



**FY 2023 3rd Quarter
Development Activity Report
April—June**



Edgewater Non-Residential Projects as of July 19th, 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	Waiting on Resubmittal	Mark Bay 407-864-3229
4	Hanan Hangar	4,800 SF Hangar	2120 Hammerhead Dr.	D.O. issued 6/20/2019 Site Plan Corrections Received 4/23/23*	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	Extreme Concrete	11,840 SF Warehouse and Office	431 Timaquan Trail	Construction Complete CO issued	Kimberly Buck 386-673-7640
18	Dollar	10,640 SF Retail Building	4223 S. Ridgewood	Under review: Project requires	JADE Consulting, LLC

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	General		Ave.	preliminary and final plat	251-928-3443
19	West Park Storage	RV/Boat Storage Facility	131 W. Park Ave.	D.O. issued 8/31/2022 Under construction	Harry Newkirk 386-872-7794
20	Stor 4 Dayz	RV/Boat Storage Facility	4175 S. Ridgewood Ave.	D.O. issued 7/20/2022 Under construction	Nicholas Peet 407-629-8330
21	LMR Construction	Warehouse, Office, Contractor Storage Yard	313 Base Leg Dr.	D.O. issued 10/21/2022 Under construction	Joseph Hopkins 386-239-7166
22	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
23	Agedor Storage	2280 SF Storage Facility	2507 Guava Dr.	Under review	Robert Dewitt 386-871-2456
24	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
25	Towell Container Storage	Container Storage Business	1945 W. Park Ave.	D.O. issued 3/22/2023	Richard Dixon 386-428-5834
26	Factory Direct	Future RV resort with commercial and industrial uses: MUPUD	4100 S. Ridgewood Ave.	Under review	Geoffrey Hoffman 518-378-8058
27	Merilson Storage	3,024 SF Storage Facility expansion	2030 Hibiscus Dr.	D.O. issued 3/29/2023	Mark Morrisette 386-295-8484
28	Frosty King	Enclose existing open seating area (535 SF) and improve parking/landscaping	1020 S. Ridgewood Ave.	Under review	Zahn Engineering 386-252-0020
29	Popeyes	2112 SF Fast-Food Restaurant	2900 S. Ridgewood Ave.	Under review	David Dworkin 585-244-3575 x301
30	Taco Bell	5,099 SF Fast-Food Restaurant with two retail spaces	1308 S. Ridgewood Ave.	Under review	Curt Wimpee 904-647-5383
31	FP&L Substation	Electrical Distribution Substation	4240 S. Ridgewood Ave	Under Review	Joshua Killian 772-464-3537
32	Adept Precision Machine Shop	11,700 square foot light industrial warehouse	2710 Hibiscus Dr.	Under Review	Bryan Potts 407-928-9878
33	Bonanza	3,000 square foot warehouse	2421 Guava Dr.	Withdrawn	Russell Bonanza 386-479-2312
34	Merilson Capital	4,000 square foot commercial building	2218 Guava Dr.	Under Review	Tom Williams 386-405-5871

Edgewater Residential Projects as of July 19th, 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 Final Plat Approved.	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 July 19th, 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

Planning and Zoning Board Report (APRIL-JUNE 2023)

Non-Residential Variances Approved

- VA-2302: 607 North Ridgewood Avenue

Residential Variance Denied

- VA-2303: 21 Pelican Lane

Abandonment/Vacation Approved

- AB-2301: 1593 Delphi Way

Final Plats Approved

- FP-2202: River Front Estates

Rezoning Approved

- RZ-2302: 1890 Old Mission Road

Future Land Use Map

Amendment Approved

- CPA-2302: 1890 Old Mission Road

Annexation Approved

- AN-2301: 1890 Old Mission Road

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	423	8,516,447.00	75,233.47	13.00	1.00	0.00	5.00	4,682,502.00	1.00	200,000.00	2,078.00	26
MAY	533	15,870,029.00	127,422.24	25.00	2.00	0.00	0.00	10,687,844.00	1.00	150,000.00	1,833.00	36
JUNE	483	16,350,260.00	134,287.69	26.00	0.00	0.00	0.00	10,695,565.00	4.00	1,555,510.00	1,582.00	28
1/4 TOTAL	1439		336,943.40	64.00	3.00	0.00	5.00	26,065,911.00	6.00	1,905,510.00	5,493.00	90
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	2861		550,433.73	96.00	4.00	0.00	21.00	38,225,370.00	6.00	1,905,510.00	9,908.00	168