



## ***ECONOMIC DEVELOPMENT NEWSLETTER***

*February 2015*

### ***✓ Projects Under Construction***

Projects now under construction include:

- New Smyrna Beach Chevrolet will move from U.S. 1 to a new location now under construction on S.R. 44 at the southwest corner of Timberline Drive. This \$3+ million facility includes a 34,368-square-foot building with associated infrastructure and site improvements.
- The Riverwalk Condos at Coronado Island have started construction on a 36 unit condo building, clubhouse, sales building, associated infrastructure and site improvements in the northwest section of the North Causeway. The developers anticipate seeking approvals for a 254 condo development at buildout.
- Bishop's Body Shop and Wrecker Service, 1111 Canal Street, are adding a 2,100-square-foot office addition with associated parking, landscaping and infrastructure improvements.

### ***✓ Restaurant Activity***

- The Cork Screw Restaurant has opened in the recently renovated Pennysaver Building at the corner of Canal and Rush streets. Canal Street has increased evening pedestrian traffic with the opening of several restaurants in the last 12 months.
- Norwood's Restaurant and Wine Shop at the intersection of Third and Peninsula avenues has opened a significant addition – a "Treehouse Bar" located at the front of the building.

### ***✓ City Commission Issues RFP for AOB Property***

At the January 27 meeting, the City Commission approved the Request for Proposals (RFP) for the Administrative Office Building (AOB) property at 160 N Causeway. This 4.4 acre, City-owned waterfront property is located on a bend in the Intra-Coastal Waterway. The RFP is scheduled to appear on the City website ([cityofnsb.com](http://cityofnsb.com)) and demandstar in early February. Responses are due at 2 p.m. local time April 2, 2015, at the office of the Finance Director at City Hall, 201 Sams Ave. For more information, please contact Tony Otte. Contact information is at the bottom of this newsletter.

✓ *More Activity in the North Causeway Area*

In addition to the Riverwalk Condos at Coronado Island and the RFP for the AOB property, the North Causeway / Coronado Island area has several more projects:

- Development continues at The Village at New Smyrna Marina, which at build-out will have 21 Key-West style cottages.
- Commercial space is for lease at the newly renovated building at the southeast corner of the North Causeway and Desoto Drive.
- City staff and engineering consultants are finalizing plans for a \$1 million improvement to the roadway area of the North Causeway – complete with bold landscaping, medians, crosswalks and new lighting. Plans are scheduled to go out to bid in the next 90 days with construction to start later this year.
- Construction is underway at the City boat ramp which will replace the existing restrooms with a new restroom, pave the parking area, repair the existing seawall and enhance the overall landscaping.

✓ *Engineer Hired for S.R. 44 Sewer Project*

At the January 27 meeting, the City Commission hired Parker Mychenburg engineers to design the sewer collection system to be constructed on the south side of S.R. 44 from Hidden Pines Boulevard to S. Glencoe Road. The 17 parcels in this area have provided easements for the pipeline route and the parcel owners will be assessed for the cost of the project.

✓ *Important Notes*

- ATTENTION EXPANDING BUSINESS OWNERS! In November, voters approved a Tax Abatement program that provides expanding businesses that meet program criteria with abatements of City property taxes. If your business is in the expansion mode, please call Tony Otte for more information. Contact information is at the bottom of this newsletter.
- The next meeting of the New Smyrna Beach Economic Development Advisory Board will be Wednesday, March 18, in the City Commission Chambers at City Hall at 6 p.m..
- The cities of New Smyrna Beach, Edgewater, and Oak Hill have jointly been awarded a U.S. EPA grant to provide environmental site assessments, free of charge, for approved sites. The phase 1 and phase 2 assessments are performed to identify contaminants including soil and groundwater pollutants, mold, asbestos, lead paint; and in some cases grant funds may be used for the removal of underground storage tanks. For information on how to apply for grant services please, contact: Donna Banks at [dbanks@cityofnsb.com](mailto:dbanks@cityofnsb.com) or (386) 314-4849.
- The “City Ready” service provides a meeting at no charge with City staff members to discuss how to maximize the use of a commercial building and/or proper-

ty. Such meetings normally take less than one hour and provide a wealth of useful information for business planning.

In addition, City staff can obtain information from the City's partner economic development resource agencies including Team Volusia, the CEO Business Alliance, the Volusia County Economic Development Department, The Small Business Development Center at Daytona State College, SCORE, and Career Source Flagler Volusia. For example, the Volusia County Department of Economic Development is a source of information for the exporting of products; Team Volusia can provide demographic data – including the number of residents, average household income, etc. – for one, three and five miles from a prospective site.

- For prominent commercial/industrial properties for sale or lease, please go to [Volusiasites.com](http://Volusiasites.com) and click on New Smyrna Beach. Sites can be added to this list by contacting Tony Otte. Contact information is at the bottom of this newsletter.
- New Smyrna Beach has been recognized for its standout surfing and pedestrian-friendly historic areas filled with shops, galleries, restaurants and bars:
  - One of the “Top Ten Spots to Hang Ten” by Outside magazine, 2014.
  - One of ten best beach towns in Florida by SmarterTravel.com in 2014.
  - One of the Coolest Surf Towns, by Travel + Leisure Magazine in 2013;
  - One of the World's Top Twenty Surf Towns, by National Geographic Magazine in 2012
  - Named as the favorite beach by the readers of the Orlando Sentinel

*For more information, please contact Tony Otte:*

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