

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**
 - **12 units:** 1-Bedroom + Office
 - **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**.
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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.



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General Contractor & Developer

CBC1264467