

POINSETTA HOLDINGS

PRE-APP PREP SHEET

210 LITTLE PALM DR, DELTONA, FL, 32738

Volusia County

PINs (14): 911103000180, 911103000230, 911103001880, 911103001920, 911103001940, 911103001960, 911103002000, 911103002030, 911103002040, 911103002190, 911103003470, 911103003050, 911103002630, 911103002210

Total Acres = +/- 41.83

+/- 0.38 acres wetland

+/- 41.45 buildable land

Proposed Development: Residential community consisting of 40' & 50' lots.

Questions:

1. Please reference the attached "Site Plan_v1". Please note that this is not our proposed development.
 - a. Could we increase the density here, and if so, what would be the process for doing so?
2. Could we vacate all the North-South ROWs between the parcels?
3. Are there public utilities available or will it be well & septic?
4. Will there be any offsite improvements required?
5. If we're unable to, will there be support to change the FLU?
6. Will staff support this idea, and will the council?

Layout/Future Land/Zoning/Density

1. What is the FLU?
2. What is the Zoning?
3. What other zonings fall under the FLU?
4. What does the rezoning process involve?
5. What's the density under the current zoning and under the FLU?
6. Min lot size ?
7. Setbacks requirements?
8. What is the Open Space requirement?
9. How many lots max before second access is needed?
10. What is the parking requirement?
11. Any Amenity requirements?
12. Need to annex in?

Utilities:

13. We would like to know the availability of utilities? Who can we can get referred to?
14. How about Water?
15. Location of public water
16. Location of public sewer
17. Capacity of public sewer
18. Any lift stations required?

Wetlands:

19. Any information regarding the category of the surrounding wetlands?
20. What are Wetland Buffers?
21. Are the wetlands buffers an average? If so what is the minimum wetland buffer?
22. Can the wetland buffer be included within the lot?
23. Are you allowed to cross the wetlands for access?

Offsites:

24. Would there be any requirement to make off-site improvements or additional ROW dedications?
25. Which zoning will require curbs and gutters on the offsite?
26. Any other Pertinent information regarding this parcel?
27. Do we need to dedicate a frontage? How much?
28. What does wastewater and irrigation look like?

Landscape architect:

1. Classification of Land type on this project? What will it be noted as ?
2. All sides of the property?
3. Will a wall or fence be require at any of these buffers?
4. What material?
5. What will be the buffer depths?