

NEW SMYRNA BEACH EDGEWATER OAK HILL

Hometown News

Fishing with Dan

Fun for everyone in Volusia County

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Community notes

MLK banquet at Allen Chapel Jan. 14

Allen Chapel AME Church of New Smyrna Beach will host its annual Martin Luther King Jr. Banquet at 5:30 p.m. Saturday, Jan. 14, at the Alonzo Babe James Center, 201 N. Myrtle St., New Smyrna Beach.

Featured speaker will be Volusia County Commissioner Joyce Cusack, who will talk about "Heart of a Servant."

There will be dinner and live entertainment. Advance Tickets are \$25.

For more information or tickets, call (386) 428-2901.

Developer planning huge shopping center on S.R. 44

By Tom Holton
For Hometown News

A sprawling New Smyrna Beach shopping center planned for the intersection of State Road 44 and Interstate 95 could rival the size of the recently opened Tanger Factory Outlet Center in Daytona Beach.

Developer Geosam Capital is in the process of gaining final plat and site plan approvals from the city for construction of up to 341,000 square feet of retail space on 169 acres on the north side of S.R. 44, between I-95 and Sugar Mill Drive.

With more than 2,000 feet of highway frontage, the undeveloped, mostly wooded, property represents the commercial phase of the planned 850-acre mixed-use Coastal Woods community under

development by Geosam.

At the Jan. 3 meeting of the New Smyrna Beach Planning and Zoning Board, the developer sought final plat and site plan approvals for five undeveloped and wooded tracts that would be combined to make up the shopping center site. However, before the request could be submitted to the City Commission for final approval, city planners pointed out several requirements for plat and site plan approvals still needed to be completed by the developer.

The center would occupy about 80 acres of the total 169 acres zoned by the city for a Planned United Development. The remaining 89 acres would be preserved for wetlands and conserva-

tion easement areas, according to background information provided by the Planning and Zoning Department.

Besides allowing up to 231,190 square feet of contiguous retail area and 1,092 parking spaces, 19 out-parcel lots on 17 acres fronting S.R. 44

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Center

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would create a total of 341,000 square feet of commercial space, plus allow for a 15,000-square-foot office building and a 98-room hotel.

The PUD also would allow construction of up to 1,250 residential units in the northern portion of the 850 acres, which would include 990 single-family and 260 multi-family homes. Geosam Capital officials recently announced construction of the first 290 homes should get underway sometime this summer.

Still in the initial site plan-

ning, preparation and infrastructure phases, details about the total number of retail stores that would make up the new center were not immediately available from city or company officials.

However, by comparison, the 341,000-square-foot Coastal Woods shopping venue would be only slightly smaller than the 350,000-square-foot Tanger center, which opened in November on 39 acres in Daytona Beach at a cost of \$93.5 million.

The more than 75 Tanger tenants represent retail stores like H&M, Nike Factory Store, J. Crew Factory Store, Banana Republic Factory Store, American Eagle Out-

fitters, Polo Ralph Lauren Factory Store, Gap Factory Store and LOFT Out

When constructed, the new shopping center would become Southeast Volusia's largest retail venue and four times larger than the 86,400-square-foot New Smyrna Beach Regional Shopping Center, which is two miles east on S.R. 44.

Completion of the Coastal Woods retail center would be a crowning achievement for New Smyrna Beach's carefully planned westward expansion along S.R. 44 that began in 2006.

The new Coastal Woods shopping center would offer Southeast Volusia residents an upscale shopping center

within a 20-minute drive of most areas, including Oak Hill, about 17 miles away, and Edgewater, about seven miles away.

Canada-based Geosam Capital, which has its U.S. headquarters in New Smyrna Beach, also is the master developer of the Venetian Bay community.

With 2,063 homes on 1,424 acres, Venetian Bay is the largest master-planned community in the city. The company recently paid \$8.5 million to purchase an additional 700 acres at the northwest corner of S.R. 44 and Airport Road for construction of up to 1,000 homes in a new section called The Palms of Venetian.