

City of Deltona
Planning & Development Services Department
2345 Providence Boulevard
Deltona, Florida 32725

RE: Pre-Application Meeting Summary Letter
2932 Cardinal Street, Deltona, Florida
Preliminary Mixed-Use Multifamily Concept - Review of Single-Building and Two-Building Alternatives

Dear Planning Staff:

On behalf of the applicant, we respectfully submit this summary letter in connection with a requested Pre-Application Meeting for the property located at 2932 Cardinal Street, Deltona, Florida. The purpose of the meeting is to obtain preliminary City feedback regarding a proposed mixed-use multifamily development and to identify the appropriate approval pathway for the project before advancing into formal architectural, civil engineering, environmental, and site plan design.

The applicant is currently studying two preliminary development alternatives for City review. Both alternatives propose a total of 20 residential units, consisting of 10 one-bedroom units and 10 two-bedroom units, together with ground-floor commercial space, covered garage parking, surface parking, loading/service area, pedestrian/ADA access, and stormwater/retention accommodations. The project site is shown as approximately 36,590 square feet / 0.84 acres, and the proposed 20-unit program results in an approximate density of 23.8 units per acre, which the applicant understands requires City review and confirmation of the proper approval mechanism.

Option A - Single-Building Mixed-Use Concept

The first alternative is a single-building mixed-use concept. This option proposes one building with 20 residential units above a ground floor containing approximately 2,700 square feet of commercial area, covered garage parking, and internal garage circulation. The concept identifies a building footprint of approximately 9,600 square feet, representing approximately 26.2% lot coverage, with a preliminary reference to a maximum lot coverage of 40%. The plan also references a height condition of maximum 5 habitable floors / 80 feet, subject to City confirmation.

For Option A, the preliminary parking plan provides 50 total parking spaces, consisting of 20 covered garage spaces under the building and 30 surface parking spaces, including 2 ADA spaces. The preliminary parking calculation estimates 49 required spaces for the 20-unit mixed-use program, leaving a preliminary surplus of one space.

The applicant also requests City feedback on whether this single-building concept could potentially support a future increase to 24 or 25 residential units, through an addendum, waiver, variance, density bonus, PUD, development agreement, affordable housing pathway, or other applicable mechanism. The submitted plan notes that a future 24-unit study may require

approximately 57 parking spaces, and a 25-unit study may require approximately 59 parking spaces, meaning that any increase would require further parking, stormwater, traffic, utility, fire access, ADA, environmental, and engineering review.

Option B - Two-Building Mixed-Use Concept

The second alternative is a two-building concept. This option proposes two separate buildings with 10 residential units in each building. Tower A is shown with 10 two-bedroom units, approximately 1,350 square feet of commercial area, and 10 covered garage spaces. Tower B is shown with 10 one-bedroom units, approximately 1,350 square feet of commercial area, and 10 covered garage spaces. Together, the two buildings provide the same total program of 20 residential units, approximately 2,700 square feet of commercial area, and 20 covered garage spaces.

For Option B, the total building footprint is reduced to approximately 6,000 square feet, or approximately 16.4% of the lot, with each building footprint shown at approximately 60 feet by 50 feet. The concept also shows a 30-foot minimum building separation, preliminary setbacks including a 25-foot front setback, 15-foot side setbacks, a 40-foot waterfront/wetland buffer to be verified, and a 50-foot special multifamily setback to be verified.

Option B also provides 50 total parking spaces, consisting of 20 covered garage spaces and 30 surface parking spaces, including 2 ADA spaces. The preliminary parking calculation estimates 49 required spaces, resulting in a preliminary surplus of one space. The stormwater/retention placeholder for this option is approximately 6,800 square feet, subject to final design by a Florida licensed civil engineer.

The applicant understands that the two-building option also requires City review because each building contains 10 units, and the overlay notes that City review is required against the 8 units per building standard. Therefore, the applicant is seeking guidance as to whether the City would prefer the single-building approach, the two-building approach, or another configuration that better aligns with the City's code interpretation and planning objectives.

At the Pre-Application Meeting, the applicant respectfully requests City guidance on the following items:

1. Whether the City generally supports the single-building or two-building configuration for continued design development.
2. Whether the proposed 20-unit mixed-use program is supportable on the site, and what approval pathway is required for the proposed density.
3. Whether the City would consider a future increase to 24 units, representing four additional residential units, and what mechanism would be required.
4. Whether the City would consider a future 25-unit alternative, or whether staff recommends limiting the study to 24 units.
5. Whether the ground-floor commercial and covered garage parking configuration is acceptable in concept.

6. Whether the two-building option can be reviewed despite each building containing 10 units, or whether the City would require a different layout to comply with the applicable units-per-building standard.
7. What additional studies or design revisions would be required for parking, stormwater, traffic circulation, fire access, utilities, loading, ADA/elevator access, wetlands, floodplain/BFE/FFE, and final civil engineering.
8. Whether the preliminary setbacks, buffers, lot coverage, building height, and access configuration shown in the concept plans appear generally acceptable for continued review.

The applicant acknowledges that the submitted materials are preliminary planning studies only and are not intended for construction, permitting, or final site plan approval. Final design will be subject to City of Deltona review, civil engineering, environmental review, wetlands and floodplain verification, utility coordination, fire review, ADA compliance, and all other applicable development review requirements.

Thank you for your time and consideration. We look forward to discussing the project with City staff and receiving preliminary guidance regarding the preferred development configuration and appropriate approval pathway.

Respectfully submitted,

Attachments:

1. Preliminary Single-Building Survey Overlay - 20-Unit Base Concept with City Consideration Note
2. Preliminary Two-Building Survey Overlay - 20 Units / 4 Floors / Setbacks / Stormwater