



CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

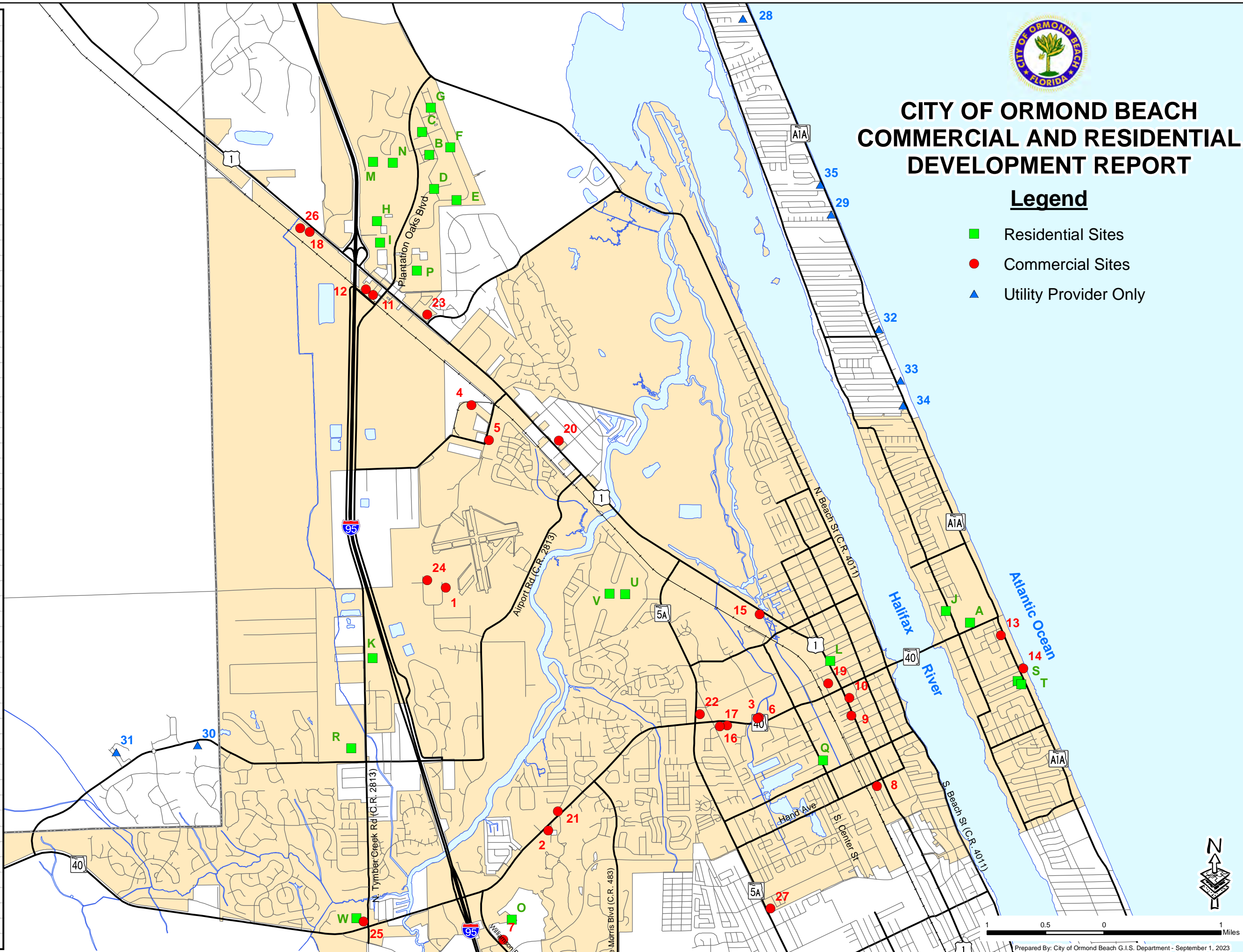
Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

RESIDENTIAL PROJECTS	
A	121 East
B	Archers Mill Phase 1 - Final Plat
C	Archers Mill Phase 2 - Preliminary Plat
D	Archers Mill Phase 3 - Preliminary Plat
E	Archers Mill Phase 4 - Preliminary Plat
F	Archers Mill Phase 5 - Preliminary Plat
G	Archers Mill Phase 6 - Preliminary Plat
H	Bradford Lakes
I	Bradford Park
J	Cupola at Oceanside
K	Enclave - Preliminary Plat
L	Ormond Enclave (FKA Courtyards)
M	Plantation Oaks - 2C
N	Plantation Oaks - 2D
O	Regal Multifamily
P	Ridgehaven
Q	Stanton Grove
R	Tattersall at Tymber Creek
S	Tides Edge
T	Tides at Ormond Beach - Final Plat
U	Tomoka Reserve
V	Tomoka Reserve - ZMA to R-2
W	Tymber Creek Apartments

COMMERCIAL PROJECTS	
1	Beach House Graphics
2	Complete Cardiology Expansion
3	Culvers Restaurant
4	Halifax Paving Office
5	Hull Road RV & Boat Storage
6	IHOP
7	Love Whole Food Expansion
8	McNamara Warehouse
9	MetroNet
10	Mister Car Wash
11	North Interchange Industrial Flex Space
12	North Interchange Self Storage
13	Ocean Club Ormond Beach
14	Ormond Beach Holdings LLC
15	Ormond Beach Self Storage
16	Ormond Central
17	Ormond Central Self Storage
18	Ormond Gateway Revision
19	Perrott Depot Revision
20	Public House Restaurant
21	Revella at Ormond Beach ALF
22	Splash Car Wash
23	Stor - It
24	Valiant Diners Expansion - Phase 3
25	Walgreens/Commerical Area Improvements
26	Wawa
27	Winkler Cabinetry

ORMOND BEACH - UTILITY PROVIDER ONLY	
28	Beachview Cove
29	Corinthian Villas
30	Hunters Ridge Storage Site
31	Iris Subdivision (Flagler)
32	Regency Plaza Condominium
33	Sands Point Condominium
34	Surf Style
35	Villas at Spanish Waters



City of Ormond Beach Commercial Development Report, as of September 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 O = Owner A = Applicant
1	BEACH HOUSE GRAPHICS 7/9 East tower Circle PZ# 2023-027	Expansion on an existing site of 11,500 square feet and associated site improvements	02.15.23	02.23.23	04.06.23			Not applicable	Not applicable	Not applicable	04.17.23	04.17.25		In review	\$1,293,471	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = Beach House Graphics ARC = BPF Design Inc.
2	COMPLETE CARDIOLOGY EXPANSION 1240 West Granada Boulevard 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 revision 07.25.23	12.13.25		Issued 04.01.23	\$1,726,850	Issued 03.15.23	\$58,000	20%		E = Zev Cohen & Associates, Inc. O = Complete Cardiology, LLC ARC = BPF Design Inc.
3	CULVER'S RESTAURANT 655 West Granada Boulevard PZ# 2023-008	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	02.27.23	02.27.25		Early Review	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC APP = Jemini Investments, LLC
4	HALIFAX PAVING OFFICE 860 Hull Road PZ# 2023-013	Construct a new 8,800 square foot office. Property currently in unincorporated Volusia County.	12.20.22	01.17.23	03.27.23	05.02.23		Not applicable	Not applicable	Not applicable	06.06.23			Issued 07.21.23	\$1,500,000	Issued 06.09.23	\$390,000	40%		E = Parker Mynchenberg & Associates, Inc. O = Halifax Paving
5	HULL ROAD RV & BOAT STORAGE 835 Hull Road PZ# 2023-065	Storage of RV and boats. 20 parking spaces on 0.90 acres. Re-permit of expired site plan.	05.31.23					Not applicable	Not applicable	Not applicable	05.31.23			Not applicable	Not applicable	Issued 06.21.23	\$26,450	5%		E = Newkirk Engineering, Inc. O = B Mill Inc
6	IHOP 675 West Granada Boulevard PZ# 2023-023	IHOP restaurant consisting of 3,550 square feet on 1.52 acres.	02.05.23	02.17.23	03.30.23	05.09.23	06.21.23	Not applicable	Not applicable	Not applicable				Early Review	Not applicable	Not applied	Not applied			E = Newkirk Engineering, Inc. APP = Sunshine Restaurant Partners O = Granada Pointe Investors, LLC
7	LOVE WHOLE FOOD EXPANSION 275 Williamson Boulevard PZ# 2021-096	Addition of a 4,765 square foot building at the existing Love Whole property and associated site improvements.	10.06.21	10.24.21	04.19.22	04.26.22		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	95%		E = Zev Cohen & Associates, Inc. O = Love Whole Foods
8	McNAMARA WAREHOUSE 460 Andalusia Avenue PZ# 2021-030	Construction of an 840 square foot warehouse and associated site improvements on a 0.10 acre property.	01.12.21	01.28.21	03.16.21			Not applicable	Not applicable	Not applicable	04.27.21	Under Constr.		Issued 09.01.21	\$66,177	Issued	\$2,000	90%		E = Parker Mynchenberg & Associates, Inc. O = McNamara Construction
9	METRONET 124 South Yonge Street 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	Under Constr.		Issued 02.24.23	\$180,000	Issued 02.02.23	\$180,000	80%		E = Metro Fibernet LLC O = Coast to Coast Construction
10	MISTER CAR WASH 49 South Yonge Street PZ# 2023-045	Modifications to existing car wash. Close driveway entrance on US1, add vacuum stalls, add landscaping.	03.29.23	04.06.23	05.12.23	08.25.23	DUE 09.11.23	Not applicable	06.08.23 (Approved)	07.18.23 (Approved)				Not applied	Not applied	Not applied	Not applied			E - Caprine O = National Retail Properties, LP
11	NORTH INTERCHANGE INDUSTRIAL FLEX SPACE 520 Flagler Road 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. O = BHT Holdings, LLC
12	NORTH INTERCHANGE SELF STORAGE 540 Flagler Road 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		Not applied	Not applied	Approved 01.27.23	\$714,572			E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
13	OCEAN CLUB ORMOND BEACH 88 South Atlantic Avenue PZ# 2019-026	Demolition of existing building (10,866 SF) and construction of a new retail shop (8,596 SF) and related site improvements.	01.15.19	01.31.19	06.06.19	06.03.21		06.19.19	07.11.19	08.20.19 & 11.05.19 - Approved	08.08.21	Under Constr.		Issued 11.03.22	\$1,800,000	Issued 12.07.22	\$549,000	70%		E = The Performance Group O = 88 South Atlantic, LLC

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

#	Project	Description	Change in project status							Project nearing completion					Projects reviewed this month			E or Arc = Project Engineer or Architect O = Owner A = Applicant		
			Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value		Under Construction	CO Issued
14	ORMOND BEACH HOLDINGS LLC 251 South Atlantic Avenue 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	05.24.23	05.24.25		Early Review	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP/O = Ormond Beach Holdings, LLC
15	ORMOND BEACH SELF STORAGE 490 N. U.S. Highway 1 PZ #2023-021	Proposed 166,423 of storage square footage on 24.28 acres and associated site improvements.	01.27.23	02.20.23	06.07.23			Not applicable	Not applicable	Not applicable			Early Review	A = \$9,039,174 B = \$240,741 C = \$665,681 D = \$294,240 E = \$294,240 F = \$9,796,008 G = \$1,035,710	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = TSO Ormond Beach, LP ARC = Smith Boland Architects, LLC	
16	ORMOND CENTRAL 1 South Old Kings Road 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	80%		O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.	
17	ORMOND CENTRAL SELF STORAGE 768 West Granada Boulevard 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	Early Review	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. APP = Ormond Beach Dunamis Storage, LLC O = Ormond Central Investors, LLC	
18	ORMOND GATEWAY REVISION 1670 North U.S. Highway 1 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 Approved	04.18.23 Approved			Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC	
19	PERROTT DEPOT REVISION 29 North Perrott Drive PZ #2021-029	Add additional storage building of 4,972 square feet	01.18.23	02.07.23	05.02.23			02.17.21	Not applicable	Not applicable	05.29.23	Under Constr.	Issued 07.16.23	\$613,247	Issued 07.11.23	\$100,000	0%		E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.	
20	PUBLIC HOUSE RESTAURANT 1113 & 1117 North U.S. Highway 1 PZ#2023-048	Proposed 6,316 square foot restaurant and site improvements	04.26.23	05.11.23	08.04.23			Required	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied			E = Engineered Permits, Inc. O = Lee Munizzi	
21	REVELLA AT ORMOND BEACH ALF 1211 West Granada Boulevard PZ# 2021-073	150 resident Assisted Living Facility, 120,501 SF on 5.54 acres and associated site improvements	05.29.21	06.27.21	08.31.21			06.28.21	Not applicable	Not applicable	09.28.21	Under Constr.	Issued 11.08.22	\$29,723,266	Issued 04.26.22	\$2,184,284	75%		E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC	
22	SPLASH CAR WASH 55 North Nova Road PZ# 2022-041	Redevelopment of a 2.53 acre parcel of a vacant church for a full service car wash with a 9,956 square foot building.	04.27.22	05.11.22	06.06.22	07.29.22	08.10.22	Not applicable	06.09.22 Approved	07.19.22 & 08.03.22 Approved	05.16.23	Under Constr.	Issued 06.08.23	1,500,000	Issued 05.08.23	\$976,942	50%		E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC	
23	STOR-IT 1405 North US Highway 1 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	03.21.23		11.17.22	12.08.22 Approve 5-0	01.24.23 (Approved) & 02.07.23	04.20.23	Under Constr.	In Review	\$7,000,000	Issued 06.13.23	\$821,773	20%		E = Parker Mynchenberg & Associates, Inc. O = Vanacore Commercial Property, Inc.	
24	VALIANT DINERS EXPANSION, PHASE 3 15 West Tower Circle PZ# 2022-027	Expansion of existing facility with a 11,250 square foot building and associated site improvements	02.21.22	03.09.22	08.09.22	09.16.22	10.22.22	Not applicable	Not applicable	Not applicable	11.14.22	Under Constr.	Issued 11.16.22	\$1,258,313	Issued 12.07.22	\$240,000	85%		E = Zev Cohen & Associates O = Padwell Holdings, LLC	
25	WALGREENS/COMMERCIAL AREA IMPROVEMENTS 2001 West Granada Boulevard PZ# 2022-038	Modifications to the access to West Granada Boulevard and stormwater improvements to Walgreens site	03.21.22	04.05.22	04.22.22	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.	
26	WAWA 1670 North U.S. Highway 1 PZ# 2023-076	Pending submittal. Proposed 6,119 square foot convenience store with 20 fueling stations and associated site improvements.	08.01.23	08.15.23				Not applicable	Not applicable	Not applicable			Early Review	Not applied	Not applied	Not applied			E = Kelly, Collins & Gentry, Inc. APP = WaWa, Inc. O = Destination Interchange, LLC	
27	WINKLER CABINETRY 1041 South Nova Road PZ# 2023-029	Site improvements (parking and landscaping) associated with a change of use.	02.16.23	02.23.23				Not applicable	Not applicable	Not applicable	03.28.23	Under Constr.	Not applied	Not applied	Issued	\$31,909	50%		E = Mark Dowst & Associates, Inc. O = Ormond Properties LLC	

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Change in project status Project nearing completion Projects reviewed this month

#	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	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
Ormond Beach is Utility Provider Only																				
28	BEACHVIEW COVE 2960 Ocean Shore Boulevard PZ #2021-094	Utility connection of 28 lots on 7.81 in Ormond by the Sea area.	08.19.21	09.06.21	10.01.21	10.31.21					11.22.21	11.22.23		Not applicable	Not applicable	Not applied	Not applied			E = Alliant engineering, Inc. O = Seagate Communities, LLC
29	CORINTHIAN VILLAS PZ# 2023-011 1926 Ocean Shore Boulevard	Utility connection for existing multi-family development.	11.29.22	12.06.22	07.10.23			Outside City	Outside City	Outside City	08.08.23	08.08.25		Not applicable	Not applicable	Approved	\$356,177			E = Clearwater Solutions, LLC O = Corinthian Villas
30	HUNTER'S RIDGE STORAGE SITE 2730 Airport Road 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	12.20.24		Not applicable	Not applicable	Approved	\$22,590			E = Alann Engineering Group O = Preston Court II, LLC
31	IRIS SUBDIVISION (FLAGLER) PZ# 2021-071 Flagler County	Utility connection for 76 single-family homes. Flagler County (Hunter's Ridge)	05.12.21	06.07.21	10.29.21			Outside City	Outside City	Outside City	01.10.22	Under constr.		Not applicable	Not applicable	Issued 07.32.23	\$241,110	95% forcemain		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
32	REGENCY PLAZA CONDOMINIUM 1415 Ocean Shore Boulevard 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	Approved	\$257,165			E = Saltus Engineering, Inc. O = Regency Plaza Condominium
33	SANDS POINT CONDOMINIUM 1167 Ocean Shore Boulevard 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	In Review	\$148,490			E = Robert Marshall. P.E. O = Sands Point Condominium
34	SURF STYLE 1054 Ocean Shore Boulevard PZ# 2022-006	Volusia County project. Development of a 10,890 building. SPRC review is for the utility connection.	11.16.21	11.29.21				Outside City	Outside City	Outside City	01.10.22	01.10.24		Not applicable	Not applicable	Not applied	Not applied			E = Zev Cohen and Associates, Inc. O = 1054 Ocean Shores Blvd, LLC
35	VILLAS AT SPANISH WATERS 2120 Ocean Shore Boulevard PZ# 2023-053	Volusia County project. Provide utilities for an 18 unit townhome project	05.04.23					Outside City	Outside City	Outside City	05.24.23	05.24.25		Not applicable	Not applicable	Not applied	Not applied			E = The Performance Group O = Coquina Dunes, LLC

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City of Ormond Beach Residential Development Report, as of September 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 O = Owner A = Applicant
A	121 EAST 121 East Granada Boulevard PZ #2022-098	Proposed multi-story multi-family development of 24 units	08.12.22	09.01.22	05.17.23	08.23.23		03.14.23	06.08.23 (Approved)	07.18.23 (Approved) & 08.01.23				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = Dime Rock Properties, LLC
B	ARCHER'S MILL PHASE 1 Plantation Oaks Boulevard PZ #2022-091	94 single-family lots on 42.38 acres, Plantation Oaks PRD (Phase 3)	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		Issued 02.22.23	\$4,920,754.00	55%	E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
B	ARCHER'S MILL PHASE 1 FINAL PLAT Plantation Oaks Boulevard PZ# 2023-047	94 single-family lots on 42.38 acres, Plantation Oaks PRD (Phase 3)	04.05.23	04.20.23				Not Required	08.10.23	09.20.23		Under construction		See Archer's Mill above	See Archer's Mill above		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
C	ARCHER'S MILL PHASE 2 PRELIMINARY PLAT Plantation Oaks Boulevard PZ# 2023-051	68 lots on 25.53 acres, Plantation Oaks PRD (Phase 3)	05.01.23	05.22.23	08.08.23	DUE 09.01.23		Not Required	06.08.23 (Approved)	07.18.23 (Approved)				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
D	ARCHER'S MILL PHASE 3 PRELIMINARY PLAT Plantation Oaks Boulevard PZ# 2023-052	59 lots on 22.42 acres, Plantation Oaks PRD (Phase 3)	05.01.23	05.24.23	08.08.23	DUE 09.01.23		Not Required	06.08.23 (Approved)	07.18.23 (Approved)				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
E	ARCHER'S MILL PHASE 4 PRELIMINARY PLAT Plantation Oaks Boulevard PZ# 2023-059	111 lots on 51.56 acres, Plantation Oaks PRD (Phase 3)	05.19.23	06.29.23				Not Required	08.10.23 (Approved)	09.20.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
F	ARCHER'S MILL PHASE 5 PRELIMINARY PLAT Plantation Oaks Boulevard PZ# 2023-060	114 lots on 92.71 acres, Plantation Oaks PRD (Phase 3)	05.19.23	06.29.23				Not Required	08.10.23 (Approved)	09.20.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
G	ARCHER'S MILL PHASE 6 PRELIMINARY PLAT Plantation Oaks Boulevard PZ# 2023-061	78 lots on 46.54 acres, Plantation Oaks PRD (Phase 3)	05.19.23	07.10.23				Not Required	08.10.23 (Approved)	09.20.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
H	BRADFORD LAKES Plantation Oaks Boulevard PZ# 2023-042	80 single-family lots on 53.12 acres, Plantation Oaks PRD (Phase 4)	03.23.23	05.01.23	07.19.23			Not Required	08.10.23 (Approved)	09.20.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Ridge Land Holdings, LLC
I	BRADFORD PARK Plantation Oaks Boulevard PZ# 2023-074	180 townhomes and associated site improvements on 25.31 acres.	07.06.23	07.31.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Ridge Land Holdings, LLC
J	CUPOLA AT OCEANSIDE 100 North Halifax Drive PZ# 2021-068	12 two story townhomes - previously Halifax 100- and associated site improvements.	05.17.21	06.22.21				Completed	Approved	Approved	08.25.21	Under construction	Under construction	Issued 09.03.21	\$548,099	95%	E - Newkirk Engineering O = Halifax Enterprises LLC APP = Halifax Enterprises LLC
K	ENCLAVE PRELIMINARY PLAT 475 North Tymber Creek Road PZ# 2023-066	12 lots on 26.17 acres.	06.05.21	06.15.23	08.08.23			Not Required	09.14.23	10.17.23							E = Zev Cohen & Associates, Inc. APP = Paylin Tymber 1 and 2, LLC
L	ORMOND ENCLAVE (FKA COURTYARDS) 135 North Yonge Street PZ# 2021-079	Construct 64 unit multi family apartment complex.	06.17.21	07.09.21	10.19.22	05.08.23	06.17.23	08.15.21; 01.17.23	06.08.23 (Approved)	07.18.23 (Approved) & 08.01.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = CST Holdings, LLC ARC = BPF Design

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City of Ormond Beach Residential Development Report, as of September 1, 2023

M	PLANTATION OAKS, 2C 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	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	40%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
N	PLANTATION OAKS, 2D 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	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	30%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
O	REGAL MULTIFAMILY 215 Williamson Boulevard PZ# 2022-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.11.22	07.20.22	09.21.22	10.19.22 11.20.22 12.11.22 02.02.23	Not Required	06.09.22 Approved	07.19.22 & 08.03.22 Approved	02.01.23	Under review	\$28,712,895 \$26,655,146 \$1,323,736	Not applied	Not applied		O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development
P	RIDGEHAVEN Plantation Oaks Boulevard & Addison Drive PZ# 2022-061	84 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		04.13.23 Approved	05.16.23 & 06.06.23 Approved	Pending			Not applied	Not applied		O = Snilloc Family Limited Partnership E = Parker Mynchenberg & Associates, Inc. APP = RidgeHaven LLC
Q	STANTON GROVE 183 South Orchard PZ# 2022-062	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 O = Stanton Grove, LLC
R	TATTERSALL AT TYMBER CREEK TyMBER Creek Road and Airport Road PZ# 2023-041	Preliminary Plat for a 129 lot subdivision and associated site improvements.	03.14.23	05.01.23				Required	Required	Required				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = TyMBER Sky, LLC & Enclave of TyMBER Creek LLC APP = Paylin TyMBER 1 and 2, LLC
S	TIDES EDGE 264 South Atlantic Avenue 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	03.27.23			Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
T	TIDES AT ORMOND BEACH FINAL PLAT 264 South Atlantic Avenue PZ# 2023-062	Final Pat for 15 single-family lots.	05.24.23	06.06.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
U	TOMOKA RESERVE 20 Tomoka Oaks Boulevard PZ#-2022-043	Establishment of a Development Order for the former Tomoka Oaks Golf Course property of 147.94 acres. The application seeks 300 residential units or 2.03 units per acre	04.20.22	05.03.22	02.21.23	05.11.23	06.28.23	02.08.23	07.13.23 (continued) 08.21.23 (continued) 09.26.23	Required				Not applied	Not applied		O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
V	TOMOKA RESERVE, ZMA TO R-2 20 Tomoka Oaks Boulevard PZ#23-054	Zoning Map Amendment from PRD to R-2 if the Tomoka Reserve development order amendment is denied.	05.04.23	06.01.23				Not Required	Required	Required				Not applied	Not applied		O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
W	TYMBER CREEK APARTMENTS 2011 West Granada Boulevard PZ#2022-008	300 multi-family units and associated site improvements on a vacant 19.62 acre parcel.	12.07.21	12.27.21	04.28.22	06.23.22 05.08.23	9th 06.20.23	06.08.22	12.08.22 Denial (5-0)	05.16.23 & 06.06.23 (Approved)				Not applied	Not applied		E - Newkirk Engineering O = VCP Ormond Beach, LLC ARC = English Associates, Inc.

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

Planning public hearing items

			City Commission items		
File Number	Item	Description	Planning Board	City Commission, 1st reading or only	City Commission, 2nd reading
2022-018(B)	251 South Atlantic Ave, Determination of Minor Modification to Development Order	Staff has determined the proposed architectural changes are minor amendments based on compliance with required architectural regulations. Because the project was approved by the City Commission as an Ordinance, the Planning Director believes the City Commission should be aware of the changes and be provided an opportunity to provide any concerns or objections. If there is agreement with the Planning Director's determination, no action is required. If there is a belief that the proposed architectural modifications are a major change, the disposition item should be pulled from the consent agenda and voted upon to determine if the request is a major change.	NA	09.06.2023	NA
ZMA 23-038	901 Airport Road, Zoning Map Amendment	This is a joint request from the City of Ormond Beach and the County of Volusia, as property owners, for a zoning map amendment for a 18.6+ acre property located at 901 Airport Road, Volusia County parcel identification number 4238-01-40-0010, from Ormond Beach I-1, Light Industrial to Ormond Beach SE, Special Environmental.	May 11, 2023 (Approval)	8/15/2023 (Approved)	September 6, 2023
LDC 2023-050	Certificate of Use, Land Development Code amendments	This is an administrative request for amendments to Chapter 1, General Administration, Article II, Administration and Enforcement, Section 1-14, Development Orders to establish requirements for a certificate of use process.	08.10.2023 (Approval)	09.20.2023	10.04.2023
COO 2023-050	Code of Ordinances Amendments, Business Tax Receipt Fee Amendment	This is an administrative request to amend Section 12-10, Investigatory duties of business tax receipt officer and Section 12-36, Taxes imposed, of Article 1, In General, of Chapter 12, Business Regulations of the Code of Ordinances. This amendment is related to the Land Development Code to provide clarity between the Certificate of Use and Business Tax Receipt. This amendment seeks to raise the Business Tax Receipt fees as allowed by Florida Statute. These fees have not been amended in some time.	08.10.2023 (Approval)	09.20.2023	10.04.2023
PP 2023-042	Bradford Lakes, Preliminary Plat	This is a request from Ridge Land Holdings, LLC for a preliminary plat for the Bradford Lakes subdivision (a portion of Phase 4 of the Plantation Oaks Planned Residential Development) consisting of 80 single-family lots on 53.12 acres.	08.10.2023 (Approval)	09.20.2023	NA
FP 2023-047	Archer's Mill Phase 1	This is a request from Forestar USA Real Estate Group, Inc., for a final plat for a 94 lot single-family subdivision on approximately 42.38 acres. The Archer's Mill Phase 1 subdivision is a part Phase 3 of the Plantation Oaks Planned Residential Development, located on the east side of Plantation Oaks Boulevard.	08.10.2023 (Approval)	09.20.2023	10.04.2023
PP 2023-059	Archer's Mill Phase 4, Preliminary Plat	This is a request from Forestar USA Real Estate Group, Inc. for a preliminary plat for the Archer's Mill Phase 4 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 111 single-family lots on 51.56 acres. The Archer's Mill Phase 4 subdivision is located on the east side of Plantation Oaks Boulevard.	08.10.2023 (Approval)	09.20.2023	NA
PP 2023-060	Archer's Mill Phase 5, Preliminary Plat	This is a request from Forestar USA Real Estate Group, Inc. for a preliminary plat for the Archer's Mill Phase 5 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 114 single-family lots on 92.71 acres. The Archer's Mill Phase 5 subdivision is located on the east side of Plantation Oaks Boulevard.	08.10.2023 (Approval)	09.20.2023	NA
PP 2023-061	Archer's Mill Phase 6, Preliminary Plat	This is a request from Forestar USA Real Estate Group, Inc. for a preliminary plat for the Archer's Mill Phase 6 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 78 single-family lots on 46.54 acres. The Archer's Mill Phase 6 subdivision is located on the east side of Plantation Oaks Boulevard.	08.10.2023 (Approval)	09.20.2023	NA
NA	Lien Approval for Demolition, 189 Highland Avenue	This is a request for authorization to place a lien in the amount of \$5,420.00 against the property at 189 Highland Avenue, Volusia County (Parcel ID# 4215-06-02-0150) for the costs associated with demolishing a single-family structure. The structure on this property was deemed as unsafe and was demolished by a contractor that was hired by the City.	NA	09.20.2023	NA
NA	Proportionate Fair Share, RidgeHaven subdivision	This is a request to approve a Proportionate Fair Share Agreement associated with the RidgeHaven subdivision. The RidgeHaven subdivision has been approved for a zoning map amendment (Ordinance 2023-25) and the issuance of a development order (Ordinance 2023-26). The issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements under certain conditions.. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision. The preliminary plat for the RidgeHaven subdivision was approved on June 6, 2023 by Resolution 23-109.	NA	09.20.2023	NA

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.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 - September 6, 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 or by telephone at (386) 676-3238.

Planning public hearing items

Planning Board - September 14, 2023

File #	Item	Description
PP 2023-066	Enclave Subdivision, Preliminary Plat	This is a request from Paylin Tymber 1 and 2, LLC, with the authorization of the property owner, Enclave of Timber Creek, LLC, for a preliminary plat for the Enclave subdivision consisting of 12 single-family lots on 26.17 acres. The property is located at 475 North Tymber Creek Road
SE2023-079	1133 and 1141 N. US Highway 1, CMD Realty LLC, Special Exception Request for Outdoor Activity	This is a request by Coby Moore, CMD Realty LLC, property owner, for a Special Exception to allow up to 10 itinerant vendors and up to two (2) food trucks during recognized special events of Bike Week, and Biketoberfest established by the Daytona Beach Area Convention and Visitors Bureau.
NA	Comprehensive Plan Evaluation Appraisal Report (EAR) Introduction	Introduction to discuss the Comprehensive Plan Evaluation Appraisal Report (EAR) process.

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

Planning Board - September 26, 2023

File #	Item	Description
PRD 2022-043	Tomoka Reserve– Issuance of a development order	Review of development order for the Tomoka Reserve. Submittal due 09.06.2023 and will be posted at: https://www.ormondbeach.org/1013/Tomoka-Reserve

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.