



PROPERTY OWNER CONTACTS:

- DELTONA WELLNESS LP
17 COPPERBEECH LN
LAWRENCE, NY 11559
PHONE: (516) 369-0153
- PURPLE HAY LP
17 COPPERBEECH LN
LAWRENCE, NY 11559
PHONE: (516) 369-0163

LOT DATA

LOT 1: 539,093 SF (12.376 AC)
FAR (EXISTING BUILDING) = 128,619 SF (0.24)

LOT 2: 26,135 SF (0.60 AC)
FAR (MAX) = 9,147 SF (0.35)

LOT 3: 27,357 SF (0.628 AC)
FAR (MAX) = 9,574 SF (0.35)

LOT 4: 68,110 SF (1.564 AC)
FAR (EXISTING BUILDING) = 5,200 SF (0.08)

LOT 5: 30,103 SF (0.691 AC)
FAR (MAX) = 10,536 SF (0.35)

CITY OF DELTONA CODE REQUIREMENTS:

C-1 (RETAIL COMMERCIAL)

MINIMUM LOT SIZE:
AREA = 10,000 SF
WIDTH = 100 FT (EXCEPT 150 FT SHALL BE REQUIRED ALONG ALL ABUTTING STREET FRONTAGES FOR LAND USE WITH DRIVE THROUGH SERVICE OR WINDOWS, AND ALL THREE TYPES OF AUTOMOBILE SERVICE STATIONS)

MINIMUM YARD SIZE: (BUILDING SETBACK)
FRONT = 25 FT
REAR = 15 FT
SIDE = 5 FT
SIDE STREET = 15 FT

MAXIMUM BUILDING HEIGHT: 35 FT

MAXIMUM LOT COVERAGE:
40% (WITH PRINCIPAL AND ACCESSORY BUILDINGS)

MAXIMUM FLOOR AREA RATIO (F.A.R.): 0.35

LEGEND

- PROPERTY LINE
- SS GRAVITY SEWER MAIN
- FM SEWER FORCE MAIN
- WM WATER MAIN
- █ CROSS ACCESS AND/OR UTILITY EASEMENT



Z DEVELOPMENT
S e r v i c e s
CA 29354

708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803

PH: (407) 271-8910
FAX: (407) 442-0604

DATE	REVISION

DELTONA WELLNESS
1200 DELTONA BLVD.
DELTONA, FL

DATE: 12-9-20
DRAWN: LH
CHECKED: RZ

SP1
PROJECT NO.: 2020.150