



**FY 2023 2nd Quarter
Development Activity Report
January - March**



Edgewater Non-Residential Projects as of March 31, 2023

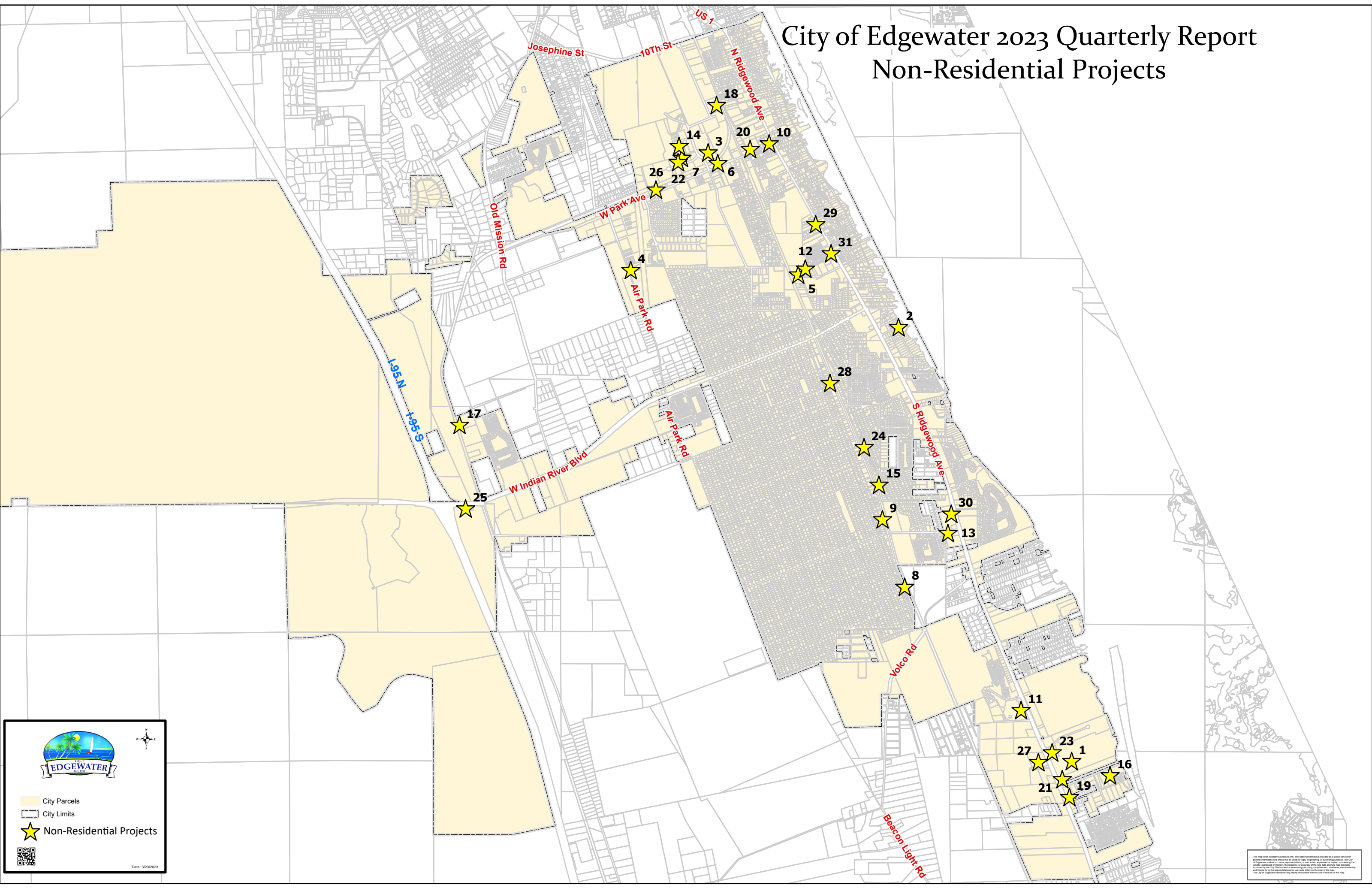
MAP #	Project Name	Project Information	Location	Comments/Status	Contact
1	Boston Whaler Expansion	325,897 SF Office Buildings	100 Whaler Way	D.O. issued 6/19/2018 No recent activity	Parker Mynchenberg 386-677-6891
2	Edgewater Marina	5195 SF Restaurant/Marina/Bait Store Rezoning/Site Plan	2001 S. Riverside Dr.	No recent activity	Parker Mynchenberg 386-677-6891
3	Havens Metals	6,000 SF Manufacturing Facility	441 Rowan Way	Under review	Mark Bay 407-864-3229
4	Hanan Hangar	4,800 SF Hangar	2120 Hammerhead Dr.	D.O. issued 6/20/2019 Under construction	Joseph Hopkins 386-239-7166
5	Storage Complex	Addition to Existing Storage – 32,810 SF	333 W. Marion Ave.	D.O. issued 10/21/2019 Under construction	Daniel Kimabll 807-671-3998
6	Ward Warehouse	2400 SF Warehouse/3600 SF Warehouse	417 W. Park Ave.	D.O. issued 01/23/2020 Under construction	Tim Ward 330-703-2567
7	Terra Scape	4,000 SF Office/Warehouse	309 Base Leg Dr.	D.O. issued 4/27/2021 Under construction	Joe Hopkins 386-239-7166
8	Swanner	3200 SF Office/Warehouse	3231 India Palm Dr.	D.O. issued 8/11/2020 Under construction	Carl Swanner 386-527-237
9	Traditions Construction	1500 SF Warehouse	2920 Hibiscus Dr.	D.O. issued 5/11/22 Under construction	Joseph Hopkins 386-239-7166
10	Murphy Express	2,824 SF convenience store w/ '16 fueling station gas station	100 N. Ridgewood Ave.	Under review	Todd Hendrix 305-274-4805
11	Xplore Boat & RV Storage	RV/Boat Storage and Retail	3850 S. Ridgewood Ave.	D.O. issued 5/12/2021	Alan Klein 405-664-8160
12	Boyce Complex Phase 2	14,900 SF Industrial Building	135 W. Marion Ave.	D.O. issued 12/21/2021 Under construction	Pete Zahn 386-252-0020
13	Kenny's Liquors	4,582 SF Retail Building	120 Roberts Rd.	D.O. issued 1/25/2022 Under construction	Richard Dixon 386-428-5834
14	NW Lineman College	New 180 Space Parking Lot	510 Pullman Rd.	D.O. issued 1/21/2022	Mark Dowst 386-258-7999
15	Priority Storage	7,200 total SF for 3 Warehouses	2719, 2723, & 2727 Guava Dr.	D.O. issued 5/6/2022 Under construction	Richard Dixon 386-428-5834
16	Edgewater River Oak	MUPUD; Residential & Commercial proposed	161 Jones Fish Camp Rd.	Under review	Nika K. Hosseini; Cobb Cole 386-736-7700
17	Serenity Springs	Proposed Housing Facility	1531 Cow Creek Rd.	MUPUD pending City Council approval	George Miles 386-210-4472
18	Extreme Concrete	11,840 SF Warehouse and Office	431 Timaquan Trail	Construction Complete CO issued	Kimberly Buck 386-673-7640

Edgewater Non-Residential Projects as of March 31, 2023

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
19	Dollar General	10,640 SF Retail Building	4223 S. Ridgewood Ave.	Under review; Project requires preliminary and final plat	JADE Consulting, LLC 251-928-3443
20	West Park Storage	RV/Boat Storage Facility	131 W. Park Ave.	D.O. issued 8/31/2022 Under construction	Harry Newkirk 386-872-7794
21	Stor 4 Dayz	RV/Boat Storage Facility	4175 S. Ridgewood Ave.	D.O. issued 7/20/2022 Under construction	Nicholas Peet 407-629-8330
22	LMR Construction	Warehouse, Office, Contractor Storage Yard	313 Base Leg Dr.	D.O. issued 10/21/2022 Under construction	Joseph Hopkins 386-239-7166
23	Boston Whaler Welcome Center	864 SF Temporary Welcome Center	104 Legendary Way	D.O. issued 11/16/2022 Under construction	Nisit Sapparkhao 813-815-4301
24	Agledor Storage	2280 SF Storage Facility	2507 Guava Dr.	Under review	Robert Dewitt 386-871-2456
25	Grand Reserve Columbus	MUPUD: 468-unit apartment complex w/ B-3 commercial	3338 W. Indian River Blvd.	MUPUD under review	Cobb Cole 386-736-7700
26	Towell Container Storage	Container Storage Business	1945 W. Park Ave.	D.O. issued 3/22/2023	Richard Dixon 386-428-5834
27	Factory Direct	Future RV resort with commercial and industrial uses; MUPUD	4100 S. Ridgewood Ave.	Under review	Geoffrey Hoffman 518-378-8058
28	Merilson Storage	3,024 SF Storage Facility expansion	2030 Hibiscus Dr.	D.O. issued 3/29/2023	Mark Morrissette 386-295-8484
29	Frosty King	Enclose existing open seating area (535 SF) and improve parking/landscaping	1020 S. Ridgewood Ave.	Under review	Zahn Engineering 386-252-0020
30	Popeyes	2112 SF Fast-Food Restaurant	2900 S. Ridgewood Ave.	Under review	David Dworkin 585-244-3575 x 301
31	Taco Bell	5,099 SF Fast-Food Restaurant with two retail spaces	1308 S. Ridgewood Ave.	Under review	Curt Wimpee 904-647-5383

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

City of Edgewater 2023 Quarterly Report Non-Residential Projects



City of Edgewater
 City Parcels
 City Limits
 Non-Residential Projects

Date: 3/23/2023

This map is for illustrative purposes only. The data represented is provided as a public service for general information and should not be used for legal, engineering, or surveying purposes. The City, its employees, and its contractors do not warrant the accuracy, reliability, or completeness of the data. The City is not responsible for any errors or omissions. The City is not liable for any damages, including consequential damages, arising from the use of this map. The City of Edgewater disclaims any liability associated with the use of this map.

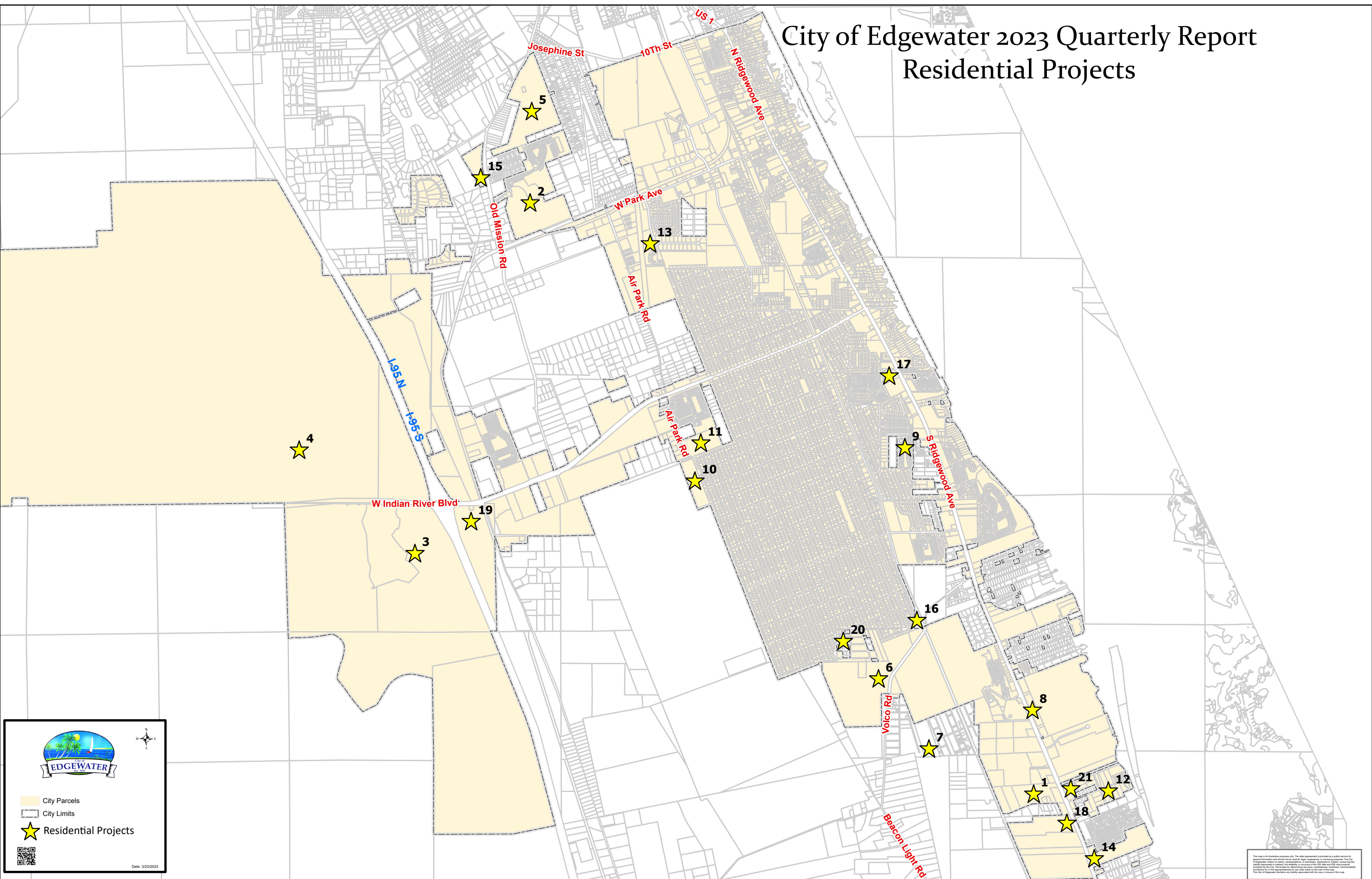
Edgewater Residential Projects as of March 31, 2023

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Comments	Contact
1	Lakeview Estates	109 DU	Commence construction within 24 months of effective date of agreement (1/6/2020)	TRC meeting held on 8/23/22 discussing PUD amendment process	Tri3 Civil Engineering 407-488-9456
2	Oak Leaf Preserve	375 SF	Commence construction within 5 years of the effective date of the agreement (06/04/2018)	PH 1, 2, & 3B Final Plat approved & recorded; PH 3A under construction	E.V. Lecour 386-760-4188
3	Deering Park	1,362 SF	PUD Agreement amended June 3, 2013. PUD Agreement amended January 6, 2020	No recent activity	Storch Law Firm 386-238-8383
4	Deering Park North	6,600 DU	MPUD Agreement adopted by City Council on October 11, 2021	MPUD adopted 10/11/2021	Glenn Storch 386-238-8383
5	Oakwood Cove	110 DU	Commence construction within 24 months of effective date of Agreement (7/5/18)	New proposed PUD under review	Stefan Hoyer 786-271-903
6	Edgewater Preserve	774 SF and MF	Commence construction within 24 months of effective date of agreement (3/4/2019)	PH 1 (93 units); Final Plat approved & recorded; PH 2 Prelim. Plat under review	Glenn Storch 386-238-8383
7	Washington Park South	119 SF 84 TH	PUD agreement under review	Under review for Annexation, FLU, and Rezone with PUD agreement	Storch Law Firm 386-238-8383
8	Hacienda Del Rio	73 MH	N/A	Site construction complete with exception of future fence and pavers (bonded). Home construction has commenced.	Scott Griffin 770-423-1262
9	Majestic Oaks Phase 4	76 SF	Commence construction within 24 months of effective date of agreement (5/6/2019)	Final Plat approved and recorded; Home construction has commenced.	Mark Goldschmidt 437-922-5793
10	Elegant Manor Estates	54 SF	PUD Amendment approved 06/01/2020 Commence construction within 18 months of Agreement	Final Plat approved & recorded.	Vincent Alison 917-913-1174
11	Air Park Village	111 TH	Commence construction within 24 months of effective date of agreement (9/14/2020)	D.O. issued 8/3/2022 Under construction	Storch Law Firm 386-238-8383
12	Riverfront Estates	52 SF 88 TH	Commence construction within 24 months of effective date of agreement (5/4/2020)	D.O. issued 5/10/2022 Under construction; Final Plat under review	Storch Law Firm 386-238-8383
13	Villas at Massey Ranch Phase 2	13 DU	Expansion of original development	Site construction complete; Home construction has commenced.	John Massey 386-427-3100
14	Tamarack III	163 MH	N/A	Under Site Plan Review	Dan McFall 386-956-4057
15	Smyrna Creek Preserve	166 DU	Commence construction within 24 months of effective date of agreement (2/7/2022)	Under staff review to amend PUD agreement	Adam Dionna 407-937-9499
16	Alcantara	20 DU	N/A	10 Duplexes proposed; Under review for Annexation, FLU, and rezone	Mark Karet 386-677-2482
17	Riverside Villas	22 TH	PUD agreement under review	22 Townhomes proposed; Under staff review	Parker Mynchenberg 386-677-6891
18	Crestwood	164 SF 124 TH	PUD agreement under review	164 Single Family Homes & 124 Townhomes; PUD under review	Storch Law Firm 386-238-8383
19	Grand Reserve Columbus	468 DU	PUD agreement/Rezone under review	468 unit apartment complex w/ commercial along W. Indian River Blvd; Under review	Cobb Cole 386-736-7700

Edgewater Residential Projects as of March 31, 2023

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Comments	Contact
20	Washington Park North	49 SF	N/A	Preliminary Plat under review	Storch Law Firm 386-238-8383
21	Edgewater River Oak MUPUD	188 DU	N/A	Under Review; Residential and Commercial Project	Nika K. Hosseini; Cobb Cole 386-736-7700

City of Edgewater 2023 Quarterly Report Residential Projects



City of Edgewater logo and a north arrow.

- City Parcels
- City Limits
- Residential Projects

Date: 3/23/2023

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Planning and Zoning Board

Report

(JAN-MAR 2023)

Residential Variances Approved

- VA-2235: 2424 Umbrella Tree Dr.
- VA-2236: 2100 Air Park Rd.
- VA-2237: 1409 S. Riverside Dr.
- VA-2238: 3440 Juniper Dr.

Residential Variance Denied

- VA-2301: 501 Finch Dr.

Non-Residential Variance Denied

- VA-2302: 607 N. Ridgewood Ave.

Land Development Code Changes

- Article IV – Resources Protection Standards Text Amendment

Final Plats Approved

- FP-2203: Elegant Manor Estates
- FP-2201: Edgewater Preserve PH 1
- FP-2205: Oak Leaf Preserve, PH 3B

Rezoning Approved

- RZ-2208: Serenity Springs MUPUD

Conditional Use Approved

- CU-2202: 1945 W. Park Ave.

Election of Chairman and

Vice Chairman

- George Kennedy - Chairman
- Robert Andrejkovics – Vice Chairman

Building Department Report

(Calendar Year 2023)

MONTH	PERMITS ISSUED	VALUE	BUILDING FEES	SFR	DUPLEX	TRI/TNH	MH	VALUE SFR/DUP/TRI/MH	COMM.	VALUE COMM.	BLDG. INSP.	C.O.'S
JANUARY	474	7,579,737.00	62,715.11	7.00	0.00	0.00	8.00	3,040,778.00	0.00	0.00	1,675.00	32
FEBRUARY	463	9,624,576.00	80,136.78	15.00	0.00	0.00	6.00	5,260,490.00	0.00	0.00	1,108.00	19
MARCH	485	8,276,536.00	70,638.44	10.00	1.00	0.00	2.00	3,858,191.00	0.00	0.00	1,632.00	27
1/4 TOTAL	1422		213,490.33	32.00	1.00	0.00	16.00	12,159,459.00	0.00	0.00	4,415.00	78
APRIL												
MAY												
JUNE												
1/4 TOTAL	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
JULY												
AUGUST												
SEPTEMBER												
1/4 TOTAL	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
OCTOBER												
NOVEMBER												
DECEMBER												
1/4 TOTAL	0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL	1422		213,490.33	32.00	1.00	0.00	16.00	12,159,459.00	0.00	0.00	4,415.00	78