



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes Economic Development Board

Wednesday, October 1, 2025

8:00 AM

Council Chambers

1. CALL TO ORDER, ROLL CALL

Present 5 - Bliss Jamison, Michael Kelley, Enaris Inman, Christine Power and Tim London

Absent 2 - Rebecca Crews and Joshua Champion

Also Present 2 - Development Services Director Ryan Solstice and Katie Williams

2. APPROVAL OF MINUTES

Not at this time.

3. OLD BUSINESS-PUBLIC HEARING

Chairwomen Jamison asked if there were any public comments.

Ernie Cox, Deering Park, gave a progress report of the Deering Park Development.

Mr. Kelly asked for a tour of the site to better understand the development.

Mr. London asked about the culverts and how they correlate with I-95; Mr. Cox explained that they have utilized existing waterways to establish the culverts.

Ms. Power compared Deering Park to other developers and how conscious of the environment the Deering Park developers are.

David explained that the project will take 40-45 years to complete the project and the Deering family is in it for the long haul.

Lou Garrison, Volusia County, has toured the development multiple times, he expressed that the County believes in this project and that it will be the most active development economically within the County. Mr. Garrison mentioned the Cherry Blossom Project pertaining to metal plating, which is critical to aerospace. Mr. Garrison stated that the County has two possible methods to handle it, along with the burst of other industries that it could bring forth.

Ms. Jamison said she is pleased that there are two solutions for the problem, and mentioned that the Cherry Blossom Project was published in a hometown news article.

Mr. Garrison added that one of the options is to upgrade the plant in Oak Hill, so that it is beneficial

to Insertec and any businesses that follow.

Ms. Jamison asked Mr. Solstice to provide a map of the Oak Hill sewer service area at the next meeting.

Mr. Solstice stated that we do have many services area in the South part of the City that will be developed soon increasing the needs for additional services.

Discussion ensued among the Board of industrial zoned property in the South portion of the County.

- a.** AR-2025-0397: Discussion and review of the Comprehensive Economic Development Strategy (CEDS).

Mr. Solstice provided the staff report. The City is working with New Smyrna Beach to improve and upgrade Old Mission Road and other main roadway connectors. Mr. Solstice asked the Board how the City should develop East to West connective roads, without disrupting the existing environmental constraints. The City is currently working on wetland mitigation, extending Kumquat Drive south to Volco Road, and obtaining the right of way along the railroad.

Mr. Kelly asked about the benefits of extending Kumquat Drive and mitigating a half acre of wetlands between 35th Street and Volco Road. Mr. Solstice responded that it would improve the connectivity of the City and make intersections safer.

Discussion ensued among the Board members that there needs to be traffic studies for each new extension or designation of main roads and possibility of an overpass going over the railroad tracks.

4. NEW BUSINESS - PUBLIC HEARING

- b.** AR-2025-0398: Discussion of the Commercial Space Industry Opportunity Overlay (CSIOO).

Chairwoman Jamison tabled the discussion of the Commercial Space Industry and upgrading of the Oak Hill sewer plant until the next meeting.

5. DISCUSSION ITEMS

- a.** Department Director's Report

Mr. Solstice reported that the City will hopefully be interviewing for an Economic Development Manager and that the City did hire a Stormwater Engineer. Mr. Solstice met with the County about Insertec bringing many jobs to the City.

- b.** Board Reports

Board Members gave updates on what is happening with their responsible areas.

6. ADJOURN

With no other items to discuss Chairwoman Jamison adjourned the meeting at 8:56AM.