



# FY 2024 – 2025 1st Quarter Development Activity Report October-December



# Department Updates

- Drafted, presented, and edited the two moratoriums for City Councils consideration.
- Coordinated and met with Lennar regarding Riverfront Estates on Jones Fish Camp. City staff are waiting on a new grading plan to address the bypass swale.
- 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. Last item before moving into the new office is the transfer of phones. City staff anticipate relocating to the new location in February.
- Met with the County and Oak Hill’s new City Administrator regarding amending the ISBA. City staff have come to an agreement regarding the boundary with the City of Oak Hill and Volusia County. Staff will be presenting the boundary to receive public input during the comprehensive plan community workshops.
- Prepared the timeline and solidified dates for all public hearings for updating the Comprehensive Plan. Distributed in the December utility bill a flyer for the upcoming dates and times for community workshops.

# PUBLIC WORKSHOP



HELP US ESTABLISH A  
LONG-TERM VISION FOR  
THE CITY OF  
EDGEWATER!

City of Edgewater  
Comprehensive Plan Update  
2065

## Location:

Edgewater Council Chambers  
104 N Riverside Drive  
Edgewater, FL 32132

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



## DETAILS

The City of Edgewater invites you to attend our Public Workshops to review the proposed changes to our City Comprehensive Plan. Below are our Workshops and seminars, please feel free to join the meetings.

### TOPICS TO BE DISCUSSED:

- Expected Population Growth.
- Impact of Growth on Public Facilities and Services.
- Long Term Vision.



#### Public Education Seminars

*Same presentation per meeting below*

Thursday January 23<sup>rd</sup>, 6pm to 7pm

Friday January 24<sup>th</sup>, 6pm to 7pm

*This is a New Presentation*

Saturday January 25<sup>th</sup>, 10am to 11:00am

#### Kick Off Presentation

*Same presentation per meeting*

Thursday February 6, 6pm to 7:30pm.

Saturday, February 8, 10am to 11:30am

#### Community Workshop #1

*Same presentation per meeting*

Thursday, February 27<sup>th</sup>, 6pm to 8:00pm

Saturday, March 1<sup>st</sup>, 10am to 12:00pm

#### Community Workshop #2

*Same presentation per meeting*

Thursday, March 20<sup>th</sup>, 6pm to 8:00pm

Saturday, March 22<sup>nd</sup>, 10am to 12pm

#### Community Workshop #3

*Same presentation per meeting*

Thursday, April 3<sup>rd</sup>, 6pm to 8:00pm

Saturday, April 5<sup>th</sup>, 10am to 12pm

#### Community Workshop #4

*Same presentation per meeting*

Thursday, May 1<sup>st</sup>, 6pm to 8:00pm

Saturday, May 3<sup>rd</sup>, 10am to 12pm

#### Rough Draft Presentation

*Same presentation per meeting*

Thursday, June 5<sup>th</sup>, 6pm to 7:30pm

Saturday, June 7<sup>th</sup>, 10am to 11:30am

Planning and Zoning July 9<sup>th</sup>, 6:30pm

City Council August 4<sup>th</sup>, 6:00pm

City Council December 1<sup>st</sup>, 6:00pm

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 2024)

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	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
1/4 TOTAL	1101		316,345.94	30.00	0.00	56.00	0.00	30,272,526.00	3.00	1,839,000.00	4,476.00	96
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 TOTAL	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
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 TOTAL	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
OCTOBER	253	10,654,988.00	73,228.34	8.00	0.00	6.00	0.00	6,281,733.00	0.00	0.00	1,008.00	22
NOVEMBER	258	8,413,229.00	62,342.72	5.00	0.00	4.00	0.00	3,657,370.00	1.00	1,825,000.00	765.00	29
DECEMBER	237	11,877,828.00	81,461.68	19.00	0.00	0.00	0.00	8,113,843.00	0.00	0.00	1,123.00	41
1/4 TOTAL	748		217,032.74	32.00	0.00	10.00	0.00	18,052,946.00	1.00	1,825,000.00	2,896.00	92
TOTAL	4555		1,248,218.06	168.00	0.00	133.00	5.00	117,503,108.00	9.00	5,542,000.00	14,695.00	378

## Year Over Year Difference

	Permits Issued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/TRI/MH	COMM	Value COMM	BLDG INSP	CO's
2023 January - December	5359	\$1,298,564.59	251	6	14	27	\$109,246,723	8	\$3,955,510	19,036	333
2024 January - December	4555	\$1,248,218.06	168	0	133	5	\$117,503,108	9	\$5,542,000	14,695	378
Difference	804	\$50,346.53	83	6	119	22	\$8,256,385	1	\$1,586,490	4,341	45

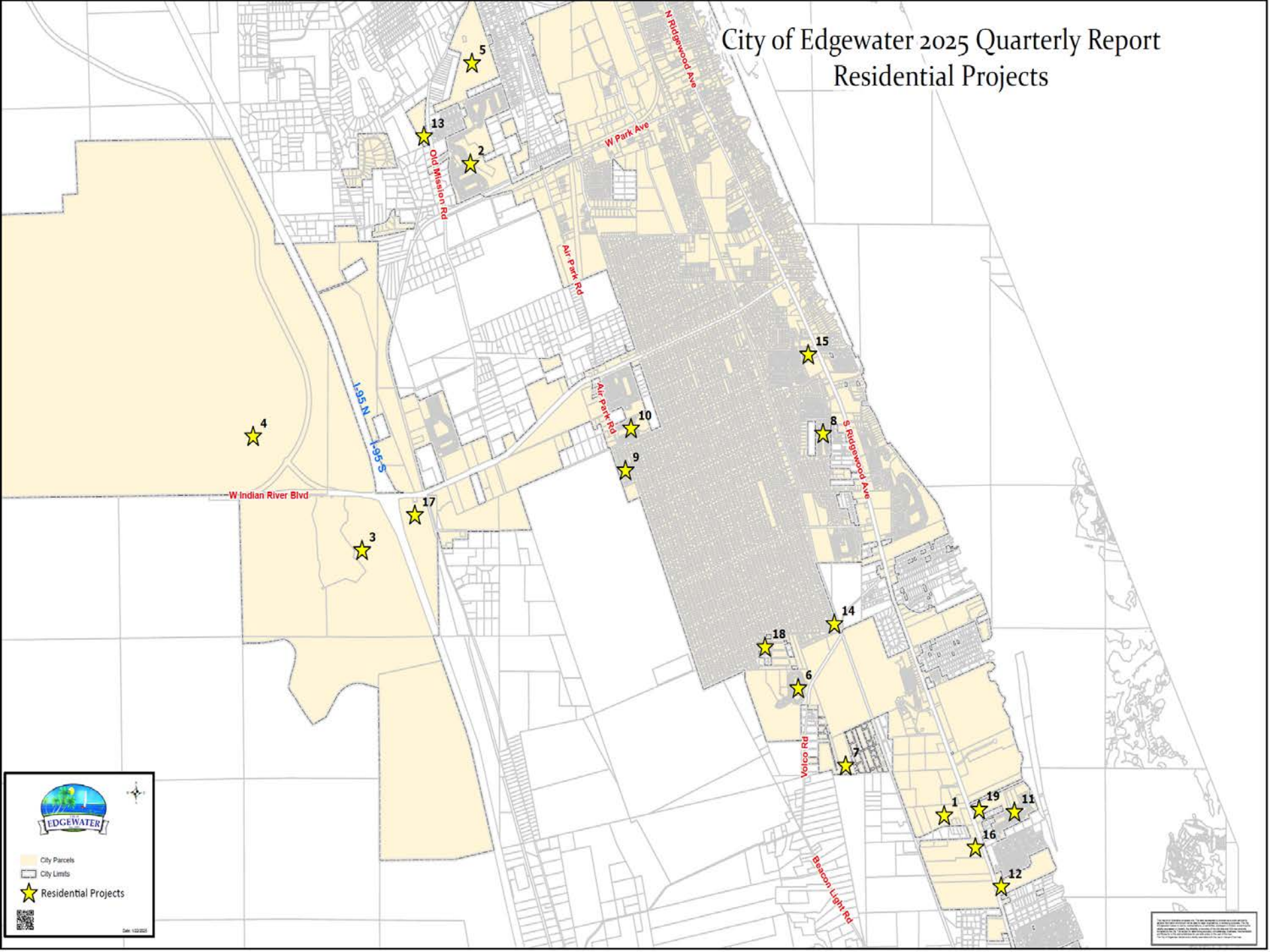


# Edgewater Residential Projects as of September 30, 2024

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 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	Deering Park Center	1,362 SF	PUD Agreement amended June 3, 2013. PUD Agreement amended January 6, 2020	Preliminary Plat Submittal for Phase 1 Under Review	Storch Law Firm 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 386-238-8383
5	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
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 before Council	Glenn Storch 386-238-8383
7	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
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 437-922-5793
9	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
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 386-238-8383
11	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
12	Tamarack III	163 MH	N/A	Approved. No Action.	Dan McFall 386-956-4057
13	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
14	Alcantara	18 DU	PUD Agreement Under Review	Approved. No preliminary plat submittal.	Mark Karet 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 386-677-6891
16	Crestwood	178 SF 110 TH	Commence construction within 24 months of effective date of agreement (11/6/2024)	Preliminary Plat under review	Storch Law Firm 386-238-8383
17	Grand Reserve Columbus	468 DU	PUD Agreement Under Review	Approved by Council. Waiting on Site Plan	Cobb Cole 386-736-7700
18	Washington Park North	49 SF	N/A	Waiting on Resubmittal	Storch Law Firm 386-238-8383
19	Edgewater River Oak (Yardly) MUPUD	188 DU	MUPUD Recorded 12/12/23. Commence construction within 5 years.	Site Plan before Council	Nika K. Hosseini; Cobb Cole 386-736-7700

# City of Edgewater 2025 Quarterly Report

## Residential Projects



- City Parcels
- City Limits
- Residential Projects



# Edgewater Non-Residential Projects as of September 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 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 No B.P.	Parker Mynchenberg 386-677-6891
3	Havens Metals	6,000 SF Manufacturing Facility	441 Rowan Way	D.O issued 8/25/23 No B.P.	Mark Bay 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 807-671-3998
6	Ward Warehouse	2400 SF Warehouse/3600 SF Warehouse	417 W. Park Ave.	Under construction B.P. #23-1467 & #23-1468	Tim Ward 330-703-2567
11	Xplore Boat & RV Storage	RV/Boat Storage and Retail	3850 S. Ridgewood Ave.	D.O. issued 5/12/2021 Under construction B.P. #22-191	Alan Klein 405-664-8160
12	Boyce Complex Phase 2	14,900 SF Industrial Building	135 W. Marion Ave.	Under construction B.P. #22-2747	Pete Zahn 386-252-0020
14	NW Lineman College	New 180 Space Parking Lot	510 Pullman Rd.	D.O. issued 1/21/2022 No B.P.	Mark Dowst 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 251-928-3443
19	West Park Storage	RV/Boat Storage Facility	131 W. Park Ave.	C.O. Issued 3/15/2024	Harry Newkirk 386-872-7794
21	LMR Construction	Warehouse, Office, Contractor Storage Yard	313 Base Leg Dr.	Under construction B.P. #22-3656	Joseph Hopkins 386-239-7166
22	Boston Whaler Welcome Center	864 SF Temporary Welcome Center	104 Legendary Way	D.O. issued 11/16/2022 Closed – No C.O. issued	Nisit Sannarkhao 813-815-4301
23	Agledor Storage	2280 SF Storage Facility	2507 Guava Dr.	D.O. Issued 9/6/2023 Under construction	Robert Dewitt 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 386-736-7700
25	Towell Container Storage	Container Storage Business	1945 W. Park Ave.	Construction Completed	Richard Dixon 386-428-5834



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

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
27	<del>Merilson</del> Storage	3,024 SF Storage Facility expansion	2030 Hibiscus Dr.	C.O. Issued 3/8/2024	Mark Morrisette 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 386-252-0020
29	Popeyes	2112 SF Fast-Food Restaurant	2900 S. Ridgewood Ave.	D.O. Issued 3/7/2024 No B.P.	David Dworkin 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	Curt <del>Wimpee</del> 904-647-5383
31	FP&L Substation	Electrical Distribution Substation	4240 S. Ridgewood Ave	Approved at 6/11/2024 TRC	Joshua Killian 772-464-3537
32	Adept Precision Machine Shop	11,700 square foot light industrial warehouse	2710 Hibiscus Dr.	Under Construction	Bryan Potts 407-928-9878
34	<del>Merilson</del> Capital	4,000 square foot commercial building	2218 Guava Dr.	Approved at 1/21/2024 TRC B.P. Issued 24-118	Tom Williams 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 386-405-5871
36	McCartney's Warehouse	6,000 square foot Office/Warehouse	201 & 205 W. Park Ave.	Approved at 12/21/2024 TRC No B.P.	Rashid <del>Jamalabad</del> 407-379-1465
37	<del>Kuhnley</del>	Food Truck Court, Ice Machine, Restroom	601 N. Ridgewood Ave.	Approved at 3/12/2024 TRC B.P Issued 24-722	Charles Adams 386-426-5583
38	Factory Direct RV Park	157 RV Park on 68 acres	4100 S Ridgewood Ave.	Waiting for Resubmittal	Michelle <del>Widick</del> 386-677-2482
39	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
40	Park Ave Booster Station	Booster Station	2605 W. Park Ave.	Approved at 11/28/23 TRC	Brad <del>Blais</del> 386-761-6810
41	Rivers Edge Community Center	Rivers Edge Community Center	2821 Silver Canoe Dr.	Under Construction	Richard Dixon 386-428-5834
42	2830 Hibiscus Warehouse	4,800 square foot Warehouse	2830 Hibiscus Dr.	Approved at 3/12/2024 TRC	Joe Pellarin 407-720-7373
43	Space Coast Industrial	291,830 square foot Industrial Buildings	<del>Parktowne</del> Industrial	D.O. Issued, approved.	Scott Claiborne 704-787-0448
44	<del>Sports</del> Car Wash	Drive-thru car wash	1829 S. Ridgewood Ave	Site Plan Review Process	Roger <del>Strcula</del> 386-672-9515



## Edgewater Non-Residential Projects as of September 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 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 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 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 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 No B.P.	Samantha Bergeron 386-424-2400
50	Mariacher – 305 Base Leg Dr.	3 Warehouses	305 Base Leg Dr.	B.P. Issued – 24-1759	Kyle Mariacher 386-690-3145

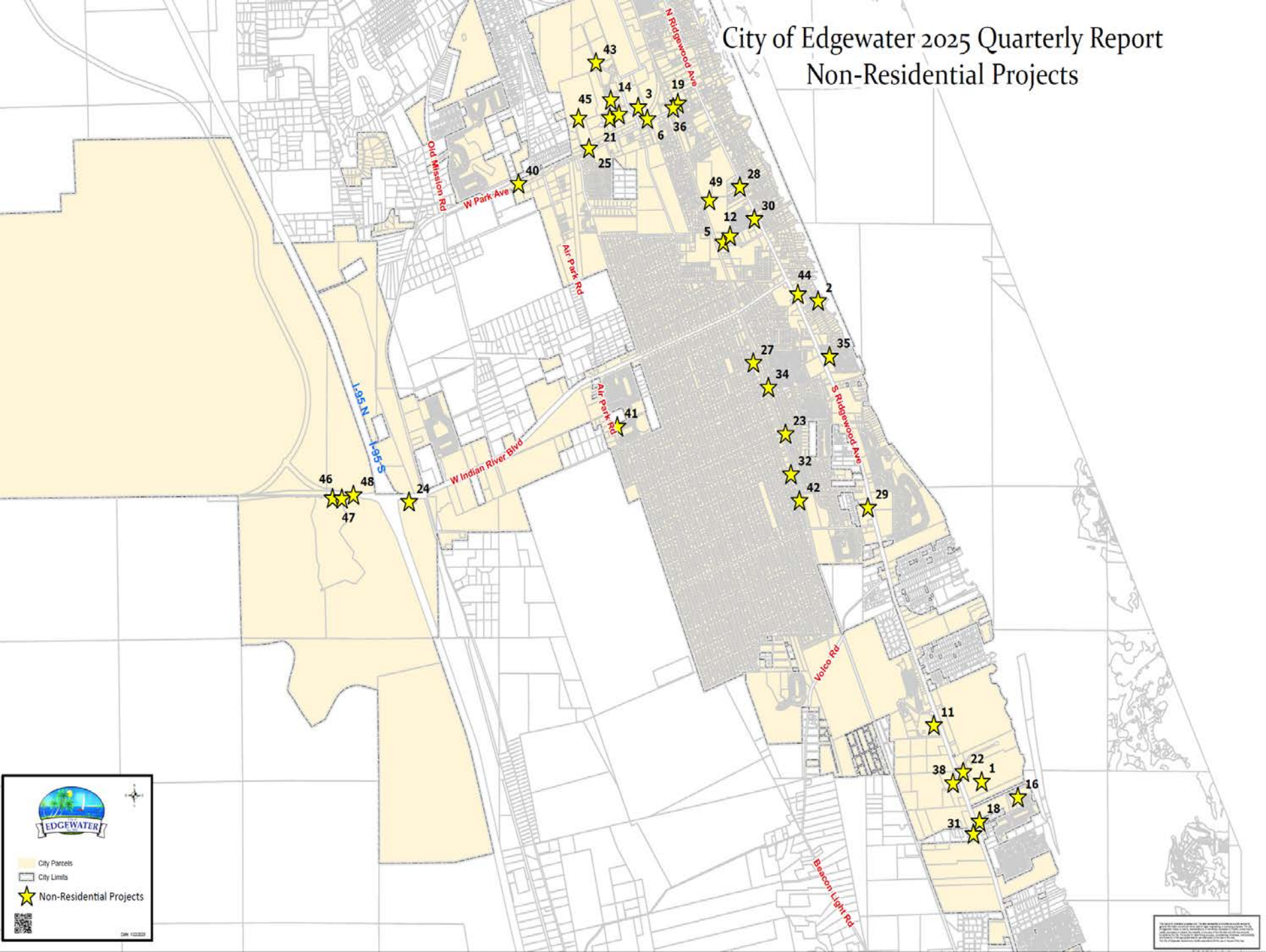
D.O. – Development Order

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 October - November

1956 DEEP LAKE CIR.	7344-15-00-2160	10/1/2024 24-469	SFR	OAK LEAF PRESERVE
702 SKYLANE CIR	8438-01-00-1366	10/1/2024 22-2553	SFNE	VILLAS AT MASSEY RANCH
2025 RED ROCK RD	7344-15-00-2190	10/1/2024 24-1300	SFNE	OAK LEAF PRESERVE
1958 DEEP LAKE CIR.	7344-15-00-2170	10/2/2024 24-474	SFR	OAK LEAF PRESERVE
1960 DEEP LAKE CIR.	7344-15-00-2180	10/2/2024 24-395	SFR	OAK LEAF PRESERVE
186 JONES FISH CAMP RD.	8538-19-00-0270	10/2/2024 24-1142	SFR	RIVER FRONT ESTATE
214 BELLEZA BLVD.	8538-01-00-0019	10/2/2024 22-3224	MH	HACIENDA DEL RIO
216 BELLEZA BLVD.	8538-01-00-0019	10/2/2024 22-3894	MH	HACIENDA DEL RIO
2021 RED ROCK RD	7344-15-00-2210	10/4/2024 24-1298	SFNE	OAK LEAF PRESERVE
2703 SILVER CANOE DR	8438-12-00-0200	10/7/2024 24-512	TWNH	RIVERS EDGE
2705 SILVER CANOE DR	8438-12-00-0190	10/7/2024 24-513	TWNH	RIVERS EDGE
2282 ELEGANT MANOR CIR.	8439-01-00-0440	10/14/2024 24-898	SFR	ELEGANT MANOR
2227 ELEGANT MANOR CIR.	8439-01-00-0090	10/16/2024 24-1305	SFR	ELEGANT MANOR
138 JONES FISH CAMP RD.	8538-19-00-0030	10/16/2024 24-1350	SFR	RIVER FRONT ESTATE
325 RIVER FRONT WAY	8538-19-00-0430	10/21/2024 24-1316	SFR	RIVER FRONT ESTATE
2247 ELEGANT MANOR CIR.	8439-01-00-0190	10/23/2024 23-2762	SFR	ELEGANT MANOR
2017 RED ROCK RD.	7344-15-00-2220	10/23/2024 24-1244	SFR	OAK LEAF PRESERVE
2213 ELEGANT MANOR CIR.	8439-01-00-0020	10/24/2024 23-1120	SFR	ELEGANT MANOR
2276 ELEGANT MANOR CIR.	8439-01-00-0470	10/24/2024 24-1468	SFR	ELEGANT MANOR
1608 DELPHI WAY	7353-01-00-0560	10/25/2024 21-950	SFR	OAK LEAF PRESERVE
128 RANKIN DR.	8402-00-00-0730	10/28/2024 24-1399	SFR	
1930 MANGO TREE DR.	8402-01-01-2560	10/28/2024 24-1345	SFR	FLORIDA SHORES
414 N. RIDGEWOOD AVE.	7450-01-00-0161	11/4/2024 24-2254	MH	SEAHORSE MOBILE HOME
1610 DELPHI WAY	7353-01-00-0550	11/4/2024 21-951	SFR	OAKLEAF PRESERVE
2286 ELEGANT MANOR CIR	8439-01-00-0420	11/4/2024 24-1613	SFR	ELEGANTMANOR
142 JONES FISH CAMP RD.	8538-19-00-0050	11/6/2024 24-1347	SFR	RIVER FRONT ESTATE
144 JONES FISH CAMP RD.	8538-19-00-0060	11/6/2024 24-1349	SFR	RIVER FRONT ESTATE
148 JONES FISH CAMP RD.	8538-19-00-0080	11/6/2024 24-1359	SFR	RIVER FRONT ESTATE
177 RIVER FRONT WAY	8538-19-00-0690	11/6/2024 24-337	TWNH	RIVER FRONT ESTATE
179 RIVER FRONT WAY	8538-19-00-0680	11/6/2024 24-335	TWNH	RIVERFRONT ESTATE
181 RIVER FRONT WAY	8538-19-00-0670	11/6/2024 24-334	TWNH	RIVERFRONT ESTATE
183 RIVER FRONT WAY	8538-19-00-0660	11/6/2024 24-333	TWNH	RIVERFRONT ESTATE
185 RIVER FRONT WAY	8538-19-00-0650	11/6/2024 24-332	TWNH	RIVERFRONT ESTATE
171 RIVER FRONT WAY	8538-19-00-0720	11/7/2024 24-340	TWNH	RIVERFRONT ESTATE
175 RIVER FRONT WAY	8538-19-00-0700	11/7/2024 24-338	TWNH	RIVERFRONT ESTATE
173 RIVER FRONT WAY	8538-19-00-0710	11/7/2024 24-339	TWNH	RIVERFRONT ESTATE
349 RIVER FRONT WAY	8538-19-00-0380	11/8/2024 24-699	SFR	RIVERFRONT ESTATE



# Certificates of Occupancy November - December

2709 SILVER CANOE DR.	8438-12-00-0170	11/8/2024	24-515	TWNH	RIVERS EDGE
2323 FERN PALM DR	8402-01-06-5010	11/12/2024	24-2024	SFR	FLORIDA SHORES
2015 RED ROCK RD.	7344-15-00-2230	11/13/2024	24-1253	SFR	OAKLEAF PRESERVE
2272 ELEGANT MANOR CIR	8439-01-00-0490	11/14/2024	24-1744	SFR	ELEGANT MANOR
2290 ELEGANT MANOR CIR	8439-01-00-0400	11/14/2024	24-1751	SFR	ELEGANT MANOR
317 RIVER FRONT WAY	8538-19-00-0440	11/15/2024	24-1315	SFR	RIVER FRONT ESTATE
333 RIVER FRONT WAY	8538-19-00-0410	11/18/2024	24-1309	SFR	RIVER FRONT ESTATE
2603 SILVER CANOE DR.	8438-12-00-0230	11/18/2024	24-508	TWNH	RIVERSEDGE
2605 SILVER CANOE DR.	8438-12-00-0220	11/18/2024	24-509	TWNH	RIVERSEDGE
2601 SILVER CANOE DR.	8438-12-00-0240	11/18/2024	24-507	TWNH	RIVERSEDGE
3122 KUMQUAT DR	8402-01-07-9150	11/20/2024	24-2182	SFR	FLORIDA SHORES
2701 SILVER CANOE DR	8438-12-00-0210	11/25/2024	24-510	TWNH	RIVERSEDGE
2011 RED ROCK RD	7344-15-00-2250	11/27/2024	24-1319	SFNE	OAKLEAF PRESERVE
2719 UNITY TREE DR	8402-01-12-2740	11/27/2024	24-1711	SFNE	FLORIDA SHORES
2013 RED ROCK RD	7344-15-00-2240	12/2/2024	24-1246	SFNE	OAKLEAF PRESERVE
2023 RED ROCK RD	7344-15-00-2200	12/2/2024	24-1301	SFNE	OAKLEAF PRESERVE
140 JONES FISH CAMP RD.	8538-19-00-0040	12/6/2024	24-1346	SFR	RIVER FRONT ESTATE
2110 GENTLE RAIN DR.	8438-12-00-0470	12/6/2024	24-476	TWNH	RIVERSEDGE
2112 GENTLE RAIN DR.	8438-12-00-0480	12/6/2024	24-477	TWNH	RIVERSEDGE
2114 GENTLE RAIN DR.	8438-12-00-0490	12/6/2024	24-479	TWNH	RIVERSEDGE
2116 GENTLE RAIN DR.	8438-12-00-0500	12/9/2024	24-480	TWNH	RIVERSEDGE
2018 RED ROCK RD	7344-15-00-1610	12/12/2024	24-1335	SFNE	OAKLEAF PRESERVE
2228 ELEGANT MANOR CIR.	8439-01-00-0310	12/12/2024	24-2152	SFR	ELEGANT MANOR
2231 WOODLAND DR.	8402-01-11-2230	12/13/2024	24-1848	SFR	FLORIDA SHORES
2002 RED ROCK RD.	7344-15-00-1530	12/13/2024	24-1047	SFR	OAK LEAF PRESERVE
2006 RED ROCK RD.	7344-15-00-1550	12/13/2024	24-1051	SFR	OAK LEAF PRESERVE
2010 RED ROCK RD.	7344-15-00-1570	12/13/2024	24-1241	SFR	OAK LEAF PRESERVE
2217 ELEGANT MANOR CIR.	8439-01-00-0040	12/13/2024	24-1781	SFR	ELEGANT MANOR
2713 DATE PALM DRIVE	8402-01-06-1520	12/13/2024	24-2023	SFR	FLORIDA SHORES
4 CAMINO REAL CT.	8402-28-01-0080	12/16/2024	24-1441	MH	EASTERN SHORES
45 CAMINO REAL CT.	8402-28-01-0080	12/16/2024	24-1657	MH	EASTERN SHORES
33 CAMINO REAL DR.	8402-28-01-0080	12/16/2024	24-1662	MH	EASTERN SHORES
140 RIVER FRONT WAY	8538-19-00-0870	12/16/2024	24-1231	TWNH	RIVER FRONT ESTATE
142 RIVER FRONT WAY	8538-19-00-0880	12/16/2024	24-1224	TWNH	RIVER FRONT ESTATE
2222 ELEGANT MANOR CIR.	8439-01-00-0280	12/16/2024	24-2075	SFR	ELEGANT MANOR
2008 RED ROCK RD.	7344-15-00-1560	12/16/2024	24-1050	SFR	OAK LEAF PRESERVE
2226 ELEGANT MANOR CIR.	8439-01-00-0300	12/16/2024	24-2355	SFR	ELEGANT MANOR

# Certificates of Occupancy December

2016 RED ROCK RD.	7344-15-00-1600	12/16/2024 24-1312	SFR	OAK LEAF PRESERVE
144 RIVER FRONT WAY	8538-19-00-0890	12/16/2024 24-1222	TWNH	RIVER FRONT ESTATE
146 RIVER FRONT WAY	8538-19-00-0900	12/16/2024 24-1199	TWNH	RIVER FRONT ESTATE
148 RIVER FRONT WAY	8538-19-00-0910	12/16/2024 24-1174	TWNH	RIVER FRONT ESTATE
150 RIVER FRONT WAY	8538-19-00-0920	12/16/2024 24-1173	TWNH	RIVER FRONT ESTATE
152 JONES FISH CAMP RD.	8538-19-00-0100	12/16/2024 24-1357	SFR	RIVER FRONT ESTATE
307 RIVER FRONT WAY	8538-19-00-0460	12/16/2024 24-1407	SFR	RIVER FRONT ESTATE
2236 ELEGANT MANOR CIR.	8439-01-00-0350	12/16/2024 24-2258	SFR	ELEGANT MANOR
2020 RED ROCK RD.	7344-15-00-1620	12/18/2024 24-1336	SFR	OAK LEAF PRESERVE
151 RIVER FRONT WAY	8538-19-00-0820	12/18/2024 24-1159	TWNH	RIVER FRONT ESTATE
153 RIVER FRONT WAY	8538-19-00-0810	12/18/2024 24-1162	TWNH	RIVER FRONT ESTATE
155 RIVER FRONT WAY	8538-19-00-0800	12/18/2024 24-1165	TWNH	RIVER FRONT ESTATE
157 RIVER FRONT WAY	8538-19-00-0790	12/18/2024 24-1170	TWNH	RIVER FRONT ESTATE
2404 HIBISCUS DR.	8402-01-06-8450	12/19/2024 19-1223	COMM	FLORIDA SHORES
2218 ELEGANT MANOR CIR.	8439-01-00-0260	12/19/2024 24-2188	SFR	ELEGANT MANOR
2012 RED ROCK RD.	7344-15-00-1580	12/19/2024 24-1242	SFR	OAK LEAF PRESERVE
2004 RED ROCK RD.	7344-15-00-1540	12/19/2024 24-1048	SFR	OAK LEAF PRESERVE
2933 MANGO TREE DR.	8402-01-09-9070	12/20/2024 24-2123	SFR	ELEGANT MANOR

# Planning and Zoning Board Report

(October - December 2024)

## Residential Variances

- VA-2422: 2109 Juniper Drive
- VA-2423: 1901 S Riverside Drive
- VA-2424: 1408 2<sup>nd</sup> Street
- VA-2425: 301 Mango Tree Drive

## Non-Residential Variances

- VA-2425: 301 Mango Tree Drive

## Board Appointments

- Albert Amalfitano

## Moratoriums

- City Wide, exclusion of commercial and industrial in Park Avenue and US1 Corridor
- Florida Shores Drainage Basin – Building Permits

## Conditional Use Permits

- CU-2400: 2050 W Park Avenue
- CU-2401: 301 Mango Tree Drive

## Rezoning Approved

- RZ-2410: .683 acres Jones Fish Camp Road
- RZ-2414: Edgewater Drive

## Future Land Use Map Amendments Approved

- CPA-2410: Edgewater Drive
- CPA-2411: .683 acres Jones Fish Camp Road



# Entitlements

## (Through December 2024)

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	Under Review	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				