



**FY 2025 - 2026 2nd Quarter
Development Activity Report
January-March**



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.



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 potable water, 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 entities 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

- 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	DUPLEX	TRI/TNH	MH	VALUE SFR/DUP/TRI/MH	COMM.	VALUE COMM.	BLDG. INSP.	C.O.'S
JANUARY	441	22,813,724.	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.	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.	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

JANUARY	349	21,928,289.	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.	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.	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

	Permits Issued	Building Fees	SFR	Duplex	TRI/TNH	MH	Value SFR/DUP/TRI/MH	COMM	Value COMM	BLDG INSP	CO's
2024 1st	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
2025 1st	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
Difference	132	66,360.62	-70.00	0.00	24.00	0.00	\$5,143,524.00	-15.00	-	1,139.00	-4

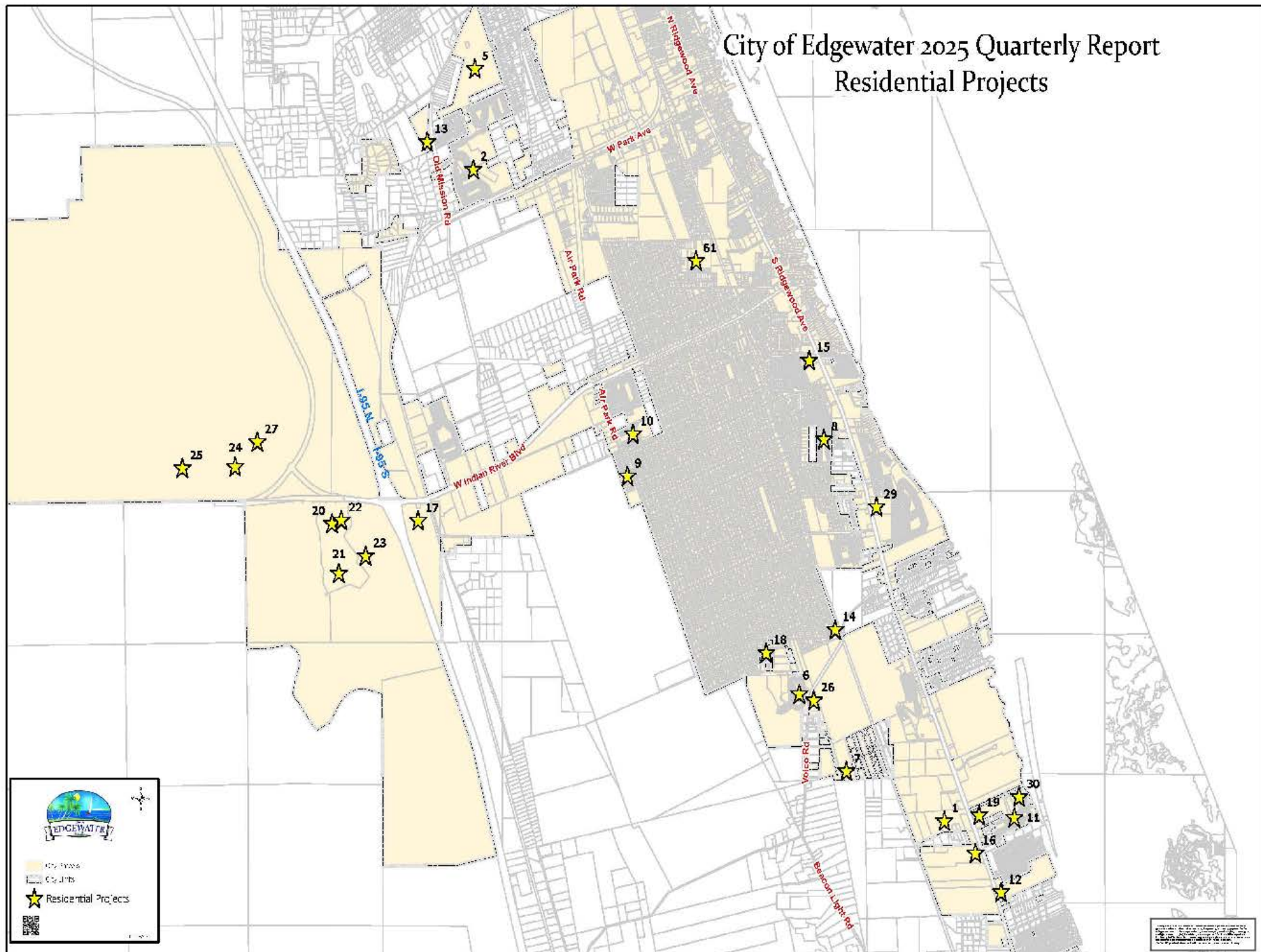
Edgewater Residential Projects as of March 14, 2025

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
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 rd . 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	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
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 approved at City Council. No B.P.	Nika K. Hosseini; Cobb Cole 386-736-7700
20	Deering Park Phase 1A	286 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383

Edgewater Residential Projects as of March 14, 2025

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Comments	Contact
21	Deering Park Phase 1B	106 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
22	Deering Park Townhomes	238 TH	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
23	Deering Park Single Family	256 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
24	Deering Park North Phase 1	274 SF, 73 TH	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
25	Deering Park North Phase 2	169 SF	30 Year Agreement	Preliminary Plat Under Review	Glenn Storch 386-238-8383
26	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
27	Deering Park North Multi-Family	300 MF	30 Year Agreement	Site Plan Under Review	Glenn Storch 386-238-8383
28	Mago Tree Apartments	204 Units	Apartment Complex	Site Plan Under Review	Matt Dowst, P.E. 386-258-7999
29	2901 S Ridgewood Avenue	162 Units	Live Local Mixed Use Multifamily and Commercial	Site Plan Under Review	TRB Edgewater, LLC 386-898-0007
30	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 March 31, 2025

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 Kimball 807-671-3998
6	Ward Warehouse	2400 SF Warehouse/3600 SF Warehouse	417 W. Park Ave.	Construction Completed, CO issued 02/27/2025	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. WITHDRAWN	Alan Klein 405-664-8160
12	Boyce Complex Phase 2	14,900 SF Industrial Building	135 W. Marion Ave.	Under construction B.P. WITHDRAWN	Pete Zahn 386-252-0020
16	Edgewater River Oaks	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/New Ownership B.P. EXPIRED	Joseph Hopkins 386-239-7166
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
27	Merilson 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.	C.O. Issued	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 Wimpee 904-647-5383

Edgewater Non-Residential Projects as of March 31, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
31	FP&L Substation	Electrical Distribution Substation	4240 S. Ridgewood Ave	Approved at 6/11/2024 TRC. No B.P.	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	Merilson 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. No B.P.	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 Jamalabad 407-379-1465
37	Kuhnley	Food Truck Court, Ice Machine, Restroom	601 N. Ridgewood Ave.	C.O. Issued 12/11/2024	Charles Adams 386-426-5583
38	Factory Direct RV Park	157 RV Park on 68 acres	4100 S Ridgewood Ave.	Waiting Resubmittal	Michelle Widick 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. No B.P.	Brad Blais 386-761-6810
41	Rivers Edge Community Center	Rivers Edge Community Center	2821 Silver Canoe Dr.	Construction Completed. Waiting for final inspections.	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	Parktowne Industrial	B.P. Issued, Under Construction	Scott Claiborne 704-787-0448
44	Sporty's Car Wash	Drive-thru car wash	1829 S. Ridgewood Ave	Site Plan Review Process	Roger Strcula 386-672-9515
45	Edgewater Public Works Facility	New Edgewater Public Works Facility	300 Dale St.	Approved at City Council. No B.P.	Environmental Services 386-424-2400 x4007
46	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	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

Edgewater Non-Residential Projects as of March 31, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
48	Deering Park – 442 Improvements	Improvements to 442 north of Deering park Center	West of I-95, South of Possum Camp Rd.	TRC Public Vote 03/18/2025	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
51	First Business Park	Multi-Unit Commercial Development	2360 S. Ridgewood	BPUD Approved. Under Site Plan Review	Steve Syrcle (208) 665-9502
52	Blue Line Automotive	Automobile Repair Facility	South Ridgewood Avenue	Under Site Plan Review	Thomas Daniel (386)410-6320
53	Morrisette Warehouse	Metal Warehouse Building on Guava	2421 Guava Drive	Under Site Plan Review	Mark Morrisette (386)295-8484
54	Deering Park Oak Hammock Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
55	Deering Park North Amenity	Amenity Center for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
56	Deering Park Center Master Stormwater	Master Stormwater Plan for Deering Park Center	Deering Park Center	Under Site Plan Review	Sean Stefan (440)665-9664
57	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
58	Deering Park North Grocery	Grocery Site Plan for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
59	Deering Part North Retail	Deering Park North Retail Outparcels	Deering Park	Under Site Plan Review	Sean Stefan (440)665-9664
60	Hibiscus Drive Karate Studio	South Hibiscus Drive Karate Studio	Hibiscus Drive	Under Site Plan Review	Kevin Kyle (407)421-7927
61	Philco Commercial Warehouse	Warehouse Building	2611 Guava Drive	Under Site Plan Review	Philco Construction 407-782-1871

Edgewater Non-Residential Projects as of March 31, 2025

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
62	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
63	Commercial Warehouse	To Add Second Building and Additional Parking	2724 Hibiscus Drive	Under Site Plan Review	Joseph H. Hopkins, P.E. 386-239-7166
64	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
65	Deering Park North Master Stormwater	Master Stormwater Plan for Deering Park North	Deering Park North	Under Site Plan Review	Sean Stefan (440)665-9664
66	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

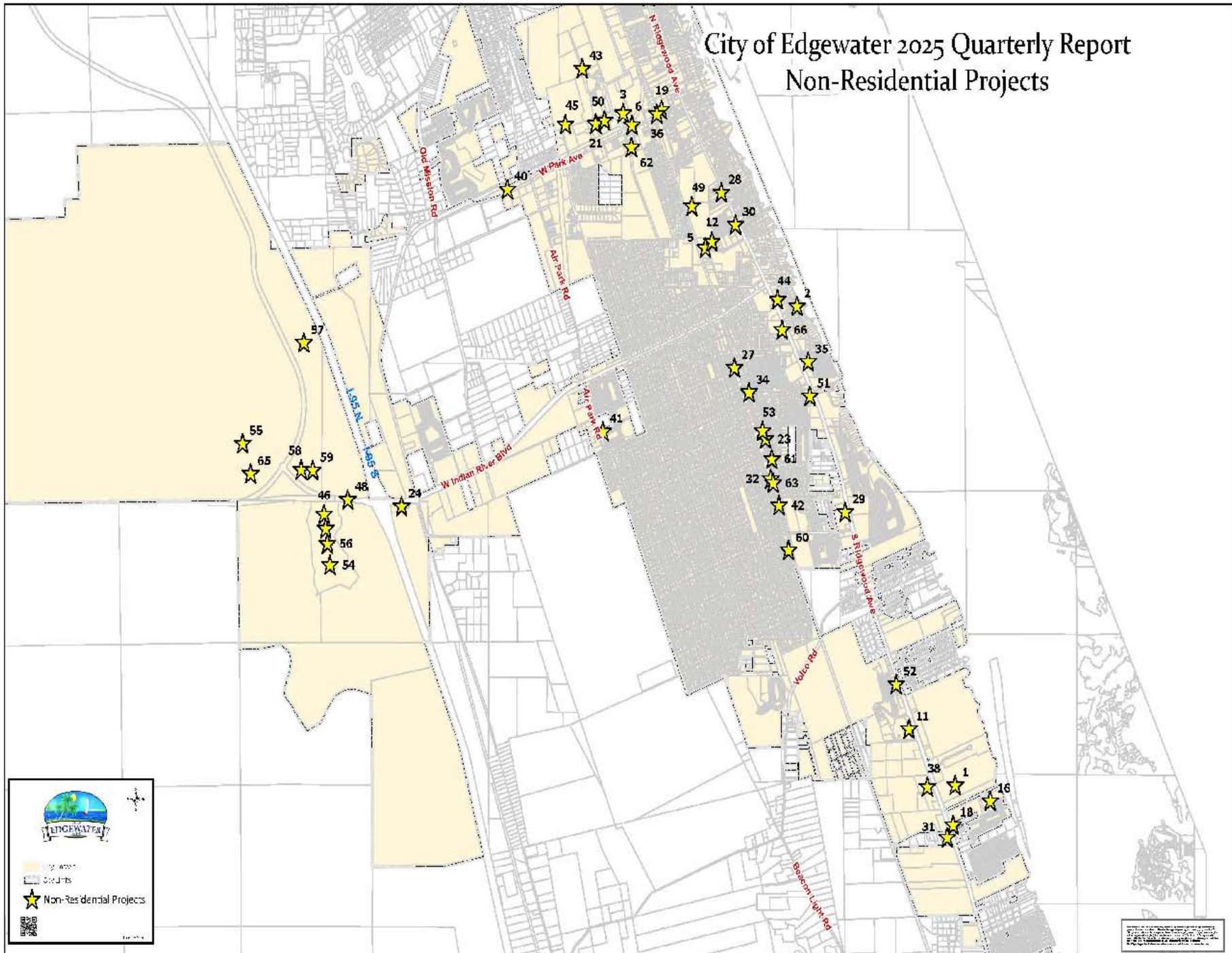
D.O. – Development Order

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 January 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2710 HIBISCUS DR.	8402-01-06-7930	1/6/2025	24-224	COMM	FLORIDA SHORES
414 N. RIDGEWOOD AVE. #2	7450-01-00-0161	1/6/2025	21-2850	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #21	7450-01-00-0161	1/7/2025	21-3397	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #23	7450-01-00-0161	1/7/2025	21-2999	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #25	7450-01-00-0161	1/7/2025	21-2965	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #28	7450-01-00-0161	1/7/2025	21-3395	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #37	7450-01-00-0161	1/7/2025	21-2966	MH	SEAHORSE MOBILE HOME
414 N. RIDGEWOOD AVE. #43	7450-01-00-0161	1/7/2025	21-3398	MH	SEAHORSE MOBILE HOME
2903 TRAVELERS PALM DR.	8402-01-12-6810	1/8/2025	24-1830	SFR	FLORIDA SHORES
2900 S. RIDGEWOOD AVE.	8411-08-00-0031	1/8/2025	24-611	COMM	
2014 RED ROCK RD.	7344-15-00-1590	1/8/2025	24-1243	SFR	OAK LEAF PRESERVE
204 S RIVERSIDE DR	7452-14-00-0670	1/9/2025	23-3897	SFR	
1428 WILLOW OAK DR.	8402-01-03-0140	1/9/2025	23-1291	SFR	FLORIDA SHORES
414 N. RIDGEWOOD AVE. #32	7450-01-00-0161	1/10/2025	20-722	MH	SEAHORSE MOBILE HOME
2022 RED ROCK RD.	7344-15-00-1630	1/10/2025	24-1355	SFR	OAK LEAF PRESERVE
2024 RED ROCK RD	7344-15-00-1640	1/13/2025	24-1353	SFR	OAK LEAF PRESERVE
2120 GENTLE RAIN DR.	8438-12-00-0520	1/15/2025	24-559	TWNH	RIVERS EDGE
2122 GENTLE RAIN DR.	8438-12-00-0530	1/15/2025	24-563	TWNH	RIVERS EDGE
2124 GENTLE RAIN DR.	8438-12-00-0540	1/15/2025	24-565	TWNH	RIVERS EDGE
2126 GENTLE RAIN DR.	8438-12-00-0550	1/15/2025	24-567	TWNH	RIVERS EDGE
184 RIVER FRONT WAY	8538-19-00-1000	1/17/2025	24-1237	TWNH	RIVER FRONT ESTATES
182 RIVER FRONT WAY	8538-19-00-0990	1/17/2025	24-1239	TWNH	RIVER FRONT ESTATES
176 RIVER FRONT WAY	8538-19-00-0960	1/17/2025	24-1303	TWNH	RIVER FRONT ESTATES
178 RIVER FRONT WAY	8538-19-00-0970	1/17/2025	24-1304	TWNH	RIVER FRONT ESTATES
180 RIVER FRONT WAY	8538-19-00-0980	1/17/2025	24-1306	TWNH	RIVER FRONT ESTATES
172 RIVER FRONT WAY	8538-19-00-1940	1/17/2025	24-1311	TWNH	RIVER FRONT ESTATES
170 RIVER FRONT WAY	8538-19-00-0930	1/17/2025	24-1314	TWNH	RIVER FRONT ESTATES
174 RIVER FRONT WAY	8538-19-00-0950	1/17/2025	24-1310	TWNH	RIVER FRONT ESTATES
2134 GENTLE RAIN DR	8438-12-00-0590	1/21/2025	24-506	TWNH	RIVERS EDGE
2132 GENTLE RAIN DR	8438-12-00-0580	1/21/2025	24-505	TWNH	RIVERS EDGE
2130 GENTLE RAIN DR	8438-12-00-0570	1/21/2025	24-504	TWNH	RIVERS EDGE
150 JONES FISH CAMP RD	8538-19-00-0090	1/22/2025	24-1358	SFR	RIVER FRONT ESTATES
146 JONES FISH CAMP RD	8538-19-00-0070	1/22/2025	24-1360	SFR	RIVER FRONT ESTATES
2118 GENTLE RAIN DR.	8438-12-00-0510	1/24/2025	24-557	TWNH	RIVERS EDGE
136 RIVER FRONT WAY	8538-19-00-0860	1/27/2025	24-708	TWNH	RIVER FRONT ESTATES
134 RIVER FRONT WAY	8538-19-00-0850	1/27/2025	24-707	TWNH	RIVER FRONT ESTATES

Certificates of Occupancy January 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
132 RIVER FRONT WAY	8538-19-00-0840	1/27/2025	24-706	TWNH	RIVER FRONT ESTATES
210 RIVER FRONT WAY	8538-19-00-1090	1/28/2025	24-1339	TWNH	RIVER FRONT ESTATES
214 RIVER FRONT WAY	8538-19-00-1110	1/28/2025	24-1341	TWNH	RIVER FRONT ESTATES
220 RIVER FRONT WAY	8538-19-00-1140	1/28/2025	24-1344	TWNH	RIVER FRONT ESTATES
130 RIVER FRONT WAY	8538-19-00-0830	1/28/2025	24-703	TWNH	RIVER FRONT ESTATES
2128 GENTLE RAIN DR.	8438-12-00-0560	1/28/2025	24-503	TWNH	RIVERS EDGE
216 RIVER FRONT WAY	8538-19-00-1120	1/28/2025	24-1342	TWNH	RIVER FRONT ESTATES
102 MARINERS GATE CT.	8402-39-00-0132	1/29/2025	24-1140	SFR	
218 RIVER FRONT WAY	8538-19-00-1130	1/29/2025	24-1343	TWNH	RIVER FRONT ESTATES
212 RIVER FRONT WAY	8538-19-00-1100	1/31/2025	24-1340	TWNH	RIVER FRONT ESTATES
2026 RED ROCK RD.	7344-15-00-1650	1/31/2025	24-1338	SFR	OAK LEAF PRESERVE
303 RIVER FRONT WAY	8538-19-00-0470	2/6/2025	24-1348	SFR	RIVER FRONT ESTATES
2240 ELEGANT MANOR CIR	8439-01-00-0370	2/11/2025	24-2636	SFR	ELEGANT MANOR
2215 ELEGANT MANOR CIR	8439-01-00-0030	2/11/2025	24-1470	SFR	ELEGANT MANOR
2028 RED ROCK RD.	7344-15-00-1660	2/12/2025	24-1352	SFR	OAK LEAF PRESERVE
2103 RED ROCK RD	7453-02-00-3380	2/12/2025	24-2337	SFR	OAK LEAF PRESERVE
2102 RED ROCK RD	7453-02-00-2700	2/13/2025	24-1361	SFR	OAK LEAF PRESERVE
2238 ELEGANT MANOR CIR	8439-01-00-0360	2/18/2025	24-2629	SFR	ELEGANT MANOR
2234 ELEGANT MANOR CIR	8439-01-00-0340	2/18/2025	24-2675	SFR	ELEGANT MANOR
2232 ELEGANT MANOR CIR	8439-01-00-0330	2/18/2025	24-2628	SFR	ELEGANT MANOR
2711 GOLDEN TROUT LN.	8438-12-00-0810	2/21/2025	24-2006	TWNH	RIVERS EDGE
2715 GOLDEN TROUT LN.	8438-12-00-0790	2/21/2025	24-2009	TWNH	RIVERS EDGE
2719 GOLDEN TROUT LN.	8438-12-00-0770	2/21/2025	24-2013	TWNH	RIVERS EDGE
2721 GOLDEN TROUT LN.	8438-12-00-0760	2/21/2025	24-2014	TWNH	RIVERS EDGE
2225 ELEGANT MANOR CIR.	8439-01-00-0080	2/26/2025	24-1864	SFR	ELEGANT MANOR
2713 GOLDEN TROUT LN.	8438-12-00-0800	2/26/2025	24-2008	TWNH	RIVERS EDGE
2717 GOLDEN TROUT LN.	8438-12-00-0780	2/26/2025	24-2011	TWNH	RIVERS EDGE
417 W. PARK AVE. 1	7452-01-00-034G	2/27/2025	23-1468	COMM	
421 W. PARK AVE.	7452-01-00-0344	2/27/2025	23-1467	COMM	
2109 RED ROCK RD.	7453-02-00-3350	3/3/2025	24-2335	SFR	OAK LEAF PRESERVE
2821 SILVER CANOE DR.	8438-12-00-0001	3/5/2025	24-1260	COMM	RIVERS EDGE
2106 RED ROCK RD	7453-02-00-2720	3/7/2025	24-1337	SFR	OAK LEAF PRESERVE
2108 RED ROCK RD	7453-02-00-2730	3/7/2025	24-1321	SFR	OAK LEAF PRESERVE
2350 LEGACY LN.	7336-04-00-0350	3/10/2025	23-238	SFR	LIBERTY VILLAGE
2201 LAKE PRESERVE CIR.	7453-02-00-3340	3/12/2025	24-1605	SFR	OAK LEAF PRESERVE
2205 LAKE PRESERVE CIR	7453-02-00-3320	3/14/2025	24-1618	SFR	OAK LEAF PRESERVE
2104 RED ROCK RD	7453-02-00-2710	3/14/2025	24-1354	SFR	OAK LEAF PRESERVE
2112 RED ROCK RD	7453-02-00-2750	3/14/2025	24-1254	SFR	OAK LEAF PRESERVE

Certificates of Occupancy January 2025

ADDRESS	PARCEL ID	C.O. DATE	PERMIT NUMBER	TYPE OF STRUCTURE	LOCATION/ SUBDIVISION
2116 RED ROCK RD	7453-02-00-2770	3/14/2025	24-1245	SFR	OAK LEAF PRESERVE
2105 RED ROCK RD	7453-02-00-3370	3/17/2025	24-2336	SFR	OAK LEAF PRESERVE
2110 RED ROCK RD	7453-02-00-2740	3/18/2025	24-1255	SFR	OAK LEAF PRESERVE
2210 LAKE PRESERVE CIR	7453-02-00-3750	3/18/2025	24-2676	SFR	OAK LEAF PRESERVE
108 AZALEA RD.	8413-05-00-1400	3/18/2025	24-991	SFR	
2203 LAKE PRESERVE CIR	7453-02-00-3330	3/18/2025	24-1617	SFR	OAK LEAF PRESERVE
2723 GOLDEN TROUT LN	8438-12-00-0750	3/18/2025	24-2015	TWNH	RIVERS EDGE
2729 GOLDEN TROUT LN	8438-12-00-0720	3/18/2025	24-2018	TWNH	RIVERS EDGE
192 RIVER FRONT WAY	8538-19-00-1020	3/20/2025	24-1324	TWNH	RIVER FRONT ESTATES
2725 GOLDEN TROUT LN	8438-12-00-0740	3/21/2025	24-2016	TWNH	RIVERS EDGE
204 RIVER FRONT WAY	8538-19-00-1080	3/21/2025	24-1330	TWNH	RIVER FRONT ESTATES
190 RIVER FRONT WAY	8538-19-00-1010	3/21/2025	24-1323	TWNH	RIVER FRONT ESTATES
2727 GOLDEN TROUT WAY	8438-12-00-0730	3/21/2025	24-2017	TWNH	RIVERS EDGE
2418 GUAVA DR	8402-01-06-7400	3/21/2025	24-118	COMM	FLORIDA SHORES
2114 RED ROCK RD	7453-02-00-2760	3/21/2025	24-1252	SFR	OAK LEAF PRESERVE
194 RIVER FRONT WAY	8538-19-00-1030	3/26/2025	24-1325	TWNH	RIVER FRONT ESTATES
196 RIVER FRONT WAY	8538-19-00-1040	3/26/2025	24-1326	TWNH	RIVER FRONT ESTATES
198 RIVER FRONT WAY	8538-19-00-1050	3/26/2025	24-1327	TWNH	RIVER FRONT ESTATES
200 RIVER FRONT WAY	8538-19-00-1060	3/26/2025	24-1328	TWNH	RIVER FRONT ESTATES
2209 LAKE PRESERVE CIR.	7453-02-00-3300	3/26/2025	24-1624	SFR	OAK LEAF PRESERVE
2211 LAKE PRESERVE CIR.	7453-02-00-3290	3/26/2025	24-1628	SFR	OAK LEAF PRESERVE
2207 LAKE PRESERVE CIR	7453-02-00-3310	3/27/2025	24-1626	SFR	OAK LEAF PRESERVE
224 N RIVERSIDE DR	7452-01-00-0047	3/28/2025	23-2522	SFR	

Planning and Zoning Board Report

(January– March 2025)

Residential Variances

- VA-2424: 1408 2nd Street
- VA-2427: 218 N. Riverside Drive
- VA-2500: 2117 S. Riverside Drive

Non-Residential Variances

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Board Appointments

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Moratoriums

- MA-2501: Amend Florida Shores Drainage Basin Building Permit Moratorium

Conditional Use Permits

- CU-2402: 105 S. Ridgewood Avenue

Rezoning Approved

- AN-2404: 131 Poinciana Road
- RZ-2416: 131 Poinciana Road

Future Land Use Map Amendments Approved

- FP-2401: Smyrna Creek Preserve
- CPA-2412: 131 Poinciana Road

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	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				