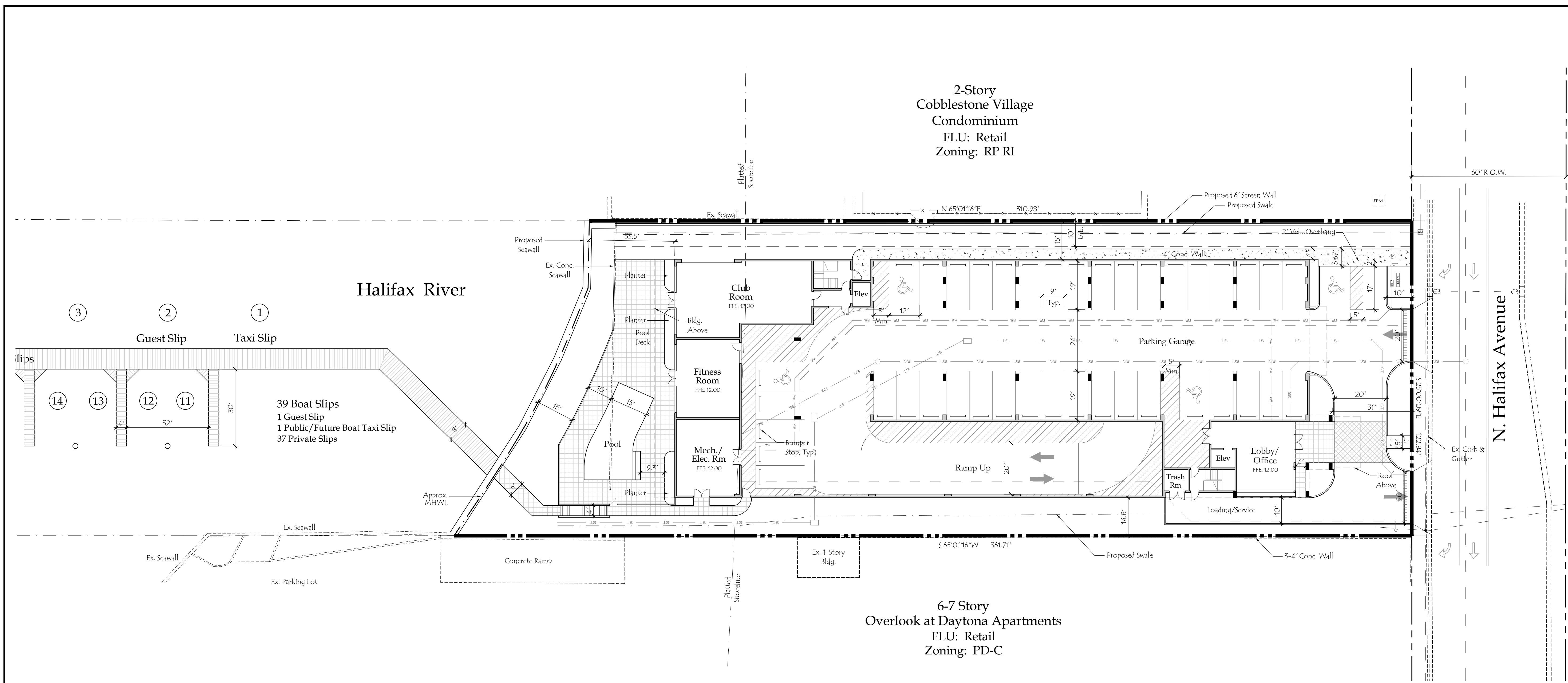


**Gentile Glas
Holloway
O'Mahoney
& Associates, Inc.**
Landscape Architects
Planners and
Environmental Consultants

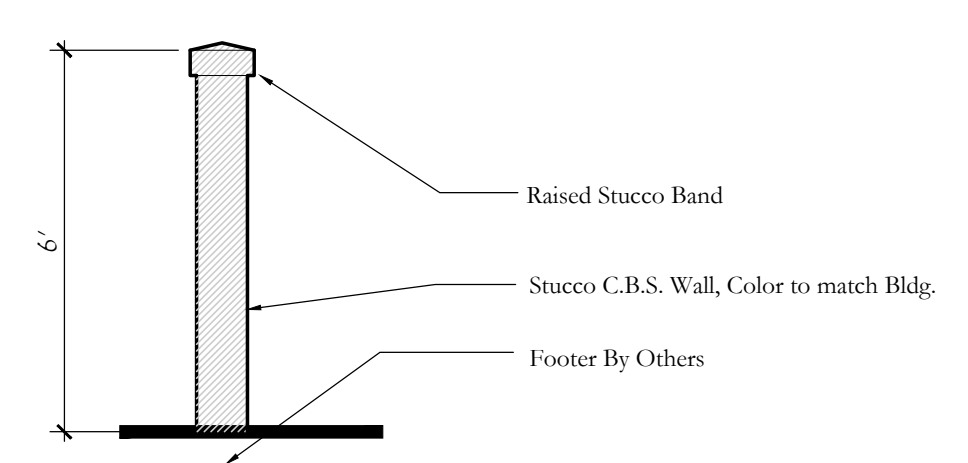
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

613 N. Halifax Daytona Beach, Florida



Site Data

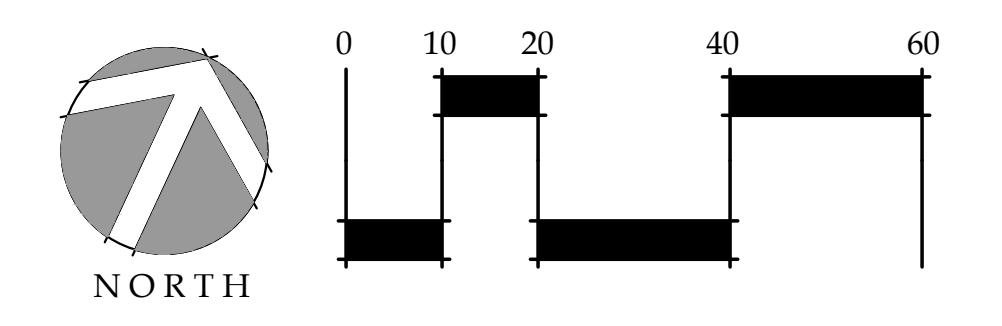
Existing Future Land Use	Retail
Existing Zoning	BR-1 & RP
Proposed Zoning	PD-G
Lot Specifications:	
Total Lot Area	.96 Ac.; 41,733.75 s.f.
Total Project Area	.96 Ac.; 41,733.75 s.f.
Minimum Lot Width	122.84'
Minimum Lot Depth	336.34'
Flood Zone	AE, X
Proposed Uses:	
36 Condominiums w/39 Boat Slips (37 private, 1 Day Dock Visitor and 1 Public Benefit Future Taxi)	
Maximum Density	40 d.u./ac.
Proposed Density	37.5 d.u./ac.
Lot Development Criteria (Note 4):	
Maximum Bldg. Height	50'
Proposed Bldg. Height	69'
Building Setbacks:	
Side (North)	15.0'
Side (South)	14.8'
Front (East)	31.0'
Rear (West)	33.5'
Maximum Bldg. Coverage	50%
Max. Bldg. Coverage Provided	57.7%
Open Space Required	25%
Open Space Provided	24.9%; 10,394 s.f.
Impervious Area Provided	75.1%; 31,339.75 s.f.
Max. Floor Area Ratio (FAR)	3.0/12,520 s.f.
Parking Required	
Multi-Family-2/unit	72 Spaces
Public Boat Slip-5/slip	2 Spaces
Parking Provided	
Handicap Required	4 Spaces
Handicap Provided	4 Spaces



6' Screen Wall Detail
N.T.S.

Modification Request:
1. Section 6.4, Landscaping - Encroachments Prohibited - A modification request to allow 100% easement encroachment into the north and south (side property line) buffer yards.

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.



Designed: MTH/GGG
Drawn: MTH
Approved: GGG/MTH/DG
Date: 1/17/18
Job no.
Revisions:
Cad no. CAD0

Seal

L.C. C000177

Sheet Title:
**Site
Development
Plan**

Scale: 1" = 20'

Sheet No.

SP-1
00-0000