

April 2023 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	Village Square MDA Amendment	PUD-0003-2021	2360 SR 44	Retail / Office / Restaurant	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
4	Blue Dolphin Boat/RV Storage	PUD-0001-2022	S. of 3rd Street extended West of S. Dixie Freeway	Boat and RV Storage Facility	City Commission Meeting	City Commission Approved PUD on 1-24-23	Applicant to Submit Development Plans for Staff Review
5	Medical Complex and Wellness Center	PUD-0004-2022	190 S. Wild Orange Dr.	Medical Office	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
6	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
7	4th Amendment to Regency/Wal-Mart PUD/MDA	PUD-0009-2022	SR 44 and I-95	Carwash	Future City Commission Meeting	Application on Hold	Application on Hold
8	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
9	Rolling Hills	S-10-18	Sugar Mill Drive	194 Lot Subdivision	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
10	Seaview Terrace	SP-0001-2023	S. Atlantic Avenue	5 Condominium Units	City Staff	Staff Comments Issued	Applicant to Resubmit/ TRS Mtg 4/6/23
12	St. James Estates Pre Plat	S-0001-2022	West of First Street and Mission Dr.	To construct 31 townhomes	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
13	S. Myrtle Ave	S-0002-2022	408 S. Myrtle Ave	8 Single Family Residential Lots	City Staff	Staff Comments Issued	Applicant to Resubmit
14	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
15	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

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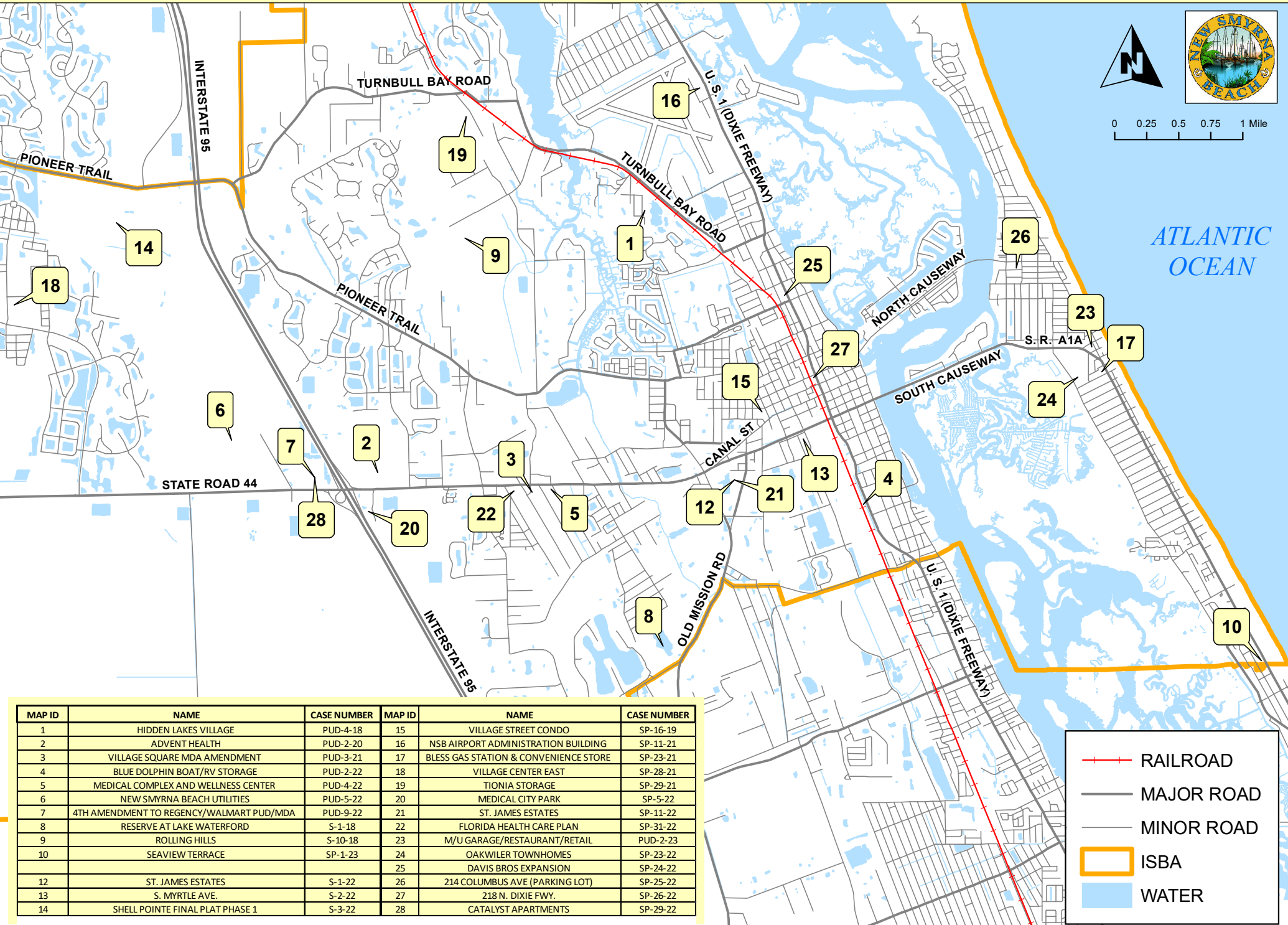
Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
16	NSB Airport Administrative Building	SP-0011-2021	City Airport	New Administrative and Maintenance Building	City Staff	Staff Comments Issued	Applicant to Resubmit
17	Bless Gas Station & Convenience Store	SP-0023-2021	1650 S. Atlantic	Convenience store and gas station	City Staff	Staff Comments Issued	Applicant to Resubmit
18	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
19	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
20	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	Submitted for Staff Review	Staff to Issue Comments
21	St. James Estate	SP-0011-2022	West of First Street and Mission Dr.	To construct 31 townhomes	Planning and Zoning Board 3/6/23	Approved at Planning and Zoning Board	Waiting on Plat to be approved at City Commission
22	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/ TRS Mtg 4/6/23
23	M/U Garage/Restaurant/Retail	PUD-0003-2023	1300 S. Atlantic Avenue	Garage/Restaurant /Retail	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
24	Oakwiler Townhomes	SP-0023-2022	Saxon Drive at 7th Ave	77 Townhomes	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
25	Davis Bros Expansion	SP-0024-2022	708 N. Dixie Freeway	6,267 SF warehouse	City Staff	Staff Comment Issued	Applicant to Resubmit TRS meeting 4/6/23
26	214 Columbus Ave (Parking Lot)	SP-0025-2022	214 Columbus Ave	21 Parking Lot Spaces	City Staff	Site Plan Approved	Applicant to conduct a pre-construction meeting
27	218 N. Dixie Freeway	SP-0026-2022	218 N. Dixie Freeway	New Commercial Retail	City Staff	Staff Comments Issued	Applicant to Resubmit
28	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

APRIL 2023 DEVELOPMENT ACTIVITY REPORT MAP



0 0.25 0.5 0.75 1 Mile

ATLANTIC OCEAN



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	HIDDEN LAKES VILLAGE	PUD-4-18	15	VILLAGE STREET CONDO	SP-16-19
2	ADVENT HEALTH	PUD-2-20	16	NSB AIRPORT ADMINISTRATION BUILDING	SP-11-21
3	VILLAGE SQUARE MDA AMENDMENT	PUD-3-21	17	BLESS GAS STATION & CONVENIENCE STORE	SP-23-21
4	BLUE DOLPHIN BOAT/RV STORAGE	PUD-2-22	18	VILLAGE CENTER EAST	SP-28-21
5	MEDICAL COMPLEX AND WELLNESS CENTER	PUD-4-22	19	TIONIA STORAGE	SP-29-21
6	NEW SMYRNA BEACH UTILITIES	PUD-5-22	20	MEDICAL CITY PARK	SP-5-22
7	4TH AMENDMENT TO REGENCY/WALMART PUD/MDA	PUD-9-22	21	ST. JAMES ESTATES	SP-11-22
8	RESERVE AT LAKE WATERFORD	S-1-18	22	FLORIDA HEALTH CARE PLAN	SP-31-22
9	ROLLING HILLS	S-10-18	23	M/U GARAGE/RESTAURANT/RETAIL	PUD-2-23
10	SEAVIEW TERRACE	SP-1-23	24	OAKWILER TOWNHOMES	SP-23-22
12	ST. JAMES ESTATES	S-1-22	25	DAVIS BROS EXPANSION	SP-24-22
13	S. MYRTLE AVE.	S-2-22	26	214 COLUMBUS AVE (PARKING LOT)	SP-25-22
14	SHELL POINTE FINAL PLAT PHASE 1	S-3-22	27	218 N. DIXIE FWY.	SP-26-22
			28	CATALYST APARTMENTS	SP-29-22

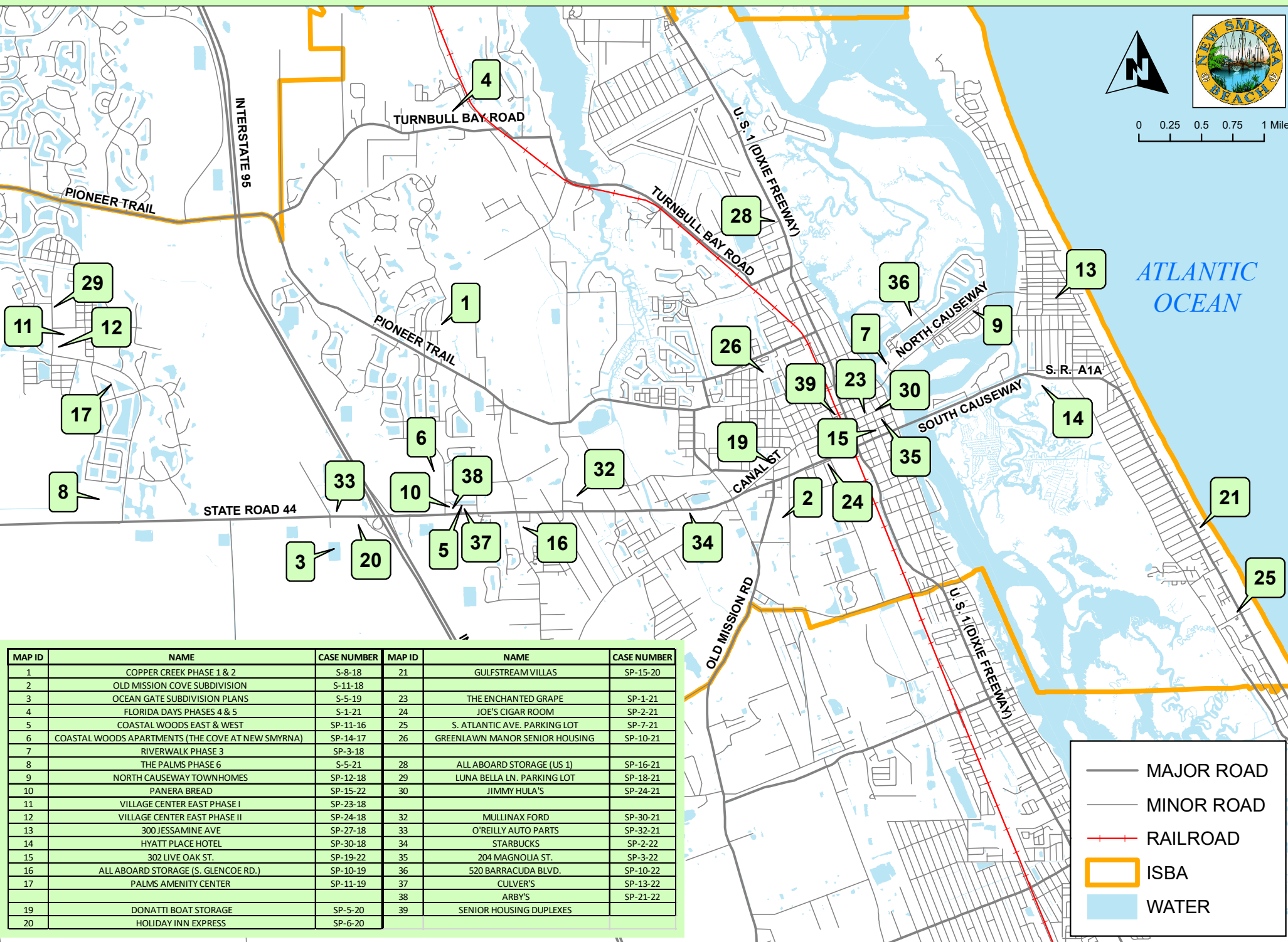
- RAILROAD
- MAJOR ROAD
- MINOR ROAD
- ISBA
- WATER

APRIL 2023 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	COPPER CREEK PHASE 1 & 2	S-8-18	21	GULFSTREAM VILLAS	SP-15-20
2	OLD MISSION COVE SUBDIVISION	S-11-18	23	THE ENCHANTED GRAPE	SP-1-21
3	OCEAN GATE SUBDIVISION PLANS	S-5-19	24	JOE'S CIGAR ROOM	SP-2-21
4	FLORIDA DAYS PHASES 4 & 5	S-1-21	25	S. ATLANTIC AVE. PARKING LOT	SP-7-21
5	COASTAL WOODS EAST & WEST	SP-11-16	26	GREENLAWN MANOR SENIOR HOUSING	SP-10-21
6	COASTAL WOODS APARTMENTS (THE COVE AT NEW SMYRNA)	SP-14-17			
7	RIVERWALK PHASE 3	SP-3-18			
8	THE PALMS PHASE 6	S-5-21	28	ALL ABOARD STORAGE (US 1)	SP-16-21
9	NORTH CAUSEWAY TOWNHOMES	SP-12-18	29	LUNA BELLA LN. PARKING LOT	SP-18-21
10	PANERA BREAD	SP-15-22	30	JIMMY HULA'S	SP-24-21
11	VILLAGE CENTER EAST PHASE I	SP-23-18			
12	VILLAGE CENTER EAST PHASE II	SP-24-18	32	MULLINAX FORD	SP-30-21
13	300 JESSAMINE AVE	SP-27-18	33	O'REILLY AUTO PARTS	SP-32-21
14	HYATT PLACE HOTEL	SP-30-18	34	STARBUCKS	SP-2-22
15	302 LIVE OAK ST.	SP-19-22	35	204 MAGNOLIA ST.	SP-3-22
16	ALL ABOARD STORAGE (S. GLENCOE RD.)	SP-10-19	36	520 BARRACUDA BLVD.	SP-10-22
17	PALMS AMENITY CENTER	SP-11-19	37	CULVER'S	SP-13-22
			38	ARBY'S	SP-21-22
19	DONATTI BOAT STORAGE	SP-5-20	39	SENIOR HOUSING DUPLEXES	
20	HOLIDAY INN EXPRESS	SP-6-20			

MAJOR ROAD

MINOR ROAD

RAILROAD

ISBA

WATER

APRIL 2023 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	CONTRACT AWARDED	13	ROCCO PARK PIER REPLACEMENT	ON HOLD
6	5TH ST BRIDGE	ADVERTISE FOR BIDS	14	TURNBULL CREEK OBSERVATION PLATFORM	DESIGN
8	WOMAN'S CLUB STABILIZATION	BID	15	N ATLANTIC AV DRAINAGE PROJECT	DESIGN

UNDER CONSTRUCTION

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