

# Variance Request 1670 Providence Blvd. Resolution No. 2024-58

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VAR24-0010

CITY COMMISSION

OCTOBER 21, 2024

# Background

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- ❑ **Site:** 1670 Providence Boulevard
- ❑ **Parcel ID:** 8130-14-07-0570
- ❑ **Size:** ± 0.36 Acres
- ❑ **Zoning District:** C-1
- ❑ **Built:** 1988

# Timeline

- Applied for and Granted - May 1987
- Construction Period - June 1987 to March 1988
- Fire Inspection Final - April 6, 1988
- Building Inspection Final - April 8, 1988
- Zoning Inspection Final - April 11, 1988

TX

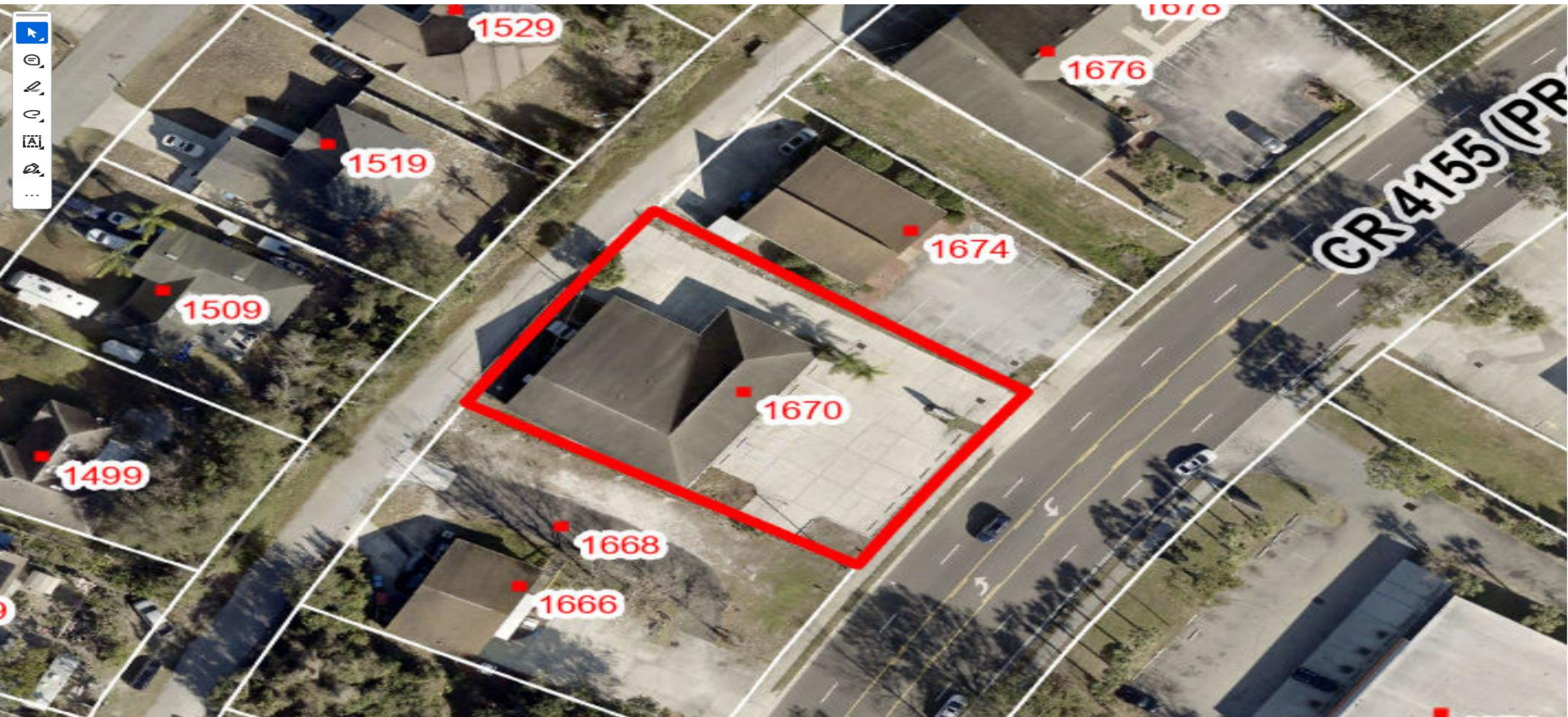
M/A per J.W. #11/4/88

**DIVISION FINAL APPROVALS**

ZONING - PARKING LANDSCAPING, TREES	OK J.N.	DATE	4/11/88		
STORMWATER MGMT.	OK J.N.	DATE	4/11/88		
COUNTY USE PERMIT	OK J.N.	DATE	4/11/88		
D.O.T.		DATE			
FIRE INSP.	James T. Dolan	DATE	4-6-88		
HEALTH INSP.	sewer	DATE			
WELL/IRRIGATION		DATE			
FLOOD HAZARD SURVEY		DATE			
COUNTY UTILITIES		DATE			
OTHER		DATE			
OTHER	0021 02/01 0203 03REINS	DATE	15.00		
REINSPECTION	FEE	FOR/DATE	PAID/DATE		
Frame	15	1/28			
BLDG. INSP.	DATE	STRUCT.	ELEC.	PLMG.	HVAC
REINSPECTION:	4-8-88	✓	✓	✓	✓
REINSPECTION:					
REINSPECTION:					
NOTE:					

0012 10/01 0202 25 # 233-05

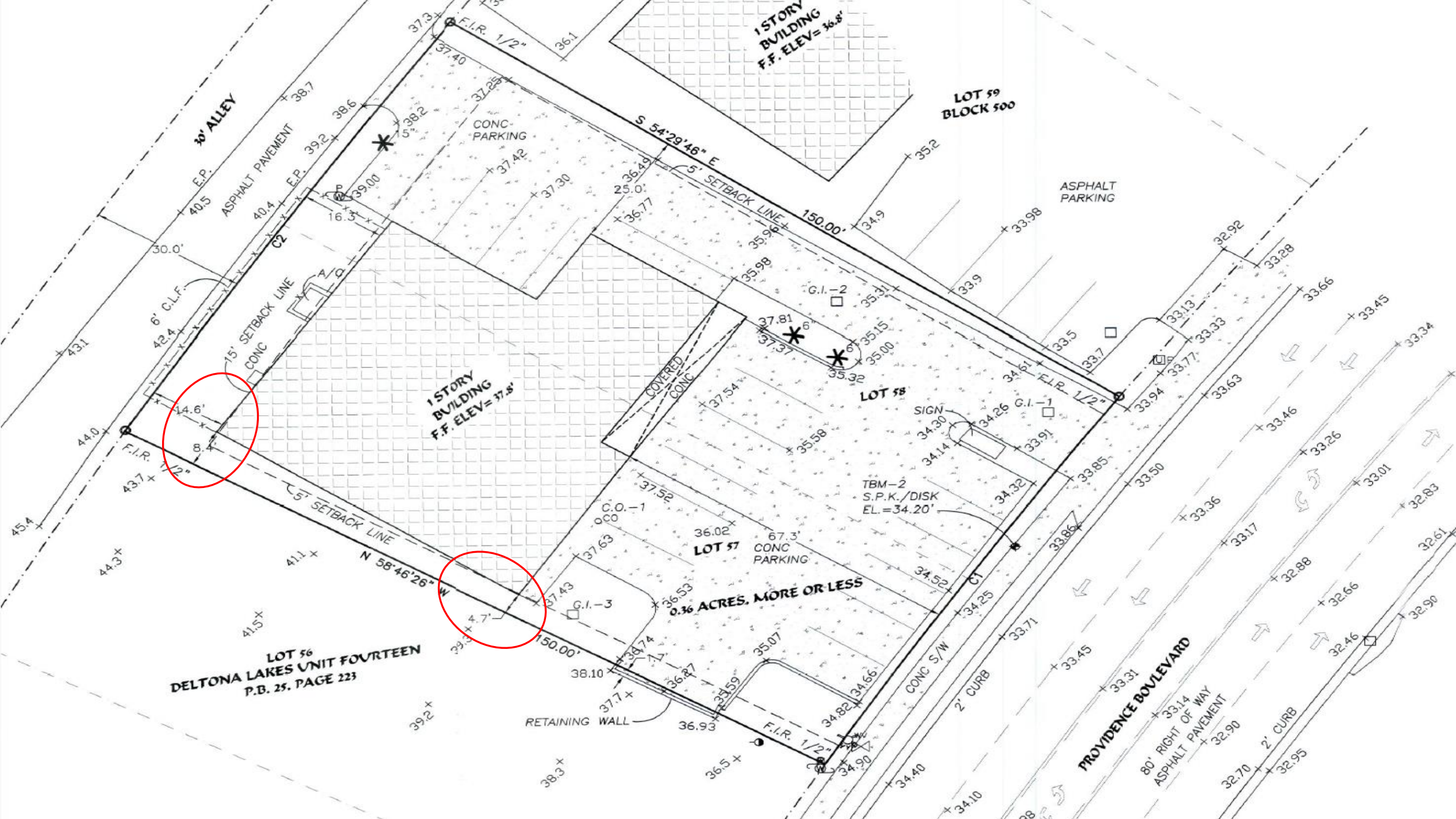
# Aerial



# Variance Request

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- The applicant is requesting a Variance to allow for the existing office building to encroach within the side and rear yard setback of the property at 1670 Providence Boulevard within the Retail Commercial (C-1) Zoning District.
- The current Land Development Code requires a side yard setback of 5 feet, and a rear yard setback of 15 feet.
- Side yard distance from left property line to building setback is 4.7 feet.
- Rear yard distance from property line to building setback is 14.6 feet.



LOT 56  
DELTONA LAKES UNIT FOURTEEN  
P.B. 25, PAGE 223

1 STORY  
BUILDING  
F.F. ELEV = 17.8'

1 STORY  
BUILDING  
F.F. ELEV = 36.8'

LOT 59  
BLOCK 500

LOT 58

LOT 57

0.36 ACRES, MORE OR LESS

PROVIDENCE BOULEVARD  
80' RIGHT OF WAY  
ASPHALT PAVEMENT  
2' CURB

30' ALLEY

ASPHALT PAVEMENT

CONC PARKING

ASPHALT PARKING

S 54°29'46" E  
5' SETBACK LINE

75' SETBACK LINE  
CONC

COVERED  
CONC

SIGN

TBM-2  
S.P.K./DISK  
EL. = 34.20'

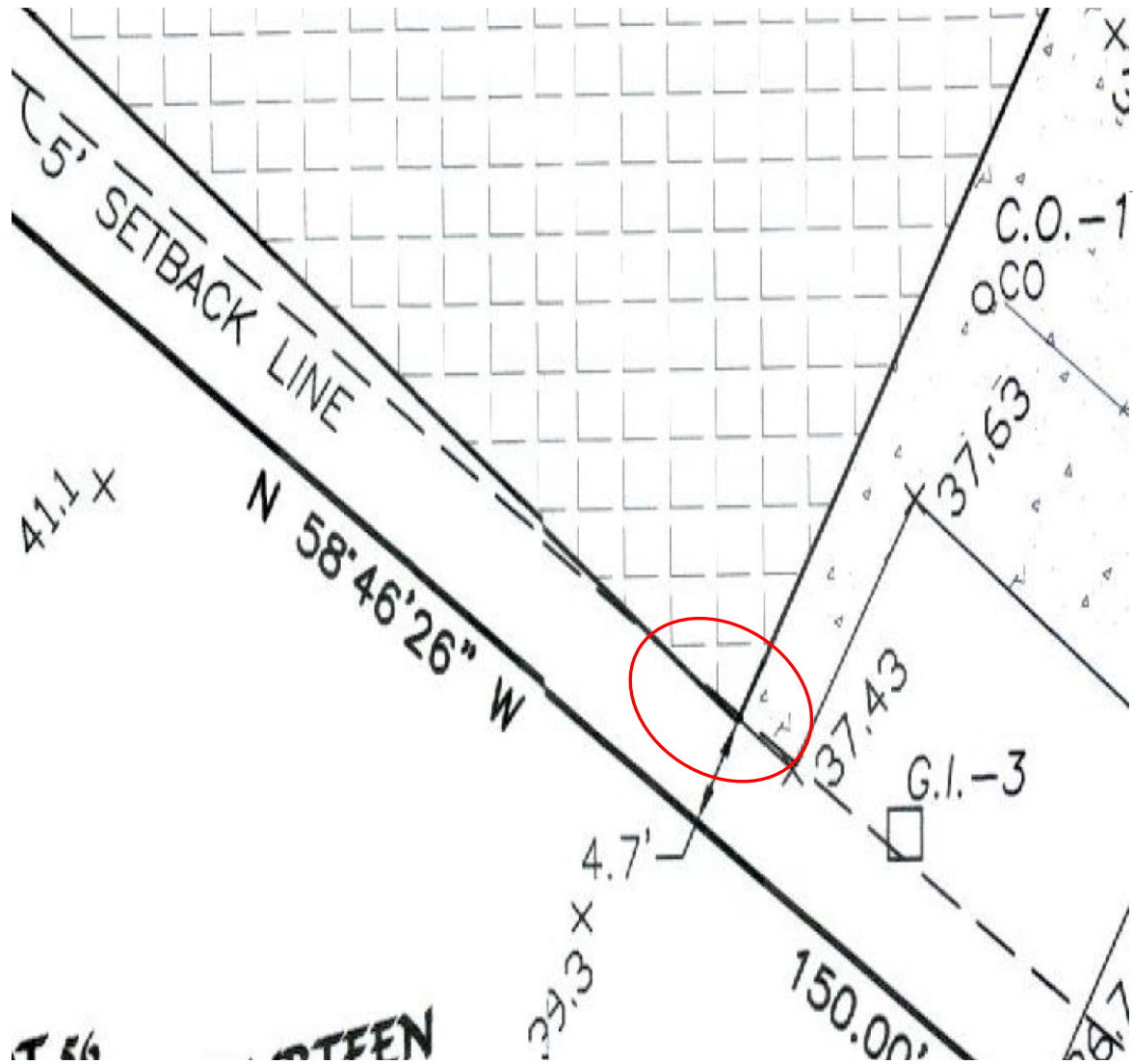
67.3' CONC PARKING

RETAINING WALL

CONC S/W  
2' CURB

2' CURB

# Side Setback Encroachment

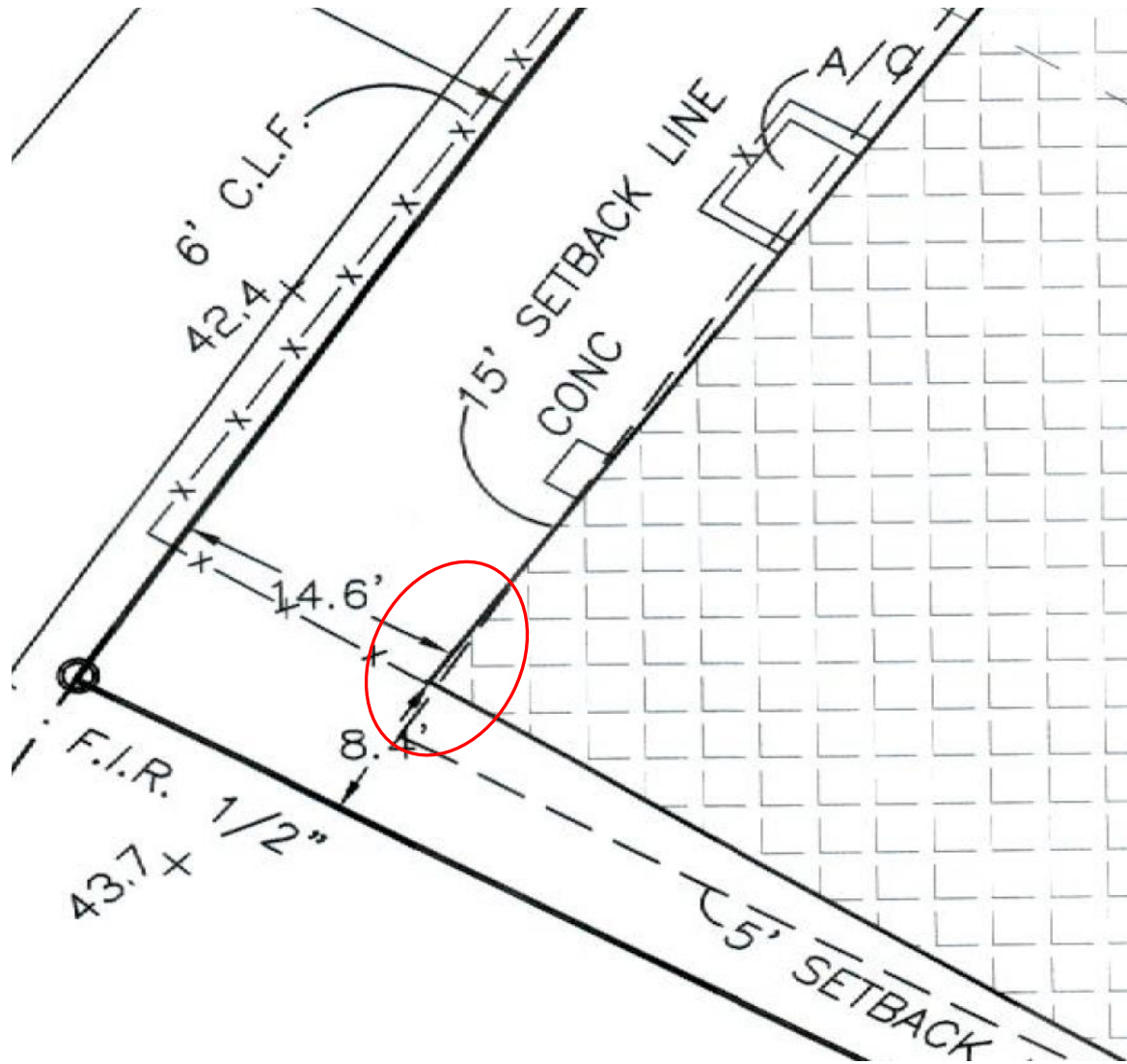


5 feet

- 4.7 feet

= 5 inches

# Rear Setback Encroachment



15 feet

– 14.6 feet

= 6 inches



# Matters of Consideration Highlights

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- LDC Chapter 110-315, and LDC Chapter 110-1103
- Previously permitted and approved.
- Not at fault
- Minimal impact if any

# Staff Recommendation

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Based on decision making criteria, staff supports the City Commission approving Resolution No. 2024-58, granting a Variance for the current encroachment of the office building at 1670 Providence within the rear and side setbacks.

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Thank You

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