



**ZEV COHEN  
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*VIA E-MAIL*  
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December 11, 2015

Mr. Dwight Selby  
Selby Realty, Inc.  
200 E. Granada, Suite 304  
Ormond Beach, FL 32176

RE: MDSS Hand Avenue Due Diligence  
ZC # 15181

Dear Dwight:

Zev Cohen & Associates, Inc. (ZCA) is pleased to provide you with the following due diligence summary for your proposed development. We understand you propose to develop the subject property for retail, commercial, or flex space. Based on your proposed development program, ZCA developed multiple conceptual site plans containing multiple buildings with a gross floor area of approximately 56,000 square feet. ZCA maximized the building footprint based upon required parking, setbacks, and maximum building area. This resulted in four different concepts for the property ranging from one single lot mimicking development to the west to five individual parcels.

#### **GENERAL PROPERTY DESCRIPTIONS**

The site contains approximately 6 acres according to the Volusia County Property Appraisers Office. The land is currently vacant and undeveloped. The property is generally located around the southwest corner of Hand Avenue and Nova Road within the jurisdiction of Volusia County. The Parcel is currently designated as "Commercial" (COM) on the adopted future land use map and is zoned B-5 (Heavy Commercial).

#### **ZONING AND LAND DEVELOPMENT REGULATIONS**

Future Land Use Designation: COM Commercial

This designation accommodates the full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous or toxic material or waste or petroleum products. Intensity shall be no more than a fifty-five percent Floor Area Ratio (0.55 FAR) consistent with the applicable underlying zoning classification standards and land development regulations.

Zoning: B-5 Heavy Commercial-see table below

**Table 1 B-5 Dimensional Requirements**

The purpose and intent of the B-5 Heavy Commercial Classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.	
Lot area, minimum	1 acre.
Lot width, minimum	150 ft.
Lot depth, minimum	n/a
Maximum bldg. coverage, maximum (% of lot area)	35%
Structure height, maximum	45 feet
Front yard setback, minimum	25 feet
Side yard setback, minimum	10 feet
Rear yard setback, minimum	20 ft.

**DEVELOPMENT FACTORS**

1. **Access:**

Primary access is planned along Hand Ave. This entrance will provide the opportunity to have both a left and a right turn out. The secondary entrance should be located on Nova Rd. and will be limited to right-in/right out. These entrances will allow for multiple configurations of store fronts.

2. **Parking:**

The subject property is proposed to be developed for commercial uses, such as retail and flex-space. ZCA used the more intensive parking standard for commercial uses implemented by Volusia County in developing the conceptual plans. The Volusia County commercial parking standard is 3 spaces per 1,000 square feet of gross building area. This standard was applied to all of the concepts in order to show the most conservative estimate of development that could occur on the property. It is understood that the actual type of development that could occur on the site may have a lower parking requirement, for example, pure ware house use has a parking ratio of 1 space per 1,000 square feet of gross building area. This means that if the property is developed for warehouse or similar low intensity uses that the amount of building area will increase and the parking requirements will decrease.

3. **Utilities:**

The City of Daytona Beach has potable water and sanitary sewer lines in the south side of Nova Road that can provide connection to the proposed building. The client is advised to verify with the City of Daytona Beach if the connection to the utilities will trigger annexation of the property into the City.

4. **Wetlands:**

ZCA has reviewed data from the U.S. Fish & Wildlife Service; National Wetlands Inventory and has discerned that there are no wetlands located within the site boundaries.



5. **Protected Trees:**

ZCA has done an aerial study of existing canopy and has noted that the majority of existing vegetation is located within the required buffer area along the southern boundary line. ZCA did not conduct field verification but interpretation of aerial data indicates that specimen or other protected trees should not impact the development of the site.

6. **Protected Species:**

The subject property is vacant land that has been cleared so there are limited opportunities for protected species to be on the site. Additionally, all of the land surrounding the property has been developed, which also limits the opportunities for protected species. ZCA did not conduct a detailed environmental audit of the site, but it appears that there are limited impacts due to protected species. The Client is advised that a protected species survey should be conducted to ensure that there are not any species on site that would limit the ability to develop the site or increase the cost of development due to mitigation.

7. **Topography:**

ZCA, using readily available topographic data provided by Volusia County, has determined that the site has a two foot elevation change within the site. The topography is expect to have little to no limitations placed upon the future development of the site.

8. **Stormwater:**

ZCA estimated that stormwater would require a minimum of 15% of the developable site in order to meet St. Johns River Water Management District and Volusia County Standards. This results in approximately 37,726 square feet of the site being required for stormwater storage and treatment. The actual amount of stormwater required to develop the site for the buildings, parking and other impervious areas may be less based upon the properties of the soils, but will need to be determined after detailed analysis of the soils, topography and existing drainage patterns.

9. **Soils:**

The site area consists of Astatula fine sand with 0 to 8 percent slope and Paola fine sand with 0 to 8 percent.

**Astatula Fine (Ranges from Nova Rd to 493 feet West along Hand Ave.)**

- Properties and Qualities
  - Slope: 0 to 8%
  - Depth to restrictive feature: More than 80 inches
  - Natural drainage class: Excessively drained
  - Capacity of the most limiting layer to transmit water: Very high (19.98 to 50.02 in./hr.)
  - Depth of Water Table: More than 80 inches
  - Frequency of flooding: None
  - Frequency of ponding: None
  - Salinity, maximum profile: Nonsaline to very slightly saline (0 to 2 mmhos/cm)
  - Available water storage in profile: Very low

Paola Fine Sand (Ranges 493 Feet West of Nova Road through the Western Boundary)

- Properties and Qualities
  - Slope: 0 to 8 percent
  - Depth to restrictive feature: More than 80 inches
  - Natural drainage class: Excessively drained
  - Runoff class: Negligible
  - Capacity of the most limiting layer to transmit water: Very high (20 to 50.02 in/hr)
  - Depth to water table: More than 80 inches
  - Frequency of flooding: None
  - Frequency of ponding: None
  - Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
  - Sodium adsorption ratio, maximum in profile: 4.0
  - Available water storage in profile: Low

10. **Flood Zone:**

According to FEMA FIRM Map Panel 12127C0214J, the subject property is outside the 100 year flood zone. This means that the development of the site is exempt from the County's development within the flood zone standards.

**CONCEPTUAL REVIEW**

11. **Concept 1**

- **Number of Lots:** 5
- **Required Parking Provided**
  - Lot 1: 36 Spaces
  - Lot 2: 35 Spaces
  - Lot 3: 37 Spaces
  - Lot 4: 47 Spaces
  - Lot 5: 14
- **Needed Cross parking Easement:** Yes
- **Smallest Building:** 4,600 Square Feet
- **Largest Building:** 12,000 Square Feet
- **Total Building Area:** 52,600 Square Feet
- **Stormwater:** Shared with additional space per lot to address impervious area of individual lots.
- **Miscellaneous:** Lot fronting on Nova Road may be an issue with Volusia County since minimum lot frontage required is 150' and there are only 100'.
  - Parking on Lot 2 is deficient and will require cross parking agreement.

12. **Concept 2**

- **Number of Lots:** 4
- **Required Parking Provided**
  - Lot 1: 72 Spaces
  - Lot 2: 35 Spaces
  - Lot 3: 47 Spaces
  - Lot 4: 14 Spaces
- **Needed Cross parking Easement:** Yes
- **Smallest Building:** 4,600 Square Feet
- **Largest Building:** 24,000 Square Feet
- **Total Building Area:** 52,600 Square Feet
- **Stormwater:** Shared with additional space per lot to address impervious area of individual lots.
- **Miscellaneous:** Lot fronting on Nova Road may be an issue with Volusia County since minimum lot frontage required is 150' and there are only 100'.
  - Parking on Lot 2 is deficient and will require cross parking agreement.

13. **Concept 3**

- **Number of Lots:** 3
- **Required Parking Provided**
  - Lot 1: 72 Spaces
  - Lot 2: 72 Spaces
  - Lot 3: 14 Spaces
- **Needed Cross parking Easement:** No
- **Smallest Building:** 4,600 Square Feet
- **Largest Building:** 24,000 Square Feet
- **Total Building Area:** 52,600 Square Feet
- **Stormwater:** Shared with additional space per lot to address impervious area of individual lots.
- **Miscellaneous:** Lot fronting on Nova Road may be an issue with Volusia County since minimum lot frontage required is 150' and there are only 100'.

14. **Concept 4**

- **Number of Lots:** 1
- **Required Parking Provided**
  - Lot 1: 173 Spaces
- **Needed Cross parking Easement:** NO
- **Smallest Building:** 5,000 Square Feet
- **Largest Building:** 12,000 Square Feet
- **Total Building Area:** 49,000 Square Feet
- **Stormwater:** Common Stormwater
- **Miscellaneous:**



**PERMITTING**

The following table provides a brief summary of the permitting agencies that may be involved with the development of the site. This is provided for informational purposes only and may not indicate that all of these agencies will be required to review development plans for the property.

**Table 2. Permitting Summary**

<b>AGENCY</b>	<b>CONTACT NAME &amp; PHONE NUMBER</b>	<b>SUBMITTAL DESCRIPTION</b>	<b>PROCESS TIME</b>
Volusia County	John Thomson, AICP, Land Development Manager (386) 248-8157	Site Plans and Subdivision	4-6 months
City of Daytona Beach	Dennis Mrozek, AICP, Principal Planner (386) 671-8152	Utilities/Annexation	4-6 months
St. Johns River Water Management District	Mark Crosby, Engineer III (321) 676-6631	Environmental Resource Permit (Stormwater)	3-4 months
Florida Department of Environmental Protection- NPDES	Central District Office (407) 894-7555	Notice of Intent	1 months
Florida Fish and Wildlife Commission	Ms. Samantha Dupree Species Conservation Planning Section FL Fish and Wildlife Conservation Commission 1239 S.W. 10th Street Ocala, FL 34471 (352)732-1225/Fax (352)732-1391	Gopher Tortoise Relocation Permits	2-3 months
Army Corp of Engineers	Cocoa Permits Section 400 High Point Drive, Suite 600 Cocoa, FL 32926 Phone (321) 504-3771 Fax (321) 504-3803	Wetlands and Protected Species	3-6 months
Department of Environmental Protection	Judy Denisse, Wastewater Supervisor DEP-Central Division Dennise.Judy@dep.state.fl.us (407) 897-4154	Wastewater Certification	3-4 months
Volusia County Dept. of Health	Lee Faircloth, Engineer IV DOH-Volusia County Lee.Faircloth@doh.state.fl.us (386) 822-6250 ext. 0715	Potable Water Certification	3-4 months

**SUMMARY**

1. The subject property contains approximately 6.0 acres of developable lands.
2. Development of the property for heavy commercial uses is allowed by right in the B-5 zoning district subject to approval of a subdivision and/or site plan, in accordance to the requirements of Volusia County.
3. ZCA did not identify wetlands, flood zone, topography and protected trees on the property. These factors should not impact development on the site, but the Client is advised that additional study may be required or needed to verify the presence of these factors.
4. Shared access from the existing secondary roads is encouraged, as is the provision of access points along Hand Avenue and Nova Road. This is recommended for efficiency, as well as connecting development to existing frontage.
5. Utilities will need to be reviewed to ascertain the most efficient and cost-effective way of connecting to the services. Annexation to the City of Daytona Beach may be a requirement for provision of potable water and sanitary sewer.
6. There may be an issue with subdivision of the property since the minimum lot width for the B-5 zoning is 150-feet. The frontage along Nova Road is only 100-feet and may limit the ability to create a lot at that location.
7. The amount of development that can occur on the site ranges from 52,600 square feet to 49,000 square feet based on the conceptual plans included with this letter. These concept plans reflect a conservative estimate based on parking, stormwater, projected uses and assuming no impacts from natural resources (wetlands, protected species, etc.)

We hope that this preliminary assessment provides you the information regarding the viability of the proposed project. Please let me know if you have any questions.

Sincerely,  
ZEV COHEN & ASSOCIATES, INC.



Clay Ervin, AICP  
Senior Planner/Project Manager

**DISCLAIMER**

**Note: ZCA has used reasonable care and performed our services in accordance with generally accepted consulting practices. No other warranty is implied or intended. All data is from readily available sources as referenced in the report. The development potential identified in this report is based on preliminary data and will be subject to change once a specific development plan has been identified and completion of site-specific engineering analysis. This report is for planning purposes only and does not convey or otherwise express a guarantee that the property can be developed exactly as shown on the conceptual plans developed by ZCA.**

JS/cd  
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Cc: M. Dwight DuRant, P.E.  
Samuel C. Hamilton, Jr., P.E.  
Bobby Ball  
Jake Stehr  
File