

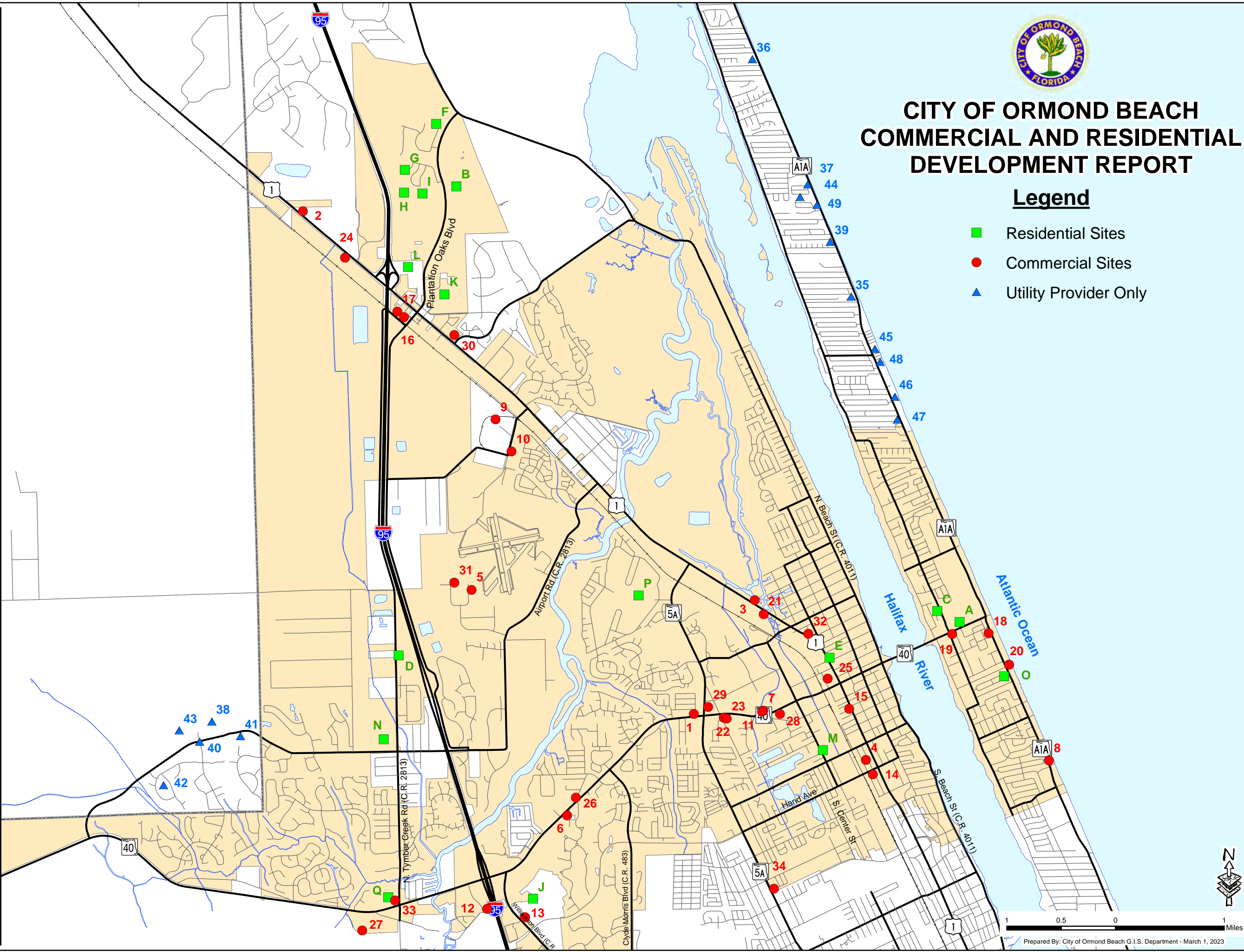


# CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

## Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

| RESIDENTIAL PROJECTS                 |  |
|--------------------------------------|--|
| A                                    | 121 East                                 |
| B                                    | Archers Mill - Phase 3A                  |
| C                                    | Cupola at Oceanside                      |
| D                                    | Enclave - Zoning Map Amendment           |
| E                                    | Ormond Enclave (FKA Courtyards)          |
| F                                    | Plantation Oaks - 1A (Tiger Oaks)        |
| G                                    | Plantation Oaks - 2B                     |
| H                                    | Plantation Oaks - 2C                     |
| I                                    | Plantation Oaks - 2D                     |
| J                                    | Regal Multifamily                        |
| K                                    | Ridgehaven                               |
| L                                    | Ridgehaven West                          |
| M                                    | Stanton Grove                            |
| N                                    | Tattersall at Tymber Creek               |
| O                                    | Tides Edge                               |
| P                                    | Tomoka Reserve                           |
| Q                                    | Tymber Creek Apartments                  |
| COMMERCIAL PROJECTS                  |  |
| 1                                    | 101 Fiesta Drive                         |
| 2                                    | 1755 North U.S. Highway 1                |
| 3                                    | 783 North US Hwy 1 - Campana             |
| 4                                    | Air One                                  |
| 5                                    | Beach House Graphics                     |
| 6                                    | Complete Cardiology Expansion            |
| 7                                    | Culvers Restaurant                       |
| 8                                    | Georgian Inn Recreation                  |
| 9                                    | Halifax Paving Office                    |
| 10                                   | Hull Road RV and Boat Storage            |
| 11                                   | IHOP                                     |
| 12                                   | Interchange Depot                        |
| 13                                   | Love Whole Food Expansion                |
| 14                                   | McNamara Warehouse                       |
| 15                                   | MetroNet                                 |
| 16                                   | North Interchange Industrial Flex Space  |
| 17                                   | North Interchange Self Storage           |
| 18                                   | Ocean Club Ormond Beach                  |
| 19                                   | Ormond Art Musuem - Cottage Shed         |
| 20                                   | Ormond Beach Holdings LLC                |
| 21                                   | Ormond Beach Self Storage                |
| 22                                   | Ormond Central                           |
| 23                                   | Ormond Central Self Storage              |
| 24                                   | Ormond Gateway                           |
| 25                                   | Perrott Depot                            |
| 26                                   | Revella at Ormond Beach ALF              |
| 27                                   | Riverbend Church School Expansion        |
| 28                                   | Shoppes at Granada Pointe                |
| 29                                   | Splash Car Wash                          |
| 30                                   | Stor - It                                |
| 31                                   | Valiant Diners Expansion - Phase 3       |
| 32                                   | VROOM Vechile Display                    |
| 33                                   | Walgreens/Commercal Area Improvements    |
| 34                                   | Winkler Cabinetry                        |
| ORMOND BEACH - UTILITY PROVIDER ONLY |  |
| 35                                   | 101 Town and Country Lane                |
| 36                                   | Beachview Cove                           |
| 37                                   | 2284 Ocean Shore Boulevard               |
| 38                                   | Celedine Subdivision (Flagler)           |
| 39                                   | Corinthian Villas                        |
| 40                                   | Force Main Extension (Flagler)           |
| 41                                   | Hunters Ridge Storage Site               |
| 42                                   | Huntington Forcemain Extension (Flagler) |
| 43                                   | Iris Subdivision (Flagler)               |
| 44                                   | Ocean Village Townhomes                  |
| 45                                   | Regency Plaza Condominium                |
| 46                                   | Sands Point Condominium                  |
| 47                                   | Surf Style                               |
| 48                                   | Traders Inn Beach Club                   |
| 49                                   | Verona Oceanside                         |



**City of Ormond Beach Commercial Development Report, as of March 1, 2023**

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 |                |                           |                    |           |  |   |
|----|--|--|--------------------------|--------------|------------|------------|------------|----------------------|----------------|---|---|--------------------|--------------------------|----------------------|------------------------------|----------------|---------------------------|--------------------|-----------|--|---|
|    |  |  | 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<br>O = Owner<br>A = Applicant |   |
| 1  | <b>101 FIESTA DRIVE</b><br>101 Fiesta Dive<br>PZ# 2023-003 & 004                   | Land use change from "Low Density Residential" to "Residential, Office, Retail" and zoning change from R-3, Single-Family Medium Density to B-1, Professional Office/Hospital    | 10.25.22                 | NA           |            |            |            |                      | Not applicable | 12.05.22 (4-1 approval with conditions) | Land Use Approved & Zoning 2nd 03.07.23           |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | O = Murphy Dugan LLC  |
| 2  | <b>1755 NORTH U.S. HIGHWAY 1</b><br>1755 North U.S. Highway 1<br>PZ#2023-032       | Annexation, land use and zoning map amendments. From "Low Intensity Commercial" land use to "Light Industrial/Utilities". From B-7 zonign designation to I-1.                    | Pending                  |              |            |            |            |                      |                | Required                                | Required  |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | O = Waynes Solar<br>APP = The Hardy Group, Inc.   |
| 3  | <b>783 N US HWY 1, CAMPANA</b><br>783 North U.S. Highway 1<br>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<br>ARC/E: W.A. Cross<br>O = Steven Campana                              |
| 4  | <b>AIR ONE</b><br>390 Andalusia Avenue<br>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.<br>O = Francis Family LLC   |
| 5  | <b>BEACH HOUSE GRAPHICS</b><br>9 East tower Circle<br>PZ#23-027                    | Expansion on an existing site of 11,500 square feet and associated site improvements   | 02.15.23                 | DUE 03.01.23 |            |            |            |                      | Not applicable | Not applicable                          | Not applicable                                    |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  |   |
| 6  | <b>COMPLETE CARDIOLOGY EXPANSION</b><br>1240 West Granada Boulevard<br>PZ#2022-090 | Enclosing of the former bank drive through with new building square footage totaling 4,326 square feet and associated site improvements. Total building square footage = 12,714. | 07.29.22                 | 08.14.22     | 11.21.22   |            |            |                      | Not applicable | Not applicable                          | Not applicable                                    | 12.13.23           | 12.13.25                 |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | E = Zev Cohen & Associates, Inc.<br>O = Complete Cardiology, LLC<br>ARC = BFP Design Inc            |
| 7  | <b>CULVER'S RESTAURANT</b><br>655 West Granada Boulevard<br>PZ#2-23-008            | Construction of a 4,460 square foot drive thru restaurant on a vacant 3.04 acre parcel. Part of Granada Pointe PBD.  | 11.04.22                 | 11.20.22     | 12.23.22   | 02.01.23   | 02.21.23   |                      | Not applicable | Not applicable                          | Not applicable                                    |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | E = Newkirk Engineering, Inc.<br>O = Granada Pointe Investors, LLC<br>APP = Jemini Investments, LLC |
| 8  | <b>GEORGIAN INN RECREATION</b><br>749 South Atlantic Avenue<br>PZ#2022-067         | Construction of a 1,212 square foot recreation building and amenities for the Georgian Inn on a 0.72 acre parcel.  | 06.14.22                 | 06.26.22     | 10.06.22   |            |            |                      | Not applicable | Not applicable                          | Not applicable                                    |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | E = Parker Mynchenberg & Associates, Inc.<br>O = Georgian Inn Beach Club Association, Inc.          |
| 9  | <b>HALIFAX PAVING OFFICE</b><br>860 Hull Road<br>PZ#2023-013                       | Construct a new 8,800 square foot office. Property currently in unincorporated Volusia County.   | 12.20.22                 | 01.17.23     |            |            |            |                      | Not applicable | Not applicable                          | Not applicable                                    |                    |                          |                      | Not applied                  | Not applied    | Not applied               | Not applied        |           |  | E = Parker Mynchenberg & Associates, Inc.<br>O = Halifax Paving                                     |
| 10 | <b>HULL ROAD RV &amp; BOAT STORAGE</b><br>835 Hull Road<br>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.<br>O = BMill Inc.   |
| 11 | <b>IHOP</b><br>675 West Granada Boulevard<br>PZ#23-023                             | IHOP restaurant consisting of 3,550 square feet on 1.52 acres.   | 02.05.23                 | 02.17.23     |            |            |            |                      | Not applicable | Not applicable                          | Not applicable                                    |                    |                          |                      | Not applicable               | Not applicable | Not applied               | Not applied        |           |  |   |
| 12 | <b>INTERCHANGE DEPOT</b><br>295 Interchange Boulevard<br>PZ# 2021-072              | Three story 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           | Under Constr.            |                      | Issued 05.10.22              | \$12,619,451   | Issued 03.02.22           | \$711,015          | 90%       |  | E = Newkirk Engineering, Inc.<br>O = Southwest I-95, LLC<br>APP = 295 Interchange LLC               |
| 13 | <b>LOVE WHOLE FOOD EXPANSION</b><br>275 Williamson Boulevard<br>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   |            |                      | Not applicable | Not applicable                          | Not applicable                                    | 06.10.22; 12.19.22 | Under Constr.            |                      | Issued 11.14.23              | \$985,000      | Issued 11.14.23           | \$151,149          | 20%       |  | E = Zev Cohen & Associates, Inc.<br>O = Love Whole Foods  |
| 14 | <b>McNAMARA WAREHOUSE</b><br>460 Andalusia Avenue<br>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            | 85%       |  | E = Parker Mynchenberg & Associates, Inc.<br>O =McNamara Construction                               |
| 15 | <b>METRONET</b><br>124 South Yonge Street<br>PZ# 2023-002                          | Proposed 344 square foot concrete unmanned fiberoptic communication hut.   | 10.28.22                 | 11.15.22     | 01.17.23   |            |            |                      | 01.23.23       | Not applicable                          | Not applicable                                    | 1.27.23            |                          |                      | In Review                    | \$180,000      | Issued 02.02.23           | \$180,000          | 15%       |  | E = Metro Fibernet LLC<br>O = Coast to Coast Construction   |

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

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| #  | 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<br>O = Owner<br>A = Applicant   |
| 16 | NORTH INTERCHANGE INDUSTRIAL FLEX SPACE<br>520 Flagler Road<br>PZ# 2022-076      | Proposed two 11,999 square foot industrial flex space buildings on 2.34 acres and associated site improvements.  | 06.29.22                 | 07.18.22     | 08.16.22   | 09.01.22   |                            | Not applicable        | 09.08.22, Recommended for Approval (5-0) | 10.18.22 (Approved) & 11.01.22 | 11.17.22                   | 11.17.24                     |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | E = Newkirk Engineering, Inc.<br>O = BHT Holdings, LLC   |
| 17 | NORTH INTERCHANGE SELF STORAGE<br>540 Flagler Road<br>PZ# 2022-075               | Proposed 4-story self storage facility (110,900 square feet) with 28 RV and boat parking spaces on 3.40 acres and associated site improvements.  | 06.30.22                 | 07.18.22     | 08.17.22   | 09.01.22   |                            | Not applicable        | 09.08.22, Recommended for Approval (5-0) | 10.18.22 (Approved) & 11.01.22 | 11.22.22                   | 11.22.24                     |                          | Submitted            | \$10,000,000          | Approved 01.27.23 | \$714,572                 | 0%                 |           | E = Newkirk Engineering, Inc.<br>O = BHT Holdings, LLC   |
| 18 | OCEAN CLUB ORMOND BEACH<br>88 South Atlantic Avenue<br>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                   | Under Constr.                |                          | Issued 11.03.22      | \$1,800,000           | Issued 12.07.22   | \$549,000                 | 20%                |           | E = The Performance Group<br>O = 88 South Atlantic, LLC  |
| 19 | ORMOND ART MUSUEM-COTTAGE SHED<br>78 East Granada Boulevard<br>PZ#2023-20        | Special Exception to allow the conversion of two parking spaces into a cottage style garden shed, approximately 18' by 24', to be located in the southeast corner of the Museum and  | 01.23.23                 | NA           |            |            |                            | Not applicable        | 02.09.23                                 | 03.21.23                       |                            |                              |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | O = City of Ormond Beach<br>APP = Ormond Memorial Art Museum, Inc.   |
| 20 | ORMOND BEACH HOLDINGS LLC<br>251 South Atlantic Avenue<br>PZ #22-018(b)          | 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     | 06.13.22   | 08.24.22   | 09.07.22; 01.31.23         | 09.14.22              | 12.05.22 Approved 5-0                    | 01.10.23 & 01.24.23 Approved   |                            |                              |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | E = Parker Mynchenberg & Associates, Inc.<br>O = Memorial Health Systems, Inc.<br>APP/O = Ormond Beach Holdings, LLC |
| 21 | ORMOND BEACH SELF STORAGE<br>490 N. U.S. Highway 1<br>PZ #2023-021               | Proposed 166,423 of storage square footage on 24.28 acres and associated site improvements.  | 01.27.23                 | DUE 02.10.23 |            |            |                            | Not applicable        | Not applicable                           | Not applicable                 |                            |                              |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | E = Mark Dowst & Associates, Inc.<br>O = TSO Ormond Beach, LP<br>ARC = Smith Boland Architects, LLC                  |
| 22 | ORMOND CENTRAL<br>1 South Old Kings Road<br>PZ# 2015-072                         | Proposed 4 unit, 8.73 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                   | Under Constr.                |                          | Not Applicable       | Not Applicable        | Issued 11.01.22   | \$907,057                 | 15%                |           | O = Ormond Central Investors, LLC<br>E = Newkirk Engineering, Inc.   |
| 23 | ORMOND CENTRAL SELF STORAGE<br>1 South Old Kings Road<br>PZ# 2022-092            | Proposed three story building for a 106,140 square foot climate controlled self-storage facility. Overall building square footage allowed of 131,140 on 8.73 acres.  | 08.07.22                 | 08.25.22     | 11.20.22   | 12.17.22   |                            | 09.13.22 and 10.20.22 | 12.08.22 - Approved 5-0                  | 01.24.23 (Approved) & 02.07.23 | 02.10.23                   | 02.10.25                     |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | E = Newkirk Engineering, Inc.<br>APP = Ormond Beach Dunamis Storage, LLC<br>O = Ormond Central Investors, LLC        |
| 24 | ORMOND GATEWAY<br>1670 North U.S. Highway 1<br>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.<br>O = Destination Interchange, LLC   |
| 24 | ORMOND GATEWAY REVISION<br>1670 North U.S. Highway 1<br>PZ# 2023-025             | Development of an eight lot commercial subdivision and associated site improvements.   | 02.07.23                 | 02.20.23     |            |            |                            | Not applicable        | 03.09.23                                 | 04.18.23                       |                            |                              |                          | Not applied          | Not applied           | Not applied       | Not applied               |                    |           | E = Zev Cohen & Associates, Inc.<br>O = Destination Interchange, LLC   |
| 25 | PERROTT DEPOT<br>29 North Perrott Drive<br>PZ #2021-029                          | Redevelopment of 1.86-acre site that has an existing 4,834 distribution/warehouse use to include a total of 16,147 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                 | Phase 1 complete   |           | E = Newkirk Engineering, Inc.<br>O = Hand & Yonge, LLC<br>ARC = BPF Design, Inc.                                     |
| 25 | PERROTT DEPOT REVISION<br>29 North Perrott Drive<br>PZ #2021-029                 | Add additional storage building of 4,972 square feet   | 01.18.23                 | 02.07.23     |            |            |                            | 02.17.21              | Not applicable                           | Not applicable                 |                            |                              |                          |                      |                       |                   |                           |                    |           | E = Newkirk Engineering, Inc.<br>O = Hand & Yonge, LLC<br>ARC = BPF Design, Inc.                                     |
| 26 | REVELLA AT ORMOND BEACH ALF<br>1211 West Granada Boulevard<br>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                   | Under Constr.                |                          | Issued 11.08.22      | \$29,723,266          | Issued 04.26.22   | \$2,184,284               | 45%                |           | E = Mark Dowst & Associates, Inc.<br>O = 1245 Blvd. Investors, LLC<br>APP = Ormond Beach Investments, LLC            |
| 27 | RIVERBEND CHURCH SCHOOL EXPANSION<br>2080 West Granada Boulevard<br>PZ# 2022-036 | Special Exception amendment to increase number of allowed students from 200 to 600, including the construction of new classrooms totaling 13,327 square feet.  | 03.11.22                 | 03.27.22     | 07.20.22   |            |                            | 07.25.22              | 08.11.22 Approved                        | 09.21.22                       | 09.22.22                   | Under Constr.                |                          | Issued 07.22.22      | \$1,145,192           | Issued 01.5.23    | \$115,000                 | 35%                |           | E = Mark Dowst & Associates, Inc.<br>O = Riverbend Community Church, Inc.  |
| 28 | SHOPPES AT GRANADA POINTE<br>550 West Granada Boulevard<br>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                   | Under Constr.                | 12.14.22                 | Not applied          | Not applied           | Issued 03.11.22   | \$486,082                 | 0%                 |           | E = Newkirk Engineering, Inc.<br>O = Granada Pointe Investors, LLC<br>ARC = BPF Design, Inc.                         |

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|----|--|--|--------------------------|------------|------------|------------|------------|----------------------|-------------------------|--------------------------------------|-----------------------|---------------|--------------------------|----------------------|------------------------------|--------------------|---------------------------|--------------------|-----------|---|
|    |  |  | 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<br>O = Owner<br>A = Applicant                            |
| 29 | <b>SPLASH CAR WASH</b><br>55 North Nova Road<br>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   | 06.06.22   | 07.29.22   | 08.10.22   | Not applicable       | 06.09.22<br>Approved    | 07.19.22 &<br>08.03.22<br>Approved   | 09.21.22;<br>01.14.23 | 09.22.24      |                          | Early Review         | Not applied                  | Not applied        | Not applied               |                    |           | E = Upham Engineering<br>O = Port Orange Investors, LLC<br>APP = Ormond Car Wash Investments, LLC |
| 30 | <b>STOR-IT</b><br>1405 North US Highway 1<br>PZ# 2022-096                                    | Proposed indoor self-storage facility of 123,534 square feet (three stories) on 5.26 acres and associated site improvements. | 08.11.22                 | 08.29.22   | 11.09.22   |            |            | 11.17.22             | 12.08.22<br>Approve 5-0 | 01.24.23<br>(Approved)<br>& 02.07.23 |                       |               |                          | Not applied          | Not applied                  | Not applied        | Not applied               |                    |           | E = Parker Mynchenberg & Associates, Inc.<br>O = Vanacore Commercial Property, Inc.               |
| 31 | <b>VALIANT DINERS EXPANSION, PHASE 3</b><br>15 West Tower Circle<br>PZ# 2022-027             | Expansion of existing facility with a 11,250 square foot building and associated site improvements                           | 02.21.22                 | 03.09.22   | 08.09.22   | 09.16.22   | 10.22.22   | Not applicable       | Not applicable          | Not applicable                       | 11.14.22              | Under Constr. |                          | Issued<br>11.16.22   | \$1,258,313                  | Issued<br>12.07.22 | \$240,000                 | 20%                |           | E = Zev Cohen & Associates<br>O = Padwell Holdings, LLC   |
| 32 | <b>VROOM VEHICLE DISPLAY</b><br>305 North Yonge Street<br>PZ# 2023-001                       | Site improvements for vehicle display associated with vehicle sales including landscaping.                                   | 10.18.22                 | 10.24.22   |            |            |            | Not applicable       | Not applicable          | Not applicable                       | 11.07.22              | 11/07.24      |                          | Not Applicable       | Not Applicable               | Issued<br>02.14.23 | \$4,100                   | 0%                 |           | E = Upham, Inc.<br>O = Jaidy Franco   |
| 33 | <b>WALGREENS/COMMERCIAL AREA IMPROVEMENTS</b><br>2001 West Granada Boulevard<br>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   | 06.03.22   | 06.28.22   | Not applicable       | Not applicable          | Not applicable                       | 07.14.22              | 07.14.24      |                          | Not applied          | Not applied                  | Not applied        | Not applied               |                    |           | E = Newkirk Engineering, Inc.   |
| 34 | <b>WINKLER CABINETRY</b><br>1035 South Nova Road<br>PZ#23-027                                | Site improvements (parking and landscaping) associated with a change of use.   | 02.16.23                 | 02.23.23   |            |            |            | Not applicable       | Not applicable          | Not applicable                       |                       |               |                          | Not applied          | Not applied                  | Not applied        | Not applied               |                    |           | E = Mark Dowst & Associates, Inc.<br>O = Ormond Properties LLC                                    |

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

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<br>O = Owner<br>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   |
| <b>Ormond Beach is Utility Provider Only</b> |  |   |                          |            |            |            |            |                      |                |                            |                |               |                          |                      |                              |                |                                  |                            |  |   |
| 35   | <b>101 TOWN &amp; COUNTRY LANE</b><br>101 Town & Country Lane<br>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.   |
| 36   | <b>BEACHVIEW COVE</b><br>2960 Oceanshore Boulevard<br>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<br>O = Lake Pointe Villas LLC                                   |
| 37   | <b>2284 OCEAN SHORE BOULEVARD</b><br>2284 Ocean Shore Boulevard<br>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      | 06.15.23                 |                      | Not applicable               | Not applicable | Not applied                      | Not applied                |  | E = Alann Engineering Group<br>O = Steven Sahai                             |
| 38   | <b>CELEDINE SUBDIVISION (FLAGLER)</b><br>PZ# 2021-069<br>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      | Under Constr.            |                      | Not applicable               | Not applicable | Issued 06.24.22                  | \$1,073,894 utilities only | 60%  | E = Alann Engineering Group<br>O = U.S. Capital Alliance, LLC               |
| 39   | <b>CORINTHIAN VILLAS</b><br>PZ# 2023-011<br>1926 Ocean Shore Boulevard             | Utility connection for existing multi-family development.   | 11.29.22                 | 12.06.22   |            |            |            |                      | Outside City   | Outside City               | Outside City   |               |                          |                      | Not applicable               | Not applicable | Not applied                      | Not applied                |  | E = Clearwater Solutions, LLC<br>O = Corinthian Villas                      |
| 40   | <b>FORCE MAIN EXTENSION (FLAGLER)</b><br>PZ# 2021-070<br>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 | Issued 06.20.22                  | \$834,160 utilities only   | 98%  | E = Alann Engineering Group<br>O = U.S. Capital Alliance, LLC               |
| 41   | <b>HUNTER'S RIDGE STORAGE SITE</b><br>2730 Airport Road<br>PZ# 2022-100            | Flagler County utility connection for self-storage facility. Building square footage = 102,214 on 10.44 acres | 09.19.22                 | 09.27.22   |            |            |            |                      | Outside City   | Outside City               | Outside City   | 12.20.22      |                          |                      | Not applicable               | Not applicable | Not applied                      | Not applied                |  | E = Alann Engineering Group<br>O = Preston Court II, LLC                    |
| 42   | <b>HUNTINGTON FORCE MAIN EXTENSION</b><br>Huntington subdivision<br>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                  | 98%  | E = Zev Cohen and Associates, Inc.  |
| 43   | <b>IRIS SUBDIVISION (FLAGLER)</b><br>PZ# 2021-071<br>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                | 10%  | E = Alann Engineering Group<br>O = U.S. Capital Alliance, LLC               |
| 44   | <b>OCEAN VILLAGE TOWNHOMES</b><br>90 Verona Vista Ct.<br>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 | Issued 11.02.21                  | \$139,028                  | 95%  | E = Alann Engineering Group, Inc.<br>O = Cornelius Prior<br>APP = John Wine |
| 45   | <b>REGENCY PLAZA CONDOMINIUM</b><br>1415 Ocean Shore Boulevard<br>PZ# 2022-104     | Sewer connection for a 133 multi-family condominium.  | 09.13.22                 | 09.27.22   |            |            |            |                      | Outside City   | Outside City               | Outside City   | 11.07.22      | 11.07.24                 |                      | Not applicable               | Not applicable | Not applied                      | Not applied                |  | E = Saltus Engineering, Inc.<br>O = Regency Plaza Condominium               |
| 46   | <b>SANDS POINT CONDOMINIUM</b><br>1167 Ocean Shore Boulevard<br>PZ# 2022-103       | Sewer connection for a 20 multi-family condominium.   | 10.03.22                 | 10.22.22   |            |            |            |                      | Outside City   | Outside City               | Outside City   | 11.14.22      | 11.14.24                 |                      | Not applicable               | Not applicable | Not applied                      | Not applied                |  | E = Robert Marshall. P.E.<br>O = Sands Point Condominium                    |
| 47   | <b>SURF STYLE</b><br>1054 Ocean Shore Boulevard<br>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.<br>O = 1054 Ocean Shores Blvd, LLC       |
| 48   | <b>TRADERS INN BEACH CLUB</b><br>1355 Ocean Shore Boulevard<br>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      | Under Constr.            |                      | Not applicable               | Not applicable | Issued 11.17.22                  | \$145,475                  |  | E - Mark Dowst & Associates<br>O = Traders Inn Beach Club Association, Inc. |
| 49   | <b>VERONA OCEANSIDE</b><br>PZ #2020-011<br>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<br>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 March 1, 2023**

| # | 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<br>O = Owner<br>A = Applicant                                      |
|---|--|---|------------------|------------|------------|------------|--|-------------------------|-------------------------|------------------------------|----------------|--------------------|--------------------------|-------------------|---------------------------|--------------------|---|
| A | <b>121 EAST</b><br>121 East Granada Boulevard<br>PZ #2022-098                        | Proposed multi-story multi-family development of 24 units   | 08.12.22         | 09.01.22   |            |            |  | 03.14.23                | Required                | Required                     |                |                    |                          | Not applied       | Not applied               |                    | E = Zev Cohen & Associates, Inc.<br>O = Dime Rock Properties, LLC   |
| B | <b>ARCHER'S MILL, PHASE 3A</b><br>Plantation Oaks Boulevard<br>PZ #2022-091          | 94 single-family lots on 42.38 acres  | 08.01.22         | 08.22.22   | 10.18.22   | 01.10.23   |  | Not Required            | 12.05.22 Approved       | 01.10.23 Approved            | 02.22.23       | Under construction |                          | Approved          | \$4,920,754.00            | 0%                 | E = Parker Mynchenberg & Associates, Inc.<br>O = Plantation Oaks of Ormond Beach, LLC                       |
| C | <b>CUPOLA AT OCEANSIDE</b><br>100 North Halifax Drive<br>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                 | 90%                | E - Newkirk Engineering<br>O = Halifax Enterprises LLC<br>APP = Halifax Enterprises LLC                     |
| D | <b>ENCLAVE, ZONING MAP AMENDMENT</b><br>475 North Tymber Creek Road<br>PZ#2023-019   | Zoning map amendment for 26 acres from PRD, Planned Residential Development to SR, Suburban Residential | 01.24.23         | 02.03.23   |            |            |  | Not Required            | 03.09.23                | 04.18.23 & 05.02.23          |                |                    |                          | Not applicable    | Not applicable            |                    | E = Zev Cohen & Associates, Inc.<br>APP = Paylin Tymber 1 & 2 LLC   |
| E | <b>ORMOND ENCLAVE (FKA COURTYARDS)</b><br>135 North Yonge Street<br>PZ# 2021-079     | Construct 64 unit multi family apartment complex.   | 06.17.21         | 07.09.21   | 10.19.22   |            |  | 08.15.21; 01.17.23      | Required                | Required                     |                |                    |                          | Not applied       | Not applied               |                    | E = Parker Mynchenberg & Associates, Inc.<br>O = CST Holdings, LLC<br>ARC = BPF Design                      |
| F | <b>PLANTATION OAKS, 1A (TIGER OAKS)</b><br>1395 Fountain View Street<br>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 Approved         | 08.27.21       | Under construction | Under construction       | Issued 09.17.21   | \$3,400,200               | 90%                | E = Parker Mynchenberg & Associates, Inc.<br>O = Plantation Oaks of Ormond Beach, LLC                       |
| G | <b>PLANTATION OAKS, 2B</b><br>2389 Destrenan Drive<br>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               | 75%                | E = Parker Mynchenberg & Associates, Inc.<br>O = Plantation Oaks of Ormond Beach, LLC                       |
| H | <b>PLANTATION OAKS, 2C</b><br>2124 Esplanada Drive<br>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               | 20%                | E = Parker Mynchenberg & Associates, Inc.<br>O = Plantation Oaks of Ormond Beach, LLC                       |
| I | <b>PLANTATION OAKS, 2D</b><br>2258 Chretien Drive<br>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               | 20%                | E = Parker Mynchenberg & Associates, Inc.<br>O = Plantation Oaks of Ormond Beach, LLC                       |
| J | <b>REGAL MULTIFAMILY</b><br>215 Williamson Boulevard<br>PZ-22-047                    | Redevelopment of 310 multi-family units on 12 acres   | 04.22.22         | 05.11.22   | 07.20.22   | 09.21.22   | 10.19.22<br>11.20.22<br>12.11.22<br>02.02.23 | Not Required            | 06.09.22 Approved       | 07.19.22 & 08.03.22 Approved |                | Submitted          | Not issued               | Not applied       | Not applied               |                    | O = Southwest I-95, LLC<br>E = Newkirk Engineering<br>APP = LIV Development                                 |
| K | <b>RIDGEHAVEN</b><br>Plantation Oaks Boulevard & Addison Drive<br>PZ-22-061          | 96 duplex units and 202 single-family lots within a Planned Residential Development on 103.45 acres     | 05.23.22         | 06.13.22   | 10.14.22   | 12.20.22   | 02.03.23                                     | 07.26.22                | [T] 04.13.23            | Required                     |                |                    |                          | Not applied       | Not applied               |                    | O = Snilloc Family Limited Partnership<br>E = Parker Mynchenberg & Associates, Inc.<br>APP = RidgeHaven LLC |

\* 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 March 1, 2023**

|   |   |  |                     |          |          |          |                |              |                         |                                       |          |          |             |             |             |  |   |
|---|---|--|---------------------|----------|----------|----------|----------------|--------------|-------------------------|---------------------------------------|----------|----------|-------------|-------------|-------------|--|---|
| L | <b>RIDGEHAVEN WEST</b><br>3136-01-08-0010 and 3136-01-09-0001<br><br>PZ-23-005 & 006        | Land use from "Low Intensity Commercial" to "Medium Density Residential". Zoning from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse        | 10.31.22 & 11.15.22 | NA       |          |          |                | NA           | 12.05.22 Approval (5-0) | Land Use 01.10.23 & 01.24.23 Approved |          |          |             | Not applied | Not applied |  | O = RCM Properties, LLC   |
| M | <b>STANTON GROVE</b><br>183 South Orchard<br><br>PZ-22-062                                  | 21 unit rental townhome project consisting of three buildings on 3.92 acres.   | 05.27.22            | 06.13.22 | 8.25.22  | 09.07.22 | 09.23.22       | Not required | Not required            | Not required                          | 10.29.22 | 10.29.24 | Not applied | Not applied | Not applied |  | E = Newkirk Engineering<br>O = Stanton Grove, LLC   |
| N | <b>TATTERSALL AT TYMBER CREEK</b><br>TyMBER Creek Road and Airport Road<br><br>PZ# 2022-082 | Construction of 129 lot subdivision and associated site improvements.  | 07.12.22            | 08.12.22 | 08.30.22 |          |                | 08.23.22     | 09.08.22 Approval (4-1) | 10.18.22 Approved (3-2) & 11.01.22    |          |          |             | Not applied | Not applied |  | E = Zev Cohen & Associates, Inc.<br>O = TyMBER Sky, LLC & Enclave of TyMBER Creek LLC<br>APP = Paylin TyMBER 1 and 2, LLC |
| O | <b>TIDES EDGE</b><br>264 South Atlantic Avenue<br><br>PZ# 2022-018                          | Preliminary plat for 15 single-family lots.  | 05.31.22            | 06.13.22 | 09.07.22 | 11.20.22 |                | 09.14.22     | 12.05.22                | 01.10.23 & 01.24.23                   |          |          |             | Not applied | Not applied |  | E = Parker Mynchenberg & Associates, Inc.<br>O = Memorial Health Systems, Inc.<br>APP = Contender Development, Inc.       |
| P | <b>TOMOKA RESERVE</b><br>20 Tomoka Oaks Boulevard<br><br>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 | 02.21.23 |          |                | 02.08.23     | Required                | Required                              |          |          |             | Not applied | Not applied |  | O = Triumph Oaks of Ormond Beach I, LLC<br>E - Zev Cohen & Associates, Inc.<br>APP = Cobb Cole                            |
| Q | <b>TYMBER CREEK APARTMENTS</b><br>2011 West Granada Boulevard<br><br>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 | 06.23.22 | 7th - 12.09.22 | 06.08.22     | 12.08.22 Denial (5-0)   | To be determined                      |          |          |             | Not applied | Not applied |  | E - Newkirk Engineering<br>O = VCP Ormond Beach, LLC<br>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   |
| PBD 2022-008(A) | Zoning Map Amendment, Tymber Creek Apartments  | This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next agenda item, item B, is for the issuance of the development order. | Denial, 5-0           | To be determined       | To be determined  |
| PBD 2022-008(B) | Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development       | This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard.  | Denial, 5-0           | To be determined       | To be determined  |
| RZ 2023-004     | 101 Fiesta Drive, Zoning Map Amendment   | This is a request for a zoning map amendment submitted by the property owner, Murphy Dugan, LLC, for an approximately 0.30 acres located at 101 Fiesta Drive from R-3, Single-Family Medium Density to B-1, Professional Office/Hospital. The subject property is located at 101 Fiesta Drive.   | Approval, 5-0         | Approved<br>02.21.2023 | <b>03.07.2023</b> |
| LDC 2023-16     | Land Development Code amendment: Section 1-28, Utility installation fees                     | This is an administrative amendment to the Land Development Code (LDC), Chapter 1, General Administration, Article IV, Schedule of Development Review and Impact Fees, Section 1-28, Utility installation fees, to update the fee schedule for meter costs.  | Approval, 7-0         | <b>03.07.2023</b>      | <b>03.21.2023</b> |
| LDC 2023-17     | Land Development Code amendment: Section 2-50(n) Fences and walls                            | This is an administrative amendment to the Land Development Code (LDC), Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50(n)(2) In general, to allow a fence setback less than three (3') feet to a right-of-way with review and approval of the Site Plan Review Committee (SPRC).  | Approval, 7-0         | <b>03.07.2023</b>      | <b>03.21.2023</b> |
| LDC 2023-18     | Land Development Code amendment: Section 4-03, Site Plan Review Committee (SPRC) established | This is an administrative amendment to the Land Development Code (LDC), Chapter 4, Plan Review and Subdivision, Article I, Site Plan Review Procedures, Section 4-03), Site Plan Review Committee (SPRC) established, amending the SPRC coordinating liaison and updating the process for neighborhood meetings.   | Approval, 7-0         | <b>03.07.2023</b>      | <b>03.21.2023</b> |
| SE 2023-20      | 78 East Granada Boulevard, Ormond Memorial Art Museum & Gardens, Cottage Style Garden Shed   | This is a request submitted from Stephanie Mason-Teague, Executive Director, Ormond Memorial Art Museum & Gardens, Inc., for a Special Exception to allow the conversion of two parking spaces into a cottage style garden shed, approximately 18' by 24', to be located in the southeast corner of the Museum and Gardens parking lot, approximately five (5') feet to the rear property line. The subject property is located at 78 East Granada Boulevard and is zoned as B-4 (Central Business) within the Downtown Overlay District.  | Approval, 7-0         | <b>03.21.2023</b>      | <b>NA</b>         |

**Note:** City Commission items are based upon the best information available as of the publishing of this report. City Commission agendas are available at: <https://ormondbeach.iqm2.com/citizens/default.aspx?> For additional information, please contact the Planning Department via e-mail at [comdev@ormondbeach.org](mailto:comdev@ormondbeach.org) or by telephone at (386) 676-3238.

### Board of Adjustment and Appeals - March 1, 2023

## 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](mailto:comdev@ormondbeach.org) or by telephone at (386) 676-3238.



## Planning public hearing items

### Planning Board - March 9, 2023

|              |  |   |
|--------------|--|---|
| ZMA-2023-019 | 475 North Tymber Creek Road, The Enclave, Zoning Map Amendment | This is a request from Paylin Tymber 1 & 2, LLC, with authorization from the property owner, Enclave of Timber Creek, LLC, for a Zoning Map Amendment for a 26+ acre parcel from expired PRD, Planned Residential Development to SR, Suburban Residential. The property is located at 475 North Tymber Creek Road.  |
| PP-2023-025  | Ormond Gateway Preliminary Plat                                | This is a request from Luke Kilic, P.E. of Zev Cohen and Associates, on behalf of the property owner, Destination Interchange, LLC., for a preliminary plat for an 18.17 acre property located at 1670 North U.S. Highway 1 (Volusia County parcel number: 3126-00-00-0170), 1662 North U.S. Highway 1 (Volusia County parcel number: 3136-01-65-0010), and no address (Volusia County parcel number: 3136-01-66-0070) for an eight (8)-lot commercial subdivision with associated site improvements. |
| LDC-2021-019 | Land Development Code amendment: Section 1-27, Impact fees     | This is an administrative amendment to the Land Development Code (LDC), Chapter 1, General Administration, Article IV, Schedule of Development Review and Impact Fees, Section 1-27, Impact Fees, to update impact fee credits, including the deletion of the existing 10% annual reduction of impact fee credits.  |
| 2021-019     | Impact Fee Study Update, discussion item                       | City staff have been performing an impact fee update since 2021 and are at a point where amendments to the Land Development Code and Code of Ordinances will be presented. The purpose of this discussion item is to detail the study history, City Commission direction, answer any questions, and provide next steps in the study implementation.   |

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](mailto:comdev@ormondbeach.org) or by telephone at (386) 676-3238.

### Neighborhood meeting - 121 East, March 14, 2023

Cobb Cole shall conduct a neighborhood meeting on Tuesday, March 14, 2023 at 6:00 p.m. in the auditorium of the Ormond Beach Regional Library, 30 South Beach Street, Ormond Beach, FL 32174 regarding the development of a maximum of 24 residential units at 121 East Granada Boulevard. The neighborhood meeting is required based on the Ormond Beach land Development Code. The project site is located at 121 East Granada Boulevard, Ormond Beach, FL 32174. All interested parties are invited to participate in the neighborhood meeting. Additional information can be obtained by contacting Debi LaCroix, CLA, Cobb Cole by telephone at (386) 323-9263, by email to [Debi.LaCroix@CobbCole.com](mailto:Debi.LaCroix@CobbCole.com), or the City of Ormond Beach Planning Department at (386) 676-3238.

### Public Meeting - Impact Fee Study Update, March 22, 2023 - 5:30pm - Room 103

Public meeting to discuss the impact fee study update. Please see webpage: <https://www.ormondbeach.org/1028/Impact-Fees>. Meeting is at 5:30pm in Room 103 of the Ormond Beach City Hall building at 22 South Beach Street. For additional information, please contact the Planning Department via e-mail at [comdev@ormondbeach.org](mailto:comdev@ormondbeach.org) or by telephone at (386) 676-3238.

### Public Meeting - Impact Fee Study Update, March 27, 2023 - 10:00am - Room 103

Public meeting to discuss the impact fee study update. Please see webpage: <https://www.ormondbeach.org/1028/Impact-Fees>. Meeting is at 10:00am in Room 103 of the Ormond Beach City Hall building at 22 South Beach Street. For additional information, please contact the Planning Department via e-mail at [comdev@ormondbeach.org](mailto:comdev@ormondbeach.org) or by telephone at (386) 676-3238.