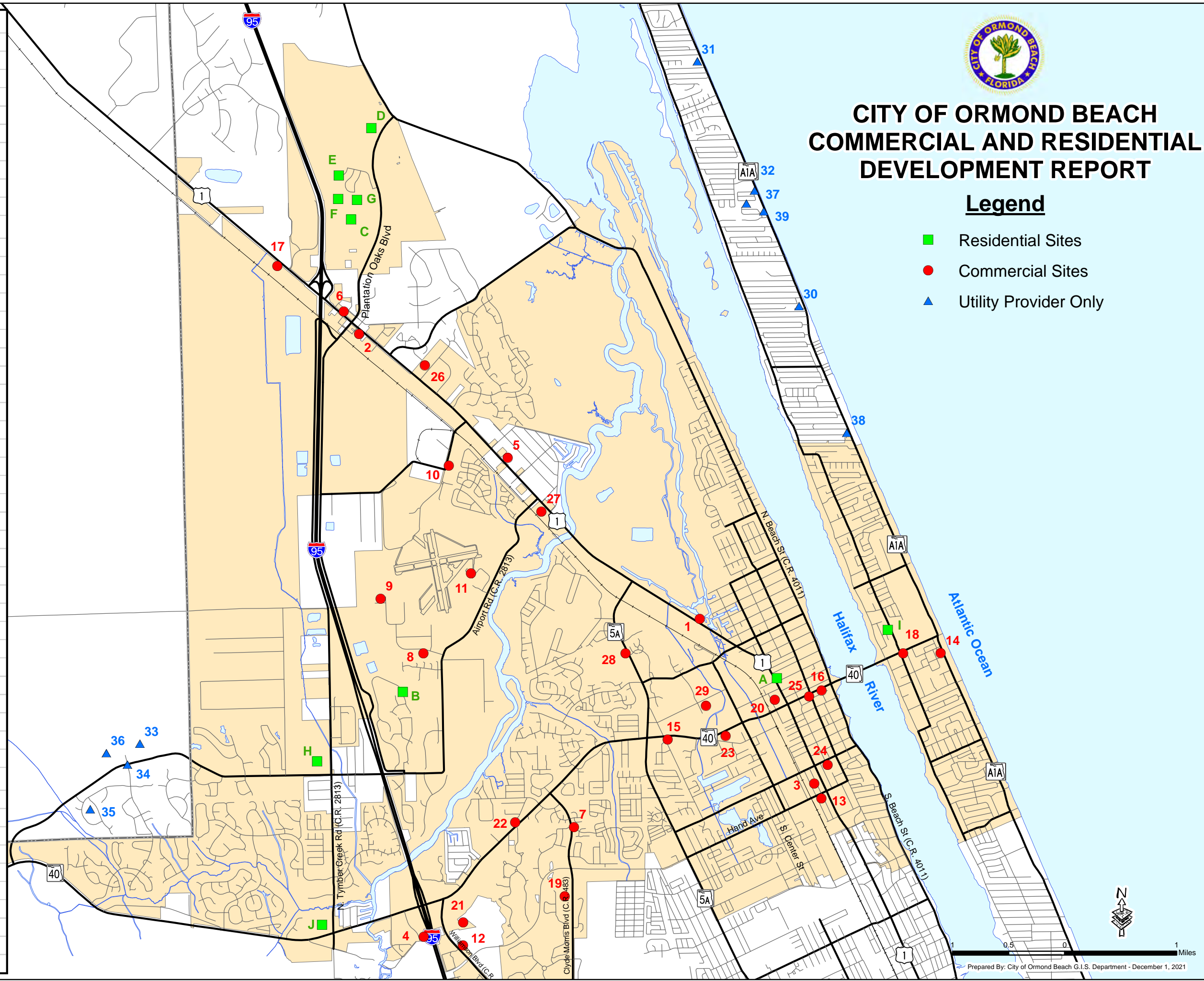




CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only



RESIDENTIAL PROJECTS

- A Courtyards at Ormond
- B Pineland Subdivision - Phase 4 & 5
- C Plantation Oaks - Major Amendment
- D Plantation Oaks - 1A
- E Plantation Oaks - 2B
- F Plantation Oaks - 2C
- G Plantation Oaks - 2D
- H Tattersall at Tymber Creek
- I The Cupola at Oceanside
- J Tymber Creek Apartments

COMMERCIAL PROJECTS

- 1 783 North US Hwy 1 - Campana
- 2 ACE Hardware
- 3 Air One
- 4 All Aboard Storage - Interchange Depot
- 5 Caldera Spas
- 6 Dunkin Donuts
- 7 Falls Guard House Modification
- 8 Germfree Driveway Addition
- 9 GPR 1
- 10 Hull Road RV and Boat Storage
- 11 KOMN Condominium Association INC
- 12 Love Whole Food Expansion
- 13 McNamara Warehouse
- 14 Ocean Club Ormond Beach
- 15 Ormond Central
- 16 Ormond Garage
- 17 Ormond Gateway
- 18 Ormond Memorial Art Musuem
- 19 Paradise Point ALF
- 20 Perrott Depot
- 21 Regal Center
- 22 Revella at Ormond Beach ALF
- 23 Shoppes at Granada Pointe
- 24 SONC Gymnasium
- 25 The Pumhouse
- 26 Total Comfort
- 27 US 1 Business Park Amendment
- 28 Volusia Memorial Expansion
- 29 YMCA - Phase 3 Improvements/Amendment

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 Verona Oceanside

City of Ormond Beach Commercial Development Report, as of December 1, 2021

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 | Application Date | 1st Review | 2nd Review | 3rd Review | 4th Review | Neighborhood meeting | Advisory Board | Project nearing completion | | | | Projects reviewed this month | | | E or Arc = Project Engineer or Architect O = Owner A = Applicant | | | |
|----|--|---|------------------|------------|------------|----------------------------------|------------|----------------------|-------------------------|------------------------------------|----------------|---------------|--------------------------|------------------------------|-------------------------|-----------------|--|---------------------------|--------------------|---|
| | | | | | | | | | | 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 | ACE HARDWARE 1480 N. U.S. Highway 1 PZ# 2021-011 | Construction of a two (2) story building of approximately 16,853 SF that proposes retail activity including a garden center (defined as outdoor activity) of 2,566 SF | 11.12.20 | 12.07.20 | 02.24.21 | 04.01.21 | | Not applicable | 03.11.21 Approved | 04.20.21 & 05.04.21 (Approved) | 05.05.21 | Under Constr. | | Issued 08.06.21 | \$2,118,085 | Issued 05.18.21 | \$487,479 | 45% | | E = Newkirk Engineering, Inc. ARC = DJ Design, Inc. O = Gross Family Properties NG, LLC |
| 3 | 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 |
| 4 | ALL ABOARD STORAGE, 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 | Pending | | | | | | | | | E = Newkirk Engineering, Inc. O = Southwest I-95, LLC APP = 295 Interchange LLC |
| 5 | 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 | | | | | | | | | | E = Newkirk Engineering, Inc. O = CMD Realty, LLC |
| 6 | 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 | Under Constr. | | Issued 02.02.20 | \$300,000 | Issued 07.17.19 | \$71,500 | 45% | | E = Anderson-Dixon, LLC O = Afshari 1535 LLC |
| 7 | 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. | 04.30.21 | 06.02.21 | 7.24.21 | | | Not applicable | Not applicable | Not applicable | 08.12.21 | 08.12.23 | | | | | | | | E = Zev Cohen & Associates O = Mhm communities |
| 8 | GERMFREE DRIVEWAY ADDITION 4 Sunshine Boulevard PZ# 2021-013 | Add new inbound driveway to existing facility. No new building square footage. | 11.12.20 | 11.29.20 | | | | Not applicable | Not applicable | Not applicable | 12.11.20 | Under Constr. | | Not applicable | Not applicable | Issued 12.6.20 | \$62,694 | 95% | | E = Mark Dowst & Associates, Inc. O = OBKEL LLC |
| 9 | GPR 1 14 West Tower Circle PZ#21-093 | 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 | Stormwater Revision under review | | Not applicable | Not applicable | Not applicable | 10.01.21 | | | Approved 10.21.21 | \$2,708,400 | Pending | \$397,019 | 5% | | E = Newkirk Engineering, Inc. O = GPR1 LLC E = BPF Design Inc. |
| 10 | 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. |
| 11 | KOMN CONDOMINIUM ASSOCIATION INC 85 Hangar Way PZ# 2021-014 | Construction of two hangers. Lots 1 & 2 are 1.63 acres and propose a building of 15,720 SF. Lot 3 is 2.24 acres and propose a building of 23,520. | 11.25.20 | 12.15.20 | | | | Not applicable | Not applicable | Not applicable | 12.23.20 | 12.23.22 | | Issued 09.01.21 | \$983,443 & \$1,471,411 | Issued 04.01.21 | \$217,441.65 | 35% | | E = Newkirk Engineering, Inc. APP = KOMN Condominium Association, Inc. O = City of Ormond Beach |
| 12 | 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 | | | | Not applicable | Not applicable | Not applicable | | | | | | | | | | E = Zev Cohen & Associates, Inc. O = Love Whole Foods |
| 13 | 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 | 04.27.23 | | Issued 09.01.21 | \$66,177 | Issued | \$2,000 | 0% | | E = Parker Mynchenberg & Associates, Inc. O = McNamara Construction |
| 14 | 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 |

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| # | Project | Description | Application Date | 1st Review | 2nd Review | 3rd Review | 4th Review | Neighborhood meeting | Advisory Board | Project nearing completion | | | | Projects reviewed this month | | | E or Arc = Project Engineer or Architect O = Owner A = Applicant | | | |
|----|--|---|------------------|--------------|--------------|------------|-------------------|----------------------|--|--|-------------------------------|------------------------|--------------------------|------------------------------|---|-----------------|--|---------------------------|--------------------|---|
| | | | | | | | | | | 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 |
| 15 | 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. |
| 16 | ORMOND GARAGE 48 West Granada Boulevard | Special Exception for live outdoor music under certain conditions | 10.23.21 | NA | | | | | 11.11.21 - Approved | 12.07.21 | | | | Not applicable | Not applicable | Not applicable | Not applicable | | | O = WIVIGECO LLC APP = Ormond Garage |
| 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 | ORMOND MEMORIAL ART MUSEUM 78 East Granada Boulevard PZ# 2020-008 | Expansion of the existing footprint and related site improvements. | 08.10.20 | 08.27.20 | 11.03.20 | | | 09.30.20 | 08.13.20 - Special Exception for signage | 09.23.20 - Special Exception for signage | 12.11.20 | Under Constr. | | Issued 12.29.20 | \$3,074,000 | Issued 12.29.20 | \$76,296 | 55% | | E = Parker Mynchenberg & Associates, Inc. O - City of Ormond Beach ARC - BPF Design |
| 19 | 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 | | In review | \$12,463,061 | Issued 06.10.21 | \$1,313,449 | 35% | | E = Mark Dowst & Associates, Inc. APP = Paradise Pointe of Ormond Beach, LLC ARC = BPF Design, Inc. |
| 20 | 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 | 06.08.23 | | Not applied | Not applied | Pending | \$250,000 | | | E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc. |
| 21 | REGAL CENTER 215 Williamson Boulevard | 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 | Due 12.08.21 | | | Not applicable | 12.09.21 | 01.18.22 & 02.01.22 | | | | | | | | | | E = Newkirk Engineering, Inc. O = Regal Cinemas APP = 215 Williamson Investors, LLC |
| 22 | 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 | Approved | \$2,184,284 | | | E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC |
| 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 | Not applied | Not applied | | | E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC ARC = BPF Design, Inc. |
| 24 | SONC GYMNASIUM 176 Division Avenue PZ# 2021-008 | Construction of a gymnasium of 7,429 SF over existing outdoor basketball court. | 11.11.20 | 11.24.20 | 01.26.21 | | | Not applicable | Not applicable | Not applicable | 02.21.21 | 02.21.23 | | In Review | \$1,079,880 | Approved | \$142,110 | | | E = Zev Cohen & Associates O = City of Ormond Beach ARC = DJ Design, Inc. |
| 25 | THE PUMPHOUSE 100 West Granada Boulevard PZ# 2018-088 | Project purchased the abutting building at 100 West Granada Boulevard and proposes the restaurant at this location with 30 seats. The existing building at 100 West Granada Blvd. would remain. | 07.09.18 | 07.24.18 | 04.25.19 | 06.17.19 | Revision 09.17.20 | Not applicable | 08.09.18 Approved | 09.19.18 Approved | 08.05.19 revised 12.23.19 | Under Constr. | | Issued 10.29.19 | \$147,000 | Issued 11.01.19 | \$215,000 | 85% | | E = Finley Engineering Solutions, Inc O = Highlander Corporation |
| 26 | 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 09.21.20 | 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 | 70% | | E = Parker Mynchenberg & Associates, Inc. App = Cameo Solutions, LLC ARC = BPF Design, Inc. |
| 27 | US 1 BUSINESS PARK AMENDMENT 1044 North U.S. Highway 1 PZ# 2020-075 | US 1 business park addition of warehouse and miniwarehouse. Building 1 is 7,810 SF and building 2 is 6,600 SF. | 07.31.20 | 08.17.20 | 09.28.20 | | | Not applicable | 10.08.20 | Approved 11.04.20 & 12.01.20 | 01.03.21 | 01.03.23 | | Issued 06.28.21 | \$430,000 | Issued 04.07.21 | \$250,879 | 60% | | E = Alann Engineering Group, Inc. O = Triple Three Development, Inc. |
| 28 | VOLUSIA MEMORIAL EXPANSION 548 North Nova Road PZ# 2021-076 | Expansion of the existing building by approximately 400 square feet and associated site improvements. | 11.25.221 | Due 12.09.21 | | | | Not applicable | Not applicable | Not applicable | | | | | | | | | | E = Newkirk Engineering, Inc. O = Volusia Memorial Funeral Home |
| 29 | YMCA, PHASE 3 IMPROVEMENTS AMENDMENT 500 Sterthaus Drive PZ# 2021-076 | Removal of after school building and updating of the playground area. | 06.21.21 | 07.25.21 | | | | Not applicable | Not applicable | Not applicable | 08.26.21 | 08.26.23 | | Not applied | Not applied | Not applied | Not applied | | | E = Zev Cohen and Associates, Inc. ARC = BPF Design Incorporated O = Volusia Flagler Family YMCA |

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| # | Project | Description | Application Date | 1st Review | 2nd Review | 3rd Review | 4th Review | Neighborhood meeting | Advisory Board | Project nearing completion | | | | Projects reviewed this month | | Eng. Permit | Eng. Permit Constr. Value | Under Construction | CO Issued | E or Arc = Project Engineer or Architect O = Owner A = Applicant |
|--|--|---|------------------|------------|------------|------------|------------|----------------------|----------------|----------------------------|----------------|---------------|--------------------------|------------------------------|-----------------------|----------------------------------|---------------------------|--------------------|-----------|---|
| | | | | | | | | | | City Commission | Final Approval | DO Expiration | LDC Extension Expiration | Building Permit Info | Building Permit Value | | | | | |
| 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 | | | | | 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 | | | 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 | | | Not applicable | Not applicable | Pending | Not applied | 5% | | 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 | | | | | | | 04.29.20 | Under Constr. | | Not applicable | Not applicable | Approved (21-7125) 09.27.21 | \$117,025 | 50% | | 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 | | | | 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 | 07.17.22 | NA | Not applicable | Not applicable | Pending | \$139,028 | 10% | | 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 | | | | | | | | | | | | | | | | E = Zev Cohen and Associates, Inc. O = 1054 Ocean Shores Blvd, LLC |
| 39 | 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 | 06.18.22 | NA | Not applicable | Not applicable | Utilities only Issued 05.19.21 | \$117,270 | 70% | | O = MHK Of Volusia County E = Parker Mynchenberg & Associates |

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City of Ormond Beach Residential Development Report, as of December 1, 2021

| # | 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 | PINELAND, PHASES 4 & 5 252 Sunset Point Drive PZ# 2015-084 | Construction of 78 single family lots. Plan submitted seek to revise the original subdivision construction plans. | 10.07.20 | 10.27.20 | | | | Completed | Approved | Approved | Approved 12.04.17 Updated 12.23.20 | Under Construction | | Issued 10.19.2020 | \$3,590,910 | 95% | E = Zahn Engineering O = ForeStar |
| C | 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 | | | | 12.06.21 | Required | Required | | | | | | | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC |
| D | 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 | | | Issued 09.17.21 | \$3,400,200 | 5% | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC |
| E | 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 | 5% | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC |
| F | 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 | 0% | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC |
| G | 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 | 0% | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC |
| H | TATTERSALL AT TYMBER CREEK Airport Road & Tymber Creek PZ# 2021-067 | Construction of a 143 lot single family subdivision on 84.14 acres and associated site improvements. | 05.13.21 | 06.15.21 | 10.15.21 | 11.09.21 | | 10.21.21 | 12.09.21 | Tentatively 01.04.21 & 01.18.21 | | | | | | | E = Zev Cohen and Associates O = Tymber Sky and Enclave of Tymber Creek LLC APP = Paytas Homes |
| I | 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 | | Issued 09.03.21 | \$548,099 | 10% | E - Newkirk Engineering O = Halifax 100 LLC APP = Halifax Enterprises LLC |
| I | THE CUPOLA AT OCEANSIDE 100 North Halifax Drive PZ# 2022-004 | Preliminary Plat for | 05.17.21 | 06.22.21 | | | | Completed | Approved | Approved | 08.25.21 | Under construction | | Issued 09.03.21 | \$548,099 | 5% | E - Newkirk Engineering O = Halifax 100 LLC APP = Halifax Enterprises LLC |
| J | TYMBER CREEK APARTMENTS 2011 West Granada Boulevard PZ#2022-008 | Upload pending | | | | | | | | | | | | | | | E - Newkirk Engineering |

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Planning public hearing items

| City Commission items | | | | | |
|---|--|---|-----------------------------|-----------------------------|---------------------------|
| File Number | Item | Description | Planning Board | City Commission | City Commission |
| NA | Redistricting | This is a discussion item of the process and options for redistricting the City Commission zones based upon the recently released 2020 U.S. Census for Ormond Beach. | NA | 12.07.2021 | To be determined |
| 2021-072 | 295 Interchange Boulevard, Interchange Depot, Amendment to the Official Zoning Map | This is a request by 295 Interchange LLC for a zoning map amendment from B-7 (Highway Tourist Commercial) with a Planned Business Development (PBD) overlay to Planned Business Development (PBD) and issuance of a development order. The Planned Business Development zoning map amendment seeks to allow the development of a three (3) story indoor self-storage building of 111,825 square feet and associated site improvements on a vacant site of 2.94 acres. Planned Development applications contain two components with the first being the zoning map amendment and the second component being the issuance of the development order. This agenda item is for the zoning map amendment and the next agenda item is for the issuance of the development order. The subject property is located at 295 Interchange Boulevard. | Approved 7-0, 10.14.2021 | Approved 5-0, 11.16.2021 | 12.07.2021 |
| 2021-072 | 295 Interchange Boulevard, Interchange Depot, Issuance of Development Order | This is a request by 295 Interchange LLC for a rezoning from B-7 (Highway Tourist Commercial) with a Planned Business Development (PBD) overlay to Planned Business Development (PBD) and issuance of a development order. The Planned Business Development zoning map amendment seeks to allow the development of a three (3) story indoor self-storage building of 111,825 square feet and associated site improvements on a vacant site of 2.94 acres. Planned Development applications contain two components with the first being the zoning map amendment and the second component is the issuance of the development order. This agenda item is for the issuance of the development order. The subject property is located at 295 Interchange Boulevard. | Approved 7-0, 10.14.2021 | Approved 5-0, 11.16.2021 | 12.07.2021 |
| NA | Public Art, Downtown Overlay District | This is a request to create Chapter 18, Public Art Program in the Downtown Overlay District, within the Code of Ordinances in order to establish a public art program to enhance the aesthetic environment of the Downtown Overlay District. | NA | Approved 5-0, 11.16.2021 | 12.07.2021 |
| NA | Ormond Arts District Board | This is a request to create Section 2-230 of the Code of Ordinances to establish the Ormond Beach Arts District Board for the purpose of reviewing and making recommendations to the City Commission of public art and original artwork murals on private property. | NA | Approved 5-0, 11.16.2021 | 12.07.2021 |
| 2021-100 | North U.S. 1 Interlocal Service Boundary Agreement (ISBA) amendment | An administrative request for the second amendment of the North U.S. 1 Interlocal Service Boundary Agreement (ISBA) to amend the jurisdictional boundary to add the land area associated with the Ridge Haven subdivision, including any enclaves surrounding the subdivision. The proposed Ridge Haven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, and north of the Village of Pine Run. The Interlocal Service Boundary Agreement is a joint agreement between Volusia County and the City of Ormond Beach establishing the City of Ormond Beach as the jurisdictional authority over the unincorporated areas in the North U.S. 1 corridor. | Approved 7-0, 10.14.2021 | Approved 5-0, 11.16.2021 | 12.07.2021 |
| 2021-102 | Ormond Garage: Special Exception for Outdoor Activity | This is a request submitted by Kevin Wakefield for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is for live outdoor music. The subject property is located at 48 West Granada Boulevard in the B-4 (Central Business) zoning district. Live outdoor music is classified as an outdoor activity use and is only permitted by the issuance of a Special Exception in the B-4 (Central Business) zoning district. No other construction is proposed and the request is only to allow the live outdoor music under certain conditions. The applicant seeks to allow live outdoor music Sunday through Thursday, 2:00 p.m. to 10:00 p.m., and Friday and Saturday, 2:00 p.m. to 11:00 p.m. | Approved 6-0, 11.11.2021 | 12.07.2021 | |
| NA | 262 N. Tymber Creek Road - Water, Sewer and Annexation Agreement | This is a request to approve an annexation agreement for the property at 262 North Tymber Creek Road. The subject property is located in unincorporated Volusia County and proposes a water connection to a new mobile home. | NA | 12.07.2021 | NA |
| 2021-092 | Property Rights Element | An administrative request for a Comprehensive Plan Amendment through the Expedited State Review (ESR) process, creating the Property Rights Element, adding a Goal, Objective and Policies to ensure that private property rights are considered in local decision-making in accordance with Florida Statutes Section 163.3177(6)(i). This a requirement of cities based upon the last legislative session. | Approved 7-0, 10.14.2021 | Approved 5-0, 11.16.2021 | Tentatively 01.04.2022 |
| Note: City Commission items are based upon the best information available as of December 1, 2021 and are subject to change . City Commission agendas are available at: https://ormondbeach.igm2.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. | | | | | |

Board of Adjustment and Appeals - December 1, 2021

CANCELED

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

OB LIFE, Utilities and Public Safety- December 2, 2021

<https://stories.opengov.com/ormondbeachfl/published/G33iKlqa9>

Plantation Oaks at Ormond Beach - Neighborhood meeting - December 6, 2021

A neighborhood meeting will occur on December 6, 2021 from 6:00 p.m. to 7:00 p.m. at the Plantation Oaks of Ormond Beach clubhouse at 2380 Chretien Drive, Ormond Beach, FL 32174 for the Plantation Oaks major amendment.

Plantation Oaks of Ormond Beach LLC., proposes amendments to the existing Planned Residential Development master plan to:

- (1) Delete the public middle school site and 18-hole public championship golf course with restaurant and pro shop;
- (2) Add 80 non-age restricted single-family residential lots to Phase 1 (749 single-family residential lots total);
- (3) Phase 2 has no changes with 427 age restricted manufactured homes on leased lots;
- (4) Lift the age-restriction for Phase 3 and increase the number of lots by 86 single-family residential lots (567 single-family residential lots total);
- (5) The Phase 3 development would prohibit the construction of manufactured homes and require site built single-family homes; and
- (6) Amend the master plan for 53.41 acres shown as a school site to 125 single-family residential lots that would be non-age restricted with public streets. This area would also prohibit the construction of manufactured homes and require site built single-family homes.
- (7) Remove a 36-acre tract of land purchased by Volusia County from the Plantation Oaks master plan.

This application would require review by the Planning Board and action by the City Commission.

Park & Recreation plan master plan update - December 8, 2021

<https://www.ormondbeach.org/984/Parks-and-Recreation-Master-Plan-Update>

Planning Board - December 9, 2021

| File Number | Item | Description |
|-------------|--|---|
| 2021-067 | Tattersall at Tymber Creek, Issuance of a Development Order | This is a request for a Planned Residential Development (PRD) amendment for the issuance of a development order for the Tattersall at Tymber Creek Planned Residential Development, submitted by Trey Paytas, Manager, Paylin Tymber 1 and 2, LLC with the authorization of the property owner Tymber Sky, LLC & Enclave of Timber Creek, LLC. The Planned Residential Development development order seeks to allow 143 single-family lots on approximately 84.14 acres and associated subdivision improvements. The Tattersall at Tymber Creek subdivision is located at 304 North Tymber Creek Road, 370 North Tymber Creek Road and 2099 Airport Road. |
| 2022-02 | Zoning Map Amendment - 215 Williamson Boulevard, Regal Center Ormond | This is a request by 215 Williamson Investors LLC, with authorization of the property owner, Regal Cinemas, Inc., for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development zoning map amendment seeks to (1) create an outparcel along Williamson Boulevard, (2) allow additional uses within the PBD, and (3) create a framework for future redevelopment. This item is for the zoning map amendment. The subject property is 12.00+ acres and is located at 215 Williamson Boulevard |
| 2022-02 | Issuance of a Development Order - 215 Williamson Boulevard, Regal Center | This is a request by 215 Williamson Investors LLC, with authorization of the property owner, Regal Cinemas, Inc., for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development zoning map amendment seeks to (1) create an outparcel along Williamson Boulevard, (2) allow additional uses within the PBD, and (3) create a framework for future redevelopment. This item is for the issuance of the development order. The subject property is 12.00+ acres and is located at 215 Williamson Boulevard. |
| 2022-04 | Preliminary Plat – 100 North Halifax Drive | This is a request from Nancy Lohman, Halifax Enterprises, LLC for a preliminary plat for a 1.48-acre property located at 100 North Halifax Drive for a twelve (12) unit townhome development called the Cupola at Oceanside. |

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.