



MEMORANDUM

DATE: June 26, 2025

TO: Development Review Committee

FROM: Jonathan Knight, Planner I

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: SP25-0002, a proposal to develop 279 units of cottages, duplexes, and townhomes on ±36.6 acres and zoned Catalina Pointe Residential Planned Unit Development (PUD) located at 2965 Howland Boulevard, within the City of Deltona. (Applicant: Nika Zyryanova) (Jonathan Knight, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances, Catalina Pointe RPUD D.A.

REQUEST: The applicant is proposing the development of the Catalina Pointe RPUD including 279 units of cottages, duplexes, and townhomes, dual Clubhouses, pools, dog parks, and firepits.

The tax parcel numbers for the subject property are 8109-03-00-0020 (Howland), and 8109-03-00-0020 (Catalina)

DISCUSSION:

Location and History: A minor amendment to the Catalina Pointe RPUD was approved in March 2025 via RZ25-0001, increasing the proposed unit count from 277 to 279. The amendment also provided for an additional clubhouse, pool, fire pit/outdoor area, and dog park.

This project was subdivided into two parcels. “Magnolia Cottages” will consist of phase 1A and 1B totaling 153 units and utilizing the address of 2965 Howland Boulevard. “Magnolia Villas” will consist of phase 2A and 2B totaling 126 units utilizing the address of 1580 Catalina Boulevard.

The Final Site Plan application was received by City Staff on March 13, 2025, and received two review cycles before City Staff determined the application to be conditionally approved.

Project Description The applicant intends to develop the adjacent properties located at 2965 Howland Boulevard, and 1580 Catalina Boulevard with 279 units of townhomes, cottages, and duplexes. The property is currently undeveloped.

FINDING OF FACT: Staff finds that all criteria have been met for granting approval of the Final Site Plan Application for the construction of the Catalina Pointe RPUD including Magnolia Cottages and Magnolia Villas, based on the following conditions.

1. Prior to the construction of the proposed development, a building permit application shall be submitted to the Building Department for review and approval.
2. Although the Preliminary Development Schedule on Sheet 3.0 depicts the “phasing” of the development, prior to scheduling a Pre-Construction Meeting & Issuance of a Site Engineering Permit from Engineering, the applicant and/or contractor shall provide in-depth

narrative on how the phasing construction will be implemented for all the horizontal construction on-site.

NEXT STEPS: Pre-Construction meeting with the Engineering Department. Please contact Ms. Bobbie Degon to schedule the meeting at (386) 878-8976.

LEGAL DESCRIPTION:

Address: 2965 Howland Blvd.

Parcel No. 8109-03-00-0020

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 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 382.31 feet; thence Northerly, 45.20 feet along the arc of a non-tangent curve to the left having a radius of 37.00 feet and a central angle of 69°59'52" (chord bearing N.20°51'26"W., 42.44 feet); thence N.55°51'22"W., a distance of 61.97 feet; thence Northwesterly, 5.79 feet along the arc of a non-tangent curve to the right having a radius of 7.06 feet and a central angle of 46°56'01" (chord bearing N.32°16'53"W., 5.63 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 and Northwesterly Boundary of Lot 2 of said Catalina Pointe, run the following Seven (7) Courses: 1) S.88°49'56"W., a distance of 430.00 feet; 2) N.01°10'04"W., a distance of 799.99 feet; 3) S.89°38'11"E., a distance of 51.56 feet; 4) thence Northeasterly, 112.45 feet along the arc of a non-tangent curve to the right having a radius of 261.01 feet and a central angle of 24°41'08" (chord bearing N.42°50'06"E., 111.58 feet); 5) thence Northeasterly, 154.68 feet along the arc of a non-tangent curve to the right having a radius of 1451.90 feet and a central angle of 06°06'15" (chord bearing N.54°24'06"E., 154.61 feet); 6) thence Easterly, 78.77 feet along the arc of a non-tangent curve to the right having a radius of

156.72 feet and a central angle of 28°47'54" (chord bearing N.68°12'25"E., 77.95 feet); 7) N.29°15'07"E., a distance of 39.24 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, 383.96 feet along the arc of a non-tangent curve to the right having a radius of 1860.06 feet and a central angle of 11°49'38" (chord bearing S.57°12'53"E., 383.28 feet); 2) S.51°18'07"E., a distance of 584.38 feet to the **POINT OF BEGINNING**.

Containing 21.312 acres, more or less.

Address: 1580 Catalina Boulevard

Parcel No. 8109-03-00-0030

CATALINA POINTE

PHASES 3 AND 4 COMBINED

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: 1) 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, 5.79 feet along the arc of a non-tangent curve to the left having a radius of 7.06 feet and a central angle of 46°56'01" (chord bearing S.32°16'53"E., 5.63 feet); thence S.55°51'22"E., a distance of 61.97 feet; thence Southerly, 45.20 feet along the arc of a tangent curve to the right having a radius of 37.00 feet and a central angle of 69°59'52" (chord bearing S.20°51'26"E., 42.44 feet); thence N.89°50'46"E., a distance of 382.31 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.

ATTACHMENTS: Development Order

