THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

CONSIDER THE APPROVAL OF A COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH ADAPTIVE REUSE OPPORTUNITY 50-50 MATCHING GRANT IN THE AMOUNT OF $250,000 TO BERNARD HUCKESTEIN, OWNER OF NSB MAGNOLIA LLC LOCATED AT 300 MAGNOLIA STREET, NEW SMYRNA BEACH FOR THE CONSTRUCTION OF THE YARDERY OF NEW SMYRNA BEACH (YNSB).

January 27, 2026

Background:

On April 13, 2021 the CRA Board and City Commission approved the program guidelines, target area, and budget allocations for the CRA Commercial Facade / Exterior Property Improvement 50-50 Matching Grant Programs.

The Adaptive Reuse Opportunity Grant Program is designed to encourage innovative and value-added changes of use for underutilized commercial and industrial properties with commercial properties within the CRA District.

NSB Magnolia LLC acquired the property May of 2024 with intentions of creating The Yardery of New Smyrna Beach.

As per the applicant: This project will transform the property located at 300 Magnolia Street by building and operating The Yardery of New Smyrna Beach (YNSB). The project involves raising the structure there and building an environment to sponsor family fun, outdoor games, and social community gathering. This New Smyrna Beach location will be the 3rd operating location of The Yardery. The other two locations are located in Sanford and Mount Dora. The Yardery states that they are a full service very family focused restaurant with what we call Fun for kids of all ages!

Findings:

For this grant request, the entire project is expected to cost $2,756,786.69. The grant applicant provided three quotes from FL Licensed Contractors:

Skyterra Contracting Group: $5,332,821.70
Ferrar Construction Services (FCS): $2,756,786.69
DBK Construction & Service Solutions: $3,426,908.51

The grant applicant has provided all required documentation for eligibility for this grant

program.

Motion to approve the CRA Adaptive Reuse Opportunity Grant in the amount of $250,000 to Bernard Huckestein of NSB Magnolia LLC at 300 Magnolia Street.

Fiscal Analysis:
On September 9, 2025, the CRA Board and City Commission approved $1,000,000 for the Adaptive Reuse Opportunity Grant in the CRA Budget for this current fiscal year 2025 - 2026.

Strategic Plan Item:
No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

Grant Application - 300 Magnolia - The NSB Yardery.pdf
Agreement - 300 Magnolia - NSB Magnolia LLC.pdf
Conceptual Site Plan - 300 Magnolia - NSB Yardery.pdf