



MEMORANDUM

DATE: September 25, 2025
TO: Development Review Committee
FROM: Jessica Entwistle, Assistant Director
THRU: Planning and Development Services
SUBJECT: SD22-0017 – Replat of Halifax Crossing application to replat 14 parcels into seven (7) new parcels with two tracts for future development and stormwater.
Applicant: Delana Johnson, Allen & Company

REFERENCES: Halifax Crossings Development Order, City Comprehensive Plan, Code of Ordinances Section 106-30 and 106-31, Halifax Crossings MPUD Development Agreement.

REQUEST: The applicant is requesting a Final Plat for Halifax Crossings. This will legally subdivide the existing parcels into seven (7) lots and two (2) tracts for future development and stormwater. The subdivision of the land is subject to the codes outlined in the Reference section above.

DISCUSSION: The applicant submitted the Final Plat application on December 20, 2022, proposing to replat 14 parcels into seven (7) new parcels and two tracts, covering approximately 109.71 acres along Halifax Crossings Boulevard. The property is currently zoned MPUD.

Following the review of the application and supporting documents submitted on December 20, 2022, with additional documents being submitted on February 23, 2023, the application was deemed sufficient on March 15, 2023, and the first DRC Comment Letter was issued on April 27, 2023. The application underwent eight (8) review cycles, with the final submittal received on September 9, 2025. Staff has determined that all substantive issues have now been resolved.

ANALYSIS: The Final Plat has been reviewed by both the City's Surveyor Consultant and the City Attorney, who have confirmed that the plat and associated documents are sufficient for approval.

STAFF RECOMMENDATION:

The proposed Final Plat complies with all relevant provisions of the City's Comprehensive Plan and Land Development Code Section 106-31. Staff recommends that the Development Review Committee approve the Final Plat application SD24-0015, subject to the following conditions:

1. The Final Plat Development Order must be recorded in the public records at the same time as the Final Plat mylar by the applicant.
2. The applicant must reimburse the City for the costs of legal review before the plat is recorded.

LEGAL DESCRIPTION:

LOTS I THROUGH 8, HALIFAX CROSSINGS ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 57, PAGES 100 THROUGH 105, AND A PORTION OF LOT 49 YOURLANDO FARMS AND GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 227 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, CITY OF DEL TONA, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT I, HALIFAX CROSSINGS; THENCE RUN SOUTH $89^{\circ} 45' 12''$ EAST ALONG THE NORTH LINE OF SAID LOT I FOR A DISTANCE OF 696.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HALIFAX CROSSINGS BOULEVARD ACCORDING TO SAID HALIFAX CROSSINGS; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH $00^{\circ} 09' 34''$ WEST FOR A DISTANCE OF 73.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 651.61 FEET, WITH A CHORD BEARING OF SOUTH $14^{\circ} 38' 47''$ EAST, AND A CHORD DISTANCE OF 333.03 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ} 36' 43''$ FOR A DISTANCE OF 336.77 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH $29^{\circ} 27' 18''$ EAST FOR A DISTANCE OF 752.54 FEET; THENCE RUN SOUTH $27^{\circ} 05' 33''$ EAST FOR A DISTANCE OF 920.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 358.99 FEET, WITH A CHORD BEARING OF SOUTH $03^{\circ} 35' 05''$ EAST, AND A CHORD DISTANCE OF 286.38 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ} 00' 55''$ FOR A DISTANCE OF 294.58 FEET TO A POINT ON A NON-TANGENT LINE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF HOWLAND BOULEVARD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND EASTERLY RIGHT-OF-WAY OF HOWLAND BOULEVARD AND EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4, THE FOLLOWING COURSES; NORTH $89^{\circ} 26' 18''$ WEST FOR A DISTANCE OF 70.65 FEET; THENCE RUN SOUTH $00^{\circ} 17' 29''$ EAST FOR A DISTANCE OF 25.16 FEET; THENCE RUN NORTH $89^{\circ} 26' 01''$ WEST FOR A DISTANCE OF 134.61 FEET; THENCE RUN NORTH $54^{\circ} 43' 27''$ WEST FOR A DISTANCE OF 73.75 FEET; THENCE RUN NORTH $00^{\circ} 17' 20''$ WEST FOR A DISTANCE OF 93.79 FEET; THENCE RUN NORTH $89^{\circ} 27' 21''$ WEST FOR A DISTANCE OF 84.74 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH EASTERLY HAVING A RADIUS OF 1537.02 FEET, WITH A CHORD BEARING OF NORTH $33^{\circ} 57' 14''$ WEST, AND A CHORD DISTANCE OF 304.43 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ} 22' 01''$ FOR A DISTANCE OF 304.93 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH $28^{\circ} 16' 13''$ WEST FOR A DISTANCE OF 150.00 FEET; THENCE RUN NORTH $25^{\circ} 06' 50''$ WEST FOR A DISTANCE OF 272.40 FEET; THENCE RUN NORTH $28^{\circ} 16' 13''$ WEST FOR A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2979.79 FEET, WITH A CHORD BEARING OF NORTH $32^{\circ} 58' 36''$ WEST AND A CHORD DISTANCE OF 488.95 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ} 24' 44''$ FOR A DISTANCE OF 489.50 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH $38^{\circ} 18' 25''$ WEST FOR A DISTANCE OF 64.93 FEET; THENCE RUN NORTH $26^{\circ} 02' 20''$ WEST FOR A DISTANCE OF 196.86 FEET; THENCE RUN NORTH $35^{\circ} 11' 02''$ WEST FOR A DISTANCE OF 575.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 607.00 FEET, WITH A CHORD BEARING OF NORTH $26^{\circ} 02' 57''$ WEST, AND A CHORD DISTANCE OF 192.73 FEET; THENCE RUN NORTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 16' 11" FOR A DISTANCE OF 193.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.34 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND COMPRISING LOT 10, LOT 11 AND TRACT B, HALIFAX CROSSINGS AS RECORDED IN MAP BOOK 57, PAGES 100 THROUGH 105 AND LOTS 1 THROUGH 5, BLOCK 3 AND THE ADJACENT VACATED RIGHTS-OF-WAY, DAVIS PARK FIFTH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 18, PAGE 147 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF AFORESAID HALIFAX CROSSINGS, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 1/2 OF GOVERNMENT LOT 8 IN AFORESAID SECTION 6; THENCE RUN SOUTH 00° 18' 12" WEST ALONG THE EAST LINE OF SAID HALIFAX CROSSINGS ALSO BEING THE EAST LINE OF SAID SECTION 6 FOR A DISTANCE OF 1323.00 FEET TO THE NORTHWEST CORNER OF TIMBERCREST AS RECORDED IN MAP BOOK 43, PAGES 178 AND 179 OF SAID PUBLIC RECORDS; THENCE CONTINUING ALONG SAID EAST LINE OF HALIFAX CROSSINGS ALSO BEING THE WEST LINE OF SAID TIMBERCREST RUN SOUTH 00° 18' 23" EAST FOR A DISTANCE OF 1331.05 FEET TO THE SOUTHEAST CORNER OF TRACT B, HALIFAX CROSSINGS AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WISCONSIN AVENUE ACCORDING TO DAVIS PARK THIRD ADDITION AS RECORDED IN MAP BOOK 18, PAGE 117 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE AND SAID WEST LINE RUN NORTH 89° 33' 17" WEST ALONG THE SOUTH LINE OF SAID TRACT B, HALIFAX CROSSINGS AND SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 852.84 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF ORANGE STREET ACCORDING TO SAID DAVIS PARK THIRD ADDITION; THENCE RUN SOUTH 00° 17' 38" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 301.64 FEET TO A POINT ON THE NORTH LINE OF LOT 2, LOT 9 OF HALIFAX CROSSINGS REPLAT AS RECORDED IN MAP BOOK 58 PAGES 160 AND 161 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 62° 54' 27" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 78.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HALIFAX CROSSINGS BOULEVARD A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO SAID HALIFAX CROSSINGS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 27° 05' 33" WEST FOR A DISTANCE OF 747.82 FEET; THENCE RUN NORTH 29° 27' 18" WEST FOR A DISTANCE OF 754.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 551.61 FEET, WITH A CHORD BEARING OF NORTH 14° 38' 47" WEST, AND A CHORD DISTANCE OF 281.92 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 36' 43" FOR A DISTANCE OF 285.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 09' 34" EAST FOR A DISTANCE OF 73.42 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, OF SAID HALIFAX CROSSINGS; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 89° 45' 12" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 380.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE RUN NORTH 00° 01'

07" EAST ALONG THE EAST LINE OF SAID LOT 12 ALSO BEING THE WEST LINE OF AFORESAID LOT 11, HALIFAX CROSSINGS FOR A DISTANCE OF 1323.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN SOUTH 89° 43' 54" EAST ALONG THE NORTH LINE OF SAID LOT 11 HALIFAX CROSSINGS, ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF AFORESAID GOVERNMENT LOT 8 FOR A DISTANCE OF 1322.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 85.17 ACRES MORE OR LESS.

ATTACHMENTS:

- Development Order