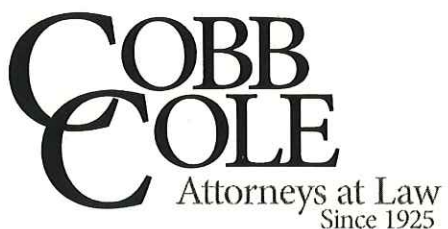


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April 13, 2022

VIA HAND DELIVERY

Steven Spraker
Planning Director
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32174

Re: Ormond Beach Holdings, LLC
Planned Business District Rezoning – Ormond Marriott
251 S. Atlantic Avenue, Ormond Beach, FL

Dear Steven:

It is this Firm's pleasure to represent Ormond Beach Holdings, LLC (Owner and Contract Purchaser) in connection with their request for Planned Business District (PBD) Rezoning of the property located at 251 S. Atlantic Avenue. Applicant owns the property on the West side of A1A and has the property under contract to purchase from Memorial Health Systems, Inc. on the West side of A1A. Ormond Beach Holdings, LLC intends to develop the property as a hotel development with associated remote parking, and to allow for the development of 15 single-family residential lots along the west side of A1A.

In connection with our SPRC Pre-Application meeting held on November 3, 2021, please find enclosed the following:

1. Public Hearing Application;
2. Application fee in the amount of \$4,900.00;
3. Notarized Authorizations of Owners;
5. Property Appraiser Information Cards;
6. Copies of Deeds;

7. Survey/Legal Description;
8. Composite PD Plan, including overall site plan, landscape plan, sign plan, and utility plan;
9. Tides Edge at Ormond Beach Preliminary Plat;
10. Site Setback Exhibit;
11. Conceptual Architectural Elevations/Floor Plans/Exterior Perspectives;
12. Traffic Impact Technical Memorandum from Lassiter Transportation Group, Inc.;
13. Hurricane Evacuation Time Evaluation;
14. Beach Dune Report; and
15. A Data Disk containing all of these items.

* * * * *

If you have any questions regarding this request, please don't hesitate to contact me. We look forward to working with you and your staff on this project. We look forward to receiving staff comments as they are available.

Sincerely,



Jessica Grow for
Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:JLG/ddl

Enclosures

cc: Ormond Beach Holdings, LLC
Parker Mynchenberg & Associates, Inc.