

This copy is for your personal, noncommercial use only. You can order presentation-ready copies for distribution to your colleagues, clients or customers [here](#) or use the "Reprints" tool that appears above any article. [Order a reprint of this article now.](#)

ORMOND BEACH

Ormond construction surging beyond last year's pace

By [Bob Koslow](#)

bob.koslow@news-journal.com

Published: Thursday, May 26, 2016 at 2:31 p.m.

ORMOND BEACH — A building surge is under way here, primarily along the Granada Boulevard and North U.S. Highway 1 corridors.

One of the most visible projects is the \$2.6 million, 13,000-square-foot CVS Pharmacy store going up at the northwest corner of Granada Boulevard and Nova Road.

The store is expected to open in late August, said Stephanie Cunha, a spokeswoman for the Rhode Island-based drugstore chain. CVS will then close its store about a quarter-mile away in the Trails shopping center, opening an opportunity to expand the Publix grocery store next door.



Workers for Clearwater-based Boos Development are building a new 13,000-square-foot CVS Pharmacy store at the northwest corner of Granada Boulevard and Nova Road in Ormond Beach. It's one of several ongoing construction projects in Ormond Beach. NEWS-JOURNAL/BOB KOSLOW

Here are some numbers relating to building activity in Ormond Beach from January through April:

Building permits (commercial and residential):

1,177 permits, up 81 from same period in 2015

\$38.5 million in construction value, up \$12.5 million from a year ago

Business licenses

215 new business licenses issued, up 5 from a year ago

83 new businesses in commercial buildings, up 23 from a year ago

Significant development January through April

1301 W. Granada Blvd., new VyStar Credit Union under construction

720 W. Granada Blvd., site plan approved for a 124-bed Antares Assisted Living Facility

600 W. Granada Blvd. at Tomoka Avenue, site plan under review for Granada Point retail project with grocer, restaurant and gas station

1280 N. U.S. 1, S.R. Perrott's 22,000-square-foot headquarters office building is under construction

1535 N. U.S. 1, site plan approved for a 99-seat restaurant at a former gas station

1545 N. U.S. 1, former Cheaters Gentlemen's Club is sold, concept plan is to tear down the club for a Dollar General retail store

1571 N. U.S. 1, conversion of the former La Quinta Inn & Suites hotel into Horizon Assisted Living is underway

1670 N. U.S. 1, waiting for annexation of part of a 17-acre site to start Ormond Gateway, a 160,000-square-foot shopping center across from Destination Daytona

280 Destination Daytona Lane, construction is nearly complete on a 24,000-square-foot facility for Giant Recreation World

Interstate 95 to Airport Road, a \$1.7 million landscaping project is underway along 2.5-miles stretch

Proposed residential developments

Ormond Grande Townhomes, 180 units on the east side of the highway across from Hull Road

Plantation Oaks, 1,577 housing units on 1,033 acres at the north end of Broadway Avenue

Annual new construction values

2015 – \$92.2 million

2014 – \$79.3 million

2013 – \$78.9 million

SOURCE: Ormond Beach

What they're saying:

Joe Mannarino, Ormond Beach economic development director: "There is a pent-up demand from the lull in the economy. The residential pace has picked up, too, and a lot of retail follows the residential development. That is a common occurrence."

"We're seeing much more activity on North U.S. 1. I think it's a combination of the city annexing more than 250 acres and gaining jurisdiction and our partnering in the \$1.7 million private-public landscaping and irrigation project there. That is helping to draw more private investment."

Rick Fraser, executive director of the Ormond Beach Chamber of Commerce: "I think the construction increase is indicative of what the city and chamber have been doing to revitalize the general economy. The city has done a good job of keeping its eye on the ball. In the downturn a lot of people wanted the city to cut back. Maybe it delayed some projects but it kept on with the Granada Boulevard streetscape beautification and is now underway on landscaping the North U.S. 1 area."

"There is a lot of interest in what is happening here and it's created a snowball effect. People hear about us and see what's happening and they ask themselves if they should be here, too."

Copyright © 2016 News-JournalOnline.com — All rights reserved. Restricted use only.