



CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

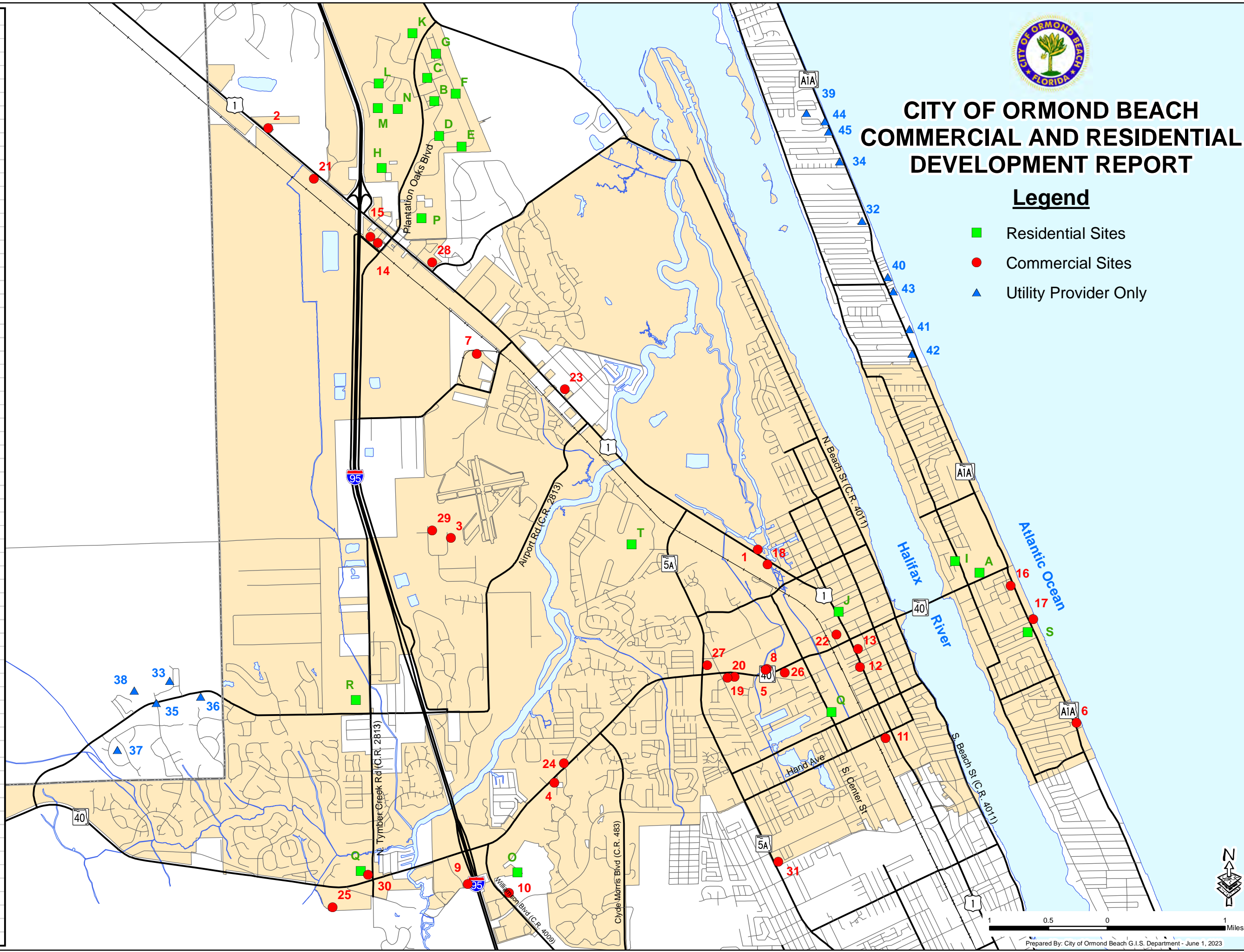
Legend

- Residential Sites
- Commercial Sites
- ▲ Utility Provider Only

RESIDENTIAL PROJECTS	
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B	Archers Mill - Phase 3A - Final Plat
C	Archers Mill Phase 2 - Preliminary Plat
D	Archers Mill Phase 3 - Preliminary Plat
E	Archers Mill Phase 4 - Preliminary Plat
F	Archers Mill Phase 5 - Preliminary Plat
G	Archers Mill Phase 6 - Preliminary Plat
H	Bradford Lakes
I	Cupola at Oceanside
J	Ormond Enclave (FKA Courtyards)
K	Plantation Oaks - 1A (Tiger Oaks)
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P	Ridgehaven
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Q	Stanton Grove
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S	Tides Edge
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2	1755 North U.S. Highway 1
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4	Complete Cardiology Expansion
5	Culvers Restaurant
6	Georgian Inn Recreation
7	Halifax Paving Office
8	IHOP
9	Interchange Depot
10	Love Whole Food Expansion
11	McNamara Warehouse
12	MetroNet
13	Mister Car Wash
14	North Interchange Industrial Flex Space
15	North Interchange Self Storage
16	Ocean Club Ormond Beach
17	Ormond Beach Holdings LLC
18	Ormond Beach Self Storage
19	Ormond Central
20	Ormond Central Self Storage
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23	Public House Restaurant
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25	Riverbend Church School Expansion
26	Shoppes at Granada Pointe
27	Splash Car Wash
28	Stor - It
29	Valiant Diners Expansion - Phase 3
30	Walgreens/Commerical Area Improvements
31	Winkler Cabinetry

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32	101 Town and Country Lane
33	Celedine Subdivision (Flagler)
34	Corinthian Villas
35	Force Main Extension (Flagler)
36	Hunters Ridge Storage Site
37	Huntington Forcemain Extension (Flagler)
38	Iris Subdivision (Flagler)
39	Ocean Village Townhomes
40	Regency Plaza Condominium
41	Sands Point Condominium
42	Surf Style
43	Traders Inn Beach Club
44	Verona Oceanside
45	Villas at Spanish Waters



City of Ormond Beach Commercial Development Report, as of June 1, 2023

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 North U.S. Highway 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	1755 NORTH U.S. HIGHWAY 1 1755 North U.S. Highway 1 PZ#2023-032	Annexation, land use and zoning map amendments. From "Low Intensity Commercial" land use to "Light Industrial/Utilities". From B-7 zoning designation to I-1.	02.21.23	NA				Not applicable	04.13.23 Approved	05.16.23 & 06.06.23			Not applied	Not applied	Not applied	Not applied			O = Wayne's Solar APP = The Hardy Group, Inc.	
3	BEACH HOUSE GRAPHICS 9 East tower Circle PZ#23-027	Expansion on an existing site of 11,500 square feet and associated site improvements	02.15.23	02.23.23	04.06.23			Not applicable	Not applicable	Not applicable	04.17.23	04.17.25		Not applied	Not applied	Not applied	Not applied		E = Mark Dowst & Associates, Inc. O = Beach House Graphics ARC = BPF Design Inc.	
4	COMPLETE CARDIOLOGY EXPANSION 1240 West Granada Boulevard PZ#2022-090	Enclosing of the former bank drive thru with new building square footage totaling 4,326 square feet and associated site improvements. Total building square footage = 12,714.	07.29.22	08.14.22	11.21.22			Not applicable	Not applicable	Not applicable	12.13.23	12.13.25		Issued 04.01.23	\$1,726,850	Issued 03.15.23	\$58,000	20%		E = Zev Cohen & Associates, Inc. O = Complete Cardiology, LLC ARC = BPF Design Inc.
5	CULVER'S RESTAURANT 655 West Granada Boulevard PZ#2-23-008	Construction of a 4,460 square foot drive thru restaurant on a vacant 3.04 acre parcel. Part of Granada Pointe PBD.	11.04.22	11.20.22	12.23.22	02.01.23	02.21.23	Not applicable	Not applicable	Not applicable	02.27.23	02.27.25		Early Review	Not applied	Not applied	Not applied		E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC APP = Jemini Investments, LLC	
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	10.06.22			Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Georgian Inn Beach Club Association, Inc.	
7	HALIFAX PAVING OFFICE 860 Hull Road PZ#2023-013	Construct a new 8,800 square foot office. Property currently in unincorporated Volusia County.	12.20.22	01.17.23	03.27.23	05.02.23		Not applicable	Not applicable	Not applicable				In Review	Not applied	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Halifax Paving	
8	IHOP 675 West Granada Boulevard PZ#2023-023	IHOP restaurant consisting of 3,550 square feet on 1.52 acres.	02.05.23	02.17.23	03.30.23	05.09.23	DUE 06.09.23	Not applicable	Not applicable	Not applicable				Early Review	Not applicable	Not applied	Not applied		E = Newkirk Engineering, Inc. APP = Sunshine Restaurant Partners O = Granada Pointe Investors, LLC	
9	INTERCHANGE DEPOT 295 Interchange Boulevard PZ# 2021-072	Three story 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	98%	Pending	E = Newkirk Engineering, Inc. O = Southwest I-95, LLC APP = 295 Interchange LLC
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; 12.19.22	Under Constr.		Issued 11.14.23	\$985,000	Issued 11.14.23	\$151,149	55%		E = Zev Cohen & Associates, Inc. O = Love Whole Foods
11	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	90%		E = Parker Mynchenberg & Associates, Inc. O =McNamara Construction
12	METRONET 124 South Yonge Street PZ# 2023-002	Proposed 344 square foot concrete unmanned fiberoptic communication hut.	10.28.22	11.15.22	01.17.23			01.23.23	Not applicable	Not applicable	1.27.23			Issued 02.24.23	\$180,000	Issued 02.02.23	\$180,000	75%		E = Metro Fibernet LLC O = Coast to Coast Construction
13	MISTER CAR WASH 49 South Yonge Street PZ# 2023-045	Modifications to existing car wash. Close driveway entrance on US1, add vacuum stalls, add landscaping.	03.29.23	04.06.23	05.12.23			Not applicable	06.08.23	07.18.23				Not applied	Not applied	Not applied	Not applied		E - Caprine O = National Retail Properties, LP	

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

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#	Project	Description	Change in project status				Project nearing completion							Projects reviewed this month						
			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	E or Arc = Project Engineer or Architect O = Owner A = Applicant
14	NORTH INTERCHANGE INDUSTRIAL FLEX SPACE 520 Flagler Road 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	09.01.22		Not applicable	09.08.22, Recommended for Approval (5-0)	10.18.22 (Approved) & 11.01.22	11.17.22	11.17.24		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
15	NORTH INTERCHANGE SELF STORAGE 540 Flagler Road 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	08.17.22	09.01.22		Not applicable	09.08.22, Recommended for Approval (5-0)	10.18.22 (Approved) & 11.01.22	11.22.22	11.22.24		Submitted	\$10,000,000	Approved 01.27.23	\$714,572			E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
16	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	Under Constr.		Issued 11.03.22	\$1,800,000	Issued 12.07.22	\$549,000	50%		E = The Performance Group O = 88 South Atlantic, LLC
17	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	06.13.22	08.24.22	09.07.22; 01.31.23	09.14.22	12.05.22 Approved 5-0	01.10.23 & 01.24.23 Approved	05.24.23			Early Review	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP/O = Ormond Beach Holdings, LLC
18	ORMOND BEACH SELF STORAGE 490 N. U.S. Highway 1 PZ #2023-021	Proposed 166,423 of storage square footage on 24.28 acres and associated site improvements.	01.27.23	02.20.23	DUE 06.02.23			Not applicable	Not applicable	Not applicable				Early Review	A = \$9,039,174 B = \$240,741 C = \$665,681 D = \$294,240 E = \$294,240 F = \$9,796,008 G = \$1,035,710	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = TSO Ormond Beach, LP ARC = Smith Boland Architects, LLC
19	ORMOND CENTRAL 1 South Old Kings Road PZ# 2015-072	Proposed 4 unit, 8.73 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	Under Constr.		Not Applicable	Not Applicable	Issued 11.01.22	\$907,057	40%		O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.
20	ORMOND CENTRAL SELF STORAGE 768 West Granada Boulevard PZ# 2022-092	Proposed three story building for a 106,140 square foot climate controlled self-storage facility. Overall building square footage allowed of 131,140 on 8.73 acres.	08.07.22	08.25.22	11.20.22	12.17.22		09.13.22 and 10.20.22	12.08.22 - Approved 5-0	01.24.23 (Approved) & 02.07.23	02.10.23	02.10.25		Early Review	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. APP = Ormond Beach Dunamis Storage, LLC O = Ormond Central Investors, LLC
21	ORMOND GATEWAY REVISION 1670 North U.S. Highway 1 PZ# 2023-025	Development of an eight lot commercial subdivision and associated site improvements.	02.07.23	02.20.23				Not applicable	03.09.23 Approved	04.18.23 Approved				Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC
22	PERROTT DEPOT REVISION 29 North Perrott Drive PZ #2021-029	Add additional storage building of 4,972 square feet	01.18.23	02.07.23	05.02.23			02.17.21	Not applicable	Not applicable	05.30.23			Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.
23	PUBLIC HOUSE RESTAURANT 1113 & 1117 North U.S. Highway 1 PZ#2023-048	Proposed 6,316 square foot restaurant and site improvements	04.26.23	05.11.23				Required	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Engineered Permits, Inc. O = Lee Munizzi
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			06.28.21	Not applicable	Not applicable	09.28.21	Under Constr.		Issued 11.08.22	\$29,723,266	Issued 04.26.22	\$2,184,284	60%		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			07.25.22	08.11.22 Approved	09.21.22	09.22.22	Under Constr.		Issued 07.22.22	\$1,145,192	Issued 01.5.23	\$115,000	98%	Pending	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	Under Constr.	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.

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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
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	05.16.23	09.22.24		Early Review	Early Review	Issued 05.08.23	\$976,942	20%		E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC
28	STOR-IT 1405 North US Highway 1 PZ# 2022-096	Proposed indoor self-storage facility of 123,534 square feet (three stories) on 5.26 acres and associated site improvements.	08.11.22	08.29.22	11.09.22	03.21.23		11.17.22	12.08.22 Approve 5-0	01.24.23 (Approved) & 02.07.23	04.20.23	04.20.25		Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Vanacore Commercial Property, Inc.
29	VALIANT DINERS EXPASNION, 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	09.16.22	10.22.22	Not applicable	Not applicable	Not applicable	11.14.22	Under Constr.		Issued 11.16.22	\$1,258,313	Issued 12.07.22	\$240,000	80%		E = Zev Cohen & Associates O = Padwell Holdings, LLC
30	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	Not applied			E = Newkirk Engineering, Inc.
31	WINKLER CABINETRY 1035 South Nova Road PZ#2023-029	Site improvements (parking and landscaping) associated with a change of use.	02.16.23	02.23.23				Not applicable	Not applicable	Not applicable	03.28.23			Not applied	Not applied	Not applied	Not applied	Pending		E = Mark Dowst & Associates, Inc. O = Ormond Properties LLC

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Ormond Beach is Utility Provider Only																					
32	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.
33	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	80%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
34	CORINTHIAN VILLAS PZ# 2023-011 1926 Ocean Shore Boulevard	Utility connection for existing multi-family development.	11.29.22	12.06.22					Outside City	Outside City	Outside City				Not applicable	Not applicable	Not applied	Not applied			E = Clearwater Solutions, LLC O = Corinthian Villas
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	Issued 06.20.22	\$834,160 utilities only	98%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
36	HUNTER'S RIDGE STORAGE SITE 2730 Airport Road PZ# 2022-100	Flagler County utility connection for self-storage facility. Building square footage = 102,214 on 10.44 acres	09.19.22	09.27.22					Outside City	Outside City	Outside City	12.20.22	12.20.24		Not applicable	Not applicable	Not applied	Not applied			E = Alann Engineering Group O = Preston Court II, LLC
37	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	98%		E = Zev Cohen and Associates, Inc.
38	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	80% forcemain		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
39	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	95%		E = Alann Engineering Group, Inc. O = Cornelius Prior APP = John Wine
40	REGENCY PLAZA CONDOMINIUM 1415 Ocean Shore Boulevard PZ# 2022-104	Sewer connection for a 133 multi-family condominium.	09.13.22	09.27.22					Outside City	Outside City	Outside City	11.07.22	11.07.24		Not applicable	Not applicable	Not applied	Not applied			E = Saltus Engineering, Inc. O = Regency Plaza Condominium
41	SANDS POINT CONDOMINIUM 1167 Ocean Shore Boulevard PZ# 2022-103	Sewer connection for a 20 multi-family condominium.	10.03.22	10.22.22					Outside City	Outside City	Outside City	11.14.22	11.14.24		Not applicable	Not applicable	Not applied	Not applied			E = Robert Marshall. P.E. O = Sands Point Condominium
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	Under Constr.		Not applicable	Not applicable	Issued 11.17.22	\$145,475	95%		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
45	VILLAS AT SPANISH WATERS 2120 Ocean Shore Boulevard PZ#2023-053	Volusia County project. Provide utilities for an 18 unit townhome project	05.04.23						Outside City	Outside City	Outside City	05.24.23			Not applicable	Not applicable	Not applied	Not applied			E = The Performance Group O = Coquina Dunes, LLC

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City of Ormond Beach Residential Development Report, as of June 1, 2023

#	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	09.01.22	05.17.23			03.14.23	Required	Required				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = Dime Rock Properties, LLC
B	ARCHER'S MILL, PHASE 3A (Phase 1) Plantation Oaks Boulevard PZ #2022-091	94 single-family lots on 42.38 acres, Plantation Oaks PRD (Phase 3)	08.01.22	08.22.22	10.18.22	01.10.23		Not Required	12.05.22 Approved	01.10.23 Approved	02.22.23	Under construction		Issued 02.22.23	\$4,920,754.00	20%	E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
B	ARCHER'S MILL, PHASE 3A (1) FINAL PLAT Plantation Oaks Boulevard	94 single-family lots on 42.38 acres, Plantation Oaks PRD (Phase 3)	04.05.23	04.20.23				Not Required	Required	Required		Under construction		See Archer's Mill above	See Archer's Mill above		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
C	ARCHER'S MILL, PHASE 2 PRELIMINARY PLAT Plantation Oaks Boulevard PZ-23-051	68 lots on 25.53 acres, Plantation Oaks PRD (Phase 3)	05.01.23	05.22.23				Not Required	06.08.23	07.18.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
D	ARCHER'S MILL, PHASE 3 PRELIMINARY PLAT Plantation Oaks Boulevard PZ-23-052	59 lots on 22.42 acres, Plantation Oaks PRD (Phase 3)	05.01.23	05.24.23				Not Required	06.08.23	07.18.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
E	ARCHER'S MILL, PHASE 4 PRELIMINARY PLAT Plantation Oaks Boulevard PZ-23-059	111 lots on 51.56 acres, Plantation Oaks PRD (Phase 3)	05.19.23	DUE 06.09.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
F	ARCHER'S MILL, PHASE 5 PRELIMINARY PLAT Plantation Oaks Boulevard PZ-23-060	114 lots on 92.71 acres, Plantation Oaks PRD (Phase 3)	05.19.23	DUE 06.09.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
G	ARCHER'S MILL, PHASE 6 PRELIMINARY PLAT Plantation Oaks Boulevard PZ-23-061	78 lots on 46.54 acres, Plantation Oaks PRD (Phase 3)	05.19.23	DUE 06.09.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
H	BRADFORD LAKES Plantation Oaks Boulevard PZ# 2023-042	80 single-family lots on 53.12 acres, Plantation Oaks PRD (Phase 4)	03.23.23	05.01.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Ridge Land Holdings, LLC
I	CUOLA 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	90%	E - Newkirk Engineering O = Halifax Enterprises LLC APP = Halifax Enterprises LLC
J	ORMOND ENCLAVE (FKA COURTYARDS) 135 North Yonge Street PZ# 2021-079	Construct 64 unit multi family apartment complex.	06.17.21	07.09.21	10.19.22	05.08.23	DUE 06.05.23	08.15.21; 01.17.23	06.08.23	07.18.23 & 08.01.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = CST Holdings, LLC ARC = BPF Design
K	PLANTATION OAKS, 1A (TIGER OAKS) 1395 Fountain View Street PZ# 2020-029	Development of 121 lots on 100.91 acres. Preliminary plat. Single family homes. , Plantation Oaks PRD (Phase 1)	02.06.20	03.01.20	04.09.21			Not Required	PB 05.13.21 Approved	CC 06.01.21 Approved	08.27.21	Under construction	Under construction	Issued 09.17.21	\$3,400,200	97%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
L	PLANTATION OAKS, 2B 2389 Destrenan Drive PZ# 2020-024	Development of 125 lots on 89.16 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	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	80%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, 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 June 1, 2023

M	PLANTATION OAKS, 2C 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	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	40%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
N	PLANTATION OAKS, 2D 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	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	30%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
O	REGAL MULTIFAMILY 215 Williamson Boulevard PZ-22-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.11.22	07.20.22	09.21.22	10.19.22 11.20.22 12.11.22 02.02.23	Not Required	06.09.22 Approved	07.19.22 & 08.03.22 Approved	02.01.23	Under review	\$28,712,895 \$26,655,146 \$1,323,736	Not applied	Not applied		O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development
P	RIDGEHAVEN Plantation Oaks Boulevard & Addison Drive PZ-22-061	84 duplex units and 202 single-family lots within a Planned Residential Development on 103.45 acres	05.23.22	06.13.22	10.14.22	12.20.22	02.03.23 07.26.22	DUE 06.09.23	04.13.23 Approved	05.16.23 & 06.06.23				Not applied	Not applied		O = Snilloc Family Limited Partnership E = Parker Mynchenberg & Associates, Inc. APP = RidgeHaven LLC
Q	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	09.07.22	09.23.22	Not required	Not required	Not required	10.29.22	10.29.24	Not applied	Not applied	Not applied		E = Newkirk Engineering O = Stanton Grove, LLC
R	TATTERSALL AT TYMBER CREEK TyMBER Creek Road and Airport Road PZ# 2023-041	Preliminary Plat for a 129 lot subdivision and associated site improvements.	03.14.23	05.01.23				Required	Required	Required				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = TyMBER Sky, LLC & Enclave of TyMBER Creek LLC APP = Paylin TyMBER 1 and 2, LLC
S	TIDES EDGE 264 South Atlantic Avenue PZ# 2022-018	Preliminary plat for 15 single-family lots.	05.31.22	06.13.22	09.07.22	11.20.22		09.14.22	12.05.22	01.10.23 & 01.24.23	03.27.23			Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
S	TIDES AT ORMOND BEACH FINAL PLAT 264 South Atlantic Avenue PZ# 2023-062	Final Pat for 15 single-family lots.	05.24.23	DUE 06.14.23				Not Required	Required	Required				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
T	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	02.21.23	05.11.23		02.08.23	Required	Required				Not applied	Not applied		O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
T	TOMOKA RESERVE, ZMA TO R-2 20 Tomoka Oaks Boulevard PZ#23-054	Zoning Map Amendment from PRD to R-2 if the Tomoka Reserve development order amendment is denied.	05.04.23	DUE				Not Required	Required	Required				Not applied	Not applied		O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
U	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 05.08.23	9th DUE 06.09.23	06.08.22	12.08.22 Denial (5-0)	05.16.23 (Approved) & 06.06.23				Not applied	Not applied		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, 1st reading or only	City Commission, 2nd reading
NA	Change Order - Tyler EnerGov, Conversion of Project Dox	This is a request for the City Commission to approve a change order with Tyler Technologies Incorporated ("Tyler"), the city's enterprise resource system provider, who is providing the software implementation and hosting services of the building permitting, licensing, inspection, site plan review, and code enforcement modules. The change order is for a price not to exceed \$30,000 to convert the existing permitting data within the existing Project Dox review software into the Tyler system.	NA	June 6, 2023	NA
NA	Change Order - Universal Engineering Work Authorization for Building Inspections	This is a request for approval of a work authorization, not to exceed \$23,600, for Universal Engineering Sciences, Inc. ("Universal") to provide additional resources for building inspections.	NA	June 6, 2023	NA
23-046	362 Riverside Drive, Sewer Easement Vacation	This is a request from the property owner of 362 Riverside Drive to vacate an existing sewer easement in the rear yard. The property owner is seeking to (1) vacate the existing sewer easement (this agenda item) and (2) dedicate a new sewer easement (next agenda item). The property owner has submitted a utility plan for the relocation of the sewer line which has been reviewed and approved by the Site Plan Review Committee. The Resolutions for the easement vacation and dedication will not be sent for recording until the sewer line has been relocated and inspections approved by the Site Plan Review Committee.	NA	June 6, 2023	NA
23-046	362 Riverside Drive, Sewer Easement Dedication	This is a request from the property owner of 362 Riverside Drive to dedicate a public utility, access, and maintenance easement deed, in the rear yard for a sewer line. The easement deed is to allow the relocation of sewer line within the rear yard of the property. The property owner has submitted a utility plan for the relocation of the sewer line which has been reviewed and approved by the Site Plan Review Committee. The Resolutions for the easement vacation and dedication will not be sent for recording until the sewer line has been relocated and inspections approved by the Site Plan Review Committee.	NA	June 6, 2023	NA
PBD 2022-008(A)	Zoning Map Amendment, Tymber Creek Apartments	This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next agenda item, item B, is for the issuance of the development order.	Denial, 5-0	Approved	June 6, 2023
PBD 2022-008(B)	Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development	This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard.	Denial, 5-0	Approved	June 6, 2023
ZMA-2022-061(A)	RidgeHaven subdivision, Zoning Map Amendment	This is a request from RidgeHaven, LLC, with authorization of the property owner, owner Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.	Approval, 5-1	Approved	June 6, 2023
DO-2022-061(B)	RidgeHaven subdivision, Issuance of a Development Order	This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.	Approval, 5-1	Approved	June 6, 2023
FLUM-2023-032	1755 North U.S. Highway 1, Future Land Use Map Amendment	This is a request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1.	Approval, 6-0	Approved	June 6, 2023
ZMA-2023-033	1755 North U.S. Highway 1, Zoning Map Amendment	This is a request from Wayne's Solar, Inc. for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1.	Approval, 6-0	Approved	June 6, 2023
LDC-2023-043	Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards	This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes.	Approval, 6-0	Approved	June 6, 2023

Planning public hearing items

		City Commission items			
File Number	Item	Description	Planning Board	City Commission, 1st reading or only	City Commission, 2nd reading
LDC-2021-019	Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee amendments	This is an administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update, by amending (1) Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to implement the water and wastewater utility system connection fee study by creating the water and wastewater connection fee section, (2) Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to amend the person trip mobility fee per the municipal impact fee study, (3) Section 1-27, Impact fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to delete the stormwater impact fee, amend the local road impact fee, and create police and fire impact fee per the municipal impact fee study and police and fire impact fee study, (4) Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency management, of Chapter 1, General Administration, (5) Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (6) Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (7) Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (8) Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (9) Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (10) Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.	Approval, 6-0	Approved	June 6, 2023
2021-019	Code of Ordinance Amendments, Connection, Mobility, and Impact Fees	This is an administrative amendment to the Code of Ordinances, to implement the recommendations of the impact fee study update, by amending (1) Section 22-2, Determination of equivalent living units, of Article I, Water, of Chapter 22, Water and Sewers, (2) Section 22-29, Special provisions for water for irrigation and swimming pools, of Article I, Water, of Chapter 22, Water and Sewers, (3) Section 22-115, Fee imposed, schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (4) Section 22-118, Property subject to fee; method of payment, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (5) Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (6) Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (7) Section 22-133, Service area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (8) Section 22-135, Rates for water and sewer services; impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (9) Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (10) Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (11) Section 22-165, Impact Fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (12) Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (13) Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (14) Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (15) Section 8-422, Fees Imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (16) Section 8-423, Impact Fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (17) Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations, to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.	Approval, 6-0	Approved	June 6, 2023
NA	Portion of Harmony Avenue, Annexation	This is an administrative request for a partial annexation of a portion of Harmony Avenue abutting the recently annexed Halifax Paving property at 860 Hull Road and 1399 Hull Trail. The portion of the roadway proposed to be annexed is 3.45 acres and bisects the property at 1399 Hull Trail. Based on a 2004 interlocal agreement, the city has maintenance responsibility for Harmony Avenue from Hull Road to Pineland Trail.	NA	June 6, 2023	July 18, 2023
2023-049	RidgeHaven Subdivision, Partial Plat Vacation	This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for a partial plat vacation for a portion of the revised plat of National Gardens, associated with the RidgeHaven Subdivision. The purpose of this application is for a partial plat vacation of unimproved streets and alleys within the RidgeHaven subdivision. The partial plat vacation would allow a subdivision plat to occur and dedicate the streets needed to serve the proposed subdivision.	NA	June 6, 2023	NA
2022-061	RidgeHaven, Preliminary Plat	This is a request from RidgeHaven, LLC, partial property owner and with authorization of the property owner of the other land areas, Snilloc Family Limited Partnership Number One, for a preliminary plat for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision.	NA	June 6, 2023	NA

Note: City Commission items are based upon the best information available as of the publishing of this report. 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

Board of Adjustment and Appeals - June 7, 2023

Canceled

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 - June 8, 2023

ZMA 2021-079(A)	Ormond Enclave, 145 North Yonge Street, Zoning Map Amendment to PBD	This is a request from CST Holdings, LLC., for a Zoning Map Amendment for 0.34+ acres portion of 145 North Yonge Street from B-4, Central Business to PBD, Planned Business Development.
ZMA 2021-079(B)	Ormond Enclave, 145 North Yonge Street, Zoning Map Amendment to PRD	This is a request from CST Holdings, LLC., for a Zoning Map Amendment for a 0.99+ acres portion of 145 North Yonge Street from R-3, Single-Family Medium Density, to PRD, Planned Residential Development.
DO 2021-079(C)	Ormond Enclave, 145 North Yonge Street, Issuance of a Development Order	This is a request from CST Holdings, LLC., for the issuance of a development order for 64 multi-family residential units and associated site improvements on 6.34+ acres located at 145 North Yonge Street. The development has an existing retail use of 9,014 square feet that shall remain. The project would have zoning designations of PBD, Planned Business Development and PRD, Planned Residential Development.
ZMA 2022-098(A)	121 East, 121 East Granada Boulevard, Planned Business Development	This is a request from Robert A. Merrell, Esquire, Cobb Cole, on behalf of the property owner, Dime Rock Properties, LLC., for a Zoning Map Amendment from B-4, Central Business to PBD, Planned Business Development for the 0.76+ acre property located at 121 East Granada Boulevard and located within the Downtown Community Redevelopment Area.
DO 2022-098(B), 121 East	121 East, 121 East Granada Boulevard, Planned Business Development, Issuance of a Development Order	This is a request from Robert A. Merrell, Esquire, Cobb Cole, on behalf of the property owner, Dime Rock Properties, LLC., for the issuance of a development order for 24 multi-family residential units and associated site improvements on 0.76+ acres located at 121 East Granada Boulevard and located within the Downtown Community Redevelopment Area.
SE 2023-045	Mister Car Wash, 49 South Yonge Street, Special Exception	This is a request for a Special Exception submitted by Car Wash Headquarters, LLC., with authorization of the property owner, National Retail Properties, LP, for site modifications including the closing of an access aisle onto South Yonge Street (U.S. Highway 1), addition of vacuum stalls, and site landscaping on the 0.86+ acre property located at 49 South Yonge Street and located within the Downtown Community Redevelopment Area.
PP 2023-051	Archer's Mill, Phase 2, Preliminary Plat	This is a request from Forestar USA Real Estate Group, Inc., for a Preliminary Plat for a 68 lot single-family subdivision on 25.32+ acres. The Archer's Mill, Phase 2, is located within the Plantation Oaks Planned Residential Development, east of Plantation Oaks Boulevard.
PP 2023-052	Archer's Mill, Phase 3, Preliminary Plat	This is a request from Forestar USA Real Estate Group, Inc., for a Preliminary Plat for a 59 lot single-family subdivision on 22.42+ acre. The Archer's Mill, Phase 3, is located within the Plantation Oaks Planned Residential Development, east of Plantation Oaks Boulevard.
FLUM 2023-055,	860 Hull Road and 1399 Hull Trail, Large Scale Comprehensive Plan Amendment	This is an administrative request for a Large Scale Comprehensive Plan Land Use Map amendment for the property at 860 Hull Road and 1399 Hull Trail, totaling approximately 52 acres, from Volusia County "Industrial" to Ormond Beach "Heavy Industrial" based upon annexation. The amendment would include a map annotation limiting the Floor Area Ratio to 0.60, the same as the Volusia County land use.
LDC 2023-056	Creation of the I-2, Heavy Industrial Zoning District	This is an administrative request for the creation of the I-2, Heavy Industrial zoning district, providing use definitions, and creating conditions for conditional and special exception uses. The creation of the I-2, Heavy Industrial zoning district proposes the following Land Development Code amendments: 1. Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; 2. Chapter 2, District and General Regulations, Article I, Establishment of Zoning Districts and Official Zoning Map, Section 2-02, Future land use map designations and zoning districts; 3. Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-07, Zoning district designations; 4. Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-33, I-2, Heavy Industrial zoning district; and 5. Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exceptions.

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.