

**FY 2024 3rd Quarter  
Development Activity Report  
April-June**



# Building Department Report

## (Calendar Year 2024)

| MONTH            | PERMITS<br>ISSUED | VALUE         | BUILDING<br>FEES  | SFR          | DUPLEX      | TRI/TNH      | MH          | VALUE<br>SFR/DUP/TRI/MH | COMM.       | VALUE<br>COMM.      | BLDG.<br>INSP.  | C.O.'S    |
|------------------|-------------------|---------------|-------------------|--------------|-------------|--------------|-------------|-------------------------|-------------|---------------------|-----------------|-----------|
| JANUARY          | 441               | 22,813,724.00 | 130,758.88        | 11.00        | 0.00        | 28.00        | 0.00        | 13,636,849.00           | 0.00        | 0.00                | 1,739.00        | 37        |
| FEBRUARY         | 306               | 14,962,028.00 | 101,598.48        | 14.00        | 0.00        | 12.00        | 0.00        | 10,263,633.00           | 0.00        | 0.00                | 1,344.00        | 25        |
| MARCH            | 354               | 12,756,445.00 | 83,988.58         | 5.00         | 0.00        | 16.00        | 0.00        | 6,372,044.00            | 3.00        | 1,839,000.00        | 1,393.00        | 34        |
| <b>1/4 TOTAL</b> | <b>1101</b>       |               | <b>316,345.94</b> | <b>30.00</b> | <b>0.00</b> | <b>56.00</b> | <b>0.00</b> | <b>30,272,526.00</b>    | <b>3.00</b> | <b>1,839,000.00</b> | <b>4,476.00</b> | <b>96</b> |
| APRIL            | 514               | 24,781,165.00 | 106,396.31        | 16.00        | 0.00        | 11.00        | 0.00        | 10,130,547.00           | 0.00        | 0.00                | 1,482.00        | 27        |
| MAY              | 858               | 53,925,372.00 | 201,602.26        | 32.00        | 0.00        | 21.00        | 1.00        | 21,304,411.00           | 0.00        | 0.00                | 1,623.00        | 16        |
| JUNE             | 443               | 21,902,829.00 | 154,795.79        | 18.00        | 0.00        | 18.00        | 3.00        | 13,828,719.00           | 2.00        | 938,000.00          | 1,592.00        | 30        |
| <b>1/4 TOTAL</b> | <b>1815</b>       |               | <b>462,794.36</b> | <b>66.00</b> | <b>0.00</b> | <b>50.00</b> | <b>4.00</b> | <b>45,263,677.00</b>    | <b>2.00</b> | <b>938,000.00</b>   | <b>4,697.00</b> | <b>73</b> |

2023

| MONTH            | PERMITS<br>ISSUED | VALUE         | BUILDING<br>FEES  | SFR          | DUPLEX      | TRI/TNH     | MH           | VALUE<br>SFR/DUP/TRI/MH | COMM.       | VALUE<br>COMM.      | BLDG.<br>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        |
| <b>1/4 TOTAL</b> | <b>1422</b>       |               | <b>213,490.33</b> | <b>32.00</b> | <b>1.00</b> | <b>0.00</b> | <b>16.00</b> | <b>12,159,459.00</b>    | <b>0.00</b> | <b>0.00</b>         | <b>4,415.00</b> | <b>78</b> |
| 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        |
| <b>1/4 TOTAL</b> | <b>1439</b>       |               | <b>336,943.40</b> | <b>64.00</b> | <b>3.00</b> | <b>0.00</b> | <b>5.00</b>  | <b>26,065,911.00</b>    | <b>6.00</b> | <b>1,905,510.00</b> | <b>5,493.00</b> | <b>90</b> |

## Year Over Year Difference

|                           | Permits<br>Issued | Building<br>Fees | SFR | Duplex | TRI/TNH | MH | Value<br>SFR/DUP/TRI/MH | COMM | Value<br>COMM | BLDG<br>INSP | CO's |
|---------------------------|-------------------|------------------|-----|--------|---------|----|-------------------------|------|---------------|--------------|------|
| 2023<br>January -<br>June | 2861              | \$550,434        | 96  | 4      | 0       | 21 | \$38,225,370            | 6    | \$1,905,510   | 10008        | 168  |
| 2024<br>January -<br>June | 2916              | \$779,140        | 96  | 0      | 104     | 4  | \$75,536,203            | 5    | \$2,777,000   | 9173         | 169  |
| Difference                | 55                | \$228,706        | 0   | 4      | 104     | 17 | \$37,310,833            | 1    | \$871,490     | 835          | 1    |
| Difference<br>%           | 1.92%             | 41.55%           |     |        |         |    | 97.61%                  |      | 45.74%        |              |      |

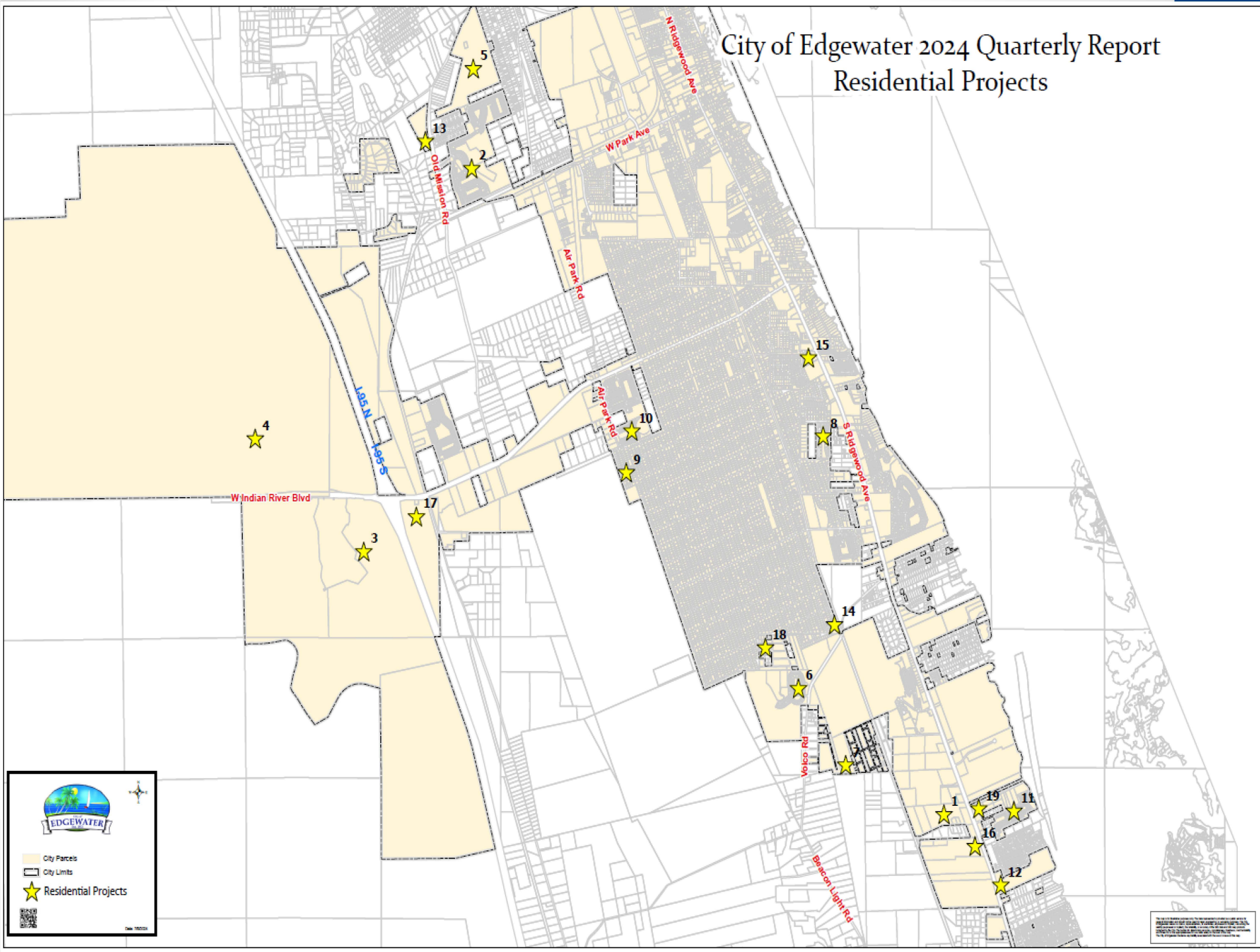
# Edgewater Residential Projects as of June 30th, 2024

| 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)         | PUD Expired. Project On Hold                                                                                 | Tri3 Civil Engineering<br>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, 3A & 3B Final Plat approved & recorded; PH 3A & 3B under construction, PH 4 C.C. Issued on 4/5/2024 | E.V. Lecour<br>386-760-4188                 |
| 3     | Deering Park Center                | 1,362 SF         | PUD Agreement amended June 3, 2013.<br>PUD Agreement amended January 6, 2020             | Preliminary Plat Submittal for Phase 1 Under Review                                                          | Storch Law Firm<br>386-238-8383             |
| 4     | Deering Park North                 | 6,600 DU         | MPUD Agreement adopted by City Council on October 11, 2021                               | Pre-Application held                                                                                         | Glenn Storch<br>386-238-8383                |
| 5     | Oakwood Cove                       | 110 DU           | Commence construction within 24 months of effective date of Agreement (7/5/18)           | Preliminary Plat Submittals under review.                                                                    | Stefan Hoyer<br>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 Final Plat under review                                | Glenn Storch<br>386-238-8383                |
| 7     | Washington Park South              | 119 SF<br>84 TH  | PUD agreement under review                                                               | Approved June 3 <sup>rd</sup> . Waiting on Preliminary Plat                                                  | Storch Law Firm<br>386-238-8383             |
| 8     | 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<br>437-922-5793            |
| 9     | Elegant Manor Estates              | 54 SF            | PUD Amendment approved 06/01/2020<br>Commence construction within 18 months of Agreement | Final Plat approved & recorded. C.C. Issued. Under Construction                                              | Vincent Alison<br>917-913-1174              |
| 10    | Air Park Village                   | 111 TH           | Commence construction within 24 months of effective date of agreement (9/14/2020)        | Final Plat Approved, Under Construction                                                                      | Storch Law Firm<br>386-238-8383             |
| 11    | Riverfront Estates                 | 52 SF<br>88 TH   | Commence construction within 24 months of effective date of agreement (5/4/2020)         | D.O. issued 5/10/2022<br>Under construction; Final Plat approved                                             | Storch Law Firm<br>386-238-8383             |
| 12    | Tamarack III                       | 163 MH           | N/A                                                                                      | Approved. Not Action.                                                                                        | Dan McFall<br>386-956-4057                  |
| 13    | Smyrna Creek Preserve              | 166 DU           | Commence construction within 24 months of effective date of agreement (2/7/2022)         | Under Construction. Waiting on Final Plat.                                                                   | Adam Dionna<br>407-937-9499                 |
| 14    | Alcantara                          | 18 DU            | PUD Agreement Under Review                                                               | Approved.                                                                                                    | Mark Karet<br>386-677-2482                  |
| 15    | Riverside Villas                   | 22 TH            | Commence construction within 24 months of effective date of agreement                    | D.O. issued 2/5/2024 (expires 3/5/2029)                                                                      | Parker Mynchenberg<br>386-677-6891          |
| 16    | Crestwood                          | 178 SF<br>110 TH | Commence construction within 24 months of effective date of agreement (11/6/2024)        | PUD Amendment Approved, waiting on Preliminary Plat                                                          | Storch Law Firm<br>386-238-8383             |
| 17    | Grand Reserve Columbus             | 468 DU           | PUD Agreement Under Review                                                               | Approved by Council. Waiting on Site Plan                                                                    | Cobb Cole<br>386-736-7700                   |
| 18    | Washington Park North              | 49 SF            | N/A                                                                                      | Waiting on Resubmittal                                                                                       | Storch Law Firm<br>386-238-8383             |
| 19    | Edgewater River Oak (Yardly) MUPUD | 188 DU           | MUPUD Recorded 12/12/23. Commence construction within 5 years.                           | Site Plan Under Review                                                                                       | Nika K. Hosseini; Cobb Cole<br>386-736-7700 |



# City of Edgewater 2024 Quarterly Report

## Residential Projects



City of Edgewater  
City Limits  
Residential Projects



This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The City of Edgewater is not responsible for any errors or omissions on this map. The City of Edgewater is not responsible for any damages or losses resulting from the use of this map.



# Edgewater Non-Residential Projects as of June 30<sup>th</sup>, 2024

| 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<br>No recent activity                 | Parker Mynchenberg<br>386-677-6891       |
| 2     | Edgewater Marina             | 5195 SF Restaurant/Marina/Bait Store Rezoning/Site Plan | 2001 S. Riverside Dr.      | No recent activity<br>No B.P.                               | Parker Mynchenberg<br>386-677-6891       |
| 3     | Havens Metals                | 6,000 SF Manufacturing Facility                         | 441 Rowan Way              | D.O issued 8/25/23<br>No B.P.                               | Mark Bay<br>407-864-3229                 |
| 5     | Storage Complex              | Addition to Existing Storage – 32,810 SF                | 333 W. Marion Ave.         | C.O. Issued 03/05/2024                                      | Daniel Kimabll<br>807-671-3998           |
| 6     | Ward Warehouse               | 2400 SF Warehouse/3600 SF Warehouse                     | 417 W. Park Ave.           | Under construction<br>B.P. #23-1467 & #23-1468              | Tim Ward<br>330-703-2567                 |
| 11    | Xplore Boat & RV Storage     | RV/Boat Storage and Retail                              | 3850 S. Ridgewood Ave.     | D.O. issued 5/12/2021<br>Under construction<br>B.P. #22-191 | Alan Klein<br>405-664-8160               |
| 12    | Boyce Complex Phase 2        | 14,900 SF Industrial Building                           | 135 W. Marion Ave.         | Under construction<br>B.P. #22-2747                         | Pete Zahn<br>386-252-0020                |
| 14    | NW Lineman College           | New 180 Space Parking Lot                               | 510 Pullman Rd.            | D.O. issued 1/21/2022<br>No B.P.                            | Mark Dowst<br>386-258-7999               |
| 16    | Edgewater River Oak          | MUPUD; Residential & Commercial proposed                | 161 Jones Fish Camp Rd.    | Under Construction                                          | Nika K. Hosseini; Cobb Cole 386-736-7700 |
| 18    | Dollar General               | 10,640 SF Retail Building                               | 4223 S. Ridgewood Ave.     | C.O. Issued 7/1/2024                                        | JADE Consulting, LLC<br>251-928-3443     |
| 19    | West Park Storage            | RV/Boat Storage Facility                                | 131 W. Park Ave.           | C.O. Issued 3/15/2024                                       | Harry Newkirk<br>386-872-7794            |
| 21    | LMR Construction             | Warehouse, Office, Contractor Storage Yard              | 313 Base Leg Dr.           | Under construction<br>B.P. #22-3656                         | Joseph Hopkins<br>386-239-7166           |
| 22    | Boston Whaler Welcome Center | 864 SF Temporary Welcome Center                         | 104 Legendary Way          | D.O. issued 11/16/2022<br>Closed – No C.O. issued           | Nisit Sapparkhao<br>813-815-4301         |
| 23    | Agledor Storage              | 2280 SF Storage Facility                                | 2507 Guava Dr.             | D.O. Issued 9/6/2023<br>Under construction                  | Robert Dewitt<br>386-871-2456            |
| 24    | Grand Reserve Columbus       | MUPUD: 468-unit apartment complex w/ B-3 commercial     | 3338 W. Indian River Blvd. | Not Submitted                                               | Cobb Cole<br>386-736-7700                |
| 25    | Towell Container Storage     | Container Storage Business                              | 1945 W. Park Ave.          | Construction Completed                                      | Richard Dixon<br>386-428-5834            |

# Edgewater Non-Residential Projects as of June 30<sup>th</sup>, 2024

| MAP # | Project Name                  | Project Information                                                         | Location                        | Comments/Status                                 | Contact                                     |
|-------|-------------------------------|-----------------------------------------------------------------------------|---------------------------------|-------------------------------------------------|---------------------------------------------|
| 27    | <del>Merilson Storage</del>   | 3,024 SF Storage Facility expansion                                         | 2030 Hibiscus Dr.               | C.O. Issued 3/8/2024                            | Mark Morrisette<br>386-295-8484             |
| 28    | Frosty King                   | Enclose existing open seating area (535 SF) and improve parking/landscaping | 1020 S. Ridgewood Ave.          | Construction Completed                          | Zahn Engineering<br>386-252-0020            |
| 29    | Popeyes                       | 2112 SF Fast-Food Restaurant                                                | 2900 S. Ridgewood Ave.          | D.O. Issued 3/7/2024<br>No B.P.                 | David Dworkin<br>585-244-3575 x 301         |
| 30    | Taco Bell                     | 5,099 SF Fast-Food Restaurant with two retail spaces                        | 1308 S. Ridgewood Ave.          | C.O. Issued                                     | <del>Curt Wimpee</del><br>904-647-5383      |
| 31    | FP&L Substation               | Electrical Distribution Substation                                          | 4240 S. Ridgewood Ave           | Approved at 6/11/2024 TRC                       | Joshua Killian<br>772-464-3537              |
| 32    | Adept Precision Machine Shop  | 11,700 square foot light industrial warehouse                               | 2710 Hibiscus Dr.               | Under Construction                              | Bryan Potts<br>407-928-9878                 |
| 34    | <del>Merilson Capital</del>   | 4,000 square foot commercial building                                       | 2218 Guava Dr.                  | Approved at 1/21/2024 TRC<br>B.P. Issued 24-118 | Tom Williams<br>386-405-5871                |
| 35    | Commercial Office Pelican Dr. | 1,580 square foot office buildings.                                         | 3 Pelican Drive                 | Approved at 1/26/2024 TRC                       | Tom Williams<br>386-405-5871                |
| 36    | McCartney's Warehouse         | 6,000 square foot Office/Warehouse                                          | 201 & 205 W. Park Ave.          | Approved at 12/21/2024 TRC<br>No B.P.           | <del>Rashid Jamalabad</del><br>407-379-1465 |
| 37    | <del>Kuhnley</del>            | Food Truck Court, Ice Machine, Restroom                                     | 601 N. Ridgewood Ave.           | Approved at 3/12/2024 TRC<br>B.P Issued 24-722  | Charles Adams<br>386-426-5583               |
| 38    | Factory Direct RV Park        | 157 RV Park on 68 acres                                                     | 4100 S Ridgewood Ave.           | Waiting for Resubmittal                         | <del>Michelle Widick</del><br>386-677-2482  |
| 39    | Hang 10 Car Wash              | Self Service Car Wash                                                       | 618 N. Ridgewood Ave.           | Site Plan Approved. D.O Issued.<br>No B.P.      | Angel Pinero<br>561-921-8570                |
| 40    | Park Ave Booster Station      | Booster Station                                                             | 2605 W. Park Ave.               | Approved at 11/28/23 TRC                        | <del>Brad Blais</del><br>386-761-6810       |
| 41    | Rivers Edge Community Center  | Rivers Edge Community Center                                                | 2821 Silver Canoe Dr.           | Under Construction                              | Richard Dixon<br>386-428-5834               |
| 42    | 2830 Hibiscus Warehouse       | 4,800 square foot Warehouse                                                 | 2830 Hibiscus Dr.               | Approved at 3/12/2024 TRC                       | Joe Pellarin<br>407-720-7373                |
| 43    | Space Coast Industrial        | 291,830 square foot Industrial Buildings                                    | <del>Parktowne Industrial</del> | D.O. Issued, waiting on Site Plan               | Scott Claiborne<br>704-787-0448             |
| 44    | <del>Sporny's Car Wash</del>  | Drive-thru car wash                                                         | 1829 S. Ridgewood Ave           | Site Plan Review Process                        | <del>Roger Strcula</del><br>386-672-9515    |

## Edgewater Non-Residential Projects as of June 30<sup>th</sup>, 2024

| MAP # | Project Name                    | Project Information                              | Location                               | Comments/Status                      | Contact                           |
|-------|---------------------------------|--------------------------------------------------|----------------------------------------|--------------------------------------|-----------------------------------|
| 45    | Edgewater Public Works Facility | New Edgewater Public Works Facility              | 300 Dale St.                           | Site Plan Review Process             | Randy Coslow<br>386-424-2400      |
| 46    | Deering Park Welcome Center     | Welcome Center for Deering Park                  | West of I-95, South of Possum Camp Rd. | Site Plan Review Process             | Sean Stefan<br>440-665-9664       |
| 47    | Deering Park-Lily Hammock       | Road construction through Deering Park Center    | West of I-95, South of Possum Camp Rd. | Site Plan Review Process             | Sean Stefan<br>440-665-9664       |
| 48    | Deering Park – 442 Improvements | Improvements to 442 north of Deering park Center | West of I-95, South of Possum Camp Rd. | Site Plan Review Process             | Sean Stefan<br>440-665-9664       |
| 49    | Hawks Park Pickleball           | Pickleball Courts at Hawk's Park                 | West of U.S.1 within Hawk's Park       | Approved at 5/28/2024 TRC<br>No B.P. | Samantha Bergeron<br>386-424-2400 |
| 50    | Mariacher – 305 Base Leg Dr.    | 3 Warehouses                                     | 305 Base Leg Dr.                       | B.P. Issued – 24-1759                | Kyle Mariacher<br>386-690-3145    |

D.O. – Development Order

C.C. – Certificate of Completion

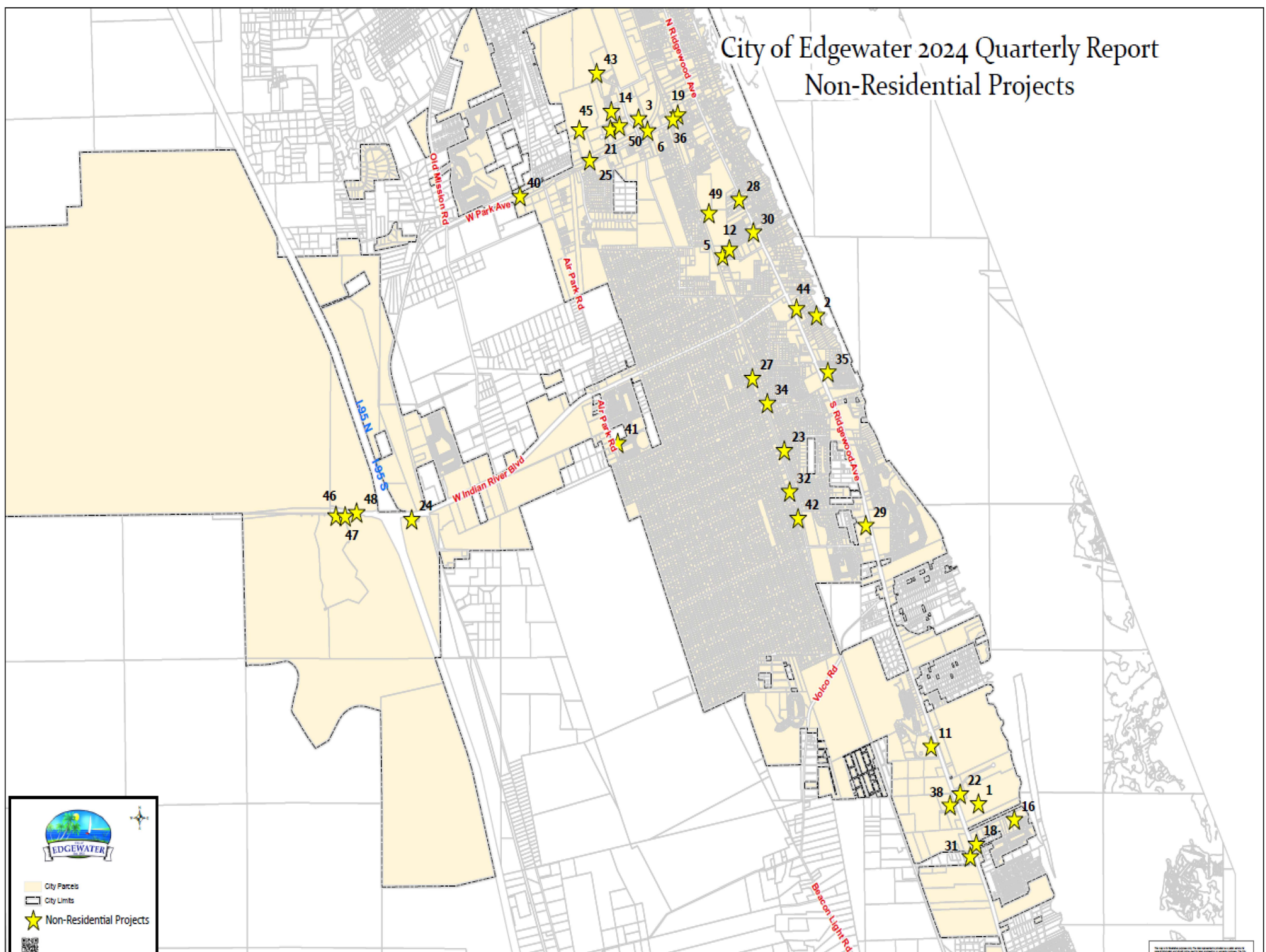
B.P. – Building Permit

C.O. – Certificate of Occupancy



# City of Edgewater 2024 Quarterly Report

## Non-Residential Projects



# Certificates of Occupancy April & May

| ADDRESS                 | PARCEL #        | DATE      | PERMIT # | TYPE | SUBDIVISION        |
|-------------------------|-----------------|-----------|----------|------|--------------------|
| 156 JONES FISH CAMP RD. | 8538-19-00-0120 | 4/2/2024  | 23-3355  | SFR  | RIVERFRONT ESTATE  |
| 15323 DELPHI WAY        | 7344-14-00-2430 | 4/4/2024  | 23-2059  | SFR  | OAKLEAF PRESERVE   |
| 5222 HOPHORN DR.        | 8414-05-00-0690 | 4/8/2024  | 23-2487  | SFR  | EDGEWATER PRESERVE |
| 5218 HOPHORN DR.        | 8414-05-00-0680 | 4/8/2024  | 23-2486  | SFR  | EDGEWATER PRESERVE |
| 5198 HOPHORN DR.        | 8414-05-00-0630 | 4/8/2024  | 23-2890  | SFR  | EDGEWATER PRESERVE |
| 2260 ELEGANT MANOR CIR. | 8439-01-00-0520 | 4/11/2024 | 23-3367  | SFR  | ELEGANT MANOR      |
| 1906 DEEP LAKE CIR.     | 7344-15-00-2000 | 4/11/2024 | 23-3495  | SFR  | OAKLEAF PRESERVE   |
| 2288 ELEGANT MANOR CIR. | 8439-01-00-0410 | 4/12/2024 | 23-3430  | SFR  | ELEGANT MANOR      |
| 1547 DELPHI WAY         | 7344-14-00-2690 | 4/16/2024 | 23-2527  | SFR  | OAKLEAF PRESERVE   |
| 3924 WILLOWBROOK DR.    | 8414-05-00-0400 | 4/16/2024 | 23-3449  | SFR  | EDGEWATER PRESERVE |
| 154 JONES FISH CAMP RD. | 8538-19-00-0110 | 4/17/2024 | 23-3447  | SFR  | RIVERFRONT ESTATE  |
| 1910 DEEP LAKE CIR.     | 7344-15-00-2010 | 4/17/2024 | 23-3496  | SFR  | OAKLEAF PRESERVE   |
| 1907 DEEP LAKE CIR.     | 7344-15-00-1940 | 4/17/2024 | 23-3177  | SFR  | OAKLEAF PRESERVE   |
| 1915 DEEP LAKE CIR.     | 7344-15-00-1900 | 4/17/2024 | 23-3171  | SFR  | OAKLEAF PRESERVE   |
| 1530 DELPHI WAY         | 7344-14-00-2440 | 4/17/2024 | 23-2007  | SFR  | OAKLEAF PRESERVE   |
| 1525 DELPHI WAY         | 7344-14-00-2580 | 4/18/2024 | 23-1874  | SFR  | OAKLEAF PRESERVE   |
| 1927 DEEP LAKE CIR.     | 7344-15-00-1840 | 4/19/2024 | 23-3162  | SFR  | OAKLEAF PRESERVE   |
| 1925 DEEP LAKE CIR.     | 7344-15-00-1850 | 4/19/2024 | 23-3164  | SFR  | OAKLEAF PRESERVE   |
| 166 JONES FISH CAMP RD. | 8538-19-00-0170 | 4/19/2024 | 23-3736  | SFR  | RIVER FRONT ESTATE |
| 1529 DELPHI WAY         | 7344-14-00-2600 | 4/22/2024 | 23-1876  | SFR  | OAKLEAF PRESERVE   |
| 1920 DEEP LAKE CIR.     | 7344-15-00-2030 | 4/26/2024 | 23-3498  | SFR  | OAKLEAF PRESERVE   |
| 1922 DEEP LAKE CIR.     | 7344-15-00-2040 | 4/26/2024 | 23-3499  | SFR  | OAKLEAF PRESERVE   |
| 1924 DEEP LAKE CIR.     | 7344-15-00-2050 | 4/26/2024 | 23-3500  | SFR  | OAKLEAF PRESERVE   |
| 168 JONES FISH CAMP RD. | 8538-19-00-0180 | 4/26/2024 | 23-3740  | SFR  | RIVERFRONT ESTATE  |
| 402 27TH ST.            | 8402-01-06-2080 | 4/26/2024 | 23-2516  | SFR  | FLORIDA SHORES     |
| 1914 DEEP LAKE CIR.     | 7344-15-00-2020 | 4/30/2024 | 23-3497  | SFR  | OAKLEAF PRESERVE   |
| 172 JONES FISH CAMP RD. | 8535-19-00-0200 | 4/30/2024 | 23-3741  | SFR  | RIVERFRONT ESTATE  |
| 3006 SILVER PALM DR.    | 8402-01-13-4640 | 5/3/2024  | 23-3083  | SFR  | FLORIDA SHORES     |
| 2270 ELEGANT MANOR CIR. | 8439-01-00-0500 | 5/3/2024  | 23-3431  | SFR  | ELEGANT MANOR      |
| 108 CARLSON CV.         | 8402-31-00-0024 | 5/10/2024 | 21-3296  | SFR  |                    |
| 170 JONES FISH CAMP RD. | 8535-19-00-0190 | 5/14/2024 | 23-3612  | SFR  | RIVER FRONT ESTATE |
| 162 JONES FISH CAMP RD. | 8538-19-00-0150 | 5/17/2024 | 23-3733  | SFR  | RIVER FRONT ESTATE |
| 174 JONES FISH CAMP RD. | 8538-19-00-0210 | 5/17/2024 | 23-3894  | SFR  | RIVERFRONT ESTATE  |
| 1527 DELPHI WAY         | 7344-14-00-2590 | 5/21/2024 | 23-1875  | SFR  | OAKLEAF PRESERVE   |
| 158 JONES FISH CAMP RD. | 8538-19-00-0130 | 5/23/2024 | 23-3357  | SFR  | RIVERFRONT ESTATE  |
| 164 JONES FISH CAMP RD. | 8535-19-00-0160 | 5/23/2024 | 23-3735  | SFR  | RIVERFRONT ESTATE  |
| 127 PALM BREEZE DR.     | 8402-00-00-0280 | 5/24/2024 | 22-3304  | SFR  |                    |
| 1931 DEEP LAKE CIR.     | 7344-15-00-1820 | 5/28/2024 | 23-3158  | SFR  | OAKLEAF PRESERVE   |
| 2730 SILVER CANOE DR.   | 8438-12-00-0370 | 5/28/2024 | 23-3632  | TWNH | RIVERS EDGE        |
| 2732 SILVER CANOE DR.   | 8438-12-00-0360 | 5/28/2024 | 23-3610  | TWNH | RIVERS EDGE        |
| 1518 NEEDLE PALM DR.    | 8402-01-02-1840 | 5/28/2024 | 23-1993  | SFR  | FLORIDA SHORES     |
| 2734 SILVER CANOE DR.   | 8438-12-00-0350 | 5/30/2024 | 23-3608  | TWNH | RIVERS EDGE        |
| 2120 HAMMERHEAD DR.     | 8438-01-00-0171 | 5/31/2024 | 20-1851  | COMM |                    |



# Certificates of Occupancy June

| ADDRESS                 | PARCEL #        | DATE      | PERMIT  | TYPE | SUBDIVISION        |
|-------------------------|-----------------|-----------|---------|------|--------------------|
| 5314 DIAMONDLEAF DR.    | 8414-05-00-0800 | 6/4/2024  | 23-3609 | SFR  | EDGEWATER PRESERVE |
| 1937 DEEP LAKE CIR.     | 7344-15-00-1790 | 6/6/2024  | 23-3543 | SFR  | OAKLEAF PRESERVE   |
| 1932 DEEP LAKE CIR.     | 7344-15-00-2090 | 6/10/2024 | 23-3541 | SFR  | OAKLEAF PRESERVE   |
| 1945 DEEP LAKE CIR.     | 7344-15-00-1750 | 6/10/2024 | 23-3547 | SFR  | OAKLEAF PRESERVE   |
| 111 N. RIVERSIDE DR.    | 7452-01-00-005A | 6/10/2024 | 21-980  | SFR  |                    |
| 1933 DEEP LAKE CIR.     | 7344-15-00-1810 | 6/12/2024 | 23-3540 | SFR  | OAKLEAF PRESERVE   |
| 2721 SILVER CANOE DR.   | 8438-12-00-0110 | 6/12/2024 | 23-3716 | TWNH | RIVERS EDGE        |
| 2723 SILVER CANOE DR.   | 8438-12-00-0100 | 6/12/2024 | 23-3718 | TWNH | RIVERS EDGE        |
| 1923 DEEP LAKE CIR.     | 7344-15-00-1860 | 6/12/2024 | 23-3165 | SFR  | OAKLEAF PRESERVE   |
| 1935 DEEP LAKE CIR.     | 7344-15-00-1800 | 6/12/2024 | 23-3542 | SFR  | OAKLEAF PRESERVE   |
| 1929 DEEP LAKE CIR.     | 7344-15-00-1830 | 6/13/2024 | 23-3160 | SFR  | OAKLEAF PRESERVE   |
| 160 JONES FISH CAMP RD. | 8538-19-00-0140 | 6/13/2024 | 23-3460 | SFR  | RIVER FRONT ESTATE |
| 2725 SILVER CANOE DR.   | 8438-12-00-0090 | 6/13/2024 | 23-3720 | TWNH | RIVERS EDGE        |
| 1941 DEEP LAKE CIR.     | 7344-15-00-1770 | 6/13/2024 | 23-3544 | SFR  | OAKLEAF PRESERVE   |
| 1943 DEEP LAKE CIR.     | 7344-15-00-1760 | 6/13/2024 | 23-3546 | SFR  | OAKLEAF PRESERVE   |
| 2719 SILVER CANOE DR.   | 8438-12-00-0120 | 6/13/2024 | 23-3715 | TWNH | RIVERS EDGE        |
| 1930 DEEP LAKE CIR.     | 7344-15-00-2080 | 6/13/2024 | 23-3539 | SFR  | OAKLEAF PRESERVE   |
| 2284 ELEGANT MANOR CIR. | 8439-01-00-0430 | 6/14/2024 | 23-3862 | SFR  | ELEGANT MANOR      |
| 2724 SILVER CANOE DR.   | 8438-12-00-0400 | 6/14/2024 | 23-3719 | TWNH | RIVERS EDGE        |
| 2722 SILVER CANOE DR.   | 8438-12-00-0410 | 6/14/2024 | 23-3717 | TWNH | RIVERS EDGE        |
| 2815 NEEDLE PALM DR.    | 8402-01-10-0180 | 6/19/2024 | 23-1410 | SFR  | FLORIDA SHORES     |
| 1926 DEEP LAKE CIR.     | 7344-15-00-2060 | 6/20/2024 | 23-3502 | SFR  | OAK LEAF PRESERVE  |
| 2728 SILVER CANOE DR.   | 8438-12-00-0380 | 6/21/2024 | 23-3634 | TWNH | RIVERS EDGE        |
| 2718 SILVER CANOE DR.   | 8438-12-00-0420 | 6/21/2024 | 23-3714 | TWNH | RIVERS EDGE        |
| 2726 SILVER CANOE DR.   | 8438-12-00-0390 | 6/21/2024 | 23-3705 | TWNH | RIVERS EDGE        |
| 3109 WILLOW OAK DR.     | 8402-01-14-0900 | 6/21/2024 | 23-2057 | SFR  | FLORIDA SHORES     |
| 1528 DELPHI WAY         | 7344-14-00-2450 | 6/24/2024 | 23-2008 | SFR  | OAK LEAF PRESERVE  |
| 2243 ELEGANT MANOR CIR. | 8439-01-00-0170 | 6/25/2024 | 23-1123 | SFR  | ELEGANT MANOR      |
| 1516 DELPHI WAY         | 7344-14-00-2500 | 6/26/2024 | 23-2557 | SFR  | OAK LEAF PRESERVE  |
| 504 EATON RD.           | 8402-43-00-0610 | 6/26/2024 | 24-470  | SFR  |                    |
| 356 RIVER FRONT WAY     | 8538-19-00-1380 | 7/1/2024  | 23-3461 | TWNH | RIVER FRONT ESTATE |
| 1024 FLYING M CT.       | 7432-11-00-0180 | 7/1/2024  | 23-849  | SFR  | MASSEY RANCH       |
| 344 RIVER FRONT WAY     | 8538-19-00-1320 | 7/1/2024  | 23-3467 | TWNH | RIVER FRONT ESTATE |
| 346 RIVER FRONT WAY     | 8538-19-00-1330 | 7/1/2024  | 23-3466 | TWNH | RIVER FRONT ESTATE |
| 350 RIVER FRONT WAY     | 8538-19-00-1350 | 7/1/2024  | 23-3465 | TWNH | RIVER FRONT ESTATE |
| 354 RIVER FRONT WAY     | 8438-19-00-1370 | 7/1/2024  | 23-3462 | TWNH | RIVER FRONT ESTATE |
| 342 RIVER FRONT WAY     | 8538-19-00-1310 | 7/2/2024  | 23-3468 | TWNH | RIVER FRONT ESTATE |

# Planning and Zoning Board

## Report

(April - June 2024)

### Non-Residential Variances

- VA-2406: 544 Airpark Road
- VA-2411: 1517 & 1525 S. Ridgewood Ave
- VA-2412: 504 N. Ridgewood Ave

### Residential Variances

- VA-2407: 2303 Royal Palm Drive
- VA-2408: 117 Lamont Street
- VA-2409: 806 Starboard Avenue
- VA-2410: 1921 S Riverside Drive

### Land Development Code Changes Approved

- TA-2401: Article II, III, IV, Article V

### Annexation Approved

- AN-2400: 1575 Massey Road
- AN-2109: India Palm Drive

### Rezoning Approved

- RZ-2400: 1575 Massey Road
- RZ-2112: India Palm Place RPUD
- RZ-2402: South SR 442
- RZ-2403: South SR 442
- RZ-2404: South SR 442
- RZ-2405: South SR 442
- RZ-2406: Apartment RPUD

### Future Land Use Map Amendments Approved

- CPA-2400: 1575 Massey Road
- CPA-2108: India Palm Drive
- CPA-2401: South SR 442
- CPA-2402: South SR 442
- CPA-2403: Urban Connectivity
- CPA-2404: US 1



# Entitlements

(Through June 2024)

| Subdivision or Development          | PUD Approved | Submitted | Preliminary Plat | Final Plat | Site Plan Approval | Single-Family Unit Count | Townhome Unit Count | Multi-family Unit Count | Mobile Home | RV Space |
|-------------------------------------|--------------|-----------|------------------|------------|--------------------|--------------------------|---------------------|-------------------------|-------------|----------|
| Oak Leaf Preserve Ph 1              | Yes          | Yes       | Yes              | Yes        | N/A                | 77                       | 0                   | 0                       | 0           | 0        |
| Oak Leaf Preserve Ph 2              | Yes          | Yes       | Yes              | Yes        | N/A                | 75                       | 0                   | 0                       | 0           | 0        |
| Oak Leaf Preserve Ph 3A and B       | Yes          | Yes       | Yes              | Yes        | N/A                | 73                       | 0                   | 0                       | 0           | 0        |
| Oak Leaf Preserve Ph 4              | Yes          | No        | No               | No         | N/A                | 106                      | 0                   | 0                       | 0           | 0        |
| Oakwood Cove/Oak Leaf Preserve Ph 5 | Yes          | No        | No               | No         | N/A                | 112                      | 0                   | 0                       | 0           | 0        |
| Edgewater Preserve Ph 1             | Yes          | Yes       | Yes              | Yes        | N/A                | 93                       | 0                   | 0                       | 0           | 0        |
| Edgewater Preserve Ph 2             | Yes          | Yes       | Yes              | Yes        | N/A                | 132                      | 0                   | 0                       | 0           | 0        |
| Edgewater Preserve Ph 3             | Yes          | No        | No               | No         | N/A                | 146                      | 0                   | 0                       | 0           | 0        |
| Edgewater Preserve Ph 4             | Yes          | No        | No               | TRC        | N/A                | 108                      | 0                   | 0                       | 0           | 0        |
| Edgewater Preserve Ph 5             | Yes          | No        | TRC              | No         | N/A                | 22                       | 0                   | 0                       | 0           | 0        |
| Rivers Edge                         | Yes          | Yes       | Yes              | Yes        | N/A                | 0                        | 111                 | 0                       | 0           | 0        |
| Riverfront Estates                  | Yes          | Yes       | Yes              | Yes        | N/A                | 52                       | 88                  | 0                       | 0           | 0        |
| Smyrna Creek Preserve               | Yes          | Yes       | Yes              | Yes        | N/A                | 0                        | 78                  | 0                       | 0           | 0        |
| Tamarack III 55+ Mobile Home Park   | N/A          | N/A       | N/A              | N/A        | Before PZ          | 0                        | 0                   | 0                       | 165         | 0        |
| Crestwood PUD                       | Yes          | Yes       | N/A              | N/A        | N/A                | 178                      | 110                 | 0                       | 0           | 0        |
| Edgewater River Oaks PUD            | Yes          | Yes       | N/A              | N/A        | Upcoming           | 0                        | 0                   | 196                     | 0           | 0        |
| Grand Reserve Columbus PUD          | Yes          | Yes       | N/A              | N/A        | N/A                | 0                        | 0                   | 468                     | 0           | 0        |
| Washington Park South PUD           | Before PZ    | Yes       | N/A              | N/A        | N/A                | 109                      | 77                  | 0                       | 0           | 0        |
| Deering Park Center MUPUD           | Yes          | No        | N/A              | N/A        | N/A                | 772                      | 0                   | 590                     | 0           | 0        |
| Deering Park North                  | Yes          | No        | N/A              | N/A        | N/A                | 5,280                    | 0                   | 1,320                   | 0           | 0        |
| Worthington Creek                   | Yes          | No        | N/A              | N/A        | N/A                | 436                      | 0                   | 0                       | 0           | 0        |
| Lakeview Estates                    | Yes          | No        | N/A              | N/A        | N/A                | 109                      | 0                   | 0                       | 0           | 0        |
| Edgewater Lakes                     | Yes          | Phase 1A  | Phase 1A         | Phase 1A   | N/A                | 328                      | 0                   | 0                       | 0           | 0        |
| India Palm Place                    | Yes          | No        | No               | No         | N/A                | 18                       | 0                   | 0                       | 0           | 0        |
|                                     |              |           |                  |            |                    | 8,226                    | 464                 | 2,574                   | 165         | 0        |
|                                     |              |           |                  |            | Total Unit Count   | 11,429                   |                     |                         |             |          |