



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

DAYTONA BEACH, FLORIDA 32115-2451

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## ADDENDUM

### DOWNTOWN/BALLOUGH ROAD REDEVELOPMENT AREA BOARD

Tuesday, July 10, 2012 12:00 P.M.

### City Hall Commission Chambers

NOTICE: If any person decides to appeal any decision of the Board at this meeting, they will need a record of the proceedings. Interested persons may wish to ensure that a verbatim record of the proceedings before the Board is made, including any testimony or evidence presented to the Board. The City does not prepare or provide a verbatim record of Board proceedings.

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#### A-1      DEV 2012-066, CONDITIONAL USE, White Robin LLC.

A request by Jack White, on behalf of White Robin, LLC, for approval of conditional use permit for Business Service (Real Estate Office) on ground floor in the RDD-1 zoning district. The site is located at 204 North Beach Street.

**Conditional Use Approval**  
**Calnan Real Estate Office**  
**204 North Beach Street**

**Staff Report**

**TO:** Downtown/Balough Road Redevelopment Board Members

**FROM:** Jason Jeffries, Project Manager

**DATE:** July 5, 2012

**APPLICANT:** Jack White of White Robin, LLC

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**INTRODUCTION:**

A request by Jack White of White Robin, LLC. for conditional use approval to operate a business service on the ground floor in the RDD-1 (Beach Street Retail) zoning district at 204 N. Beach Street. Calnan Real Estate is an existing real estate brokerage office on North Oleander Avenue that is proposing to move and occupy one of the tenant spaces in the White Robin Building (next to Rhokkoh's Frozen Yogurt).

**ANALYSIS:**

The subject property is located in the RDD-1 (Beach Street Retail) zoning district that allows professional and business services on the ground floor as a conditional use. Article 12, Section 5.2 (58) identifies the following conditions that apply to business and professional services proposing to occupy the ground floor.

- a) Buildings shall be permitted to use ground-floor space for business or professional services; however, at least 75 percent of the building's Beach Street frontage, to a depth of at least 50 feet, shall be developed as one of the other permitted use in the district.
- b) The width of any entrance along Beach Street to such a business or professional service shall not exceed ten feet.
- c) Any lobby area of such uses shall be setback no less than 20 feet from the building front located along Beach Street.
- d) The aforementioned restrictions on frontage, depth and entrance width shall not apply to real estate offices and travel agencies; provided, however, that they are not located on corner parcels of land and that there shall be no more than one real estate office or travel agency within the same block face of Beach Street.

The applicant has submitted an application that is proposed to meet criteria (d) listed above. The applicant is proposing to place a real estate office in a tenant space in the building. There are no other real estate or travel offices on the block. Although the parcel of land for the building is located on the corner, the tenant space is not located in

the corner tenant space of the building. The Land Development Code (LDC) defines a “parcel of record,” but does not define “corner parcels of land.”

*Parcel of record.* A contiguous piece of land in possession of, owned by, or recorded as property of the same person in the public records of Volusia County, Florida.

Staff believes this location is similar to an interior lot, which is defined as:

*Lot.* The least fractional part of subdivided lands, having fixed boundaries and identified by an assigned letter, number, or other name. Lots may be referred to in accordance with their locations:

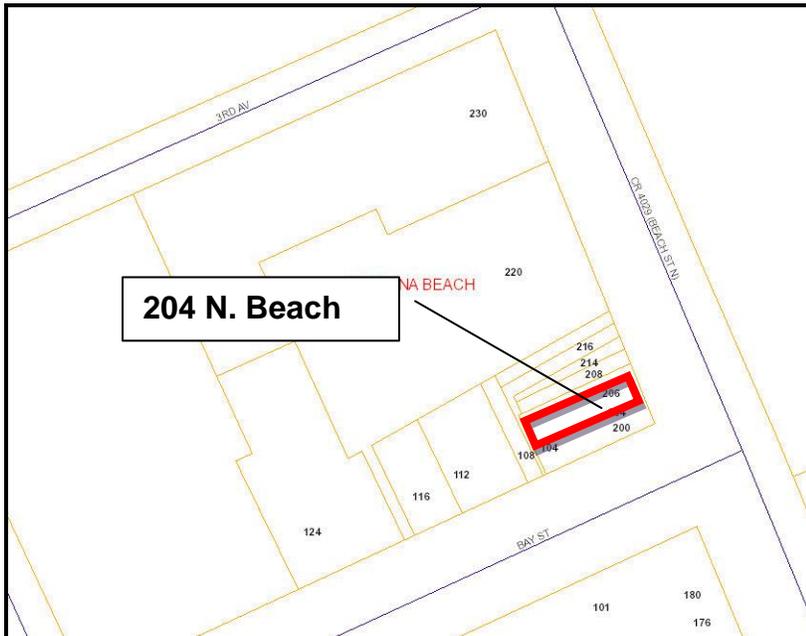
*Corner lot.* A lot located at the intersection of two streets and abutting such streets on two adjacent sides.

*Interior lot.* A lot bound on at least two sides by other lots and which is not a corner lot.

*Through lot or double frontage lot.* An interior lot which has lot lines along two substantially parallel streets.

Article 12§5.2(58) has not been the subject of interpretation in this type of situation until now. However, staff believes this location meets the intent of the requirement that a real estate office cannot be located on a corner parcel and this project meets the conditional use criteria.

### Location



## Building



### **RECOMMENDATION:**

Staff recommends that the Downtown/Balough Road Redevelopment **APPROVE** the conditional use for White Robin, LLC to operate a business service on the ground floor in the RDD-1 zoning district at 204 North Beach Street.

June 7, 2012

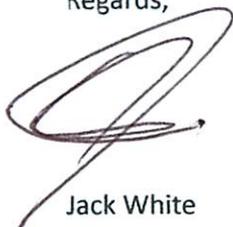
The City of Daytona Beach

Development and Administrative Services

Dear Colleen Miles,

I am writing to request a conditional use at 204 N. Beach St. as a real estate office. Our intent is to activate the location with a real estate space that will attract visitors and locals. The address will be designed as a loft space with open floorplan, exposed ductwork and designer features such as lighting and décor. The tenant, Calnan Real Estate, saw Beach St. as an attractive location with great pedestrian traffic. She plans to activate the space and make it part of the experience that exists with current neighbors like Tia Cori's and Rhokkoks. I hope you will consider approving this space as a conditional use real estate office. Please feel free to call me with any questions

Regards,



Jack White

386-627-7777



**THE CITY OF DAYTONA BEACH**  
**DEVELOPMENT & ADMINISTRATIVE SERVICES**  
**UNIFORM DEVELOPMENT REVIEW APPLICATION**  
 www.ci.daytona-beach.fl.us

Application submittals are due by  
 Thursday at noon and should be delivered to  
 The City of Daytona Beach  
 Attn: Zoning Officer  
 301 South Ridgewood Avenue  
 Permit and Licensing Division Room 127  
 Daytona Beach, FL 32114

The City recommends a pre-application meeting with Staff prior to submitting an application to discuss the project's feasibility, anticipated review track, submittal requirements, and procedures. Contact by phone Colleen Miles, Zoning Officer, 386.671.8151 or Dennis Mrozek, Planner, 386.671.8152. After initial contact with Staff, the Applicant may be advised to have further preliminary discussions with Staff. Applications are reviewed by the City's Technical Review Team (TRT). Appointments are preferred and may be scheduled by contacting Staff at 386.671.8124.

**TYPE OF REQUEST:**

**CITY FILE:**

Conceptual	Special Use	Subdivision	Annexation
Site Plan	Public Use	Preliminary Plat	Comprehensive Plan Amendment
Rezoning	<input checked="" type="checkbox"/> Conditional Use	Final Plat	Land Development Code Amendment
Planned Development	Semi-Public Use	ROW Vacation	Easement Vacation
Excess Boat Slip Allocation	Certificate of Appropriateness	Appeals	Historic Designation
Redevelopment Areas	<input type="checkbox"/> Ballowh Road	<input checked="" type="checkbox"/> Downtown	<input type="checkbox"/> South Atlantic
			<input type="checkbox"/> Midtown
			<input type="checkbox"/> Main Street

**SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):**

White Robin LLC, owner of 204 N. Beach St. is applying for  
 A conditional use permit to allow a real estate office at 204 N. Beach

\*\*\*All information must be completed\*\*\*

Project Name:	CALVAN Real Estate offices				
Full Tax Parcel ID#:	39-15-33-01-00-0020				
Street Address	204 N. Beach St.				
SITE INFORMATION:	Existing:	Proposed:	Abutting Property:		
Land Use:			N	S	E
Zoning:	R001	R001			W
Gross Floor Area:	1100 <sup>sqft</sup>	1100 <sup>sqft</sup>			
Sq. Ft./Acres Parcel:					

**APPLICANT INFORMATION: Fill in ALL Items**

<b>Property Owner:</b>	White Robin LLC	Voice:	(386) 627-7777
Contact Name:	JACK WHITE	Fax:	
Street Address:	212 S. Beach St.	E-mail:	jack@whitehallis.com
City:	Daytona Beach	State:	FL
		Zip:	32114
<b>Lead Designer:</b>		Voice:	
Contact Name:	SAME AS ABOVE	Fax:	
Street Address:		E-mail:	
City:		State:	
		Zip:	
<b>Authorized Agent:</b>		Voice:	
Contact Name:	SAME AS ABOVE	Fax:	
Street Address:		E-mail:	
City:		State:	
		Zip:	

Applicant Signature:		Date:	6-7-12
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