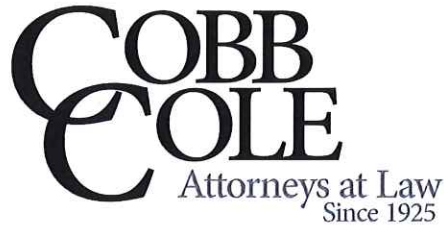


Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Matthew S. Welch  
Robert E. Doan  
William A. Rice  
Douglas J. Collins  
Sara E. Glover  
Holly W. Zitzka  
Jessica L. Gow  
Nika K. Hosseini  
Sydney V. Cichon  
Brandon T. Byers  
Baylee D. Bunyard  
Anne M. Kehrl  
James P. Love III



Daytona Beach • DeLand

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(386) 255-8171  
**CobbCole.com**

OF COUNSEL  
Larry D. Marsh  
Frederick B. Karl, Jr.

RETIRED  
Thomas S. Hart

William M. Cobb  
(1881-1939)  
Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)

February 22, 2023

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

Cobb Cole has the pleasure of representing Dime Rock Properties, LLC (“Applicant”) with respect to a Planned Residential Development Rezoning on their property located at 121 East Granada Boulevard in Ormond Beach, FL, as depicted on the attached location map. The proposed redevelopment will improve the vacant site with high-end residential uses that will promote a walkable downtown core and provide additional housing opportunities to residents.

The proposed development plan is comprised of a maximum of 24 residential units contained within the approximately .75 acres of land, which is consistent with the existing Future Land Use Designation of General Commercial for the property. The proposed development plan (attached) promotes a residential core that will provide support for surrounding uses while building on the goal of creating a pedestrian friendly beachside core.

As neighbors to the development, we would like to invite you to a neighborhood meeting on, **Tuesday, March 14, 2023 at 6:00 p.m. in the auditorium of the Ormond Beach Regional Library, 30 South Beach Street, Ormond Beach, FL.**

**You may provide written comments or questions regarding this request by email to [Debi.LaCroix@CobbCole.com](mailto:Debi.LaCroix@CobbCole.com) or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address and contact information in your correspondence.**

We look forward to your attendance at this meeting and discussing the proposed project.

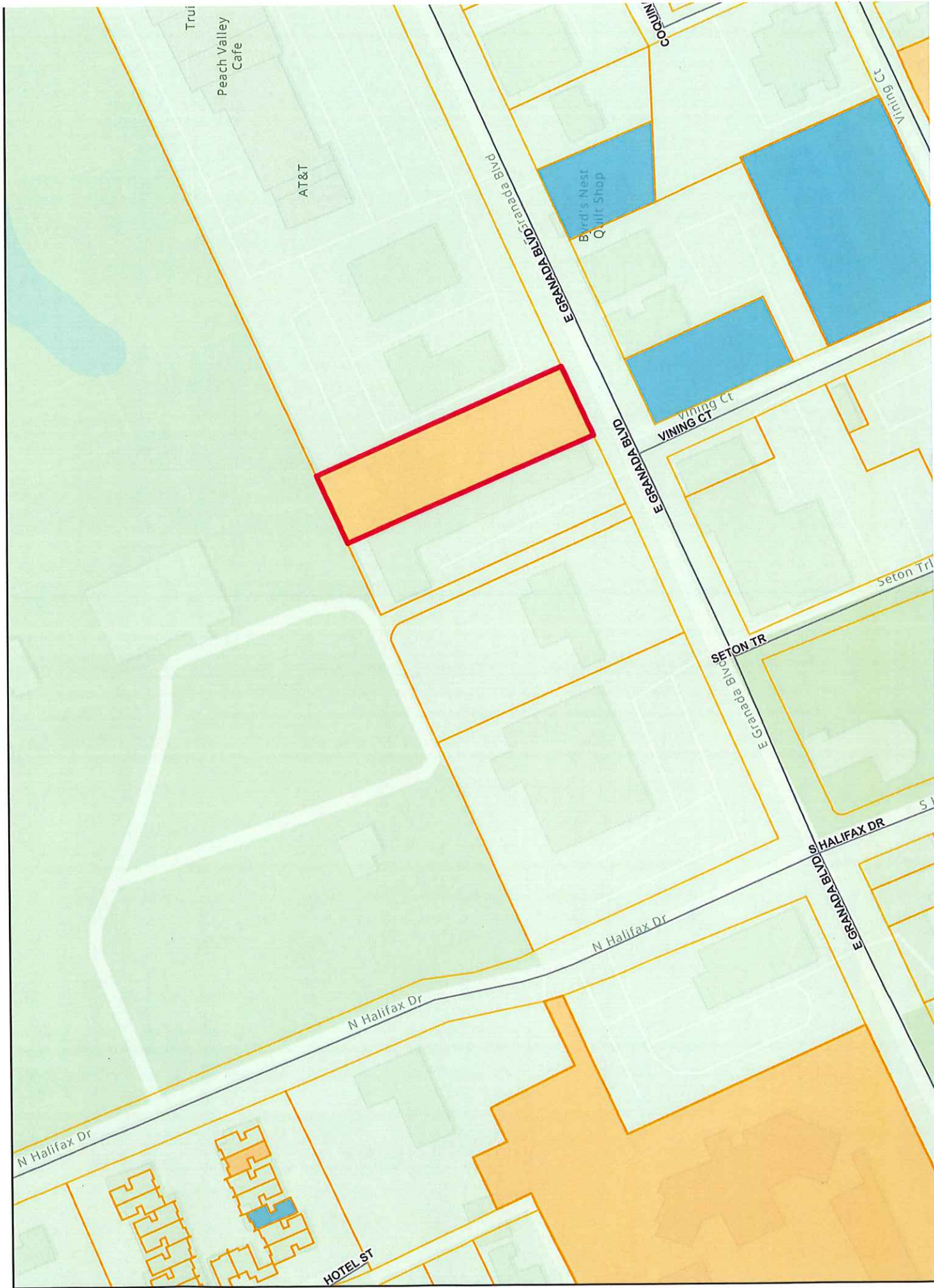
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell III", is written over a blue horizontal line.

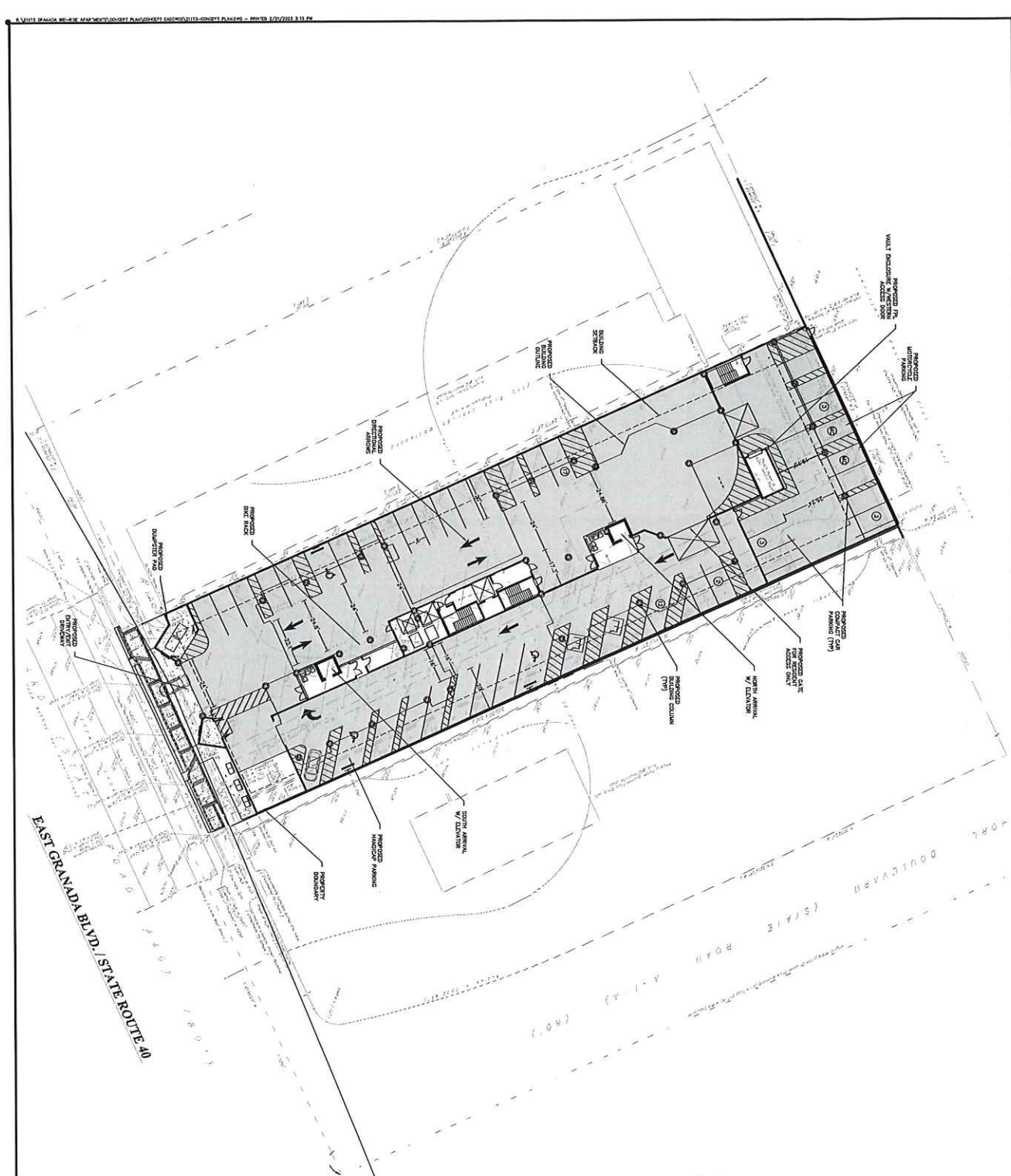
**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email [Rob.Merrell@CobbCole.com](mailto:Rob.Merrell@CobbCole.com)  
Fax (386) 323-9206

# 121 E GRANADA







**LEGEND:**

- Proposed No Parking Areas
- Proposed Asphalt Pavement
- Proposed Concrete
- Proposed Main Building Count
- Proposed Main Building Footprint
- Proposed Main Building Perimeter
- Proposed Main Building
- Proposed Main Building Footprint
- Proposed Main Building Perimeter
- Proposed Main Building
- Proposed Main Building Footprint
- Proposed Main Building Perimeter

**SITE DATA:**

STATE OF FLORIDA	0.2500
CITY OF GRANADA BEACH	0.2500
PLANNING DEPARTMENT	0.2500
PROJECT NO. 22-2113	0.2500
DATE: 07/20/2023	0.2500
DRAWN BY: JMK	0.2500
CHECKED BY: JMK	0.2500
APPROVED BY: JMK	0.2500
SCALE: 1" = 20'	0.2500

**121 EAST CONCEPT PLAN**

CITY OF GRANADA BEACH  
VOLUHA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

**CIVIL ENGINEERING**  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

**ZEV COHEN & ASSOCIATES, INC.**  
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