

November 2022 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	Hidden Lakes Village	PUD-4-18	Turnbull Bay Road/Whispering Pines Drive	New PUD	City Commission Meeting	City Commission Approved PUD 1-26-2021	Applicant to Submit Development Plans for Staff Review
2	AdventHealth	PUD-2-20	NE Corner of SR 44 & I-95	New Medical Center	City Commission Meeting	City Commission Approved PUD 2-8-22	Applicant to Submit Development Plans for Staff Review
3	Hog Eye Camp Road Square - MDA 2nd Amendment	PUD-0002-2021	Saxon Drive at 7th Ave	77 Townhomes	City Commission Meeting	City Commission Approved PUD 2-8-22	Applicant to Submit Development Plans for Staff Review
4	Village Square MDA Amendment	PUD-0003-2021	2360 SR 44	Retail / Office / Restaurant	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
5	3rd Amendment to Regency/Wal-Mart PUD/MDA	PUD-0003-2022	SR 44 and I-95	Multi-Family	City Commission Meeting	City Commission Approved	Final Draft of PUD under review
6	Blue Dolphin Boat/RV Storage	PUD-0001-2022	7467 - NSB- US HWY 1 (S INDUST PK)	Boat and RV Storage Facility	Planning and Zoning Board Meeting 11-7-22	Staff preparing for P&Z agenda	Planning and Zoning Board Meeting 11-7-22
7	Reserve at Lake Waterford	S-1-18	Eslinger Road	45 Lot Residential Subdivision	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
8	Rolling Hills	S-10-18	Sugar Mill Drive	194 Lot Subdivision	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
9	Florida Days Phases 4 & 5	S-0001-2021	Cattail Circle	37 Lot Single Family Subdivision	City Commission Approved 9-13-22	Phase 4 & 5 Plat Approved	Mylars and Plat Contract to be recorded
10	The Palms Phase 6	S-0005-2021	Venetian Bay	209 Single Family Lots	City Commission Meeting	City Commission Approved 3-8-22	Mylars and Plat Contract to be recorded
11	St. James Estates Pre Plat	S-0001-2022	West of First Avenue and Mission Dr.	To construct 31 townhomes	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
12	S. Myrtle Ave	S-0002-2022	408 S. Myrtle Ave	8 Single Family Residential Lots	City Staff	Staff Comments Issued	Applicant to Resubmit
13	Shell Pointe Final Plat Phase 1	S-0003-2022	3350 Pioneer Trail	312 Lot Single Family Subdivision	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
14	Endsley Station	PUD-0003-2022	507 S. Myrtle Ave	Com./ Multi. & Single Family Residential	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit

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15	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
16	Village Street Condo	SP-16-19	Corner of Canal St and Village St	23 Residential Condo Units	City Staff	Staff Comments Issued	Applicant to Resubmit
17	NSB Airport Administrative Building	SP-0011-2021	City Airport	New Administrative and Maintenance Building	City Staff	Staff Comments Issued	Applicant to Resubmit
18	Bless Gas Station & Convenience Store	SP-0023-2021	1650 S. Atlantic	Convenience store and gas station	City Staff	Staff Comments Issued	Applicant to Resubmit
19	The Cove	SP-0025-2021	306 Sugar Mill Drive	Multi-Family with 47 Apartment buildings	Planning and Zoning Board Approved	Staff Approved	Pre Construction meeting to be conducted
20	Village Center East	SP-0028-2021	Medici Blvd. and Luna Bella Lane	322 Residential Units	City Commission Approved	Draft Final approval letter	Pre Construction meeting to be conducted
21	Tionia Storage	SP-0029-2021	Tionia Rd	Storage Facility with 45 storage spaces	Future Planning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit
22	Mullinax Ford	SP-0030-2021	2317 State Road 44	Parking Lot Expansion	City Staff	Staff Approved	Pre Construction meeting to be conducted
23	New Smyrna Beach Utilities 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
24	Starbucks	SP-0034-2022	1998 State Road 44	Restaurant with Drive-Thru	City Staff	Staff Approved	Pre Construction meeting to be conducted
25	204 Magnolia Street	SP-0003-2022	204 Magnolia Street	Proposed restaurant addition and two apartments	City Staff	Staff Approved	Pre Construction meeting to be conducted
26	Medical City Park	SP-0005-2022	225 Florida Memorial Parkway	Hotel with Medical Office (182 hotel rooms and 15,690 SF of medical office)	Future Planning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit
27	Oakwiler Townhomes	SP-0023-2022	Saxon Drive at 7th Ave	77 Townhomes	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit

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28	St. James Estate	SP-0011-2022	West of First Avenue and Mission Dr.	To construct 31 townhomes	Future Planning and Zoning Board Meeting	Staff Comments Issued	Applicant to Resubmit (TRS Mtg 8-11-22)
29	Culver's	SP-0013-2022	2679 SR 44	Restaurant with Drive-Thru	City Staff	Staff Approved	Pre Construction meeting to be conducted
30	Panera Bread	SP-0015-2022	SR 44 and Sugar Mill Drive	Restaurant with Drive-Thru	City Staff	Staff Comments Issued	Applicant to Resubmit
31	Arby's	SP-0021-2022	2679 SR 44	Restaurant with Drive-Thru	City Staff	Staff Comments Issued	Applicant to Resubmit

NOVEMBER 2022 DEVELOPMENT ACTIVITY REPORT MAP



0 0.25 0.5 0.75 1 Mile

ATLANTIC OCEAN

INTERSTATE 95

PIONEER TRAIL

TURNBULL BAY ROAD

U.S. 1 (DIXIE FREEWAY)

TURNBULL BAY ROAD

NORTH CAUSEWAY

SOUTH CAUSEWAY

S.R. A1A

STATE ROAD 44

CANAL ST

OLD MISSION RD

U.S. 1 (DIXIE FREEWAY)

MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	HIDDEN LAKES VILLAGE	PUD-4-18	17	NSB AIRPORT ADMINISTRATION BUILDING	SP-11-21
2	ADVENT HEALTH	PUD-2-20	18	BLESS GAS STATION & CONVENIENCE STORE	SP-23-21
3	HOG EYE CAMP ROAD SQUARE	PUD-2-21	19	THE COVE	SP-25-21
4	VILLAGE SQUARE MDA AMENDMENT	PUD-3-21	20	VILLAGE CENTER EAST	SP-28-21
5	3RD AMENDMENT TO REGENCY/WALMART PUD/MDA	PUD-1-22	21	TIONIA STORAGE	SP-29-21
6	BLUE DOLPHIN BOAT/RV STORAGE	PUD-2-22	22	MULLINAX FORD	SP-30-21
7	RESERVE AT LAKE WATERFORD	S-1-18	23	NEW SMYRNA BEACH UTILITIES	PUD-0005-2022
8	ROLLING HILLS	S-10-18	24	STARBUCKS	SP-2-22
9	FLORIDA DAYS PHASES 4 & 5	S-1-21	25	204 MAGNOLIA ST	SP-3-22
10	THE PALMS PHASE 6	S-5-21	26	MEDICAL CITY PARK	SP-5-22
11	ST JAMES ESTATES	S-1-22	27	OAKWILER TOWNHOMES	SP-0023-2022
12	S. MYRTLE AVE	S-2-22	28	ST JAMES ESTATES	SP-11-22
13	SHELL POINTE FINAL PLAT PHASE 1	S-3-22	29	CULVER'S	SP-13-22
14	ENDSLEY STATION	PUD-0003-2022	30	PANERA BREAD	SP-15-22
15	MEDICAL COMPLEX AND WELLNESS CENTER	PUD-0004-2022	31	ARBY'S	SP-2021-2022
16	VILLAGE STREET CONDO	SP-16-19			

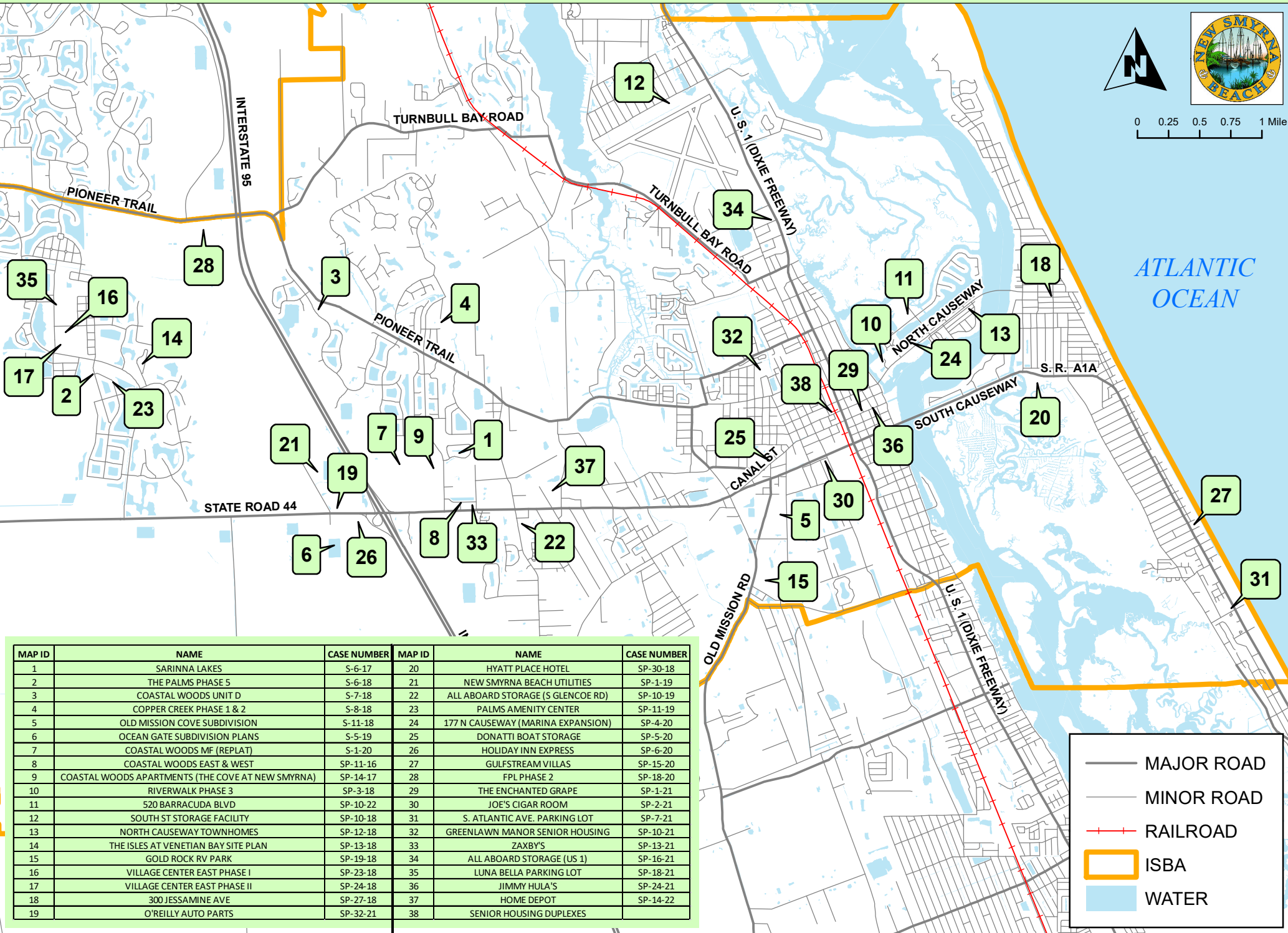
- MAJOR ROAD
- MINOR ROAD
- RAILROAD
- ISBA
- WATER

NOVEMBER 2022 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP



0 0.25 0.5 0.75 1 Mile

ATLANTIC OCEAN



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	SARINNA LAKES	S-6-17	20	HYATT PLACE HOTEL	SP-30-18
2	THE PALMS PHASE 5	S-6-18	21	NEW SMYRNA BEACH UTILITIES	SP-1-19
3	COASTAL WOODS UNIT D	S-7-18	22	ALL ABOARD STORAGE (S GLENCOE RD)	SP-10-19
4	COPPER CREEK PHASE 1 & 2	S-8-18	23	PALMS AMENITY CENTER	SP-11-19
5	OLD MISSION COVE SUBDIVISION	S-11-18	24	177 N CAUSEWAY (MARINA EXPANSION)	SP-4-20
6	OCEAN GATE SUBDIVISION PLANS	S-5-19	25	DONATTI BOAT STORAGE	SP-5-20
7	COASTAL WOODS MF (REPLAT)	S-1-20	26	HOLIDAY INN EXPRESS	SP-6-20
8	COASTAL WOODS EAST & WEST	SP-11-16	27	GULFSTREAM VILLAS	SP-15-20
9	COASTAL WOODS APARTMENTS (THE COVE AT NEW SMYRNA)	SP-14-17	28	FPL PHASE 2	SP-18-20
10	RIVERWALK PHASE 3	SP-3-18	29	THE ENCHANTED GRAPE	SP-1-21
11	520 BARRACUDA BLVD	SP-10-22	30	JOE'S CIGAR ROOM	SP-2-21
12	SOUTH ST STORAGE FACILITY	SP-10-18	31	S. ATLANTIC AVE. PARKING LOT	SP-7-21
13	NORTH CAUSEWAY TOWNHOMES	SP-12-18	32	GREENLAWN MANOR SENIOR HOUSING	SP-10-21
14	THE ISLES AT VENETIAN BAY SITE PLAN	SP-13-18	33	ZAXBY'S	SP-13-21
15	GOLD ROCK RV PARK	SP-19-18	34	ALL ABOARD STORAGE (US 1)	SP-16-21
16	VILLAGE CENTER EAST PHASE I	SP-23-18	35	LUNA BELLA PARKING LOT	SP-18-21
17	VILLAGE CENTER EAST PHASE II	SP-24-18	36	JIMMY HULA'S	SP-24-21
18	300 JESSAMINE AVE	SP-27-18	37	HOME DEPOT	SP-14-22
19	O'REILLY AUTO PARTS	SP-32-21	38	SENIOR HOUSING DUPLEXES	

- MAJOR ROAD
- MINOR ROAD
- RAILROAD
- ISBA
- WATER

NOVEMBER 2022 CITY CAPITAL IMPROVEMENT PROJECTS MAP

- MAJOR ROAD
- MINOR ROAD
- RAILROAD
- ISBA
- WATER



0 0.25 0.5 0.75 1 Mile

ATLANTIC OCEAN

PLANNING, DESIGN, BIDDING, AWARDED

MAP ID	PROJECT NAME	STATUS	MAP ID	PROJECT NAME	STATUS
1	AIRPORT ADMINISTRATION	DESIGN	9	OLD FORT WALL STABILIZATION	BID
2	HANGARS B & C DEMO	DESIGN	10	HISTORIC WESTSIDE STORMWATER MP	DESIGN
3	WILDLIFE HAZARD MITIGATION	DESIGN	11	CORBIN PARK STORMWATER MP	DESIGN
4	WASHINGTON ST STREETScape	DESIGN	12	MARINA BATHROOM UPGRADES	ON HOLD
5	CITY HALL PARKING LOT	BID	13	ROCCO PARK PIER REPLACEMENT	ON HOLD
6	5TH ST BRIDGE	ADVERTISE FOR BIDS	14	TURNBULL CREEK OBSERVATION PLATFORM	DESIGN
7	BARRACUDA BLVD BRIDGE	CONTRACT AWARDED	15	N ATLANTIC AV DRAINAGE PROJECT	DESIGN
8	WOMAN'S CLUB STABILIZATION	BID			

UNDER CONSTRUCTION

MAP ID	PROJECT NAME	STATUS
A	AIRFIELD MARKING AND SIGNAGE REHAB	UNDER CONSTRUCTION
B	BABE JAMES SHADE STRUCTURE	UNDER CONSTRUCTION
C	EMERGENCY TRAFFIC SIGNAL AT FS 50	UNDER CONSTRUCTION
D	TAXIWAY C REHABILITATION	UNDER CONSTRUCTION
E	INDIAN RIVER STORMWATER PROJECT	UNDER CONSTRUCTION