



# MEMORANDUM

DATE: December 11, 2025  
TO: Development Review Committee  
FROM: Jessica Entwistle, Assistant Director  
THRU: Planning and Development Services  
SUBJECT: SD24-0016 – Revision to the Preliminary Plat for Osprey Estates Phase 1  
Applicant: Benjamin Beckham, P.E, Madden, Moorhead, & Stokes, LLC

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**REFERENCES:** Osprey Estates Phase 1 Development Order, City Comprehensive Plan, Code of Ordinances Section 106-30 and 106-31, Doundey RPUD Development Agreement.

**REQUEST:** The applicant is requesting a revision to the approved Preliminary Plat for Osprey Estates Phase 1. The revision proposes the removal of three (3) lots to allow for the redesign and expansion of the retention ponds within the 166-lot single-family subdivision, situated on approximately 55.60 acres of land. The Preliminary Plat is subject to the codes and regulations outlined in the References section above.

**DISCUSSION:** The applicant submitted the Preliminary Plat revision application on September 4, 2024, 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 September 13, 2024, and the first DRC Comment Letter was issued on October 8, 2024.

The application underwent three (3) review cycles, with the final submittal received on November 20, 2025. Staff has determined that all substantive issues identified during the review process have been satisfactorily addressed.

**ANALYSIS:** The Preliminary Plat has been reviewed by Development Review Committee, who have confirmed that the plat and associated documents are sufficient for approval.

## **STAFF RECOMMENDATION:**

The proposed Preliminary Plat revision complies with all relevant provisions of the City's Comprehensive Plan and Land Development Code Section 74-17. Staff recommends that the Development Review Committee approve Preliminary Plat application SD24-0016, subject to the following condition:

1. The applicant must reimburse the City for the costs of legal review.

## **LEGAL DESCRIPTION:**

### **PARCEL 1**

A SUBDIVISION LYING WITHIN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 31 EAST, CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 31 EAST; THENCE NORTH 00°17'19" WEST, A DISTANCE OF 832.34 FEET TO THE NORTHEAST CORNER OF TRACT RW-2 OF COURTLAND PARK PHASE 1 AS RECORDED IN MAP BOOK 62, PAGES 104 THROUGH 109 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; ALSO BEING A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY OF DOYLE ROAD PER OFFICIAL RECORDS BOOK 3105, PAGE 318 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 71°22'42" EAST, A DISTANCE OF 1398.68 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, SOUTH 00°06'03" EAST, A DISTANCE OF 394.56 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN ALONG EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, SOUTH 00°17'47" WEST, A DISTANCE OF 1138.67 FEET TO A POINT LYING ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD FLORIDA EAST COAST RAIL ROAD COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 6812, PAGE 2010 OF THE PUBLIC RECORDS OF VOLUISA COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTHERN RIGHT-OF-WAY, NORTH 75°56'07" WEST, A DISTANCE OF 1361.84 FEET, TO A POINT LYING ON THE SOUTHEAST CORNER OF TRACT Q OF COURTLAND PARK PHASE 2 AS RECORDED IN MAP BOOK 63, PAGES 23 THROUGH 28 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERN RIGHT-OF-WAY, NORTH 00°20'49" EAST, A DISTANCE OF 816.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 48.31 ACRES, MORE OR LESS.

### **PARCEL 2**

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 31 EAST ALSO BEING A POINT LYING ON THE EAST BOUNDARY OF COURTLAND PARK PHASE 2 AS RECORDED IN MAP BOOK 63, PAGE 23 THROUGH 26 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG THE EAST BOUNDARY OF TRACT P OF SAID COURTLAND PARK PHASE 2, SOUTH 00°20'49' WEST, A DISTANCE OF 816.57 FEET TO THE SOUTHEAST CORNER OF TRACT Q OF SAID COURTLAND PARK PHASE 2, ALSO BEING A POINT LYING ON THE NORTHERN RIGHT-OF-WAY OF OLD FLORIDA EAST COAST RAIL ROAD COMPANY AS RECORDED IN OFFICIAL

RECORDS BOOK 6812, PAGE 2010 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°20'49" WEST, A DISTANCE OF 102.94 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF TRACT V OF SAID COURTLAND PARK PHASE 2; THENCE RUN ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID OLD FLORIDA EAST COAST RAIL ROAD COMPANY SOUTH 75°56'07" EAST, A DISTANCE OF 1361.93 FEET; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF SAID OLD FLORIDA EAST COAST RAIL ROAD COMPANY, SOUTH 00°17'47" WEST, A DISTANCE OF 76.47 FEET; THENCE NORTH 89°49'28" WEST, A DISTANCE OF 1323.16 FEET TO THE SOUTHEAST CORNER OF SAID COURTLAND PARK PHASE 2; THENCE NORTH 00°20'49" EAST, A DISTANCE OF 403.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 7.29 ACRES, MORE OR LESS.