



## ***ECONOMIC DEVELOPMENT NEWSLETTER***

### ***October, 2013***

- The City of New Smyrna Beach welcomes Dougherty Manufacturing, who has purchased and moved into the building at 1601 Tionia Road. Formerly known as Blue Water Dynamics, the firm has moved from Edgewater and has been doing business in the marine industry. The firm's expertise includes metal working, woodworking, electrical, fiberglass, and assembly. The firm will soon be rolling out a new product line and plans to hire 4 persons in the near future and 20-30 persons over the next six months. The firm's current customer base extends several hundred miles, and with the new product line the customer base will be nationwide. We are very happy that Dougherty Manufacturing has chosen New Smyrna Beach!
- 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 – finishing build-out for second floor tenant in new building. First floor tenant opened last month.
  - Former Wal-Mart, 1998 SR 44 – finishing build-out for Firehouse Subs and Vision Fitness 24.
  - City's new Fire Station, SR 44 at W Canal St.
  - Mullinax Ford, SR 44 east of Colony Park Rd.
  - New Smyrna Beach Harbor Marina, 248 North Causeway, mixed use development includes 21 detached single family units; restaurant, fishing store, dock and boat storage.
  - Canal St Creamery, 323 Canal St – finishing renovation from a professional office to a coffee/bakery/ice cream shop.
- Projects in the planning stages include
  - Alba Court, 113 Washington, Senior Housing
  - Florida Hospital Medical Offices, SE quadrant of I-95 and SR 44
  - US 1/Canal St public parking lot, NW corner
  - Extension of Colony Park Rd., from SR 44 North to Otter Blvd and Pioneer Trail.

- 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 Notices and agendas are posted on the City's website, cityofnsb.com.
- 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. The proposed CRA covers most of US 1 in the City, as well as the Airport area, Historic Westside, North Causeway, Canal St area, Hospital District, the FEC property west of US 1 and south of Canal Street, and West Canal St including the former K-Mart site. It is anticipated that the application to the Volusia County Council will be submitted in the first quarter of 2014.
- The cities of New Smyrna Beach, Edgewater, and Oak Hill have been awarded a US EPA Brownfield grant. Each city will have \$200,000 to pay for approved applications for Phase I and Phase II environmental site assessments. The City of Edgewater is administering the grant and is in the process of hiring an environmental consultant.

*For further information contact Tony Otte: [totte@cityofnsb.com](mailto:totte@cityofnsb.com);  
386.424.2265 (office) or 386.566.3941 (cell)*