

Commercial Pre-Application Meetings July 30, 2025

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

S. Myrtle Ave & Southeast Corner of US 44/ Organic Grocery Store anchored retail shopping center: The 11.37-acre property is located at the southeast corner of US-44 and S. Myrtle Avenue. The applicant, NSB 103 Development LLC, would like to rezone and replat the parcel to mixed industrial use. The site would be anchored by a Sprouts Farmers Market retail shopping center, with restaurants and smaller businesses. The developer has a recent Letter of Intent with TJ Maxx. The balance of the land would be mixed use of residential and office space. The projection for the balance of land use is approximately 300 townhome units, 145 single unit lots and 165,000 square feet of commercial space.

Planning:

- Rezoning the property to Industrial Mixed Use requires submission of a PUD rezoning application.
- A projection will need to be provided for the use of the balance of the property.
- Transportation impacts will require multi-agency involvement including FDOT, Volusia County and City of New Smyrna Beach.
- Significant road improvements will be required, including widening Myrtle Avenue.
- Environmental concerns include the potential for existing historic trees on the property and low flood line in some areas of the property.
- Residential units on the site are not considered a favorable use due to the proximity to the railroad.
- The railroad horn decibel is too high to be near residential properties.
- The commercial development of the property would be Phase 1 and the residential development would be Phase 2.
- The city cannot accept the Site Plan Review until after rezoning is completed.

Engineering:

- Myrtle Avenue roadway improvements should consider that a Pedestrian Trail has just been completed.
- It should be noted that there is a railroad access road located on the southern part of the property.
- Portions of the south side of the property are in a flood zone.
- Developing the higher portion of the property first may affect the flood zone.
- There is a historic canal through the south end of the property which will need to be taken into consideration when developing that area of the property.

Utilities

- There are a few major concerns regarding utilities on the site.
- There is 20" water main bisecting the north end of the property that cannot be built over. The developer must work around it.
- The property ties into a 20'-25' wide railroad easement at the south end of the property that the developer must work around.
- There are a limited number of sites on Myrtle Ave to hook into water, sewer and reclaimed water.
- There is limited capacity to add wastewater discharge to the existing lift station.
- The closest reclaimed water station is located on the opposite (north) side of SR 44.
- An existing power line cuts across the site and will need to be relocated. An issue will be the portion of the line that is over the railroad tracks. It is recommended that the line over the railroad track be left in place and a way around that portion of the line be developed.
- Each tenant in the shopping center must have individual water, electric and sewer meters.

- Back flow equipment must be outside the structures.
- Waste water/grease traps must be underground, outside and no shared grease traps.

Fire Marshall:

- Fire Hydrant flow tests must be performed by a 3rd party.
- Flow tests to be scheduled with the fire department to witness the tests.
- Fire hydrants must be installed prior to combustibles on site.

Economic Development:

- The property is located within a CRE district. Grants could be applied for commercial portions of the project. The residential portions are not eligible.

Next Steps: If the applicant decides to move forward, there is a template available for the process. A developer's agreement and a conceptual plan is required. The property would need to be re-zoned to a PUD. Staff will review the PUD and will issue comments to be addressed. Plans will then require approval by the Planning & Zoning board and the City Commission.

Turnbull Bay Road – Warehouse: The applicant, Clay Davis, wants to construct a 7,450 SF warehouse with associated parking, floodplain compensation storage and stormwater management facility. Low intensity usage is planned for the site, and the warehouse will be located 110' from the road.

Planning

- A tree survey will be needed.
- A historical ditch exists on the property and will need to be taken into consideration.

Engineering

- Turnbull Bay Road is a county road.
- May need a variance due to flood zone.

Fire Marshall

- There is an existing fire hydrant nearby.
- If storage in the single story 18' general storage warehouse exceeds 12', the building will require fire sprinklers.

Next Steps: It was suggested that the applicant reach out to the Utilities department with any questions regarding utilities. A Class 2 site plan would be submitted as the next step, and the various departments would review. The site plan would then be resubmitted. There is no need to rezone the property.