Economic Development Task Force
Tuesday, November 19, 2024 at 8:30 AM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

I. CALL TO ORDER

A. Roll Call

II. CONSENT AGENDA

II.A Consider the adoption of the Economic Development Task Force minutes from the workshop held on October 21, 2024.

III. PRESENTATIONS

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

V.A Review Economic Development Task Force Duties and Responsibilities Overview, and FY 2023 - 2024 Goals

V.B Discussion Pickleball Public Private Partnership Update

V.C Discussion: Deering Park Innovation Center Understanding and Education Opportunities

VI. NEW BUSINESS

VI.A Consider Draft Business Survey Questions

VI.B Planning Department Activity Reports

VI.C Discussion: Investment fund focused on supporting early-stage companies

VII. BOARD MEMBER COMMENTS

VIII. REPORTS AND COMMUNICATIONS

VIII.A Board Reports

VIII.B Director's Report

VIII.C Southeast Volusia Manufacturing & Technology Coalition Update

IX. FUTURE AGENDA ITEMS

X. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF THE ECONOMIC DEVELOPMENT TASK FORCE MINUTES FROM THE WORKSHOP HELD ON OCTOBER 21, 2024.

November 19, 2024

Background:

An Economic Development Task Force workshop was held on Monday, October 21, 2024. The minutes are attached for review and adoption consideration.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Sharon Harding - Deputy City Clerk

Attachments:

Economic Development Task Force Workshop Minutes 10.21.2024.pdf

Economic Development Task Force Workshop
Monday, October 21, 2024, at 8:30 AM
Minutes

I. CALL TO ORDER

As duly advertised as required by law, the meeting of the Economic Development Task Force was conducted on Monday, October 21, 2024, at the City Commission Chamber 214 Sams Avenue, New Smyrna Beach, Florida 32168

Chair John Joaquin called the meeting to order at 8:30 a.m.

Present: Chair John Joaquin, Vice Chair Jesse Romero, Member Charles Tagman, Member Diana Puhl, and Member David McKenna

II. PUBLIC PARTICIPATION

No action.

III. NEW BUSINESS

Samatha Bergeron, Economic Development Director, provided an update regarding:

- Workforce development programs.
- Business recruitment
- Deering Park Innovation Center
- Team Volusia
- CRA Grant update regarding Dixie Freeway
- Tax Abatement on the November ballot.
- CRA Website Compliance

IV. BOARD MEMBER COMMENTS

Vice Chair Romero provided an update regarding a public/privately owned pickleball facility.

Member Puhl commented on updating the strategic plan. She questioned the timeline of the taskforce communicating with the businesses in New Smyrna Beach.

Member McKenna remarked on communicating with the businesses in New Smyrna Beach.

Member Tagman commented on the questions and survey for the businesses.

Vice Chair Romero questioned how much the city had invested in Southeast Volusia Manufacturing and Technology Coalition (SEVMTC) and the return on the investment. He commented on scheduling another workshop.

Chair Joaquin commented on the economic development goals of the city.

Economic Development Task Force Board consensus was to meet every third Tuesday morning.

V. ADJOURNMENT

As there was no more business to discuss, Chair Joaquin adjourned the meeting at 10:00 a.m.

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

REVIEW ECONOMIC DEVELOPMENT TASK FORCE DUTIES AND RESPONSIBILITIES OVERVIEW, AND FY 2023 - 2024 GOALS

November 19, 2024

Background:

Discussion regarding goals and objectives for 2024 - 2025.

The attached Duties and Responsibilities was adopted in December of 2023. The goals and objectives were also outlined. The goals and objectives need to be reviewed and discussed as to completed or ongoing. Goals and Objectives for 2024 - 2025 need to be discussed and can be finalized next month.

2019 Economic Development Strategic Plan
https://www.cityofnsb.com/DocumentCenter/View/14215/Final-2019-Plan-without-attachments

2022 Adopted Southeast Volusia Economic Development Regional Strategic Plan
https://www.cityofnsb.com/DocumentCenter/View/16956/SEV-Economic-Development-Plan_101222_Latest

Findings:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

Yes

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

EDTF Duties and Responsibilities 12-11-23.pdf

City of New Smyrna Beach (NSB)
Economic Development Task Force (EDTF) Overview:

EDTF Duties and Responsibilities:

- As of November 2023, the (5) EDTF members include: John Joaquin (Chair), Jesus Romero (Vice-Chair), Charlie Tagman, and Richard Chambers. All members must adhere to the Florida Sunshine Law.
- The EDTF was first established by City Resolution 27-22 on June 14, 2022 (see attached resolution), with a mission of identifying strategies and techniques to achieve the City's economic development strategic goals and objectives.
- The EDTF is comprised of up to five members, all who are recommended by the Mayor and City Commission for approval. A majority of the members of the EDTF shall constitute a quorum.
- If a quorum is confirmed, EDTF meetings will be held monthly on pre-scheduled Wednesdays at 5:30 p.m. in the City Commission Chambers
- The Task Force will provide a bi-annual reports to the City Commission each fiscal year for its review, input, and consideration of approval.
- In collaboration with the CRA/Economic Development Director, the Economic Development Task Force will play an integral role in the formation of the city's economic development programs, projects, and marketing initiatives. For the city to be competitive, the EDTF will analyze the city's private-sector commercial/industrial development and job growth efforts.
- The EDTF will provide direction, definition, and clarity to the city's economic development future for today and looking forward to 2033, using 5 focus areas as its guide. Focus areas will include **workforce development**, **infrastructure**, **business climate**, **land development regulations, and commercial/industrial real estate development.**

FY 23/24 Economic Development Task Force goals and objectives include:

- Using the City's Economic Development Strategic Plan and Southeast Volusia Regional Economic Development Strategic Plan as guiding documents, the EDTF identifies elements of the land development regulations in such a way as to encourage potential new commercial and industrial development.
- The EDTF will help with revising and developing innovative city strategies (as needed) that increase **commercial/industrial real estate development** activity and create high-wage jobs as well as new capital investment opportunities in the city.
    - Assist Development Services with review of key LDR, Zoning and Future Land Use amendments that impact businesses and industries.
- The EDTF will offer input on funding programs and options for commercial/industrial development activities.

- Serve as Economic Development ambassadors/advocates.
  - Provide input on **workforce development** strategic initiatives, projects, and programs
  - Provide input on and assist with the development and implementation of a city and regional **infrastructure** development plan that includes funding options for SR 44
    - Prioritize a minimum of 3 sites for City of NSB "Shovel Ready" Marketing program
    - Infrastructure includes utilities, road, and telecommunications
    - Help with development of traffic mitigation strategies that include but are not limited to:
      - Updated SR 44 Corridor Management Plan
        - Short and Long-term intersection improvements
        - Multimodal improvement recommendations
        - Potential future connections
  - Survey business community, community stakeholders (i.e., Citizens), and industry experts on strategic projects, programs, initiatives etc.
  - Hold periodic economic development workshops open to the public, Chamber of Commerce, Business Associations, Commercial Realtors etc. on proposed economic development infrastructure, projects, programs.
  - Provide recommendations to the City Commission, both short term and long term, to improve NSB's market competitiveness.
    - Assist with the development of an updated NSB Economic Development Strategic Plan and Competitiveness Report
  - Develop a "Live Where You Work" Program that improves affordable housing opportunities and NSB's **business climate** by promoting an environment conducive for businesses to relocate, grow, and expand within.
    - Explore Housing Authority's Live Oak property as a Pilot Program and pursue available redevelopment grant opportunities.
    - Support the "Elevate the Vision of Your Business" Marketing Initiative and other economic development marketing initiatives in NSB.
    - Promote extension of city's Tax Abatement Incentive Program until November 2034
      - Help staff inform the public about Tax Abatement Program in advance of the November 2024 election (voter referendum required).
    - Promote new development and redevelopment of existing commercial/industrial properties listed for sale and/or lease
    - Promote CRA's Commercial Façade/Property Improvement Grant Programs

Overall, the EDTF will be committed to leading NSB to a new and sustainable economy and will continue to be at the forefront of solving issues that impact the competitiveness and future of NSB's business climate.

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

DISCUSSION PICKLEBALL PUBLIC PRIVATE PARTNERSHIP UPDATE

November 19, 2024

Background:

Vice Chair, Jess Romero, has been working on a proposal for a private - public partnership for Pickleball in the City of New Smyrna Beach. There are some additional alternatives that have been discussed, Mr. Romero will share those ideas.

Findings:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

DISCUSSION: DEERING PARK INNOVATION CENTER UNDERSTANDING AND EDUCATION OPPORTUNITIES

November 19, 2024

Background:

Deering Park Innovation Center Planned Unit Development Agreement (PUD) will be presented to City Commission in the next few months. A better understanding of the environmental component and value of the proposed project for the Task Force members to assist with educating stakeholders would be helpful.

Findings:

N/A - ongoing discussion

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

CONSIDER DRAFT BUSINESS SURVEY QUESTIONS

November 19, 2024

Background:

In the 2020 Economic Development Strategic Plan and CRA Plan goals and objectives, communicating and interviewing businesses is listed as a task to accomplish. The last Business Survey was conducted in 2019 with 32 businesses with open ended questions. Business surveys are important to learn more about the businesses that we have here in the City, their challenges and opportunities so that the City can have more of a positive impact to help businesses be more sustainable and grow in the City.

Recommend Approval to the City Commission

Findings:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

Yes

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

Business Survey 2025.pdf
SURVEY 2019.pdf

DRAFT

Business Survey 2024

The purpose of this survey is to better understand the business environment, challenges and opportunities facing your business so that we can better serve our business community for resiliency and sustainability. Survey will be open for 30 days. Deadline _____

1.What industry category is your business? Select One that best fits your industry.

- ☐ Professional and Business Services
- ☐ Trade, Transportation & Utilities
- ☐ Construction
- ☐ Education and Health Services
- ☐ Financial Activities
- ☐ Leisure and Hospitality
- ☐ Other Services
- ☐ Manufacturing
- ☐ Unclassified
- ☐ Information
- ☐ Natural resources and Mining

2. Select Number of Employees.

- ☐ 0 – 4
- ☐ 5 – 9
- ☐ 10 – 19
- ☐ 20 – 99
- ☐ 100 – 249
- ☐ 250 – 499
- ☐ 500 - 999
- ☐ 1000 +

3. Do you also live in New Smyrna Beach?

☐ **Yes** ☐ **No**

If not, where do you live? _____

☐ **In general, do most of your employees live ☐ locally or ☐ commute to work?**

4. Where do you provide your products / services to your customers?

- ☐ New Smyrna Beach / Edgewater / Oak Hill area
- ☐ Regionally (East Central Florida)
- ☐ Nationally or Globally (Export)

5. In general, what is your approximate Annual Gross Sales?

- ☐ Under $100,000
- ☐ $101,000 to $499,000
- ☐ $500,000 to $999,999
- ☐ $1 million to $499,999 million
- ☐ $5 million +

6. At what stage is your business in the business life cycle?

- ☐ Conception
- ☐ Start-up
- ☐ Early Stage
- ☐ Growth
- ☐ Rapid Growth
- ☐ The Maturing Stage
- ☐ Innovation or Decline

7. Regarding location, which best describes your business?

- ☐ Single New Smyrna Beach Location
- ☐ Multiple Sites (Regionally)
- ☐ Multi-sites (Nationally or Globally)

8. Which of these have been the greatest challenge(s) facing your business in 2024?

Choose the top 3.

- ☐ Funding
- ☐ Marketing
- ☐ Regulatory Compliance
- ☐ Taxes
- ☐ Networking
- ☐ Importing / Exporting
- ☐ Disaster Preparation & Recovery
- ☐ Grants & Incentives
- ☐ Government Contracting
- ☐ Facilities
- ☐ Personnel

Other _____

If you selected Personnel, which personnel challenge had the greatest impact in 2024?

- ☐ Workforce Shortage
- ☐ Coaching / Mentoring Resources
- ☐ Limited Professional Development Programs
- ☐ Dependent-Care Absenteeism
- ☐ Other _____

9. Which of these may be a great opportunity for your business in the next 5 years?

Chose all that apply.

- ☐ Merger / Acquisition
- ☐ Franchise Opportunity
- ☐ Relocation
- ☐ Expansion
- ☐ Exporting
- ☐ Partnerships
- ☐ Special Events
- ☐ New Merchandise, menu item or service
- ☐ Visitors / Tourism
- ☐ Population
- ☐ Other _____

10. What is your primary revenue channel?

- ☐ Physical Storefront Sales
- ☐ Online Store Sales
- ☐ Direct Sales (Phone, Text, Other)
- ☐ Contract / Bid

- ☐ Intra-company Transfer (Provide Goods/Services to Sister Facility/Group)

If you would like to be contacted directly for further information sharing or assistance, please provide your business name, your name, and phone number, we will call to make an appointment.

Business Name	**Owner's Name**	**Phone Number**

Would you like to receive the new City Economic Development Monthly Newsletter?

- ☐ **Yes** ☐ **No**

If yes, please provide e-mail address: _____

Thank you for taking the time to complete this survey.

Results will be posted on the City's website.

If you need business assistance, please contact:

Samantha Bergeron
CRA / Economic Development Director
City of New Smyrna Beach
386-424-2160 (office)
386-279-2497 (mobile)
sbergeron@cityofnsb.com
www.cityofnsb.com

For Additional Resources Visit:

Volusia Business Resources

www.volusiabusinessresources.com

SOUTHEAST VOLUSIA CHAMBER OF COMMERCE
NEW SMYRNA BEACH • EDGEWATER • OAK HILL

www.sevchamber.com





Help shape our economic development programs!

1. Why did you choose New Smyrna Beach?

_____

_____

_____

2. How can the City and Chamber have a positive impact?

_____

_____

_____

3. Any plans to expand in the next 5 years?

_____

_____

_____

1

4. What are your biggest opportunities/challenges/pain point?

5. Any thought of leaving in the next five years? If so, why?

6. If you could change one thing about New Smyrna Beach…

Thank You! Please leave your name & contact info below to request a follow-up:

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

PLANNING DEPARTMENT ACTIVITY REPORTS

November 19, 2024

Background:
Monthly Activity Reports from the Development Services Department

Findings:
N/A

Fiscal Analysis:
N/A

Strategic Plan Item:
No

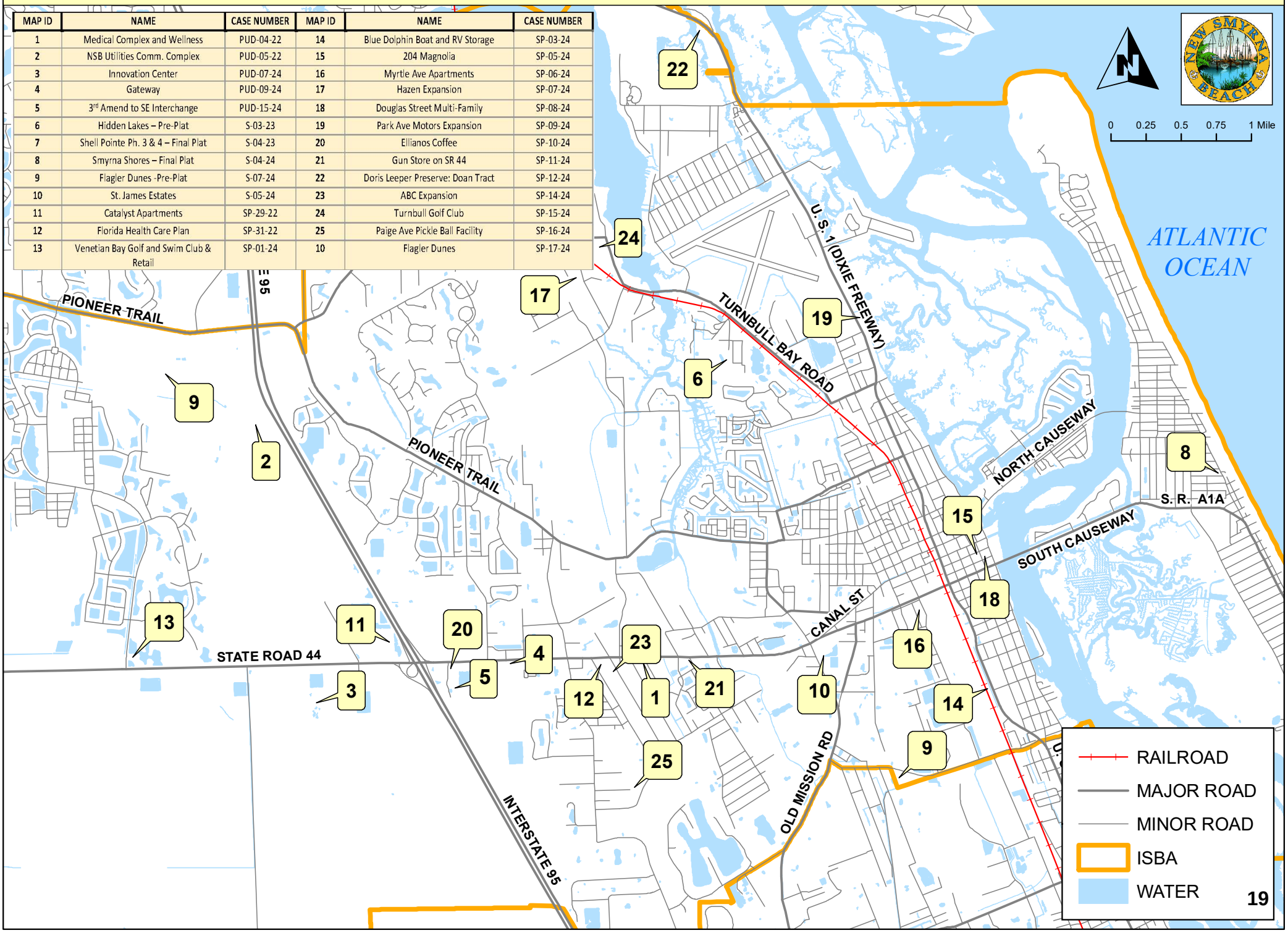
Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

NOV_2024_UNDER_REVIEW_DAR.pdf
NOV. 2024 - Approved or Under Construction DAR.pdf

NOVEMBER 2024 DEVELOPMENT ACTIVITY REPORT MAP

MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Medical Complex and Wellness	PUD-04-22	14	Blue Dolphin Boat and RV Storage	SP-03-24
2	NSB Utilities Comm. Complex	PUD-05-22	15	204 Magnolia	SP-05-24
3	Innovation Center	PUD-07-24	16	Myrtle Ave Apartments	SP-06-24
4	Gateway	PUD-09-24	17	Hazen Expansion	SP-07-24
5	3rd Amend to SE Interchange	PUD-15-24	18	Douglas Street Multi-Family	SP-08-24
6	Hidden Lakes – Pre-Plat	S-03-23	19	Park Ave Motors Expansion	SP-09-24
7	Shell Pointe Ph. 3 & 4 – Final Plat	S-04-23	20	Ellianos Coffee	SP-10-24
8	Smyrna Shores – Final Plat	S-04-24	21	Gun Store on SR 44	SP-11-24
9	Flagler Dunes -Pre-Plat	S-07-24	22	Doris Leeper Preserve: Doan Tract	SP-12-24
10	St. James Estates	S-05-24	23	ABC Expansion	SP-14-24
11	Catalyst Apartments	SP-29-22	24	Turnbull Golf Club	SP-15-24
12	Florida Health Care Plan	SP-31-22	25	Paige Ave Pickle Ball Facility	SP-16-24
13	Venetian Bay Golf and Swim Club & Retail	SP-01-24	10	Flagler Dunes	SP-17-24



November 2024 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
1	Medical Complex and Wellness Center	PUD-0004-2022	190 S. Wild Orange Dr.	Medical Office	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
2	New Smyrna Beach Utilites Commission	PUD-0005-2022	Intersection of S.R. 44 and Interstate 95	Commercial/Utility Uses	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
3	Innovation Center	PUD-0007-2024	West of I-95 and South of SR 44	New Mixed-Use with retail, commercial, hotel, restaurant, light industrial, residential	City Commission Meeting 01/28/2025	Staff preparing for CC agenda	Staff drafting staff report
4	Gateway	PUD-0009-2024	SR 44, East of I-95	New Mixed-Use with retail, commercial, office, restaurant and Gastation	Future City Commission Meeting	Submitted for Staff Review	Applicant missing documents. Application not completed.
5	3rd Amendment to SE Interchange Complex	PUD-15-24	110 Floirda Memorial Pkwy	Requsting modification to building set backs, to increase the width of driveway and revise the architectural standards	Planning and Zoning Meeting 11/04/2024	Staff preparing for P&Z agenda	Staff drafting staff report
6	Hidden Lakes - Pre Plat	S-0003-2023	Turnbull Bay Road/Wispering Pines Drive	132 Residential Units	City Staff	Submitted for Staff Review	Staff to Issue Comments
7	Shell Pointe Phase 3&4 - Final Plat	S-0004-2023	3350 Pioneer Trail	385 Residential Units	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
8	Smyrna Shores - Final Plat	S-0004-2024	S. Atlantic Avenue and Maralyn Avenue	Proposed 7 single-family residental lots	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
9	Flagler Dunes - Pre-Plat	S-0007-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhoms	City Staff	Staff Comments Issued	Applicant to Resubmit
10	St. James Estates - Final Plat	S-0008-2024	West of First Street and Mission Drive	36 Unit Multi-Family Town Homes	City Staff	Submitted for Staff Review	Staff to Issue Comments
11	Catalyst Apartments	SP-0029-2022	Regency/Wal-mart PUD - SR 44	279 Multifamily Units with 558 parking spaces	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

November 2024 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
12	Florida Health Care Plan	SP-0031-2022	Timberlane/ SR44 & Oliver Drive	12,713 SF Medical Office and Pharmacy Building	City Staff	Staff Comments Issued	Applicant to Resubmit
13	Venetian Bay Golf and Swim Club & Retail	SP-0001-2024	State Road 44 and Airport Road	Two 2-Story Commercial Buildings	City Staff	Staff Comments Issued	Applicant to Resubmit
14	Blue Dolphin Boat and RV Storage	SP-0003-2024	S. of 3rd Street extended West of S. Dixie Freeway	150 Boat/RV Storage Spaces	Future Planning and Zoning Board Meeting	Submitted for Staff Review	Staff to Issue Comments
15	204 Magnolia	SP-0005-2024	Southwest Corner of Downing Street and Magnolia Street.	Construct and stripe additional on-site parking and landscaping	City Staff	Staff Comments Issued	Applicant to Resubmit
16	Myrtle Ave Apartments	SP-0006-2024	Between S. Duss Street and S. Myrtle Ave.	2 proposed 3 story (12) unit apartment building	City Staff	Staff Comments Issued	Applicant to Resubmit
17	Hazen Expansion	SP-0007-2024	1599 Tionia Road	Proposed 2 office/industrial building	City Staff	Submitted for Staff Review	Staff to Issue Comments
18	Douglas Street Multi-family	SP-0008-2024	118 Douglas Street	Proposed 6 story 8 unit residential condos	City Staff	Submitted for Staff Review	Staff to Issue Comments
19	Park Ave Motors Expansion	SP-0009-2024	1313 N. Dixie Freeway	2 proposed commercial buildings	City Staff	Staff Comments Issued	Applicant to Resubmit
20	Ellianos Coffee	SP-0010-2024	110 Floirda Memorial Pkwy	800 sf Coffee Restaurnat with Drive-thru	City Staff	Submitted for Staff Review	Staff to Issue Comments
21	Gun Store on SR 44	SP-0011-2024	176 Corbin Park Rd	9,598 sf 2 Story Commercial Retail Building	City Staff	Submitted for Staff Review	Staff to Issue Comments
22	Doris Leeper Preserve: Doan Tract	SP-0012-2024	3234 N Dixie Freeway	Additional Amenities and Entranceways at existing nature preserve	City Staff	Submitted for Staff Review	Staff to Issue Comments
23	ABC Expansion	SP-0014-2024	2630 State Road 44	Expand existing building 6,420 SF with additional parking	City Staff	Submitted for Staff Review	Staff to Issue Comments

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

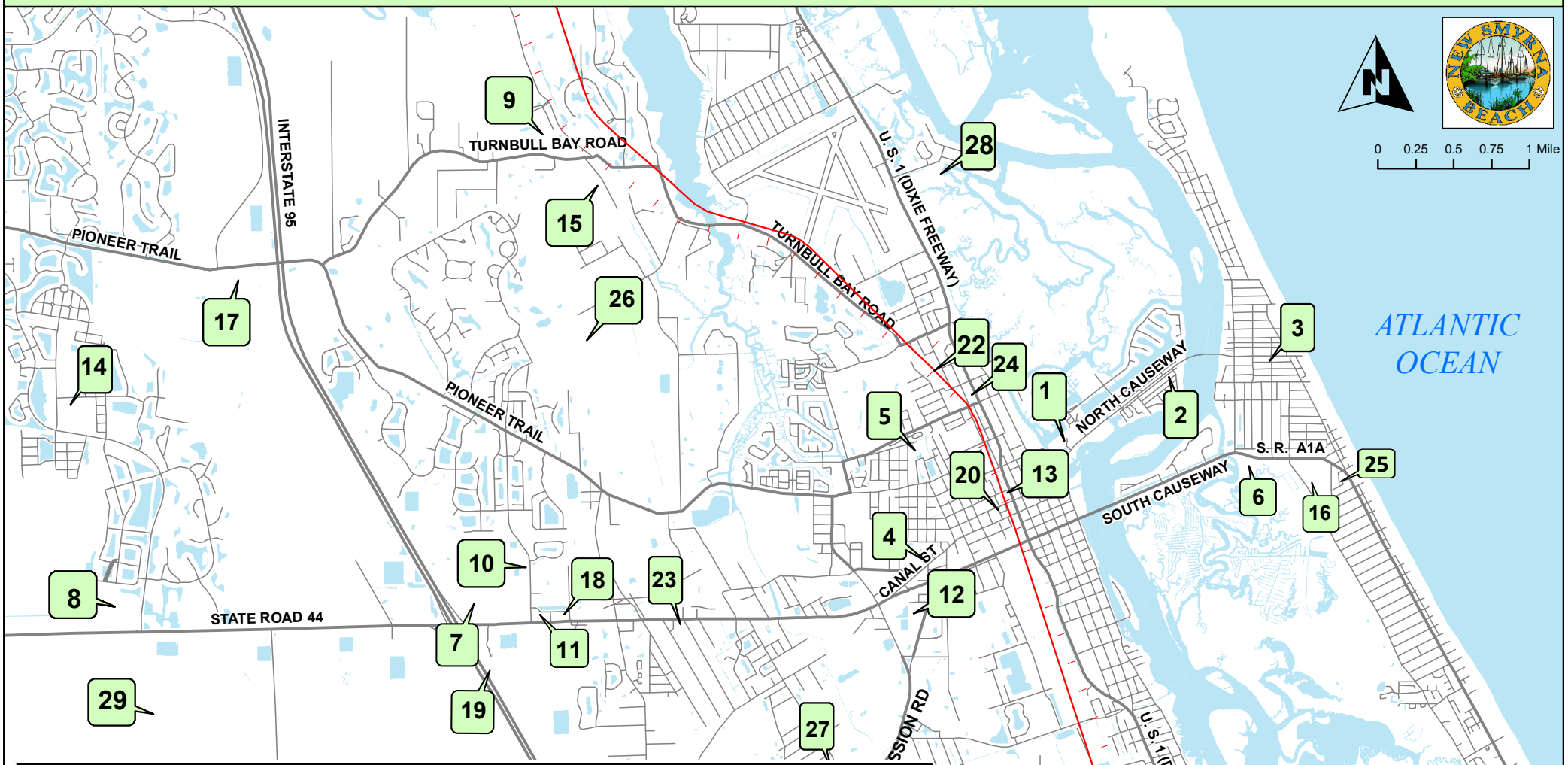
November 2024 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
24	Turnbull Bay Golf Club	SP-0015-2024	2600 Turnbull Estates Drive	Proposed Restaurant, Office Retail Shop	City Staff	Staff Comments Issued	Applicant to Resubmit
25	Paige Ave Pickle Ball Facility	SP-0016-2024	Paige Ave and S. Glencoe Rd.	Pickleball Courts and Facility	City Staff	Staff Comments Issued	Applicant to Resubmit
9	Flagler Dunes	SP-0017-2024	West of S. Myrtle Avenue and South Side of 10th Street	79 Unit Multifamily Townhoms	Planning and Zoning	Submitted for Staff Review	Staff to Issue Comments

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development

NOVEMBER 2024 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Riverwalk Ph. 3	SP-03-18	16	Oakwiler Townhomes	SP-23-22
2	North Causeway Townhomes	S-05-18	17	Shell Pointe Phase 1&2	S-03-22
3	300 Jessamine Ave	SP-27-18	18	Del Taco	SP-06-23
4	Donatti Boat Storage	SP-05-20	19	Medical City Park	SP-05-22
5	Greenlawn Manor Senior Housing	SP-10-21	20	FOA Medical Plaza	SP-03-23
6	Hyatt Place Hotel	SP-30-18	21	Seaview Terrace	SP-01-23
7	Advent Health	PUD-2-20	22	707 Cheston Street	SP-15-23
8	The Palms Phase 6	S-05-21	23	Village Square MDA/PUD	PUD-03-21
9	Florida Days Ph 4	S-04-21	24	Davis Bros Warehouse	SP-24-22
10	The Cove	SP-25-21	25	Tionia Warehouse	SP-19-23
11	Arby's	SP-21-22	26	Bless Gas Station	SP-33-21
12	St. James Estates	SP-11-22	17	Rolling Hills	S-10-18
13	218 N. Dixie Freeway	SP-26-22	27	Reserve at Lake Waterford	S-01-18
14	Cordova	SP-04-23	28	Inlet Sound	S-03-24
15	Tionia Storage	SP-29-23	29	South Village	S-01-23
12	St. James Estates – Final Plat	S-01-22			

NOVEMBER 2024 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP

Map ID #	Project Name	Project Number	Location	Description	Final Approval Date	Final Approval By	Current Status
1	Riverwalk Ph. 3	SP-03-18	99 N Causeway	Residential Condo 112 units	December 3, 2018	Planning and Zoning	Under Construction
2	North Causeway Townhomes	S-05-18	N Causeway and Desoto Drive	Residental Townhomes 2 building with 14 units	June 11, 2019	City Commission	Not Under Construction
3	300 Jessamine Ave	SP-27-18	300 Jessamine Ave	36 seat Restaurant	November 4, 2019	Staff Approval	Not Under Construction
4	Donatti Boat Storage	SP-05-20	1245 Canal Street	10 mini-warehouse building and 1 office building	December 8, 2020	Planning and Zoning	Under Construction
5	Greenlawn Manor Senior Housing	SP-10-21	600 Greenlawn St	80 unit 3 story multi-family senor living facility	September 23, 2021	Planning and Zoning	Under Construction
6	Hyatt Place Hotel	SP-30-18	SR A1A and 3rd Ave	114 room hotel facilit, one 4 story building and 8,550 SF one story restaurant with 278 seats	February 7, 2022	Planning and Zoning	Not Under Construction
7	Advent Health	PUD-02-20	NE Corner of SR & I-95	New Medical Center	February 8, 2022	City Commission	Waiting for Site Plan to be submitted
8	The Palms Phase 6	S-05-21	The Palms Subdivision on Airport Rd	209 Single Family Lots	March 8, 2022	City Commission	Under Construction
9	Florida Days Ph 4	S-01-21	Turnbull Bay Rd. and Creek Shore Trail	307 Single Family Residential Lots	September 13, 2022	City Commission	Not Under Construction
10	The Cove	SP-25-21	306 Sugar Mill Drive	47 Quadplexes of 188 dwellings	October 3, 2022	Planning and Zoning	Under Construction
11	Arby's	SP-21-22	2705 State Road 44	Resturant with drive-thru	November 21, 2022	Staff Approval	Not Under Construction
12	St. James Estates	SP-11-22	S of SR 44 and Old Mission Rd.	7 Residential Townhouses	March 8, 2023	Planning and Zoning	Not Under Construction
13	218 N. Dixie Fwy.	SP-26-22	218 N. Dixie Freeway	Commercial business	May 3, 2023	Staff Approval	Not Under Construction
14	Cordova (Village Center East	SP-4-23	419 Luna Bella Lane	322 unit apartment complex	May 16, 2023	City Commission Approved	Under Construction
15	Tionia Storage	SP-29-21	1674 Tionia Road	Boat and RV Storage Facility	June 5, 2023	Planning and Zoning	Not Under Construction

12	St. James Estates - Final Plat	S-1-22	S of SR 44 and Old Mission Rd.	31 proposed lots	June 13, 2023	City Commission	Not Under Construction
16	Oakwiler Townhomes	SP-23-22	Saxon Drive North of 7th Ave	77 Town houses units	June 27, 2023	City Commisson Approval	Not Under Construction
17	Shell Pointe Phase 1 &2	S-03-22	3350 Pioneer Trail	Commercial and Residential	June 27, 2023	City Commission	Under Construction
18	Del Taco	SP-06-23	2669 State Road 44	Restaurant with double Drive Thru	August 21, 2023	Staff Approval	Not Under Construction
19	Medical City Park	SP-05-22	South of SR 44 and East of I-95	Mixed Use Medical Office and hotel facility	September 5, 2023	Planning and Zoning	Not Under Construction
20	FOA Medical Plaza	SP-03-23	617 Canal Street	3,834 SF medical building	September 22, 2023	Staff Approval	Not Under Construction
21	Seaview Terrace	SP-01-23	4430 S. Atlantic Avenue	5 Condominium	October 26, 2023	Staff Approval	Not Under Construction
22	707 Cheston Street	SP-15-23	707 Canal Street	2240 sq ft office and Warehouse	October 31, 2023	Staff Approval	Under Construction
23	Village Square MDA/PUD	PUD-03-21	2360 State Road 44	Retail/Office/ Resturant	November 28, 2023	City Commission	Waiting for Site Plan to be submitted
24	Davis Bros Warehouse	SP-24-22	708 N. Dixie Freeway	6,267 SF Warehouse	January 1, 2024	Staff Approval	Under Construction
15	Tiona Warehouse	SP-19-23	1674 Tionia Road	4,800 SF Office and Warehouse	January 9, 2024	Staff Approval	Not Under Construction
25	Bless Gas Station & Convenience Store	SP-23-21	1650 S. Atlantic Ave	Convenience Store and Gas Station	April 2, 2024	Staff Approval	Not Under Construction
26	Rolling Hills	S-10-18	Sugar Mill Drive	194 lot subdivision	May 14, 2024	City Commission	Not Under Construction
27	Reserve at Lake Waterford	S-01-18	Eslinger Road	45 lot subdivision	June 25, 2024	City Commision	Under Construction
28	Inlet Sound - Pre Plat	S-03-24	N. Dixie Freeway and Inlet Shores Drive	Proposed 3 residental lots	August 20, 2024	Staff Approval	Needs to submit Final Plat
29	South Village - Pre Plat	S-01-23	State Road 44	Commercial and Residential	October 23, 2024	Staff Approval	Needs to submit Final Plat

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THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

DISCUSSION: INVESTMENT FUND FOCUSED ON SUPPORTING EARLY-STAGE COMPANIES

November 19, 2024

Background:
N/A

Findings:
N/A

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

BOARD REPORTS

November 19, 2024

Background:
N/A

Findings:
N/A

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

DIRECTOR'S REPORT

November 19, 2024

Background:

Tax Abatement Approved
SEVMTC - New Video and Website Status
Advertisement Florida Trend Magazine - SEVMTC

Findings:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

Yes

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

SOUTHEAST VOLUSIA MANUFACTURING & TECHNOLOGY COALITION UPDATE

November 19, 2024

Background:

Southeast Volusia Manufacturing and Technology Coalition (SEVMTC), Inc is a non-profit organization that represents a partnership with the cities of Edgewater and Oakhill and Southeast Volusia private sector to primarily recruit, retain, and expand aerospace commerce industry related businesses that seek to create more value-added job opportunities in Southeast Volusia.

In May of 2024, SEVMTC presented the w YouTube video promoting "Computer Numeric Control (CNC) Careers".

Here is the updated long version of the new videoSEVMTC-LONG-2024-RECUT2 on Vimeo there are also shorter versions; 4 minutes and 2 minutes.

Findings:

N/A

Fiscal Analysis:

N/A

Strategic Plan Item:

Yes

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director