



ECONOMIC DEVELOPMENT NEWSLETTER ***November, 2013***

- ✓ The City of New Smyrna Beach welcomes Turbine Legend Inc.!

Turbine Legend Inc., an aircraft manufacturer of Winnsboro, La. has been purchased and will relocate to a 27,500 square foot facility at the New Smyrna Beach Airport. The company, which has been renamed Turbine Air Corporation, will bring an estimated 55 jobs to the area at full build out with a capital investment of \$500,000. The facility is located at 1531 Airway Circle and will include office space, warehouse, hangar facilities and ramp space for the design and manufacturing of Turbine Legend Aircraft.

The company will continue to manufacture the Turbine Legend Aircraft “kit,” which in its “fast build” stage starts at a purchase price of \$189,000. The finished aircraft could range from \$500,000 to \$800,000.

- ✓ “Tomorrowland” Comes to New Smyrna Beach!

Walt Disney Pictures is in production for a new movie, “Tomorrowland”. Several scenes will be filmed in New Smyrna Beach on November 13th, on US 1 and on Canal St.

- ✓ Four Proposals Received for the AOB site

Four development proposals have been received in response to a Request for Proposals issued for City-owned property (4.4 acres) at 160 Causeway, fronting the Intra-Coastal Waterway. The proposals were reviewed by a staff committee at a public meeting and the process for further review will be finalized by the City Commission on November 19.

- ✓ Commercial/Industrial building activity continues to be strong.

New Smyrna Beach is one of only four cities in Volusia County that has had “new construction” commercial building permits issued for every quarter since the third quarter of 2011. Commercial/Industrial projects currently under construction or renovation include:

- Rosedale building, 426 Canal St – recently completed the build-out of the second floor and the tenant has moved in. The Shok Idea Group, an advertising firm, has moved from its previous location on Flagler Avenue. . The first floor tenant, The Jam Spot, an early childhood activity/learning center, opened in October.

- Two new stores have recently opened in the Canal St area: “The Posh Pineapple”, a “trendy boutique”, opened in a renovated space at 330 Canal St; and.”12 Oaks Home Decor” opened in a new building at 501 Magnolia St.
 - The Canal St Creamery, 323 Canal St, is finishing renovations to convert the building from a professional office to a coffee/bakery/ice cream shop.
 - Renovation of spaces in the Canal St Center continue. TUI, a store for personalized printed items, is planning to move into the space at the SE corner of US 1 and Canal St.
 - The Florida Hospital Medical Office Building in the SE quadrant of I-95/SR 44 is now under construction. A two story, 32,000 square foot building will be constructed on the 20.33 acre site.
 - At the former Wal-Mart building, 1998 SR 44, crews are finishing the build-out for Firehouse Subs and Vision Fitness 24.
 - The City’s new Fire Station, SR 44 at W Canal St., is under construction.
 - Mullinax Ford, SR 44 east of Colony Park Rd. is under construction.
 - New Smyrna Beach Harbor Marina, 248 North Causeway, mixed use development includes 21 detached single family units; a restaurant, fishing store, dock and boat storage.
 - A new parking lot to serve the Canal St Historic District, at the NW corner of US 1 and Canal St.
 - Two restaurants are being planned for the 200 block of Flagler Ave.
 - Renovations are underway at 320 Third Ave for a paddleboard business.
- ✓ Projects in the planning stages include
 - Alba Court, 113 Washington, Senior Housing
 - Extension of Colony Park Rd., from SR 44 North to Otter Blvd and Pioneer Trail.
 - Landscaping the SW corner of US 1 and Canal St through a lease proposed with the Flagler Development Group.
 - ✓ The City of New Smyrna Beach is preparing an application to the Volusia County Council for a new Community Redevelopment Agency (CRA) district. The City’s current CRA sunsets in May, 2015. It is anticipated that the application to the Volusia County Council will be submitted in 2014.
 - ✓ The cities of New Smyrna Beach, Edgewater, and Oak Hill have been awarded a US EPA Brownfield grant. Each city will be allocated \$200,000 to pay for approved applications for Phase I and Phase II environmental site assessments. The City of Edgewater is administering the grant.
 - ✓ For prominent Commercial/Industrial properties for sale or lease: please go to Volusiasites.com and click on New Smyrna Beach.
 - ✓ The New Smyrna Beach Economic Development Advisory Board typically meets on the third Wednesday of every month in the City Commission Chambers at City Hall at 6 pm. Meeting agendas are posted on the City’s website, cityofnsb.com.

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