

Project Summary – Deltona Apartments (2932 Cardinal Street, Deltona, FL)

This project proposes the development of a **16-unit multifamily residential building** on a **0.81-acre parcel** located at **2932 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: 16**
 - **10 units:** 1-Bedroom + Office
 - **6 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:** 35,325 sq ft (0.81 acres)
- **Building Footprint:** 5,041 sq ft (16.3%)
- **Impervious Surface:** ~46% (parking + building + sidewalks)
- **Stormwater Management:** On-site retention pond located at rear portion of lot.

Parking

- **28 standard parking spaces**
- **2 ADA spaces**
- 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**.

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.

A handwritten signature in black ink, appearing to read 'Daniel Oliveira', with a stylized, cursive script.

Daniel Oliveira

General Contractor & Developer
CBC1264467