

Peppertree Atlantic Beach Redevelopment Plan

Up to 2016, Peppertree Atlantic Beach Resort included 216 units spread between 33 buildings. The buildings were constructed in three phases. Each phase had its own condominium association, though the three sections shared amenities, such as pools, beach access, putting greens and tennis courts. In 2016, the phase 1 buildings were razed after the majority of the structures that made up this phase were condemned due to structural deficiencies. The remaining 19 buildings underwent extensive interior/exterior restoration and renovation in 2018 following Hurricane Florence. Now that those renovations are completed, the rebuild of the vacancies left by the demolition of phase 1 is the next step for revitalizing the property and utilizing the resort to its full potential.

The new development is planned to consist of the construction of four 3-story buildings totaling 39 condominium units and 24 townhouse style raised condominiums. The building design concepts are intended to blend with the existing structures while still setting the new development apart. In preparation for the construction of the new buildings, upgrades will be performed to existing utilities including resolution of flooding issues currently experienced on site.

Peppertree Atlantic Beach Site Information

Owner: Peppertree Atlantic Beach Association, Inc. (Association no longer exists)

Buildings: 1 – 14 (buildings no longer exist)

Unit totals: 62

Floor area square footage: 69,075 SF

Owner: Peppertree Atlantic Beach II Association, Inc.

Buildings: 15 – 25

Unit totals: 77

Floor area square footage: 66,000 SF

Owner: Peppertree Atlantic Beach Villas III Association, Inc.

Buildings: 26 – 33

Unit totals: 77

Floor area square footage: 60,600 SF

Owner: Festiva Real Estate Holdings, LLC

Buildings: future/proposed construction

Unit totals: 63

Floor area square footage: 110,400 SF

Common areas: Currently all owners share access to all common areas, pools, parking, beach access, etc. There are discussions to limit use of the middle pool at the center of the property only, this pool would be used exclusively by the owners of the new units.