

## Samantha West

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**From:** brett@bonnettdesigngroup.com  
**Sent:** Monday, November 24, 2025 8:31 AM  
**To:** Samantha West  
**Cc:** LandDevelopment; 'Malaynie Cummins'; Keith Abrahamson; 'Shaman Foradi'; 'David Evans'; 'Mary Edwards'  
**Subject:** RE: [EX] Creek Crossing \_DRC Waiver Requests  
**Attachments:** Creek Crossing Historic Tree Assessment.pdf

Good morning, Samantha. Hope you had a great weekend!

Thank you for the swift response! See below the two waiver requests needed.

- **Specimen Tree Waiver. Pursuant to Sec. 72-843 of the Land Development Code. Per the plan calculations, 65% of the 390 total specimen trees need to remain on site per LDC. Although we intend to preserve 292 specimen trees (75%) and keep in compliance with this code section, we request to provide a statistical analysis on specimen trees located in the Type A tree cover condition. This will provide consistency in the analysis of this area's mitigation method. Specimen trees located in the Type B tree cover will be surveyed & mitigated normally, per LDC.**
- **Historic Tree Waiver. Pursuant to Sec. 72-843 of the Land Development Code. Per the plan, we propose to remove 13 out of 36 total historic oaks on site. Of the 13 removals, 5 are in poor condition and exempt from this section. Refer to the submitted arborist report dated November 12, 2025 by Mary Edwards. We request a waiver to remove the other 8 historic trees that are in fair/good condition as they are in direct conflict with the proposed development plan.**

Let me know if these are structured properly or need to be revised.

I will confirm and coordinate the other mitigation methods with Keith and our team to ensure proper procedure. Thanks!

Regards,

**Brett LaRue** | Designer II, Landscape Architecture & Planning



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**From:** Samantha West <SWest@volusia.org>  
**Sent:** Friday, November 21, 2025 6:34 PM  
**To:** brett@bonnettdesigngroup.com  
**Cc:** LandDevelopment <LandDevelopment@volusia.org>; 'Malaynie Cummins' <mcummins@luxerdevelopment.com>;

Keith Abrahamson <KAbrahamson@volusia.org>; 'Shaman Foradi' <foradi@luxerdevelopment.com>; 'David Evans' <devans@evansenginc.com>; 'Mary Edwards' <mary@maryedwardsarborist.com>

**Subject:** RE: [EX] Creek Crossing \_DRC Waiver Requests

Good evening Brett,

Thank you for the waiver requests. The specimen tree waiver is needed at this time. We also need a waiver request for you to impact the historic trees on-site. Please submit that as well.

I'll leave the other items for Keith to discuss with you, but I do not believe they are waivers.

Thank you,

*Samantha J. West*, ENV SP  
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**From:** [brett@bonnettdesigngroup.com](mailto:brett@bonnettdesigngroup.com) <[brett@bonnettdesigngroup.com](mailto:brett@bonnettdesigngroup.com)>

**Sent:** Friday, November 21, 2025 4:47 PM

**To:** Samantha West <[SWest@volusia.org](mailto:SWest@volusia.org)>; Keith Abrahamson <[KAbrahamson@volusia.org](mailto:KAbrahamson@volusia.org)>

**Cc:** LandDevelopment <[LandDevelopment@volusia.org](mailto:LandDevelopment@volusia.org)>; 'Malaynie Cummins' <[mcummins@luxerdevelopment.com](mailto:mcummins@luxerdevelopment.com)>; 'Shaman Foradi' <[foradi@luxerdevelopment.com](mailto:foradi@luxerdevelopment.com)>; 'David Evans' <[devans@evansenginc.com](mailto:devans@evansenginc.com)>; 'Mary Edwards' <[mary@maryedwardsarborist.com](mailto:mary@maryedwardsarborist.com)>

**Subject:** [EX] Creek Crossing \_DRC Waiver Requests

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Good morning, Samantha. Hope you are doing well!

I've been told we resubmitted the ODP for Creek Crossing, so at this time I thought it'd be a good idea to start the conversation on some tree mitigation waivers we'd like to pursue.

Below are three waiver requests for Creek Crossing's tree mitigation methods. I have copied Keith to make sure we have them worded correctly, and we follow our previous discussions with him regarding our intent. We are pursuing these statistical analysis methods due to the density of tree cover on the east/north majority portion of the site, which makes a conventional analysis of these trees impractical. Let me know if an exhibit will be necessary to accompany these waiver requests. I know that we will need sign-off on the statistical sample plots regardless so it will be seen then. Also, I'm not sure if the NVRA waiver is even necessary as I believe statistical analysis is allowed per LDC as long as it's approved by the county forester, but I wanted to include it just in case since it utilizes the same sample plots.

Definitions for waiver clarity:

**“TYPE A TREE COVER”:** Refers to the North/East sections of the site that contain a very high tree density. This area includes the lift station, lots 1-57, amenity, dog park, and the 4 larger stormwater ponds.

**“TYPE B TREE COVER”:** Refers to the South/West section of the site that is mostly prairie with a significantly smaller tree density. This area includes lots 58-111 and 5 stormwater ponds.

- **Protected Tree Waiver. Pursuant to Sec. 72-840 of the Land Development Code.** We are requesting a waiver to split the mitigation methods of protected trees on the Creek Crossing development site. Stated above are two different site conditions that will delineate the application of the statistical analysis. The Type A Tree Cover will conduct a statistical analysis of (5) 100' x 100' county approved sample plots. Tree species, size, and condition will be recorded by a certified arborist. The statistical data will then be applied to the tree mitigation of the developed acreage within Type A Tree Cover area. Protected trees located in Type B Tree Cover will be surveyed & mitigated normally, per LDC.
- **Specimen Tree Waiver. Pursuant to Sec. 72-843 of the Land Development Code.** Per the plan calculations, 65% of the 390 total specimen trees need to remain on site per LDC. Although we intend to preserve 292 specimen trees (75%) and keep in compliance with this code section, we request to provide a statistical analysis on specimen trees located in the Type A tree cover condition. This will provide consistency in the analysis of this area's mitigation method. Specimen trees located in the Type B tree cover will be surveyed & mitigated normally, per LDC.
- **NVRA Tree Waiver. Pursuant to Sec. 72-839 of the Land Development Code.** We are requesting a waiver to provide a statistical analysis of NVRA (Natural Vegetation Retention Area) trees size 2"-5.9" DBH located in TPA, buffer zones, and wetland areas. The statistical data of these trees will be pulled from the same 5 sample plots. Protected tree species and size will be recorded by a certified arborist. The statistical data will then be applied to the TPA (Tree Protection Area) acreage dedicated to NVRA to provide mitigation credits for replacement.

Please let me know if anything needs more clarification/adjustment and if it's the right time to apply for these waivers. We look forward to getting our team out there to perform the tree analysis.

Have a great weekend! 😊

Regards,

**Brett LaRue** | Designer II, Landscape Architecture & Planning



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