



CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

RESIDENTIAL PROJECTS

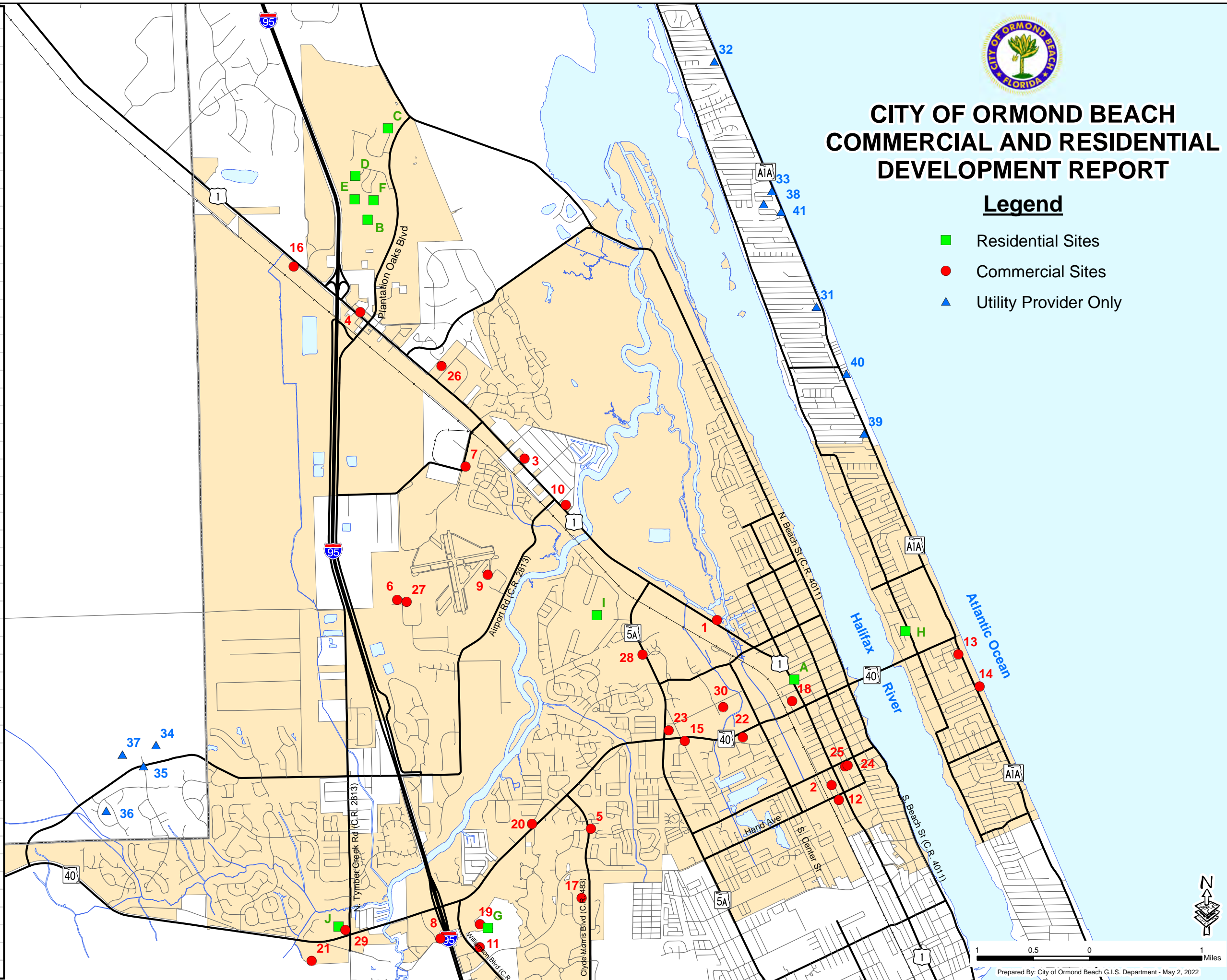
- A Courtyards at Ormond
- B Plantation Oaks - Major Amendment
- C Plantation Oaks - 1A/Tiger Oaks
- D Plantation Oaks - 2B
- E Plantation Oaks - 2C
- F Plantation Oaks - 2D
- G Regal Multifamily
- H The Cupola at Oceanside
- I Tomoka Reserve
- J Tymber Creek Apartments

COMMERCIAL PROJECTS

- 1 783 North US Hwy 1 - Campana
- 2 Air One
- 3 Caldera Spas
- 4 Dunkin Donuts
- 5 Falls Guard House Modification
- 6 GPR 1
- 7 Hull Road RV and Boat Storage
- 8 Interchange Depot
- 9 KOMN Condominium Association INC
- 10 Lenz Surgical Center
- 11 Love Whole Food Expansion
- 12 McNamara Warehouse
- 13 Ocean Club Ormond Beach
- 14 Ormond Beach Holdings LLC
- 15 Ormond Central
- 16 Ormond Gateway
- 17 Paradise Point ALF
- 18 Perrott Depot
- 19 Regal Center
- 20 Revella at Ormond Beach ALF
- 21 Riverbend Church School Expansion
- 22 Shoppes at Granada Pointe
- 23 Splash Car Wash
- 24 SONC Outdoor Basketball Court
- 25 SONC Gymnasium
- 26 Total Comfort
- 27 Valiant Diners Expansion - Phase 3
- 28 Volusia Memorial Expansion
- 29 Walgreens/Commerical Area Improvements
- 30 YMCA - Phase 3 Improvements/Amendment

ORMOND BEACH - UTILITY PROVIDER ONLY

- 31 101 Town and Country Lane
- 32 Beachview Cove
- 33 2284 Ocean Shore Boulevard
- 34 Celedine Subdivision (Flagler)
- 35 Force Main Extension (Flagler)
- 36 Huntington Forcmain Extension (Flagler)
- 37 Iris Subdivision (Flagler)
- 38 Ocean Village Townhomes
- 39 Surf Style
- 40 Traders Inn Beach Club
- 41 Verona Oceanside



City of Ormond Beach Commercial Development Report, as of May 2, 2022

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 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
1	783 N US HWY 1, CAMPANA 783 N US HWY 1 PZ# 2016-010	Construction of a 1,216 SF building for kayak rental & repair and associated site improvements on a 1.03 acre site.	11.06.15	11.20.15	02.03.16	03.11.16	05.20.16	Not applicable	Not applicable	Not applicable	05.24.16	Under Constr.		Issued 09.25.17	\$80,000	Issued 05.27.16	\$35,000	55%		E = Alann Engineering Group ARC/E: W.A. Cross O = Steven Campana
2	AIR ONE 390 Andalusia Avenue PZ# 2021-048	Construction of a 2,500 square foot storage/warehouse building on a 1.1 acre property.	04.07.21	04.28.21	06.15.21	07.07.21	08.19.21	Not applicable	Not applicable	Not applicable	09.15.21	09.15.23		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Francis Family LLC
3	CALDERA SPAS 1141 North U.S. Highway 1 PZ# 2022-007	Renovate existing building for new business and associated site improvements. No new building square footage.	11.16.21	11.30.21				Not applicable	Not applicable	Not applicable	01.25.22	Under Constr.		Issued 02.23.22	\$23,000	Issued 02.22.22	\$38,000	0%		E = Newkirk Engineering, Inc. O = CMD Realty, LLC
4	DUNKIN DONUTS 1535 North U.S. Highway 1 PZ# 2019-002	Demolition of existing gas station (1,254 SF) and construction of a Dunkin Donuts coffee shop (2,013 SF) building with drive thru and associated site improvements.	11.26.18	12.11.18	04.05.19	05.09.19		Not applicable	Not applicable	Not applicable	05.22.19 revised 06.28.21	Under Constr.		Issued 02.02.20	\$300,000	Issued 07.17.19	\$71,500	65%		E = Anderson-Dixon, LLC O = Afshari 1535 LLC
5	FALLS GUARD HOUSE MODIFICATION 1 Falls Way PZ# 2021-064	Modification of the site's access to include a resident bypass lane and gated access. No new building square footage.	04.30.21	06.02.21	7.24.21			Not applicable	Not applicable	Not applicable	08.13.21	Under Constr.		12.01.21	58,030	Not applied	Not applied			E = Zev Cohen & Associates O = Mhm communities
6	GPR 1 105 Runway Drive PZ# 2021-093	One story industrial building of 30,000 square feet on 3.35 acres within the Airport Business Park.	08.16.21	09.01.21	09.17.21			Not applicable	Not applicable	Not applicable	10.01.21 revision 12.02.21	Under Constr.		Issued 10.25.21	\$2,708,400	Issued 10.27.21	\$397,019	65%		E = Newkirk Engineering, Inc. O = GPR1 LLC E = BPF Design Inc.
7	HULL ROAD RV & BOAT STORAGE 835 Hull Road PZ# 2021-006	Proposed RV & Boat storage of 20 spaces and associated site improvements on a 0.78 acre parcel.	11.18.20	12.01.20				Not applicable	Not applicable	Not applicable	04.16.21	04.16.23		Not applicable	Not applicable	Not applied	Not applied			E = Newkirk Engineering, Inc. O = BMill Inc.
8	INTERCHANGE DEPOT 295 Interchange Boulevard PZ# 2021-072	Three storage facility of 111,825 square feet on a 2.94 acre parcel and associated site improvements	06.11.21	06.25.21	09.16.21			08.05.21	10.14.21 (Approved 7-0)	11.16.21 (Approved 5-0) & 12.07.21 (Approved 5-0)	12.08.21	12.08.23		Early review	Early review	Issued 03.02.22	\$711,015	10%		E = Newkirk Engineering, Inc. O = Southwest I-95, LLC APP = 295 Interchange LLC
9	KOMN CONDOMINIUM ASSOCIATION INC 85 Hangar Way PZ# 2021-014	Construction of two hangers. Lots 1 & 2 are 1.63 acres and a building of 15,720 SF. Lot 3 is 2.24 acres and a building of 23,520.	11.25.20	12.15.20				Not applicable	Not applicable	Not applicable	12.23.20	Under Constr.		Issued 09.01.21	\$983,443 & \$1,471,411	Issued 04.01.21	\$217,441.65	70%		E = Newkirk Engineering, Inc. APP = KOMN Condominium Association, Inc. O = City of Ormond Beach
10	LENTZ SURGICAL CENTER 1031 North U.S. Highway 1 PZ# 2022-012	Construction of a 10,557 square foot building and associated site improvements on 1.06 acres.	12.21.21	1.10.22	Resubmittal due by 07.10.22			Required	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Bluewater Properties, LLC ARC = Larry Robinson, P.A.
11	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	Due 05.09.22		Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Love Whole Foods
12	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	40%		E = Parker Mynchenberg & Associates, Inc. O = McNamara Construction
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	08.08.23		Not applied	Not applied	Not applied	Not applied			E = The Performance Group O = 88 South Atlantic, LLC
14	ORMOND BEACH HOLDINGS LLC 251 South Atlantic Avenue PZ #22-018	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				Required	Required	Required				Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Ormond Beach Holdings, 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 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
15	ORMOND CENTRAL 1 South Old Kings Road PZ# 2015-072	Proposed 4 unit, 8.72 acre commercial development. Project proposes site improvements to develop 4 pad ready sites.	04.09.16	04.26.16	11.16.16	02.01.17	08.02.17	08.30.17	10.12.17 Recommended Approval	11.21.17 & 12.05.17 Approved	12.08.17	Vested with demolition		Not applied	Not applied	Not applied			O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.
16	ORMOND GATEWAY 1670 North U.S. Highway 1 PZ# 2020-091	Development of a three lot commercial subdivision and associated site improvements.	09.11.20	10.06.20	12.16.20	02.01.20		Not applicable	01.14.21 Approved	2.16.21 Approved	03.01.21	03.01.23		Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC
17	PARADISE POINT ALF 350 Clyde Morris Boulevard PZ# 2021-015	87 unit Assisted Living Facility (ALF) for 100 residents. Total SF of 73,952 on a 12.05 acre parcel.	11.20.20	12.15.20	04.27.21			02.11.21	Not applicable	Not applicable	05.24.21	05.24.23		Issued 10.05.21	\$12,463,061	Issued 06.10.21	\$1,313,449	70%	E = Mark Dowst & Associates, Inc. APP = Paradise Pointe of Ormond Beach, LLC ARC = BPF Design, Inc.
18	PERROTT DEPOT 29 North Perrott Drive PZ #2021-029	Redevelopment of 1.86-acre site that has an existing 4,834 distribution/warehouse use to include 12,540 square feet of self-storage buildings.	01.12.21	02.02.21	03.19.21	05.24.21		02.17.21	Not applicable	Not applicable	06.08.21 Revision 11.09.21	Under Constr.		Issued 02.17.22	\$410,000	Issued 12.03.21	\$250,000	10%	E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.
19	REGAL CENTER 215 Williamson Boulevard PZ #2022-002	Modifications to an existing 12 acre parcel to relocate a wet detention pond to rear of site for a proposed 1.31 acre outparcel fronting Williamson Boulevard.	10.24.21	11.08.21	12.27.21			Not applicable	12.09.21 (Approved 6-0)	01.18.22 (Approved) & 02.01.22				Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Regal Cinemas APP = 215 Williamson Investors, LLC
20	REVELLA AT ORMOND BEACH ALF 1211 West Granada Boulevard PZ# 2021-073	150 resident Assisted Living Facility, 120,501 SF on 5.54 acres and associated site improvements	05.29.21	06.27.21	08.31.21			06.28.21	Not applicable	Not applicable	09.28.21	09.28.23		Not applied	Not applied	Approved	\$2,184,284		E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC
21	RIVERBEND CHURCH SCHOOL EXPANSION 2080 West Granada Boulevard PZ# 2022-036	Special Exception amendment for the number of students allowed at school for Riverbend Church at 2080 West Granada Boulevard, including the construction of new classrooms totaling 6,359 square feet.	03.11.22	03.27.22				Required	Required	Required				Not applied	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = Riverbend Community Church, Inc.
22	SHOPPES AT GRANADA POINTE 550 West Granada Boulevard PZ# 2019-120	Construction of a 21,114 square foot building on 2.52 acres within the Granada Pointe development and associated site work.	10.17.19	11.04.19	12.02.19			Not applicable	Not applicable	Not applicable	12.14.19	12.14.21	12.14.22	Not applied	Not applied	Issued 03.11.22	\$486,082	0%	E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC ARC = BPF Design, Inc.
23	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				Not applicable	Required	Required				Not applied	Not applied	Not applied			E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC
24	SONC OUTDOOR BASKETBALL COURT 176 Division Avenue PZ# 2022-036	Construction of a gymnasium of 7,429 SF over existing outdoor basketball court.	3.24.22	04.05.22	Due 05.06.22			Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = City of Ormond Beach
25	SONC GYMNASIUM 176 Division Avenue PZ# 2021-035	Construction of an outdoor basketball court.	11.11.20	11.24.20	01.26.21			Not applicable	Not applicable	Not applicable	02.21.21	02.21.23		Issued 01.03.22	\$1,738,905	Issued 01.03.22	\$142,110	50%	E = Zev Cohen & Associates O = City of Ormond Beach ARC = DJ Design, Inc.
26	TOTAL COMFORT 1345 North U.S. Highway 1 PZ# 2018-080	A phased development. Phase 1 is an RV and Boat facility of 150 spaces. Phase 2 is two 15,370 SF building with associated site improvements. Total site is 11.47 acres.	09.19.19	10.08.19				Not applicable	Outdoor storage 04.11.19	Outdoor Storage Approved 05.21.19	Revision 07.27.21	Under Constr.		Issued 02.01.21 & 02.03.21	RV building = \$206,609 Office = \$1,608,639	Issued 07.31.19	\$1,529,684.52	80%	E = Parker Mynchenberg & Associates, Inc. App = Cameo Solutions, LLC ARC = BPF Design, Inc.
27	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	Resubmittal due by 09.09.22			Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied			E = Zev Cohen & Associates O = Padwell Holdings, LLC
28	VOLUSIA MEMORIAL EXPANSION 548 North Nova Road PZ# 2022-009	Expansion of the existing building by approximately 400 square feet and associated site improvements.	11.25.22	12.02.21				Not applicable	Not applicable	Not applicable	12.21.21	Under Constr.		Issued 12.09.21	\$107,000	Added to building permit	Added to building permit	50%	E = Newkirk Engineering, Inc. O = Volusia Memorial Funeral Home

* 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 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
29	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			Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied					E = Newkirk Engineering, Inc.
30	YMCA, PHASE 3 IMPROVEMENTS AMENDMENT 500 Sterthaus Drive PZ# 2021-076	Removal of after school building and updating of the playground area.	06.21.21	07.25.21				Not applicable	Not applicable	Not applicable	08.26.21	08.26.23	Issued 09.02.21	\$478,888	Not applied	Not applied	100%			E = Zev Cohen and Associates, Inc. ARC = BPF Design Incorporated O = Volusia Flagler Family YMCA
Ormond Beach is Utility Provider Only																				
31	101 TOWN & COUNTRY LANE 101 Town & Country Lane PZ #2019-078	Utility connection for existing multi-family development.	05.07.19	06.10.19	07.07.19			Outside City	Outside City	Outside City	07.18.19	Under constr.	NA	Not applicable	Not applicable	Utilities only Issued 09.11.2019	\$126,650	40%		E = Ultra Design Consultant, Inc.
32	BEACHVIEW COVE 2960 Oceanshore Boulevard PZ#21-045	28 lot subdivision in Volusia County. Utility connection only	08.24.21	09.06.21	10.01.21	10.29.21		Outside City	Outside City	Outside City	11.11.21	06.15.23		Not applicable	Not applicable	Not applied	Not applied			E = Alliant O = Lake Pointe Villas LLC
33	2284 OCEAN SHORE BOULEVARD 2284 Ocean Shore Boulevard PZ-2021-045	Septic to sewer connection	03.21.21	04.05.21	05.25.21			Outside City	Outside City	Outside City	06.15.21	06.15.21		Not applicable	Not applicable	Not applied	Not applied			E = Alann Engineering Group O = Steven Sahai
34	CELEDINE SUBDIVISION (FLAGLER) PZ# 2021-069 Flagler County	Utility connection for 99 single-family homes. Flagler County (Hunter's Ridge).	05.12.21	06.07.21	08.30.21	10.19.21		Outside City	Outside City	Outside City	11.22.21	11.22.23		Not applicable	Not applicable	Not applied	Not applied			E = Alann Engineering Group O = U.S. Capital Alliance, LLC
35	FORCE MAIN EXTENSION (FLAGLER) PZ# 2021-070 Airport Road right-of-way	Force main extension in Flagler County (Hunter's Ridge DRI) along Airport Road	05.12.21	06.07.21	08.30.21			Outside City	Outside City	Outside City	08.31.21	Under Constr.		Not applicable	Not applicable	Pending	Not applied	30%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
36	HUNTINGTON FORCE MAIN EXTENSION Huntington subdivision 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	95%		E = Zev Cohen and Associates, Inc.
37	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	01.10.24		Not applicable	Not applicable	Not applied	Not applied			E = Alann Engineering Group O = U.S. Capital Alliance, LLC
38	OCEAN VILLAGE TOWNHOMES 90 Verona Vista Ct. PZ# 2020-056	19 unit townhome development on 3.75 in Volusia County.	05.21.20	06.03.20				Outside City	Outside City	Outside City	07.17.20	Under Constr.	NA	Not applicable	Not applicable	Pending	\$139,028	35%		E = Alann Engineering Group, Inc. O = Cornelius Prior APP = John Wine
39	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
40	TRADERS INN BEACH CLUB 1355 Ocean Shore Boulevard PZ #2022-031	Connection to city sewer services, including lift station.	03.10.22	03.16.22	Due 04.13.22			Outside City	Outside City	Outside City				Not applicable	Not applicable	Not applied	Not applied			E - Mark Dowst & Associates O = Traders Inn Beach Club Association, Inc.
41	VERONA OCEANSIDE PZ #2020-011 2162 Ocean Shore Boulevard	Volusia County project. Replat of 3.50 acres into 5 single-family lots and 18 multi-family townhome lots.	12.08.19	12.27.19	06.08.20			Outside City	Outside City	Outside City	06.18.20	Under Constr.	NA	Not applicable	Not applicable	Utilities only Issued 05.19.21	\$117,270	95%		O = MHK Of Volusia County 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 May 2, 2022

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neighborhood meeting	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Eng. Permit	Eng. Permit Constr. Value	Under construction	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	COURTYARDS AT ORMOND 135 North Yonge Street PZ# 2021-079	Construct a 3 unit, 10,889 square foot retail building and a 48 unit multi family apartment complex.	06.17.21	07.09.21				08.15.21	Required	Required							E = Parker Mynchenberg & Associates O = CST Holdings, LLC ARC = BPF Design
B	PLANTATION OAKS, MAJOR AMENDMENT Plantation Oaks PZ# 2021-101	Modification of existing development order to modify the age restriction for phase 3, and place single-family homes on the former golf course and middle school site. Total increase of 291 residential units to 1,868 residential units.	09.24.21	10.08.21	03.23.22			12.06.21	04.14.22	05.17.22 & 06.07.22							E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
C	PLANTATION OAKS, 1A 1395 Fountain View Street PZ# 2020-029	Development of 121 lots on 100.91 acres. Preliminary plat. Single family homes.	02.06.20	03.01.20	04.09.21			Not Required	PB 05.13.21 Approved	CC 06.01.21	08.27.21	Under construction	Under construction	Issued 09.17.21	\$3,400,200	5%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
C	TIGER OAKS, PHASE 1A FINAL PLAT 1395 Fountain View Street PZ# 2022-017	Development of 121 lots on 100.91 acres. Final plat. Single family homes.	01.25.22	02.15.22	Due 05.06.22			Not Required	Not Required	Required							E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
D	PLANTATION OAKS, 2B 2389 Destrenan Drive PZ# 2020-024	Development of 125 lots on 89.16 acres. Manufactured home phase.	12.14.17	01.24.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 03.29.2021	\$2,390,520	25%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
E	PLANTATION OAKS, 2C 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase.	12.14.17	2.07.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	\$3,044,572	2%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
F	PLANTATION OAKS, 2D 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase.	12.14.17	02.12.18	08.24.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	\$1,784,746	2%	E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, LLC
G	REGAL MULTIFAMILY 215 Williamson Boulevard PZ-22-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.06.22				Not Required	Required	Required							O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development
H	THE CUPOLA AT OCEANSIDE 100 North Halifax Drive PZ# 2021-068	12 two story townhomes - previously Halifax 100- and associated site improvements.	05.17.21	06.22.21				Completed	Approved	Approved	08.25.21	Under construction	Under construction	Issued 09.03.21	\$548,099	40%	E - Newkirk Engineering O = Halifax 100 LLC APP = Halifax Enterprises LLC
I	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	Due 05.04.22				Required	Required	Required							O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates APP = Cobb Cole
J	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			Required	Required	Required							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	City Commission
2022-019(A)	100 West Granada Boulevard, building signage Special Exception	This is a request submitted by HEJAHA, LLC, for a Special Exception for building signage at 100 West Granada Boulevard. The property at 100 West Granada Boulevard is being redeveloped for an ice cream parlor. Section 3-48(B) of the Land Development Code allows alternative business premise signage through a Special Exception. The Special Exception seeks to allow a 25 square foot sign that is not attached to the building and would be located on a pole located between two building walls. The subject property is located at 100 West Granada Boulevard and is zoned as B-4 (Central Business) and is within the Downtown Overlay District.	03.10.2022 Approval recommended (7-0)	05.03.2022	NA
2022-019(B)	124 West Granada Boulevard, building signage Special Exception	This is a request submitted by HEJAHA, LLC, for a Special Exception for wall signage at 124 West Granada Boulevard. The property at 124 West Granada Boulevard is being redeveloped for a BBQ restaurant. Section 3-48(B) of the Land Development Code allows alternative business premise signage through a Special Exception. The Special Exception seeks to allow a projecting sign of approximately 30.33 square foot sign on the building. The subject property is located at 124 West Granada Boulevard and is zoned as B-4 (Central Business) and is within the Downtown Overlay District.	03.10.2022 Approval recommended (7-0)	05.03.2022	NA
2022-023	Second Interlocal Service Boundary Agreement (ISBA) Small Scale Comprehensive Plan Land Use Map Amendment (Ridgehaven – 84.26 acres and Enclaves – 5.73 acres):	This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use Map to include the expansion of the Municipal Service Area land uses consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. The amendments are as follows: (1) Land area owned by RidgeHaven - 84.26 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR). Proposed condition to limit density: The maximum gross density shall not exceed three (3) units per acre and total units for all lands within the RidgeHaven subdivision (including the 19.19 acres to the south) shall not exceed 298 residential units. (2) Parcels within individual ownership (not owned by RidgeHaven) - 5.73 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR). Proposed condition to allow same density as Volusia County: The maximum gross density shall not exceed eight (8) units per acre.	03.10.2022 Approval recommended (7-0)	04.19.2022, Approved 5-0	05.03.2022
2022-020	Ridgehaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (Ridgehaven – 19.19 acres):	This is a request by Corey D. Brown, authorized representative on behalf of Snilloc Family LP Number One and RidgeHaven LLC, property owners, for a Small-Scale Comprehensive Plan Future Land Use Map amendment for a 19.19+ acre property located within the original Interlocal Service Boundary Area adopted in 2015. The requested land use map amendment is from City "Low Intensity Commercial" (LIC) to City "Medium Density Residential" (MDR). The maximum gross density shall not exceed 8 units per acre and total units for all lands within the RidgeHaven subdivision (including within the 84.26 acres to the north) shall not exceed 298 residential units.	03.10.2022 Approval recommended (7-0)	04.19.2022, Approved 5-0	05.03.2022
2022-024	Comprehensive Plan text amendment related to the second ISBA amendment:	This is an administrative request to consider the following amendments to the Ormond Beach Comprehensive Plan: 1. Amend policies within Objective 1.11.6, Joint Planning Areas, of the Intergovernmental Coordination Element of the Comprehensive Plan, to incorporate the land area from the adopted Second Amended Interlocal Service Boundary Agreement. 2. Amend Objective 9.1, North US1 MSA Planning, Development and Administrative Authority, of the Future Land Use Element of the Comprehensive Plan to incorporate the land area from the adopted Second Amended Interlocal Service Boundary Agreement. 3. Amend the table within Objective 9.1, North US1 MSA Planning, Development and Administrative Authority, of the Future Land Use Element of the Comprehensive Plan to establish the density and floor area ratios for the land area from the adopted Second Amended Interlocal Service Boundary Agreement. 4. Amend Figure 11, North US 1 Municipal Service Area Map of the Future Land Use Element of the Comprehensive Plan to include the land area from the adopted Second Amended Interlocal Service Boundary Agreement.	03.10.2022 Approval recommended (7-0)	05.03.2022	To be determined
2022-040	348 Nottinghill Street, Partial Drainage Easement Release	This is a request submitted by Gregory Carlock, property owner of 348 Nottinghill Street, for a partial easement release on the west side of the property legally described per Exhibit A. This request is being made in order to construct a paver patio with a screen enclosure, approximately 17' by 12' on the back of the house.	NA	05.03.2022	
2022-037	Land Development Code (LDC) Amendment – Additional Front and Waterbody Yard Setbacks	This is an administrative request to amend front and waterfront yard setbacks of Chapter 2, District And General Regulations, Article II, District Regulations, Sections 2-09, REA, Rural Estate Agricultural Zoning District; 2-10 RR, Rural Residential Zoning District; 2-12, R-1, Residential Estate Zoning District; 2-13, R-2, Single Family Low Density Zoning District; 2-19, R-6, Multifamily Medium High Density Zoning District; Section 2-40, Exceptions and Supplemental Standards to provide consistency of language between zoning districts, clarification for existing criteria and new review criteria under the Waterbody setbacks that will protect the view corridor of abutting properties along the Tomoka and Halifax River and reduce the necessity for most variances.	04.14.2022 Approval recommended (7-0)	05.17.2022	06.07.2022
NA	2022 Floodplain Management Plan Annual Progress Report	This disposition item provides public notice of the City's 2022 update to the Annual Floodplain Management Plan Progress Report.	NA	05.17.2022	

Note: City Commission items are based upon the best information available as of **April 29, 2022 and are subject to change**. City Commission agendas are available at: <https://ormondbeach.ig2.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.

Planning public hearing items

City Commission items

File Number	Item	Description	Planning Board	City Commission	City Commission
2021-101	Plantation Oaks Subdivision Planned Residential Development Amendment	<p>This is a request from Parker Mynchenberg, P.E., R.L.A., Manager of Plantation Oaks of Ormond Beach LLC., for a Planned Residential Development (PRD) amendment to add 173 single-family homes within the Plantation Oaks development, approved for 1,577 residential units, on land previously identified for a public-school site and a golf course. The amendments propose the following:</p> <p>1.Phase 1: Convert a portion of the golf course within Phase 1 to add 40 non-age restricted, fee simple lots. This phase is approved for 669 single-family lots and the amendment seeks to allow 709 lots. This request was reduced at the Planning Board meeting where the original request was 80 additional residential units.</p> <p>2.Phase 3: Convert Phase 3 portion of golf course to add 43 non-age restricted, fee simple lots. This phase is approved for 481 single-family lots and the amendment seeks to allow 524 lots. This request was reduced at the Planning Board meeting where the original request was 86 additional residential units.</p> <p>3.Phase 3: Lift age restriction for this phase.</p> <p>4.Phase 3: Prohibit manufactured homes for this phase.</p> <p>5.Phase 4: Land identified as public-school site to be converted to 90 fee simple lots, with no manufactured housing. The applicant offered reduction to 90 residential lots which was recommended for denial at the Planning Board meeting.</p> <p>6.Phase 4: Allow public streets.</p> <p>7.Remove a tract of land from the Plantation Oaks Planned Residential Development of approximately 33.10 acres purchased by Volusia County from the Plantation Oaks Planned Residential Development.</p> <p>The property is generally located along Plantation Oaks Boulevard east of Interstate 95, south of Halifax Plantation subdivision, west of Old Dixie Highway, and north of U.S. Highway 1. The property is approximately 1,048.57 acres and currently zoned as Planned Residential Development.</p>	<p>Item 1- Phase 1, add 40 lots: Approve (5-2), Item 2- Phase 3, add 43 lots, Approve (4-3), Item 3- Phase 3, lift age restriction, Approve (7-0), Item 4- Phase 3 - Only single-family, Approve (7-0), item 5: Phase 4, add 90 lots, Denied (3-4), Item 6, Phase 4, Public streets, Approve (7-0), and Item 7 - Remove Volusia County park, Approved (7-0)</p>	05.17.2022	06.07.2022

Note: City Commission items are based upon the best information available as of **April 29, 2022 and are subject to change.** City Commission agendas are available at: <https://ormondbeach.ig2.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 - May 4, 2022

2022-042	46 River Ridge Trail	<p>This is a variance request by Nancy Deluca, property owner of 46 River Ridge Trail. Section 3-25(c)(6) of the Land Development Code requires "for single-family residential zoning districts, no paved driveway shall be closer than three feet (3') to any property line." The variance request from the property owner seeks to allow a paver driveway in the exact location as the existing driveway with a 0' setback requiring a variance of 3' to the required 3' driveway setback standard.</p>
----------	----------------------	---

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 Board - May 12, 2022

Meeting canceled

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.