



**Phase 3 Development Data**

Jurisdiction	City of Deltona
Proposed Zoning	R-1
Current Future Land Use	LDR
Max. Density Permitted	6 DU/Ac

**Site Details**

Gross Site Area	43.6 Acres
Stormwater	5.2 Acres
Wetlands	2.5 Acres
Osteen Cementary Road	
Corridor	1.1 Acres
Dedicated ROW	0.8 Acres
Net Developable <sup>1</sup>	33.8 Acres
Open Space	6.1 Acres
Parks	1.9 Acres

**Development Standards**

Minimum Lot Area	7,400 SF
Minimum Lot Width	75'
Minimum Floor Area	1,200 SF
Max. Lot Coverage	35%
Max. Building Height	35'
Minimum Yard Size	
Front	25'
Rear	10'
Side	6'
Street Side	25'

**Proposed Development**

Minimum depth 120'	92 units
Minimum depth 110'	7 units
Minimum Area 7,400 SF	2 units
<b>Total Dwelling Units</b>	<b>101 units</b>
Proposed Density	2.32 DU/Ac

**Notes:**

<sup>1</sup> Net Land Area is defined by the Gross Site Area less existing artificial and natural water bodies, water courses, communication facility sites, utility sites, easements and rights-of-way that extend through the border of a project boundary, non-local parks and nature

Stormwater	Parks	Right-of-Way	Minimum depth 120' Lots	Right-of-Way dedication
Wetlands	Open Space	Project Boundary	Minium Depth 110' Lots	25' Wetland Buffer
7,400 SF Minimum Lots*				

Concept Plan  
**Fernanda Addition Phase 3**

**POULOS & BENNETT**

