

INDEX OF DRAWINGS:

SITE AND LANDSCAPE PLANS:

PREPARED BY: GENTILE GLAS HOLLOWAY O'MAHONEY AND ASSOC. INC.  
PDP-1 SITE DEVELOPMENT PLAN  
PDP-2 SITE DEVELOPMENT PLAN  
LP-1 LANDSCAPE DEVELOPMENT PLAN  
LP-2 LANDSCAPE SPECIFICATION PLAN

SURVEY PLANS:

PREPARED BY: MYER LAND SURVEYING, INC.  
1 OF 1 BOUNDARY AND TOPOGRAPHIC SURVEY

ARCHITECTURAL PLANS:

PREPARED BY: LARRY ROBINSON ARCHITECTURE  
A-1 SITE PLAN  
A-2 1ST&2ND FLOOR PLANS  
A-3 3RD THRU 6TH FLOOR PLANS  
A-4 ELEVATIONS  
A-5 ELEVATIONS

DOCK PLANS:

PREPARED BY: THE CHEPPELL GROUP  
1 OF 5 COVER  
2 OF 5 EXISTING CONDITIONS  
3 OF 5 PROPOSED CONDITIONS  
4 OF 5 SECTIONS  
5 OF 5 DETAILS

CIVIL PLANS:

PREPARED BY: KIMLEY HORN AND ASSOCIATES  
C2.00 DEMOLITION AND EROSION CONTROL PLAN  
C2.10 EROSION DETAILS  
C2.11 EROSION DETAILS  
C5.00 GRADING AND DRAINAGE PLAN  
C5.10 CITY OF DAYTONA BEACH STORMWATER CONSTRUCTION NOTES  
C5.11 GRADING AND DRAINAGE DETAILS  
C6.00 UTILITY PLAN  
C6.10 CITY OF DAYTONA BEACH UTILITY NOTES  
C6.11 CITY OF DAYTONA BEACH UTILITY NOTES  
C6.12 CITY OF DAYTONA BEACH UTILITY DETAILS  
C6.13 CITY OF DAYTONA BEACH UTILITY DETAILS  
C6.14 CITY OF DAYTONA BEACH UTILITY DETAILS  
C6.15 CITY OF DAYTONA BEACH UTILITY DETAILS

PROJECT TEAM

OWNER/APPLICANT: SHAMROCK-SHAMROCK, INC.  
PHONE: 386-233-5900  
EMAIL: PSULLPSULL@YAHOO.COM

PLANNER/LANDSCAPE ARCHITECTS: GENTILE GLAS HOLLOWAY O'MAHONEY & ASSOCIATES  
PHONE: 561-575-9557  
EMAIL: DODI@2GHO.COM

ARCHITECT: LARRY ROBINSON ARCHITECTURE  
PHONE: 386-252-0429  
EMAIL: INFO@LWRARCHITECT.COM

ENGINEER: KIMLEY HORN AND ASSOCIATES  
PHONE: 561-330-2345  
EMAIL: MIKE.SPRUCE@KIMLEY-HORN.COM

TRAFFIC/PARKING: KIMLEY HORN AND ASSOCIATES  
PHONE: 561-840-0874  
EMAIL: ADAM.KERR@KIMLEY-HORN.COM

SURVEYOR: MYER LAND SURVEYING, INC.  
PHONE: 386-255-6304  
EMAIL: MMYER4006@GMAIL.COM

MARINE/DOCK DESIGNER: THE CHAPPELL GROUP  
PHONE: 954-782-1908  
EMAIL: TYLER@THECHAPPELLGROUP.COM

ARCHEOLOGICAL: ENVIRONMENTAL SERVICES, INC.  
PHONE: 904-626-9735  
EMAIL: BHANDLEY@ESINC.CC

TREE ASSESSMENT: ENVIRONMENTAL SERVICES, INC.  
PHONE: 386-566-9735  
EMAIL: SJULIEN@ESINC.CC

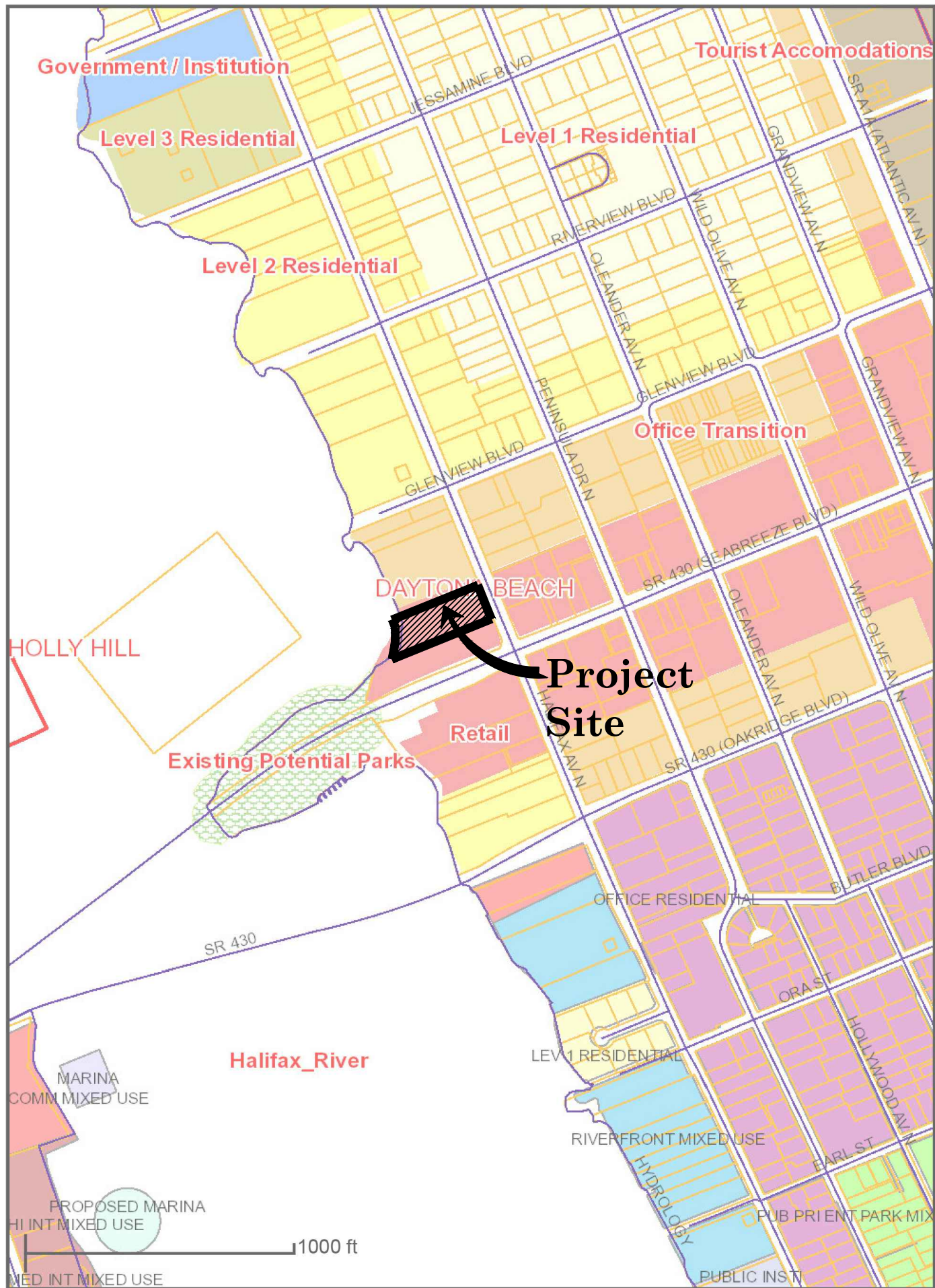
ATTORNEY: KC BAKER, PA  
PHONE: 561-254-3377  
EMAIL: KCBAKER@KCBAKERLAW.COM

LEGAL DESCRIPTION

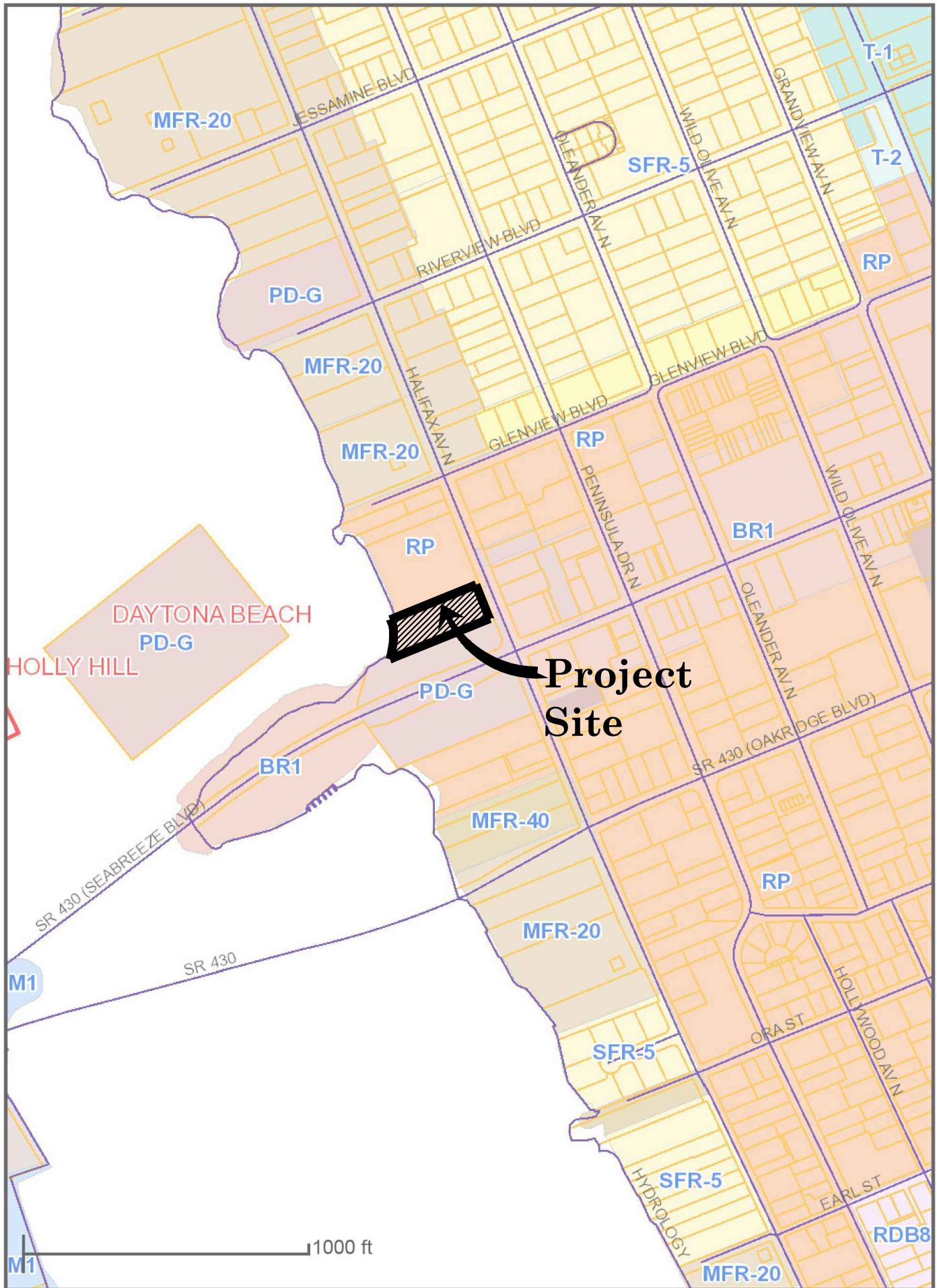
The south 35 feet of Lot 4, Block 3, and the north 88 feet of Lot 5, Block 3, East Daytona, as per map recorded in Map Book 2, page 106, of the Public Records of Volusia County, Florida.

Site Data

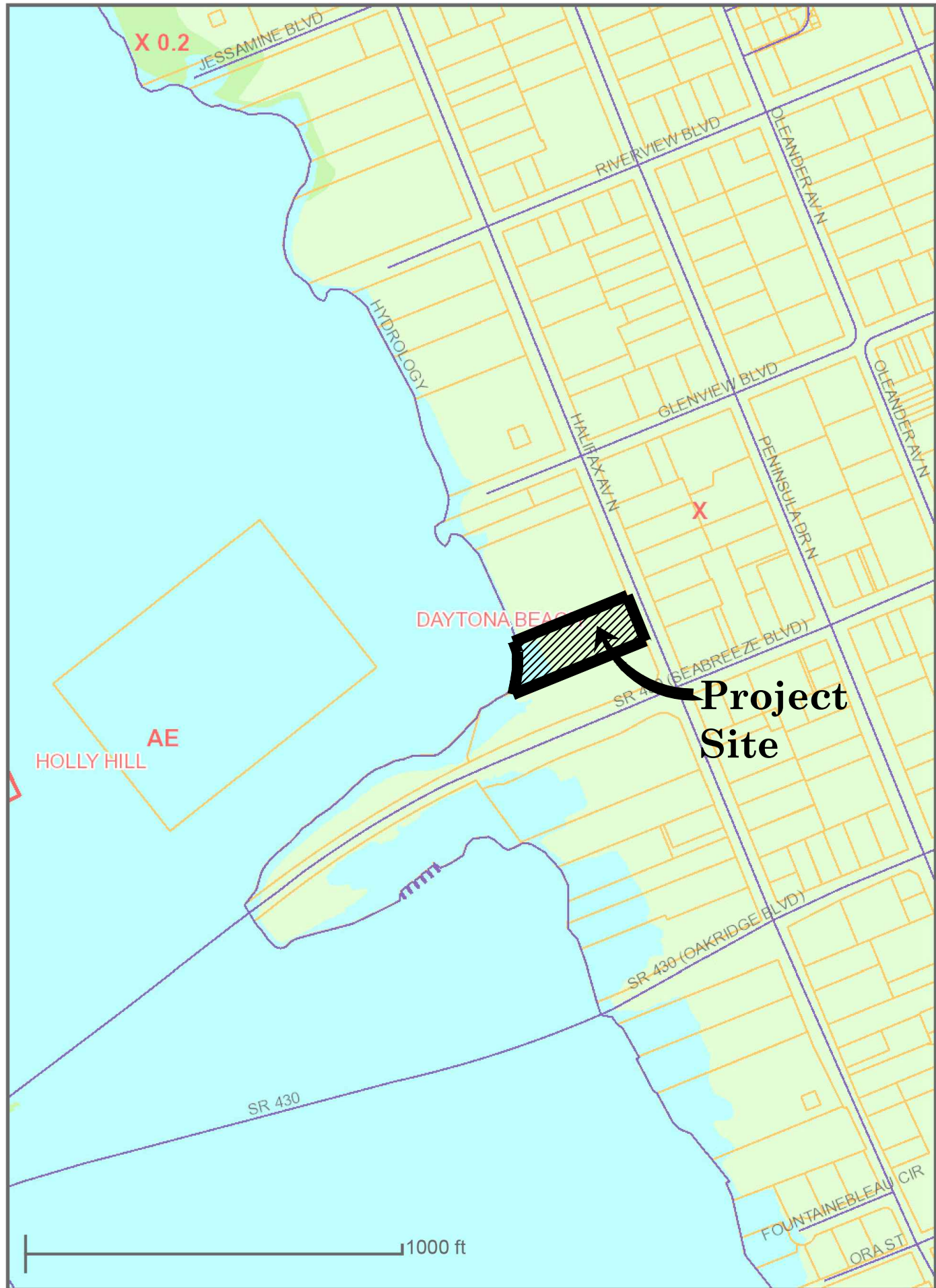
|   |                         |
|---|-------------------------|
| Existing Future Land Use  | Retail                  |
| Existing Zoning   | BR-1 & RP               |
| Proposed Zoning   | PD-G                    |
| Lot Specifications:   |                         |
| Total Lot Area  | 1.0 Ac.; 41,733.7 s.f.  |
| Total Project Area  | 1.0 Ac.; 41,733.7 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:   | Min. Landscape Buffers: |
| Side (North) 21'  | Side (North) 10.0'      |
| Side (South) 14'  | Side (South) 10.0'      |
| Front (East) 31'  | Front (East) 10.0'      |
| Rear (West) 29'   | Rear (West) 5.0'        |
| Bldg. Coverage Provided   | 54.4%, 22,717 s.f.      |
| Impervious Area Provided  | 70.1%, 29,261.1 s.f.    |
| Parking Required  | 77 Spaces               |
| Multi-Family-2/unit   | 72 Spaces               |
| Public Boat Slip-5/slip   | 5 Spaces                |
| Parking Provided  | 81 Spaces               |
| Ground Floor  | 40 Spaces               |
| 2nd Floor   | 41 Spaces               |
| Handicap Required   | 4 Spaces                |
| Handicap Provided   | 4 Spaces                |



Land Use Map



Zoning Map



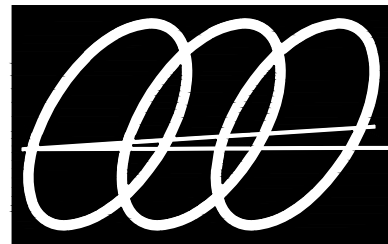
Flood Zone Map



Location Map



Aerial Location Map



Gentile Glas  
Holloway  
O'Mahoney  
& Associates, Inc.  
Landscape Architects  
Planners  
Environmental Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2GHO.com

Cover Sheet  
613 N. Halifax  
Daytona Beach, Florida

Designed: \_\_\_\_\_ DLR  
Drawn: \_\_\_\_\_ DLR  
Approved: \_\_\_\_\_ GGG/EOM/MTM  
Date: \_\_\_\_\_ 4.9.19  
Job no. \_\_\_\_\_ 12-1001  
Revisions: \_\_\_\_\_ 9.9.19  
\_\_\_\_\_ 11.15.19  
\_\_\_\_\_ 1.7.20

Seal

LC 0000171

Sheet Title:

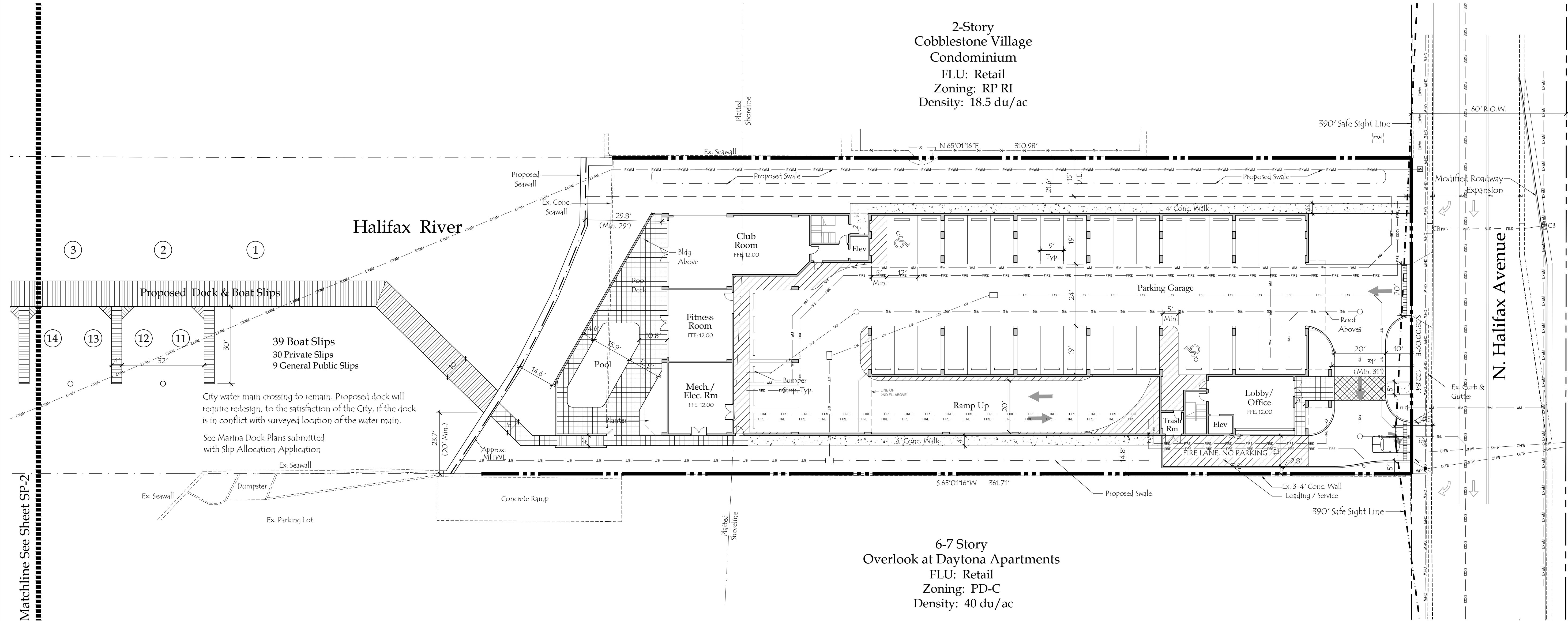
Cover  
Sheet

Scale: Not to Scale

Sheet No.

DEV2009-069  
12-1001





Site Data

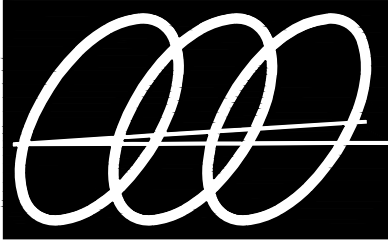
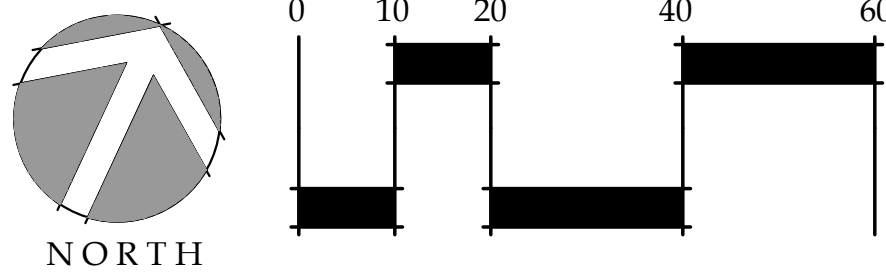
|   |                        |
|---|------------------------|
| Existing Future Land Use  | Retail                 |
| Existing Zoning   | BR-1 & RP              |
| Proposed Zoning   | PD-G                   |
| Lot Specifications:   |                        |
| Total Lot Area  | 1.0 Ac.; 41,733.7 s.f. |
| Total Project Area  | 1.0 Ac.; 41,733.7 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  | 77 Spaces              |
| Multi-Family-2/unit   | 72 Spaces              |
| Public Boat Slip-5/slip   | 5 Spaces               |
| Parking Provided  | 81 Spaces              |
| Ground Floor  | 40 Spaces              |
| 2nd Floor   | 41 Spaces              |
| Handicap Required   | 4 Spaces               |
| 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 knox box or knox key switch to provide emergency access to City of Daytona Beach Fire Department.



Gentile Glas  
Holloway  
O'Mahoney  
& Associates, Inc.  
Landscape Architects  
Planners and  
Environmental Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2GHO.com

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

LC C000177

Sheet Title:

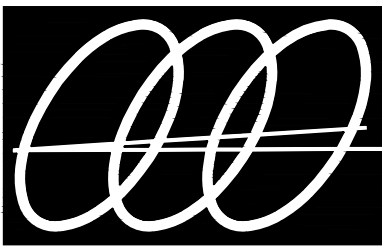
Planned  
Development  
Plan

Scale: 1" = 20'

Sheet No.

PDP-1

00-0000



Gentile Glas  
Holloway  
O'Mahoney  
& Associates, Inc.  
Landscape Architects  
Planners and  
Environmental Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2GHO.com

613 N. Halifax  
Daytona Beach, Florida

Designed: MTH/GGG.  
Drawn: MTH  
Approved: GGG MTH/DG.  
Date: 1/17/18.  
Job no.  
Revisions: 4/9/19  
11/8/19  
11/15/19  
1.7.20.  
Cad no. CAD0

Seal

LC C000177

Sheet Title:  
Planned  
Development  
Plan

Scale: 1" = 20'

Sheet No.

PDP-2

00-0000

