THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

S-1-25 (FINAL PLAT) FLAGLER DUNES, AN 80-UNIT TOWNHOME SUBDIVISION ON THE SOUTH SIDE OF 10TH STREET, ACROSS FROM NEW SMYRNA BEACH HIGH SCHOOL

October 6, 2025

Background:

A. Applicant: Roger W. Strcula, P.E., CPESC of Upham, Inc., 265 Kenilworth, Avenue, Ormond Beach, FL 32174

B. Property Owner: Alicio & Nirma Pina, 15500 New Barn Road, Suite 104, Miami Lakes, FL 33014

C. Request: Final Plat approval for 80 20-foot-wide townhouse lots, with private roadways, common area tracts, master stormwater pond, with tree and wetland preservation areas.

D. Site Information:

- **Size:** 10.323 +- acres
- **Location:** South side of 10th Street, east of Tatum Boulevard

E: Tax I.D. Numbers: 7419-23-00-0492 & 7449-01-24-0011, 7419-23-00-0490

F. Exhibits:
Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Final Plat
Exhibit D: Traffic Study
Exhibit E: Floor Plans/Elevations
Exhibit F: NSBU Approval Letter
Exhibit G: Survey of Site

Findings:

A. The subject property is currently un-developed and located on the south side of 10th Street, across from New Smyrna Beach High School, and north and west of the New Smyrna Beach Daytona State campus. South of the parcels is the Gabordy Canal, which

dates to the Turnbull era, and is maintained by Volusia County.

B. The property originally has a Future Land Use Category of Medium Density Residential which allows up to 8 units an acre to be developed. The property is zoned R-4, Multi-Family Residential, which allows townhouse lots to be 20-foot wide. Please see **Exhibit C** for a depiction of the proposed layout.

C. In sum, the project will contain 80 townhouse units. The buildings vary in size between 4 units and 8 units. The buildings that front on 10th Street have six units, and internal to the development is a private road- Flagler Dunes Circle- varying in size between 8 and 4 units.

D. The Flagler Dunes project includes a right-in and right-out on 10th Street, a Volusia County ROW. There is no westbound left-turn possibility as the road is divided.

E. Flagler Dunes has a secondary stabilized access ingress/egress at the light by the high school. This was the originally proposed main entrance/exit, but Volusia County required the developer to pay to install a new traffic light on a mast arm, which the developer determined to be prohibitively expensive.

F. Floor plans and elevations of the building are attached as **Exhibit E**.

G. The New Smyrna Beach Utilities has reviewed and approved the subdivision plans. Please see **Exhibit F.**

H. The site currently consists of three separate parcels. Combining the parcels prior to the issuance of a permits is required. Please see **Exhibit G** for a depiction of the three parcels.

Recommendation:

Staff recommends the Planning and Zoning Board recommend the City Commission approve this Final Plat.

Fiscal Analysis:
N/A

Strategic Plan Item:

No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Final Plat.pdf
Exhibit E Preliminary Floor Plans and Building Elevations.pdf
Exhibit D Flagler Dunes TIA Memorandum.pdf
Exhibit F NSBU Approval Letter.pdf
Exhibit G Survey.pdf