

# City of Edgewater



## CITY COUNCIL

Michael L. Thomas, Mayor

Justin A. Kennedy, District 1

Gigi Bennington, District 2

Michael Ignasiak, District 3

Ted Cooper, District 4



**2011**

**4th QUARTER  
DEVELOPMENT  
ACTIVITY  
REPORT**

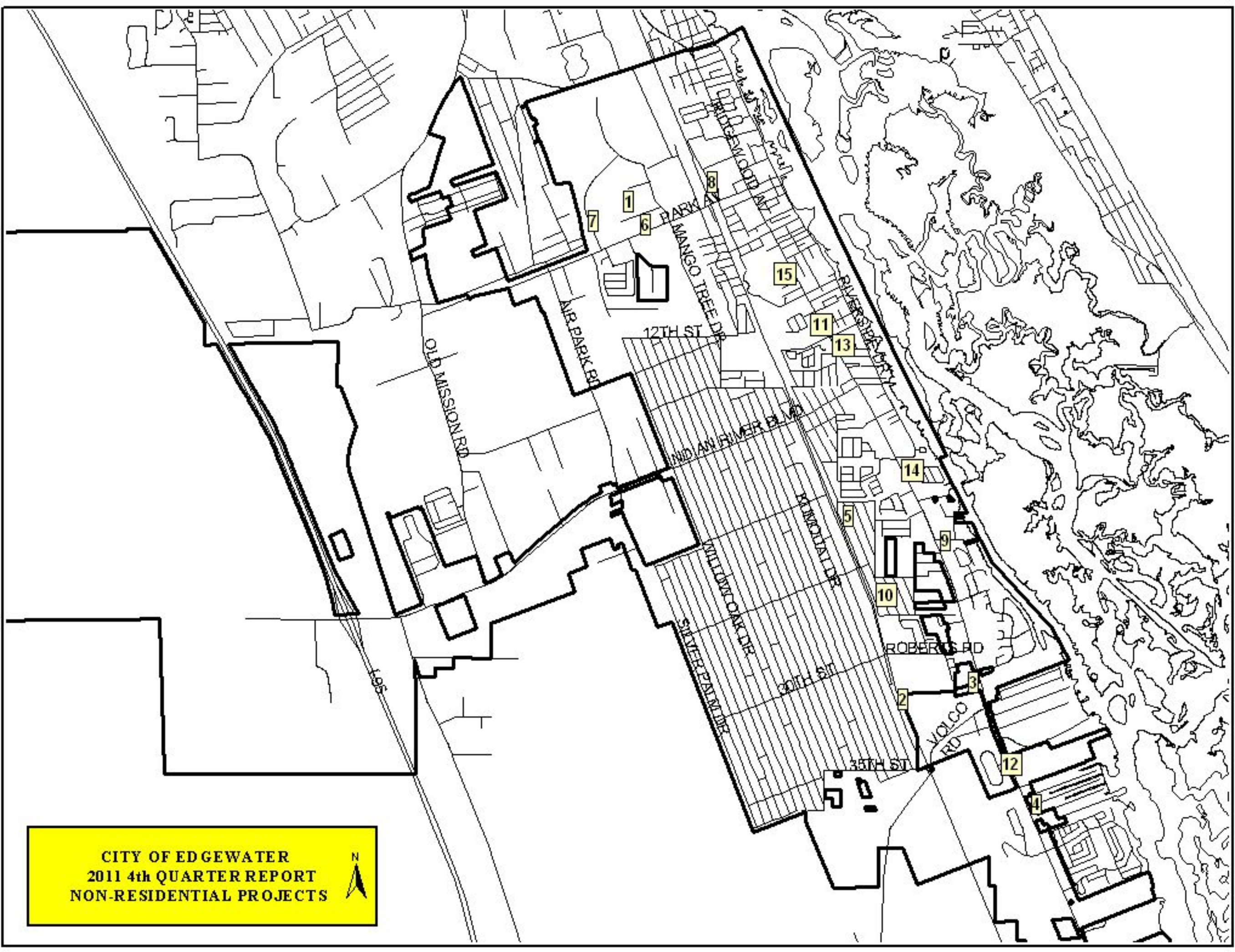
**July-September  
2011**



## Edgewater Commercial Projects as of September 30, 2011

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
1	Pullman Road Commercial	Office/Warehouse building - 90, 864 SF	510, 512, 514 Pullman Rd.	D.O. extended until 11/12/11 per SB 360 B. P. exp 12/4/08	Heather Garvey – 386.677.6462
2	Wheeler Warehouse	3,300 SF Warehouse/Storage	3203 India Palm Dr.	Final inspection complete, C.O. pending	Bob Graham 386-547-5418
3	Bella Vista Baptist Church	1,633 SF expansion of existing church	3232 S. Ridgewood Ave	C.O. issued 9/7/11	John Marsh – 386.428.4747 Ray Compton PM
4	U-Sto-It expansion	Addition of 3,166 SF retail/office space	3275 S US Hwy 1	D.O. extended until 7/27/12 per SB 1752 Under Construction	Richard Dixon – 386-428-5834
5	Kolodzik warehouse	2,000 SF warehouse building	2347 Guava Drive	DO issued 1/7/08 Awaiting final inspection	Harold Kolodzik – 386.547.4759
6	Wallschlagger Office	2,000 SF office space	815 W. Park Ave.	DO extended until 7/10/12 per SB 360	Tom DeSimone 386.427.6323
7	Edgewater Powerboats	41,502 SF expansion of boat manufacturing facility	211 Dale Street	DO extended until 12/10/11 per SB 1752	Peter Truslow – 386.426.5457
8	Rix Development	15,000 industrial building	114 N. Old County Road	D.O. issued 1/29/09 Under construction	Jeremy Anderson – 407.566.4573
9	Animal Clinic of Edgewater	5,215 SF veterinarian office	2503 S Ridgewood Ave	D.O. issued April 29, 2011	Ron White – 386. 547.4844
10	Butch Frye warehouse	3,240 SF office/warehouse	2743 Guava Dr	D.O. issued 7/12/10	Butch Frye – 386.427.6343
11	Edgewater Healthplex	6,240 SF Medical Services building w/ 2,040 SF proposed expansion	1404 S Ridgewood Ave	D.O. issued 12/7/10	Jeffrey Berner 386. 295.8160
12	Indian River Self Storage	38,000 SF expansion of existing mini-warehouse complex	3515 U.S. Highway 1	Awaiting resubmittal	Danny Johns – 386.756.8582
13	Fire Station 55	Renovation of existing fire station	1605 S. Ridgewood Ave	B.P. issued 4/5/2011	Brad Blaise – 386.761.6810
14	Dr. Neves Animal Clinic	Parking lot expansion	2305 S Ridgewood Ave	Awaiting resubmittal	James Fraser – 407.719.6040
15	Mitchell Auto Acquisition Inc.	Parking lot paving and stormwater	928 S. Ridgewood Ave.	C.C. issued 9/14/11	Thomas Williams 386.427.8431

D.O. – Development Order  
 C.O. – Certificate of Occupation  
 C.C. – Certificate of Completion  
 B.P. – Building Permit



**CITY OF EDGEWATER**  
**2011 4th QUARTER REPORT**  
**NON-RESIDENTIAL PROJECTS**



## Edgewater Residential Projects as of September 30, 2011

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Required Permits Obtained	Comments	Contact
1	Edgewater Lakes	328 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (2-19-04).	All	Zoning Agreement Amendment passed 12/10/09 Recent building permits have been issued. Built total = 14 Built FY10 = 12	Robert Gazzoli (386) 931-4479
2	Julington Oaks	87 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (1-23-06).	All	No building permits issued.	Mike Evans 321-953-3300
3	Pinehurst	21 SF	Construction has commenced, therefore agreement remains intact.	All	Final Plat approved by Council on March 5, 2007. Plat recorded; no building permits issued	Jim Scott 423-8866
4	Worthington Creek	436 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (1-23-06).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	Construction Plan approval awaiting required permits.	Mike Evans 321-953-3300
5	Alison Estates	30 MF	No RPUD Agreement associated with this development.	All	No building permits issued.	Joe Alison 386-547-2911
6	River Colony	15 SF	Construction has been completed therefore agreement remains intact.	All	Plat recorded 10/1/08. No building permits issued.	Barney Dillard 428-2317
7	Tuscany Villas	18 Condo	No RPUD Agreement associated with this development.	All	Under construction/no recent activity.	Dominic Caputo 428-0994
8	Villas at Massey Ranch, The	6 TH	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (12-19-05).D.O. extended until 2/23/11 per SB 360. DO extended until 02/23/13 per SB1752.	All	Under construction/no recent activity.	John Massey 427-7708
9	Woodbridge Lakes	76 SF	No RPUD Agreement associated with this development.	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	Awaiting required permits/response to staff comments.	Danny Johns 386-756-8582
10	Oakleaf Preserve	423 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (3-5-05).	Received: DEP, DOH and Volusia County Needed: SJRWMD, FFWCC and ACOE	Awaiting required permits.	Mike Evans 321-953-3300
11	Reflections	1,362 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (7-10-06).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	Preliminary Plat and Construction Plans under staff review.	Ken Mitchell 321-259-6972
12	Restorations DRI	8,500 DU	Property has not been rezoned.	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	Final Order approved February 2011.	Sheryl Bower 407-422-4040

## Edgewater Residential Projects as of September 30, 2011

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Required Permits Obtained	Comments	Contact
13	River Oaks	308 DU	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (5-15-06).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	2 <sup>nd</sup> submittal received week of 3/31/08. Awaiting response to staff comments.	Scott Tobin 386- 322-3929
14	Elegant Manor	52 DU	Commence construction within one (1) year of required permit approvals for this project, or within eighteen (18) months of the effective date of this Agreement (4-9-07).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	RPUD Agreement completed. Neither Preliminary Plat application nor Construction Plans have been received.	Vincenzo Alison 917-913-1174
15	Edgewater Oaks	130 DU	No PUD Agreement associated with this development. D.O. extended until 11/17/12 per SB 360	Needed: DEP permit	Construction Plans approved – NOC will be issued once all permits are received.	Tom Valley 386-451-0777
16	Stull Property	77 DU	No PUD Agreement associated with this development.	Needed: SJRWMD, FFWCC, ACOE, DOH, DEP, FDOT, Volusia County	Rezoning completed. Neither Preliminary Plat application nor Construction Plans have been received.	Omer Stull 386.426.2964
17	Oakwood Cove	135 Mobile Homes	PUD Agreement adopted. 1/5/09 DO extended until 01/05/13 per SB 1752.	Needed: SJRWMD, FFWCC, ACOE, DOH, DEP, FDOT, Volusia County	No further applications have been submitted	Rodney Jones 386.756.2310
18	Edgewater Preserve	Max. 600 SF and town homes	PUD Agreement has not been adopted.	Needed: SJRWMD, FFWCC, ACOE, DOH, DEP, FDOT, Volusia County	RPUD Agreement not completed. Neither Preliminary Plat application nor Construction Plans have been received. Vested Rights approved 3/3/08.	Jim Scott 386.445.9009
19	Waterway Estates	42 SFR DU	No PUD Agreement associated with this development. Zoning Map Amendment was approved at the 7/20/09 City Council meeting		No further applications have been submitted	Don Bieger, P.E. 407.422.8062

SJRWMD – St. Johns River Water Management District

DEP – Department of Environmental Protection

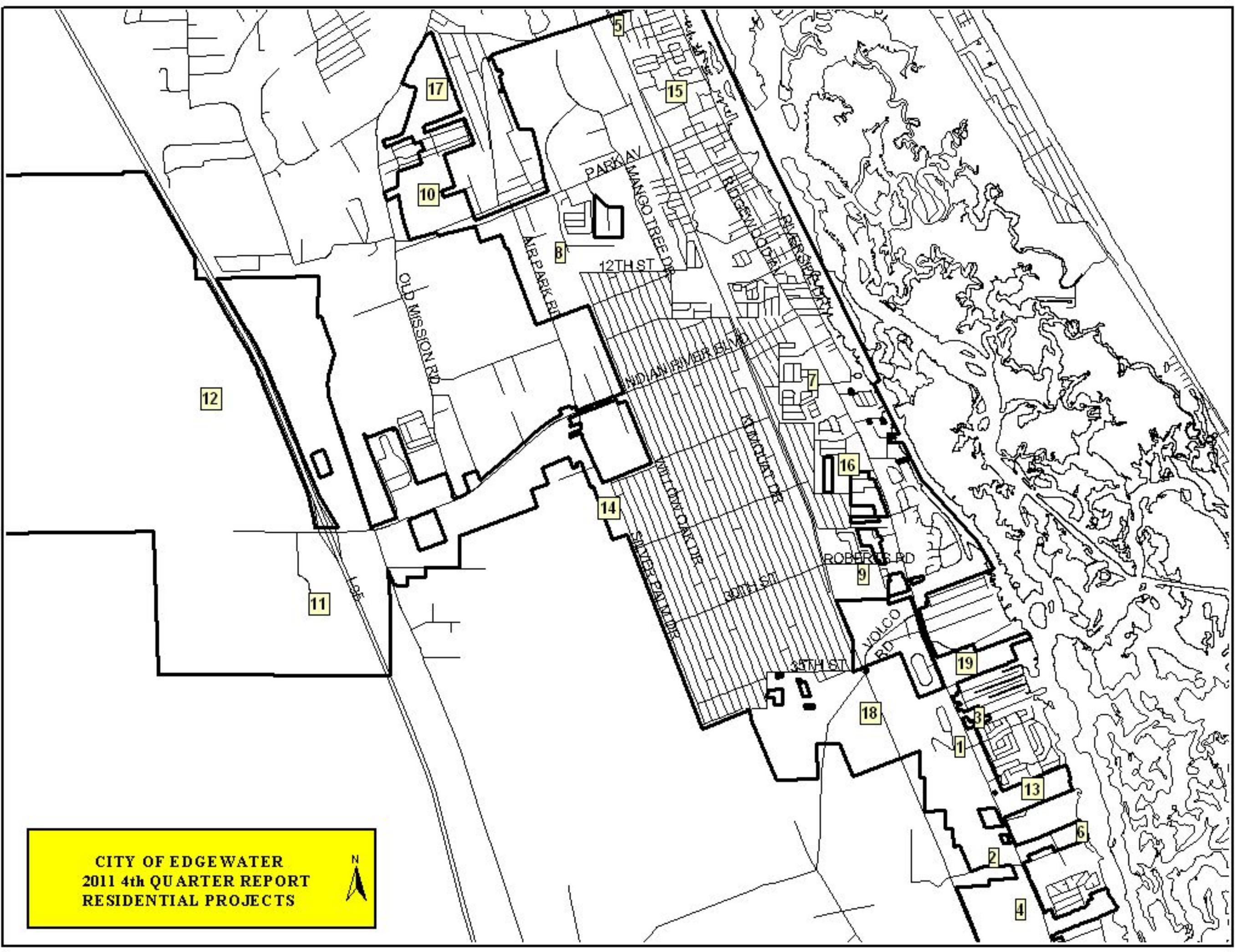
DOH – Department of Health

FFWCC – Florida Fish and Wildlife Conservation Commission

ACOE – Army Corps of Engineers

FDOT – Florida Department of Transportation

NOC – Notice of Commencement



CITY OF EDGEWATER  
2011 4th QUARTER REPORT  
RESIDENTIAL PROJECTS

