



Updated October 1, 2021

City of Ormond Beach Public Hearing Application

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

INSTRUCTIONS

Public hearing applications require City Commission action with many types being reviewed by the Planning Board to provide a recommendation. Some public hearing items require site plan review. Please complete the application and fee worksheet. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*	Regulatory amendment, zoning map, over 10 acres *Complete fee sheet (page 3)		
Project Name:	The Enclave		
Project Address:	475 N TYMBER CREEK RD, ORMOND BEACH 32174		
Volusia County parcel number(s):	4113-00-00-0032		
Description:	This is a request to rezone ±26 acres located between N. Tymber Creek Road and Interstate-95, in the City of Ormond Beach. The subject site has an expired PRD (Planned Residential Development) agreement as it was part of the former "Enclave" subdivision. The overall intent of this application is to rezone the above-referenced parcel to the SR (Suburban Residential) base zoning district.		
Pre-application date:	1/11/2023	Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Emilio A. O'Brien		
Address:	300 Interchange Boulevard, Suite C		
City, State, Zip code:	Ormond Beach, Florida 32174		
Telephone:	(386) 677-2482		
E-mail:	eobrien@zevcohen.com		

APPLICANT INFORMATION


Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	Paylin Tymber 1 & 2, LLC / James W. Paytas, III (Trey)		
Address:	794 Sanders Road, Suite 1		
City, State, Zip code:	Port Orange, FL 32127		
Telephone:	Office: (386) 756-0439 ; Cell: (386) 562-0591		
E-mail:	tpaytas@paytashomes.com		

PROPERTY OWNER			
Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	ENCLAVE OF TIMBER CREEK, LLC		
Address:	c/o Duane Morris LLP - 201 S. Biscayne Boulevard, Suite 3400		
City, State, Zip code:	Miami, FL 33131		
Telephone:			
E-mail:			

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to project)			
Name:	Emilio O'Brien	E-mail:	eobrien@zevcohen.com
Name:	Randy Hudak	E-mail:	rhudak@zevcohen.com
Name:	Mark Karet	E-mail:	mkarret@zevcohen.com
Name:	Trey Paytas	E-mail:	tpaytas@paytashomes.com

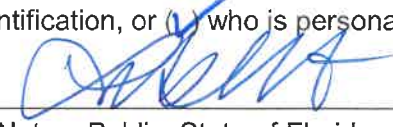
CERTIFICATION

By submitting this application, I hereby certify that the information provided is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and the review process for this application. I authorize Ormond Beach staff to access the subject property during typical business hours to review the public hearing application.

Signature: 

STATE OF FLORIDA
 COUNTY OF Volusia

The forgoing instrument was acknowledged before me this 16 day of JANUARY, 2023, by JAMES PAYTAS, II (TREY) as MANAGER (title*) for PAINTIMBER 1 AND 2, LLC (name of corporation*), who () provided _____ as identification, or () who is personally known to me.


 Notary Public, State of Florida
 My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

23-19



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City of Ormond Beach Public Hearing Application Fees

Planning Department

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INSTRUCTIONS

Site plan submittals require the submittal of applications per Ordinance 2021-30, codified in Section 8-10, Application processing fees, of the Code of Ordinances. All applications shall calculate the fees which shall be verified by city staff. **Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.**

PUBLIC HEARING FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

Check all that apply	SPRC reviews	Fee	Advertising	Total fee
<input type="checkbox"/>	Annexation	No fee	No fee	No fee
<input type="checkbox"/>	Annexation Agreement	No fee	No fee	No fee
<input type="checkbox"/>	Comprehensive Plan, small area amendment	\$2,000	\$1,025	\$3,025
<input type="checkbox"/>	Comprehensive Plan, large-scale amendment	\$2,000	\$2,250	\$4,250
<input type="checkbox"/>	Concurrency, traffic impact analysis	\$3,000 (deposit)	NA	\$3,000
<input type="checkbox"/>	Development of Regional Impact amendment	\$600	\$2,250	\$2,850
<input type="checkbox"/>	Planned Development	\$2,500	\$2,400	\$4,900
<input type="checkbox"/>	Planned Development, major amendment	\$1,000	\$2,400	\$3,400
<input type="checkbox"/>	Regulatory amendment, zoning map, under 10 acres	\$1,500	\$850	\$2,350
<input checked="" type="checkbox"/>	Regulatory amendment, zoning map, over 10 acres	\$1,500	\$1,650	\$3,150
<input type="checkbox"/>	Regulatory amendment, LDC amendment	\$1,000	\$700	\$1,700
<input type="checkbox"/>	Regulatory amendment, LDC amendment (zoning districts)	\$1,000	\$1,500	\$2,500
<input type="checkbox"/>	Special Exception	\$850	\$850	\$1,700
<input type="checkbox"/>	Special Exception, CRA	\$400	\$850	\$1,250
<input type="checkbox"/>	Street vacation	\$500	\$1,925	\$2,425
<input type="checkbox"/>	Subdivision, Preliminary plat	\$1,500 plus \$25 per lot	NA	\$1,500 plus \$25 per lot
<input type="checkbox"/>	Subdivision, Final plat	\$1,000 plus \$25 per lot	\$350	\$1,350 plus \$25 per lot
<input type="checkbox"/>	Subdivision, city surveyor review	Actual costs	NA	Actual costs
<input type="checkbox"/>	Subdivision, Recording of plat	Actual costs	NA	Actual costs
<input type="checkbox"/>	Other:			
TOTALS:			\$1,650.00	\$3,150.00