



**FY 2025 – 2026 3rd Quarter  
Development Activity Report  
April-June**



# Department Updates

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- The Governor has passed many updates to Florida Statutes including SB 180, SB 1080, SB 784, and SB 1730)
- Drafted, presented, and edited the one moratorium for an update to City Council for consideration.
- Received appraisals for a few select properties along Park Avenue to be acquired to help facilitate the redevelopment of Park Avenue into a “main street”.
- Received appraisals for the Washington Park North properties. City Staff are performing a cost benefit analysis of property acquisition and the creation of additional stormwater capacity in Florida Shores.
- The new Development Services Office at 2140 S Riverside Drive is complete. City staff moved into the offices and have had much success with the venture, many citizens have entered the office for Permitting and Planning questions.
- City staff will slowly be releasing updated elements of the Comprehensive Plan.



# Community Workshop 3

April 3, 2025 from 6pm to 8pm

April 5, 2025 from 10am to 12pm

The City of Edgewater invites you to attend our third Community Workshop.

## Location:

Edgewater Council Chambers  
104 N Riverside Drive  
Edgewater, FL 32132

Scan the QR Code with  
your phone to visit the  
project website.



## DETAILS

### TOPICS TO BE DISCUSSED

**Utilities Element-** Typically the utilities element outlines and maintains the public sewer, sanitary water, groundwater, solid waste, and stormwater.

**Intergovernmental Coordination Element-** Typically the intergovernmental element outlines and maintains the coordination and cooperation between the City of Edgewater and surrounding state, local, and regional agencies and agencies. Some examples of this coordination would be the Volusia County Growth Management, School Board Coordination, and River to Sea Transportation Planning Organization.

**Capital Improvement Element-** Typically the recreation and open space element outlines the approach to provide parks and open spaces to a community. This can include scenic, cultural, environmental, and historical elements.

**Public School Facilities Element-** Typically the public school facilities element outlines the coordination and collaboration with the Volusia County School Board to ensure the needs of the community are met based on the goals for the public education system.



**The Event Will Have A Kids Activity Station.**

**PROJECT WEBSITE: [WWW.CITYOFEDGEWATER.ORG](http://WWW.CITYOFEDGEWATER.ORG)**

- Public Education Seminars
  - Thursday and Friday's Presentation will cover the basics of planning.
  - Saturday's meeting will discuss what is a comprehensive plan.
- The Kickoff Presentation
  - Will cover an overview of City demographics, City infrastructure projects, a review of all permitted projects, and those under review.
- Community Workshops
  - Will address different elements within the Comprehensive Plan. These workshops will be composed of activities for staff to gather information regarding the vision for the City

# Building Department Report

(Calendar Year 2025)

MONTH	PERMITS ISSUED	VALUE	BUILDING FEES	SFR	DU- PLEX	TRI/ TNH	MH	VALUE SFR/DUP/TRI/ MH	COMM.	VALUE COMM.	BLDG. INSP.	C.O.' S
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

1/4 TO- TAL	1815		462,794.36	66.00	0.00	50.00	4.00	45,263,677.00	2.00	938,000.00	4,697.00	73
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APRIL	382	25,520,604.00	196,319.91	35.00	0.00	5.00	5.00	16,320,417.00	1.00	8,000,000.00	2,132.00	17
MAY	325	7,918,836.00	70,223.95	2.00	0.00	14.00	0.00	6,421,319.00	0.00	0.00	2,226.00	20
JUNE	284	5,502,530.00	56,989.91	5.00	0.00	8.00	3.00	4,362,004.00	1.00	180,000.00	2,078.00	19

1/4 TO- TAL	991		323,533.77	42.00	0.00	27.00	8.00	27,103,740.00	2.00	8,180,000.00	6,436.00	56
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	Permits Is- sued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/TRI/MH	COMM	Value COMM	BLDG INSP	CO's
2024 3rd Quarter	1815	462,794.36	66.00	0.00	50.00	4.00	\$45,263,677.00	2.00	\$938,000.00	4,697.00	73
2025 3rd Quarter	991	323,533.77	42.00	0.00	27.00	8.00	\$27,103,740.00	2.00	\$8,180,000.00	6,436.00	56
Difference	824	139,260.59	24.00	0.00	23.00	-4.00	\$18,159,937.00	0.00	-\$7,242,000.00	-1,739.00	17



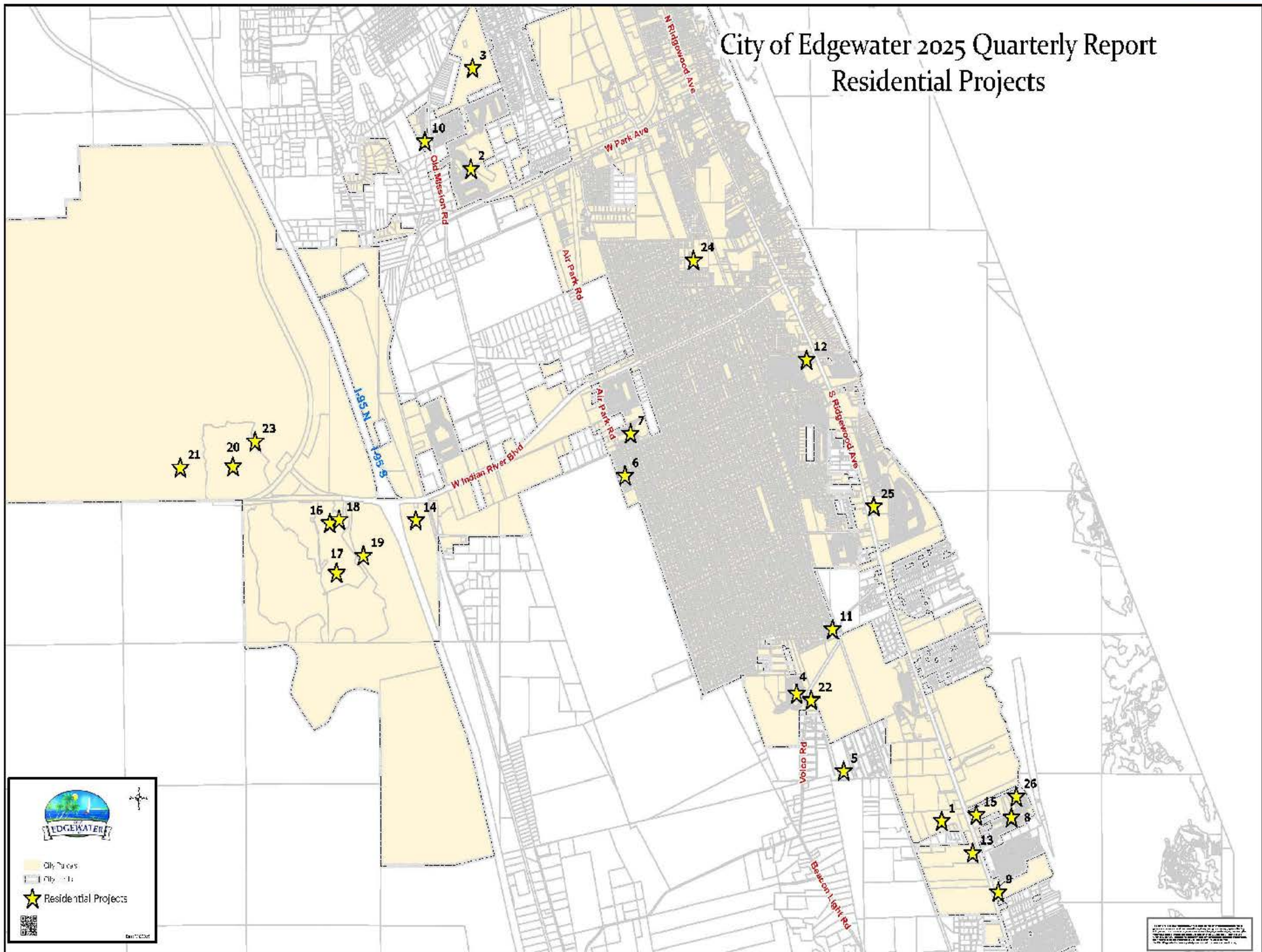
# Edgewater Residential Projects as of June 30, 2025

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. New PUD Amendment under review.	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, 3A & 3B Final Plat approved & recorded; PH 3A & 3B under construction, PH 4 C.C. Issued on 4/5/2024	E.V. Lecour 386-760-4188
3	Oakwood Cove	110 DU	Commence construction within 24 months of effective date of Agreement (7/5/18)	Preliminary Plat Submittal under review.	Stefan Hoyer 786-271-903
4	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 before Council	Glenn Storch 386-238-8383
5	Washington Park South	119 SF 84 TH	PUD agreement under review	Approved June 3 <sup>rd</sup> . Waiting on Preliminary Plat	Storch Law Firm 386-238-8383
6	Elegant Manor Estates	54 SF	PUD Amendment approved 06/01/2020 Commence construction within 18 months of Agreement	Final Plat approved & recorded. C.C. Issued. Under Construction	Vincent Alison 917-913-1174
7	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 386-238-8383
8	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 approved	Storch Law Firm 386-238-8383
9	Tamarack III	163 MH	N/A	Approved. No Action.	Dan McFall 386-956-4057
10	Smyrna Creek Preserve	166 DU	Commence construction within 24 months of effective date of agreement (2/7/2022)	Under Construction. Final Plat under review.	Adam Dionna 407-937-9499
11	Alcantara	18 DU	PUD Agreement Under Review	Approved. No preliminary plat submittal.	Mark Karet 386-677-2482
12	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 386-677-6891
13	Crestwood	276 Units	Commence construction within 24 months of effective date of agreement (11/6/2024)	Preliminary Plat under review	Storch Law Firm 386-238-8383
14	Grand Reserve Columbus	468 DU	PUD Agreement Under Review	Approved by Council. Waiting on Site Plan	Cobb Cole 386-736-7700
15	Edgewater River Oak (Yardly) MUPUD	188 DU	MUPUD Recorded 12/12/23. Commence construction within 5 years.	Site Plan approved at City Council. No B.P.	Nika K. Hosseini; Cobb Cole 386-736-7700
16	Deering Park Phase 1A	286 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
17	Deering Park Phase 1B	106 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383

# Edgewater Residential Projects as of June 30, 2025

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Comments	Contact
18	Deering Park Town-homes	238 TH	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
19	Deering Park Single Family	256 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
20	Deering Park North Phase 1	274 SF, 73 TH	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
21	Deering Park North Phase 2	169 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
22	Parks at Edgewater Phase 3	146 SF	Commence construction within 24 months of effective date of agreement (3/4/2019)	Preliminary Plat Under Review	Glenn Storch 386-238-8383
23	Deering Park North Multi-Family	300 MF	30 Year Agreement	Site Plan Under Review	Glenn Storch 386-238-8383
24	Mago Tree Apartments	204 Units	Apartment Complex	Site Plan Under Review	Matt Dowst, P.E. 386-258-7999
25	2901 S Ridgewood Avenue	162 Units	Live Local Mixed Use Multifamily and Commercial	TRC Public Vote July 1st, 2025	TRB Edgewater, LLC 386-898-0007
26	Edgewater River Oaks Marina Phase 1	60 Units and Hotel	Mixed Use Planned Unit Development Agreement for a Phase 1 Marina (to be constructed in multiple phases)	Site Plan Under Review	Fusilier Realty Group 407-281-8455

# City of Edgewater 2025 Quarterly Report Residential Projects



# Edgewater Non-Residential Projects as of June 30, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
1	Havens Metals	6,000 SF Manufacturing Facility	441 Rowan Way	D.O issued 8/25/23– Expires 08/25/2025 B.P. WITHDRAWN	Mark Bay 407-864-3229
2	Storage Complex	Addition to Existing Storage – 32,810 SF	333 W. Marion Ave.	C.O. Issued 03/05/2024	Daniel Kimball 807-671-3998
3	LMR Construction	Warehouse, Office, Contractor Storage Yard	313 Base Leg Dr.	Under construction/New Ownership B.P. EXPIRED	Joseph Hopkins 386-239-7166
4	Agledor Storage	2280 SF Storage Facility	2507 Guava Dr.	D.O. Issued 9/6/2023 Under construction	Robert Dewitt 386-871-2456
5	Merilson Capital	4,000 square foot commercial building	2218 Guava Dr.	Approved at 1/21/2024 TRC B.P. Certificate of Occupancy Issued 03/21/2025	Tom Williams 386-405-5871
6	Commercial Office Pelican Dr.	1,580 square foot office buildings.	3 Pelican Drive	Approved at 1/26/2024 TRC. No B.P.	Tom Williams 386-405-5871
7	McCartney's Warehouse	6,000 square foot Office/Warehouse	201 & 205 W. Park Ave.	Approved at 12/21/2024 TRC No B.P.	Rashid Jamalabad 407-379-1465
8	Hang 10 Car Wash	Self Service Car Wash	618 N. Ridgewood Ave.	Site Plan Approved. D.O Issued. No B.P.	Angel Pinero 561-921-8570
9	2830 Hibiscus Warehouse	4,800 square foot Warehouse	2830 Hibiscus Dr.	Approved at 3/12/2024 TRC B.P. Issued 02/24/2025	Joe Pellarin 407-720-7373
10	Space Coast Industrial	291,830 square foot Industrial Buildings	Parktowne Industrial	B.P. Issued, Under Construction	Scott Claiborne 704-787-0448
11	Sporty's Car Wash	Drive-thru car wash	1829 S. Ridgewood Ave	Site Plan Review Process	Roger Strcula 386-672-9515
12	Edgewater Public Works Facility	New Edgewater Public Works Facility	300 Dale St.	Approved at City Council. Building Permit Issued	Environmental Services 386-424-2400 x4007
13	Deering Park Welcome Center	Welcome Center for Deering Park	West of I-95, South of Possum Camp Rd.	Approved at 03/04/2024 TRC Public Vote Building Permit Issued	Sean Stefan 440-665-9664
14	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 440-665-9664



# Edgewater Non-Residential Projects as of June 30, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
15	Deering Park – 442 Improvements	Improvements to 442 north of Deering park Center	West of I-95, South of Possum Camp Rd.	Approved TRC Public Vote	Sean Stefan 440-665-9664
16	Hawks Park Pickleball	Pickleball Courts at Hawk's Park	West of U.S.1 within Hawk's Park	Approved at 5/28/2024 TRC No B.P.	Samantha Bergeron 386-424-2400
17	Mariacher – 305 Base Leg Dr.	3 Warehouses	305 Base Leg Dr.	B.P. Issued – 24-1759	Kyle Mariacher 386-690-3145
18	First Business Park	Multi-Unit Commercial Development	2360 S. Ridgewood	BPUD Approved. Under Site Plan Review	Steve Syrcle (208) 665-9502
19	Blue Line Automotive	Automobile Repair Facility	South Ridgewood Avenue	Under Site Plan Review	Thomas Daniel (386)410-6320
20	Morrisette Warehouse	Metal Warehouse Building on Guava	2421 Guava Drive	TRC Public Vote July 1st, 2025	Mark Morrisette (386)295-8484
21	Deering Park Oak Hammock Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
22	Deering Park North Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
23	Deering Park Center Master Stormwater	Master Stormwater Plan for Deering Park Center	Deering Park Center	Under Site Plan Review	Sean Stefan (440)665-9664
24	Deering Park North Business Phase 1	Phase 1 of Business Commercial for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
25	Deering Park North Grocery	Grocery Site Plan for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
26	Deering Part North Retail	Deering Park North Retail Outparcels	Deering Park	Under Site Plan Review	Sean Stefan (440)665-9664
27	Hibiscus Drive Karate Studio	South Hibiscus Drive Karate Studio	Hibiscus Drive	Under Site Plan Review	Kevin Kyle (407)421-7927
28	Philco Commercial Warehouse	Warehouse Building	2611 Guava Drive	Approved TRC Public Vote	Philco Construction 407-782-1871

# Edgewater Non-Residential Projects as of June 30, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
29	191 & 301 Mango Tree Drive	Develop Backyard and Add Additional Parking Behind Main Building of Light Industrial Lot	301 Mango Tree Drive	Under Site Plan Review	Bernard Clevens 321-271-1927
30	Commercial Warehouse	To Add Second Building and Additional Parking	2724 Hibiscus Drive	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166
31	State Farm Building	Construct a 3,500 sq. ft. Building and 2 Future 1,000 sq. ft. Buildings Along with Utilities, Storm Drainage and Related Site Improvements	511 N Ridgewood Avenue	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166
32	Deering Park North Master Stormwater	Master Stormwater Plan for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
33	Temporary Tanker Location	Expansion of the LP Gas lines Temporary Storage Location	2018 S Ridgewood Avenue	Under Site Plan Review	Stephanie Guzman 386-880-4138

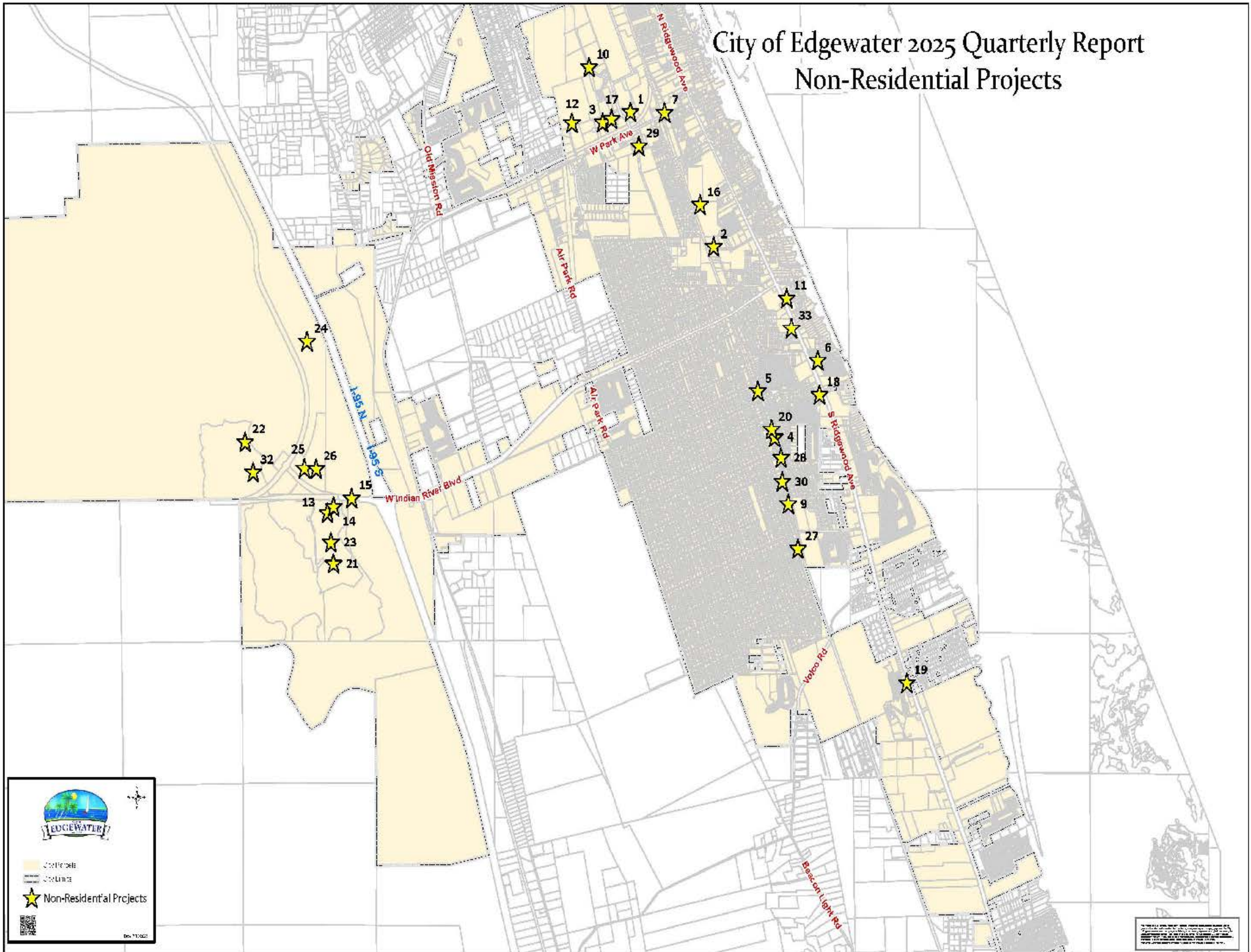
D.O. – Development Order

C.C. – Certificate of Completion

B.P. – Building Permit

C.O. – Certificate of Occupancy

# City of Edgewater 2025 Quarterly Report Non-Residential Projects



# Certificates of Occupancy April– May 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2107 RED ROCK RD.	7453-02-00-3360	4/2/2025	24-2362	SFR	OAK LEAF PRESERVE
2216 LAKE PRESERVE CIR.	7453-02-00-3720	4/8/2025	24-2576	SFR	OAK LEAF PRESERVE
2218 LAKE PRESERVE CIR.	7453-02-00-3710	4/8/2025	24-2577	SFR	OAK LEAF PRESERVE
202 RIVER FRONT WAY	8538-19-00-1070	4/9/2025	24-1329	TWNH	RIVER FRONT ESTATES
237 BELLEZA BLVD.	8538-01-00-0019	4/9/2025	23-386	MH	HACIENDA DEL RIO
223 BELLEZA BLVD.	8538-01-00-0019	4/9/2025	22-3897	MH	HACIENDA DEL RIO
2226 LAKE PRESERVE CIR	7453-02-00-3670	4/11/2025	24-2581	SFR	OAK LEAF PRESERVE
2227 LAKE PRESERVE CIR	7453-02-00-3210	4/14/2025	24-2443	SFR	OAK LEAF PRESERVE
2214 LAKE PRESERVE CIR.	7453-02-00-3730	4/14/2025	24-2575	SFR	OAK LEAF PRESERVE
2223 LAKE PRESERVE CIR.	7453-02-00-3230	4/14/2025	24-2435	SFR	OAK LEAF PRESERVE
2224 LAKE PRESERVE CIR.	7453-02-00-3680	4/14/2025	24-2580	SFR	OAK LEAF PRESERVE
2225 LAKE PRESERVE CIR.	7453-02-00-3220	4/14/2025	24-2440	SFR	OAK LEAF PRESERVE
2237 ELEGANT MANOR CIR.	8439-01-00-0140	4/15/2025	24-1317	SFR	ELEGANT MANOR
2212 LAKE PRESERVE CIR.	7453-02-00-3740	4/16/2025	24-2574	SFR	OAK LEAF PRESERVE
2222 LAKE PRESERVE CIR.	7453-02-00-3690	4/23/2025	24-2579	SFR	OAK LEAF PRESERVE
2342 LEGACY LN.	7336-04-00-0320	4/24/2025	24-1356	SFR	LIBERTY VILLAGE
242 BELLEZA BLVD.	8538-01-00-0019	4/24/2025	23-166	MH	HACIENDA DEL RIO
2240 LAKE PRESERVE CIRCLE	7453-02-00-3630	5/1/2025	24-2841	SFR	OAK LEAF PRESERVE
2220 LAKE PRESERVE CIRCLE	7453-02-00-3700	5/1/2025	24-2578	SFR	OAK LEAF PRESERVE
1518 ORANGE TREE DRIVE	8402-01-02-2680	5/5/2025	24-263	SFR	FLORIDA SHORES
2242 LAKE PRESERVE CIR	7453-02-00-3620	5/5/2025	24-2842	SFR	OAK LEAF PRESERVE
2231 LAKE PRESERVE CIR	7453-02-00-3190	5/5/2025	24-2431	SFR	OAK LEAF PRESERVE
2230 LAKE PRESERVE CIR	7453-02-00-3660	5/6/2025	24-2582	SFR	OAK LEAF PRESERVE
2236 LAKE PRESERVE CIR	7453-02-00-3650	5/6/2025	24-2584	SFR	OAK LEAF PRESERVE
5317 DIAMONDLEAF DR	8414-05-00-0840	5/9/2025	24-3450	SFR	EDGEWATER PRESERVE
2219 LAKE PRESERVE DR	7453-02-00-3250	5/13/2025	24-1643	SFR	OAK LEAF PRESERVE
2233 LAKE PRESERVE CIR	7453-02-00-3180	5/13/2025	24-2434	SFR	OAK LEAF PRESERVE
2243 LAKE PRESERVE CIR.	7453-02-00-3130	5/16/2025	24-2807	SFR	OAK LEAF PRESERVE
2247 LAKE PRESERVE CIR.	7453-02-00-3110	5/16/2025	24-2813	SFR	OAK LEAF PRESERVE
2241 LAKE PRESERVE CIR.	7453-02-00-3140	5/16/2025	24-2798	SFR	OAK LEAF PRESERVE
2237 LAKE PRESERVE CIR.	7453-02-00-3160	5/16/2025	24-2438	SFR	OAK LEAF PRESERVE
121 S CORY DR	8412-05-00-0720	5/27/2025	24-3149	SFR	CORY ESTATES
2251 LAKE PRESERVE CIR.	7453-02-00-3090	5/28/2025	24-2826	SFR	OAK LEAF PRESERVE
136 JONES FISH CAMP RD	8538-19-00-0020	5/28/2025	24-1467	SFR	RIVER FRONT ESTATES
2305 LEGACY LANE	7336-04-00-0190	5/28/2025	23-2411	SFR	LIBERTY VILLAGE
2325 LEGACY LANE	7336-04-00-0130	5/29/2025	24-2135	SFR	LIBERTY VILLAGE



# Certificates of Occupancy May—June 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2259 LAKE PRESERVE CIR.	7453-02-00-3060	5/29/2025	24-2830	SFR	OAK LEAF PRESERVE
2249 LAKE PRESERVE CIR.	7453-02-00-3100	6/3/2025	24-2817	SFR	OAK LEAF PRESERVE
4243 ALICE ST	8538-19-00-0480	6/3/2025	24-1466	SFR	RIVER FRONT ESTATES
2257 LAKE PRESERVE CIR	7453-02-00-3070	6/4/2025	24-2824	SFR	OAK LEAF PRESERVE
3212 INDIA PALM DR	8402-01-08-3410	6/5/2025	23-394	DUPLEX	FLORIDA SHORES
3214 INDIA PALM DR	8402-01-08-3410	6/5/2025	23-393	DUPLEX	FLORIDA SHORES
2235 LAKE PRESERVE CIR.	7453-02-00-3170	6/9/2025	24-2436	SFR	OAK LEAF PRESERVE
2239 LAKE PRESERVE CIR.	7453-02-00-3150	6/10/2025	24-2797	SFR	OAK LEAF PRESERVE
2245 LAKE PRESERVE CIR.	7453-02-00-3120	6/10/2025	24-2811	SFR	OAK LEAF PRESERVE
2217 LAKE PRESERVE CIR	7453-02-00-3260	6/10/2025	24-1639	SFR	OAK LEAF PRESERVE
156 N. CORY DR.	8412-05-00-0440	6/12/2025	23-773	SFR	CORY ESTATES
1911 LIME TREE DR.	8402-01-01-0620	6/12/2025	24-3106	SFR	FLORIDA SHORES
2238 LAKE PRESERVE CIR.	7453-02-00-3640	6/13/2025	24-2840	SFR	OAK LEAF PRESERVE
2263 LAKE PRESERVE CIR.	7453-02-00-3040	6/13/2025	24-2863	SFR	OAK LEAF PRESERVE
2250 LAKE PRESERVE CIR.	7453-02-00-3610	6/13/2025	24-2845	SFR	OAK LEAF PRESERVE
3988 WILLOW BROOK DR.	8414-05-00-0600	6/13/2025	25-272	SFR	EDGEWATER PRESERVE
2264 LAKE PRESERVE CIR	7453-02-00-3600	6/16/2025	24-2846	SFR	OAK LEAF PRESERVE
2265 LAKE PRESERVE CIR	7453-02-00-3030	6/24/2025	24-2832	SFR	OAK LEAF PRESERVE
2261 LAKE PRESERVE CIR	7453-02-00-3050	6/25/2025	24-2831	SFR	OAK LEAF PRESERVE
2266 LAKE PRESERVE CIR	7453-02-00-3590	6/27/2025	24-2848	SFR	OAK LEAF PRESERVE

# Planning and Zoning Board Report

## (April– June 2025)

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### Residential Variances

- VA-2502: 2003 12<sup>th</sup> Street
- VA-2503: 216 N. Riverside Drive
- VA-2504: 1829 S Ridgewood Avenue

# Entitlements

## (January– March 2025)

Subdivision or Development	PUD Approved	Submitted	Preliminary Plat	Final Plat	Site Plan Approved	Single Family Unit Count	Townhome Unit Count	Multi family Unit Count	Mobile Home	RV Spaces
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	Yes	Yes	Yes	N/A	106	0	0	0	0
Oakwood Cove	Yes	Yes	Under Review	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	Under Review	N/A	132	0	0	0	0
Edgewater Preserve Ph 3	Yes	Yes	Under Review	No	N/A	146	0	0	0	0
Edgewater Preserve Ph 4	Yes	Yes	Under Review	No	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	Yes	N/A	N/A	Approved	0	0	0	165	0
Crestwood PUD	Yes	Yes	Under Review	N/A	N/A	178	110	0	0	0
Edgewater River Oaks PUD	Yes	Yes	N/A	N/A	Under Review	0	0	196	0	0
Grand Reserve Columbus PUD	Yes	No	N/A	N/A	N/A	0	0	468	0	0
Washington Park South PUD	Yes	No	N/A	N/A	N/A	109	77	0	0	0
Deering Park Center MUPUD	Yes	Yes	Under Review	N/A	N/A	772	0	590	0	0
Deering Park North	Yes	Yes	Under Review	N/A	N/A	5,280	0	1,320	0	0
Worthington Creek	Yes	Yes	N/A	N/A	N/A	436	0	0	0	0
Lakeview Estates	Yes	Yes	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				