

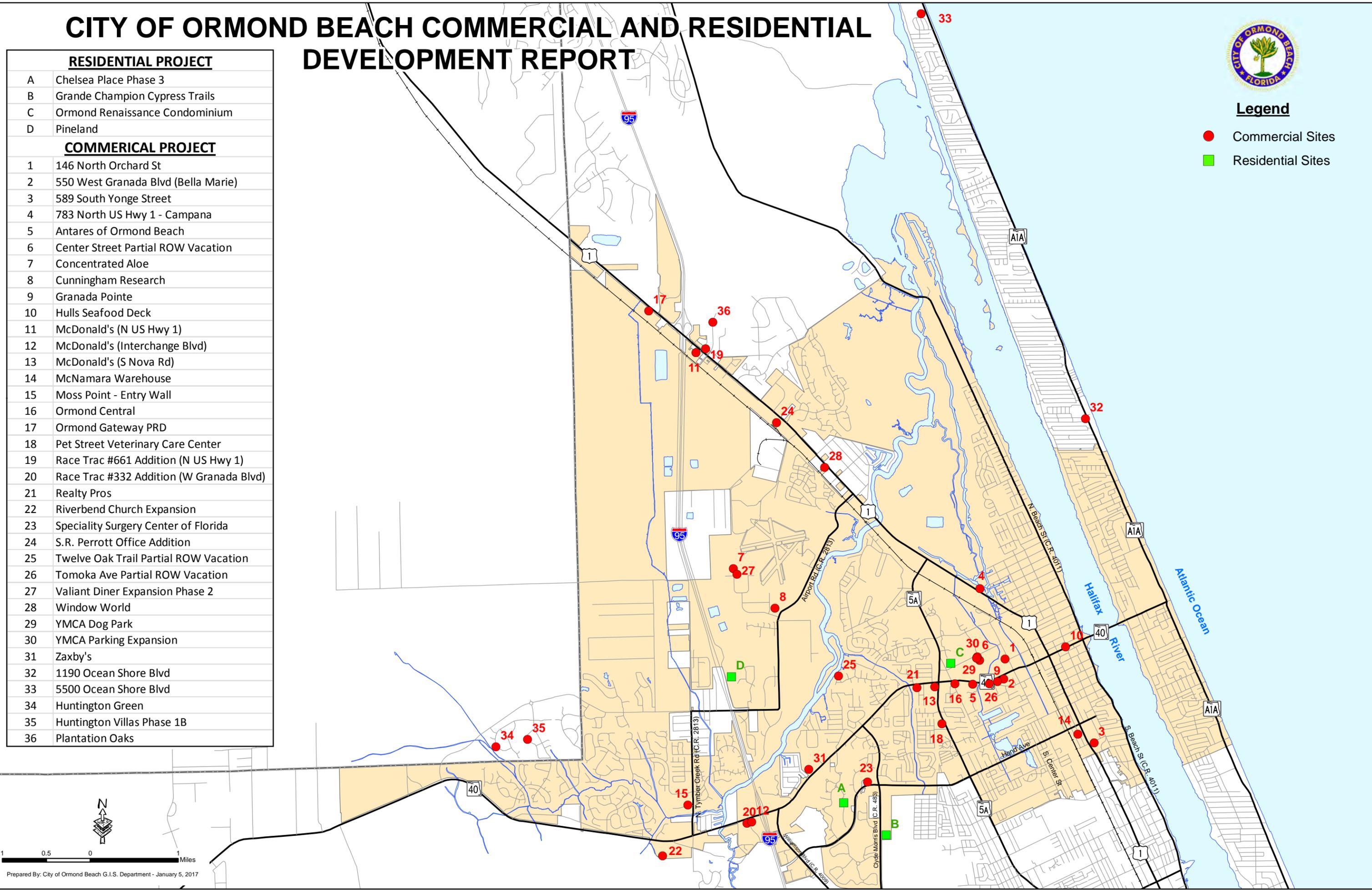
CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



Legend

- Commercial Sites
- Residential Sites

RESIDENTIAL PROJECT	
A	Chelsea Place Phase 3
B	Grande Champion Cypress Trails
C	Ormond Renaissance Condominium
D	Pineland
COMMERICAL PROJECT	
1	146 North Orchard St
2	550 West Granada Blvd (Bella Marie)
3	589 South Yonge Street
4	783 North US Hwy 1 - Campana
5	Antares of Ormond Beach
6	Center Street Partial ROW Vacation
7	Concentrated Aloe
8	Cunningham Research
9	Granada Pointe
10	Hulls Seafood Deck
11	McDonald's (N US Hwy 1)
12	McDonald's (Interchange Blvd)
13	McDonald's (S Nova Rd)
14	McNamara Warehouse
15	Moss Point - Entry Wall
16	Ormond Central
17	Ormond Gateway PRD
18	Pet Street Veterinary Care Center
19	Race Trac #661 Addition (N US Hwy 1)
20	Race Trac #332 Addition (W Granada Blvd)
21	Realty Pros
22	Riverbend Church Expansion
23	Speciality Surgery Center of Florida
24	S.R. Perrott Office Addition
25	Twelve Oak Trail Partial ROW Vacation
26	Tomoka Ave Partial ROW Vacation
27	Valiant Diner Expansion Phase 2
28	Window World
29	YMCA Dog Park
30	YMCA Parking Expansion
31	Zaxby's
32	1190 Ocean Shore Blvd
33	5500 Ocean Shore Blvd
34	Huntington Green
35	Huntington Villas Phase 1B
36	Plantation Oaks



0 0.5 1 Miles

City of Ormond Beach Commercial Development Report January 5, 2017

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
1	146 NORTH ORCHARD STREET 146 North Orchard Street SPRC #14-015	56 space RV & Boat self storage facility with associated parking and infrastructure	11.07.13	11.26.13	01.14.13	06.09.15			NA	NA	07.01.15	Under Constr.				Issued 07.06.15	\$194,733.42	95%		E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
2	550 WEST GRANADA BOULEVARD (BELLA MARIE) 550 West Granada Boulevard SPRC# 2015-028	Modification of approved plan set to construct a retail/office building and 30 residential units.	11.18.14	12.02.14	01.13.15	02.10.15			Neighborhood meeting (2.18.15)	NA	04.13.15	04.13.17		Note: Site incorporated into Granada Pointe project.						E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Ben Butera
3	589 SOUTH YONGE STREET 589 South Yonge Street SPRC#17-022	Building expansion of 8,704 SF to existing furniture store and associated site improvements.	12.8.16	01.03.17																E = Zahn Engineering O = Mike Nikzad ARC = David King
4	783 N US HWY 1, CAMPANA 783 N US HWY 1 SPRC# 2016-010	Construction of a 1,216 SF building for kayak rental & repair and associated site improvements	11.06.15	11.20.15	02.03.16	03.11.16	05.20.16				05.24.16	Under Constr.			\$80,000	Issued 05.27.2016	\$35,000	15%		E = Alann Engineering Group ARC/E: W.A. Cross O = Steven Campana
5	ANTARES OF ORMOND BEACH 720 West Granada Boulevard SPRC# 2016-012	123 unit Assisted Living Facility and associated site improvements	11.11.15	11.25.15	02.24.16	03.18.16	04.19.16		Neighborhood meeting (12.09.15)		04.12.16	04.12.18		In review	\$14,000,000	Ready for pick-up	\$678,857			E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC
6	CENTER STREET PARTIAL ROW VACATION SPRC# 2016-014 Center Street, south of Sterthaus Drive	Partial ROW vacation associated with the YMCA parking project	11.25.15	12.10.15	05.15.16				Required											A = YMCA E = Zev Cohen & Associates
7	CONCENTRATED ALOE 20 West Tower Circle #SPRC 2015-120	Construct a 37,800 SF manufacturing/office building and associate site improvements on vacant land	08.26.15	09.15.16	10.09.15						10.19.15	10.19.17		Not applied		Not applied				O = Timothy Meadows E = Finley Engineering ARC = Stan Hoelle
8	CUNNINGHAM RESEARCH 3 Signal Avenue SPRC#16-081	Warehouse addition of 2,651 SF	05.26.16	06.09.16	07.26.16						07.26.16			Approved	\$75,000	08.11.16	\$8,000	35%		E = Alann Engineering Group O = Cunningham Family LTD Partnership
9	GRANADA POINTE 600 West Granada Boulevard SPRC#2016-017	Proposed 4 unit, 19.5 acre commercial development on south side of Granada Blvd with associated improvements and 3 acre parcel on north side of Granada Blvd and 10 acre preservation area.	12.08.15	12.23.15	04.05.16	06.09.16	08.07.16		Required	Required										O = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
10	HULLS SEAFOOD DECK 111 West Granada Boulevard SPRC#2016-15	Construct 2,557 SF covered wood deck for dining and 700 SF bathroom	12.08.15	12.23.15	02.08.16	02.29.16	03.28.16				03.30.16	03.30.18		Not applied		Not applied				O = Hull's Seafood Eng = Mark Dowst & Associates ARC = Richard Brookfield
11	MCDONALD'S 1530 North US 1 SPRC#2016-040	Update existing drive thru and site ADA upgrades	02.10.16	02.29.16	04.20.16						04.22.16	04.22.18		Issued 05.23.16	\$315,000	Issued 05.18.16	\$31,834.83	85%		E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
12	MCDONALD'S 105 Interchange Boulevard SPRC# 2016-066	Update existing drive thru and site ADA upgrades	04.19.16	05.03.16							06.13.16	06.13.18		Issued 08.26.16	\$305,000	Issued 08.10.16	\$35,780.00	85%		E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
13	MCDONALD'S 100 South Nova Road SPRC# 2016-065	Update existing drive thru and site ADA upgrades	07.01.16	07.19.16	09.12.16						09.27.16			Not applied		Not applied				E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.

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14	McNAMARA WAREHOUSE 480 Andalusia Drive SPRC# 2011-13	4,580 square foot warehouse and associated site improvements	12.22.10	01.05.11					NA	NA	03.06.14	03.06.16		Approved 02.24.16	\$256,938	Approved 02.24.16	included in building permit	10%		E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
15	MOSS POINT, ENTRY WALL Moss Point subdivision SPRC#2015-072	Install subdivision entry wall, add brick façade to existing wall, and landscaping	03.10.15	03.24.15							04.21.15	Under Constr.		Issued 10.07.15	\$104,000					E = Parker Mynchenberg & Assoc O = Moss Point HOA
16	ORMOND CENTRAL 1 South Old Kings Road SPRC#2015-072	Proposed 4 unit, 8.72 acre commercial development. Project proposes site improvements to develop 4 pad ready sites.	04.01.16	04.26.16	11.16.16															O = Ormond Central Investors, LLC Eng = Newkirk Engineering, Inc.
17	ORMOND GATEWAY PBD 1670 North US 1 SPRC#2017-017	Phased development of 17.45± acres for retail, convenience store with fuel sales, and restaurants	11.29.16	12.13.16					Required	Required										O = Tobali, LLC E = Anderson-Dixon LLC ARC = Ratliff Architecture
18	PET STREET VETERINARY CARE CENTER 240 South Nova Road SPRC#2017-014	Proposed 5,263 square foot building for a veterinarian clinic and associated site improvements	11.11.16	11.29.16	01.05.17															O = Tobali, LLC E = Anderson-Dixon LLC ARC = Ratliff Architecture
19	RACETRAC #661, ADDITION 1521 North US Highway 1 SPRC#2016-113	Building addition of 393 square feet, provision of outdoor seating, and site improvements	08.30.16	09.21.16					Required	Required										E = Tannath Design, Inc. O = RaceTrac Petroleum, Inc.
20	RACETRAC #332, ADDITION 1670 West Granada Boulevard SPRC#2017-012	Provision of outdoor seating, and site improvements	11.07.16	11.21.16							01.05.17									E = Tannath Design, Inc. O = RaceTrac Petroleum, Inc.
21	REALTY PROS 900 West Granada Boulevard SPRC #2016-091	Construct a 11,400 square foot office/retail building and associated site improvements on a 1.68 acre parcel.	07.20.16	08.03.16	09.12.16				Neighborhood meeting 08.15.16		10.03.16			In review	\$850,000	Issued 10.05.16	\$456,336	30%		E = Newkirk Engineering O = RPA Vestments, LLC ARC = BPF Design Inc.
22	RIVERBEND CHURCH EXPANSION 2080 West Granada Boulevard SPRC# 09-25000008	Site improvements and utility connect in association with expansion in Daytona Beach	09.08.09	09.22.09	01.18.11				NA	NA	07.13.11	Under Constr.			\$515,034	Issued 11.09.11		35%		E = Mark Dowst & Associates O = Riverbend Church
23	SPECIALITY SURGERY CENTER OF FL 1545 Hand Avenue SPRC# 2016-026	Conversion of building to a Surgery Center with clinic including certain site improvements.	01.15.16	02.02.16	02.18.16	06.09.16					06.22.16	06.22.18		Approved	\$2,410,000	Not Applied				E = Jerry Finley, P.E. O = PRC Associates, LLC ARC = Gordon & Associates Architect, LLC
24	S.R PERROTT OFFICE ADDITION 1280 N. US Highway 1 SPRC#2016-041	Construct a 22,000 SF office building and associated site improvements	02.10.16	02.24.16	03.16.16						03.22.16	Under Constr.		Issued 03.30.16	\$3,545,293	Issued 03.30.16	\$160,000	98%		E = Parker Mynchenberg & Assoc O = S.R. Perrott, Inc.
25	TWELVE OAK TRAIL, PARTIAL ROW VACATION SPRC#2017-25 Abutting 40 Twelve Oaks Trail	Partial ROW vacation of 1,996 SF abutting 40 Twelve Oaks Trail	12.21.16	01.06.16						Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
26	TOMOKA AVE, PARTIAL ROW VACATION SPRC#2016-18 Tomoka Avenue & W. Granada Boulevard	Partial ROW vacation associated with the Granada Pointe project	12.08.15	12.23.15	03.31.16	05.15.16	06.09.16			Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
27	VALIANT DINER EXPANSION, PH 2 15 W. Tower Circle SPRC# 2016-118	Construct a second building of 20,000 SF and associated site improvements	09.27.16	10.11.16																E = Zev Cohen & Associates O = Valiant Dinners Company
28	WINDOW WORLD 1142 North US Highway 1 SPRC#15-092	Construction of 2,975 SF office, showroom, and warehouse and associated site improvements.	05.19.15	06.02.15	08.31.15						01.04.16	01.04.18		In review	\$500,000	Not applied				E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
29	YMCA DOG PARK 500 Sterthaus Drive SPRC #2106-088	Construct a public dog park on land owned by the YMCA with associated parking and site improvements	06.03.16	06.17.16																E = Zev Cohen & Associates O = Volusia/Flagler YMCA

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30	YMCA PARKING EXPANSION 500 Sterthaus Drive SPRC#2015-011	Parking Lot Expansion	11.04.14	11.18.14	02.24.15															E = Zev Cohen & Associates O = Volusia/Flagler YMCA
31	ZAXBY'S 1287 West Granada Boulevard SPRC# 2014-102	Development of vacant land into a 3,847 square foot, 90 seat drive thru restaurant.	06.24.14	07.08.14	08.27.14				NA	NA	09.16.14	09.16.16	09.16.17	Not applied		Not applied				E = Newkirk Engineering APP = Demerburn, LLC ARC = HFR

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Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
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Ormond Beach is Utility Provider Only

32	1190 OCEAN SHORE BLVD 1190 Ocean Shore Blvd. SPRC# 2016-096	Sewer connection for existing building	07.26.16	08.09.16							09.26.16					Not applied				E = Anderson-Dixon LLC O = Afshari 1190, LLC
33	5500 OCEAN SHORE BOULEVARD 5500 Ocean Shore Boulevard SPRC #2015-097	Water connection for existing building	06.17.14	07.01.14	02.02.15	03.06.15					03.25.16									E = Alann Engineering Group O = Kingston Shores Condo
34	HUNTINGTON GREEN SPRC #2015-117 Flagler County	Provision of utilities to a Flagler County subdivision	07.03.15	07.17.15	09.03.15	12.09.15	02.08.16				02.12.16									E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
33	HUNTINGTON VILLAS, PH 1B SPRC# 2015-070 Flagler County	Provision of utilities to a Flagler County subdivision	03.10.15	03.24.15	05.05.15	06.01.15	08.06.15				08.26.15	Under Constr.				Issued	\$537,833	0%		E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
33	PLANTATION OAKS SPRC# 2016-001 I-95 and North US1	Water connection for phase of subdivision development	10.22.15	11.12.15	08.26.16	11.15.16	12.27.16													E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, L.C.

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City of Ormond Beach Residential Development Report - January 5, 2016

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Improvement Value	Eng. Permit	Under Construc-tion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	CHELSEA PLACE, PHASE 3 Chelsea place subdivision SPRC #2016-034	65 single family lots	02.02.16	02.16.16	04.05.16						04.11.16						\$1,097,100	04.21.16	95%		E = Parker Mynchenberg & Associates O = CP & SP Residential Land, LLC
B	GRANDE CHAMPION CYPRESS TRAILS PRD ZONING 355 Clyde Morris Boulevard SPRC# 2016-048	48 single family lots on 28.65 acres	02.29.16	03.14.16	06.09.16	07.07.16	08.03.16		Approved 08.11.16	Approved 09.20.16 &10.04.16	10.04.16 (CC)										E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC
B	CYPRESS TRAILS 355 Clyde Morris Boulevard SPRC# 2017-027	48 single family lots on 28.65 acres	01.03.17	01.17.17					Required	Required											E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC
C	ORMOND RENAISSANCE CONDOMINIUM 875 Sterthaus Drive 2014-061	286 multi-family unit	06.17.14	07.01.14	11.05.14	02.04.15			03.12.15	04.21.15 & 05.05.15	04.01.16						\$2,232,081	Approved 08.05.16	15%		E = Parker Mynchenberg & Associates O = Ormond King Center, LLC ARC = David Howard
D	PINELAND East of I-95, north of Airport Road 08-23000002	Preliminary Plat of 192 Single-Family Lots	11.04.08	11.18.08	02.17.09	02.20.16	04.08.16	05.23.16	PB Approved (4-2)	Approved Ord 08-44		Amended									E = Zahn Engineering O = Funcoast Developers
D	PINELAND, PHASE 1 East of I-95, north of Airport Road SPRC #2015-084	Construction of 44 single- family lots	02.04.16	02.23.16	04.21.16	05.24.16				07.20.16	08.15.16	08.15.18									E = Zahn Engineering
D	PINELAND, PRD AMENDMENT East of I-95, north of Airport Road SPRC #2016-086	Amendment to Ordinance 08-44	06.08.16	06.22.16					PB Approved	Approved 09.06.16 & 09.20.16	09.20.16 (CC)	10.21.21									E = Zahn Engineering

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