Project Summary - Deltona Apartments (2942 Cardinal Street, Deltona, FL)

This project proposes the development of a **20-unit multifamily residential building** on a **1.097-acre parcel** located at **2942 Cardinal Street in Deltona, Florida**. The site is currently vacant and zoned **RM-2 (Multiple Family Residential)** with a **Future Land Use of Residential High Density**, which permits between **12.1 and 20 units per acre**.

Building & Units

- Total Units: 20
 - o 12 units: 1-Bedroom + Office
 - o 8 units: 2-Bedrooms or more
- **Building Height:** 3 stories (within the 80 ft height limit)
- Each unit includes:
 - Private balcony
 - In-unit washer/dryer

Site Layout

- **Total Site Area:** 47,779 sq ft (1.097 acres)
- **Building Footprint:** 7,792 sq ft (16.3%)
- Impervious Surface: ~52% (parking + building + sidewalks)
- Stormwater Management: On-site retention pond located at rear portion of lot.

Parking

- 36 standard parking spaces
- 2 ADA spaces
- 5-vehicle reservoir area for vehicle stacking at site entrance
- Parking meets the City of Deltona multifamily parking standards.

Circulation & Access

- Main vehicular access from Cardinal Street.
- 8-ft sidewalks included for pedestrian access.

Existing overhead utilities will be relocated underground.

Landscaping & Environmental

- A mix of existing preserved trees and new native tree/shrub plantings.
- Landscape design fulfills **Deltona buffering and tree planting requirements**.
- Part of the site is wooded; some trees will be removed but 28 existing trees will be preserved, and new plantings significantly exceed minimum requirements.

Overall

This is a **medium-density, 3-story apartment development** designed to comply with the **City of Deltona Land Development Code** and **Florida Building Code**. The project incorporates proper parking, pedestrian circulation, and stormwater management, along with a strong landscape buffer to the surrounding residential area.

Daniel Oliveira

General Contractor & Developer

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