



# MEMORANDUM

DATE: March 27, 2025

TO: Development Review Committee

FROM: Jessica Entwistle, Planning and Development Services Assistant Director

THRU: Planning and Development Services

SUBJECT: SP20-0009 - Final Site Plan Application for 536 apartments to be built on 46.7-acres of land located at 2982 Howland Boulevard and 1000 Eloah Estates Road.

Applicant: Eloah Estates LLC.

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**REFERENCES:** Eloah Estates Development Order, City Comprehensive Plan, Code of Ordinances Section 75-4.

**REQUEST:** The applicant is requesting approval for the Eloah Estates Final Site Plan to building a 536 unit apartment complex. This approval will allow the Development Order to be signed and recorded, enabling the applicant to proceed with the building permit process.

**DISCUSSION:** The applicant submitted the Final Site Plan application on October 5, 2020, proposing a 536-unit apartment complex on a total of 46.7-acres, between two parcels. The applicant will use 2982 Howland Boulevard as egress and ingress to 1000 Eloah Estates Road, which will have the apartment complex on. The Final Plat was recommended for approval by the DRC on February 13, 2025. At the March 18, 2025, City Commission Meeting, the Final Plat was accepted.

The Final Site Plan application was received by the Planning and Development Department on October 5, 2020, with a sufficiency letter issued on the January 28, 2021. The first DRC comment letter was provided to the applicant on January 28, 2021. After 12 review cycles, the final submittal was received on March 13, 2025. Staff has determined that all substantive issues have been resolved.

**ANALYSIS:** The Final Site Plan has been reviewed by the Development Review Committee (DRC), and they have confirmed that the plan and associated documents are sufficient for approval.

## **DEVELOPMENT REVIEW COMMITTEE:**

The proposed Final Site Plan complies with all relevant provisions of the City's Comprehensive Plan and Land Development Code, Chapter 75. Staff recommends that the Development Review Committee approve the Final Site Plan application (SP24-0018), subject to the following condition:

1. The Final Plat Development Order and Mylar shall be recorded with the Volusia County Clerk of Court either before or concurrently with the Final Site Plan Development Order.

2. A non-objection letter shall be submitted to Planning and Development Services from Duke Energy regarding activities within the easement.
3. All legal fees shall be paid to the City of Deltona before a Certificate of Occupancy can be issued.

**LEGAL DESCRIPTION:**

PROPOSED LOT 1, OF THE PROPOSED PLAT ENTITLED HOWLAND MARKET PLACE TO BE RECORDED IN PLAT BOOK 18, PAGE 117 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

**ATTACHMENTS:**

- Development Order