THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

REQUEST TO CONSIDER REZONING CASE PUD-0008-2025, SPROUTS SHOPPING CENTER, SO. MYRTLE ST. & SR 44, TO CHANGE EXISTING CITY ZONING FROM LI, LIGHT INDUSTRY TO PUD PLANNED UNIT DEVELOPMENT

April 6, 2026

Background:

Applicant: Scott Cole, Development Manager, GBT Realty Corporation, 9010 Overlook Blvd., Brentwood, TN 37027

Property Owner: NSB 103 Development LLC, 1215 Gessner Drive, Houston TX 77055

Request: Rezoning from City Light Industrial (LI) to City PUD, to allow for development of a Shopping Center facility with two Outparcels for future development.

Site Information: 11.37 acres that are currently undeveloped and located on the East side of South Myrtle Avenue and immediately South of the State Road 44/Martin Luther King overpass. The 11 acre area is now part of a 103 acre Parent parcel that stretches from SR 44 South to 10th St., all on the Eastern side of So. Myrtle and abutting the FEC RR yard/tracks to the East. The requested 11 acre PUD parcel area will be subdivided out of the 103 acre Parent parcel along with this rezoning process. The subject property is shown on the **Exhibits A** and **B** Location and Aerial Maps.

Tax I.D. Number: 7419-23-00-0041 (entire 103 acre Parent parcel)

Exhibits Provided:
Exhibit A - Location Map
Exhibit B - Aerial Map
Exhibit C - Existing Zoning Map
Exhibit D - Proposed Zoning Map
Exhibit E - City Industrial Mixed Use FLU
Exhibit F - Proposed PUD MDA, with all proposed attachments
Exhibit G - Survey (Exhibit A of MDA)
Exhibit H - Proposed Conceptual Development Plan (CDP), 7 sheets (Exhibit B of MDA)
Exhibit I - Proposed Architectural Renderings, 11 Sheets total (Exhibit C of MDA)
Exhibit J - Landscape Plan, 1 Sheet (Exhibit D of MDA)
Exhibit K - Signage Plan, 4 Sheets (Exhibit E of MDA)
Exhibit L - Sketch Plat (Exhibit F of MDA)

Findings:

A. This rezoning application seeks to create a new Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for this site, to allow for a new commercial Shopping Center facility on an 11.37 acre undeveloped and wooded site proposed to be subdivided out of an existing 103 acre Parent parcel. The MDA and CDP propose development in two Phases, with the first Phase to contain two buildings, one large one for two "Anchor" stores and smaller retail space, and a second stand-alone small retail space building. The second Phase would consist of two proposed one-acre Outparcels along the Northern Property Line (PL), and to be accessed from within the site only.

B. The existing 103 acre parcel site is shown on the **Exhibits C** and **D** Existing and Proposed Zoning Maps as being currently zoned City LI, Light Industrial, with the 11 acre subject/proposed parcel proposed in this application to be rezoned to PUD, in accordance with its Future Land Use (FLU) of Industrial Mixed Uses (IMU). The IMU FLU allows for a wide range of uses at its most intensive maximum capacities (as listed in the attached **Exhibit E** IMU FLU Section of the City Comprehensive Plan), for up to 40 dwelling units per acre and a Maximum Floor Area Ratio (FAR) of 6.5. This proposed 11 acre PUD has no residential component proposed, and with a Maximum 0.5 FAR proposed in the MDA and CDP, will not remotely approach that maximum IMU FAR. The larger remaining portion of the 103 acre IMU parcel to the South would still keep its current Light Industrial (LI) zoning. Any other portions of that area that would be proposed for development in the future would similarly also be required to request PUD zoning, in compliance with the provisions of the attached **Exhibit E** IMU text excerpt from the City Comprehensive Plan.

C. The total 103 acre IMU property from which this proposed rezoning area would be split out is now undeveloped and wooded, and was formerly owned by the Florida East Coast Railroad (FEC RR), which still maintains its working tracks and railyard separately from and along the eastern boundary of this total site. The site is similarly bounded by other distinct transportation routes on all other sides, with the primary one being the SR 44 four-lane highway to the north, which in this section is the Martin Luther King Overpass over the FEC RR tracks and its side slopes leading to that overpass bridge immediately adjacent and north of this site. Bordering to the south is 10th Street, a collector roadway maintained by Volusia County that extends from US 1 to the west and carries volumes of school traffic to the Middle and High Schools just west of this subject property. South Myrtle Avenue is the western boundary of this property, is maintained by the City, and also carries significant volumes of school and other traffic as a north-south roadway connection between SR 44 and 10th St. In addition, the South Myrtle Avenue route now contains a new 10' wide paved Trail funded by FDOT on its east side, the northern portion of which is actually contained within a public easement inside the

boundaries of the 11 acre proposed PUD rezoning site. While the majority of the west/opposite side of South Myrtle Avenue now consists primarily of single family residences, the northern portion opposite the subject site is developed more intensely, with a commercial structure fronting SR 44 and a Multi-Family residential development now being constructed just south of that.

D. The proposed PUD Development Plan, as outlined in the MDA text and CDP Plans, is for a small retail shopping center of less than 85,000 SF of total Gross Leasable Area (GLA), with a proposed central parking lot of just over 300 spaces. This development is proposed to be separated into two Phases, with the primary development occurring for the main Phase 1 area, and Phase 2 consisting of two separate Outparcels of just over an acre each within the northwestern portion of the property. The Phase 1 area will contain the two primary "anchor " stores, for a Sprouts grocery store proposed at 22,970 SF GLA, and a similar retail "dry goods" store proposed at 25,000 GLA (shown in the Exhibit I Building Elevations as being a TJ Maxx). Two smaller Retail space areas are also proposed within this first Phase, for a 9,000 SF GLA building extension attached to these two "anchor" stores at their west side and closer to South Myrtle Avenue. A separate and free-standing 7,000 SF Retail building is proposed within this first Phase at the northeastern corner of the 11 acre PUD property.

E. The two Phase 2 Outparcels are proposed to each be permitted a maximum building size of 11,325 SF, and 80% for all proposed Impervious surfaces within their outparcel boundaries. Stormwater Management for those two outparcels is proposed to be provided for within the central stormwater system proposed within Phase 1, and parking for each would be provided within the two outparcels, according to the proposed use and applicable LDR minimum parking requirements. Given the scale of the total proposed development plan, a City Class III Site Plan approval would also be required for the attached CDP if this PUD application is approved, which would then entail full plans for engineering, utilities, stormwater management, landscaping, etc., to be reviewed by City Staff, and come before the City Planning and Zoning Board at a future date for final review and approval prior to construction.

F. The MDA and CDP provide the Minimum Required Building Setbacks for this proposed PUD rezoning, which in this case would be a 50’ Minimum Setback from So. Myrtle Avenue at the west PL, and Minimum 35’ wide Minimum Building setbacks from all other existing or proposed Exterior PL (North, East, and South). Landscape Buffer Areas and their minimum widths are also proposed and shown on the CDP and MDA text for the perimeter of the site, with those being 25’ wide on all site Perimeters, (North, East, West, and South). Also listed within the MDA text (in Section 5) are those Uses proposed by the Applicant, including both Permitted and Prohibited Uses, with those taken by the Applicant for the most part from the Permitted Uses listed in the City LDR for the B-5

Shopping Center Zoning District.

G. The 11 acre subject property area proposed for PUD rezoning has been surveyed for trees, and found to contain 8 trees large enough to be considered Historic (with trunks over 36" DBH). Six of those Historic Trees are proposed to remain on-site with the development of the CDP (as shown on the **Exhibit J** Landscape Plan). The Applicant sought permission from the City Commission to remove the other two Historic Trees at the February 24, 2026 Meeting (as Case HTR-1-26). Those two trees were then determined by an Arborist's field review to be in "poor" health, and a third Historic Tree (# 7) considered "healthy" in that report was then also requested to be removed. The Commission voted at that meeting 4-1 to allow removal of the two trees in "poor" condition, and according to the text of the Result Letter, for Tree #7's protection requirements to "be unrestricted. Meaning, no limitations to buffering or encroachment into the root zone will be required in order to preserve this tree." Accordingly, that Tree # 7 is now shown on the CDP Plans within a parking lot landscape island between the two driveway connections to So. Myrtle Avenue.

H. As shown on the **Exhibit H** Conceptual Development Plans (CDP), the proposed access to the site will be from the three proposed driveway connections to South Myrtle Avenue, subject to future review and permitting through the following Site Plan processes, and would then consider associated roadway impacts and/or improvements needed to resolve those, modifications for turn lanes, etc. The proposed MDA text specifically addresses this in its Section 6.C. text, that "A full TIA in conformance with City LDR and TPO Guidelines shall be submitted for review with the first Site Plan application, considering development of the attached CDP and future Parent Tract projections, to be reviewed by the City, Volusia County, and FDOT for impacts to the surrounding road network."

I. Staff has reviewed the development plan proposed in this application, along with the proposed site location and configuration, and feels the proposed commercial uses are both appropriate for this site, and consistent with its Industrial Mixed Use Future Land Use designation. The proposed site is also separated from any possible conflicting neighboring uses and has proposed various methods to screen and buffer its proposed uses, including the sizes and locations of the two proposed buildings. Associated and Projected Traffic Impacts will be inventoried and reviewed during the more detailed Site Plan processes to follow, to incorporate City roadways such as So. Myrtle Avenue, Volusia County roadways such as 10th St., and FDOT roadways such as SR 44 immediately to the north and US Highway 1 to the east.

RECOMMENDATION

Based on the Findings listed above, the Planning Department advises the Planning and Zoning Board to vote in favor of recommending the City Commission **approve the proposed rezoning to City Planned Unit Development (PUD) zoning,** and its associated Master Development Agreement and Conceptual Development Plan.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jeff Gove - Chief Planner

Attachments:

Exhibit A - Location Map PUD-08-25.pdf
Exhibit B - Aerial Map PUD-08-25.pdf
Exhibit C -Existing Zoning Map PUD-08-25.pdf
Exhibit D - Proposed Zoning Map PUD-08-25.pdf
Exhibit E - City Industrial Mixed Use FLU.pdf
Exhibit F - MDA Master Development Agreement with all attached internal Exhibits
Exhibit G - Survey 3-19-26.pdf
Exhibit H - Conceptual Development Plan 3-27-26.pdf
Exhibit I - Proposed Architectural Renderings.pdf
Exhibit J - Landscape Plan.pdf
Exhibit K - Signage Exhibit 032726.pdf
Exhibit L -Sketch Plat.pdf