THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SP-17-24 FLAGLER DUNES, SITE PLAN REVIEW FOR APPROVAL FOR AN 80-UNIT TOWNHOME DEVELOPMENT 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: Site Plan review for approval of an 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
- **Zoning:** R-4 Multi-Family Residential
- **Future Land Use:** Medium Density Residential

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

F. Exhibits:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Site Plan
Exhibit D: Full civil and landscape construction plans
Exhibit E: Volusia County Use Permit

Findings:

A. The subject property is located on the south side of 10th Street, south of the 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. The property is currently undeveloped, and has a large

number of trees on it. South of the canal is largely wooded, and in Edgewater. To the west is a retention pond, owned by Volusia County, and Grace Baptist church is along 10th, in adjacent to an area of the parcel is largely left natural on the subject site.

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. The full set of plans are included as **Exhibit D**.

C. In sum, the project will contain 80 townhouse units, within 14 buildings. The buildings vary in size between 4 units and 8 units. Internal to the development is a private road, Flagler Dunes Circle, maintenance of which is the responsibility of the owners.

D. The egress/ingress to the parcel is on the east side of the site along 10th Street, which is a Volusia County roadway. There is a right-turn into the site, and a right-turn out, only. Across from the high school entrance is an emergency stabilized access to the parcel. A secondary access-even if it is a stabilized turf and not paved- is required for all developments, thus meets all requirements of the City's Land Development Regulations. Volusia County has approved a County Use Permit for the improvements in the 10th Street ROW, which is a County road.

E. In total, 49.4% of the site will be pervious, with the remaining 50.6% being impervious, with a combination of buildings, roads, walkways and driveways/aprons. There are two small areas of wetlands on the site which are both preserved in wooded areas.

F. Each unit will have its own garage space, and a total of two parking spaces on each parcel. The buildings are to be two-stories tall.

G. Originally, the site had two different Future Land Use (FLU) classifications and zoning classifications. The eastern parcel had a FLU of High Density, which allows up to 18 units an acre, and the western parcel had a Medium Density FLU, which allows up to 8 units an acre. The owners decreased the High Density FLU to Medium Density, making the whole parcel Medium Density, or 8 units per acre for both parcels.

H. As can be seen in the aerial map (**Exhibit B**), there are a lot of trees on the site. The mitigation required for the site totals 628 trees with a minimum 2.5" diameter. Larger trees can be planted throughout the development to reduce the number of trees while

still meeting mitigation requirements. Once minimum planting requirements have been met on site, the applicant has the option to meet the remaining mitigation by making payment to the City's Tree Fund.

I. Regarding amenities, there is a proposed pickle ball court in the project. In addition, there are sidewalks throughout Flagler Dunes, as well as a sidewalk in the 20' landscape buffer along 10th Street.

Recommendation: Staff recommends **approval** of the site plan.

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 Site Plan.pdf
Exhibit D Full Civil and Landscape Drawings.pdf
Exhibit E Volusia County Use Permit Approval.pdf