

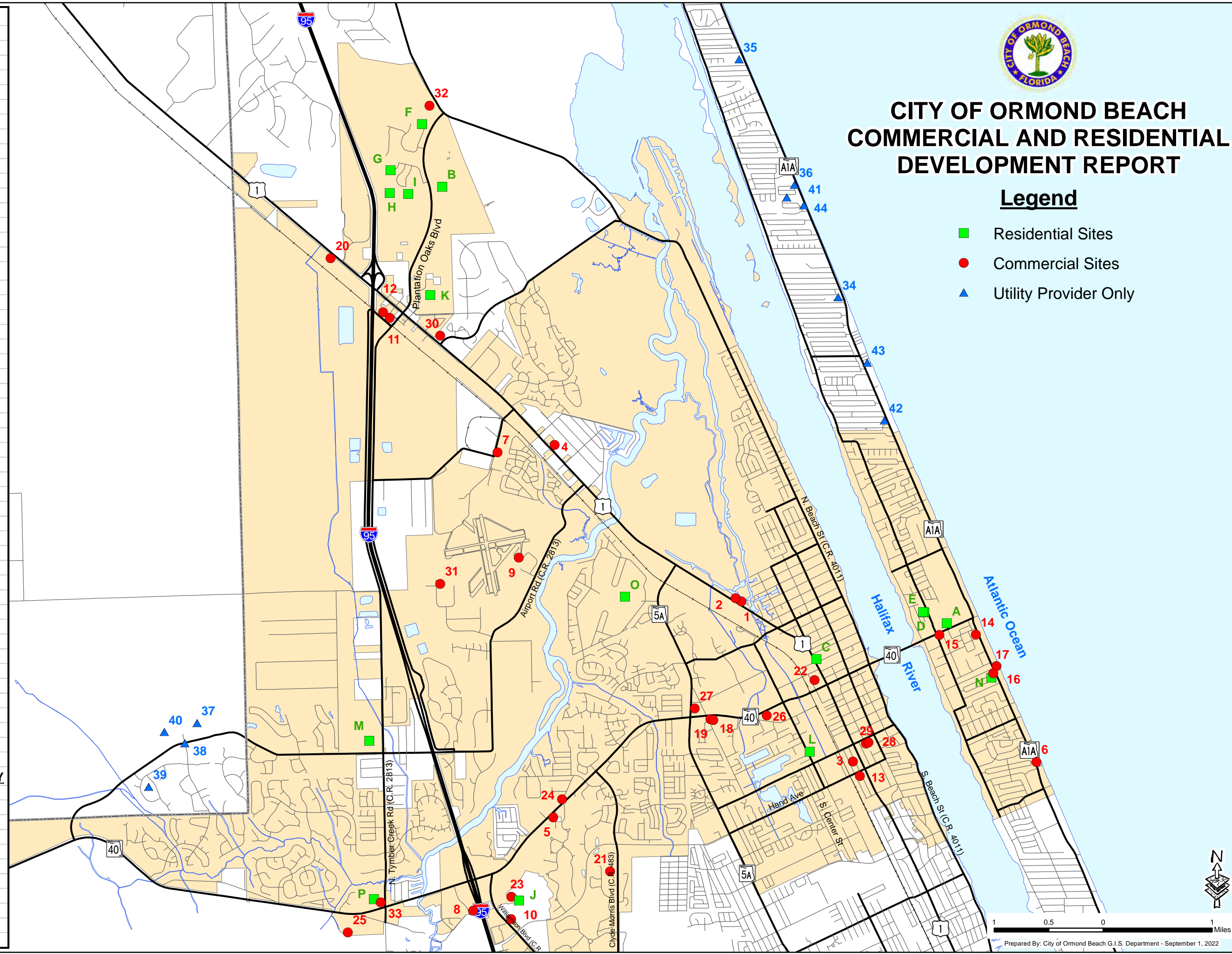


CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

RESIDENTIAL PROJECTS	
A	121 East
B	Archers Mill - Phase 3A
C	Courtyards at Ormond
D	Cupola at Oceanside
E	Cupola at Oceanside - Final Plat
F	Plantation Oaks - 1A
G	Plantation Oaks - 2B
H	Plantation Oaks - 2C
I	Plantation Oaks - 2D
J	Regal Multifamily
K	Ridgehaven
L	Stanton Grove
M	Tattersall at Tymber Creek
N	Tides Edge
O	Tomoka Reserve
P	Tymber Creek Apartments
COMMERCIAL PROJECTS	
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2	801 North US Hwy 1
3	Air One
4	Caldera Spas
5	Complete Cardiology Expansion
6	Georgian Inn Recreation
7	Hull Road RV and Boat Storage
8	Interchange Depot
9	KOMN Condominium Association INC
10	Love Whole Food Expansion
11	North Interchange Industrial Flex Space
12	North Interchange Self Storage
13	McNamara Warehouse
14	Ocean Club Ormond Beach
15	Ormond Art Museum & Gardens
16	Ormond Beach Holdings LLC
17	Ormond Beach Holdings LLC
18	Ormond Central
19	Ormond Central Self Storage
20	Ormond Gateway
21	Paradise Point ALF
22	Perrott Depot
23	Regal Center
24	Revella at Ormond Beach ALF
25	Riverbend Church School Expansion
26	Shoppes at Granada Pointe
27	Splash Car Wash
28	SONC Outdoor Basketball Court
29	SONC Gymnasium
30	Stor - It
31	Valiant Diners Expansion - Phase 3
32	Volusia County Park Parcels
33	Walgreens/Commerical Area Improvements
ORMOND BEACH - UTILITY PROVIDER ONLY	
34	101 Town and Country Lane
35	Beachview Cove
36	2284 Ocean Shore Boulevard
37	Celedine Subdivision (Flagler)
38	Force Main Extension (Flagler)
39	Huntington Forcemain Extension (Flagler)
40	Iris Subdivision (Flagler)
41	Ocean Village Townhomes
42	Surf Style
43	Traders Inn Beach Club
44	Verona Oceanside



City of Ormond Beach Commercial Development Report, as of August 29, 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	801 N US HWY 1 801 N US HWY 1 PZ# 2022-072	Special Exception application to allow outdoor activities that include canoe and kayak rentals	06.29.22	07.13.22	Resubmittal due by 10.13.22			Not applicable	Required	Required										O = Tidewater Real Estate Holdings, LLC
3	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
4	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	50%		E = Newkirk Engineering, Inc. O = CMD Realty, LLC
5	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.	07.29.22	08.14.22	Resubmittal due by 11.14.22			Not applicable	Not applicable	Not applicable										E = Zev Cohen & Associates, Inc. O = Complete Cardiology, LLC ARC = BFP Design Inc
6	GEORGIAN INN RECREATION 749 South Atlantic Avenue 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	Resubmittal due by 09.26.22			Not applicable	Not applicable	Not applicable										E = Parker Mynchenberg & Associates, Inc. O = Georgian Inn Beach Club Association, 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	Under Constr.		Issued 05.10.22	\$12,619,451	Issued 03.02.22	\$711,015	35%		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	85%		E = Newkirk Engineering, Inc. APP = KOMN Condominium Association, Inc. O = City of Ormond Beach
10	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	Under Constr.		In Review	\$985,000	Issued	\$151,149	0%		E = Zev Cohen & Associates, Inc. O = Love Whole Foods
11	NORTH INTERCHANGE INDUSTRIAL FLEX SPACE Flagler Road (3136-01-69-0020) 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	Due 09.09.22		Not applicable	09.08.22	Tentatively 10.18.22 & 11.01.22										E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
12	NORTH INTERCHANGE SELF STORAGE Flagler Road (3136-01-68-0020) 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	08.16.22	Due 09.09.22		Not applicable	09.08.22	Tentatively 10.18.22 & 11.01.22										E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
13	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	65%		E = Parker Mynchenberg & Associates, Inc. O =McNamara Construction
14	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		In Review	\$1,800,000	Not applied	Not applied			E = The Performance Group O = 88 South Atlantic, LLC

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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		
15	ORMOND ART MUSEUM & GARDENS 78 East Granada Boulevard PZ#2022-051	Request for one additional wall sign of 24 square feet and outdoor music under certain conditions.	05.02.22	NA						05.19.22	06.09.22 Approved	07.19.22 Approved	07.19.22			Not applicable	Not applicable	Not applied	Not applied			APP = Ormond Art Museum & Gardens, Inc.
16	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	Due 09.06.22					Required	Required	Required			Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP/O = Ormond Beach Holdings, LLC	
17	ORMOND BEACH HOLDINGS LLC 264 South Atlantic Avenue PZ #22-018(a)	Land use application from "Public Institutional" to "Low Intensity Commercial" and "Low Density Residential"	05.06.22	05.18.22	06.14.22	Resubmittal due by 12.14.22				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	
18	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	Not applied			O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.	
19	ORMOND CENTRAL SELF STORAGE 1 South Old Kings Road PZ# 2022-092	Proposed three story building for a 106,140 square foot climate controlled self-storage facility.	08.07.22	08.25.22						Required	Required										E = Newkirk Engineering, Inc. APP = Ormond Beach Dunamis Storage, LLC O = Ormond Central Investors, LLC	
20	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	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC
21	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						Not applicable	Not applicable	05.24.21	Under Constr.	Issued 10.05.21	\$12,463,061	Issued 06.10.21	\$1,313,449	75%			E = Mark Dowst & Associates, Inc. APP = Paradise Pointe of Ormond Beach, LLC ARC = BPF Design, Inc.
22	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					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	60%			E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.
23	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	Not applied			E = Newkirk Engineering, Inc. O = Regal Cinemas APP = 215 Williamson Investors, LLC	
24	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						Not applicable	Not applicable	09.28.21	09.28.23	In review	\$29,723,266	Issued 04.26.22	\$2,184,284	10%			E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC
25	RIVERBEND CHURCH SCHOOL EXPANSION 2080 West Granada Boulevard 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	Resubmittal due by 01.20.23					07.25.22	08.11.22 Approved	09.21.22		Not applied	Not applied	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = Riverbend Community Church, Inc.	
26	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.
27	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			Not applied	Not applied	Not applied	Not applied			E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC	
28	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						Not applicable	Not applicable	Not applicable	04.29.22	Under Constr.	NA	NA	Issued 05.17.22	NA	65%			E = Newkirk Engineering, Inc. O = City of Ormond Beach

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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
29	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	Under Constr.		Issued 01.03.22	\$1,738,905	Issued 01.03.22	\$142,110	90%		E = Zev Cohen & Associates O = City of Ormond Beach ARC = DJ Design, Inc.
30	STOR-IT 1405 North US Highway 1 PZ# 2022-096	Proposed indoor self-storage facility of 128,214 square feet (three stories) on 5.26 acres and associated site improvements.	08.11.22	Due				Required	Required	Required										E = Parker Mynchenberg & Associates, Inc. O = Vanacore Commercial Property, Inc.
31	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			Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied				E = Zev Cohen & Associates O = Padwell Holdings, LLC
32	VOLUSIA COUNTY PARK PARCELS Plantation Oaks Blvd & Old Dixie Highway PZ# 2022-057 & 058	Land use and zoning amendments for parcels 3124-00-00-0022, 3239-03-17-0130, and 3239-03-07-0100 to go to "Recreation/Open Space" land use and Special Environmental zoning.	03.30.22	NA				Not applicable	08.11.22	Required										O = County of Volusia
33	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				E = Newkirk Engineering, Inc.
Ormond Beach is Utility Provider Only																				
34	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.
35	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
36	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
37	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	Under Constr.		Not applicable	Not applicable	Issued 06.24.22	\$1,073,894 utilities only	10%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
38	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	Issued 06.20.22	\$834,160 utilities only	95%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC

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39	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.
40	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
41	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	Issued 11.02.21	\$139,028	90%		E = Alann Engineering Group, Inc. O = Cornelius Prior APP = John Wine
42	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
43	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					Outside City	Outside City	Outside City	04.08.22	04.08.24		Not applicable	Not applicable	Not applied	Not applied			E - Mark Dowst & Associates O = Traders Inn Beach Club Association, Inc.
44	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

City of Ormond Beach Residential Development Report, as of August 29, 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	121 EAST 121 East Granada Boulevard PZ #2022-098	Proposed multi-story multi-family development of 24 units	08.12.22	Due				Required	Required	Required							E = Zev Cohen & Associates, Inc. O = Dime Rock Properties, LLC
B	ARCHER'S MILL, PHASE 3A Plantation Oaks Boulevard PZ #2022-091	94 single-family lots on 42.38 acres	08.01.22	08.22.22				Not Required	Required	Required							E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
C	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, Inc. O = CST Holdings, LLC ARC = BPF Design
D	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	70%	E - Newkirk Engineering O = Halifax Enterprises LLC APP = Halifax Enterprises LLC
E	CUPOLA AT OCEANSIDE FINAL PLAT 100 North Halifax Drive PZ#2022-079	Final plat of 12 townhomes.	07.19.22	08.03.22				Not Required	Not Required	Required							E - Newkirk Engineering O = Halifax Enterprises LLC
F	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	65%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
G	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, Inc. O = Plantation Oaks of Ormond Beach, LLC
H	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, Inc. O = Plantation Oaks of Ormond Beach, LLC
I	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, Inc. O = Plantation Oaks of Ormond Beach, LLC
J	REGAL MULTIFAMILY 215 Williamson Boulevard PZ-22-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.06.22	07.22.22			Not Required	06.09.22 Approved	07.19.22 & 08.03.22 Approved							O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development
K	RIDGEHAVEN Plantation Oaks Boulevard & Addison Drive 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				07.26.22	Required	Required							O = Snilloc Family Limited Partnership E = Parker Mynchenberg & Associates, Inc. APP = RidgeHaven LLC
L	STANTON GROVE 183 South Orchard 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	Due 09.02.22		Not required	Not required	Not required							E = Newkirk Engineering O = Stanton Grove, LLC
M	TATTERSALL AT TYMBER CREEK TyMBER Creek Road and Airport Road PZ# 2022-082	Construction of 129 lot subdivision and associated site improvements.	07.12.22	08.12.22	Due			08.23.22	09.08.22	10.18.22 & 11.01.22							E = Zev Cohen & Associates, Inc. O = TyMBER Sky, LLC & Enclave of TyMBER Creek LLC APP = Paylin TyMBER 1 and 2, 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 August 29, 2022

N	TIDES EDGE 264 South Atlantic Avenue PZ# 2022-018	Preliminary plat for 15 single-family lots.	05.31.22	06.13.22	Due 09.02.22			Required	Required	Required								E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
O	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				Required	Required	Required								O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
P	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	5th 08.24.22	06.08.22	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
M 2019-019	Impact Fee Workshop	This is a discussion item to review the draft "Water and Wastewater Utility System Connection Fee Study" and "Municipal Impact Fee Study" reports prepare by Raftelis Financial Consultants "Raftelis" for the city's impact fees.	NA	09.07.2022	NA
NA	901 Airport Road, Joint Participation Agreement with SJRWMD & Volusia County	This is a request to approve a Joint Participation Agreement, including the establishment of a conservation easement, with the St. Johns River Water Management District (SJRWMD) and Volusia County to purchase an 18.60-acre parcel at 901 Airport Road owned by Penland & Pomeranke, Inc. The city's portion of the Joint Participation Agreement would be \$154,000 and one-third of the closing costs not to exceed \$7,000. Ormond Beach and Volusia County would jointly (50% each) own the property with SJRWMD maintaining a conservation easement.	NA	09.21.2022	NA
LUPA2022-057	Volusia County parkland parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-17-0100 generally located at Old Dixie Highway and Plantation Oaks Boulevard – Small-Scale Land Use Map Amendment	This is a request from the County of Volusia for a Small-Scale Comprehensive Plan Land Use Map amendment for a 33.31+ acre property generally located at Old Dixie Highway and Plantation Oaks Boulevard, Volusia County parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-17-0100, from Ormond Beach "Low Density Residential" and Volusia County "Urban Low Intensity" to Ormond Beach "Recreation/Open Space".	Approved 5-0 - August 11, 2022	09.21.2022	10.05.2022
SE2022-036	2080 West Granada Boulevard, Riverbend Academy expansion	This is a request submitted by Mark Dowst, P.E., Mark Dowst & Associates, Inc., authorized agent for the property owner, Riverbend Community Church, for a Special Exception amendment. The Special Exception amendment request seeks to add 13,327 square feet of building area to accommodate increase from 200 to a maximum of 600 students at the Riverbend Academy. The subject property is located at 2080 West Granada Boulevard, is zoned as SR (Suburban Residential).	Approved 5-0 - August 11, 2022	09.21.2022	NA
AX 2022-095	1405 North U.S. Highway 1, Annexation	This is a voluntary request for an annexation submitted by the property owner, Vanacore Commercial Properties, LLC, for approximately 5.26 acres located at 1405 North U.S. Highway 1. The property is located within the original North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA).	NA	09.21.2022	10.05.2022
<p>Note: City Commission items are based upon the best information available as of August 30, 2022 and are subject to change. 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.</p>					

Board of Adjustment and Appeals - September 7, 2022

V2022-097	54 Herringbone Way	This is a variance request submitted by Jason and Crystal Seeman, property owners of 54 Herringbone Way. The subject property is zoned as SR (Suburban Residential). The applicant is requesting a rear yard variance to allow construction of a swimming pool with a screen enclosure. Section 2-50(z)(1)(c)(2) of the Land Development Code requires screen enclosures no closer than ten feet (10') from the rear property line. A variance of 4.75 feet to the required rear yard setback of 10 feet is requested for a final rear yard setback of 5.25 feet.			
<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.</p>					

Planning Board - September 8, 2022

PRD 2022-082	Tattersall at Tymber Creek – Issuance of Development Order	This is a request for a Planned Residential Development (PRD) amendment for the issuance of a development order for the Tattersall at Tymber Creek Planned Residential Development, submitted by Trey Paytas, Manager, Paylin Tymber 1 and 2, LLC with the authorization of the property owner Tymber Sky, LLC & Enclave of Timber Creek, LLC. The Planned Residential Development development order seeks to allow 129 single-family lots on 84.14+ acres and associated subdivision improvements			
PBD 2022-074	North Interchange – PBD Zoning Map Amendment and Issuance of Development Order	This is a request BHT Holdings LLC, for a zoning map amendment from B-7 (Highway Tourist Commercial) to PBD (Planned Business Development) and the issuance of a development order. The North Interchange Planned Business Development seeks to allow (1) business and storage warehouses, (2) indoor mini self-storage, (3) and outdoor RV and boat storage. The site plans submitted include two (2) buildings of 11,999 square feet for industrial flex space at 520 Flagler Road and a four-story indoor self-storage facility of approximately 110,900 square feet and 28 recreational vehicle and boat storage spaces at 540 Flagler Road. The subject property is approximately 5.73 acres and is located at 520 and 540 Flagler Road			
RZ 2022-081	Second Amended ISBA Zoning Map Amendment	This is an administrative request to amend the City's Official Zoning Map to include the eight (8) privately owned properties as part of the Second Amended North US 1 Highway Interlocal Service Boundary Agreement (ISBA) area. The amendment seeks a Zoning Map Amendment for eight (8) properties totaling approximately 5.7 acres from Volusia County R-4, Urban Single-Family Residential to Ormond Beach R-3, Single-Family Medium Density.			
LUPA 2022-094	Comprehensive Plan Text Amendment to Coastal Management Element	This is an administrative request to approve a Comprehensive Plan Amendment through the Expedited State Review (ESR) process, amending the Coastal Management Element, adding an Objective and Policies for flood risk planning in accordance with Florida Statutes Section 163.3178(2)(f). The proposed text changes are required to be included in the City's Coastal Management Element.			
<p>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.</p>					

Planning public hearing items

Ormond Central Planned Business Development Amendment / Self Storage Neighborhood meeting -- September 13, 2022		
PBD2022-092	1 South Old Kings Road	Joseph Posey, Esquire, The Storch Law Firm shall conduct a neighborhood meeting on Tuesday, September 13, 2022, at 6:00PM at the Trails Clubhouse, 201 Main Trail, Ormond Beach, FL 32174 regarding the Ormond Central Planned Business Development Amendment / Self Storage. The Ormond Central Planned Business Development Amendment / Self Storage seeks to allow the construction of a 3-story climate controlled self-storage building. The project requires (1) a neighborhood meeting, (2) Planning Board review and recommendation, and (3) City Commission action.
https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage		