

ATTACHMENT 4

Ormond Beach residential
development summary

Ormond Beach Residential Development from 2010 to current (March 31, 2022)



The purpose of this analysis is to review residential development in the City of Ormond Beach from 2010 to March 31, 2022. The analysis is divided into the following sections:

- Section 1: Residential development from 2010-2019.
- Section 2: Residential development from 2020-March 31, 2022.
- Section 3: Approved residential developments.
- Section 4: Residential projects under application.
- Section 5: Residential projects discussed, but no formal application.

Section 1: 2010-2019

Table 1 provides the permitting information for residential units in the City of Ormond Beach from 2010 to 2019. The information shows the number of lots platted (subdivided for construction of single-family houses). Each decade since 1980, the number of approved platted single-family lots have decreased from 2,442 lots in the 1980's to 502 lots platted from 2010-2020.

Table 1: Residential development 2010-2019

Calendar Year	SFH Lots Platted - Recorded ⁽²⁾	Single-Family Houses Permits ⁽³⁾	Multi-Family Permits ⁽³⁾	Manufactured & Mobile Home Permits ⁽³⁾
1980-1989	2,442	No data	No data	No data
1990-1999 ⁽¹⁾	1,952	1,449 ⁽¹⁾	218 ⁽¹⁾	427 ⁽¹⁾
2000-2009	1,261	1,833	350	510
2010	0	83	184	3
2011	0	43	0	1
2012	0	35	0	1
2013	0	84	0	1
2014	47	105	0	1
2015	49	138	0	0
2016	103	150	0	0
2017	137	158	0	0
2018	0	66	43	0
2019	166	49	41	0
Totals (2010-2019):	502	911	268	7

(1) No permit data available for 1990-1992.

(2) SFH lots platted are taken from the Volusia County Clerk of Court website.

(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.

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Single-family homes: Single-family house permit information exists from 1992 to present. Permitting information from the Ormond Beach Building Department shows 1,833 single-family houses issued from 2000 to 2009 and 911 from 2010 to 2019. Table 2 below shows the areas of the single-family home permitting from 2010 to 2019:

Table 2: Subdivision developments: 2010-2019

Subdivision	# of units	Notes
Briargate	39	Hunter's Ridge DRI
Breakaway Trails	61	Breakaway Trails DRI
Chelsea Place	153	Annexed from Volusia County
Creekside	47	
Deer Creek	244	Hunter's Ridge DRI
Indian Springs	2	
Ormond Lakes	5	
Outside subdivisions not listed	159	
Pineland	12	
River Oaks	97	Annexed from Volusia County
Southern Pines, Unit III	32	
Tuscany	31	
Westland Village	29	Hunter's Ridge DRI
Total	911	

The Chelsea Place and River Oaks developments (250 units) were approved by Volusia County and annexed into Ormond Beach based on connection to utilities. The decade totals show the final build out of the Breakaway Trails subdivision and Ormond Beach section of Hunter's Ridge (373 units) which are both Development of Regional Impacts. The remaining 288 units were not in subdivisions listed (including demolition and reconstruction), Creekside, Pineland, Southern Pines, and Tuscany subdivisions.

Multi-family homes: Permitting information shows 350 multi-family units (Bermuda Estates) issued from 2000 to 2009 and 268 from 2010 to 2019. Table 3 shows the areas of the multi-family permitting from 2010 to 2019:

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Table 3: Multi-family developments: 2010-2019

Subdivision	# of units	Notes
Madison Glen	96	Permitted in 2010
Olive Grove	88	Permitted in 2010
Gardens at Addison	56	Annexed from Volusia County
Ormond Renaissance Center	28	Permitted in 2018
Total	268	

Madison Glen (senior housing) and Olive Grove (tax credit housing) were permitted in 2010. The Gardens at Addison townhome project started in Volusia County and annexed into Ormond Beach to obtain utilities. The first building (28 units) in the Ormond Renaissance Center (approved for 280 units) was permitted in 2018.

Manufactured/Mobile homes: From 1990 to 1999 there was 427 manufactured homes (primarily Bear Creek) permitted and from 2000-2099 510 manufactured homes (primarily Aberdeen) were permitted. From 2010 to 2019, a total of 7 new manufactured homes (does not include replacement units) were permitted.

Section 2: 2020-March 31, 2022

Table 4 below shows the permitting information for residential units from 2020 to March 31, 2022. The information shows the number of lots platted (subdivided for construction of single-family houses). The number of platted single-family lots since 2020 is 143 lots including Pellicer Acres, Pineland Phases 4 & 5, and Ormond Grande.

Table 4: Residential development 2020 - March 31, 2022

Calendar Year	SFH Lots Platted - Recorded ⁽²⁾	Single-Family Houses Permits ⁽³⁾	Multi-Family Permits ⁽³⁾	Manufactured & Mobile Home Permits ⁽³⁾
1980-1989	2,442	No data	No data	No data
1990-1999 ⁽¹⁾	1,952	1,449 ⁽¹⁾	218 ⁽¹⁾	427 ⁽¹⁾
2000-2009	1,261	1,833	350	510
2010-2019	502	911	268	7
2020	5	135	4	7
2021	138	134	18	7
2022	0	23	24	8
2020-2022	143	292	46	22

(1) No permit data available for 1990-1992.

(2) SFH lots plat is taken from the Volusia County Clerk of Court website.

(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.

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Single-family homes: Table 4 shows 292 single-family house permits issued from 2020 to March 31, 2022. Table 5 below shows the areas of the single-family home permitting:

Table 5: Subdivision developments: 2020 - March 31, 2022

Subdivision	# of units	Notes
Briargate	14	Hunter's Ridge DRI
Chelsea Place	8	Annexed from Volusia County
Cypress Trails	48	
Outside subdivisions not listed	39	
Pineland	178	
River Oaks, Phase 2	2	Annexed from Volusia County
Tuscany	3	
Total	292	

The two primary areas of single-family house permits were the Cypress Trails and Pineland subdivisions. With the completion of these two subdivisions, there are no subdivisions remaining with vacant lots for construction of single-family houses. Phase 1A in Plantation Oaks, Tiger Oaks, is currently under construction and expected to be completed in the summer of 2022 and will include lots for development of single-family houses.

Multi-family homes: Permitting information shows 28 multi-family units since 2020. Table 6 below shows the areas of the multi-family permitting:

Table 6: Multi-family developments: 2020 - March 31, 2022

Subdivision	# of units	Notes
Gardens at Addison	4	Annexed from Volusia County
Cupola	12	
Ormond Grande	30	
Total	46	

Permitting has focused on townhomes including Cupola and Ormond Grande.

Manufactured/Mobile homes: There have been 22 manufactured/mobile homes permitted since January 1, 2020. The new manufactured/mobile homes have been within the Plantation Oaks project.

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Section 3: Approved residential developments

There are four projects that have development approvals as shown in table 7.

Table 7: Approved residential developments

Project	Units	Status
Ormond Renaissance Condo	28 units constructed; 252 units remaining	Approved and vested.
Ormond Grande	30 permitted; 30 units remaining	Approved and vested.
Plantation Oaks	1,577 units	Phase 2 (manufactured housing) under construction; Phase 1 A under infrastructure improvements.
Ormond Crossings	2,950 units	Approved, vested. No construction activity.

The Ormond Renaissance Condominium is located at 875 Sterthaus Drive at the former Florida Memorial Hospital site. There are nine buildings (252 units) that have not yet been constructed. Ormond Grande is a townhome development located at 1255 North U.S. Highway 1 that is currently under construction. Plantation Oaks was annexed into Ormond Beach with 1,577 residential units and proposes a mixture of manufactured (427 residential units) and single-family units. Phases 1A (single-family) and 2B, 2C, 2D (manufactured homes) of the Plantation Oaks subdivision have active subdivision infrastructure permits. Ormond Crossings has a development order and zoning approval for 2,950 residential units. In order to construct the residential units infrastructure within Ormond Crossings, improvements for utilities and roads are required.

Section 4: Residential projects under application

There are three projects that have been submitted to the city's Site Plan Review Committee that are active projects as shown in Table 8.

Table 8: Residential developments under application

Project	Units	Type	Notes
Courtyards	48 Units	Multi-Family	135 North Yonge Street
Tymber Creek Apartments	300 units	Multi-Family	2011 West Granada Blvd.
Plantation Oaks Amendment	291 units	Single-Family	Plantation Oaks Boulevard

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The Courtyards project seeks 48 multi-family units on property that has commercial and medium density residential land use. This project has not been scheduled for public hearings. The Tymber Creek Apartments is located at Tymber Creek Road and West Granada Boulevard and seeks 300 multi-family units. The project requires a neighborhood meeting, Planning Board review and recommendation, and City Commission action. The Plantation Oaks project seeks to add 291 residential units on land areas previously identified for a school site and a golf course. The Plantation Oaks project is scheduled for the April 14, 2022 Planning Board meeting.

Section 5: Residential projects discussed, but no formal application

Multiple residential projects have discussed concepts with the Site Plan Review Committee. Below is a listing in Table 9 of areas that have discussed the development of residential units.

Table 9: Residential developments that have presented site/concept plans

Project	Units	Type	Notes
Tymber Creek and Airport Road	144 Units	Single-Family	PRD denied
Former Tomoka Oaks golf course property	300± units	Single-Family	No submittal
RidgeHaven	298 units	Single-Family	Land use under review
Former hospital site, 264 South Atlantic Avenue	15 units	Single-Family	No submittal
Regal Center, 215 Williamson Boulevard	300± units	Multi-Family	No submittal

There have been no applications for the projects listed in Table 9 as of March 31, 2022.