



**FY 2026 1st Quarter  
Development Activity Report  
October—December**



# Department Updates

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- Received, reviewed, and started the analysis of the G2-G11 canal projects, in response to the previous stormwater flooding.
- Development services is in the process of acquiring hydrological equipment to monitor canals and stormwater drainage.
- Received appraisals for several properties along Park Avenue to be acquired to help facilitate the redevelopment of Park Avenue into a “Main Street”.
- Received several appraisals for properties to support the G2-G11 canal enhancements.
- 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.
- In coordination of City staff and Economic Development Board 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	VALUE	BUILDING	SFR	DUPLEX	TRI/ TNH	MH	VALUE	COMM.	VALUE	BLDG.	C.O.'S
	ISSUED		FEES					SFR/DUP/ TRI/MH		COMM.	INSP.	
JANUARY	349	21,928,289.00	93,678.48	49.00	0.00	28.00	0.00	10,273,432.00	4.00	8,750,000.00	1,094.00	49
FEBRUARY	344	31,445,277.00	67,606.48	31.00	0.00	0.00	0.00	6,038,518.00	12.00	20,376,240.00	994.00	19
MARCH	276	15,571,750.00	88,700.36	20.00	0.00	4.00	0.00	8,817,052.00	2.00	460,000.00	1,249.00	32
1/4 TOTAL	969		249,985.32	100.00	0.00	32.00	0.00	25,129,002.00	18.00	29,586,240.00	3,337.00	100
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 TOTAL	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
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 TOTAL	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
OCTOBER	296	6,793,271.00	56,730.63	1.00	0.00	11.00	1.00	4,002,020.00	0.00	0.00	969.00	10
NOVEMBER	233	11,818,047.00	89,827.16	13.00	0.00	5.00	2.00	7,517,612.00	1.00	1,235,253.00	669.00	22
DECEMBER	210	5,064,718.00	42,292.71	1.00	0.00	0.00	7.00	2,318,563.00	0.00	0.00	774.00	3
1/4 TOTAL	739		188,850.50	15.00	0.00	16.00	10.00	13,838,195.00	1.00	1,235,253.00	2,412.00	35
TOTAL	3538		953,880.46	167.00	0.00	80.00	21.00	73,444,673.00	30.00	61,118,489.00	15,177.00	254

# Building Department Report

(Year to Date)

	Permits Issued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/TRI/MH	COMM	Value COMM	BLDG INSP	CO's
Year to Date 2024	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 to Date 2025	3538	953,880.46	167.00	0.00	80.00	21.00	\$73,444,673.00	30.00	\$61,118,489.00	15,177.00	254
Difference	1017	294,337.60	1.00	0.00	53.00	-16.00	\$44,058,435.00	-21.00	-\$55,576,489.00	-482.00	124

# Edgewater Residential Projects as of December 31, 2025

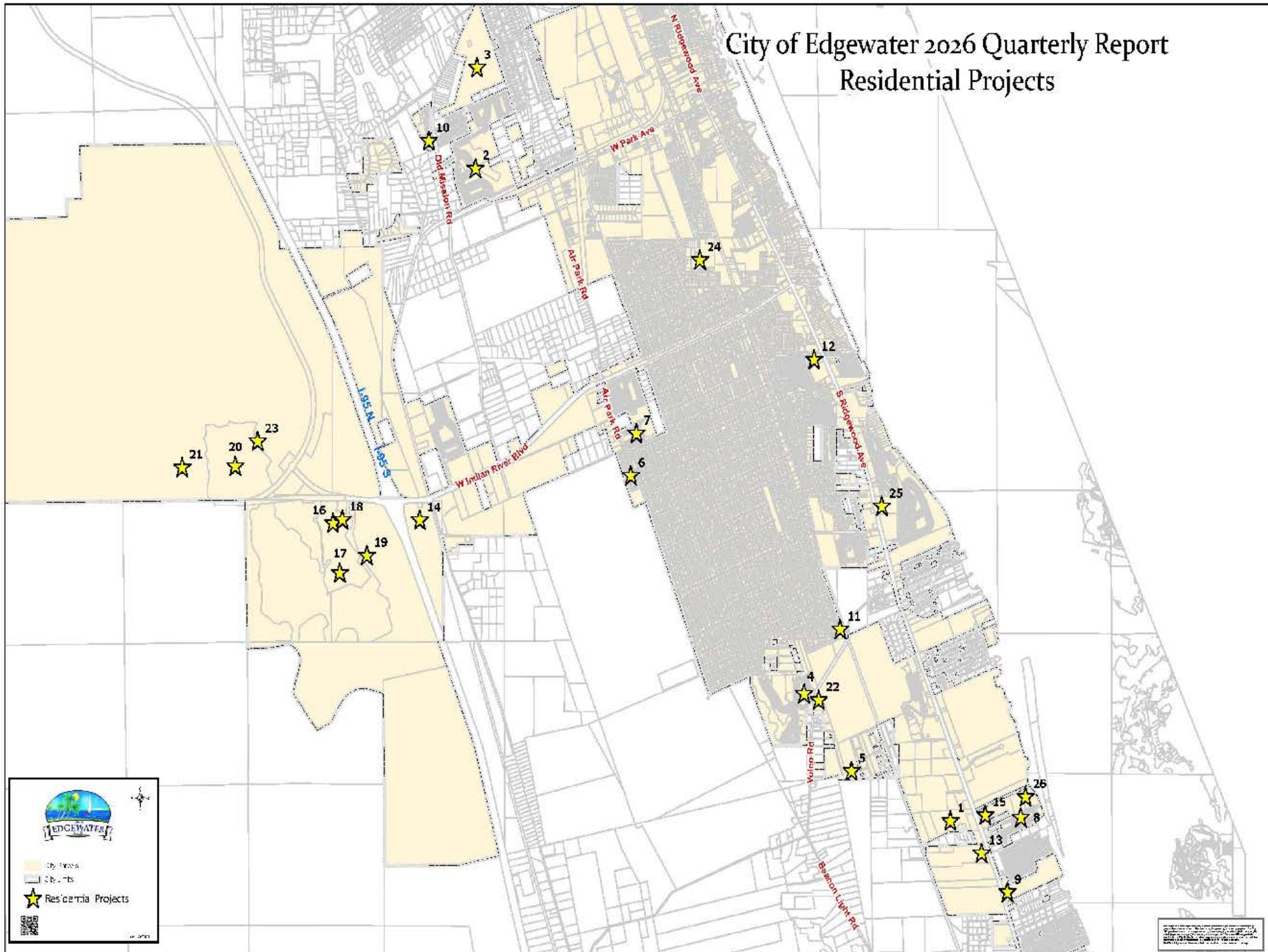
MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Comments	Contact
1	Lakeview Estates	109 DU	Commence construction within 24 months of effective date of agreement (1/6/2020)	PUD Expired. Project On Hold. New PUD Amendment under review. Not Active.	Tri3 Civil Engineering 407-488-9456
2	Oak 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. Not Active	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 Approved PH 3 & 4 Under Review	Glenn Storch 386-238-8383
5	Washington Park South	119 SF	PUD agreement under review	Preliminary Plat Under Review	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. Not Active	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. Not Active	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). Not Active.	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 Approved	Glenn Storch 386-238-8383
17	Deering Park Phase 1B	106 SF	30 Year Agreement	Preliminary Plat Approved	Glenn Storch 386-238-8383

# Edgewater Residential Projects as of December 31, 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 Approved	Glenn Storch 386-238-8383
19	Deering Park Single Family	256 SF	30 Year Agreement	Preliminary Plat Approved	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	Deering Park North Multi-Family	300 MF	30 Year Agreement	Site Plan Under Review	Glenn Storch 386-238-8383
23	Mago Tree Apart-ments	204 Units	Apartment Complex	Site Plan Under Review	Matt Dowst, P.E. 386-258-7999
24	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
25	Edgewater River Oaks Marina	60 Units and Hotel	Mixed Use Planned Unit Development Agreement for a Phase 1 Marina (to be constructed in multiple	Site Plan Under Review	Fusilier Realty Group 407-281-8455



# City of Edgewater 2026 Quarterly Report Residential Projects



# Edgewater Non-Residential Projects as of December 31, 2025

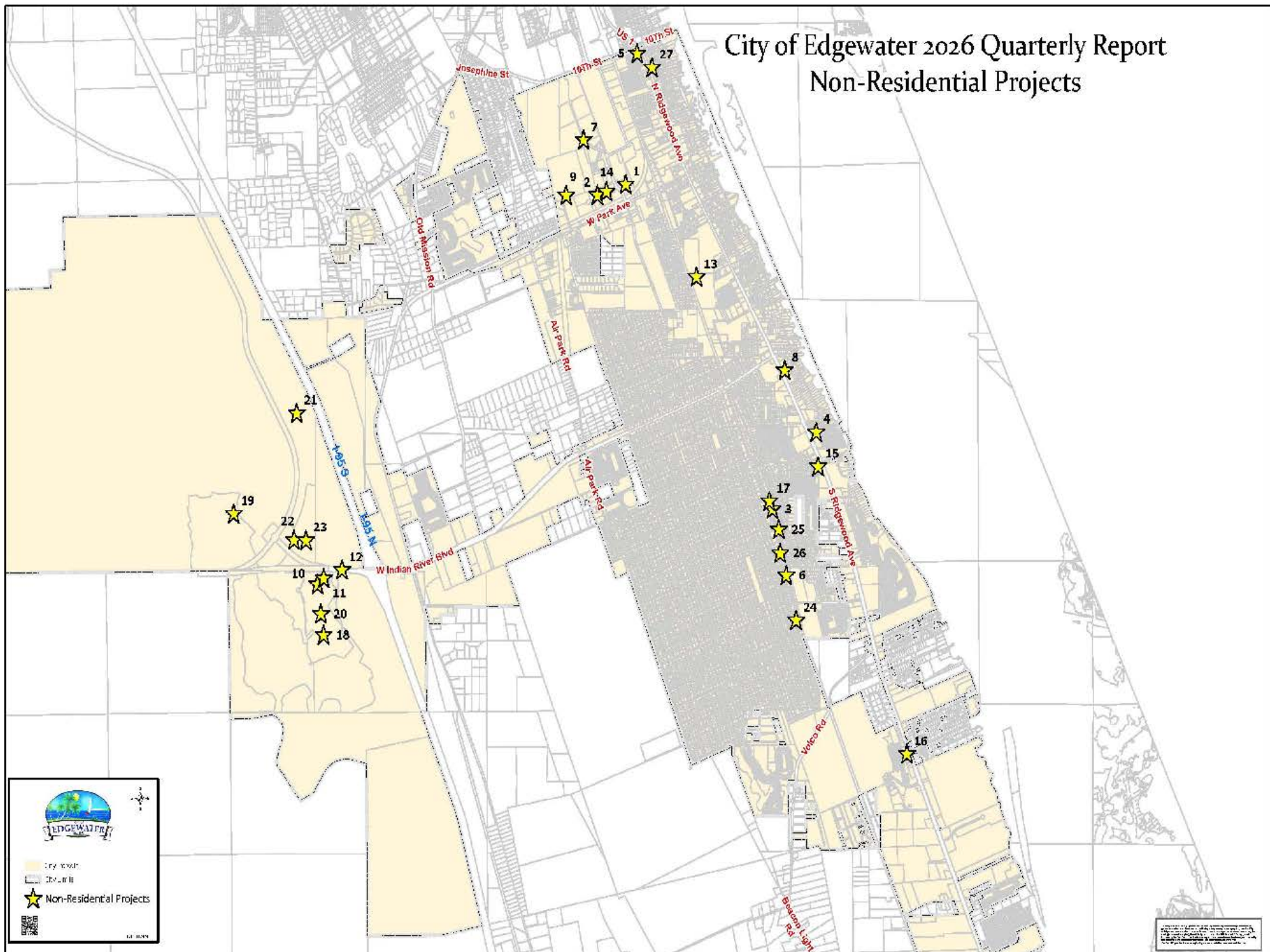
MAP #	Project Name	Project Information	Location	Comments/Status	Contact
1	Havens Metals	6,000 SF Manufacturing Facility	451 Rowan Way	D.O issued 8/25/23– Expired 08/25/2025 6 Week Extension Expires 10/6/2025 In Process of Formal Review	Mark Bay 407-864-3229
2	HPCG, LLC	Warehouse, Office, Contractor Storage 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 D.O. Extension Issued 05/30/2025 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	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	2830 Hibiscus Warehouse	4,800 square foot Warehouse	2830 Hibiscus Dr.	Approved at 3/12/2024 TRC B.P. Issued 02/24/2025 Building Per- mit #25-203 Building Permit Expired 9/6/2025	Joe Pellarin 407-720-7373
7	Space Coast In- dustrial	291,830 square foot Industrial Buildings	Parktowne Industrial	B.P. Issued, Under Construction	Scott Claiborne 704-787-0448
8	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
9	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
10	Deering Park Wel- come 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	Glenn Storch 386-238-8383
11	Deering Park- Lily Hammock	Road construction through Deering Park Center	West of I-95, South of Possum Camp Rd.	Approved TRC Public Vote 03/04/2025 D.O. Issued 04/08/2025	Glenn Storch 386-238-8383
12	Deering Park – 442 Improvements	Improvements to 442 north of Deering park Cen- ter	West of I-95, South of Possum Camp Rd.	Approved TRC Public Vote 03/18/2025 D.O. Issued 03/20/2025	Glenn Storch 386-238-8383
13	Hawks Park Pickle- ball	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
14	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



# Edgewater Non-Residential Projects as of December 31, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
15	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
16	Blue Line Auto-motive	Automobile Repair Facility	3290 S. Ridgewood Ave.	Under Construction	Thomas Daniel (386)410-6320
17	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
18	Deering Park Oak Hammock Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Glenn Storch 386-238-8383
19	Deering Park North Amenity	Amenity Center for Deering Park North	Deering Park North	Under Construction	Glenn Storch 386-238-8383
20	Deering Park Center Master Stormwater	Master Stormwater Plan for Deering Park Center	Deering Park Center	Under Construction	Glenn Storch 386-238-8383
21	Deering Park North Business Phase 1	Phase 1 of Business Commercial for Deering Park North	Deering Park North	Under Site Plan Review	Glenn Storch 386-238-8383
22	Deering Park North Grocery	Grocery Site Plan for Deering Park North	Deering Park North	Under Site Plan Review	Glenn Storch 386-238-8383
23	Deering Part North Retail	Deering Park North Retail Outparcels	Deering Park	Under Site Plan Review	Glenn Storch 386-238-8383
24	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
25	Philco Commercial Warehouse	Warehouse Building	2611 Guava Drive	Approved TRC Public Vote No Building Permit On File	Philco Construction 407-782-1871
26	Commercial Warehouse	To Add Second Building and Additional Parking	2724 Hibiscus Drive	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166
27	State Farm Building	Construct a 3,500 sq. ft. Building and 2 Future 1,000 sq. ft. Buildings Along with Utilities, Storm	511 N Ridgewood Avenue	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166

# City of Edgewater 2026 Quarterly Report Non-Residential Projects



# Certificates of Occupancy October - December 2025

ADDRESS	PARCIL ID	CERTIFICATE OF OCCUPANCY DATE	PERMIT NUMBER	TYPE OF CONSTRUCTION	LOCATION/SUBDIVISION
2272 LAKE PRESERVE CIR.	7453-02-00-3560	10/16/2025	24-2851	SFR	OAK LEAF PRESERVE
2220 ELEGANT MANOR CIR.	8439-01-00-0270	10/17/2025	24-2772	SFR	ELEGANT MANOR
3987 WILLOWBROOK DR.	8414-05-00-0030	10/24/2025	25-1529	SFR	EDGEWATER PRESERVE
2221 LAKE PRESERVE CIR.	7453-02-00-3240	10/27/2025	24-2432	SFR	OAK LEAF PRESERVE
305 BASE LEG DR.	7452-22-0A-0190	10/29/2025	24-1756	COMM	PARKTOWNE INDUSTRIAL
305 BASE LEG DR.	7452-22-0A-0190	10/29/2025	24-1758	COMM	PARKTOWNE INDUSTRIAL
305 BASE LEG DR.	7452-22-0A-0190	10/29/2025	24-1759	COMM	PARKTOWNE INDUSTRIAL
1019 BEULAH DR	7432-06-00-2590	10/29/2025	25-964	SFR	EDGEWATER ACRES
2739 GOLDEN TROUT LN.	8438-12-00-0670	10/31/2025	24-1877	TWNH	RIVERS EDGE
2741 GOLDEN TROUT LN.	8438-12-00-0660	10/31/2025	24-1879	TWNH	RIVERS EDGE
2743 GOLDEN TROUT LN.	8438-12-00-0650	11/3/2025	24-1881	TWNH	RIVERS EDGE
2745 GOLDEN TROUT LN.	8438-12-00-0640	11/3/2025	24-1886	TWNH	RIVERS EDGE
3203 ROYAL PALM DR.	8402-01-13-6200	11/3/2025	24-3449	SFR	FLORIDA SHORES
2229 LAKE PRESERVE CIR.	7453-02-00-3200	11/7/2025	24-2444	SFR	OAK LEAF PRESERVE
1656 GREAT OSPREY WAY	7344-16-00-0630	11/13/2025	25-1302	TWNH	SANDALWOOD
1658 GREAT OSPREY WAY	7344-16-00-0640	11/13/2025	25-1303	TWNH	SANDALWOOD
1660 GREAT OSPREY WAY	7344-16-00-0650	11/13/2025	25-1304	TWNH	SANDALWOOD
1662 GREAT OSPREY WAY	7344-16-00-0660	11/13/2025	25-1305	TWNH	SANDALWOOD
1664 GREAT OSPREY WAY	7344-16-00-0670	11/13/2025	25-1306	TWNH	SANDALWOOD
1666 GREAT OSPREY WAY	7344-16-00-0680	11/13/2025	25-1307	TWNH	SANDALWOOD
1668 GREAT OSPREY WAY	7344-16-00-0690	11/13/2025	25-1308	TWNH	SANDALWOOD
1670 GREAT OSPREY WAY	7344-16-00-0700	11/13/2025	25-1309	TWNH	SANDALWOOD
704 SKYLANE CIR.	8438-01-00-1367	11/13/2025	24-217	SFR	SAMUEL BETTS GRANT
2274 LAKE PRESERVE CIR.	7453-02-00-3550	11/19/2025	24-2852	SFR	OAK LEAF PRESERVE
2276 LAKE PRESERVE CIR.	7453-02-00-3540	11/19/2025	24-2853	SFR	OAK LEAF PRESERVE
2278 LAKE PRESERVE CIR	7453-02-00-3530	11/21/2025	24-2855	SFR	OAK LEAF PRESERVE
2140 RED ROCK RD	7453-02-00-2880	11/24/2025	24-2005	SFR	OAK LEAF PRESERVE
2279 LAKE PRESERVE CIR	7453-02-00-2960	11/24/2025	24-2806	SFR	OAK LEAF PRESERVE
2121 VICTORY PALM DR	8402-01-04-1630	11/24/2025	25-1041	SFR	FLORIDA SHORES
136 OAK RIDGE AVE	7451-01-05-0200	11/24/2025	24-3370	SFR	EDGEWATER
2275 LAKE PRESERVE CIR	7453-02-00-2980	11/25/2025	24-2804	SFR	OAK LEAF PRESERVE
1904 NEEDLE PALM DR	8402-01-03-2590	11/25/2025	25-693	SFR	FLORIDA SHORES
3046 WOODLAND DR.	8402-01-14-3430	12/3/2025	24-2531	SFR	FLORIDA SHORES
2282 LAKE PRESERVE CIR.	7453-02-00-3510	12/18/2025	24-2858	SFR	OAK LEAF PRESERVE
2521 ROYAL PALM DR.	8402-01-05-9350	12/19/2025	24-3369	SFR	FLORIDA SHORES

# Planning and Zoning Board Report

## (October - December 2025)

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### Residential Variances

- VA-2512 - 3015 Queen Palm Drive - Denied
- VA-2514 - 125 Rio Vista Drive - Approved with Conditions
- VA-2517 - 752 Navigators Way - Approved

### Non-Residential Variances

- VA-2511 - 1828 S. Ridgewood Avenue - Approved
- VA-2513 - 191 Mango Tree Drive - Approved
- VA-2516 - 1824 Hibiscus Drive - Approved

### Residential Subdivisions

- SD-2401 - Deering Park Center Active Adult Single Family Phase 1a
- SD-2402 - Deering Park Center Active Adult Single Family Phase 1b
- SD-2403 - Deering Park Center Townhomes
- SD-2405 - Deering Park Center Single Family Phase 1

### Rezoning

- RZ- 2503 - 2945 W. Park Avenue
- RZ-2505/CPA-2501 - 3 Pelican Drive

### Vacate

- AB-2501 - Hibiscus Drive and the Southeastern right-of-way of Thirty First Street.

### Minutes

- August 13<sup>th</sup>, 2025
- September 10<sup>th</sup>, 2025
- October 8<sup>th</sup>, 2025
- November 12<sup>th</sup>, 2025

### Conditional Use

- CU-2501 - 2421 Guava Drive
- CU-2502 - 1317 S. Ridgewood Avenue

# Entitlements

(October – December 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				