

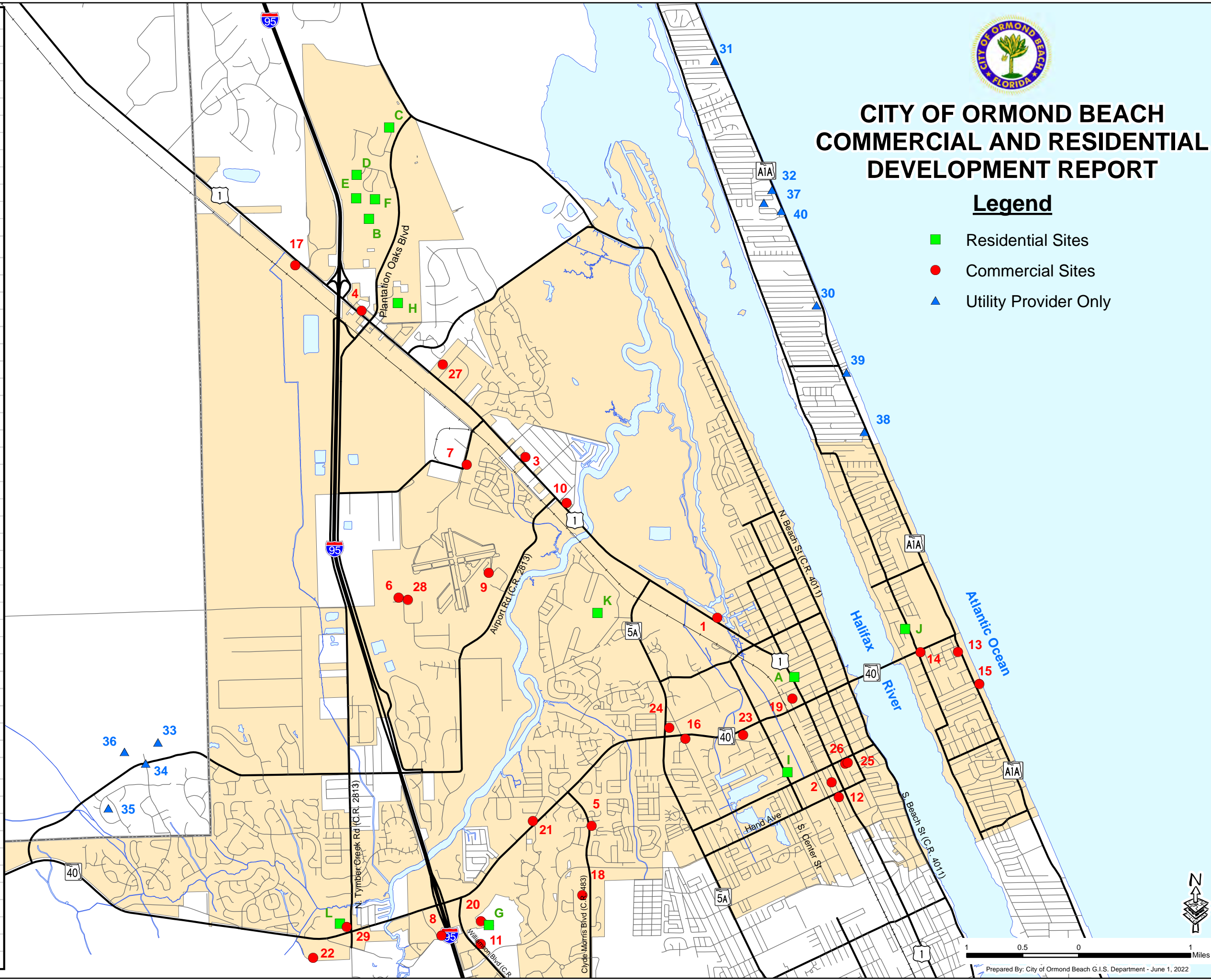


CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

RESIDENTIAL PROJECTS	
A	Courtyards at Ormond
B	Plantation Oaks - Major Amendment
C	Plantation Oaks - 1A/Tiger Oaks
D	Plantation Oaks - 2B
E	Plantation Oaks - 2C
F	Plantation Oaks - 2D
G	Regal Multifamily
H	Ridgehaven
I	Stanton Grove
J	The Cupola at Oceanside
K	Tomoka Reserve
L	Tymber Creek Apartments
COMMERCIAL PROJECTS	
1	783 North US Hwy 1 - Campana
2	Air One
3	Caldera Spas
4	Dunkin Donuts
5	Falls Guard House Modification
6	GPR 1
7	Hull Road RV and Boat Storage
8	Interchange Depot
9	KOMN Condominium Association INC
10	Lentz Surgical Center
11	Love Whole Food Expansion
12	McNamara Warehouse
13	Ocean Club Ormond Beach
14	Ormond Art Museum & Gardens
15	Ormond Beach Holdings LLC
16	Ormond Central
17	Ormond Gateway
18	Paradise Point ALF
19	Perrott Depot
20	Regal Center
21	Revella at Ormond Beach ALF
22	Riverbend Church School Expansion
23	Shoppes at Granada Pointe
24	Splash Car Wash
25	SONC Outdoor Basketball Court
26	SONC Gymnasium
27	Total Comfort
28	Valiant Diners Expansion - Phase 3
29	Walgreens/Commerical Area Improvements
ORMOND BEACH - UTILITY PROVIDER ONLY	
30	101 Town and Country Lane
31	Beachview Cove
32	2284 Ocean Shore Boulevard
33	Celedine Subdivision (Flagler)
34	Force Main Extension (Flagler)
35	Huntington Forcemain Extension (Flagler)
36	Iris Subdivision (Flagler)
37	Ocean Village Townhomes
38	Surf Style
39	Traders Inn Beach Club
40	Verona Oceanside



City of Ormond Beach Commercial Development Report, as of June 1, 2022

Applications, site plans, and public hearing documents may be viewed at the Planning Department website: <http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

#	Project	Description	Change in project status				Project nearing completion				Projects reviewed this month			E or Arc = Project Engineer or Architect O = Owner A = Applicant						
			Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	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
1	783 N US HWY 1, CAMPANA 783 N US HWY 1 PZ# 2016-010	Construction of a 1,216 SF building for kayak rental & repair and associated site improvements on a 1.03 acre site.	11.06.15	11.20.15	02.03.16	03.11.16	05.20.16	Not applicable	Not applicable	Not applicable	05.24.16	Under Constr.		Issued 09.25.17	\$80,000	Issued 05.27.16	\$35,000	55%		E = Alann Engineering Group ARC/E: W.A. Cross O = Steven Campana
2	AIR ONE 390 Andalusia Avenue PZ# 2021-048	Construction of a 2,500 square foot storage/warehouse building on a 1.1 acre property.	04.07.21	04.28.21	06.15.21	07.07.21	08.19.21	Not applicable	Not applicable	Not applicable	09.15.21	09.15.23		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Francis Family LLC
3	CALDERA SPAS 1141 North U.S. Highway 1 PZ# 2022-007	Renovate existing building for new business and associated site improvements. No new building square footage.	11.16.21	11.30.21				Not applicable	Not applicable	Not applicable	01.25.22	Under Constr.		Issued 02.23.22	\$23,000	Issued 02.22.22	\$38,000	15%		E = Newkirk Engineering, Inc. O = CMD Realty, LLC
4	DUNKIN DONUTS 1535 North U.S. Highway 1 PZ# 2019-002	Demolition of existing gas station (1,254 SF) and construction of a Dunkin Donuts coffee shop (2,013 SF) building with drive thru and associated site improvements.	11.26.18	12.11.18	04.05.19	05.09.19		Not applicable	Not applicable	Not applicable	05.22.19 revised 06.28.21	Under Constr.		Issued 02.02.20	\$300,000	Issued 07.17.19	\$71,500	70%		E = Anderson-Dixon, LLC O = Afshari 1535 LLC
5	FALLS GUARD HOUSE MODIFICATION 1 Falls Way PZ# 2021-064	Modification of the site's access to include a resident bypass lane and gated access. No new building square footage.	04.30.21	06.02.21	7.24.21			Not applicable	Not applicable	Not applicable	08.13.21	Under Constr.		12.01.21	58,030	Not applied	Not applied			E = Zev Cohen & Associates O = Mhm communities
6	GPR 1 105 Runway Drive PZ# 2021-093	One story industrial building of 30,000 square feet on 3.35 acres within the Airport Business Park.	08.16.21	09.01.21	09.17.21			Not applicable	Not applicable	Not applicable	10.01.21 revision 12.02.21	Under Constr.		Issued 10.25.21	\$2,708,400	Issued 10.27.21	\$397,019	80%		E = Newkirk Engineering, Inc. O = GPR1 LLC E = BPF Design Inc.
7	HULL ROAD RV & BOAT STORAGE 835 Hull Road PZ# 2021-006	Proposed RV & Boat storage of 20 spaces and associated site improvements on a 0.78 acre parcel.	11.18.20	12.01.20				Not applicable	Not applicable	Not applicable	04.16.21	04.16.23		Not applicable	Not applicable	Not applied	Not applied			E = Newkirk Engineering, Inc. O = BMill Inc.
8	INTERCHANGE DEPOT 295 Interchange Boulevard PZ# 2021-072	Three storage facility of 111,825 square feet on a 2.94 acre parcel and associated site improvements	06.11.21	06.25.21	09.16.21			08.05.21	10.14.21 (Approved 7-0)	11.16.21 (Approved 5-0) & 12.07.21 (Approved 5-0)	12.08.21	12.08.23		Issued 05.10.22	\$12,619,451	Issued 03.02.22	\$711,015	15%		E = Newkirk Engineering, Inc. O = Southwest I-95, LLC APP = 295 Interchange LLC
9	KOMN CONDOMINIUM ASSOCIATION INC 85 Hangar Way PZ# 2021-014	Construction of two hangers. Lots 1 & 2 are 1.63 acres and a building of 15,720 SF. Lot 3 is 2.24 acres and a building of 23,520.	11.25.20	12.15.20				Not applicable	Not applicable	Not applicable	12.23.20	Under Constr.		Issued 09.01.21	\$983,443 & \$1,471,411	Issued 04.01.21	\$217,441.65	75%		E = Newkirk Engineering, Inc. APP = KOMN Condominium Association, Inc. O = City of Ormond Beach
10	LENTZ SURGICAL CENTER 1031 North U.S. Highway 1 PZ# 2022-012	Construction of a 10,557 square foot building and associated site improvements on 1.06 acres.	12.21.21	1.10.22	Resubmittal due by 07.10.22			Required	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Bluewater Properties, LLC ARC = Larry Robinson, P.A.
11	LOVE WHOLE FOOD EXPANSION 275 Williamson Boulevard PZ# 2021-096	Addition of a 4,765 square foot building at the existing Love Whole property and associated site improvements.	10.06.21	10.24.21	04.19.22	04.26.22	Due 06.08.22	Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Love Whole Foods
12	McNAMARA WAREHOUSE 460 Andalusia Avenue PZ# 2021-030	Construction of an 840 square foot warehouse and associated site improvements on a 0.10 acre property.	01.12.21	01.28.21	03.16.21			Not applicable	Not applicable	Not applicable	04.27.21	Under Constr.		Issued 09.01.21	\$66,177	Issued	\$2,000	50%		E = Parker Mynchenberg & Associates, Inc. O = McNamara Construction
13	OCEAN CLUB ORMOND BEACH 88 South Atlantic Avenue PZ# 2019-026	Demolition of existing building (10,866 SF) and construction of a new retail shop (8,596 SF) and related site improvements.	01.15.19	01.31.19	06.06.19	06.03.21		06.19.19	07.11.19	08.20.19 & 11.05.19 - Approved	08.08.21	08.08.23		Not applied	Not applied	Not applied	Not applied			E = The Performance Group O = 88 South Atlantic, LLC
14	ORMOND ART MUSEUM & GARDENS 78 East Granada Boulevard PZ#2022-051	Request for one additional wall sign of 24 square feet and outdoor music under certain conditions.	05.02.22	NA				05.19.22	06.09.22	07.19.22				Not applicable	Not applicable	Not applied	Not applied			APP = Ormond Art Museum & Gardens, Inc.

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

#	Project	Description	Change in project status				Project nearing completion				Projects reviewed this month									
			Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	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
15	ORMOND BEACH HOLDINGS LLC 251 South Atlantic Avenue PZ #22-018	Proposed five story, 95,700 square foot hotel with 137 rooms, associated driveways, parking (108 spaces east of SRA1A and 62 spaces west of SRA1A) stormwater, utilities, signage, lighting, landscaping, public sidewalk and ADA beach access, and hotel related beach access	03.09.22	04.04.22					Required	Required	Required			Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP/O = Ormond Beach Holdings, LLC
15	ORMOND BEACH HOLDINGS LLC 251 South Atlantic Avenue PZ #22-018	Land use application from "Public Institutional" to "Low Intensity Commercial" and "Low Density Residential"	05.06.22	05.18.22					Required	Required	Required			Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Ormond Beach Holdings, LLC
16	ORMOND CENTRAL 1 South Old Kings Road PZ# 2015-072	Proposed 4 unit, 8.72 acre commercial development. Project proposes site improvements to develop 4 pad ready sites.	04.09.16	04.26.16	11.16.16	02.01.17	08.02.17	08.30.17	10.12.17 Recommended Approval	11.21.17 & 12.05.17 Approved	12.08.17	Vested with demolition		Not applied	Not applied	Not applied	Not applied			O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.
17	ORMOND GATEWAY 1670 North U.S. Highway 1 PZ# 2020-091	Development of a three lot commercial subdivision and associated site improvements.	09.11.20	10.06.20	12.16.20	02.01.20			Not applicable	01.14.21 Approved	2.16.21 Approved	03.01.21	03.01.23	Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC
18	PARADISE POINT ALF 350 Clyde Morris Boulevard PZ# 2021-015	87 unit Assisted Living Facility (ALF) for 100 residents. Total SF of 73,952 on a 12.05 acre parcel.	11.20.20	12.15.20	04.27.21				02.11.21	Not applicable	Not applicable	05.24.21	05.24.23	Issued 10.05.21	\$12,463,061	Issued 06.10.21	\$1,313,449	75%		E = Mark Dowst & Associates, Inc. APP = Paradise Pointe of Ormond Beach, LLC ARC = BPF Design, Inc.
19	PERROTT DEPOT 29 North Perrott Drive PZ #2021-029	Redevelopment of 1.86-acre site that has an existing 4,834 distribution/warehouse use to include 12,540 square feet of self-storage buildings.	01.12.21	02.02.21	03.19.21	05.24.21			02.17.21	Not applicable	Not applicable	06.08.21 Revision 11.09.21	Under Constr.	Issued 02.17.22	\$410,000	Issued 12.03.21	\$250,000	30%		E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.
20	REGAL CENTER 215 Williamson Boulevard PZ #2022-002	Modifications to an existing 12 acre parcel to relocate a wet detention pond to rear of site for a proposed 1.31 acre outparcel fronting Williamson Boulevard.	10.24.21	11.08.21	12.27.21				Not applicable	12.09.21 (Approved 6-0)	01.18.22 (Approved) & 02.01.22			Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Regal Cinemas APP = 215 Williamson Investors, LLC
21	REVELLA AT ORMOND BEACH ALF 1211 West Granada Boulevard PZ# 2021-073	150 resident Assisted Living Facility, 120,501 SF on 5.54 acres and associated site improvements	05.29.21	06.27.21	08.31.21				06.28.21	Not applicable	Not applicable	09.28.21	09.28.23	Not applied	Not applied	Issued 04.26.22	\$2,184,284	5%		E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC
22	RIVERBEND CHURCH SCHOOL EXPANSION 2080 West Granada Boulevard PZ# 2022-036	Special Exception amendment for the number of students allowed at school for Riverbend Church at 2080 West Granada Boulevard, including the construction of new classrooms totaling 6,359 square feet.	03.11.22	03.27.22					Required	Required	Required			Not applied	Not applied	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = Riverbend Community Church, Inc.
23	SHOPPES AT GRANADA POINTE 550 West Granada Boulevard PZ# 2019-120	Construction of a 21,114 square foot building on 2.52 acres within the Granada Pointe development and associated site work.	10.17.19	11.04.19	12.02.19				Not applicable	Not applicable	Not applicable	12.14.19	12.14.21	12.14.22	Not applied	Not applied	Issued 03.11.22	\$486,082	0%	E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC ARC = BPF Design, Inc.
24	SPLASH CAR WASH 55 North Nova Road PZ# 2022-041	Redevelopment of a 2.53 acre parcel of a vacant church for a full service car wash with a 9,956 square foot building.	04.27.22	05.11.22	Due 06.02.22				Not applicable	Required	Required			Not applied	Not applied	Not applied	Not applied			E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC
25	SONC OUTDOOR BASKETBALL COURT 176 Division Avenue PZ# 2022-036	Construction of a gymnasium of 7,429 SF over existing outdoor basketball court.	3.24.22	04.05.22					Not applicable	Not applicable	Not applicable	04.29.22		Issued	NA	Issued	NA	0%		E = Newkirk Engineering, Inc. O = City of Ormond Beach
26	SONC GYMNASIUM 176 Division Avenue PZ# 2021-035	Construction of an outdoor basketball court.	11.11.20	11.24.20	01.26.21				Not applicable	Not applicable	Not applicable	02.21.21	02.21.23	Issued 01.03.22	\$1,738,905	Issued 01.03.22	\$142,110	60%		E = Zev Cohen & Associates O = City of Ormond Beach ARC = DJ Design, Inc.
27	TOTAL COMFORT 1345 North U.S. Highway 1 PZ# 2018-080	A phased development. Phase 1 is an RV and Boat facility of 150 spaces. Phase 2 is two 15,370 SF building with associated site improvements. Total site is 11.47 acres.	09.19.19	10.08.19					Not applicable	Outdoor storage 04.11.19	Outdoor Storage Approved 05.21.19	Revision 07.27.21	Under Constr.	Issued 02.01.21 & 02.03.21	RV building = \$206,609 Office = \$1,608,639	Issued 07.31.19	\$1,529,684.52	90%		E = Parker Mynchenberg & Associates, Inc. App = Cameo Solutions, LLC ARC = BPF Design, Inc.
28	VALIANT DINERS EXPANSION, PHASE 3 15 West Tower Circle PZ# 2022-027	Expansion of existing facility with a 11,250 square foot building and associated site improvements	02.21.22	03.09.22	Resubmittal due by 09.09.22				Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates O = Padwell Holdings, LLC

Applications, site plans, and public hearing documents may be viewed at the Planning Department website: <http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

#	Project	Description	Change in project status				Project nearing completion					Projects reviewed this month			E or Arc = Project Engineer or Architect O = Owner A = Applicant				
			Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	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
29	WALGREENS/COMMERCIAL AREA IMPROVEMENTS 2001 West Granada Boulevard PZ# 2022-038	Modifications to the access to West Granada Boulevard and stormwater improvements to Walgreens site	03.21.22	04.05.22	04.22.22	Due 06.06.22		Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc.
Ormond Beach is Utility Provider Only																			
30	101 TOWN & COUNTRY LANE 101 Town & Country Lane PZ #2019-078	Utility connection for existing multi-family development.	05.07.19	06.10.19	07.07.19			Outside City	Outside City	Outside City	07.18.19	Under constr.	NA	Not applicable	Not applicable	Utilities only Issued 09.11.2019	\$126,650	40%	E = Ultra Design Consultant, Inc.
31	BEACHVIEW COVE 2960 Oceanshore Boulevard PZ#21-045	28 lot subdivision in Volusia County. Utility connection only	08.24.21	09.06.21	10.01.21	10.29.21		Outside City	Outside City	Outside City	11.11.21	06.15.23		Not applicable	Not applicable	Not applied	Not applied		E = Alliant O = Lake Pointe Villas LLC
32	2284 OCEAN SHORE BOULEVARD 2284 Ocean Shore Boulevard PZ-2021-045	Septic to sewer connection	03.21.21	04.05.21	05.25.21			Outside City	Outside City	Outside City	06.15.21	06.15.21		Not applicable	Not applicable	Not applied	Not applied		E = Alann Engineering Group O = Steven Sahai
33	CELEDINE SUBDIVISION (FLAGLER) PZ# 2021-069 Flagler County	Utility connection for 99 single-family homes. Flagler County (Hunter's Ridge).	05.12.21	06.07.21	08.30.21	10.19.21		Outside City	Outside City	Outside City	11.22.21	11.22.23		Not applicable	Not applicable	Not applied	Not applied		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
34	FORCE MAIN EXTENSION (FLAGLER) PZ# 2021-070 Airport Road right-of-way	Force main extension in Flagler County (Hunter's Ridge DRI) along Airport Road	05.12.21	06.07.21	08.30.21			Outside City	Outside City	Outside City	08.31.21	Under Constr.		Not applicable	Not applicable	Pending	Not applied	60%	E = Alann Engineering Group O = U.S. Capital Alliance, LLC
35	HUNTINGTON FORCE MAIN EXTENSION Huntington subdivision PZ #-19-024(A)	Force main extension within the Huntington subdivision	08.19.19	09.10.19				Outside City	Outside City	Outside City	04.29.20	Under Constr.		Not applicable	Not applicable	Approved (21-7125) 09.27.21	\$117,025	95%	E = Zev Cohen and Associates, Inc.
36	IRIS SUBDIVISION (FLAGLER) PZ# 2021-071 Flagler County	Utility connection for 76 single-family homes. Flagler County (Hunter's Ridge)	05.12.21	06.07.21	10.29.21			Outside City	Outside City	Outside City	01.10.22	01.10.24		Not applicable	Not applicable	Not applied	Not applied		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
37	OCEAN VILLAGE TOWNHOMES 90 Verona Vista Ct. PZ# 2020-056	19 unit townhome development on 3.75 in Volusia County.	05.21.20	06.03.20				Outside City	Outside City	Outside City	07.17.20	Under Constr.	NA	Not applicable	Not applicable	Pending	\$139,028	90%	E = Alann Engineering Group, Inc. O = Cornelius Prior APP = John Wine
38	SURF STYLE 1054 Ocean Shore Boulevard PZ# 2022-006	Volusia County project. Development of a 10,890 building. SPRC review is for the utility connection.	11.16.21	11.29.21				Outside City	Outside City	Outside City	01.10.22	01.10.24		Not applicable	Not applicable	Not applied	Not applied		E = Zev Cohen and Associates, Inc. O = 1054 Ocean Shores Blvd, LLC
39	TRADERS INN BEACH CLUB 1355 Ocean Shore Boulevard PZ #2022-031	Connection to city sewer services, including lift station.	03.10.22	03.16.22				Outside City	Outside City	Outside City	04.08.22	04.08.24		Not applicable	Not applicable	Not applied	Not applied		E - Mark Dowst & Associates O = Traders Inn Beach Club Association, Inc.
40	VERONA OCEANSIDE PZ #2020-011 2162 Ocean Shore Boulevard	Volusia County project. Replat of 3.50 acres into 5 single-family lots and 18 multi-family townhome lots.	12.08.19	12.27.19	06.08.20			Outside City	Outside City	Outside City	06.18.20	Under Constr.	NA	Not applicable	Not applicable	Utilities only Issued 05.19.21	\$117,270	95%	O = MHK Of Volusia County E = Parker Mynchenberg & Associates

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Residential Development Report, as of June 1, 2022

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Eng. Permit	Eng. Permit Constr. Value	Under construction	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	COURTYARDS AT ORMOND 135 North Yonge Street PZ# 2021-079	Construct a 3 unit, 10,889 square foot retail building and a 48 unit multi family apartment complex.	06.17.21	07.09.21				08.15.21	Required	Required							E = Parker Mynchenberg & Associates O = CST Holdings, LLC ARC = BPF Design
B	PLANTATION OAKS, MAJOR AMENDMENT Plantation Oaks PZ# 2021-101	Modification of existing development order to modify the age restriction for phase 3, and place single-family homes on the former golf course and middle school site. Total increase of 291 residential units to 1,868 residential units.	09.24.21	10.08.21	03.23.22			12.06.21	04.14.22	05.17.22 & 06.07.22							E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
C	PLANTATION OAKS, 1A 1395 Fountain View Street PZ# 2020-029	Development of 121 lots on 100.91 acres. Preliminary plat. Single family homes.	02.06.20	03.01.20	04.09.21			Not Required	PB 05.13.21 Approved	CC 06.01.21	08.27.21	Under construction	Under construction	Issued 09.17.21	\$3,400,200	50%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
C	TIGER OAKS, PHASE 1A FINAL PLAT 1395 Fountain View Street PZ# 2022-017	Development of 121 lots on 100.91 acres. Final plat. Single family homes.	01.25.22	02.15.22	Due 05.06.22			Not Required	Not Required	06.07.22 & 07.19.22							E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
D	PLANTATION OAKS, 2B 2389 Destrenan Drive PZ# 2020-024	Development of 125 lots on 89.16 acres. Manufactured home phase.	12.14.17	01.24.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 03.29.2021	\$2,390,520	25%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
E	PLANTATION OAKS, 2C 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase.	12.14.17	2.07.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	\$3,044,572	2%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
F	PLANTATION OAKS, 2D 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase.	12.14.17	02.12.18	08.24.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	\$1,784,746	2%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
G	REGAL MULTIFAMILY 215 Williamson Boulevard PZ-22-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.06.22				06.09.22	07.19.22	08.03.22							O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development
H	RIDGEHAVEN Plantation Oaks Boulevard & Addison Drive PZ-22-061	96 duplex units and 202 single-family lots within a Planned Residential Development on 103.45 acres	05.23.22	Due 06.13.22				Required	Required	Required							O = Snilloc Family Limited Partnership E = Parker Mynchenberg & Associates APP = RidgeHaven LLC
I	STANTON GROVE 183 South Orchard PZ-22-062	Application pending															
J	THE CUPOLA AT OCEANSIDE 100 North Halifax Drive PZ# 2021-068	12 two story townhomes - previously Halifax 100- and associated site improvements.	05.17.21	06.22.21				Completed	Approved	Approved	08.25.21	Under construction	Under construction	Issued 09.03.21	\$548,099	60%	E - Newkirk Engineering O = Halifax 100 LLC APP = Halifax Enterprises LLC
K	TOMOKA RESERVE 20 Tomoka Oaks Boulevard PZ#-2022-043	Establishment of a Development Order for the former Tomoka Oaks Golf Course property of 147.94 acres. The application seeks 300 residential units or 2.03 units per acre	04.20.22	05.03.22				Required	Required	Required							O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates APP = Cobb Cole
L	TYMBER CREEK APARTMENTS 2011 West Granada Boulevard PZ#2022-008	300 multi-family units and associated site improvements on a vacant 19.62 acre parcel.	12.07.21	12.27.21	04.28.22			06.08.22	Required	Required							E - Newkirk Engineering O = VCP Ormond Beach, LLC ARC = English Associates, Inc.

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

Planning public hearing items

City Commission items					
File Number	Item	Description	Planning Board	City Commission	City Commission
2021-101	Plantation Oaks Subdivision Planned Residential Development Amendment	<p>This is a request from Parker Mynchenberg, P.E., R.L.A., Manager of Plantation Oaks of Ormond Beach LLC., for a Planned Residential Development (PRD) amendment to add 173 single-family homes within the Plantation Oaks development, approved for 1,577 residential units, on land previously identified for a public-school site and a golf course. The amendments propose the following:</p> <p>1.Phase 1: Convert a portion of the golf course within Phase 1 to add 40 non-age restricted, fee simple lots. This phase is approved for 669 single-family lots and the amendment seeks to allow 709 lots. This request was reduced at the Planning Board meeting where the original request was 80 additional residential units.</p> <p>2.Phase 3: Convert Phase 3 portion of golf course to add 43 non-age restricted, fee simple lots. This phase is approved for 481 single-family lots and the amendment seeks to allow 524 lots. This request was reduced at the Planning Board meeting where the original request was 86 additional residential units.</p> <p>3.Phase 3: Lift age restriction for this phase.</p> <p>4.Phase 3: Prohibit manufactured homes for this phase.</p> <p>5.Phase 4: Land identified as public-school site to be converted to 80 fee simple lots(amended from 90 lots), with no manufactured housing. The applicant offered reduction to 90 residential lots which was recommended for denial at the Planning Board meeting.</p> <p>6.Phase 4: Allow public streets.</p> <p>7.Remove a tract of land from the Plantation Oaks Planned Residential Development of approximately 33.10 acres purchased by Volusia County from the Plantation Oaks Planned Residential Development.</p> <p>The property is generally located along Plantation Oaks Boulevard east of Interstate 95, south of Halifax Plantation subdivision, west of Old Dixie Highway, and north of U.S. Highway 1. The property is approximately 1,048.57 acres and currently zoned as Planned Residential Development.</p>	<p>Item 1- Phase 1, add 40 lots: Approve (5-2), Item 2- Phase 3, add 43 lots, Approve (4-3), Item 3- Phase 3, lift age restriction, Approve (7-0), Item 4- Phase 3 - Only single-family, Approve (7-0), item 5: Phase 4, add 90 lots, Denied (3-4), Item 6, Phase 4, Public streets, Approve (7-0), and Item 7 - Remove Volusia County park, Approved (7-0)</p>	Approved with amendment to Phase 4 to allow 80 lots	06.07.2022
2022-037	Land Development Code (LDC) Amendment – Additional Front and Waterbody Yard Setbacks	<p>This is an administrative request to amend front and waterfront yard setbacks of Chapter 2, District And General Regulations, Article II, District Regulations, Sections 2-09, REA, Rural Estate Agricultural Zoning District; 2-10 RR, Rural Residential Zoning District; 2-12, R-1, Residential Estate Zoning District; 2-13, R-2, Single Family Low Density Zoning District; 2-19, R-6, Multifamily Medium High Density Zoning District; Section 2-40, Exceptions and Supplemental Standards to provide consistency of language between zoning districts, clarification for existing criteria and new review criteria under the Waterbody setbacks that will protect the view corridor of abutting properties along the Tomoka and Halifax River and reduce the necessity for most variances.</p>	04.14.2022 Approval recommended (7-0)	Approved (5-0)	06.07.2022
2022-17	Tiger Oaks, Phase 1A Final plat	<p>This is a request from Parker Mynchenberg, P.E., Manager of Plantation Oaks of Ormond Beach I, LLC, for a final plat for Tiger Oaks, Phase 1A consisting of 121 single-family lots on 100.91 acres.</p>	NA	06.07.2022	07.19.22
<p>Note: City Commission items are based upon the best information available as of April 29, 2022 and are subject to change. City Commission agendas are available at: https://ormondbeach.ig2.com/citizens/default.aspx?. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.</p>					

Board of Adjustment and Appeals - June 1, 2022

2022-045	38 Carriage Creek Way, Rear Yard Variance to construct hard roof patio cover	<p>This is a variance request submitted by Timothy and Loretta Ryan, property owners of 38 Carriage Creek Way. The property at 38 Carriage Creek Way is zoned R-3 (Single-Family Medium Density Zoning District). Section 2-15(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting a rear yard setback of 16.4' to construct an attached hard roof patio cover, requiring a variance of 3.6' to the required 20' rear yard setback.</p>
2022-046	112 Sawtooth Lane, Rear Yard Variance to construct pool screen enclosure	<p>This is a variance request submitted by Tanina Gerosiannis, property owner of 112 Sawtooth Lane. Section 2-50(y)(1)(c)(2) of the Land Development Code requires screen enclosures no closer than 10' from the rear property line. The applicant is requesting a variance of 4' to the required rear yard setback of 10' for a final setback of 6' to allow construction of a screen enclosure over an existing swimming pool.</p>
2022-048	601B Robin Road, Side Yard Variance to construct glass room	<p>This is a variance request submitted by Francisco Lopez, property owner, of 601B Robin Road. The variance request seeks to construct a glass room in the side yard adjacent to the community concrete area. The property at 601B Robin Road is zoned R-4 (Single-Family Cluster and Townhouse). Section 2-17(B)(9)(c) of the Land Development Code requires a 20' side yard setback. The applicant is requesting a side yard setback of 14.5' to construct the glass room, requiring a variance of 5.5' to the required 20' side yard setback.</p>
2022-049	777A Flamingo Drive, Side Yard Variance to construct addition	<p>This is a variance request submitted by Patrick and Monique Kelley, property owners of 777A Flamingo Drive. The variance request seeks to allow for the construction of an addition to replace the existing glass and aluminum room which currently encroaches in the side yard on the west side of the unit. The property at 777A is zoned R-4 (Single-Family Cluster and Townhouse). Section 2-17(B)(9)(c) of the Land Development Code requires a 20' side yard setback. The applicant is requesting a side yard setback of 14.5' to construct the addition, requiring a variance of 5.5' to the required 20' side yard setback.</p>

The Board of Adjustment and Appeals agenda is available at: <https://www.ormondbeach.org/218/Board-of-Adjustment-Appeals>. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.

Planning public hearing items

Board of Adjustment and Appeals - June 1, 2022 (continued)

2022-052	1121 Sherbourne Way, Rear Yard Variance to construct pool screen enclosure	This is a variance request submitted by Alison and Tanner Nowicki, property owners of 1121 Sherbourne Way to allow construction of a screen enclosure over an existing swimming pool. Section 2-50(y)(1)(c)(2) of the Land Development Code requires screen enclosures no closer than 10' from the rear property line. Due to the location of the existing swimming pool, a variance of 2.5' to the required rear yard setback of 10' is requested for a final setback of 7.5'.
2022-054	710A Flamingo Drive, Side Yard Variance to construct carport	This is a variance request submitted by Michael Pendlebury, property owner of 710A Flamingo Drive. The property at 710A Flamingo Drive is zoned R-4 (Single-Family Cluster and Townhouse). Per Section 2-17(B)(9)(c) of the Land Development Code, a 20' side yard setback is required. The applicant is requesting a side yard setback of 8' to construct a carport requiring a variance of 12' to the required 20' side yard setback.

The Board of Adjustment and Appeals agenda is available at: <https://www.ormondbeach.org/218/Board-of-Adjustment-Appeals>. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.

Neighborhood Meeting - June 8, 2022 - Tymber Creek Apartments

Tymber Creek Apartments neighborhood meeting notice. Mark A. Watts, Esquire shall conduct a neighborhood meeting associated with a Planned Business Development zoning map amendment for the land located at 36 Tymber Creek Road and a portion of 2011 West Granada Boulevard. The neighborhood meeting shall be held on Wednesday June 8, 2022 starting at 6:00 p.m. at the Coquina Presbyterian Church, located at 2085 West Granada Boulevard, Ormond Beach 32174. The developer intends to develop the property as a multi-family planned residential development project. The project submittals have been posted on the city website at: <https://www.ormondbeach.org/1015/Tymber-Creek-Apartments>.

Planning Board - June 9, 2022

LUP 2022-023	Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)	Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. The amendments are as follows: Land area owned by RidgeHaven - 84.26 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR). Proposed condition to limit density: The maximum gross density shall not exceed three (3) units per acre and total units for all lands within the RidgeHaven subdivision shall not exceed 298 residential units. Parcels within individual ownership (not owned by RidgeHaven) - 5.73 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR). Proposed condition to allow same density as Volusia County: The maximum gross density shall not exceed eight (8) units per acre
PBD 2022-041(A)	55 North Nova Road, Splash Car Wash, Zoning Map Amendment	This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development). The subject property is approximately 2.53 acres and is located at 55 North Nova Road
PBD 2022-041(B)	55 North Nova Road, Splash Car Wash, Issuance of a Development Order	This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full service car wash including self-service vacuum and detail stations. The subject property is approximately 2.53 acres and is located at 55 North Nova Road
PBD 2022-047	215 Williamson Boulevard, Regal Multi-Family, Planned Business Development first amendment	This is a request from Southwest I-95, LLC., for a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and a maximum of 312 multi-family units on 12.00 acres at 215 Williamson Boulevard. The site plan as submitted contains 310 multi-family residential units. The subject property is shown below
SE2022-051(A)	78 East Granada Boulevard, Ormond Memorial Art Museum and Gardens, Wall Signage Special Exception	This is a request for a Special Exception submitted by Stephanie Mason-Teague, Executive Director, authorized agent for the Ormond Memorial Art Museum & Gardens, Inc., for a Special Exception for wall signage at 78 East Granada Boulevard. Section 3-48(B) of the Land Development Code allows alternative business premise signage (wall signage) through a Special Exception. The Special Exception seeks to allow (1) 24+ square foot wall sign, in addition to the previously approved (5) wall signs of 206+ square feet for a total of (6) wall signs of 230+ square feet of building signage. The subject property is located at 78 East Granada Boulevard, is zoned as B-4 (Central Business) and is within the Downtown Overlay District.
SE2022-051(B)	Ormond Memorial Art Museum & Gardens: Special Exception for Outdoor Activity	This is a request submitted from Stephanie Mason-Teague, Executive Director, authorized agent for the Ormond Memorial Art Museum & Gardens, Inc., for a Special Exception for live outdoor music at the Ormond Memorial Art Museum & Gardens. The Ormond Memorial Art Museum & Gardens, Inc. located at 78 East Granada Boulevard, seeks to allow live outdoor music as part of reserved events on the roof top terrace of the museum. Live music is sought between the hours of 11:00 a.m. to 10:00 p.m., Sunday through Saturday, as part of a scheduled outdoor event. Outdoor music is defined as an outdoor activity and would require a Special Exception with review by the Planning Board and a final action from the City Commission. No other construction is proposed and the request is only to allow the live outdoor music under certain conditions.
LDC2022-053	Land Development Code (LDC) Amendment – Warehouse, Indoor, Mini-Rental	This is an administrative request to amend (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; (2) Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light industrial Zoning District; (3) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria and (4) Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements, to provide a definition and specific conditional criteria to allow Warehouse, Indoor Mini Rental as a conditional use in the I-1, Light Industrial Zoning District and amend the parking calculations for Warehouse, Indoor Mini Rental and Mini-Warehouses

The Planning Board agenda is available at: <https://www.ormondbeach.org/224/Planning-Board>. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.

Planning public hearing items

Ormond Beach Arts District Board - June 15, 2022

The Ormond Beach Arts District Board, Ormond Beach, Florida, will hold a Public Hearing at 5:30 PM on Wednesday, June 15, 2022, in the City of Ormond Beach City Commission Conference Room, Room 103, City Hall, 22 South Beach Street, Ormond Beach, Florida, to consider a request from Ormond Memorial Art Museum and Gardens for a public art application for 78 East Granada Boulevard, owned by the City of Ormond Beach, to be reviewed per section 18-4 of the City of Ormond Beach Code of Ordinances.