

Project Summary – Deltona 158 Acres Residential Community

The proposed project is a 345+/-unit single-family residential community located on approximately 158 acres in Deltona, Florida. The development aims to create a high-quality residential neighborhood that complements the surrounding area while contributing to the City's long-term growth objectives.

Of the total site area, approximately 153.7 acres are designated as developable land, and 4.3 acres are preserved as wetlands and buffer areas. The community design emphasizes the integration of these natural features into the overall layout, maintaining environmental balance and enhancing visual appeal. The site plan includes a 1.7-acre central amenity area, which will serve as the focal point of community recreation and social activity. In addition, several neighborhood parks and green spaces will be distributed throughout the development to promote walkability, outdoor engagement, and a strong sense of community.

The proposed internal roadway system will ensure efficient circulation and accessibility for residents, pedestrians, and emergency services. Primary access will be provided via a new connection to the existing public roadway network, designed in coordination with city transportation and engineering departments. The development will be served by Deltona's public water and sewer systems, with necessary utility extensions coordinated as part of the infrastructure planning. Stormwater management systems will be designed to meet all applicable local and state regulations, promoting effective drainage and water quality protection.

The project is planned to be developed in multiple phases, with specific phasing details to be determined during future permitting stages. Each phase will include the necessary infrastructure and amenities to support its residents.

Overall, the Deltona 158-acre Residential Community supports the goals outlined in the City of Deltona Comprehensive Plan by promoting well-planned growth, expanding housing opportunities, and preserving key environmental resources. The project represents a thoughtful balance between residential development, open space, and community livability.