

SR 44 & 144 S Timberlane Dr, Lots 1 & 2

144 S Timberlane Dr, New Smyrna Beach, FL



NOVA PROPERTY MANAGEMENT
745 S NOVA ROAD
ORMOND BEACH, FL 32174

STEVEN I UNATIN

OFFICE [386]677-9246 - FAX [386]672-2674

E-MAIL: novapropmgmt@gmail.com
WEBSITE: www.novapropertymgmt.com

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	(Both Lots)	\$1,800,000	
	Or	(Each Lot)	\$1,000,000
Parcel ID:		734306000282	
Property Taxes:		\$18,516	
Lot Size:	(Both Lots)	2.94 Acres	
	Lot 1	1.50 Acres	
	Lot 2	1.44 Acres	
Zoning:		PUD	

PROPERTY OVERVIEW

- ◆ Incredible Frontage, Endless Possibilities
- ◆ 1.5 miles east of I-95 Interchange
- ◆ 1.5 miles west of commercial corridor
- ◆ Great exposure on State Rd 44.
- ◆ Master planned community.
- ◆ 2.94 Acres totaling 128,066 SF on the corner of Oliver Drive and SR 44
- ◆ Vacant Commercial Land
- ◆ Zoned PUD
- ◆ Zoning allows for both residential and commercial uses
- ◆ Direct signage available on SR 44
- ◆ Property is directly across from New Smyrna Beach Chevrolet, Dunkin Donuts, The Home Depot, Aldi, and Mulinax Ford, and next to Verizon Wireless.

AERIAL PHOTOS



Imagery ©2020 Google, Map data ©2020 500 ft



LEGAL DESCRIPTION

EXHIBIT 'A'
PAGE 1 OF 2

LEGAL DESCRIPTION (PARCEL 'A')

A PORTION OF THAT PART OF LOTS 27 AND 28, DAUGHERTY'S SUBDIVISION OF THE NAPIER GRANT AND PART OF THE HULL GRANT, AS PER THE PLAT THEREOF RECORDED IN DEED BOOK 'M', PAGE 688 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (185 FEET WIDE) WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLIVER DRIVE (60 FEET WIDE); THENCE S44°58'44"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLIVER DRIVE, A DISTANCE OF 348.92 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N74°25'39"E, A DISTANCE OF 337.26 FEET; THENCE N15°39'00"W, A DISTANCE OF 304.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE S74°21'00"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 508.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PARCEL 'B')

A PORTION OF THAT PART OF LOTS 27 AND 28, DAUGHERTY'S SUBDIVISION OF THE NAPIER GRANT AND PART OF THE HULL GRANT, AS PER THE PLAT THEREOF RECORDED IN DEED BOOK 'M', PAGE 688 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

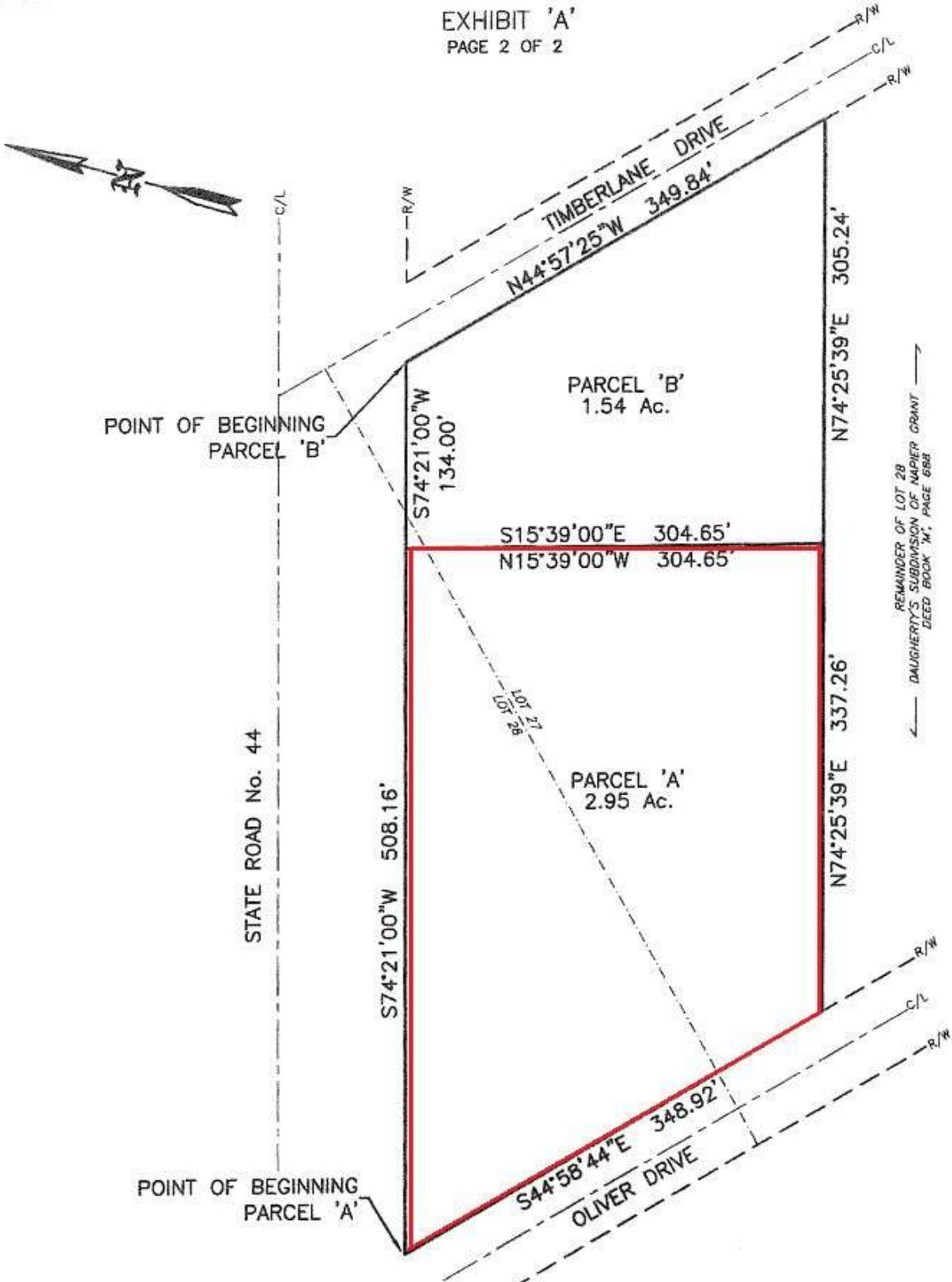
BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (185 FEET WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF TIMBERLANE DRIVE (50 FEET WIDE); THENCE S74°21'00"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, A DISTANCE OF 134.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S15°39'00"E, A DISTANCE OF 304.65 FEET; THENCE N74°25'39"E, A DISTANCE OF 305.24 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF TIMBERLANE DRIVE; THENCE N44°57'25"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.84 FEET TO THE POINT OF BEGINNING.

SCALE

DATE
9-29-15

SURVEY

EXHIBIT 'A'
PAGE 2 OF 2



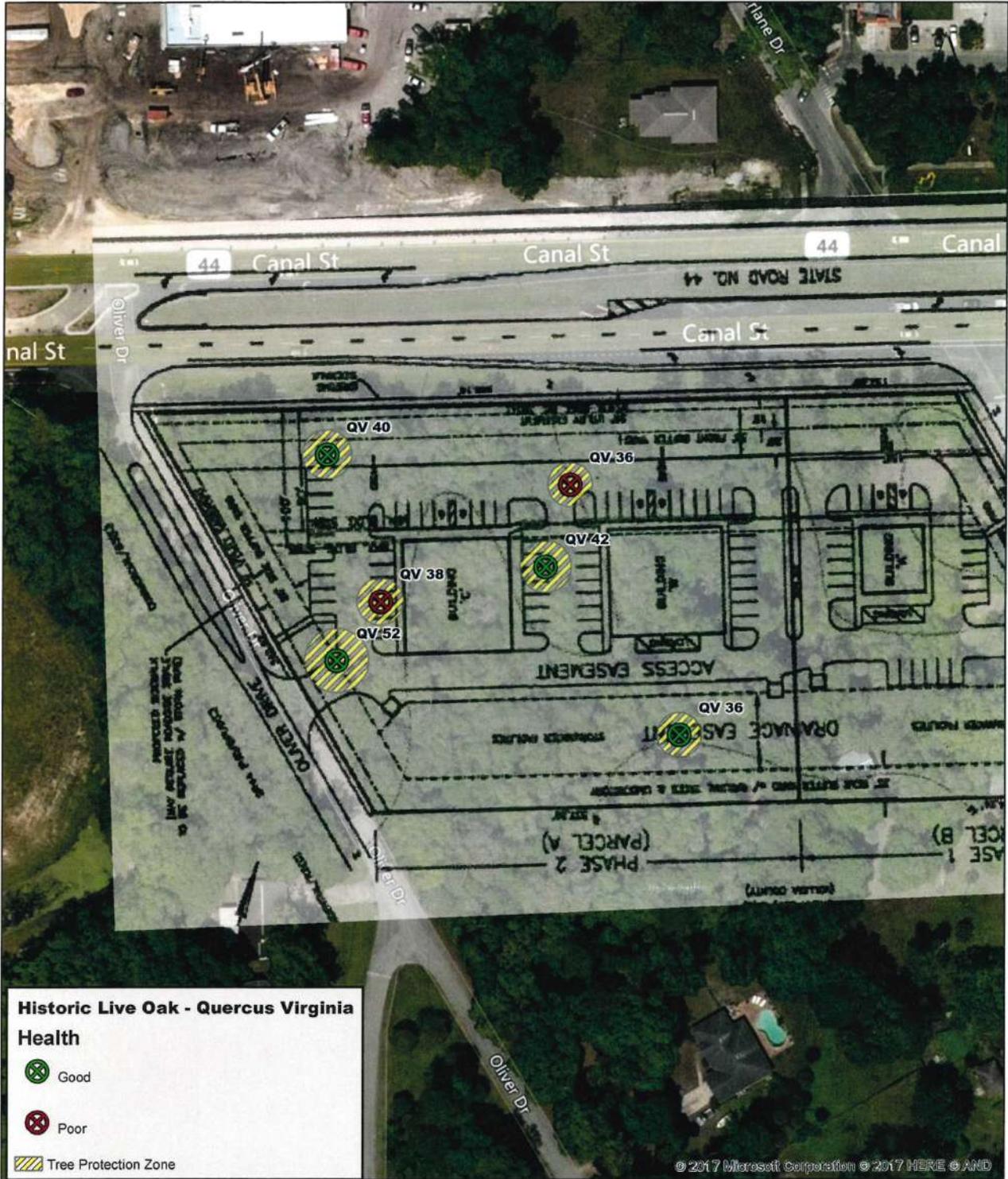
ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
 • Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
 1" = 100'

DATE
 9-29-15

TREE SURVEY



Tree Survey
 SR. 44 Oliver Property
 Volusia County, Florida

ZEV COHEN
 ASSOCIATES, INC.
 300 Interchange Blvd
 Ormond Beach, FL 32174
 ph 386-677-2482

CONCEPTUAL SITE PLAN

EXHIBIT 'B' CONCEPTUAL DEVELOPMENT PLAN

EXISTING CHARACTER OF LAND
 VACANT w/ MODERATE TREE COVERAGE
 NO WETLANDS OR FLOOD ZONE
 NO THREATENED OR ENDANGERED ANIMALS OR PLANT SPECIES
 SANDY, WELL DRAINED SOILS

PROPOSED BUILDING USES
 RETAIL SALES, PROFESSIONAL OFFICE, MEDICAL OR FINANCIAL INSTITUTIONS, RESTAURANT

GENERAL UTILITY SERVICES
 POTABLE & FIRE WATER SERVICE BY EXISTING WATER MAIN IN SR 44 R/W
 SANITARY SEWER BY FUTURE SEWER MAIN BY CITY OF NEW SMYRNA BEACH IN EXISTING UTILITY EASEMENT ALONG SR 44 R/W (SHOWN ON PLAN)
 SOLID WASTE BY INDIVIDUAL DUMPSTERS

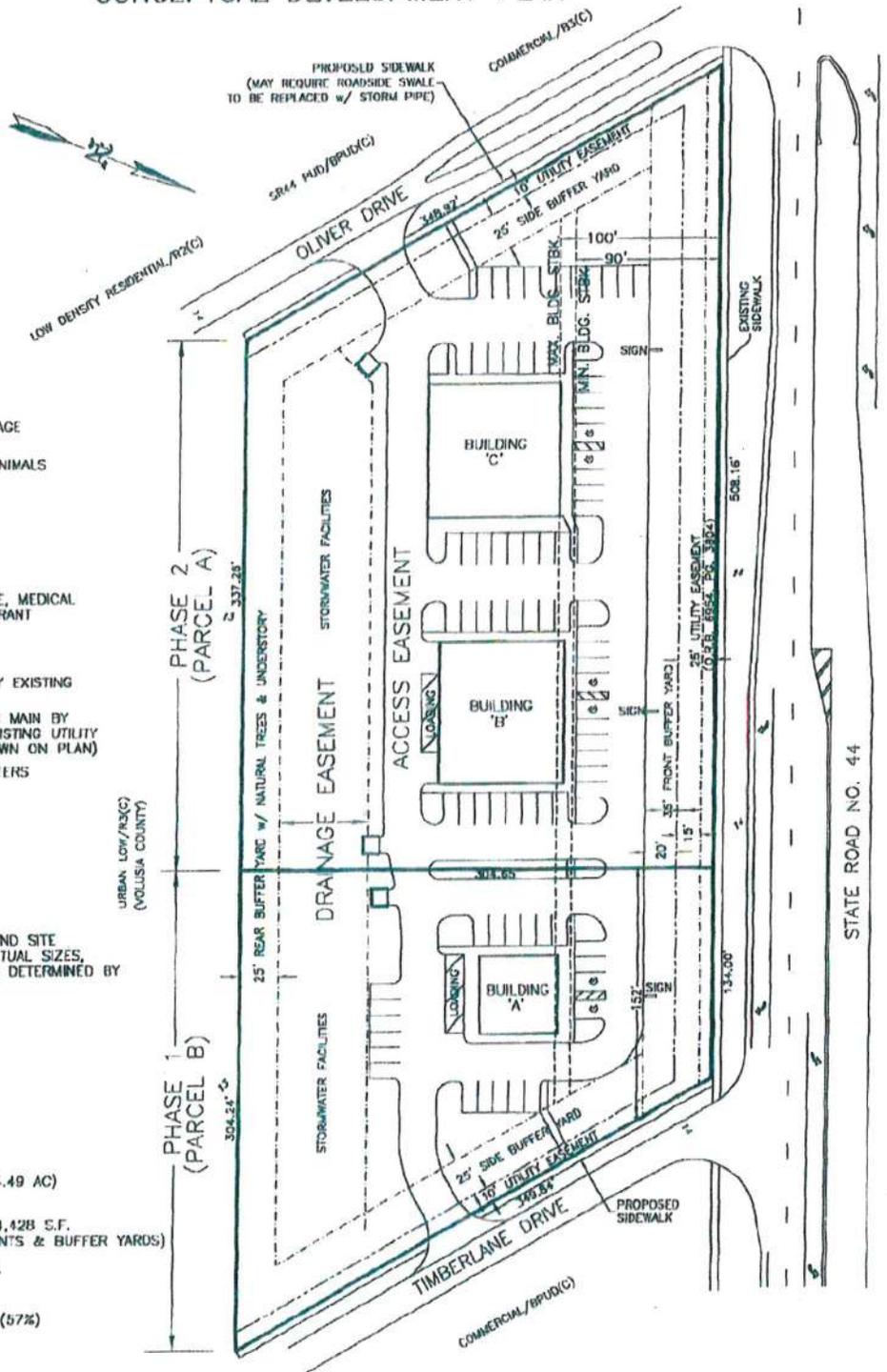
NOTE
 THE BUILDING SIZES & LOCATIONS AND SITE IMPROVEMENTS ARE CONCEPTUAL; ACTUAL SIZES, LOCATIONS AND DIMENSIONS WILL BE DETERMINED BY SITE DEVELOPMENT PERMITTING.

TOTAL LAND AREA = 195,601 S.F. (4.49 AC)

COMMON OPEN SPACE - TOTAL = 84,428 S.F.
 (DRAINAGE EASEMENT, UTILITY EASEMENTS & BUFFER YARDS)

OPEN SPACE - TOTAL = 27,265 S.F.
 (ALL OTHER PAVED AREAS)

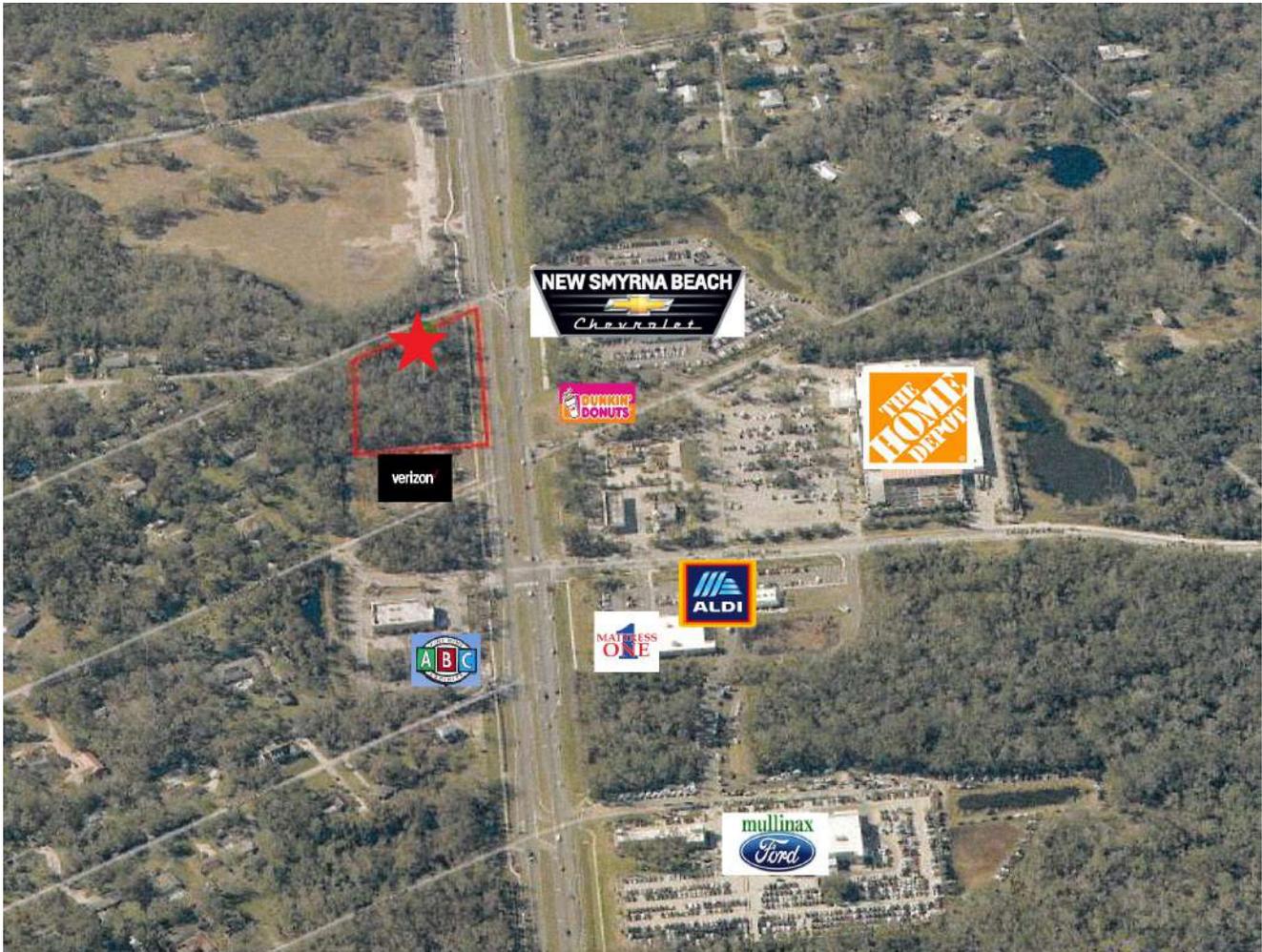
TOTAL OPEN SPACE = 111,693 S.F. (57%)



SCALE
 1" = 100'

DATE
 9-29-15

DEMOGRAPHICS



Demographics	Population	Households	Population Median Age	5 yr Population Growth (Total %)
1 mile radius	2,434	1,107	49.7	9.8%
3 mile radius	16,207	7,613	51.3	10.8%
5 mile radius	41,478	19,175	51.3	10.0%
	Employees	Median Household Income	Businesses	
5 mile Information	14,818	\$55,505	2,218	

PUD ZONING

PERMITTED PRINCIPAL USES IN THE PUD ZONING WITHIN THE COZ, INCLUDE:

- ◆ Art, dance, modeling and music schools
- ◆ Beauty shops, barber shops
- ◆ Child care facilities
- ◆ Essential utility services
- ◆ Exercise and health spas
- ◆ Financial institutions
- ◆ Funeral homes
- ◆ General offices
- ◆ Hospitals, nursing homes, adult congregate living facility, assisted living facilities
- ◆ Houses of worship
- ◆ Laundry and dry cleaning establishments (no coin operation)
- ◆ Medical and dental clinics
- ◆ Multiple-family standard dwellings, provided the following requirements are met:
 1. Sixty percent of the commercial development must be completed prior to the start of residential construction, unless an alternate phasing plan is approved; and
 2. The maximum permitted density will be 18 units per acre.
- ◆ Pharmacies
- ◆ Public uses
- ◆ Restaurants (class "A")
- ◆ Retail printing shops
- ◆ Retail specialty shops
- ◆ Schools, parochial and private
- ◆ Single-family residences
- ◆ Tailor shops
- ◆ Taxicab stands
- ◆ Theaters (no drive-ins)
- ◆ Transient lodging (Maximum size 1,200 SF of interior living space)
- ◆ Travel agencies
- ◆ Two-family residences
- ◆ Other uses and structures of a nature similar to those listed after determination by the city commission at the time of overall development plan approval that such uses and structures are compatible with the PUD development and the surrounding area.

On February 9, 2016, the New Smyrna Beach City Council adopted Ordinance No. 12-16 approving the Master Development Agreement (MDA) For Timberline Retail Centers and Conceptual Development Plan with "Platinum Bank." Excerpts of the MDA specific to permitted uses are as follows:

5. **PERMITTED USES/ACCESSORY USES/DEVELOPMENT CRITERIA**

A. **Permitted Uses:** The uses permitted on the Property shall include those uses permitted on the property consistent with general retail service, which shall include retail, restaurant, restaurant with a drive-thru, medical & dental, professional office and financial uses. Pursuant to Section 504.02 Planned Unit Development: *Permitted principal uses and structures in the corridor overlay zone* of the LDR ("Permitted Uses") that may not be specifically mentioned but fit the overall intent of general retail uses may be considered a Permitted Use. All uses not specifically included in the Permitted Uses shall be prohibited.

B. **Accessory Uses:** The accessory uses permitted on the Property shall include those accessory uses permitted on the Property pursuant to Section 504.02 Planned Unit Development: *Permitted Accessory Uses* of the LDR ("Accessory Uses").

C. **Restricted Uses:**

- * No more than two (2) drive-thru facilities may be located on the Property
- * A disco or dance hall
- * An adult book store, adult theatre, adult amusement facility, any or all of which sells or displays pornographic materials
- * A second hand store, head shop, odd lot store; auction house, flea market
- * A blood bank
- * A facility or business which involves the outdoor housing or raising of animals
- * A business which involves the storage of automobiles, boats or other vehicles
- * A business which involves any industrial use
- * Off track betting establishment, bingo parlor or car wash
- * A business, which involves any use involving underground storage tanks or any use, which is a legal nuisance

Non-residential PUD dimensional requirements include a minimum 2.0 acres. The Master Development Agreement which was adopted on February 9, 2016 permits a minimum lot size of 1.0 acres for the subject property. Other General Development Criteria are as follows:

EXHIBIT "C"
General Development Criteria

Minimum Lot Size	1.0 acres
Minimum Lot Width	150 feet <small>(at the buffer line)</small>
Maximum Building Coverage (FAR)	35%
Minimum Open Space	50%
Minimum Natural Vegetation Preservation	15%
Minimum Interior Parking Lot Landscaping	20%
Maximum Building Height	35 feet

<u>Land Use</u>	<u>Acreage</u>	<u>Percentage of Total</u>
Retail/Restaurant/General Office/ Medical & Dental/Financial Institutions	4.49 acres	100%

<u>Setbacks</u>		<u>Landscape Buffer Requirements</u>	
Front - Bldg	90 feet minimum	Front	35 feet
Front - Bldg	100 feet maximum		
	<small>(attached hereto as Exhibit F "City of New Smyrna Approved Variance Letter")</small>		
Side	25 feet	Side	25 feet
Side - Interior	10 feet		
Rear	25 feet	Rear	25 feet

RETAIL MAP

