

# Municipal Developments



**Presented by John Cox**

Economic Development Director  
City of Deltona

Chair, Economic Development Practitioners Council  
Team Volusia Economic Development Corp.



# City of Daytona Beach

**Amazon** - 630,000 sq ft Robotics Facility opened in Sept. 2025.



**Aura Aero** - opened U.S. HQ and a 10,000+sf assembly facility at the ERAU Research Park in Oct. 2025.



Photo credit Embry-Riddle/Daryl Labello





# City of Daytona Beach Shores

**Wellness and dining destinations open for business-** including Revive Salt Room, Bliss Beach, Luna's Restaurant, Mythos Brew, and Shawarma Mediterranean Restaurant



**Businesses on the horizon** - include Diamond Cleaners in late Q2 and So Napa Grille anticipated to open in late Q3 or Q4 2026.

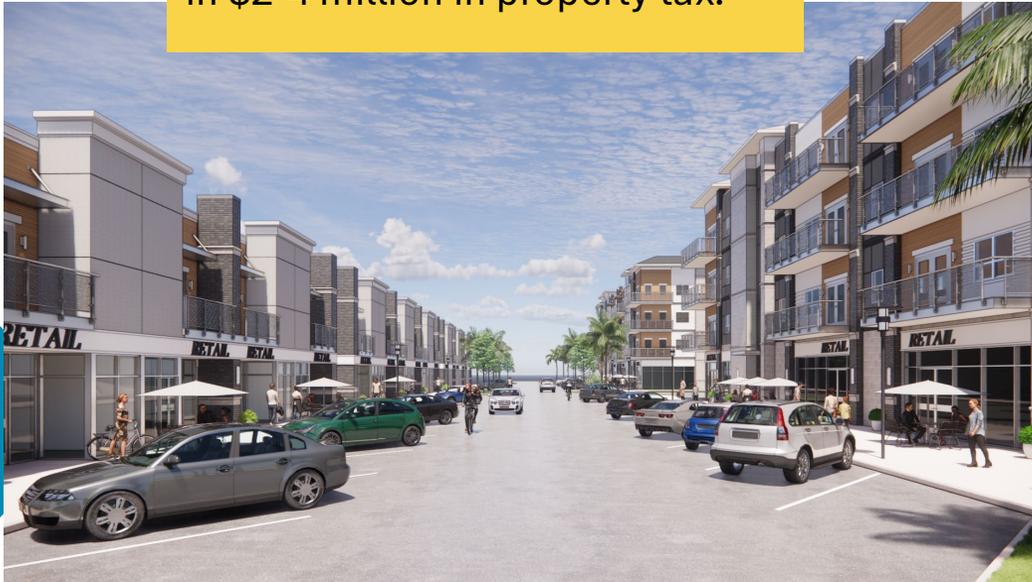
**Valor has announced Aston Martin as the luxury brand partner** - for an 18-story oceanfront condominium tower with 86 residences. The groundbreaking is planned for December 2026 and set to be completed by 2030. This marks Aston Martin's first entry into high-end real estate in Central Florida.





# City of DeBary

**The Main Street project** represents nearly \$500 million in private investment and will bring in \$2-4 million in property tax.



Celebrated the opening of DeBary's **first dedicated coffee shop.**



**THE CITY OPENS 2<sup>ND</sup> FIRE STATION**  
Enhances emergency response times citywide, located in the city's fastest growth area, and will serve the new downtown.



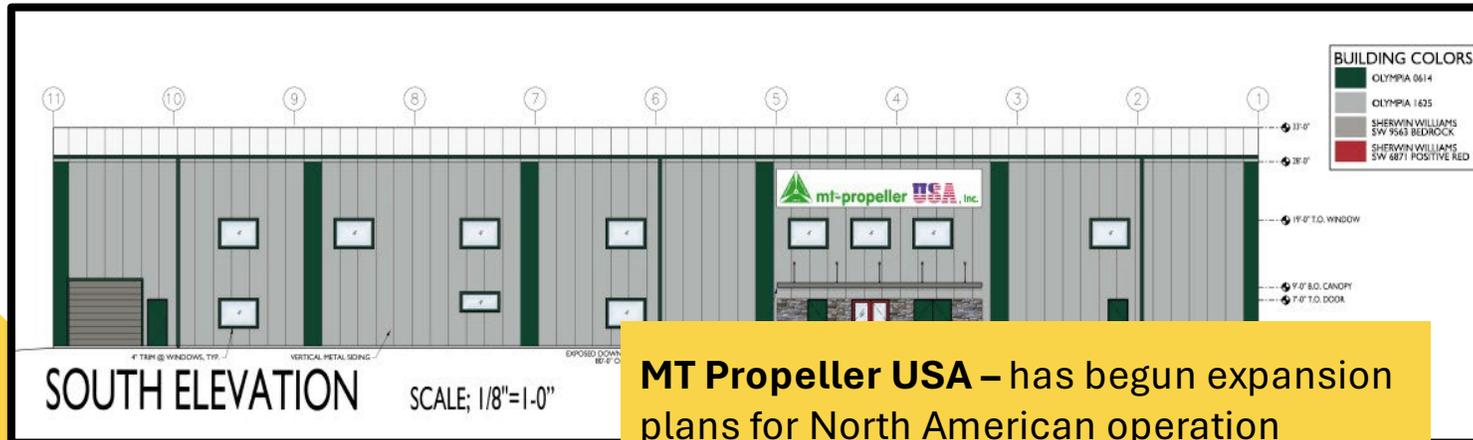
# City of DeLand



**Kingspan** - \$4 million investment nearing completion.



Artist Rendering



**MT Propeller USA** – has begun expansion plans for North American operation located at DeLand Municipal Airport.



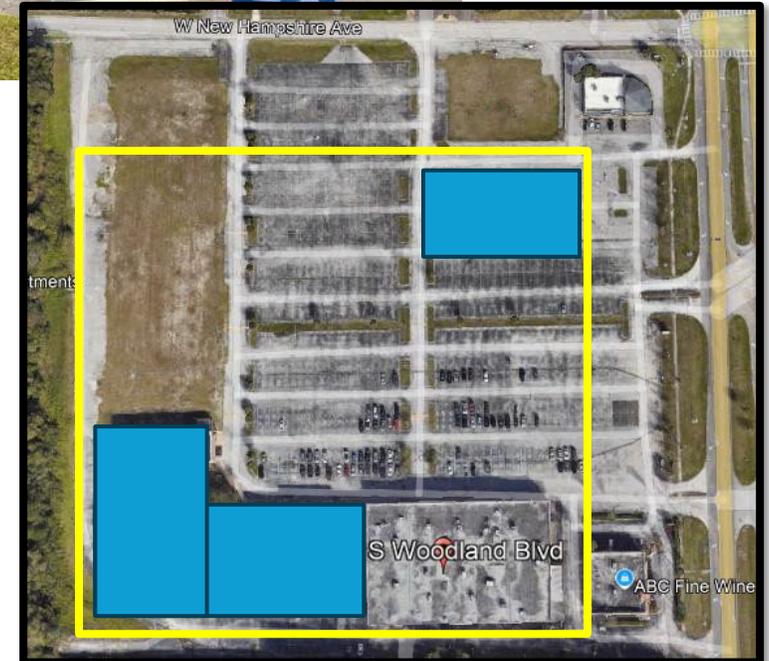


# City of DeLand

**DeLand Tech Park** -proposed Tech Park could bring up to 1.5 million square feet of industrial space to the region.



**Advent Health Expansion** – Purchased 17 acres of commercial property for ongoing health services outreach.





# City of DeLand

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SOME OF THE RESTAURANT & RETAIL OPENINGS IN 2025





# City of Deltona

## RETAIL, RESTAURANTS & MORE:



- LEHA Self Storage Facility with RV and Boat Storage
- Blackfin Self Storage Facility with RV and Boat Storage
- Astute Children's Academy
- Strickland Oil Change
- Key Foods Supermarket

## MANUFACTURING & WAREHOUSING

Amazon 2 – 1M sq ft facility opened in 2025.



## INDUSTRIAL

I-4 Logistics Park - approvals completed

An undisclosed business will occupy **1M sq ft** in 2026.

**Synergy at Normandy** - Mixed-Use Planned Unit Development with Retail, Industrial, and Flex Space.



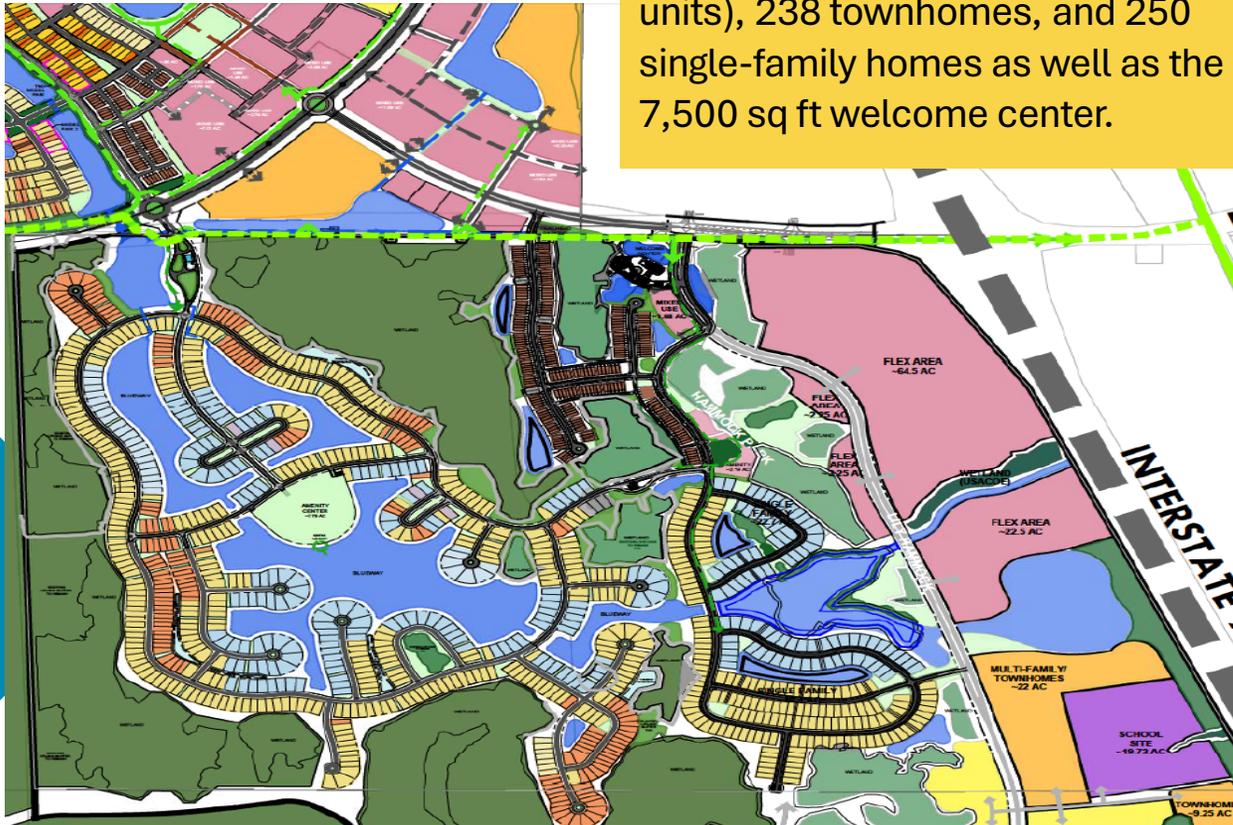
## Health Care Services coming in 2026

- CORA Physical Therapy
- LEHA Medical Office Buildings
- NuHealth

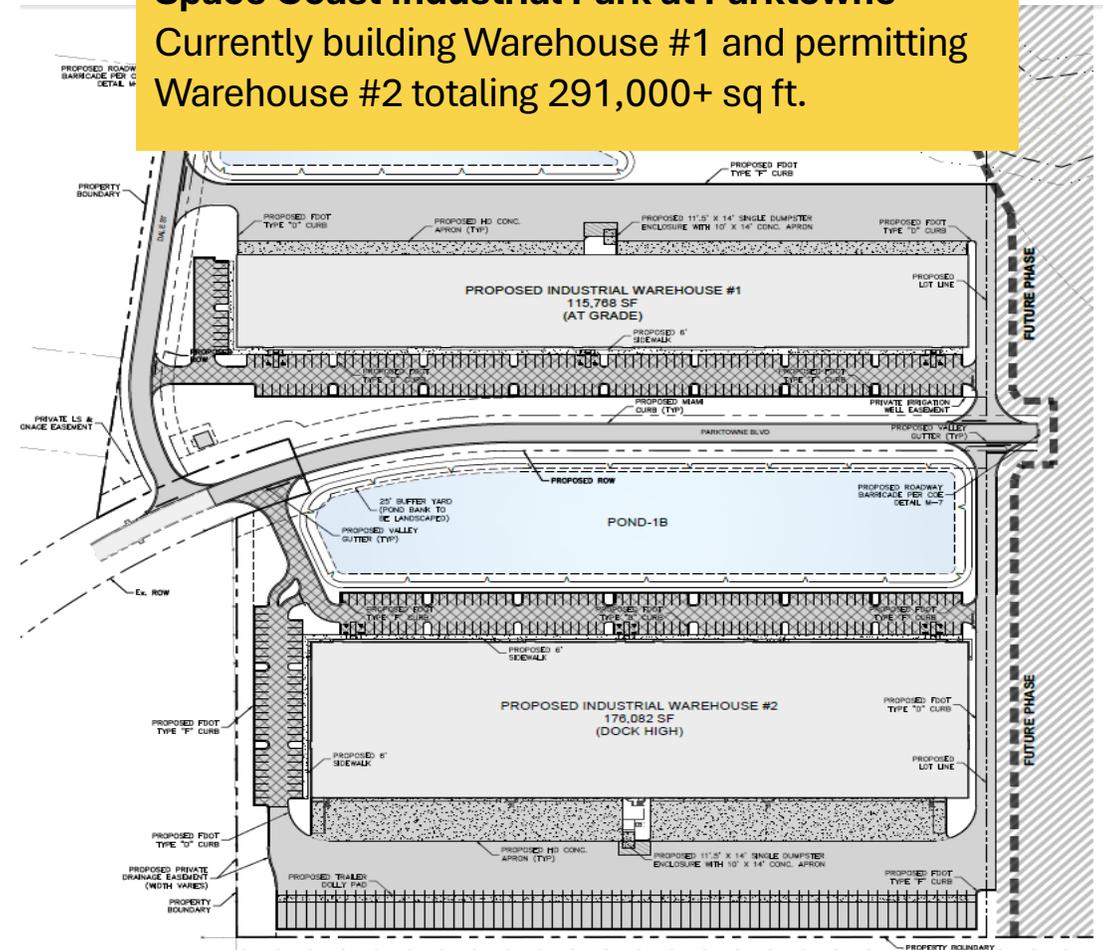


# City of Edgewater

**Deering Park Center & North –**  
Preliminary plats & site plans approved for 55+ community (377 units), 238 townhomes, and 250 single-family homes as well as the 7,500 sq ft welcome center.



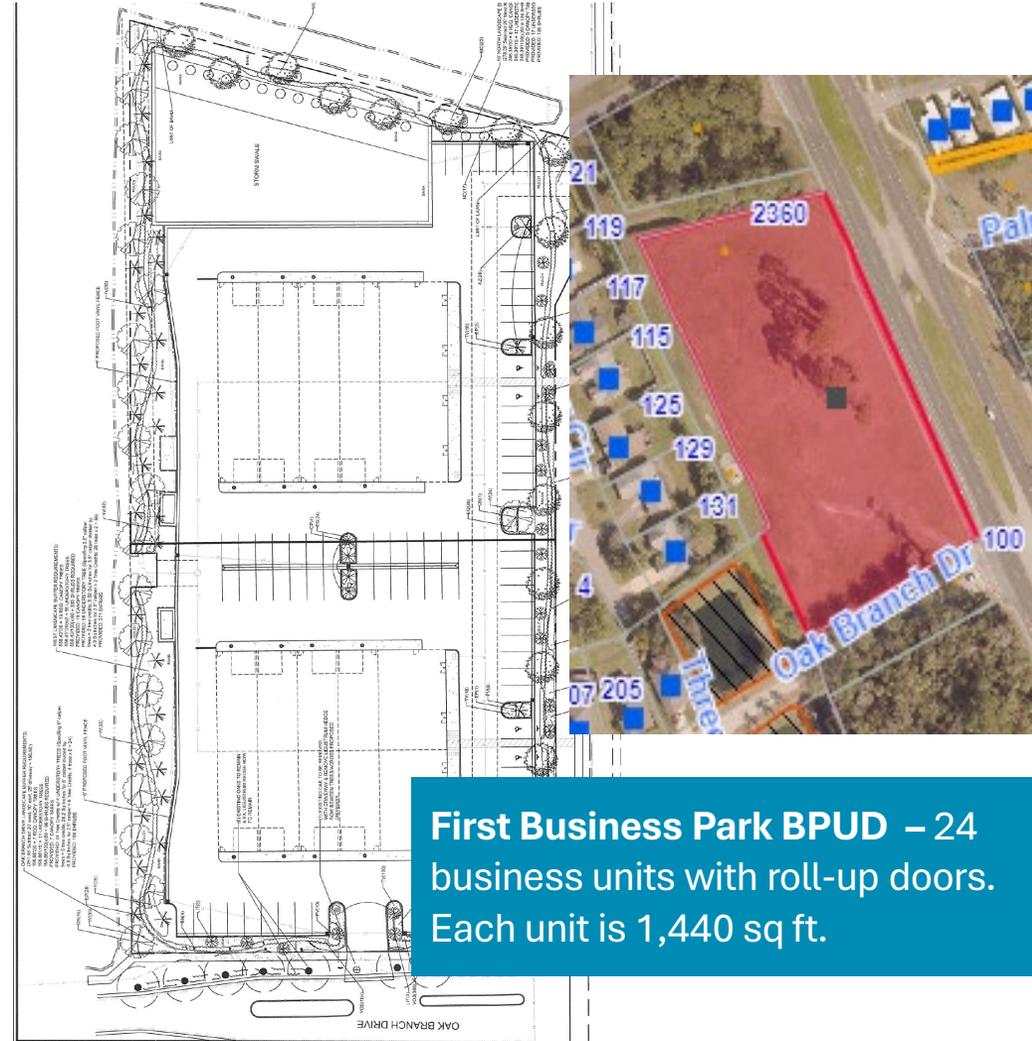
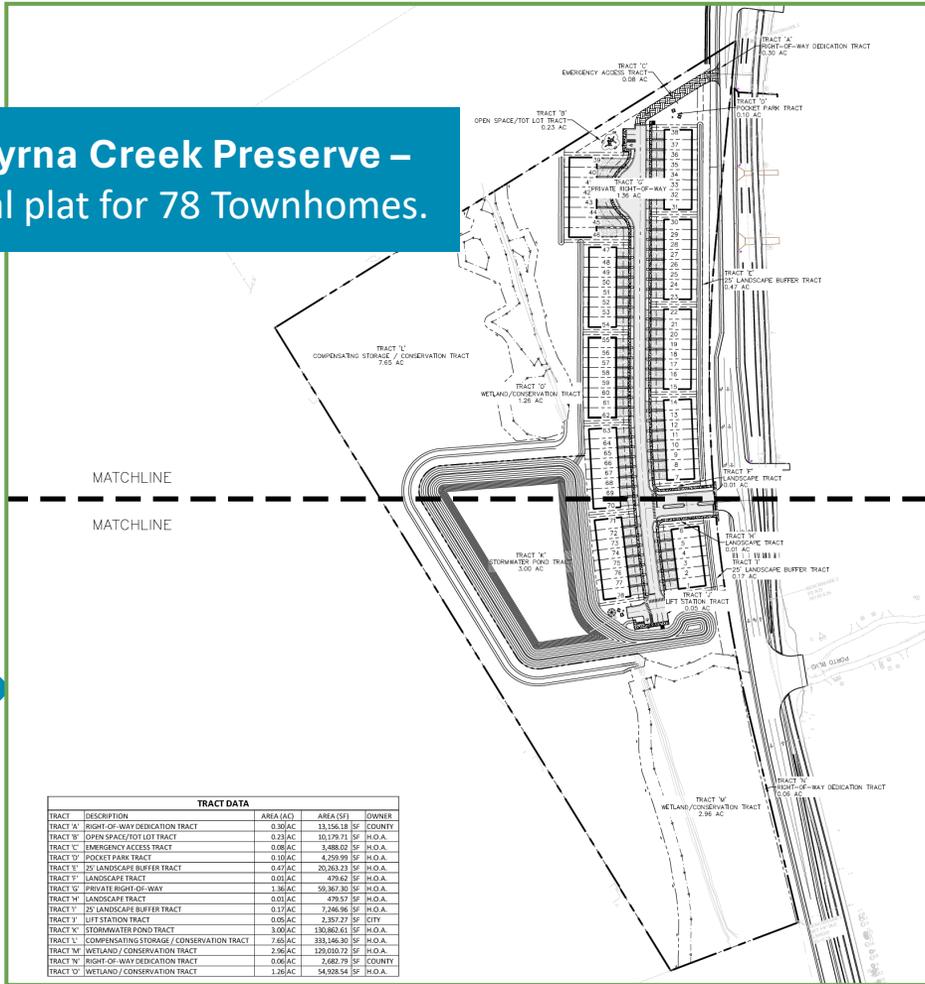
**Space Coast Industrial Park at Parktowne –**  
Currently building Warehouse #1 and permitting Warehouse #2 totaling 291,000+ sq ft.





# City of Edgewater

**Smyrna Creek Preserve –  
Final plat for 78 Townhomes.**



**First Business Park BPUD – 24  
business units with roll-up doors.  
Each unit is 1,440 sq ft.**

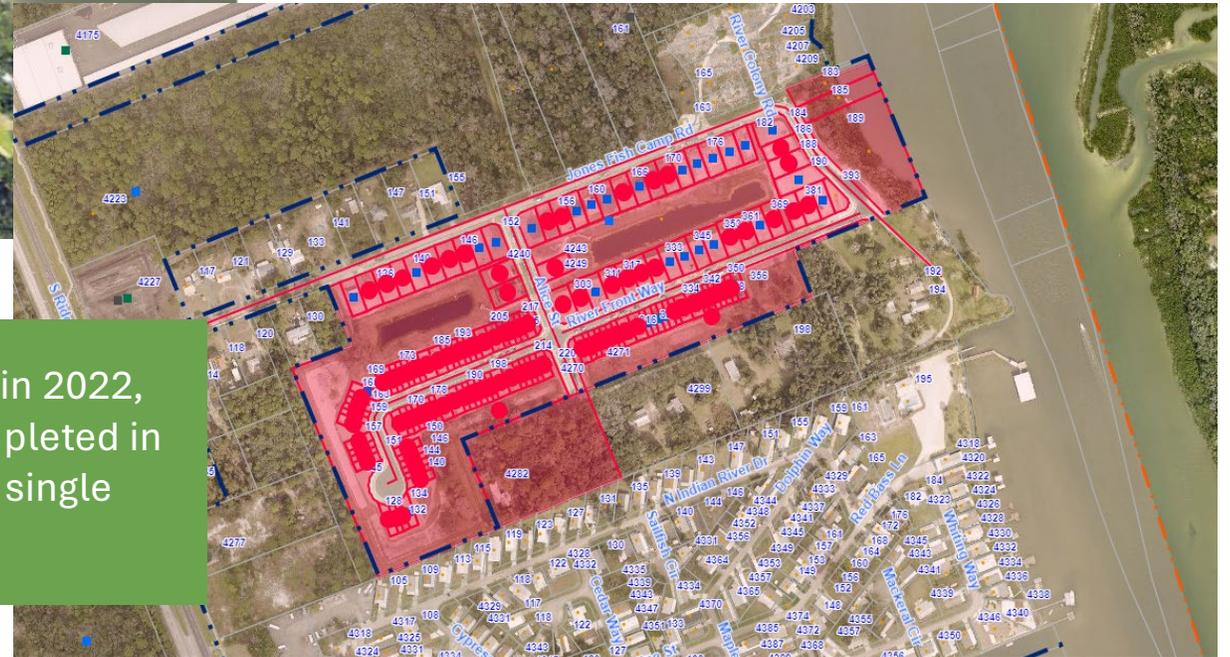


# City of Edgewater



Edgewater River Oaks Mixed Use Planned Unit Development – Phase 1 will be residential/multi-family for Yardly’s 196 apartment complex with an amenity center and dog park with construction scheduled for April 2026.

**Riverfront Estates** – Approved in 2022, vertical construction to be completed in 2026 for 90 townhomes and 52 single family homes.



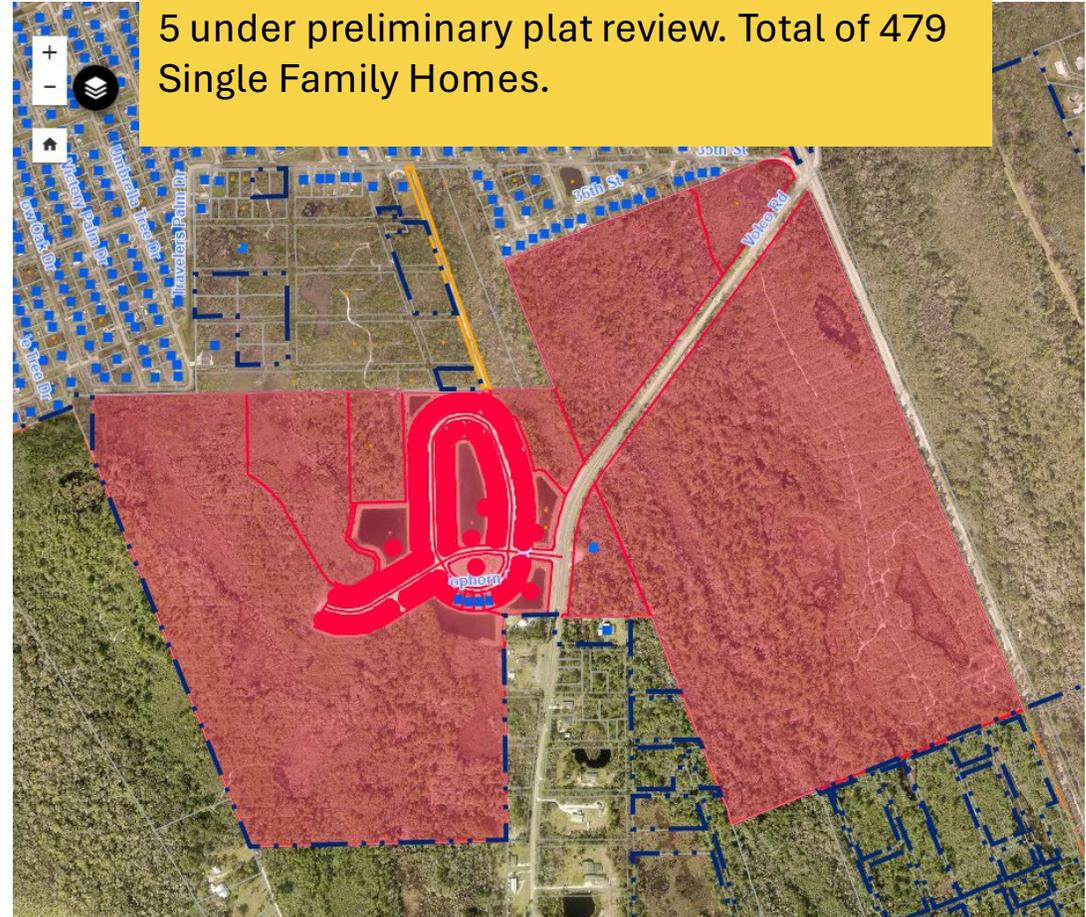


# City of Edgewater



**Crestwood Residential Planned Unit Development** – under preliminary plat review – 72 townhomes w/one car garage, 32 townhomes with two car garage, and 150 Single Family Homes

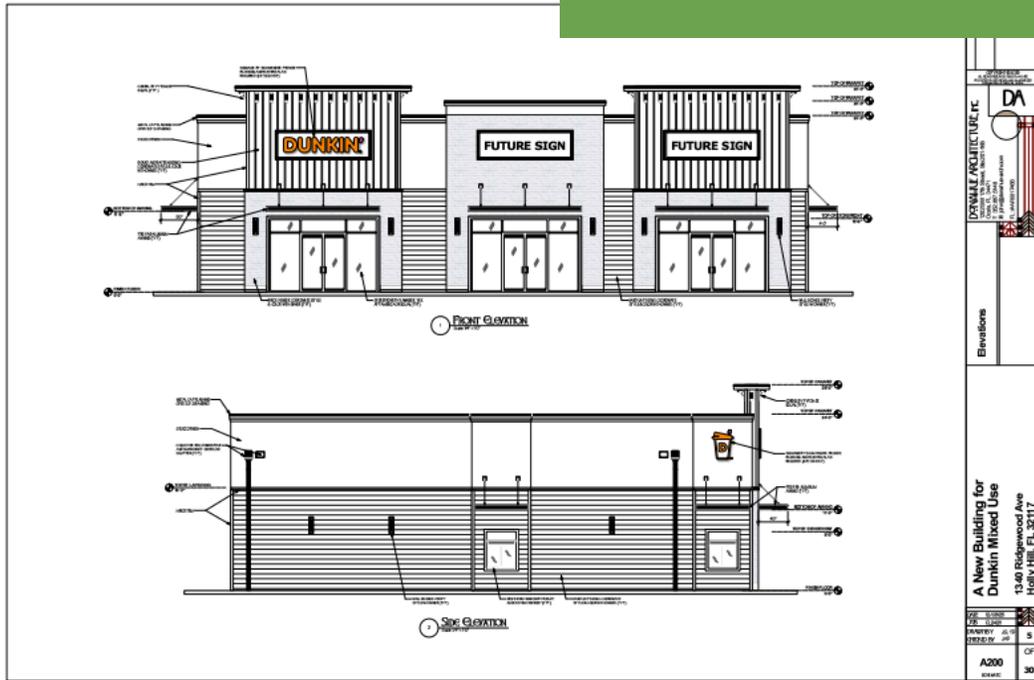
**Edgewater Preserve – Phase 1 Complete, Phase 2 Final Plat Approved, Phase 3, 4, and 5 under preliminary plat review. Total of 479 Single Family Homes.**







**Dunkin' Donuts -**  
Anticipated start of  
construction June 2026  
on Ridgewood Ave.




**Murphy USA - 2,800 sq ft**  
convenience store & 16 fueling  
stations on Ridgewood Ave.





**Space Shop Self Storage** – 3-story storage facility on Mason Ave. Groundbreaking Feb. 2026. **Completion June 2027**

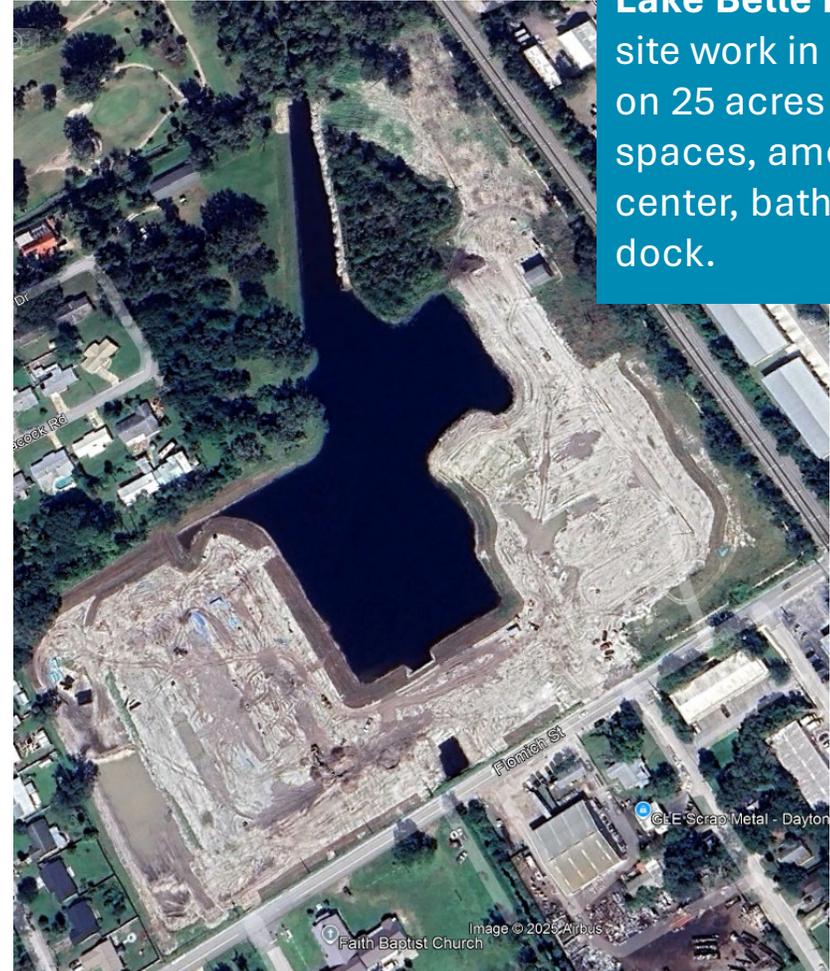
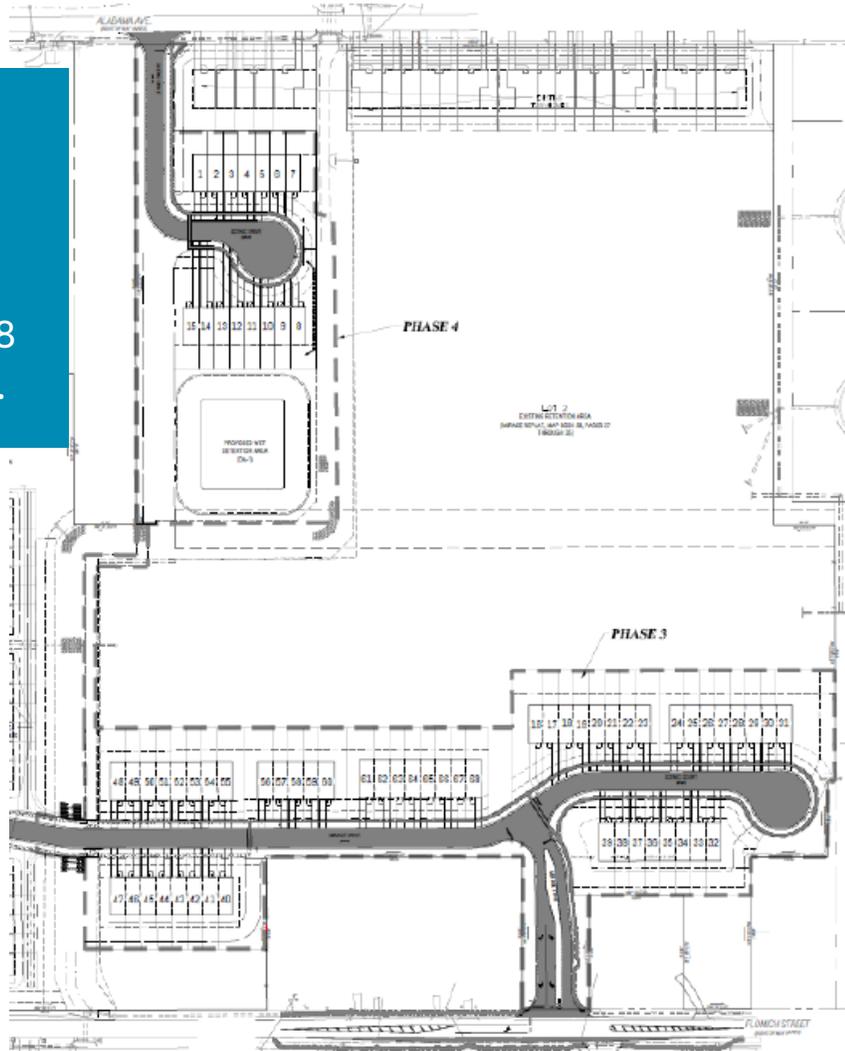


**Anastasia Court Townhomes** – 17 townhomes proposed on 2.11 acres

**The Vineyards Townhome Development** – Site work for a 23-building townhome development; 12 buildings are complete

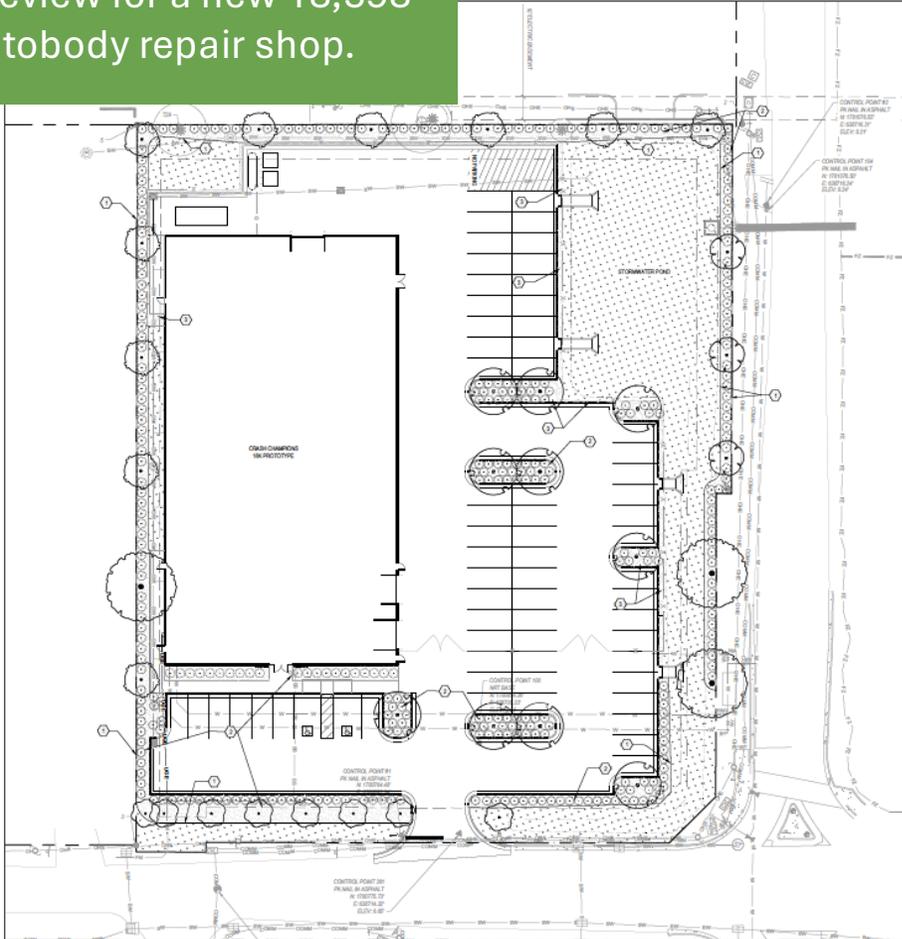


**Mirage Subdivision -**  
Phases 3 and 4  
Site work  
underway for 68  
townhome lots.



**Lake Belle RV Park –**  
site work in progress  
on 25 acres for 90 RV  
spaces, amenity  
center, bathroom &  
dock.

**Crash Champions – Site plan**  
under review for a new 18,598  
sq ft autobody repair shop.

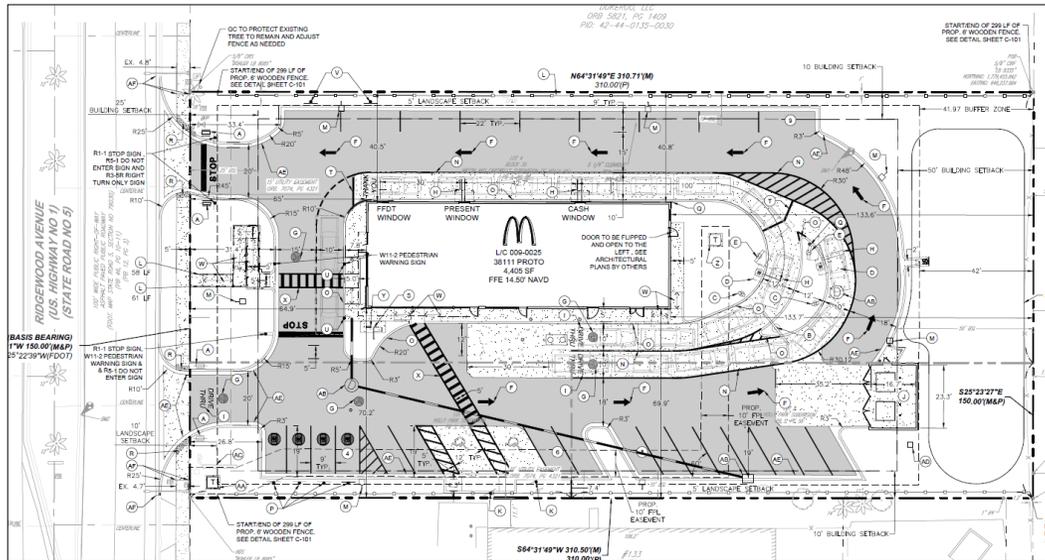


**Trade Mark Metals- Site**  
plan under review for a 1,440  
sq ft warehouse site .

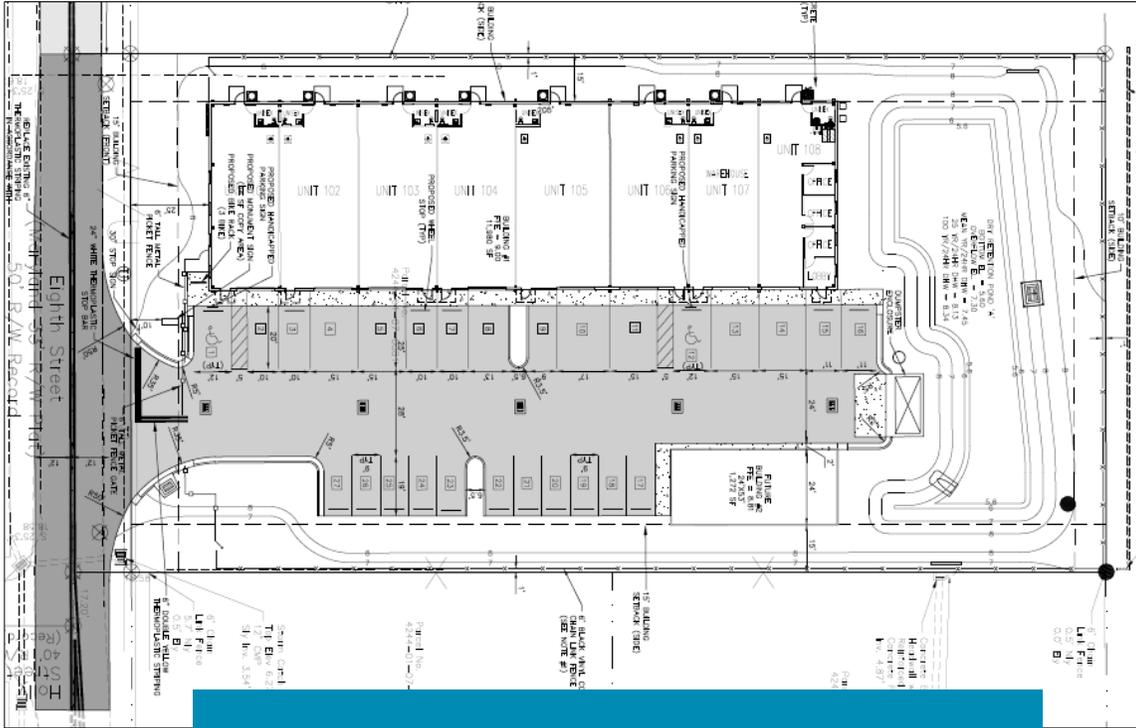




**McDonalds - Site plan under review for a replacement restaurant on current site to open in 2026.**

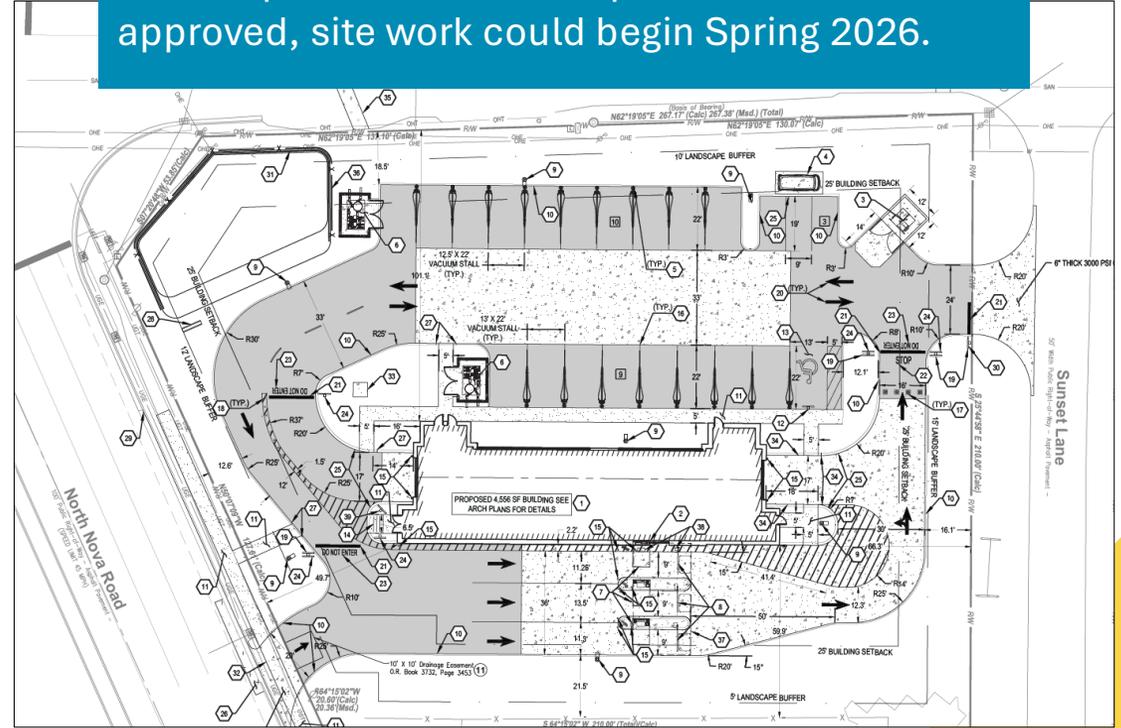


**Golf Avenue Storage – Site plan approved for 68,000 sq ft storage facility. Construction to begin soon.**



**Holly Hill Business Park – 1012 8<sup>th</sup> St.** Site plan approved for 8-unit commercial building and 20-unit storage warehouse.

**Hang 10 Car Wash – Site plan approved for 3.957 sq ft car wash.** Once permits are approved, site work could begin Spring 2026.





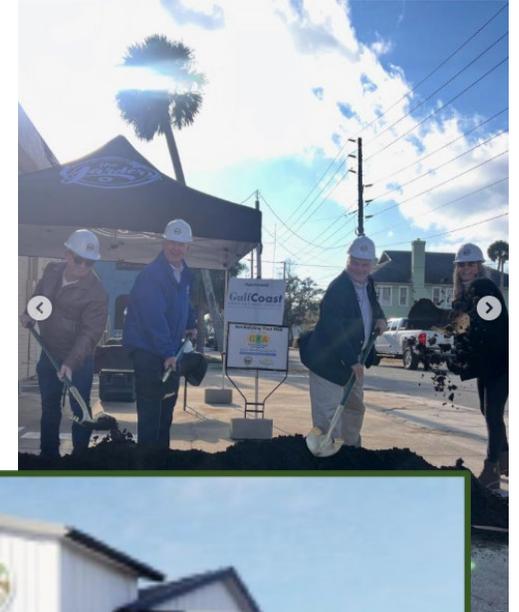
# City of New Smyrna Beach



**Ronin Sushi Bar –Redevelopment Project. \$3M investment, CRA Façade Grant recipient.**



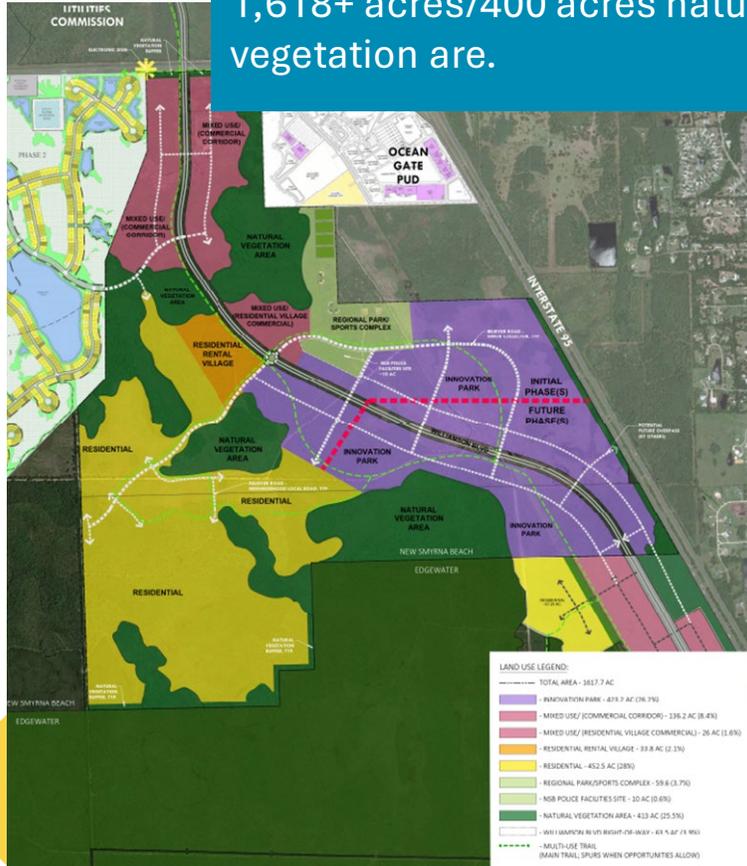
**The Yardery of New Smyrna Beach – Redevelopment project. \$2.7M investment, CRA Façade Grant recipient**





# City of New Smyrna Beach

**Deering Park Innovation Center –**  
 Zoning Approved. Mixed Use PUD  
 1,618+ acres/400 acres natural  
 vegetation are.



**Proposed Organic Grocer –**  
 New development. \$26M  
 investment. Grocer & 5 retail  
 spaces to occupy.





# City of New Smyrna Beach

**ACE Hardware**– Redevelopment Project \$2M investment, CRA Façade Grant recipient. Previously was a pawn shop.



**Your Strategic Manufacturing Partner!**



**COMING SOON – TAKT Manufacturing Solutions** – \$6-8M investment, 6,500 – 10,000 sq ft. Metal fabrication manufacturer for space complex companies.

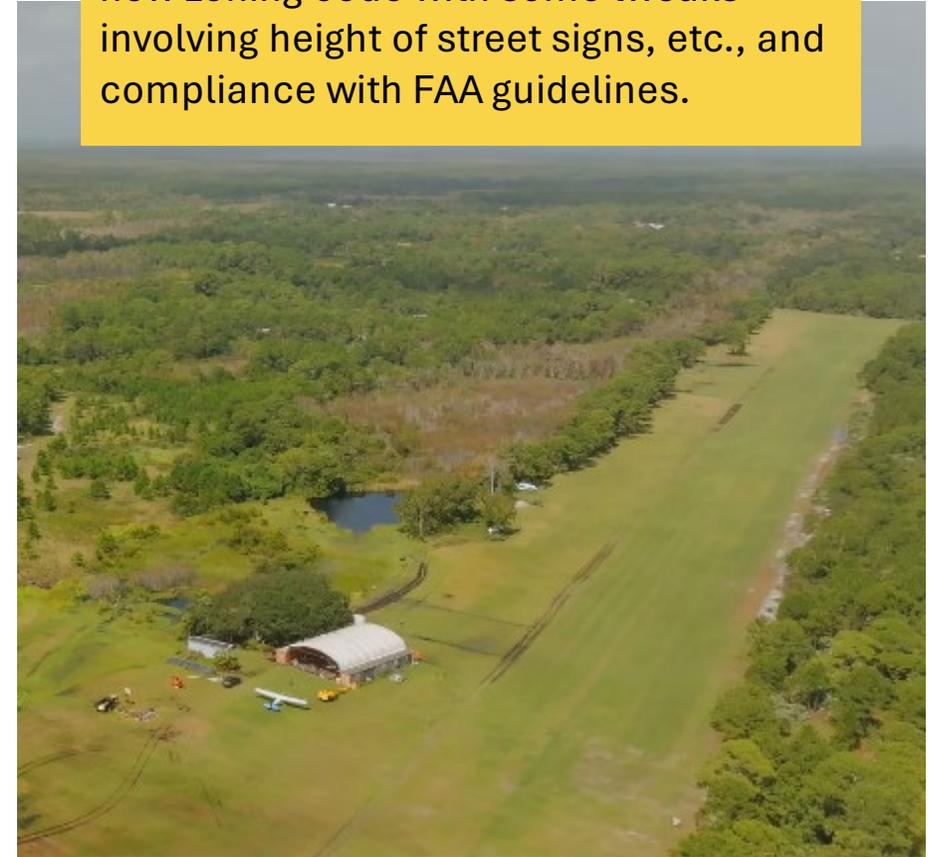


# City of Oak Hill

**Rewriting Comp Plan & Municode - New Zoning Classification for mixed use in city center area (retail on ground floor/residence or office on 2<sup>nd</sup> floor)**



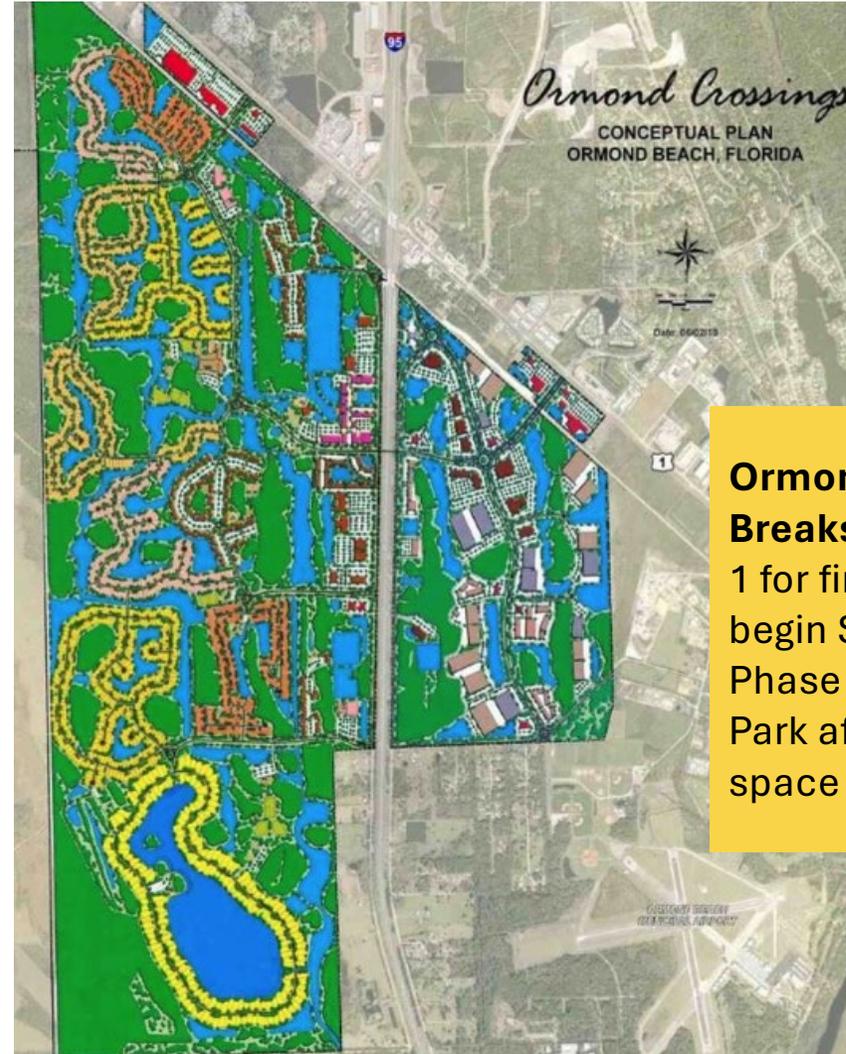
**Residential Fly-In Community** – Added new zoning code with some tweaks involving height of street signs, etc., and compliance with FAA guidelines.



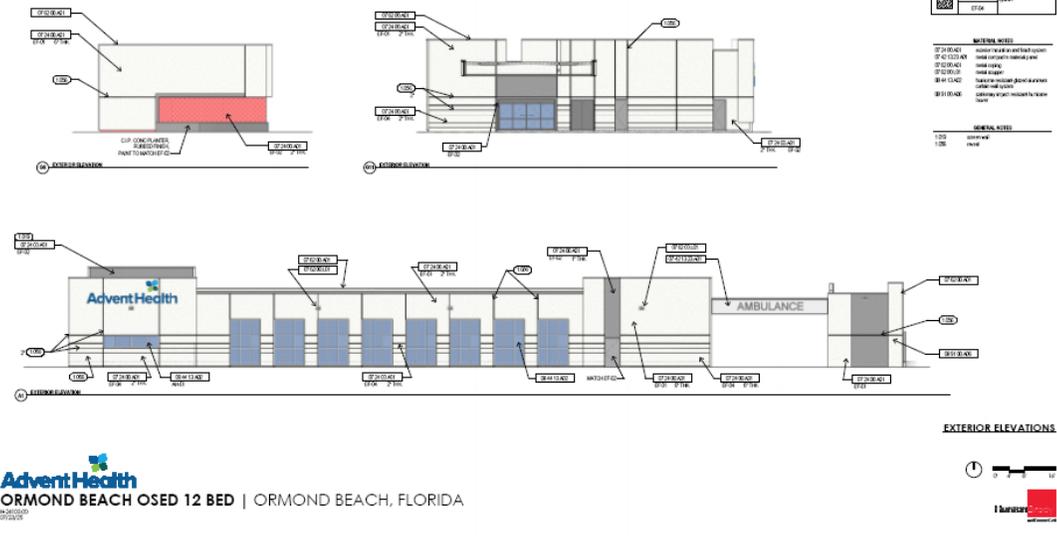


# City of Ormond Beach

**AdventHealth OB OSED** - A development order was approved for a healthcare facility on a 2.5-acre site on N. US Hwy 1. 12-bed freestanding emergency department.



**Ormond Crossings Breaks Ground – Phase 1** for first 450 homes to begin Summer 2026. Phase 1 for Commerce Park affords available space for target industry.





# City of Ormond Beach

**Tomoka Commerce Park** – 12 acre planned business development. 11 buildings totaling 110,000 sq ft. Mix of commercial, retail, flex & light industrial.



**Ormond Beach Business Park**– Construction of Runway Drive was completed March 2025. Provides secondary access for business in park & access to 12-acres of airport property suitable for light manufacturing aerospace/aviation firms.



# City of Ormond Beach



**Residence Inn by Marriott** – 137 key extended stay hotel on beachside. 95,700 sq ft. Major reinvestment in the city's beachside tourism infrastructure.

**Neighborhood Retail & Coffee Momentum**– Aldi repurposed Winn-Dixie anchor for new location. Elliano's Coffee constructing in same plaza. SunBros expanding with new drive-thru and Dutch Bros. considering a location near Nova & Granada Blvd.





# City of Port Orange

**BIK Hydraulics Headquarters – Eastport Business Park**– Construction of a ±18,723 sq ft building that will serve as BIK’s U.S. HQ. \$6M private investment and anticipated completion late 2026.



**Redevelopment of Former Gas Station –** A long-vacant and dilapidated gas station is being redeveloped as a Dutch Bros Coffee at Dunlawton Ave/Taylor Branch Rd.

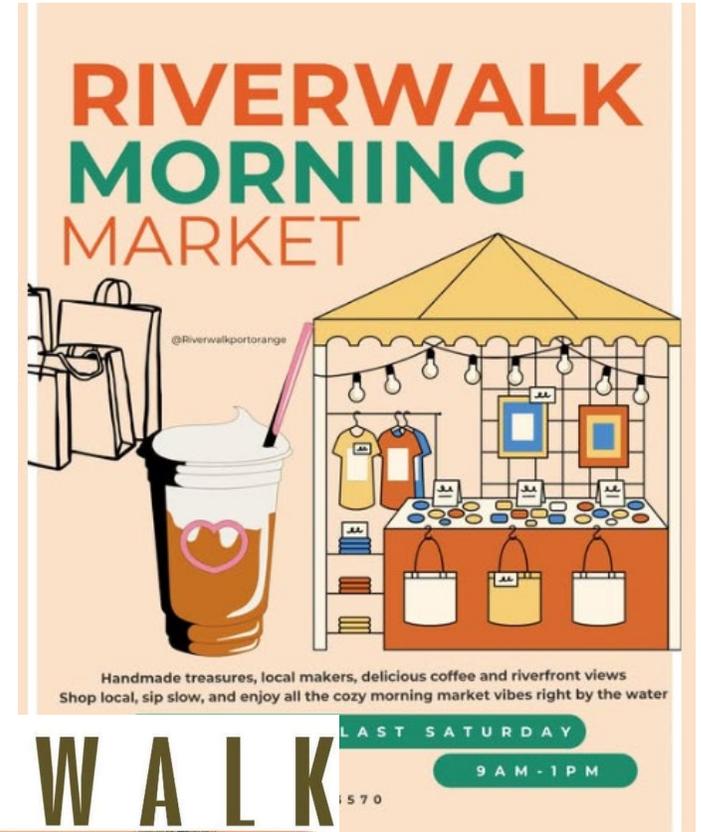
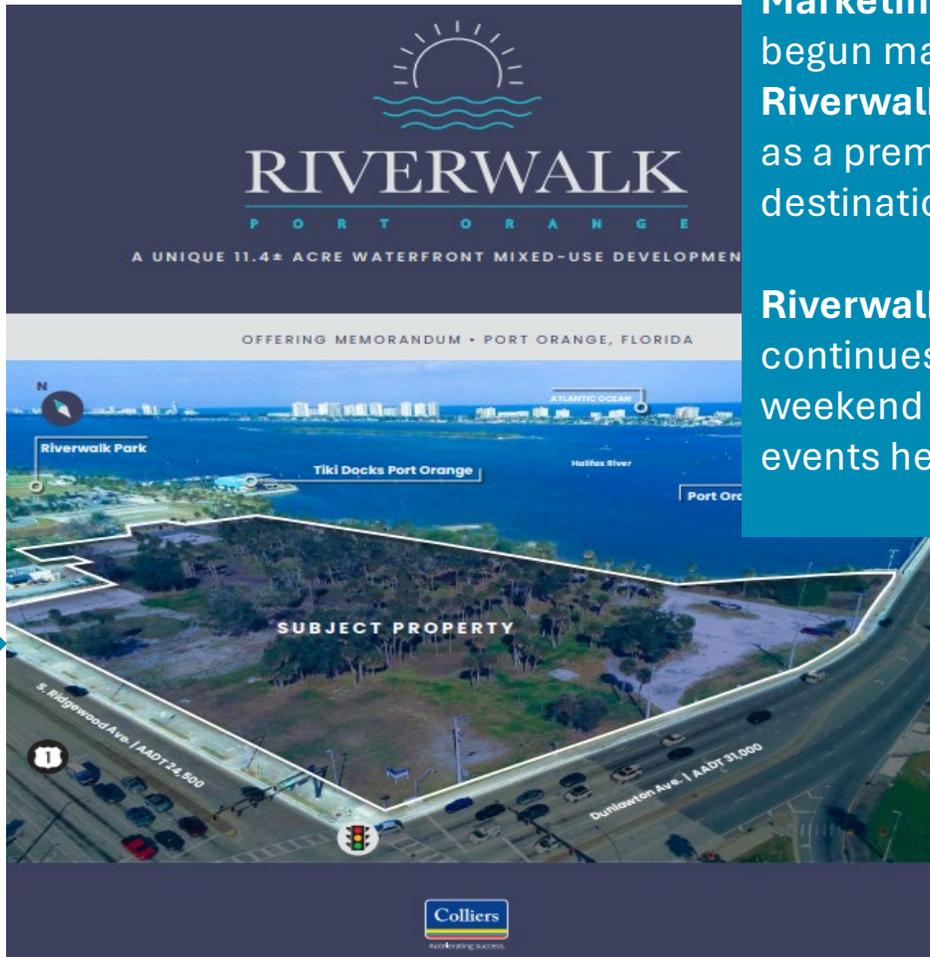




# City of Port Orange

**Riverwalk Mixed-Use Development Marketing** – Colliers International has begun marketing the City's **11.4-acre Riverwalk property** for development as a premier waterfront mixed-use destination

**Riverwalk Interim Uses** - The City continues to activate the property with weekend markets and food truck events helping to generate foot traffic.



## RIVERWALK



PORT ORANGE, FL



# City of South Daytona



**Scooters Coffee, McDonalds and Zaxby's** – The city welcomed 3 national brands that all opened in 2025.





# City of South Daytona



Murphy USA – A new 16-pump fuel station and Krystal are moving through development review with construction anticipated in the third quarter of 2026.



Winola Farms neighborhood grocery destination – offering meats, locally sourced produce, and a cafe concept for lunchtime and convenient grab-and-go options opening in March 2026.



# City of South Daytona

**Halifax Commons** – The City is actively working with developers on a major redevelopment project to deliver two large commercial plazas with restaurants, retail, and professional office space.



## HALIFAX COMMONS

PREMIER RETAIL LEASING OPPORTUNITY IN SOUTH DAYTONA

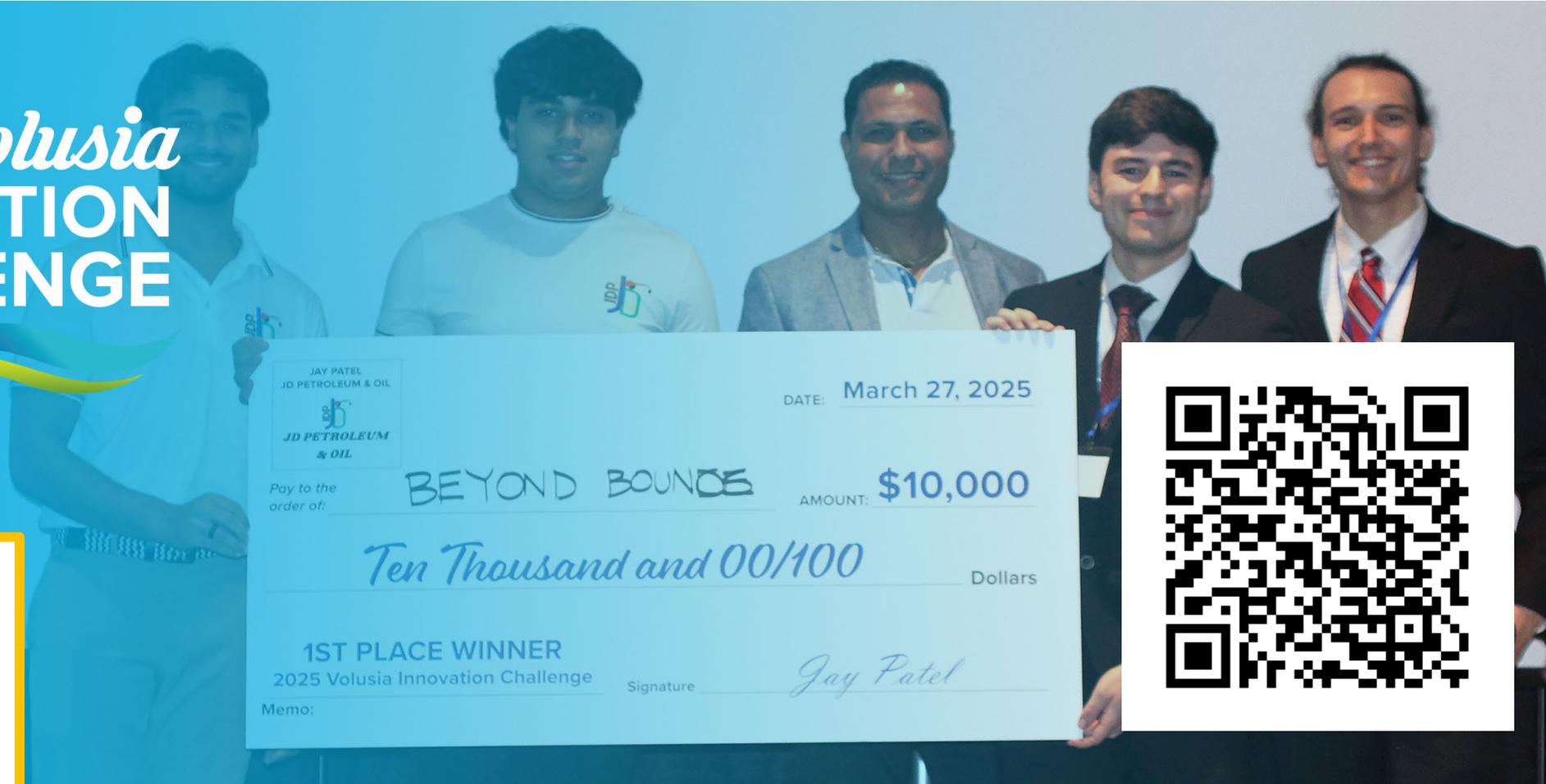
**Reimagining the interior of Sunshine Mall** – The City is engaged with local developers with a vision to transform underutilized interior space into a climate-controlled indoor pickleball destination, complete with courts and a clubhouse-style restaurant.



**Thank You!**



# Join Us for the 2026 Volusia Innovation Challenge



**Mar. 25**  
**5:00-8:30 p.m.**  
Ocean Center  
Daytona Beach  
**Register Now!**

<https://2026VolusiaInnovationChallenge.eventbrite.com>