



**FY 2025 – 2026 4th Quarter
Development Activity Report
July—September**



Department Updates

- Legislative session ended on June 16th, 2025 and included the following bills: SB 180, SB 1080, SB 784, and SB 1730.
- Drafted, presented, and edited the building permit moratorium for an update to City Council for consideration.
- Received appraisals for several 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.
- City staff are updating the 2025 C.E.D.S. (Comprehensive Economic Development Strategic) plan.
- City staff attended a developer led community meeting for the Havensound Development adjacent to Terra Mar Village.
- City staff held a community meeting with the Majestic Oaks regarding First Business Park on Ridgewood Avenue.

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
JULY	272	6,997,531.00	58,184.56	8.00	0.00	4.00	0.00	4,449,832.00	0.00	0.00	1,005.00	37
AUGUST	379	15,001,059.00	120,549.22	20.00	0.00	9.00	1.00	12,807,522.00	0.00	0.00	783.00	40
SEPTEMBER	240	10,262,148.00	73,311.24	12.00	0.00	4.00	0.00	6,656,605.00	3.00	940,000.00	838.00	40
1/4 TO-TAL	891		252,045.02	40.00	0.00	17.00	1.00	23,913,959.00	3.00	940,000.00	2,626.00	117

JULY	280	26,360,153.00	53,496.33	3.00	0.00	1.00	0.00	1,947,253.00	6.00	21,410,996.00	1,153.00	20
AUGUST	299	13,123,160.00	105,132.65	3.00	0.00	4.00	2.00	3,766,875.00	2.00	456,000.00	908.00	21
SEPTEMBER	260	4,929,801.00	32,881.89	4.00	0.00	0.00	1.00	1,659,608.00	1.00	250,000.00	931.00	22
1/4 TO-TAL	839		191,510.87	10.00	0.00	5.00	3.00	7,373,736.00	9.00	22,116,996.00	2,992.00	63

	Permits Is- sued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/TRI/MH	COMM	Value COMM	BLDG INSP	CO's
2024 3 rd	891	252,045.02	40.00	0.00	17.00	1.00	\$23,913,959.00	3.00	\$940,000.00	2,626.00	117
2025 3 rd Quarter	839	191,510.87	10.00	0.00	5.00	3.00	\$7,373,736.00	9.00	\$22,116,996.00	2,992.00	63
Difference	52	60,534.15	30.00	0.00	12.00	-2.00	\$16,540,223.00	-6.00	-	-366.00	54

Building Department Report

(Year to Date)

	Permits Issued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/ TRI/MH	Value SFR/DUP/TRI/ MH	COMM	Value COMM	BLDG INSP	CO's
Year to Date 2024	3807	1,031,185.32	136.00	0.00	123.00	5.00	\$99,450,162.00	\$99,450,162.00	8.00	\$3,717,000.00	11,799.00	286
Year to Date 2025	2799	765,029.96	152.00	0.00	64.00	11.00	\$59,606,478.00	\$59,606,478.00	29.00	\$59,883,236.00	12,765.00	219
Difference	1008	266,155.36	-16.00	0.00	59.00	-6.00	\$39,843,684.00	\$39,843,684.00	-21.00	-\$56,166,236.00	-966.00	67

Edgewater Residential Projects as of September 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	PUD agreement under review	Approved June 3 rd . 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 Approved.	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 September 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 D.O.Issued August 12th, 2025	TRB Edgewater, LLC 386-898-0007
26	Edgewater River Oaks Marina	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**

The map displays 26 residential projects, each marked with a yellow star and a number. The projects are distributed across the city, with a higher concentration in the southern and eastern areas. Major roads shown include W Park Ave, N Ridgewood Ave, S Ridgewood Ave, Indian River Blvd, Volco Rd, and Beech Light Rd. The map also shows the city's boundaries and various forested areas.

Legend:

- City Forest
- City Limits
- Residential Projects

Map Details:

- 26 Residential Projects marked with yellow stars and numbered 1 through 26.
- Major roads labeled: W Park Ave, N Ridgewood Ave, S Ridgewood Ave, Indian River Blvd, Volco Rd, Beech Light Rd.
- City boundaries and forested areas are outlined.
- QR code in the bottom left corner.



CASE STUDY

 Residential Projects

Gen. C. 202

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Edgewater Non-Residential Projects as of September 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– Expired 08/25/2025 6 Week Extension Expires 10/6/2025 B.P. WITHDRAWN	Mark Bay 407-864-3229
2	HPCG, LLC	Warehouse, Office, Contractor Storage Yard	313 Base Leg Dr.	New Ownership Revised Site Plan Under Review SP-2512	Joseph H. Hopkins, P.E. 386-239-7166
3	Agledor Storage	2280 SF Storage Facility	2507 Guava Dr.	D.O. Issued 9/6/2023 B.P. Issued 25-1248	Robert Dewitt 386-871-2456
4	Commercial Office Pelican Dr.	1,580 square foot office buildings.	3 Pelican Drive	Approved at 1/26/2024 TRC. D.O. Extension 01/26/2026 No B.P. Possible Rezone	Tom Williams 386-405-5871
5	McCartney's Warehouse	6,000 square foot Office/Warehouse	201 & 205 W. Park Ave.	Approved at 12/21/2023 TRC D.O. Expired 12/21/2024 No B.P.	Rashid Jamalabad 407-379-1465
6	Hang 10 Car Wash	Self Service Car Wash	618 N. Ridgewood Ave.	Site Plan Approved 04/30/2024 D.O Issued. Expires 04/30/2025 B.P. Issued 24-2340	Angel Pinero 561-921-8570
6	Hang 10 Car Wash	Self Service Car Wash	618 N. Ridgewood Ave.	Site Plan Approved 04/30/2024 D.O Issued. Expires 04/30/2025 B.P. Issued 24-2340	
7	2830 Hibiscus Warehouse	4,800 square foot Warehouse	2830 Hibiscus Dr.	Approved at 3/12/2024 TRC B.P. Issued 02/24/2025 Building Permit #25-203 Building Permit Expired 9/6/2025	Joe Pellarin 407-720-7373
8	Space Coast Industrial	291,830 square foot Industrial Buildings	Parktowne Industrial	B.P. Issued, Under Construction	Scott Claiborne 704-787-0448
9	Sporty's Car Wash	Drive-thru car wash	1829 S. Ridgewood Ave	TRC Public Vote 09-30-2025 No Building Permit On File	Roger Strcula 386-672-9515
10	Edgewater Public Works Facility	New Edgewater Public Works Facility	300 Dale St.	Approved at City Council. Building Permit 24-243 & 24-2406 Issued 2/6/2025	Environmental Services 386-424-2400 x4007
11	Deering Park Welcome Center	Welcome Center for Deering Park	3600 W. Indian River Blvd. West of I-95, South of Possum Camp Rd.	Approved at 03/04/2024 TRC Public Vote Building Permit 25-669 Issued 7/9/2025	Storch Law Firm 386-238-8383
12	Deering Park-Lily Hammock	Road construction through Deering Park Center	West of I-95, South of Possum Camp Rd.	Site Plan Review Process	Storch Law Firm 386-238-8383
13	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	Storch Law Firm 386-238-8383

Edgewater Non-Residential Projects as of September 30, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
14	Hawks Park Pickleball	Pickleball Courts at Hawk's Park	1108 S. Ridgewood Ave. West of U.S.1 within Hawk's Park	Approved at 5/28/2024 TRC Building Permit 24-3263 Issued 12/10/2024	Jason O'Keefe 386-424-2400 Ext 7204
15	Mariacher – 305 Base Leg Dr.	3 Warehouses	305 Base Leg Dr.	Building Permit 24-1756, 24-1758, & 24-1759 Issued – 9/6/2024	Kyle Mariacher 386-690-3145
16	First Business Park	Multi-Unit Commercial Development	2360 S. Ridgewood	BPUD Approved. Under Site Plan Review No Building Permit On File	Steve Syrcle (208) 665-9502
17	Blue Line Auto-motive	Automobile Repair Facility	3290 S. Ridgewood Ave.	Under Site Plan Review	Thomas Daniel (386)410-6320
18	Morrisette Warehouse	Metal Warehouse Building on Guava	2421 Guava Drive	TRC Public Vote July 1st, 2025 Building Permit 25-226 Issued 9/12/2025	Mark Morrisette (386)295-8484
19	Deering Park Oak Hammock Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Storch Law Firm 386-238-8383
20	Deering Park North Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Storch Law Firm 386-238-8383
21	Deering Park Center Master Stormwater	Master Stormwater Plan for Deering Park Center	Deering Park Center	Under Site Plan Review	Storch Law Firm 386-238-8383
22	Deering Park North Business Phase 1	Phase 1 of Business Commercial for Deering Park North	Deering Park North	Under Site Plan Review	Storch Law Firm 386-238-8383
23	Deering Park North Grocery	Grocery Site Plan for Deering Park North	Deering Park North	Under Site Plan Review	Storch Law Firm 386-238-8383
24	Deering Part North Retail	Deering Park North Retail Outparcels	Deering Park	Under Site Plan Review	Storch Law Firm 386-238-8383
25	Hibiscus Drive Karate Studio	South Hibiscus Drive Karate Studio	Hibiscus Drive	Site Plan Review Withdrawn Applied for Vacate- Right-Of-Way	Kevin Kyle (407)421-7927
26	Philco Commercial Warehouse	Warehouse Building	2611 Guava Drive	Approved TRC Public Vote No Building Permit On File	Philco Construction 407-782-1871
27	Commercial Warehouse	To Add Second Building and Additional Parking	2724 Hibiscus Drive	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166

Edgewater Non-Residential Projects as of September 30, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
28	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
29	Deering Park North Master Stormwater	Master Stormwater Plan for Deering Park North	Deering Park North	Under Site Plan Review	Storch Law Firm 386-238-8383
30	Temporary Tanker Loca-	Expansion of the LP Gas lines Temporary Storage Location	2018 S Ridgewood Avenue	Withdrew Site Plan Review	Stephanie Guzman 386-880-4138

D.O. – Development Order

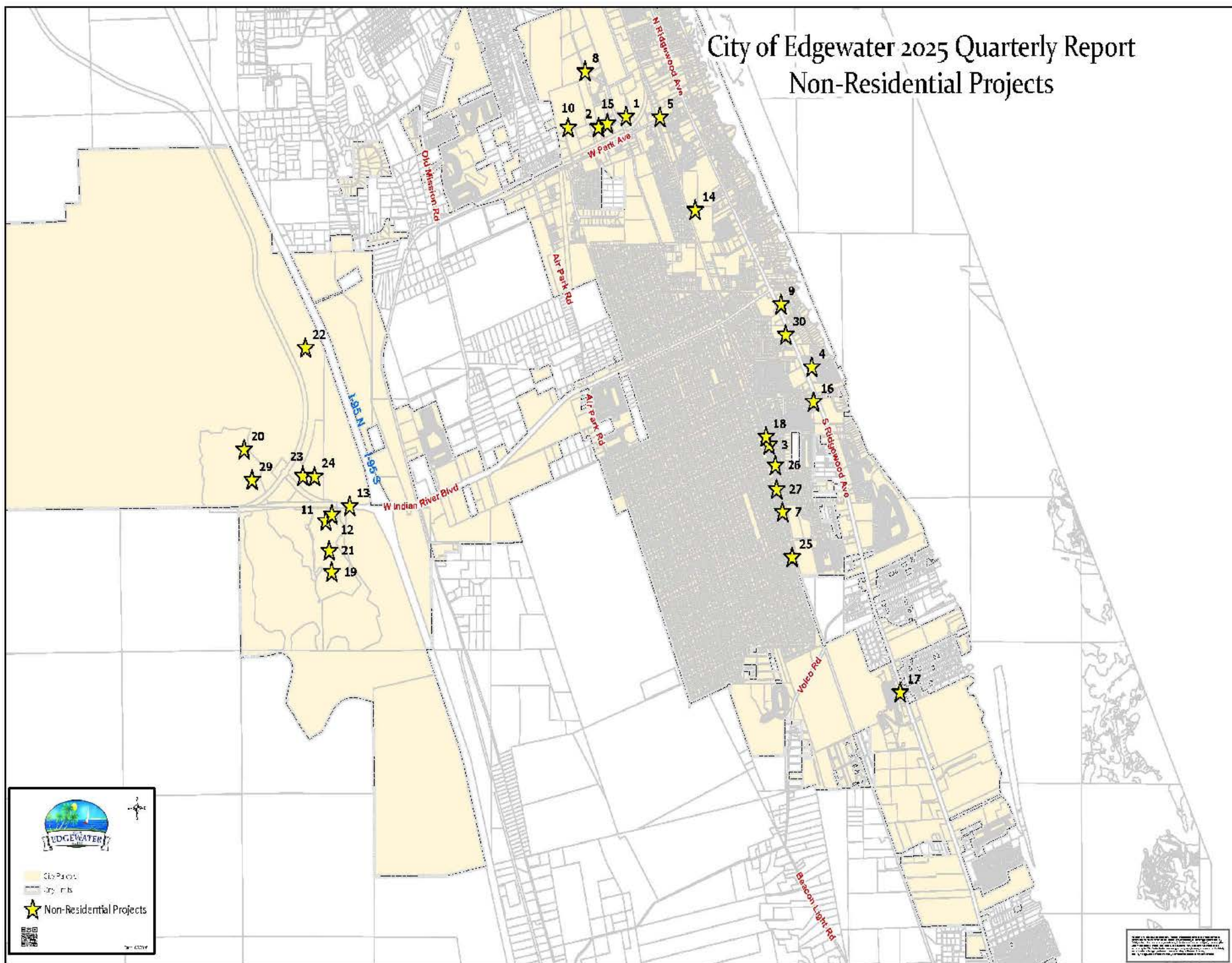
C.C. – Certificate of Completion

B.P. – Building Permit

C.O. – Certificate of Occupancy

City of Edgewater 2025 Quarterly Report

Non-Residential Projects



Certificates of Occupancy July- August 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2216 ELEGANT MANOR CIR	8439-01-00-0250	7/7/2025	25-427	SFR	ELEGANT MANOR
2269 LAKE PRESERVE CIR	7453-02-00-3010	7/8/2025	24-2864	SFR	OAK LEAF PRESERVE
2708 GOLDEN TROUT LN.	8438-12-00-1050	7/14/2025	24-575	TWNH	RIVERS EDGE
2710 GOLDEN TROUT LN.	8438-12-00-1040	7/14/2025	24-577	TWNH	RIVERS EDGE
2712 GOLDEN TROUT LN.	8438-12-00-1030	7/14/2025	24-578	TWNH	RIVERS EDGE
2714 GOLDEN TROUT LN.	8438-12-00-1010	7/14/2025	24-580	TWNH	RIVERS EDGE
2273 LAKE PRESERVE CIR.	7453-02-00-2990	7/15/2025	24-2802	SFR	OAK LEAF PRESERVE
2271 LAKE PRESERVE CIR.	7453-02-00-3000	7/15/2025	24-2799	SFR	OAK LEAF PRESERVE
2224 ELEGANT MANOR CIR.	8439-01-00-0290	7/16/2025	25-425	SFR	ELEGANT MANOR
2221 ELEGANT MANOR CIR.	8439-01-00-0060	7/22/2025	24-1863	SFR	ELEGANT MANOR
2223 ELEGANT MANOR CIR.	8439-01-00-0070	7/22/2025	24-1869	SFR	ELEGANT MANOR
134 JONES FISH CAMP RD.	8538-19-00-0010	7/23/2025	24-1689	SFR	RIVER FRONT ESTATES
2270 LAKE PRESERVE CIR.	7453-02-00-3570	7/23/2025	24-2850	SFR	OAK LEAF PRESERVE
2267 LAKE PRESERVE CIR.	7453-02-00-3020	7/24/2025	24-2833	SFR	OAK LEAF PRESERVE
2268 LAKE PRESERVE CIR.	7453-02-00-3580	7/24/2025	24-2849	SFR	OAK LEAF PRESERVE
2718 GOLDEN TROUT LN.	8438-12-00-1000	7/24/2025	24-2714	SFR	RIVERS EDGE
2716 GOLDEN TROUT LN.	8438-12-00-1010	7/25/2025	24-2711	SFR	RIVERS EDGE
2720 GOLDEN TROUT LN.	8438-12-00-0990	7/25/2025	24-2716	SFR	RIVERS EDGE
2722 GOLDEN TROUT LN.	8438-12-00-0980	7/25/2025	24-2717	SFR	RIVERS EDGE
2724 GOLDEN TROUT LN.	8438-12-00-0970	7/25/2025	24-2718	SFR	RIVERS EDGE
1686 GREAT OSPREY WAY	7344-16-00-0770	8/7/2025	25-1316	TWNH	SANDALWOOD
1688 GREAT OSPREY WAY	7344-16-00-0780	8/7/2025	25-1317	TWNH	SANDALWOOD
2726 GOLDEN TROUT LN.	8438-12-00-0960	8/8/2025	24-2719	TWNH	RIVERS EDGE
2728 GOLDEN TROUT LN.	8438-12-00-0950	8/8/2025	24-2720	TWNH	RIVERS EDGE
2730 GOLDEN TROUT LN.	8438-12-00-0940	8/8/2025	24-2721	TWNH	RIVERS EDGE
2732 GOLDEN TROUT LN.	8438-12-00-0930	8/8/2025	24-2722	TWNH	RIVERS EDGE
2003 GUAVA DR.	8402-01-06-6370	8/12/2025	23-595	DUPLEX	FLORIDA SHORES
2005 GUAVA DR.	8402-01-06-6370	8/12/2025	23-596	DUPLEX	FLORIDA SHORES
2731 GOLDEN TROUT LN.	8438-12-00-0710	8/12/2025	24-1873	TWNH	RIVERS EDGE
2733 GOLDEN TROUT LN.	8438-12-00-0700	8/12/2025	24-1874	TWNH	RIVERS EDGE
2735 GOLDEN TROUT LN.	8438-12-00-0690	8/12/2025	24-1875	TWNH	RIVERS EDGE
2737 GOLDEN TROUT LN.	8438-12-00-0680	8/12/2025	24-1876	TWNH	RIVERS EDGE
1674 GREAT OSPREY WAY	7344-16-00-0710	8/14/2025	25-1310	TWNH	SANDALWOOD
1676 GREAT OSPREY WAY	7344-16-00-0720	8/14/2025	25-1311	TWNH	SANDALWOOD
1678 GREAT OSPREY WAY	7344-16-00-0730	8/14/2025	25-1312	TWNH	SANDALWOOD
1680 GREAT OSPREY WAY	7344-16-00-0740	8/14/2025	25-1313	TWNH	SANDALWOOD
1682 GREAT OSPREY WAY	7344-16-00-0750	8/14/2025	25-1314	TWNH	SANDALWOOD
1684 GREAT OSPREY WAY	7344-16-00-0760	8/14/2025	25-1315	TWNH	SANDALWOOD

Certificates of Occupancy August - September 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2253 LAKE PRESERVE CIR.	7453-02-00-3080	8/15/2025	24-2820	SFR	OAK LEAF PRESERVE
108 E PINE BLUFF ST	7452-14-00-0380	8/20/2025	24-3335	SFR	FERNALD&CHADWICK HAWKS PARK
5320 DIAMONDLEAF DR	8414-05-00-0830	8/21/2025	25-791	SFR	EDGEWATER PRESERVE
2215 LAKE PRESERVE CIR	7453-02-00-3270	9/3/2025	24-1635	SFR	OAK LEAF PRESERVE
113 BELLEZA BLVD.	8538-01-00-0130	9/4/2025	25-1034	MH	HACIENDA DEL RIO
117 BELLEZA BLVD.	8538-01-00-0130	9/4/2025	25-1033	MH	HACIENDA DEL RIO
2213 LAKE PRESERVE CIR.	7453-02-00-3280	9/5/2025	24-1633	SFR	OAK LEAF PRESERVE
2734 GOLDEN TROUT LN	8438-12-00-0920	9/11/2025	24-2723	TWNH	RIVERS EDGE
2736 GOLDEN TROUT LN	8438-12-00-0910	9/11/2025	24-2724	TWNH	RIVERS EDGE
2738 GOLDEN TROUT LN	8438-12-00-0900	9/11/2025	24-2725	TWNH	RIVERS EDGE
1930 VICTORY PALM DR.	8402-01-04-3030	9/11/2025	24-3134	SFR	FLORIDA SHORES
2740 GOLDEN TROUT LN	8438-12-00-0890	9/11/2025	24-2727	TWNH	RIVERS EDGE
2744 GOLDEN TROUT LN	8438-12-00-0870	9/11/2025	24-2729	TWNH	RIVERS EDGE
128 PALM BREEZE DR.	8402-00-00-0381	9/11/2025	23-2394	SFR	PALM BREEZE
2212 ELEGANT MANOR CIR.	8439-01-00-0230	9/15/2025	25-1163	SFR	ELEGANT MANOR
2231 ELEGANT MANOR CIR.	8439-01-00-0110	9/16/2025	24-1320	SFR	ELEGANT MANOR
2742 GOLDEN TROUT LN.	8438-12-00-0880	9/16/2025	24-2728	TWNH	RIVERS EDGE
2229 ELEGANT MANOR CIR.	8439-01-00-0100	9/18/2025	24-1865	SFR	ELEGANT MANOR
2235 ELEGANT MANOR CIR.	8439-01-00-0130	9/18/2025	24-1866	SFR	ELEGANT MANOR
112 BELLEZA BLVD.	8538-01-00-0130	9/23/2025	25-1043	MH	HACIENDA DEL RIO
114 BELLEZA BLVD.	8538-01-00-0130	9/23/2025	25-1449	MH	HACIENDA DEL RIO
116 BELLEZA BLVD.	8538-01-00-0130	9/23/2025	25-1044	MH	HACIENDA DEL RIO
121 BELLEZA BLVD.	8538-01-00-0130	9/23/2025	25-1031	MH	HACIENDA DEL RIO
4240 ALICE DR.	8538-19-00-0490	9/23/2025	24-1465	SFR	RIVER FRONT ESTATES
2277 LAKE PRESERVE CIR.	7453-02-00-2970	9/25/2025	24-2805	SFR	OAK LEAF PRESERVE

Planning and Zoning Board Report

(July– September 2025)

Residential Variances

- VA-2505– 817 Starboard Avenue–
Approved
- VA– 2506– 1202 Bond Street–
Approved
- VA– 2507– 203 Eaton Road–
Approved W/ Conditions
- VA– 2507– 203 Eaton Road–
Modified
- VA-2509– Juniper Drive–
Denied
- VA-2510– 1902 S Airpark Road–
Approved with conditions

Non-Residential Variances

- VA-2511- 1828 South Ridgewood Avenue-
Approved with Variation

Board Appointments

- James McGinnis
- Patrick Fisher

City-Wide Moratorium

- AR-2025-0246 Request to Repeal Per Senate
Bill 180

Site Plans (Over 25,000 Sq Ft)

- SP-2415– First Business Park-
Approved

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	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 Re-	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 Re-	No	N/A	146	0	0	0	0
Edgewater Preserve Ph 4	Yes	Yes	Under Re-	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	N/A	Yes	N/A	N/A	Approved	0	0	0	165	0
Crestwood PUD	Yes	Yes	Under Re-	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	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 Re-	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	11,429				