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
 - o **6 units:** 2-Bedrooms or more
- **Building Height:** 3 stories (within the 80 ft height limit)
- Each unit includes:
 - Private balcony
 - o 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.

Daniel Oliveira

General Contractor & Developer

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