

City of Edgewater



2019
2nd Quarter Development
Activity Report
January – March 2019

CITY COUNCIL
Michael Thomas, Mayor

Christine Power, District 1

Vacant, District 2

Megan O’Keefe, District 3

Gary Conroy, District 4



Edgewater Non-Residential Projects as of March 31, 2019

MAP #	Project Name	Project Information	Location	Comments/Status	Contact
1	Granite & Marble Innovations	3,000 SF addition to existing building and related site improvements	1309 S. Ridgewood Ave.	C.O. Issued 02/08/2019	Danny Johns 386.756.8582
2	Brilliance ALF	59,241 SF assisted living facility	2010 S. Ridgewood	Under Construction	Dr. Alaini 386.423.0505
3	McCartney Warehouse Phase 2	6,000 SF office/warehouse building	114 N. Old County Rd.	Under Construction	Rashid Jamalabad 407.479.1465
4	Balduf Concrete Block Plant	9,500 SF Office/Manufacturing Building	320 Base Leg Dr.	Building 1 C.O. issued 03/05/2018	Ron Balduf 386.423.3686
5	Boston Whaler Expansion	325,897 SF Office Buildings	100 Whaler Way	Under Construction	Parker Mynchenberg 386.677.6891
6	Whistle Stop Park	City park renovation	651 Roberts Rd.	C.O. Issued 03/14/2019	Samantha Bergeron 386-424-2400 x7201
7	JYT Marine	Marine storage/distribution yard	221 Parktowne Blvd.	Under Construction	Larry Jensen 727-460-2145
8	Barracuda Boat/RV Storage	299 space covered RV and Boat storage	412 W. Park Ave.	Under Construction	Mike Stanley 386-219-5408
9	Barnickle Warehouse	5,500 SF Office/Warehouse Building	2400 Blk. Hibiscus Drive	D.O. issued 11/29/2018	Shawn Barnickle 816-674-4344
10	Edgewater Marina	5195 SF Restaurant/Marina/Bait Store Rezoning/Site Plan	2001 S. Riverside Drive	Under Review	Parker Mynchenberg 386-677-6891
11	Corbett Warehouse	3,000 SF Building	1943 Guava Drive	Under Review	Stephen Corbett 305-785-6404
12	Hanan Hangar	4,800 SF Hangar	837 Air Park Road	Under Review	Joseph Hopkins 386-239-7166

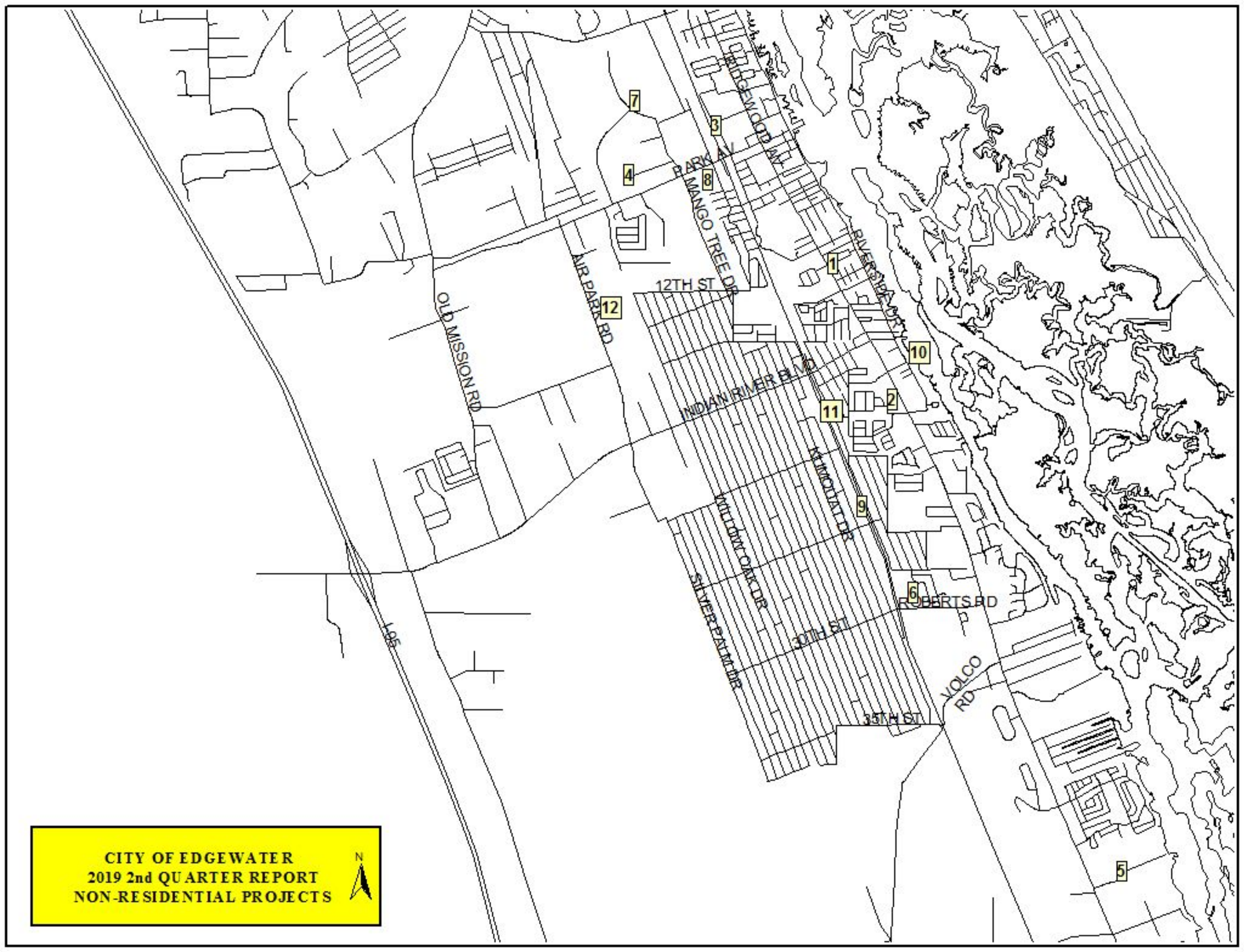
D.O. – Development Order

C.C. – Certificate of Completion

B.P. – Building Permit

C.O. – Certificate of Occupancy

CITY OF EDGEWATER
2019 2nd QUARTER REPORT
NON-RESIDENTIAL PROJECTS



Edgewater Residential Projects as of March 31, 2019

MAP #	Project Name	Units	Terms of Expiration of RPUD Agreement	Required Permits Obtained	Comments	Contact
1	Edgewater Lakes	328 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (2-19-04).	All	Zoning Agreement Amendment passed 12/10/09 Built total = 97 (Phase 1a complete)	Steven Young 407-850-5200
2	Julington Oaks	87 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (1-23-06).	All	No recent activity PUD Agreement Expired	Mike Evans 321-953-3300
3	Pinehurst	21 SF	Construction has commenced, therefore agreement remains intact.	All	Final Plat approved 01/05/07. Plat recorded; 13 building permits issued; 13 CO's issued	Rosemary Walker 386-428-5010
4	Worthington Creek	436 SF	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (1-23-06).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	No recent activity	Mike Evans 321-953-3300
5	Alison Estates	30 MF	No RPUD Agreement associated with this development.	All	No recent activity	Joe Alison 386-547-2911
6	River Colony	15 SF	Construction has been completed therefore agreement remains intact.	All	Plat recorded 10/1/08. No building permits issued.	Barney Dillard 386-428-2317
7	Tuscany Villas	18 Condo	No RPUD Agreement associated with this development.	All	No recent activity.	Dominic Caputo 386-428-0994
8	Villas at Massey Ranch	6 TH	Construction has commenced, therefore agreement remains intact.	All	4 building permits issued	John Massey 386-427-7708
9	Oakleaf Preserve	375 SF	Commence construction within 5 years of the effective date of the agreement (06/04/18).	Need: Volusia County; ACOE	Preliminary Plat Approved 1/07/18; Construction Plans Approved Awaiting Pre-construction meeting	E.V. Lecour 386-760-4188
10	Deering Park	1,362 SF	PUD Agreement amended June 3, 2013.	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	No recent activity	Glenn Storch 386-238-8383
11	Restorations DRI	8,500 DU	SCD/PUD Agreement adopted by City Council on September 24, 2012.	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, ACOE, Volusia County	No recent activity	John Katz 212-547-2673
12	River Oaks	308 DU	Commence construction within 1 year of receiving required permit approvals or within 18 months of the effective date of the agreement (5-15-06).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	No recent activity	Scott Tobin 386- 322-3929
13	Elegant Manor	52 DU	Commence construction within one (1) year of required permit approvals for this project, or within eighteen (18) months of the effective date of this Agreement (4-9-07).	Needed: SJRWMD, FFWCC, DOH, DEP, FDOT, Volusia County	No recent activity	Vincenzo Alison 917-913-1174

Edgewater Residential Projects as of March 31, 2019

14	Edgewater Oaks	130 DU	No PUD Agreement associated with this development. D.O. extended until 11/17/12 per SB 360. DO extension approved by City Council on 11/12/12. Amended expiration date is 11/17/15.	Needed: DEP permit	No recent activity DO Expired	Tom Valley 386-451-0777
15	Oakwood Cove	135 DU	Commence construction no later than 07/05/18	Needed: FFWCC, ACOE, DOH, DEP, Volusia County	PUD Agreement amended 12/05/16 – Expired Awaiting Construction Plans resubmittal.	Stefan Hoyer 786-271-9039
16	Edgewater Preserve	774 SF and MF	Commence construction within 24 months of Agreement (03/04/21)	Needed: ALL	PUD Agreement approved 03/04/19)	Glenn Storch 386-238-8383
17	Woodbridge Lakes	103 SF	Commence construction within 24 months of Agreement (05/01/17)	ALL	Preliminary Plat approved 05/09/2018 Pre-Construction Meeting 03/26/19	Danny Johns 386-756-8582
18	Liberty Village	40 SF	PUD approved 10/02/17	ALL	Under Construction	David Evans 386-295-2125
19	Habitat for Humanity	4 MF	No PUD Agreement associated with this development	Needed: DOH	D.O. Issued 07/17/2018	Rosemary Walker 386-428-5010
20	Glenbrooke	200 SF	Commence Construction within 36 months of Agreement (10/01/21)		PUD Agreement approved 10/01/18 Preliminary Plat approved 01/07/19 Construction Plans under review	Renato Ghizoni 404-850-5212

SJRWMD – St. Johns River Water Management District
 DEP – Department of Environmental Protection
 DOH – Department of Health
 FFWCC – Florida Fish and Wildlife Conservation Commission
 ACOE – Army Corps of Engineers
 FDOT – Florida Department of Transportation
 NOC – Notice of Commencement

Building Permit Data for 1st Quarter 2019

***Residential** permits for NEW ground-up construction.

***Commercial** permits for NEW ground-up construction. **

Number of apts. or condos contained in multi-family units reported in commercial permits above.

Commercial permits for REDEVELOPMENT improvements over \$10,000.

January		February		March		QTR Total		
Number	Value	Number	Value	Number	Value	Number	Value	
3	\$485,000	6	\$945,000	9	\$1,484,000	18	\$2,914,000	
0	\$0	0	\$0	0	\$0	0	\$0	
0	\$0	0	\$0	0	\$0	0	\$0	
2	\$78,000	1	\$10,000	2	\$913,582	5	\$1,001,582	
TOTAL	5	\$563,000	7	\$955,000	11	\$2,397,582	23	\$3,915,582