

Inter-Office
Memorandum



TO: Carol McFarlane, Planner II **DATE:** March 21, 2014

FROM: Danielle Dangleman, Environmental Specialist III

SUBJECT: Stetson University Crew Site
Parcel #: 7923-04-00-0030 & 7923-04-00-1160
Case #: PUD-14-037

Environmental Permitting (EP) has reviewed the application packet and conducted a site visit of the Stetson University Crew Site. The properties lay on the western edge of Lake Beresford in DeLand. Lake Beresford is part of the Wekiva River Aquatic Preserve. Aquatic preserves protect the living waters of Florida to make sure that they will always provide a home for bird rookeries, fish nurseries, freshwater springs, salt marshes, seagrass meadows and provide habitat for local flora and fauna.

Lake Beresford has a 50 foot upland buffer associated with it due to its Aquatic Preserve designation and being located in the Natural Resource Management Area. The site inspection revealed that four docks currently exist on this site. Upon researching these docks, EP was unable to locate any Wetland Alteration Permits (WAP) for their construction. All the docks will require a WAP, with a late fee of \$ 382.00 assessed and possible mitigation. The site visit also revealed the state threatened sandhill crane is using a portion of the property that is in the river as a nesting site.

EP has no objection to the wording of the document. However, the applicant needs to understand that all environmental portions of the Land Development Code must be met and the unpermitted dock issue must be resolved prior to the issuance of the Final Site Plan or building permit. State and Federal regulations will need to be followed.

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REVIEW STAFF COMMENTS

Stetson Crew
PUD-14-037

TRAFFIC ENGINEERING

Melissa Winsett

March 20, 2014

Comments:

Due to potential neighborhood traffic impacts, a history of neighborhood concern regarding traffic caused by new development, and the Hontoon Island Local Plan adopted LOS Standard of C for roads (including Hontoon Road), please provide a trip generation analysis that details the daily and a.m. and p.m. peak hour trip generation for the PUD. Please include the data used to support the trip generation calculations such as the average number of special events per month, average number of spectators, average number of participants, average number of classes scheduled per day, average number of students in each class, estimated number of trips associated with opening the site to the public; etc.

AG EXTENSION

David Griffis

March 17, 2014

Comments:

As requested I visited the site. Soils were found to be:

#13 Cassia fine sand. This is a nearly level, to gently sloping, somewhat poorly drained sandy soil in slightly elevated positions in flatwoods or in lower positions in sand hills. The water table is between 15 and 40 inches in the wet season. The potential is medium for community development with wetness a limitation.

#32 Myakka fine sand. This poorly drained, nearly level soil occurs in flatwoods. The water table is within 12 inches of the surface in wet seasons. The potential is low for community development with excessive wetness the major limitation.

#56 Samsula muck. This very poorly drained, nearly level organic soil occurs in broad low flats, small depressions, freshwater marshes and swamps. The water table is at or above the soil surface in wet seasons. Depth of muck is usually less than 36 inches thick. This soil has a very low potential for community development with, excessive humus, standing water, excessive wetness and low soil strength the major limitations.

Much of the site has been filled and developed.



Sent Via Email: c/o Carol McFarlane <cmcfarlane@volusia.org>

March 28, 2014



Dewberry | Bowyer-Singleton
520 South Magnolia Avenue
Orlando, Florida 32801
407.843.5120
407.649.8664 fax
www.dewberry.com

Mr. Jon Cheney
County Traffic Engineer
County of Volusia
123 West Indiana Avenue
Deland, Florida 32720

Subject: **Traffic Memo
Stetson Crew Site
Volusia County, Florida**

Dear Mr. Cheney:

Dewberry Engineers Inc. d/b/a Dewberry | Bowyer-Singleton is pleased to submit this traffic memo regarding the projected traffic for the Stetson Crew Site on Lake Beresford at the east end of Alhambra Avenue. The site is approximately 7.66 acres though that area may increase to 9.91 acres, pending the approval of a pending plat and right-of-way vacation. The site is primarily undeveloped with a couple of storage structures onsite.

Stetson University purchased the site just over a year ago, though they had been renting the site from the previous owner for 8 years prior to the sale. The Stetson Crew team has been utilizing this site over that time as a place to practice, store their equipment and conduct races. The races include smaller one day matches against other colleges up to an occasional two day regatta. The University has also hosted other crew teams from cooler climes that come to the area for short periods of time to practice during the winter months. Stetson University is seeking to improve the property to maximize its potential for their students, prospective students and local community.

Stetson is currently seeking to change to the existing R-3, R-4 and B-7 zoning to a Business Planned Unit Development (BPUD) that restricts the site to recreational and educational uses. The proposed concept plan would allow for the future construction of a boat house with a multipurpose room and boat storage, shade pavilions and parking. In addition to the current uses noted above the University will use the property for the occasional class field trip or University sponsored party/event. There will not be any regularly scheduled classes at the site. The typical Stetson University class size is 17 students. The parties/events will be held by the University and will not be "fraternity parties."

The Stetson Crew team, as noted above, has been using the site for the past 9 years. The team consists of approximately 40 to 60 rowers, coaches and support, depending on the time of the year. The team practices 6 days a week from September to May. Practice is split, with approximately half of the team practicing in the mornings from 6:30 am to 8:30 am and the other half practicing from 4:00 pm to 6:00 pm. There is typically 1 race in the fall and 3 in the spring. A race typically has up to 140 participants, coaches, officials and spectators. They are held on Saturday morning's beginning at 8:00 am and last until about 12:00 pm.

The University has hosted regatta's on the site. A regatta takes almost two full days, Saturday from 6:00 am to 6:00 pm and Sunday from 6:00 am to 12:00 pm. There are approximately 750 participants, coaches and officials and an additional 1,250 potential spectators (this is an estimate only since it is a free event).

It is understood that Hontoon Island Local Plan includes a requirement restricting roads within the plan area to Level of Service (LOS) C, including Hontoon Road. The 2012 AADT traffic counts for the section of Hontoon Road adjacent to the project area is 2,840, which is LOS C. The previous 5 years indicate that the traffic has fluctuated from its high in 3,570 in 2007 down to 2,930 in 2009-10 then down to its current level.

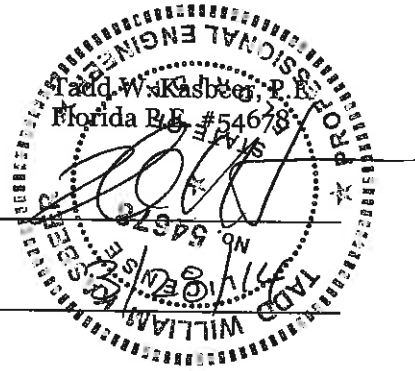
As noted above, Stetson University has been using the site for the past 9 years. The day to day traffic of the crew team and visiting teams are included in those traffic counts. The practice times for the teams are such that the team members would arrive or leave the site before or after the am or pm peak hours. The races and special events occur on weekends and do not affect the weekday traffic. The only anticipated increase in traffic beyond historic traffic would be from the occasional class field trip or University party/event. The expectation on the class visits would be one per week which would generate approximately 18 total trips (17 students and 1 professor), assuming everyone travels separately which is not likely. An event size limit has not been established but the expectation is that the events will be held after peak hours on weekdays or weekends.

Based on these considerations the proposed rezoning to BPUD from R-3, R-4 and B-7 will not increase traffic above the existing traffic counts significantly and certainly not enough to exceed the LOS C requirement from the Hontoon Island Local Plan.

ENGINEER OF RECORD:
FLORIDA P.E. NUMBER:

SIGNATURE: _____

DATE: _____



TWK:tdb

\\KENNESAW\Jobs\2SU-J25\Documents\TrafficMemo



Inter-Office Memorandum

To: Carol McFarlane, Planner II

From: Georgia Zern

Date: March 31, 2014

Re: : 2636 Alhambra Avenue, DeLand, FL 32720

Parcel numbers: 792304000030, 792304000060, 792304000830, 792304000890,
792304001160

PUD-14-037

This memo is in reference to proposed site development by Stetson University at the above mentioned location. A dock and shoreline boat facility siting review will be conducted by the Manatee Protection Program staff at the time that a permit application is submitted. The application and all proposed development will be reviewed for compliance with the Manatee Protection Plan (MPP). Staff recommends that the permit application for the existing dock structures be submitted within a six month timeframe.

The permit application should include scaled drawings of all existing dock structures with an explanation of the intended use for the structures. The drawings should illustrate and number all slips that could be used for mooring motorized vessels, and indicate whether there will be any new construction built for the mooring of motorized vessels. At least one aerial view showing all dock structures and their relationship to the shoreline and property boundaries should be included.

The parking of non-motorized vessel trailers located in the upland area do not trigger an MPP review, however, if development plans include motorized vessel parking, an MPP review will be necessary for the upland area as well. In that event, scaled drawings showing numbered parking spaces for all motorized vessels will need to be submitted.

If there are any questions regarding the MPP provisions please feel free to contact me either by e-mail at gzern@volusia.org or by phone at 386-736-5927 x 12839.

**Inter-Office
Memorandum**



TO: Carol McFarlane, Planner II **DATE:** March 27, 2014

FROM: Tara Boujoulian, Environmental Permitting Manager

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: April 8, 2014
Parcel #s: 7923-04-00-0030, -0060, -0830, -0890, and -1160
Case #: PUD-14-037

Environmental Permitting staff has reviewed the revised conceptual site plan for the Stetson University Crew Site, which contains wetlands associated with Lake Beresford. These wetlands are located within Volusia County's Natural Resource Management Area (NRMA) and have been designated as Outstanding Florida Waters (OFW) by the State of Florida.

The County wetland ordinance requires a fifty (50) foot buffer adjacent to and surrounding all wetlands designated as NRMA or OFW. The wetland ordinance further requires avoidance and minimization of impacts to wetlands and buffers to the greatest extent possible, and requires a wetland alteration permit and mitigation to compensate for adverse effects.

Inspection of this property has already revealed the presence of four (4) dock structures that have not been permitted and may not all have been permitted if they had gone through the proper application and review process, because having four dock structures is inconsistent with wetland ordinance avoidance and minimization requirements. The revised conceptual plan now shows three new pavilions, one or more of which appears to be proposed within the required 50 foot buffer. Since there is adequate upland area outside of the wetland buffer, and additional buffer impacts are avoidable, these pavilions will need to be located outside the buffer in order to be permitted.

Pavilion locations can be further reviewed during the Final Site Plan review process, but the unpermitted docks will need to be addressed sooner. While Environmental Permitting does not object to approval of the Planned Unit Development (PUD), we respectfully respect a condition of the PUD approval that requires permitting and/or removal of the docks within six (6) months of the PUD approval. Compliance with all other county, state, and federal regulations will also be required, including compliance with the Volusia County Manatee Protection Plan.

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Stetson Crew
PUD-14-037

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