



MEMORANDUM

DATE: March 12, 2026
TO: Development Review Committee
FROM: Jessica Entwistle, Assistant Director
THRU: Planning and Development Services
SUBJECT: SP25-0016 – Second Revision to the Catalina Pointe Final Site Plan
Applicant: Alan Beneson

REFERENCES: Catalina Pointe Development Order, Catalina Pointe First Revision Development Order, City Comprehensive Plan, Code of Ordinances Section 75, Catalina Pointe RPUD Development Agreement.

REQUEST: The applicant is requesting a revision to the approved Final Site Plan Revision for Catalina Pointe. The revision proposes.

DISCUSSION: The applicant submitted the Final Site Plan revision application on October 31, 2025, proposing modifications to the previously approved plan. The property is currently zoned RPUD. Following review of the application and supporting documentation, the submission was deemed sufficient on October 31, 2025, and the first DRC Comment Letter was issued on November 19, 2025.

The application underwent four (4) review cycles, with the final submittal received on March 4, 2026. Staff has determined that all substantive issues identified during the review process have been satisfactorily addressed.

ANALYSIS: The Final Site Plan has been reviewed by Development Review Committee, who have confirmed that the site plan and associated documents are sufficient for approval.

STAFF RECOMMENDATION:

The proposed Final Site Plan revision complies with all relevant provisions of the City's Comprehensive Plan and Land Development Code Section 75. Staff recommends the Development Review Committee approve Final Site Plan Revision application SP25-0016, subject to the following conditions:

1. The applicant must reimburse the City for the costs of legal review. An invoice was submitted to the applicant on February 10, 2026.
2. A Business Tax Receipt shall be applied for before a Certificate of Occupancy can be issued.

LEGAL DESCRIPTION:

PARCEL 1

A portion of Lots 1 and 2, Catalina Pointe, according to the Map thereof, recorded in Map Book 66, Pages 107 through 108 of the Public Records of Volusia County, Florida, lying in Section 9, Township 18 South, Range 31 East, City of Deltona, Volusia County, Florida, and being more particularly described as follows:

BEGIN at the Northeast Corner of Catalina Pointe, according to the Map thereof, recorded in Map Book 66, Pages 107 through 108 of the Public Records of Volusia County, Florida; thence along the East Boundary line of Lot 2 of said Catalina Pointe, S.00°48'37"E., a distance of 564.46 feet; thence departing said East Boundary line, S.89°50'46"W., a distance of 398.19 feet; thence N.00°00'00"W., a distance of 54.52 feet; thence Northwesterly, 44.38 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 101°42'37" (chord bearing N.50°51'18"W., 38.78 feet); thence S.78°17'23"W., a distance of 17.91 feet; thence Northwesterly, 7.86 feet along the arc of a tangent curve to the right having a radius of 5.00 feet and a central angle of 90°03'13" (chord bearing N.56°41'01"W., 7.07 feet); thence N.11°39'24"W., a distance of 140.22 feet; thence Northerly, 9.75 feet along the arc of a tangent curve to the left having a radius of 55.00 feet and a central angle of 10°09'08" (chord bearing N.16°43'58"W., 9.73 feet); thence N.21°48'32"W., a distance of 19.12 feet; thence Westerly, 53.24 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 101°40'29" (chord bearing N.72°38'47"W., 46.52 feet); thence S.56°30'59"W., a distance of 11.34 feet; thence Southerly, 39.13 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 74°44'01" (chord bearing S.19°08'58"W., 36.41 feet); thence Southerly, 37.31 feet along the arc of a reverse curve to the right having a radius of 62.17 feet and a central angle of 34°23'05" (chord bearing S.01°01'30"E., 36.75 feet); thence Southerly, 23.24 feet along the arc of a reverse curve to the left having a radius of 55.00 feet and a central angle of 24°12'46" (chord bearing S.04°03'39"W., 23.07 feet); thence S.08°02'44"E., a distance of 4.90 feet; thence S.71°48'33"W., a distance of 43.43 feet; thence S.88°38'16"W., a distance of 18.18 feet; thence Westerly, 30.80 feet along the arc of a non-tangent curve to the right having a radius of 59.17 feet and a central angle of 29°49'14" (chord bearing N.74°26'00"W., 30.45 feet); thence S.71°17'10"W., a distance of 31.10 feet; thence S.23°45'55"W., a distance of 26.02 feet to a point on the West Boundary line of said Lot 2; thence along the West Boundary line of Lot 2 and Lot 1 of said Catalina Pointe, run the following Two (2) Courses: 1) S.88°49'56"W., a distance of 430.00 feet; 2) N.01°10'04"W., a distance of 803.99 feet; thence departing said West Boundary line, S.89°38'11"E., a distance of 49.38 feet; thence Northeasterly, 111.73 feet along the arc of a non-tangent curve to the right having a radius of 265.01 feet and a central angle of 24°09'26" (chord bearing N.43°04'12"E., 110.91 feet); thence Northeasterly, 154.85 feet along the arc of a non-tangent curve to the right having a radius of 1455.90 feet and a central angle of 06°05'38" (chord bearing N.54°24'06"E., 154.78 feet); thence Easterly, 78.64 feet along the arc of a non-tangent curve to the right having a radius of 160.72 feet and a central angle of 28°01'59" (chord bearing N.67°52'12"E., 77.86 feet); thence N.29°15'07"E., a distance of 31.92 feet; thence S.63°14'45"E., a distance of 14.47 feet; thence S.62°26'55"E., a distance of 25.06 feet; thence S.61°41'14"E., a distance of 25.06 feet; thence S.60°54'32"E., a distance of 24.11 feet; thence S.60°06'46"E., a distance of 24.11 feet; thence S.59°20'00"E., a distance of 25.17 feet; thence S.58°34'13"E., a distance of 9.87 feet; thence S.62°23'31"E., a distance of 63.14 feet to a point on the Southerly Right-of-Way line of Howland Boulevard, as recorded in Official Records Book 1544, Page 352, of said Public Records; thence along said Southerly Right-of-Way line, run the following Two (2) Courses: 1) thence Southeasterly, 176.93 feet along the arc of a non-tangent curve to the right having a radius of 1860.06 feet and a central angle of 05°27'00" (chord bearing S.54°01'34"E., 176.86 feet); 2) S.51°18'07"E., a distance of 584.38 feet to the **POINT OF BEGINNING**.

Containing 21.321 acres, more or less.

PARCEL 2

A portion of Lot 2, Catalina Pointe, according to the Map thereof, recorded in Map Book 66, Pages 107 through 108 of the Public Records of Volusia County, Florida, lying in Section 9, Township 18 South, Range 31 East, City of Deltona, Volusia County, Florida, and being more particularly described as follows:

BEGIN at the Southeast Corner of Catalina Pointe, according to the Map thereof, recorded in Map Book 66, Pages 107 through 108 of the Public Records of Volusia County, Florida; thence along the Northerly Right-of-Way line of Catalina Boulevard, as recorded in Map Book 27, Page 209, of said Public Records the following Two (2) Courses: 1) S.38°39'12"W., a distance of 96.75 feet; 2) thence Southwesterly, 791.45 feet along the arc of a tangent curve to the right having a radius of 1854.78 feet and a central angle of 24°26'55" (chord bearing S.50°52'40"W., 785.46 feet); thence departing said Northerly Right-of-Way line, run along the West Boundary line of said Lot 2 the following Two (2) Courses: N.01°05'11"W., a distance of 146.94 feet; 2) N.01°04'23"W., a distance of 1005.65 feet; thence departing said West Boundary line, N.23°45'55"E., a distance of 26.02 feet; thence N.71°17'10"E., a distance of 31.10 feet; thence Easterly, 30.80 feet along the arc of a non-tangent curve to the left having a radius of 59.17 feet and a central angle of 29°49'14" (chord bearing S.74°26'00"E., 30.45 feet); thence N.88°38'16"E., a distance of 18.18 feet; thence N.71°48'33"E., a distance of 43.43 feet; thence N.08°02'44"W., a distance of 4.90 feet; thence Northerly, 23.24 feet along the arc of a tangent curve to the right having a radius of 55.00 feet and a central angle of 24°12'46" (chord bearing N.04°03'39"E., 23.07 feet); thence Northerly, 37.31 feet along the arc of a reverse curve to the left having a radius of 62.17 feet and a central angle of 34°23'05" (chord bearing N.01°01'30"W., 36.75 feet); thence Northerly, 39.13 feet along the arc of a reverse curve to the right having a radius of 30.00 feet and a central angle of 74°44'01" (chord bearing N.19°08'58"E., 36.41 feet); thence N.56°30'59"E., a distance of 11.34 feet; thence Easterly, 53.24 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 101°40'29" (chord bearing S.72°38'47"E., 46.52 feet); thence S.21°48'32"E., a distance of 19.12 feet; thence Southerly, 9.75 feet along the arc of a tangent curve to the right having a radius of 55.00 feet and a central angle of 10°09'08" (chord bearing S.16°43'58"E., 9.73 feet); thence S.11°39'24"E., a distance of 140.22 feet; thence Southeasterly, 7.86 feet along the arc of a tangent curve to the left having a radius of 5.00 feet and a central angle of 90°03'13" (chord bearing S.56°41'01"E., 7.07 feet); thence N.78°17'23"E., a distance of 17.91 feet; thence Southeasterly, 44.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 101°42'37" (chord bearing S.50°51'18"E., 38.78 feet); thence S.00°00'00"E., a distance of 54.52 feet; thence N.89°50'46"E., a distance of 398.19 feet to a point on the East Boundary line of said Lot 2; thence along said East Boundary line, S.00°48'37"E., a distance of 469.69 feet to the **POINT OF BEGINNING**.

Containing 13.532 acres, more or less.