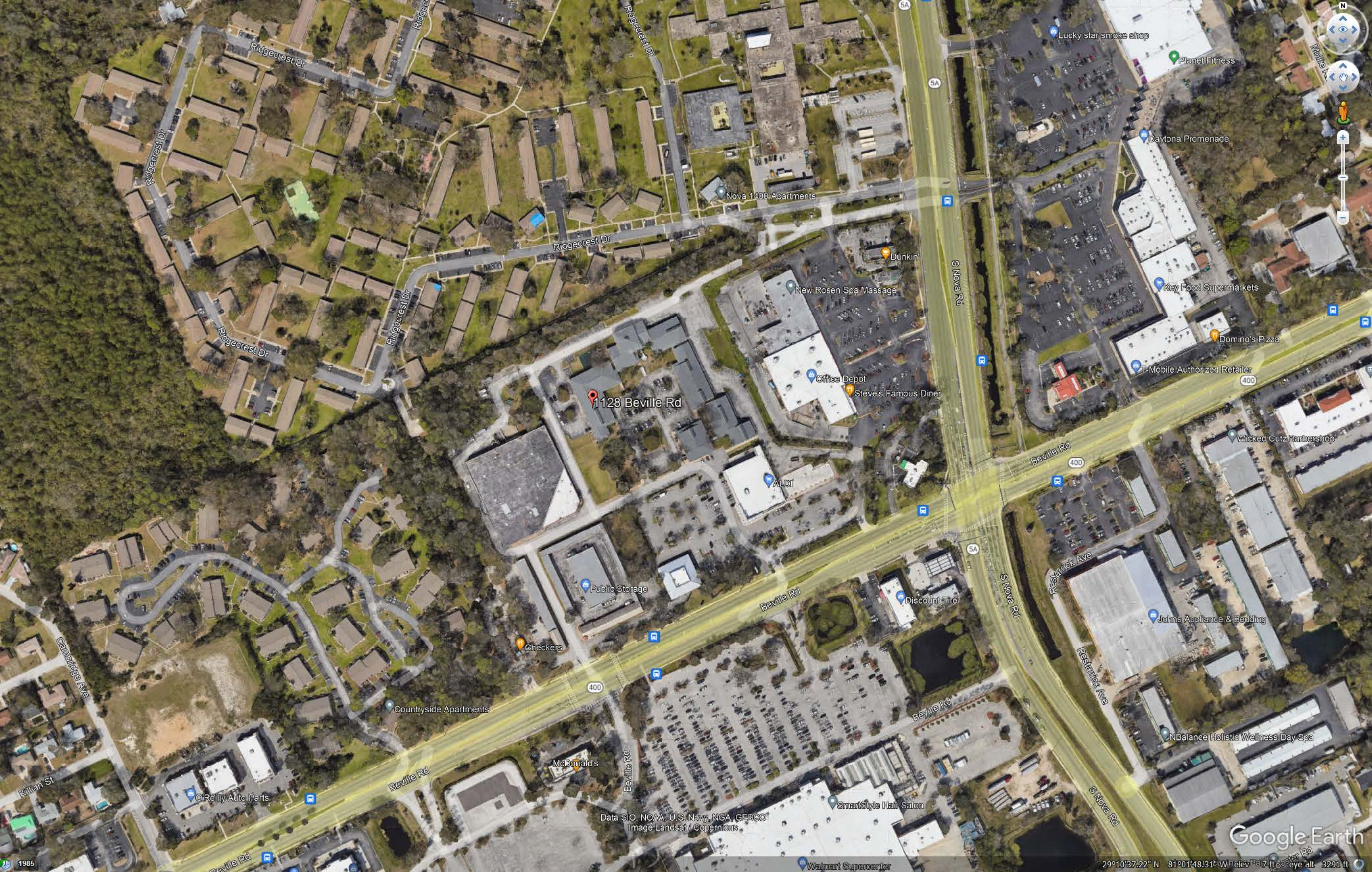


(2 of 2)

Future Land Use: Retail

Land Use Code	RETAIL
Land Use Description	Retail
Last Update Date	
Last Editor	

[Zoom to](#)



1128 Beville Rd

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus

Google Earth

29°10'37.22" N 81°01'48.31" W Elev 7 ft Eye alt 3291 ft

1985



Allison Diaz

1128 Beville Rd Black Rose Tattoo

Image Landsat / Copernicus

Google Earth

29°10'34.09" N 81°01'53.31" W elev 9 ft eye alt 240 ft

1985



1128