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613 N. Halifax

Daytona Beach, Florida

Designed: MTH/GGG
Drawn: MTH
Approved: GGG/MTH/DG
Date: 1.17.18
Job no. _____
Revisions: 3.5.19
1.7.20 4.9.19
5.8.19
9.9.19
11/8/19
11/15/19
Cad no. CAD0

Seal

L.C.000177

Sheet Title:

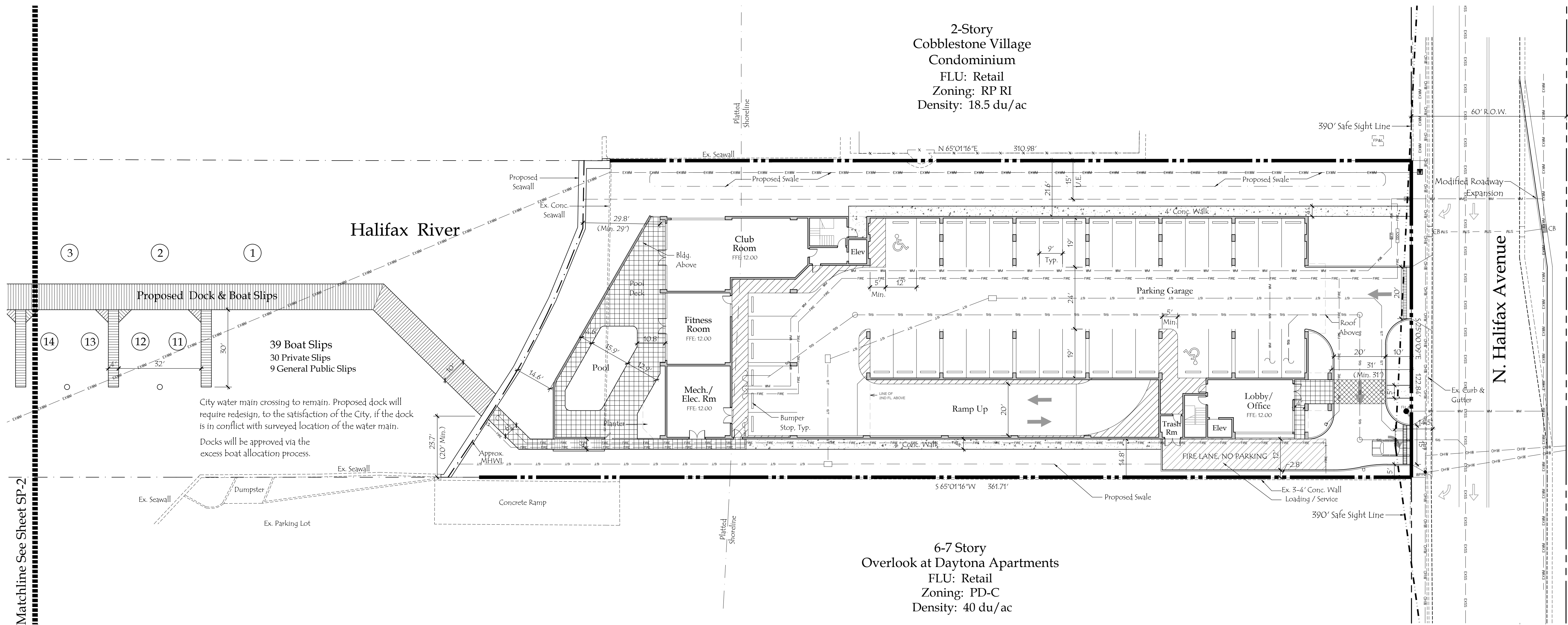
**Planned
Development
Plan**

Scale: 1" = 20'

Sheet No.

PDP-1

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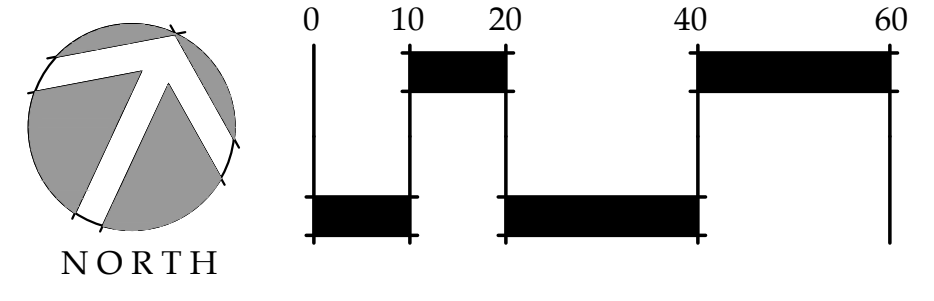
2-Story
Cobblestone Village
Condominium
FLU: Retail
Zoning: RP RI
Density: 18.5 du/ac

6-7 Story
Overlook at Daytona Apartments
FLU: Retail
Zoning: PD-C
Density: 40 du/ac

Site Data

Existing Future Land Use	Retail
Existing Zoning	BR-1 & RP
Proposed Zoning	PD-G
Lot Specifications:	
Total Lot Area	1.0 Ac.; 41,753.7 s.f.
Total Project Area	1.0 Ac.; 41,753.7 s.f.
Lot Width	122.8'
Lot Depth	336.3'
Flood Zone	AE, X
Proposed Uses:	
36 Condominiums w/39 Boat Slips (30 private slips and 9 General Public slips)	
Maximum Density	40 d.u./ac.
Proposed Density	36 d.u./ac.
Lot Development Criteria (Note 3):	
Proposed Bldg. Height	70'
Min. Building Setbacks:	
Side (North)	21'
Side (South)	14'
Front (East)	31'
Rear (West)	29'
Min. Landscape Buffers:	
Side (North)	10.0'
Side (South)	10.0'
Front (East)	10.0'
Rear (West)	5.0'
Bldg. Coverage Provided	54.4%; 22,717 s.f.
Impervious Area Provided	70.3%; 29,357.7 s.f.
Parking Required	
Multi-Family-2/unit	72 Spaces
Public Boat Slip--5/slip	5 Spaces
Parking Provided	
Ground Floor	81 Spaces
2nd Floor	40 Spaces
2nd Floor	41 Spaces
Handicap Required	
Handicap Provided	4 Spaces

- Notes:**
1. Tax Parcel Number: 5153-30-10-40010.00
 2. Site Address: 613 N. Halifax Avenue, Daytona Beach, Florida
 3. Deviations to Land Development Code are established within the Planned Development Agreement.
 4. Proposed gate will include knock box or knock key switch to include emergency access to City of Daytona Beach Fire Department.



Matchline See Sheet SP-2