

November 20, 2025

To: Volusia County Planning and Development Services

123 W. Indiana Ave  
Deland, FL 32720

Subject: Creek Crossing (2026-S-ODP-0042), Response to Comments

Dear Ms. West

Below are the responses to the comments and questions posed on October 27th, 2025 for Creek Crossing (2026-S-ODP-0042):

1. Payment of \$6,887.00 application fee  
**Response: The application fee was paid 10/27/2025.**
2. Submission of an Environmental Impact Analysis (EIA). The submitted document(s) do not meet the minimum requirements of an EIA. Please reach out to Environmental Permitting ([enviopermit@volusia.org](mailto:enviopermit@volusia.org)), if you have specific questions on what this report should include.  
**Response: Please see the attached Environmental Impact Analysis for updates.**
3. Updated tree survey to identify the species of "oak" listed. This is needed to determine if there are historic trees on-site and if they will be impacted by the development.  
**Response: Updated tree survey and report are attached along with this submittal for your review.**
4. Identification of the percentage of wetlands being conserved via a conservation easement. The submitted documents only state that 63 acres will be in conservation - it does not give a breakdown.  
**Response: The total conservation area was modified and it has a total of 65 acres under conservation easement, in which, 30.6% of that is wetland being conserved. The breakdown of the conservation area is shown on sheet C03.0 and Conservation Easement Exhibit under Appendix A of the Conservation Management Plan.**
5. Per Section 72-547(c)(12), of the Land Development Code: "Impacts to non-exempt wetlands (wetlands with an area equal to or greater than one-half acre) shall be limited to the minimum needed for stormwater, floodplain compensation, roadway or utility crossings to connect upland development areas." The submitted plan depicts 2.15 acres of wetland impact for individual lots, the roadway, pickle-ball court, parking and the proposed mailbox kiosk. Please revise the plan to be consistent with this requirement.  
**Response: The Wetland W2B has a total area of 2.15 acres, which is an isolated forested wetland with standing water. It is considered as low quality wetland. 2.01 acres of this total area are impacted due to the proposed development.**  
**The proposed development was designed to avoid impacts Spruce Creek and the associated Riparian Habitat Protection Zone. The implementation of the proposed protection**

measures for Spruce Creek requires that the proposed development must be limited to the available area east of Spruce Creek.

Spruce Creek has Riparian Habitat Protection Zone established to protect the creek and associated wetlands. The setback from the creek edge is 275 feet. The site plan has been designed to avoid impacts associated with single family lots, interior roads and amenities.

Wetland impacts are proposed to a wetland that is greater than one-half acre, however this is necessary to avoid Spruce Creek and its Riparian Habitat Protection Zone. When comparing the two wetlands, one is considered a valuable asset while the other is an isolated, historically impacted by a drainage ditch. Further the isolated wetland is dominated by planted pine and therefore the historic native habitat has been altered for the purpose of logging.

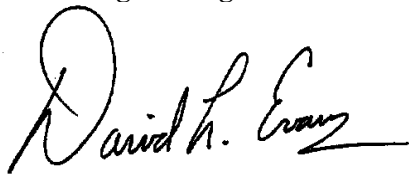
The design of the project has demonstrated avoidance and minimization of the high quality Spruce Creek wetland system, providing a very large upland buffer and shifted impacts to a low quality isolated ditch-wetland system. The applicant requests approval of the proposed ditch-wetland impact.

6. A formal withdrawal letter must be submitted for case PUD-25-001.

**Response: The withdrawal letter was submitted on October 27, and attached hereto for your reference.**

We trust that the above responses will address all inquiries and that the project will move forward for approval. If you have any further concerns, please contact our office for assistance.

Sincerely,  
Evans Engineering

A handwritten signature in black ink, reading "David H. Evans". The signature is fluid and cursive, with a large initial "D" and a stylized "E".

**David Evans P.E.**